

GLENROWAN MASTERPLAN

Part 1 and 2

FINAL REPORT

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Prepared For:
RURAL CITY OF WANGARATTA

And:
GLENROWAN MASTERPLAN STEERING COMMITTEE

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EXECUTIVE SUMMARY

INTRODUCTION

The Glenrowan Masterplan project is an initiative of the Rural City of Wangaratta and Tourism Victoria. This project is one of the first Town Masterplan projects that has had such a partnership with Tourism Victoria. This highlights the significance of the Town and the Kelly Gang Siege Site. The work of the Glenrowan Improvers Group has also been integral in the realisation of this project.

The areas of focus defined by the Brief for the Masterplan, is the Siege Site and the main street commercial precinct including the township gateways.

The project Brief expressed the development of a two part Masterplan. Through the process of analysis, and the identification of opportunities it became apparent that the issues and objectives were clearly interconnected. As such the Masterplan is presented as an integrated whole.

PURPOSE

The Masterplan aims to:

Outline the current issues constraining development

Identify the opportunities for development of the Township

Adapt to changing circumstances

Develop a strategy for guiding future design and planning decisions

Outline realistic, implementable and prioritised development works

Respond to the level and flow of funding available

AIM

The Brief states that the aim of the Glenrowan Masterplan project is to:

'Establish an agreed vision for Glenrowan and adopt a strategy to achieve that vision'

OBJECTIVES AND RECOMMENDATIONS

A Masterplan provides directions for future urban design, planning, and development. Wide community consultation is an integral part of the formulation of the Masterplan.

The Masterplan for Glenrowan provides recommendations for retaining and protecting the cultural, heritage and tourism values of the Town, with a focus specifically on the Siege Site and the main street commercial precinct. The Masterplan recommendations have been expressed around four key areas. Objectives have been developed for each of the four areas as categorised below. Following each, is a summary of the recommendations developed to achieve each Objective.

TOWNSHIP

Objective

To unite the disparate nodes of the Town and establish a circulation system that supports combined vehicle and pedestrian activity. To ensure that the many facilities provided within the Town balance the different range of activities, and complement the objectives of commercial and tourism activity. To provide appropriate infrastructure to support the development of the Town and to meet target visitation numbers of up to 750,000 visitors per annum over the next ten years with minimal impact on the environment or the cultural and heritage aspects of the Town.

Summary of Recommendations

- A revitalised streetscape with the addition of tree planting, furniture, lighting, pedestrian priority zones
- Defined activity zones
- Defined pedestrian, vehicle circulation zones, and vehicle parking zones in the commercial precinct
- Town entry ways to convey a sense of arrival, to capture the essence of the Town, and to calm traffic
- Infrastructure investment, creating a sustainable safe environment.

ENVIRONMENTAL

Objective

To respond to the special character of Glenrowan's physical environment, principally by reflecting the character of Kelly Country and north eastern Victoria, within the Town environs.

Summary of Recommendations

- Preservation and enhancement of Glenrowan's significant environment
- Re-establishment of the Siege Site to respond to its original topography and landscape.

HERITAGE

Objective

To sensitively, and authentically, conserve areas of the Township heritage and to develop and interpret the Siege Site, to reveal the many layers of the Kelly story. To connect the disparate elements of this story, within a wider Town and regional context.

Summary of Recommendations

- A protected Siege precinct, the focus of the Town
- A re-established Siege Site, replete with strong interpretation and symbolism, a stunning presentation of Glenrowan heritage
- Defined connections to the Siege Site, both physical and visual

TOURISM ACTIVITY

Objective

To promote the Siege Site and Bushranger experience through key tourism initiatives, and commercial development. To develop links with regional Tourism activities and increase the profile of Glenrowan. To increase the contribution to the regional economy.

Summary of Recommendations

- Showcasing Glenrowan as a quality visitor experience. The experience will embody:
 - A Tourism Centre and Interpretive facilities
 - A commercial precinct providing high visitor amenity
 - An authentic Siege Site
 - A touring trail
 - Quality information and interpretation

- Sensitive and appropriate management and promotion of the Town's significant Tourism assets at a regional/state level

The regional economy benefits of the tourism recommendations have been measured against three parameters:

- Increasing number of visitors
- Increasing visitor satisfaction and hence re-visitation
- Increasing yield, by increased economic activity in the town and the region

1. INTRODUCTION

1.1 PROJECT BACKGROUND

The Glenrowan Masterplan project is an initiative of the Rural City of Wangaratta and Tourism Victoria. This project is one of the first Town Masterplan projects that has had such a partnership with Tourism Victoria. This highlights the significance of the Town and the Kelly Gang Siege Site.

The work of the Glenrowan Improvers Group has also been integral in the realisation of this project.

A Master Plan is by definition a plan that guides future action. Essentially, this Master Plan can be used to help lead incremental staged development, inform stakeholders and the community about short-term and long term plans, and serve as a focus for obtaining funding.

For Master Plans to be successful a number of pre-conditions need to be met including the need to:

Outline the current issues constraining development

Identify the opportunities for development of the Township

Adapt to changing circumstances

Develop a strategy for guiding future design and planning decisions

Outline realistic, implementable and prioritised development works

Respond to the level and flow of funding available

The development of this Masterplan for Glenrowan requires that a number of issues be considered including:

- conservation and preservation of the Town's heritage
- the national and international significance of the Kelly siege site
- balancing tourism development with local amenity
- carparking and traffic movement; pedestrian movement and amenity
- streetscape, Town character and built form
- land use and development patterns
- regional settings, with regard to tourism assets and links, and the wider context of the bushranger story

1.2 STUDY AREA

The Masterplan focuses on two essential parts of the Glenrowan Township, being the Kelly Siege Site and the main street commercial precinct including the township gateways. By necessity however a review of other town issues as well as regional connections and context, has been as important to define and understand the town's setting, historical development and social and cultural issues.

1.3 CURRENT STATUS OF GLENROWAN TOWNSHIP

The many stories of Ned Kelly and the Kelly Gang are widely known. Thus Glenrowan is also well known as the site of the famous Kelly Gang Siege - the Last Stand - and as such lies at the heart of bushranger legend and Australian folklore.

Glenrowan is at a crossroad in its development. The Town protects a site of legend, but there are as yet no defined opportunities or clear vision for developing the Siege Site to one of international standing, or encouragement of development in the Town to provide a strong support base for this significant site.

Ned Kelly as a symbol is established within the national consciousness, with Glenrowan central to the story. The continuing publicity that Ned Kelly receives means that Glenrowan is, and will continue to be, an internationally recognised site. The Town can do little to control or affect the numbers and type of interested tourists who will visit, but the community can influence and benefit from the impacts of tourism in the short term at least.

There are many other small towns that possess 'attractions', or have a special ambience that results in the town being attractive to tourists. For most towns such features and the tourism generated by them, are welcome additions to the local economy. However some towns find themselves constantly experiencing large numbers of visitors and reaching a level of tourism that the community perceives as too high, and residents feel "over-run" by tourists. This is the case for example in some towns along the Great Ocean Road in Victoria. In some of these towns, components of the permanent resident population have attempted to resist the results of large numbers of tourists. On the other hand, some small towns have built much of their economy around such levels of visitation and have warmly embraced such a lifestyle.

A number of Australian towns have become synonymous with a product, a character or a historical theme or event. For example, towns in the Barossa Valley and around the Coonawarra district in South Australia, have developed on the basis of a booming wine industry. In Victoria there are towns such as Maldon (intact heritage Gold Town), Daylesford and Hepburn Springs (heritage Gold Towns, Mineral Springs), Port Fairy (Historic Port, and annual festival) and more recently Barwon Heads (through the success of 'Sea Change'), which have all achieved a level of interest and visitation based on their local attributes. In some cases the influx of visitors has been a welcome stimulus to a flagging local economy. But the downside of such activity has been a growing resentment by some locals, concerned about the intrusion of Tourism in their lives.

Towns that have been unprepared for a sudden influx of people have often witnessed considerable change, occurring almost without any local input or comment. By the time undesirable changes are visible, and the consequent detrimental impacts recognised, much of the change has become irreversible. As such, communities that plan for their future are in a much better position to manage and control tourism growth and the change and investment that follow. Such towns are also better able to manage change to meet community needs.

All small towns have a level of tolerance to change and new development. But without direct involvement by the community, resentment about changes without consultation can easily surface. Members of the community may feel that they are losing control over the destiny of their own town. It is for this reason that this Masterplan study has integrated a wide community consultation process.

A community that wishes to ensure that the valued character and sense of community are not lost or changed, can develop and have ownership of a long term strategic plan.

That strategic plan needs to:

- Clearly identify and retain the elements that the community value
- Set out a process to manage and direct change
- Identify, in a physical sense on a map or series of plans, those elements which should be retained and the scale and type of new uses and developments that are considered appropriate
- Set out the key decisions that will need to be made, who will make them and on what criteria
- Spell out the means of implementation, including the statutory and other tools that are available
- Guide and encourage appropriate development

Much of this process is being undertaken as part of this Masterplan project for Glenrowan. The key to the success of this Masterplan will be continued community involvement in a wide collaborative consultation process to ensure awareness and ultimately support of the project, the issues and the Masterplan directions.

1.4 AIM

The Masterplan provides directions for the future planning and development Glenrowan Township. The Brief states that the aim of the Glenrowan Masterplan project is to:

'Establish an agreed vision for Glenrowan and adopt a strategy to achieve that vision'

To develop the agreed Vision, the Masterplan process has involved:

- research and identification of the issues currently facing the Town, as summarised in a separate Issues Paper
- development of a plan and implementation strategy by which future planning and design decisions can be evaluated and implemented, and funding opportunities can be targeted
- working with stakeholders and the community, in a consultative manner to identify the desired future direction of Glenrowan

1.5 PLANNING FRAMEWORK

There are no specific policy documents yet in place to guide future development or conservation in Glenrowan. Further, the Local Planning Policy Framework in the Wangaratta Planning Scheme provides minimal reference to the significance of Glenrowan within its Municipal Profile 21.02, being noted only as:

“ the region has enjoyed a colourful history that has established a rich and diverse culture. The region’s most famous legend, Ned Kelly, is an important link to Australia’s history”

The Local Provision statement for Glenrowan (21.05 – 1-1) also states that tourism is important to the Town’s economy, as evidenced by the number of tourism related businesses.

The MSS also recommends that Glenrowan would “benefit from a Heritage Study”. As yet there is no specific strategy for Glenrowan, as set out in the Municipal Strategic Statement (MSS). There are only general guidelines for land use and development within the Local Planning Policies. The MSS does however outline the intent to develop a structure plan for Glenrowan as part of the Residential Review – 2000.

It follows then that the principles and objectives of this Masterplan support these recommendations, and the Masterplan suggests appropriate amendments to strategies and policies in the Planning Scheme, and the likely means of implementation by zoning or overlays. This Masterplan also demonstrates in more detail how ‘rich and colourful’, and how important are the links to Ned Kelly.

The Rural City of Wangaratta is also in the process of conducting a regional Heritage Study. It is intended that the final form of the Heritage Study be informed by the Glenrowan Masterplan recommendations, for the purposes of establishing overlays not only in Glenrowan but throughout the entire municipality.

A priority recommendation of the Masterplan is to further integrate the Masterplan within the Municipal Strategic Statement and specific measures in the Planning Scheme such as heritage overlays for the Siege Site and historic linkages, to provide immediate protection for these significant areas.

The Rural City of Wangaratta and Tourism Victoria, are also considering grant applications through various State and Regional funding programs for funding of priority tourism development identified by the Masterplan. An application to the Community Support Fund was submitted in March 2002. The success of any funding applications, and the extent of private sector investment, will accordingly impact on the future development of Glenrowan.

As this Masterplan constitutes the first focussed strategy for Glenrowan, some recommendations promote further investigation, further market and tourism testing, and make comment on implementation procedures and the like. In particular the infrastructure recommendations and developments on Vic Track leased land, need further negotiation with statutory authorities.

1.6 ACKNOWLEDGEMENTS

This Masterplan project has been undertaken with the advice and support of the Project Steering Committee, the Rural City of Wangaratta, and Tourism Victoria. In particular special thanks is given to Mr. Ian Jones for his invaluable support and depth of knowledge provided to the Team. The consultant team also wishes to express their appreciation to the Glenrowan Improvers Group and members of the Glenrowan community for their responses to this project.

1.7 TERMINOLOGY

For the purposes of preparing this Masterplan, the Township is referred to as Glenrowan. There are earlier references to the name of the old Town as Glenrowen, and the Parish of Glenrowen. This is considered to be the result of a misprint of the name in government documentation and references, made at some point (the exact date is unknown though plan references date back to 1946). It is considered that the current spelling of Glenrowan is correct, on the general understanding that the Town was named after the Rowan family.

2. PROCESS

The process for preparing the Masterplan for Glenrowan, has been to analyse and understand the form and character of Glenrowan, and determine the current issues affecting the future development of the Siege Site and Township environs. The Masterplan proposals synthesise all the relevant issues and existing qualities of the Township as a framework of appropriate design responses. Typically the Masterplan process can be summarised as follows:-

ANALYSIS	Review existing information	
	Elemental analysis of the Township, its character and form; its assets and features; its land use and activities; the physical landscape and environment	
	Identification of the infrastructure constraints and a threshold for development	
	Appraisal of the landscape and the environment	
	Understanding of the historical context and influences on the Town's development	
	Review of the planning context	

CONSULTATION PROCESS – Initial ‘fact finding’ Town Walk, workshops

ISSUES AND OPPORTUNITIES	Social, cultural, historical issues and opportunities	
	Physical issues and opportunities	
	Strategic issues and opportunities	

SUMMARY OUTPUT – ISSUES AND OPPORTUNITIES PAPER

CONSULTATION PROCESS – Workshop forum

DRAFT MASTERPLAN, STRATEGIC DIRECTION	Synthesis of Issues, Opportunities and Community views	
	Draft Recommendations and Implementation Strategy	
	Consultation with Council	

SUMMARY OUTPUT– DRAFT MASTERPLAN

Draft Report and Draft Illustrative Plans, Action Areas

CONSULTATION PROCESS – Public Exhibition and feedback

FINAL MASTERPLAN	Final Masterplan	
	Final Recommendations and Implementation Strategies	

SUMMARY OUTPUT–MASTERPLAN

Report and Illustrative Plans, Concept Designs

CONSULTATION PROCESS – Public Exhibition

An overview of the process undertaken is:

- **Analysis Stage**

Including a review of background literature, a site context and historical review, township character assessment, infrastructure review, strategic context

- **Issues Paper**

This Issues Paper is the synthesis of the issues and opportunities highlighted during the Analysis Stage.

Drawings L01 and L02, to follow, represent graphically some of the issues highlighted during this stage.

- **Draft Masterplan**

The Draft report outlined the results of the Analysis Stage, the Draft development of the Masterplan with key objectives identified, and a summary of Draft Recommendations.

- **Final Masterplan**

The following report is the synthesis of the above stages. This report also incorporates feedback received during the public exhibition stage of the Draft report.

It is presented as a summary of the main issues, identified in detail within the Issues Paper and Draft Masterplan. As such the Final report should be read in conjunction with these documents to provide a complete 'package'.

This final report provides defined objectives and final recommendations in an Implementation Strategy.

ISSUES DRAWING – L01

ISSUES DRAWING – L02

3. ANALYSIS

For the purposes of outlining the main objectives, the Masterplan has been expressed around four key areas, which are:

- **Township**
- **Environmental**
- **Heritage**
- **Tourism Activity**

The issues and opportunities identified during the analysis stage have been grouped under the four relevant areas listed above. Under each area is a series of subheadings to further categorise the issues and opportunities expressed.

3.1 TOWNSHIP

3.1.1 Infrastructure

Refer to Drawing L03.

- Based on limited documentation, the current visitation rate estimates to the Town primarily to visit the Siege Site, but also including spontaneous visitation, is approximately 250,000 people per annum. Applying average tourism growth rates and the significant increases in 'Kelly enthusiasm', in ten years time the rate could rise to 500,000 visitors per year, even without further infrastructure or tourism improvements to the Town. With sensitive development and the provision of visitor enhancements this level could reach 750,000 visitors. It is difficult to estimate the expected growth of the Town's permanent population.
- The core infrastructure elements of Glenrowan are the road network and the rail line which form the structure of, and largely determine, the land use pattern of Glenrowan. The railway was very significant in the historical development of the Town and is a key component in the Siege story. However, the rail line now presents a major physical barrier in the Siege Site. The leasing of rail land by different authorities also presents difficulties in protection, development and management of the railway land.

Negotiations with the separate lease holders would help define an agreed direction and create a united committee of management for the site, with agreement on proposed development opportunities.

- Trains do not stop in Glenrowan however Rail transport is considered a viable means for bringing visitors to the Town, and for contributing to the Siege experience. Further negotiations with lease holders would help to determine the feasibility of a rail connection to provide a train service to Glenrowan.

The reintroduction of a branch line, from the northern line to the existing rail siding, to allow trains to stop at the existing platform and station, could be pursued further through negotiations with rail line lease holders. Local heritage groups and private tourism operators have expressed interest in such a project.

- The vehicle overpass across the rail line provides an important central connection between both sides of the Town. But it also forms a strong barrier to the Siege Site. The current overpass has a limited carrying capacity and is considered unsafe for pedestrians due to the single, narrow path adjacent the roadway. It is also about forty years old. In considering replacement of the overpass (considered in the vicinity of 10 – 15years), there is potential to consider its relocation, along with improvements to safety and vehicle load capacity.

As a point of considerable community concern, any proposal for the relocation of the overpass requires further community consultation, wider impact studies and traffic management studies. Within the timeframe considered for the overpass relocation, an agreement may yet be reached regarding the 'Very Fast Train' (VFT). Any impacts of the VFT proposal will be major determinants in how the rail line runs through the Town and how it is crossed. It may mean that the rail line is regraded and can pass through the Town in a tunnel. Conversely, implementation of the VFT may mean that the rail line bypasses the Town altogether.

- The constraints to the development and revitalisation of the Town are partly determined by the road infrastructure pattern. Key constraint factors are:
 - The length of the functioning main street and the width of the main street which reflects its former highway role. This encourages a succession of small vehicle trips rather than pedestrian movement, discourages crossing and provides little restriction to speed of travel.
 - The limited opportunities for safe easy movement for pedestrians and tourists who choose to walk the town. Pedestrian movement, particularly for disabled or older people, is not well catered for particularly at intersections and at the overpass crossing.
- The width of the main street and the spread out commercial functions encourage vehicle movement and discourage pedestrian circulation. There is opportunity to narrow vehicle routes and define carparking zones to allow for a narrowing of the main street, with greater focus on pedestrian activity and amenity. Traffic calming devices at entries will also provide a safer Town environment, with slower traffic movement. Proposals to change the traffic patterns will require traffic management studies.
- The bypass has diverted heavy traffic volumes from the town, however it creates a strong barrier on the southern side of the Town. There is opportunity to develop a stronger connection with the southern side of the Town, through development of a touring trail to lookout sites, to Greta and to Moyhu. This would require formalising of the pedestrian underpass (at the end of Hill Street), and clearer definition of the Laceby – Glenrowan Road underpass connection and further regional tour routes to Greta and Moyhu.
- The lack of sewerage infrastructure constrains infill development and commercial development. Sewerage provision is important for any large scale commercial development and for significant increases in residential growth in Glenrowan. The regional water authority, North East Regional Water, do not yet consider Glenrowan a priority for implementation of a sewerage system given the low demand on the current system. However in considering any commercial or residential growth of the Town, the lack of sewerage is a major infrastructure constraint and is one that must be addressed.
- Water storage capabilities within the Town are limited, as is the supply of water from existing catchments. The supply pressure is also limited. Further demand on the system via increased development and implementation of any sewerage infrastructure will require expansion of water supply infrastructure. Further investigation is required to determine options for increasing water supply with consideration given to feasibility, the additional demands of sewerage infrastructure, environmental assessments, 'best practice' usage, recycling opportunities and impacts on catchment areas. The North East Regional Water Authority advises that a preferred option is to connect to the Wangaratta mains supply.
- There is a notable visual clutter of electricity power poles and transmission lines along the main street and in and around the historic Siege Site. This is detrimental to the street character and diminishes the heritage potential of the town. Undergrounding of powerlines through the Siege site and the main commercial precinct is a priority recommendation.
- Natural Gas is not connected to the Town. However as the Town has an effective mains electricity supply this is not considered an impediment to further development.

INFRASTRUCTURE PLAN – L03

3.1.2 Town Development

Development Pattern

- The ongoing changes to infrastructure and road hierarchy have impacted on land use, resulting in quite disparate and adhoc development patterns, typically being:
 - Scattered residential development, and low density of development.
 - A long main street with dispersed functions - tourist service function to the west and local service to the east.
 - Scattered community facilities eg: Schools, the police station, the church, recreation reserves etc.
- The commercial core of the Town has two separate precincts. The western precinct is the heart of 'Kelly Commercialism', where the tourist associated commercial food, retail and entertainment uses are located. The eastern end of the Town contains the Hotel, Motel and fringe residential. This eastern precinct has the closest proximity to the Siege Site and is all that remains of the second 'original' Township.

It is unfortunate that the Town has developed in two distinct precincts. This division means there is no sense of a whole Town, or any connection between the two precincts. There is confusion as to where the 'heart' of the Town is. There is considerable opportunity to provide infill development, to connect the two precincts, as well as provide a 'centre' for the Town around the Siege precinct.

- The Township extent however is an easy to access, compact environment, with most areas within an ideal 500m walking radius.

There is opportunity to develop new walking paths through the Town that provide a safer, more accessible Town environment, and limits reliance on vehicle movement.

- As development in Glenrowan has generally been unplanned there has been no consideration given to development of public spaces. The Lions Park reserve adjoining Gladstone Street, opposite the Siege Site, is considered the focus of civic and community activity, containing public toilet facilities, a playground, picnic area and rose garden. Perhaps because it is public land, and the only centralised open space in Town, it has become the site for the ad hoc placement of all public amenities.

This reserve land is very important in its connection with the Siege Site, its central location and for the views available from the Town across this land towards the Siege Site. Unfortunately the crowding of all the Town's public facilities into this space has resulted in a visual clutter, detracting from any association between the Town and the Siege Site.

There is opportunity to provide a concentration of public and community facilities outside the main Town centre, focussed around the existing community hall and recreation reserve. This will bring together resources and create stronger community and recreational activity zones.

It is proposed that a new Lions Park (a project for community involvement), be established in association with new visitor facilities at the proposed Tourism Information Centre site. The time capsule in the current Lions Park would be preserved.

- The Town is generally comprised of modest buildings, however the newer commercial buildings have not generally achieved a high standard of design nor a coherency of form through any specific use of materials.

There is opportunity to redevelop existing buildings with a coherency of form, scale and materials, as well as define standards of built form for future development through a series of built form principles.

A Design Development Overlay applied to the main commercial zone would define the character of a 'high street' along Gladstone Street. Principles of the overlay would define preferred patterns such as building frontages at allotment lines, reducing street setbacks, discouraging front carparking, and providing active edges along the street. Generally two storey limits would be preferred to limit the scale of development, and minimise disruption to viewlines.

- The ongoing changes to infrastructure and road hierarchy has impacted on land use, resulting in quite disparate and adhoc development patterns. Definition of specific precincts within the current zoning will allow for 'like uses' to determine development patterns.
- Currently there are several vacant allotments within the Town Centre, between Daniel Lane and Quarry Road. Some are privately owned but undeveloped. This existing high percentage of undeveloped land in the Town centre supports future infill development within the existing fabric.

Future infill development assumes that sewer infrastructure (reticulated or other) is implemented, to reduce the land requirements currently required for septic system development.

- There is little coherency to streetscape elements. Thus there is considerable opportunity for the implementation of streetscape works to bring together the disparate elements of built form and landscape. In particular the Masterplan focuses on landscape, pedestrian environments and entry zones, to help define a coherent Glenrowan streetscape.
- The Town will continue to develop and change. It is important that the Town continues to function as a contemporary working Town servicing a community and economy, as well as supporting and showcasing a national legend.

Statutory Controls and Zoning

Refer to historic Survey Plans and Wangaratta Planning Map – drawings L04 and L05

- In terms of the statutory (legal) control, Glenrowan Township has only limited provisions covering land use change and new development. These controls are provided through a set of provisions in the Wangaratta Planning Scheme which cover the Township and surrounds. Within that statutory framework there is little that recognises the range of existing and potential uses and development in the town. It is also considered that the MSS is yet to provide strong enough statements which recognise the significance of the Siege Site, or provide strong measures for the specific protection of significant sites and features of Glenrowan's heritage and the Kelly Siege. The development of the Masterplan, and the current regional Heritage study will go some way to address these limitations.
- Under the provisions of the Wangaratta Planning Scheme, the main centre of Glenrowan, between Glengarry Road in the north, the Freeway in the south and Kelly/Kate Streets and Thomas Street is zoned Township (TZ). Outlying areas are zoned either Rural Living (RLZ) or Rural Zone (RZ). The rail line, incorporating the Siege Site is zoned Public Use Zone – Transport (PUZ4). The school site is zoned Public Use – Education.

HISTORIC PLANNING – L04

The current zonings do not constrain the opportunities for the identified Masterplan developments, however they give no particular recognition of the importance of possible future development or conservation and protection of any land. The Masterplan proposes further classification of precincts within the Township Zone to recognise such precincts including:

- Commercial areas
 - Residential areas
 - Entry zones
 - Tourist accommodation
 - Community, civic use
 - Recreation
 - Heritage
- The zoning will thus be more sophisticated than the simple Township zone that covers the whole town. While it is not the intent to diverge from the land use zones imposed by the state planning schemes, there is opportunity to recognise key land uses by a wider range of Land Use Zones, rather than a single Township zone. Alternatively, a Structure Plan could designate land use precincts.

Refer to the proposed precinct classifications on Drawing L06

- The Siege Site and immediate precinct are not protected under current planning scheme categories. An amendment to the Planning Scheme to incorporate a Heritage Overlay would protect this site and preserve its historical significance.
- Public Acquisition overlays are a means of reserving private properties for buying. Consideration must be given as to whether this Overlay is appropriate for the identified private properties within the Siege Precinct. This overlay requires careful consideration as nominated properties must be clearly state a purchaser (i.e. Council, VicRoads) and be resolved to be bought. Sensitive negotiation with current owners is also a pre-requisite.

The Masterplan does not propose Public Acquisition Overlays, but does identify properties of note that could be bought by the Rural City of Wangaratta if offered for sale, for inclusion in the Siege Precinct.

- Provision of draft policies for inclusion in the planning scheme, was not within the parameters of the Masterplan Brief. However the Masterplan does recommend several modifications to the Municipal Strategic Statement and Local Planning Policy to fully recognise and protect the Siege Site, and control and define the desired character of the Town and its environs.
 - The Wangaratta Planning Scheme Municipal Strategic Statement (MSS) should clearly recognise and state the significance of Glenrowan to the municipality, to Victoria and to the nation, based on its Kelly heritage.
 - The Municipal Strategic Statement should reflect the strategies set out by the Masterplan for the Town's development and conservation and the means that will be pursued in both a statutory planning sense, and in non statutory processes (e.g. infrastructure implementation)
 - A specific Local Planning Policy within the Wangaratta planning scheme, relating to Glenrowan's Heritage and Future Development, must set out specific policies to manage existing heritage assets, and guide the form and character of new development. The policy should also include a strategic framework plan for the town.

- The Local Planning Policy Framework should set out the policy and decision guidelines in respect to changes of land use and new developments in the town. This should include a Structure Plan indicating the key land use areas, the areas for future development and the broad conditions under which those areas can develop, what elements are critical to retain and how key elements like traffic and pedestrian movement are to be managed.
- A Heritage Overlay (based on the final adopted regional Heritage Study) needs to be included to provide a permit process and protection in respect to proposals for demolition and alteration of existing heritage buildings and sites and to ensure that new development does not compromise existing heritage values. The Heritage Overlay would list individual buildings and sites and would be placed over areas of heritage significance.
- An overlay addressing Design and Development issues would provide key sites and areas with a clear guide to built form and design principles (e.g. shape, form, setback, bulk and appearance of new development).

WANGARATTA PLANNING SCHEME MAP – L05

PRECINCTS PLAN – L06

3.1.3 Accessibility, Entries

- Glenrowan is approximately 220kms from Melbourne, taking about 2.5 hours to travel by car. This means the Town is very accessible to daytrippers from Melbourne, and an ideal stopping point for visitors travelling between Melbourne and Sydney, and during winter for visitors to the snowfields. There is a large 'travelling' population that can be targeted to visit Glenrowan.
- The bypass detours into Glenrowan are picturesque, however there is no sense of entry into the Town or arrival at the Siege precinct. An entry 'sequence' of arrival zones, as well as definition of a logical route through the Town, both for vehicles and pedestrians, will enhance the entry and arrival sequence, and enhance visitors first impressions and experience of Glenrowan. There is also opportunity to slow down traffic movement at these points.
- The lack of public transport either bus or train, is a community development issue that requires consideration at a state transport policy level, rather than within the framework of the Masterplan.
- There are a number of tour buses visiting Glenrowan which require facilities for parking and associated visitor amenity.

3.1.4 Carparking, Movement

- On-street carparking is sufficient to meet current community and visitor needs. However, there is a lack of bus and caravan parking. Additional parking will be required to meet expected future demands.
- The Masterplan defines off street and rear carparking zones to encourage reduced reliance on vehicle use, minimise the impacts of adhoc, large carparking areas, and provide bus parking and caravan parking within defined zones. Specifically, carparking zones are proposed along Gladstone Street as well as adjacent the Siege Site. Along the main street angled or parallel parking is preferred. To minimise the impact of larger visitor parking zones, with bus parking and caravan parking, screened areas are proposed off street and at the rear of the commercial areas.
- The current routes through the Town and to the Siege Site are vehicle dominated. The width of the main street reflects its former highway role and apart from the school crossing, there are no other defined crossing zones. No access paths or tour routes are defined, thus safe easy movement for pedestrians and tourists is limited.

There is considerable opportunity to develop a pedestrian friendly environment and develop a distinctive tour route through:

- incorporating safety and access for pedestrians.
- minimising car through routes along the main street to provide offstreet and rear parking zones, as well as pedestrian crossing points.
- developing a defined pedestrian route. This can incorporate a Tourist trail following the Siege story, and be distinctive in its material type, and through the inclusion of sculptural and interpretive elements including detailed signage. The route becomes an important connection between the Town centre, the Siege Site and other significant sites, as well as an important Tourist focus. As such a Tourist Trail requires the same level of sensitive design and attention to detailing as the Siege Site proper.

3.1.5 Visitor Amenity

- The current focus of visitor facilities is around the public toilets and playground in the Lions Park on Gladstone Street, a site considered more important for its connection with the Siege Site.

Expected increases in visitation rates will require additional visitor facilities, particularly public toilets. The Masterplan proposes alternative sites for Visitor facilities, with the concentration of activity centering on the Tourism and Visitor Information Centre, as well as the proposed Interpretive Centres. This will ensure that visitor facilities (toilets, picnic, information, etc) are concentrated, rather than having several single facilities particularly stand alone 'toilet blocks'.

Public toilets can also be provided at the Recreation Reserve, in association with expected increase in demand via the relocation of the rose gardens and play ground equipment. It is considered that these would be of greatest benefit to community users. Extension of the toilets at Fosters Lake is also proposed.

- To allay current community concerns, the provision of additional toilets, particularly a disabled facility, is proposed as an interim measure. The addition of a fully accessible disabled toilet is proposed as a temporary addition to the Gladstone Street facility. It is not proposed to remove or relocate these toilets until another central facility is available as part of the proposed Tourism Information and Interpretive Centres.
- Proposals for additional public toilet facilities assume that sewerage infrastructure will be implemented in the Town.

3.1.6 Community Development

- It is important to recognise the achievements of existing volunteer and community groups. The Masterplan provides opportunities for future implementation projects of a size and scale that can be co-ordinated by individual community groups.

3.1.7 Land Ownership

Siege Precinct

The Siege Site as it is currently presented within the railway land north of the railway line, does not incorporate the full extent of the many activities and locations that form the full day of events during the Siege. The Siege Site is proposed to become a larger entity than its current land area to include many other important activity sites. The total Siege land area should include all land from Siege Street, across the rail line, incorporating the Lions Park land and the service road, through to Gladstone Street.

This would incorporate up to six separate land holdings being:

<u>Siege Street</u>	Council controlled road and road reserve
<u>Current Siege Site</u>	Leased to Rural City Of Wangaratta (RC of W)
<u>Northern rail line</u>	Department of Infrastructure (DOI), Director of Public Transport (DPT) controlled Leased to DPT (1999) Sub leased to Freight Victoria (Primary Lease)
<u>Southern rail line</u> (to existing fence line)	Department of Infrastructure (DOI), Director of Public Transport (DPT) controlled Leased to DPT (1999) Australian Rail Track (Corporation Lease)

<u>Reserve Land</u>	Public Reserve Land controlled by RC of W
<u>Service Road</u>	Part of Public Reserve Land as above
<u>Gladstone Street</u>	Council controlled road and road reserve

To the west of Town, in 'Old' Glenrowan, the rail site where Mr Curnow stopped the police train is a DPT controlled rail line. To the east of the Siege Site, the site where the Kelly gang lifted the rail tracks is also DPT controlled rail line.

The lease hold of the rail land by Australian Rail Track and Freight Victoria is a constraint. Investigations into the status and use of this land (undertaken in July 2001), highlight the difficulties in negotiating the use, via lease or purchase, of this land. Vic Track has no current plans to sell, lease or develop this land. However Vic Track can not confirm any future requirement to develop or upgrade their lease land particularly under the Department of Infrastructure's proposals for standardising the state rail network and developing the Very Fast Train.

Township

Several properties within the Town, around the current Siege Site, are also considered significant in their relationship to the Siege story. Their inclusion in this Masterplan as part of a greater Siege Precinct is considered critical. However there is acknowledgment that many of these sites are currently privately owned. The emphasis of the Masterplan is to highlight these sites only. It is not the intention to propose immediate acquisition, only determine which sites would enhance the Siege story, and as such if they were made available (by sale or lease or through other negotiation) should be considered a priority for purchase via the Rural City of Wangaratta.

The current status of these sites is as follows:

<u>1 Siege Street</u> (site of Glenrowan Hotel)	Private
<u>3 – 5 Siege Street</u>	Private
<u>7 Siege Street</u>	Private
<u>9 Siege Street</u>	Private
<u>11 Siege Street and</u> <u>13 Siege Street</u>	Victoria Police Property Services Division Have been reserved for sale to RC of W
<u>16 Siege Street</u>	Private
<u>10 Gladstone Street</u>	Private
<u>11 Gladstone Street</u>	Private
<u>41 Gladstone Street</u> (Hemples Theatre)	Private
<u>54 Gladstone Street</u> (site of McDonnell's Hotel)	Private

Refer also to drawing L07.

Other Sites

A block of land at the base of Mt Glenrowan has been determined to be for sale. Access from this land will enable a public thoroughfare to Morgan's Lookout. This land should be considered for buying, although there are other non public areas that require further negotiation to ensure a through route to Mt Glenrowan. A trail route, beginning at Glengarry Lane, is proposed on the Masterplan (Refer drawing L12). A priority recommendation is to undertake further negotiations with private land owners regarding access. Parks Victoria currently manages the Warby Ranges National Park, and further negotiation is required to consider feasibility, management, public access and safety of a new trail connection.

SIEGE PRECINCT LAND OWNERSHIP- L07

3.2 ENVIRONMENTAL

Refer to drawings L08 and L09.

- Glenrowan is located between two mountain ranges – the Warby Range and the Great Dividing Range, dominated by the mountains of the Alpine National Park. Closer to Town is Mt Glenrowan (originally named Mt Morgan, after the bushranger 'Mad Dog' Dan Morgan). This mountain rises from the west and is clearly visible from all parts of the Town. This mountain is well steeped in bushranger legend, and at its peak is the renowned Morgan's lookout. The Town sits on a 'saddle' formed by the topography of these surrounding ranges, with a valley between.
- The landscape of north eastern Victoria, which defines 'Kelly Country' is impressive. The myriad of creeks, bushland and mountains provoke an emotional response, and it is easy to imagine that it once hid bushrangers.
- Within the Town and particularly around the Siege Site, there is little to suggest that the landscape is remnant of the 1880's. The land forms have changed and altered as the Town developed and progressed, and through the development of roads, ramps and rail line expansions. The creeks are now modified drains with their courses altered. There is now minimal connection between the Siege Site and its once 'bushland' surrounds with much of the site landscape taking inspiration from the 'gardenesque' and exotic styles of English gardens.

A priority for re-establishing the Siege Site is to undertake an arboricultural assessment of the existing vegetation to confirm its remnant status, as well as re-establish the original land forms and creek lines, and revegetate the site with indigenous vegetation.

- There is opportunity to reintroduce the bushland character and landscape through revegetation, with local species preferred. The streetscape proposals include revegetation particularly at the Town 'gateways', along the entry avenues into Town, and through the Siege Site and wider Siege Precinct. It is proposed that the Siege Site revegetation be undertaken in accord with historic evidence, noting that at the time of the Siege much of the surrounding landscape had been cleared.

A signature Glenrowan street tree, and structure revegetation trees will require careful selection. Suitability, particularly as a street tree, as well as contribution to the 'bushland character' requires consideration. Local species are preferred, and may include:

<i>Eucalyptus camaldulensis</i>	Red Gum
<i>Eucalyptus macrorhyncha</i>	Red Stringybark
<i>Eucalyptus melliodora</i>	Yellow Box
<i>Eucalyptus microcarpa</i>	Grey Box
<i>Eucalyptus polyanthemos</i>	Red Box

More formal evergreens (but non native) may include
 Lophostemon confertus Queensland Brush Box

KELLY COUNTRY VIEWS AND ENVIRONMENT PHOTOGRAPHS

QUARRY VIEWS PHOTOGRAPHS

Community suggestions for street tree planting appropriate for the Town have also included:

<i>Eucalyptus blakelyi</i>	Blakely Red Gum (Hill Gum)
<i>Eucalyptus leucoxydon</i>	Yellow Gum
<i>Eucalyptus viridis</i>	Green Mallee (occurs naturally west and east of Glenrowan)

Other community suggestions include a selection of exotic deciduous trees. These would not contribute to the re-creation of a bushland character in the Town, nor provide a unique streetscape environment in Glenrowan, setting it apart from other Towns with 'traditional' streetscapes and formal exotic plantings.

The Masterplan also proposes areas of low level planting within the streetscape, as an understorey in beds below street trees, as well as for feature beds at entry points, on corners, along shop frontages etc. Defined lower planting within the streetscape may include:

<i>Dianella longifolia</i>	Flax Lily
<i>Dianella revoluta</i>	Black Anther Flax Lily
<i>Lomandra filiformis</i>	Mat Rush
<i>Poa labillardierei</i>	Tussock Grass
<i>Xanthorrhoea australis</i>	Grass Tree

Community suggestions for appropriate detailed planting have also included:

<i>Calytrix tetragona</i>	Common Fringe Myrtle
<i>Grevillea alpina</i>	Mountain Grevillea

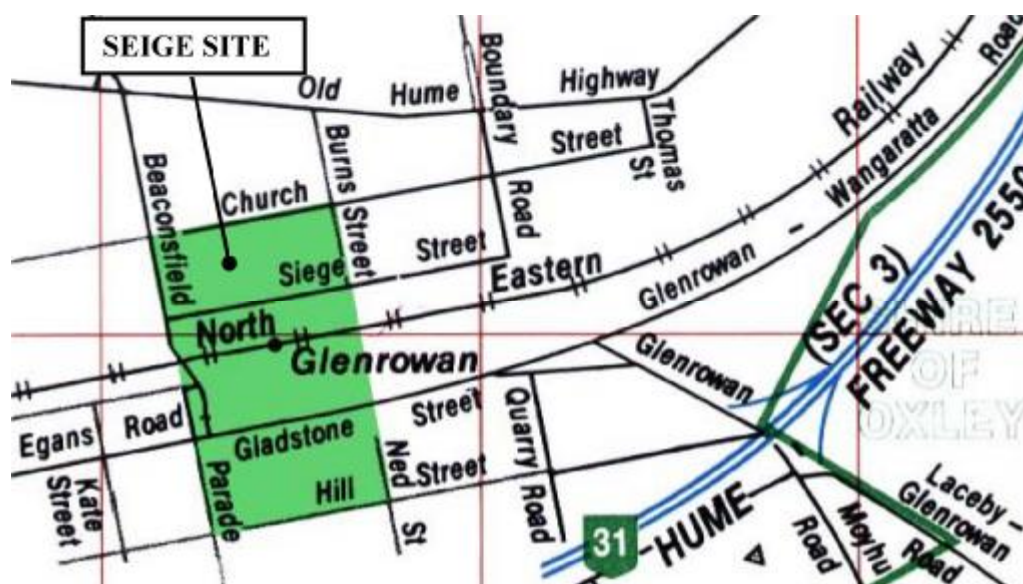
ENVIRONMENT AND ASPECT PLAN – L08

ENTRIES AND STREETSCAPES PLAN – L09

4. HERITAGE

4.1 Heritage Precinct

The Heritage Precinct proposed by the Masterplan incorporates the main sites of activity during the full day of events of the Siege on June 28 1880. The precinct is currently bordered by Church Street, Gladstone Street and Beaconsfield Parade. However it has been recognised that these boundaries should be extended further north to include the entire block between Siege Street and Church Street, further west to include Beaconsfield Parade (north of the railway crossing), and further south to include the site of McDonnell's Railway Tavern on the south side of Gladstone Street.



A Heritage Precinct within these boundaries would encapsulate the following sites associated with the Siege:

1. Original railway platform and the reconstructed railway station building.
2. Former Stationmaster's House (site), Beaconsfield Parade/Siege Street
3. Site of Platelayer's tents (between Jones' Inn and the railway station).
4. Site of Ann Jones' Glenrowan Inn and its various outbuildings (stables, kitchen, yard).
5. Remnant of the creek/trench, where police, trackers and volunteers took cover during the Siege.
Various police positions and cordon areas (west side of Beaconsfield Parade, along the trench/drain line, and to the east of Jones' Inn site).
6. Site of Ned Kelly's fall and capture ("Kelly Log" site), between Church and Siege Streets.
7. Site of 'Kelly Copse', between Church and Siege Streets.
8. McDonnell's Railway Tavern (50 Gladstone Street), where the burnt bodies of Steve Hart and Dan Kelly were taken following the Siege. Also where the gang had left their horses and blasting powder intended for Benalla.
9. Railway Goods Shed

Other associated elements within the Siege Site include:

10. Granite markers noting the sites associated with the Siege.
11. Timber bollards representing location of key players during the Siege
12. Location of a recovered pistol

A number of other sites associated with the Siege, but located some distance from the actual scene, should also be considered for individual inclusion on the Heritage Overlay Schedule. These are also integral to interpretation of the Siege story:

13. The portion of railway line, east of the station, where the gang dismantled the tracks in order to cause a derailment of the Police Train
14. The original Glenrowan State School (site) in High Street (building moved to new school, date unknown)
15. Site where Mr Curnow flagged down the special train, about 300m from Curnow's School
16. The original Glenrowan Police Station (site) in High Street (later Farmer's Arms Hotel)
17. The site of the Kelly Family Homestead in Glenrowan West.
18. Morgan's Lookout, on Mt Glenrowan to the north

The boundaries of the proposed precinct would also include a number of buildings which, while not directly connected with the Siege story, are nevertheless of historic interest in their own right:

19. Police House, 13 Siege Street, which is recorded by the National Trust.
20. St Mary's, south side of Church Street
21. Former Bakers House, 5 Siege Street
22. Former Post Office, 49 Beaconsfield Parade (now Vet clinic)
23. Former public hall, 54 Gladstone Street
24. Glenrowan Hotel, 48 Gladstone Street
25. Former Stationmaster's House, Siege Street

There are many other sites throughout the municipality, and throughout north eastern Victoria, that have some connection with the activities of the Kelly Gang. The number of sites where related events occurred (including family homesteads, lockups, hold up sites, hiding spots etc) highlights the wealth of important cultural and heritage sites, and the richness of the Kelly story.

4.2 Historical Significance

Statement of Significance

The Glenrowan Siege Site, nominally bordered by Church Street, Hill Street, Ned Street and Beaconsfield Parade at Glenrowan, is of considerable historic significance. It is the most important site associated with the notorious Kelly Gang, whose exploits throughout north eastern Victoria in the late 1870s have achieved a unique legendary status in Australian folklore. For well over a century, the story of the Kelly Gang has been the cause of endless romantic speculation, research and inspiration, resulting in countless books as well as films, stage plays and works of art.

The Siege Site at Glenrowan represents the significant scene of the Kelly gang's ultimate demise. On June 28th 1880, a bloody battle with police resulted in the death of three gang members (Joe Byrne, Dan Kelly and Steve Hart) and the capture of its leader Ned Kelly. Ned's subsequent elevation to the status of a folk hero is unparalleled in Australian history.

Brief Summary of the Siege

The following summary is a collation of information from several sources, taken from the wealth of information available on Kelly history. Direct references are footnoted, and reference to wider sources is made in Appendix 1.

It was on the evening of Saturday June 26, 1880 that members of the Kelly gang first descended upon Glenrowan in order to implement what would have been their grandest and most ambitious scheme, and which they hoped would prompt the formation of a republic in north eastern Victoria. While Dan Kelly and Joe Byrne travelled to Beechworth to murder Aaron Sherritt, former friend turned police informer, Steve Hart and Ned Kelly planned to tear up the railway line on the outskirts of Glenrowan in order to derail the police train travelling *en route* to Beechworth. Skyrockets would then be launched to rally sympathisers, who would join the gang and move on to Benalla. There the inbound railway line was to be similarly vandalised, rendering the town entirely inaccessible by rail and allowing the gang to take over the police barracks and to rob a local branch of the Bank of New South Wales. This would clearly trigger a guerrilla war that it was envisaged would lead to the eventual foundation of the so-called Republic of North Eastern Victoria.

The grand plan however went wrong from the very beginning. At Glenrowan, Ned and Steve found it too difficult to lift the railway line and sought the assistance of some railway workers camping near the railway station. They lacked tools, so Ned moved to the stationmaster's house located next to the level crossing and demanded that the stationmaster, John Stanistreet, instruct the men to lift the rails. But Stanistreet could not help, instead advising Ned to seek out two local platelayers, Reardon and Sullivan, who were living nearby. While Ned sought these men, Steve arranged for the necessary tools to be obtained from a locked shed in the railway reserve. Ned soon returned with Reardon and Sullivan, along with numerous members of Reardon's family, and another labourer, Larkins, who was lodging with them. The railway line was duly pulled up, with an entire length of rail (and nine sleepers still attached) removed and dumped down the adjacent embankment.

In order to prevent news of the gang's scheme from reaching the police, any locals who happened to pass by were taken 'captive'. The women and children were taken to the stationmaster's house, where they were guarded by Steve Hart, while the remainder moved up the hill to Ann Jones' Glenrowan Inn to the north of the railway station. By this time, Dan Kelly and Joe Byrne had returned from Beechworth and the gang set up their headquarters in the two-roomed skillion at the rear of the Inn. Ned and Joe patrolled the railway crossing, advising passers-by that they were to be detained.

By midday on Sunday June 27, the police train had still not arrived in Glenrowan, so Ned amused his captives in the Inn by encouraging dancing, and later athletics contests in the fenced paddock at the rear. Late in the afternoon, the large number of captives, originally over sixty, was reduced when the gang allowed about twenty, mostly the trustworthy locals and Kelly sympathisers, to return to their homes. One of the last to leave was local school teacher Thomas Curnow who was allowed to return to his home some time after ten o'clock that evening. This proved to be another mistake on the part of the Kelly gang.

After returning to his house, attached to the school building in High Street, Curnow was determined to warn the police of the impending derailment. Taking a red scarf and candle, he ran along the railway line, and flagged down the pilot locomotive. Curnow informed the train guard of the situation at Glenrowan and then, somewhat fearful for his own safety, returned to his house. The information was passed on to the special police train; the carriages were unlocked, lights were extinguished, and it began its slow ascent into Glenrowan. It was now sometime between two and three o'clock on Monday morning.

Back at the Glenrowan Inn, about a mile away, Ned Kelly's 'party' had continued into the night. Around two o'clock in the morning it was decided to allow the civilian captives to leave and the forty-odd people, including the women and children formerly kept at the stationmaster's house, crowded into the dining room of the Inn for a final address from Ned. This however was interrupted when Joe Byrne announced that the train was coming. The train stopped at the cutting for some time, later approaching slowly and pulling in at the station.

Superintendent Hare and a few of his men immediately went to the stationmaster's house, where Mrs. Stanistreet informed them that her husband and some forty others were being held captive by the Kelly gang at Jones' Glenrowan Inn.

It was around three o'clock in the morning that the four members of the Kelly gang emerged from the Inn in full armour, taking positions along the front of the building. Recognising Superintendent Hare coming through a gate, Ned fired the first shot, hitting Hare in the wrist. The three other gang members opened fire as the police took cover behind trees, on the ground, and in a deep ditch. Almost immediately Ned was seriously wounded by police gunfire as a single bullet entered his left arm inflicting four wounds, followed by a second bullet into his right foot. In the first few minutes the police gunfire had penetrated the light timber walls of the Inn, injuring several of the captives, one of them fatally. Two other civilians would be subsequently killed by police gunfire. A ceasefire was called to allow the women and children to leave the building. However some were delayed, caught in the resumed gunfire, and ran back into the Inn. Meanwhile, across the railway line near McDonnell's Hotel, Jack Lloyd had launched the sky rockets, originally planned as a signal to rally Kelly sympathisers when the train was derailed.

By this time a seriously wounded Ned had re-loaded his rifle and crept around the side of the Inn, still firing at the police cordon. He limped towards a clump of three trees, about 100 metres to the east of the Inn, where he had tethered his mare. However before he could mount he sank to the ground, having lost much blood from his wounded arm. He removed his helmet and cap, and, after resting briefly, mounted and rode east towards the Gap where he met with his cousin Tom Lloyd. Realising that he had left his rifle back at the tree clump, Ned sent Tom to recover it. Tom found that the weapon was caked with blood rendering it useless, and returned to Ned. Ned then outlined his somewhat foolhardy plan to turn away his assembled army of sympathisers, and to return to the Inn alone to rescue the other three members of his gang. As Ned returned to the Inn, entering from the rear, a volley of bullets penetrated the building and Joe Byrne, who was standing at the bar, was killed instantly. Ned retreated to the bush for a second time, meeting up again with Tom Lloyd. When he realised that Dan and Steve had not found their way to safety, Ned prepared to return and assist them.

The police saw the ironclad figure of Ned emerge from the bush and before they even knew it was Ned, began firing. Dan and Steve, hearing Ned's calls, emerged from the Inn and opened fire from the rear. Ned staggered towards the Inn as bullets bounced off his armour, soon reaching the small clump of trees where he had previously left his cap and rifle. Suddenly a horse appeared. This was Joe Byrne's mare Music, a horse that Ned frequently rode. She approached him but the seriously wounded Ned did not try to mount. As Music began to move away, a trooper shot her, though she was not killed. Ned, his energy rapidly diminishing from his wounds, moved towards a nearby fallen tree.



Photograph taken in 1880 showing the police in position during the Siege.
(Source Keith McMenemy. *Ned Kelly: The Authentic Illustrated History*.)

The bullets continued to fly. Sergeant Steele closed in and at close range fired two barrels of buckshot into Ned's legs and hips, causing him to collapse against the fallen tree. Captured, disarmed and unmasked, Ned was taken to the stationmaster's office at the railway station. Here he was attended to by Doctor Nicholson who believed the bushranger was dying. Later that day Father Gibney arrived at the scene and prepared to administer the Last Rites to the wounded Ned.

Dan Kelly and Steve Hart meanwhile had remained inside the Inn. A ceasefire was called at ten o'clock that morning to allow the remaining captives to vacate the building. Numerous suggestions were put forward to flush out the two remaining gang members. Finally at around three o'clock in the afternoon, Senior Constable Johnson set fire to the building. A huge crowd of spectators had gathered by this time, including the three Kelly sisters and a considerable number of other sympathisers. They all watched as the flames engulfed the small hotel. Father Gibney entered the burning building and discovered the bodies of two young men, assumed to be Dan and Steve.

After the burnt-out building collapsed, police recovered the charred remains, and they were taken to McDonnell's Hotel. Realising that the police were well and truly outnumbered by Kelly sympathisers, Superintendent Sadleir defused a potentially flammable situation by handing over the bodies of Dan and Steve to the families of the gang members, rather than attempting to remove them for an official inquiry. The corpse of Joe Byrne was taken to Benalla. Ned Kelly, seriously wounded but still alive, was taken to Melbourne for trial.



Ann Jones' Inn engulfed by flames.
(Source Keith McMenemy. *Ned Kelly: The Authentic Illustrated History*.)

The curious public was quick to descend upon the Siege Site. Visitors and locals sifted through the ashes of Jones' Inn, searching for souvenirs and coming across cutlery, bullets, and even human remains. The gang's horses were robbed of their saddles, bridles and horseshoes – in some cases even having their hooves cut off. At the tree near where Ned was captured, people collected leaves and soil splattered with his blood. Some posed for photographs alongside the ruins of the Inn, and at other key sites such as the clump of trees where Ned had rested, and the huge fallen tree log where he was ultimately captured.



Spectators at the Railway Station. Jones' Inn is in the background.
(Source: Keith McMenemy. *Ned Kelly: The Authentic Illustrated History.*)



Police (and others) gather outside McDonnell's Railway Tavern after the Siege.
(Source: Keith McMenemy. *Ned Kelly: The Authentic Illustrated History.*)

The Siege Site soon became something of a tourist destination. In September 1881, just over one year after the event, the *Australasian Sketcher* reported a Sunday school picnic at Glenrowan. Several siege-related landmarks were illustrated including Thomas Curnow's schoolhouse, the derailment site, Jones' Inn and the "Kelly Tree". It was duly noted that 'the children seemed quite alive to the historical associations of the place, and all spent the day very agreeably'.¹

The Siege Site remained largely recognisable for the next six decades. Photographs taken in the late 1940s show the site as a grassed expanse with mature Eucalyptus trees, timber post and rail fences, unsealed roads, and the original railway level crossing still intact.²



Aerial View of Glenrowan, showing the Siege Site in 1932.

More dramatic changes in the post-War era have considerably altered the appearance of the site, including the demolition of McDonnell's Hotel, the removal of timber fences, the sealing of dirt roads and the construction of the railway overpass in place of the original level crossing.



View of Glenrowan in the late 1940's, looking northwards towards Morgans Lookout.
(Source: Max Harris. *An Australian Son: A Life of Ned Kelly*)

1 'School Picnic on the Glenrowan Battlefield'. *Australasian Sketcher*. 24 September 1881. p. 310.
2 Max Brown *Australian Son: A Life of Ned Kelly*. Plates between pp. 128 – 129.



View of Glenrowan in the late 1940's looking south to former McDonnell's Hotel.
(Source: Max Harris. *An Australian Son: A Life of Ned Kelly*)

4.3 Siege-Related Places within the Precinct

(1). Railway Station and Platform

History and Description

Construction of the railway line from Melbourne to Wodonga began in 1871. The section between Benalla and Wangaratta, passing through Glenrowan, was opened on 28 October 1873.³ It was not originally intended to provide a railway station at Glenrowan, but after several protest meetings by local residents, a small building was provided, opening on 2 November 1874.⁴ Early photographs depict a modest weatherboard building, L-shaped in plan, with a gabled roof clad in corrugated galvanised steel. The south elevation, facing the railway line, had a verandah with a skillion roof supported on four square timber posts, with carved brackets and a timber paling fringe at either end. At the rear of the station was a projecting bay with an attached brick chimney, while to the immediate east of the station there was a semi-detached weatherboard building with a skillion roof. Alongside this was an advertising hoarding. There was also a detached outhouse at the rear of the station. A timber-framed goods shed stood further to the east of the station, on the opposite (southern) side of the railway line. The goods shed stood on an elevated landing and platform, which formed the southern rail siding.⁵

Subsequent alterations to the railway reserve included the erection of a signalling frame in 1885 (no longer extant), and extension of the railway sidings in 1901. In 1911 the station was replaced by a new and larger building. The original platform was retained although its length was increased to 350 feet (106.8 metres).⁶ The new building, also of timber construction, had a broad hipped roof and a cantilevered awning.⁷ Like most railway stations in Victoria it was built to a standard design, in this case a variation of the so-called 'Gisborne' style that was commonly used between the years 1910 and 1915.⁸ The new complex included a number of small timber-framed sheds to the east of the station proper, clad in corrugated galvanised steel with distinctive curved parapets.

From the late 1950s the railway line from Melbourne to Wodonga was gradually upgraded to standard gauge. This involved massive alterations to infrastructure and Glenrowan was no exception. The changes carried out in 1961 included the relocation of the existing goods siding, alterations to the station yard, and the erection of the Beaconsfield Parade overpass.⁹ Train services between Benalla and Wangaratta ceased to stop at Glenrowan and the railway station became redundant. In 2001, the Edwardian station building was demolished, and based on original drawings, a replica of the original 1874 structure was erected in its place to assist in the interpretation of the Siege Site. This new building was reportedly based on the original drawings produced by the Railways Department, although there are a few differences. The current building for example has a doorway in its south elevation. Ian Jones notes that this was not the case with the original station, further stating that what appeared to be a doorway in early photographs was actually a set of scales. A second stage of the reconstruction project is proposed to erect a replica of the small skillion-roofed outbuilding to the east side of the station.

One of the 1911 metal-clad outbuildings still remains at the extreme east end of the platform.

3 L J Harrigan. *Victorian Railways to '62*. p. 285.

4 K Turton. *Six and a Half Inches from Destiny*. p. 102.

5 Linton Briggs correspondence, March 2002

6 *Ibid.*

7 For photograph, see Kevin Passey. *In Search of Ned*. p. 152.

8 A Ward et al. *Victoria's Railway Stations: An Architectural Survey*. Unpublished report, March 1982. Vol. 4, p 72.

9 Turton. *Loc. cit.*

RAILWAY STATION PHOTOGRAPHS



The reconstructed railway station, viewed from the northwest



Corrugated steel clad shed, a surviving remnant of the 1911 Station complex.

Significance

The railway station is significant as the place where the police train arrived in the early hours of the morning before the Siege, and where the wounded Ned Kelly was held after his final capture. The building and platform figure prominently in many of the photographs taken during the later stages of the Siege. The station was also where the Beechworth post master set up the telegraph, used for communication during the Siege.

The fabric of the current station building, being a reconstruction of the original, is of no heritage significance *per se*. The platform however is largely original and thus is of considerable heritage significance. It is one of only a small number of surviving built elements associated with the Siege, and is the only element remaining in its original location.

The iron-clad shed at the eastern end of the platform, erected around 1911, is of some heritage interest. While it provides evidence of the expansion of the rail facilities in the early twentieth century, it has no connection with the Siege and tends to confuse interpretation. Note that the *Stage 1 Heritage Study* considers that this small shed – referred to as the Lamp Room, has significance in its own right as it represents the daily operations of the station for at least 50 years after 1911.¹⁰

Policy

Further work should be undertaken to the railway station building to ensure greater accuracy with regard to detailing and finishes. (e.g. correct placement of doorways).

The platform should be shortened to its original length in 1880.

The iron-clad shed (built c.1911) can be retained, with clarification as to its date and usage (see above), or removed as required.

Consider the reconstruction of other structures associated with the railway reserve in 1874, including the post-and-rail fences, goods shed, advertising hoarding, and detached WC.

10 Carl and Margaret Doring correspondence April 2002

(2). Stationmaster's Residence ('Gatehouse')

History and Description

The Stationmaster's Residence at Glenrowan was erected in 1873¹¹. It was originally located on the north side of the line, to the immediate west of the level crossing (later replaced by the Beaconsfield Parade overpass). At the time of the Siege in June 1880, station master John Stanistreet occupied the house. A bird's eye perspective in the *Illustrated Australian News*¹² depicts the house as a small single storey, double fronted, weatherboard cottage with a hipped roof penetrated by a brick chimney at the east end. The south elevation, facing the railway line, had a central doorway, flanked by windows. This drawing however uses considerable artistic license and makes several errors so should not be relied upon.



The original location of the Stationmaster's House, near the former rail level crossing at Beaconsfield Parade. Note the stone marker on the right.

A more accurate photograph plate, showing the Siege Site from the north east of Jones' Inn, indicates that the house was actually L-shaped in plan, with the street façade facing east onto what is now Beaconsfield Parade. In this view the chimney was at the south end and there were pairs of windows to the east and north elevations.¹³

It is presumed that this building was removed when the railway line was widened.¹⁴

Significance

The original Stationmaster's residence is of historic significance as it was the place where the Kelly gang's hostages were initially taken prior to their transferal to Jones' Inn.

11 Gary Dean correspondence, April 2002

12 Keith McMenemy. Ned Kelly: The Authentic Illustrated Story. p. 184.

13 ibid. p. 202.

14 Chris Dance Land Design Pty Ltd. 'Glenrowan Masterplan', Parts 1 and 2: Issues and Opportunities Discussion Paper'. Unpublished report, p 9.

Policy

The site should be interpreted. It is not recommended that an exact replica of the building be erected, even if the proposed relocation of the overpass is undertaken in the long term.

An archaeological investigation of the site, including metal detection, should be undertaken.

Interpretive element(s), as part of an overall suite of information and signage, can be installed as part of a range of elements used consistently at all sites.

(3). Platelayer's Tents (site)**History and Description**

On the night before the Siege a group of railway contractors were accommodated in four tents near the railway line.¹⁵ The group comprised six labourers and the head contractor Louis Piazzi, who later acted as a witness in the undercover inquiry into the death of Joe Byrne.¹⁶ According to one source, an unidentified woman was cohabiting with Piazzi on the night of the Siege.

The platelayer's tents were of course temporary structures and no evidence now remains of them. Contemporary photographs indicate that the group of four tents ran parallel to the timber fence on the immediate north of the railway station.

Significance

The site of the Platelayer's Tents is of some historic interest. The railway employees, later taken captive at Jones' Glenrowan Inn, were associated with the earliest stages of the events of the Siege when the Kelly gang ordered them to lift the railway line.

Policy

The site should be interpreted. It is proposed to implement installation of interpretive elements (signage, sculptural, lighting), as part of an overall suite of interpretive elements used consistently at all sites in the Precinct.

15 Ian Jones. 'Ned Kelly: A Short Life'. p. 233. C.f. Passey. *Op cit.* p 145.

16 Jones. *Op cit.* p 284.

(4). Ann Jones' Glenrowan Inn (site)

History and Description

Mrs. Ann Jones originally established the Glenrowan Inn at the end of 1878.¹⁷ The site, acquired for £6, was then occupied by a small slab hut. Mrs. Jones subsequently took out a £100 mortgage, allowing her to erect a larger and more pretentious building on the site. The new hotel was a single storey, double-fronted building with whitewashed weatherboard walls and a gabled roof clad in corrugated galvanized steel, with a brick chimney at either end. Along the front was a verandah, with a skillion roof supported on rough sapling logs. To the west side was a lamp post, and to the east, a signboard bearing the title THE / GLENROWAN INN / ANN JONES / BEST ACCOMMODATION.



Ann Jones' Glenrowan Inn – “a small unimposing five roomed weatherboard building with a detached slab and bark kitchen at the rear”.

(Source Keith McMenemy. *Ned Kelly: The Authentic Illustrated History.*)

Internally, the Inn was two rooms deep, comprising a parlour, bar room and dining room along the front, with a pair of bedrooms at the rear. Throughout, the walls were lined with hessian and paper and the ceilings were lined with calico. The premises were once described as ‘a very pitiable shelter [but] nicely furnished’.¹⁸ The original slab and bark hut was retained at the rear. Referred to as the ‘skillion’, it served as a detached kitchen and storeroom for the hotel. Behind this structure was a fenced yard containing a small stable.

The Inn was destroyed by fire in the final stages of the Siege, leaving only the brick chimneys at each end. The front lamp post and signboard also remained, although the latter was removed (or stolen) by the following day. The freestanding stable at the rear of the yard also survived.

A temporary residence was erected on the site after the fire. A sketch made in 1881 depicts this as a small timber cottage with a bark roof, built against one of the surviving brick chimneys.¹⁹ The other chimney remained standing and the original stables were still evident at the rear. In the following year Ann Jones was awarded compensation by the government and she erected a new timber building on the site.

17 ‘Glenrowan Hotel’. <<http://www.nedkellysworld.com.au/glenrowan/hotel>> 21 January 2002.

18 Quoted in Jones. *Op cit*: p 233.

19 ‘School Picnic on the Glenrowan Battlefield’. *Loc. cit.*

It seems that Ann Jones was using the small building solely as her private residence as the police had refused to renew her liquor license because she was considered to be a Kelly sympathizer.²⁰ From c.1882, the police actually rented the premises from her for use as a police station.²¹ This continued until a new police station was built at No 7 Siege Street (q.v.) prior to December 1895, when Ann Jones (then remarried as Mrs. Ann Smith) was finally granted a wine license. Her second timber building burnt down in 1902 and it was again replaced, this time by a brick structure.

In later years (c.1940s), this brick building became the *Last Stand Café*, although the sign bearing its name reportedly 'disappeared overnight', presumed stolen by a local who did not want to be reminded of the site's history.²² Photographs indicate that the brick building had a hipped roof, a splayed corner entrance and bullnosed verandahs along both street frontages. Over the years it had served as a wine shanty, guest house, confectionery and drinks shop, residence, and hair salon. It was finally demolished for the owners in 1976, by Morrell Smith and sons. The handmade bricks salvaged from the demolition are believed to be still in storage somewhere in Glenrowan.²³



The so called 'Last Stand Café' at Glenrowan, c. 1940's
(Source: *Picture Collection, State Library of Victoria*)

The site has subsequently remained vacant and undeveloped. When journalist Keith Dunstan inspected it in the late 1980s, he observed 'nothing, only a few wrecked cars'.²⁴ In 1989 a memorial plaque was erected by the Lions Club, as part of a series of markers around the Siege Site. More recently an exact replica of the original 'Glenrowan Inn' signboard has been erected, however the accuracy of its location is uncertain.

20 Terrence Birthisel. 'Policing in Glenrowan, 1879 - 2000'. <<http://www.nedkellysworld.com.au/glenrowan/police/police.html>> 21 January 2002.
21 Passey. *Op cit.* p 169.
22 Paul McGuire. *Inns of Australia*. p. 169. See also Keith Dunstan. *Saint Ned*. p. 101.
23 Linton Briggs correspondence, March 2002
24 Keith Dunstan. *Saint Ned*. p. 104.



The site of Ann Jones' Glenrowan Inn. Note the reconstructed signage on the right, granite markers and bollards on the left.

A timber and wire fence of recent origin currently encircles the Inn site. There are several obvious remnants of built fabric, which presumably date from the site's development during the twentieth century. At the rear of the site is a section of concrete slab paving, and a low concrete retaining wall with a small flight of steps. Along the Siege Street boundary are approximately three metres of brick paving. The site has considerable archaeological potential, and it is known that the current owner of the property has retrieved countless bullets from the grounds. The topsoil of the hotel was extensively dug and sieved in the mid-1970s.²⁵ The cellar, uncovered during that time, was filled with rubble and compacted.

The site contains some planting of relatively recent origin, including a pepper tree (*Schinus molle*). There are also two old fig trees. One of these was reportedly planted by Ann Jones herself. It died during a drought in 1997-98, but re-suckered from its primary roots. The other fig tree to the east, grew from suckers that volunteered from Ann Jones' tree during the late 1960s.²⁶

Further remnants of built fabric from the original Inn building may still exist in the possession of those souvenir hunters who descended on the property in the days after the Siege. The Inn's original timber table for example, was recently displayed at the Ned Kelly exhibition in Melbourne. The table had been relocated from the inside of the Inn to the verandah during the early stages of the Siege, and was subsequently moved to one side when the building was on fire. It was later taken by a local family, whose descendants still retain it. The table, which is visible in several photographs of the Siege, has turned legs and several bullet holes in the tabletop surface.

Significance

The site of Ann Jones' Glenrowan Inn is of considerable historic significance. Although the building itself no longer exists, the site marks the primary focus of the Siege, being where the Kelly gang maintained their headquarters, held their captives, and fired on police.

The modern interpretative devices, including the stone marker, timber bollards and replica signage, are of no heritage significance.

25 Linton Briggs correspondence, March 2002

26 *ibid*

Policy

The site should be interpreted, preferably in its immediate post-fire state. It is not recommended that an exact replica of the building be erected, as this would not accord with the chronology of events of the Siege.

An archaeological investigation of the site, including metal detection, should be undertaken.

(5). Trench**History and Description**

During the Siege, Sub-inspector O'Connor and his trackers took cover in a shallow depression near the railway station, variously described as a trench, gully, drain or creek. A drain line still exists, although Kevin Passey notes that 'it appears that it has been re-dug over the years'.²⁷ The gully has been partly lined with concrete culverts and loose stones, and a small stone bridge has also been erected across it.

Significance

The trench is of some historic significance as the place where policemen and Aboriginal trackers took cover during the Siege. While it is likely to have been modified, it is the only remaining physical evidence of where the police cordon took position.

The small stone bridge, culverts, railings and timber bollards are of no heritage significance.

Policy

The site should be interpreted. Investigations should be undertaken to trace the original course of the waterway.

The small stone bridge, culverts, railings and timber bollards can be removed.

(6). "Kelly Log" (capture site)**History and Description**

Ned Kelly was finally captured after he collapsed against a large fallen tree log (*Eucalyptus blakeyi* – Red Hill Gum), about 100 metres east of the Glenrowan Inn. The log subsequently featured prominently in various artists' impressions of Ned's capture. Soon after the Siege a group of participants and spectators posed for a photograph alongside the fallen tree log.²⁸ It soon became a favourite backdrop for photographs taken by sightseers, becoming known as the "Kelly Log".²⁹

Contemporary photographs and illustrations indicate that the huge log ran closely alongside the narrow Glenrowan Creek that extended between present-day Siege and Church streets.

A photograph taken in the early twentieth century after the police residence and its associated buildings were constructed, shows the rotting remnant of the log.³⁰ From this, its location can be pinpointed with considerable precision. The new railway station and hotel can be seen in the distance, approximately in alignment with the position of the log.

To the south east is a small weatherboard building, which appears to be the detached washhouse associated with the police residence. The bank of the Glenrowan Creek can still be seen to the immediate west of the log.

27 Passey. *Op cit.* p 154.

28 McMenomy. *Op cit.* p 198. See also p 185.

29 *Ibid.* p. 202.

30 A copy of this photograph is in the possession of Peter Wright, Glenrowan. It shows the new railway station in the background, so it is assumed to have been taken after 1911. The clothing of the two men standing beside the log suggest the period 1910-1930.

Remnants of the log remained until well into the twentieth century. Linton Briggs, son of Glenrowan's last resident policeman, recalls:

Where Ned fell, there was a large branched fallen log and stump, the butt of which, and the stump, still remained when Jack Briggs began his incumbency in 1926. Over the years, the log and stump were gradually whittled away by Jack's axe, hacking out chunks of timber to satisfy requests by people for souvenirs. Eventually, only the stump was left (the tree was a Hill Red Gum, *Eucalyptus blakeyi*) and Jack, tired of performing this duty, knocked the stump back to ground level and covered it with earth³¹

In 1983, the stump was brought to the attention of the National Trust, with the nominator emphatically stating that

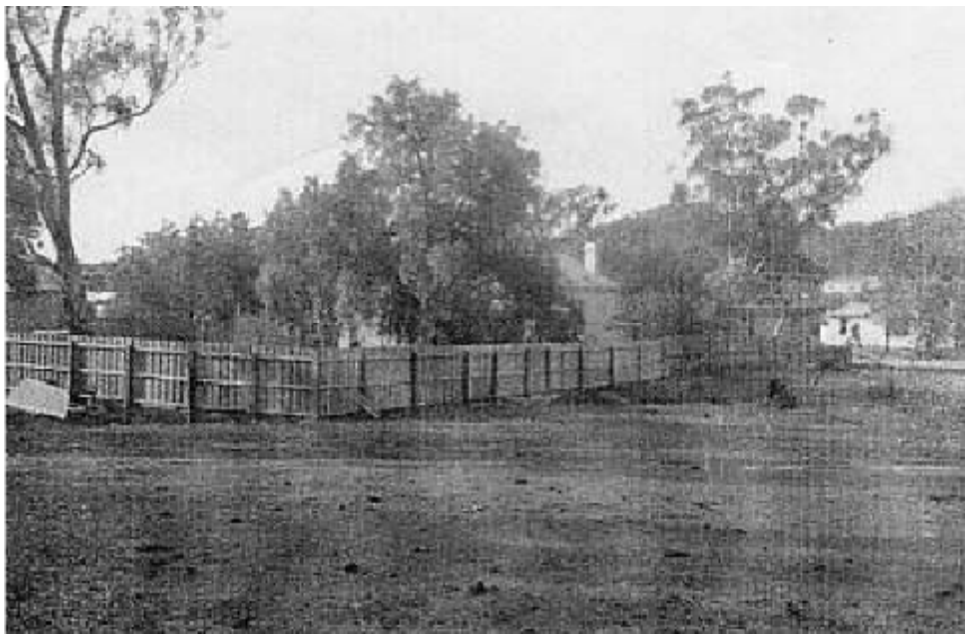
Ned Kelly was shot down near it. It is a remaining landmark of interest to tourists. It should be preserved, and not burnt each year by police.³²

Today, only a small fragment remains of this charred stump. Currently, there is a large sign that purports to mark the site of the "Kelly Log". It comprises a large rectangular yellow signboard mounted on a red and yellow striped post, bearing the legend: NED / FINALLY FELL AND / WAS CAPTURED HERE, with a small arrow pointing downwards. This sign is located about seven metres west of the remnant stump, and is thus in the wrong place.



Photograph taken c. 1910 showing remnants of the 'Kelly Log' and tree stump. (Source: *Courtesy of Peter Wright, Glenrowan*)

31 Linton Briggs. 'Policing at Glenrowan, 1926 to 1955'. Unpublished typescript, 15 October 1999. p. 24.
32 Nomination form for Police House. National Trust of Australia (Victoria) File No 5470



Looking south to Police House, c. 1983. Note remnant tree stump on right.
(Source: *National Trust of Australia (Victoria)*).

Significance

Although the log itself has long disappeared, and only a remnant remains of the associated stump, the site of the “Kelly Log” is of considerable historic significance as the position where Ned Kelly was finally captured after his two-year crime wave throughout north-eastern Victoria. The modern sign is of no heritage significance.

Policy

The site should be interpreted.

The existing sign should be removed and replaced. It is proposed to be replaced with more appropriate interpretive elements (signage, sculpture, lighting etc) as part of an overall suite of interpretive elements used consistently at all sites.



Sign marking the alleged location of the ‘Kelly Log’ where Ned fell.

NED'S LAST STAND PHOTOGRAPHS

(7). “Kelly Copse” (site)

History and Description

The so called “Kelly Copse” is not to be confused with the “Kelly Log” as described above. This Copse refers to a cluster of three small trees located approximately 25 yards (22.8 metres) north-west of the log. It is the site where Ned Kelly had tethered his horse prior to the Siege.³³ During the early stages of the Siege, Ned Kelly briefly rested at this spot to attend to his wounds, and his rifle and padded waterproof silk cap were later found there. It was first referred to as the “Kelly Tree” in a sketch by artist Thomas Carrington, which appeared in the *Australasian Sketcher* in September 1881, over a year after the Siege.

Nothing now remains of the “Kelly Copse”. The site, approximately 23 metres north west of the “Kelly Log”, now forms part of a private residential property.



The ‘Kelly Copse’ as it appeared in 1881
(Source: *Australasian Sketcher*, September 1881).

Significance

The site of the “Kelly Copse” is of some historic significance. It marks the location of the small clump of trees where Ned Kelly tethered his mare and rested briefly during the Siege.

Policy

The site should be interpreted, as part of an overall suite of interpretive elements used consistently at all sites.

(8). McDonnell's Railway Tavern (site)

History and Description

The Railway Tavern was established c.1873, soon after the railway line itself was extended through Glenrowan. Patrick (Paddy) O'Donnell was not in fact the original owner, but acquired it soon after its completion. He and his wife were known sympathisers of the Kelly gang, and the hotel was a frequent meeting place for members of the gang and their supporters during the late 1870s. Contemporary photographs indicate that it was a modest single storey double-fronted weatherboard building, with a gabled roof apparently clad in shingles. Alongside was the ubiquitous signboard bearing the name MCDONNELL'S / RAILWAY TAVERN. At the rear of the main building was a detached gable-roofed stable, which was of vertical slab construction with split paling infill to the gable end.



McDonnell's Railway Tavern June 1880.
(Source: Keith McMenomy. *Ned Kelly: The Authentic Illustrated History*.)

In 1893, Paddy O'Donnell changed the name of the tavern to the Railway Hotel. In 1902 he sold the liquor license to Honora O'Keefe.³⁴ A new brick hotel (now the Glenrowan Hotel) was erected on the adjacent (west) site by Eugene McDonnell and Frederick Purbrick. In October 1908, permission was granted to transfer the liquor license from the old Railway Hotel to the new premises. The original tavern closed in 1912,³⁵ and the building subsequently became a private residence.³⁶ A photograph taken in the late 1940s indicates that the building had changed little since it operated as a hotel in the late nineteenth century.

34 'Glenrowan Hotel'. *Loc. cit.*

35 Dunstan. *Op cit.* p 102.

36 Passey. *Op cit.* p 171



McDonnell's Railway Tavern, late 1940's
(Source: Max Harris. *An Australian Son: A Life of Ned Kelly*)

The former hotel was demolished in the 1960s for the erection of a new motel which, in any case, was subsequently built elsewhere.³⁷ The stable at the rear of the site however was retained, and remained until at least the late 1970s.

The site of McDonnell's Railway Tavern remains vacant, now addressed as 50 Gladstone Street. Little evidence remains of the building itself, although there are remnants of brick foundations and reportedly a cellar.³⁸ A number of artifacts are known to survive.



The site of McDonnell's Railway Tavern, Gladstone Street, looking west towards the current Glenrowan Hotel.

37 Aldridge "Is there anyone called Kelly?"
38 Passey. *Op cit.* p 171.

The back door key from the hotel, and fragments of wallpaper and newspaper that once lined the walls, were among the objects on display at Ned: The Exhibition. The wallpaper is brown and cream in colour, with a design of Rococo-style foliage. All three items, from an unspecified private collection, were salvaged when the hotel was demolished in the 1960s. The timber bar, on display in the Glenrowan Tourist Centre, and noted as the original hotel bar³⁹ is suggested by another source to be a replacement of the Kelly era bar (and coming from Millers Store, Benalla, date unknown) after the original was damaged by fire (date also unknown).⁴⁰

Significance

The site of McDonnell's Railway Hotel is of some heritage significance. Although little evidence now remains, the site marks the location of a building which was a known meeting place for the Kelly gang and their sympathisers during the late 1870s. The building played a minor role during various stages of the Siege and its aftermath. It was where the Kelly gang tethered their horses and stored gunpowder for their planned sabotage of the railway line at Benalla, and where the burnt bodies of Dan Kelly and Steve Hart were taken at the conclusion of the Siege.

The granite marker erected in 1989 is of no heritage significance.

Policy

The site should be interpreted. It is not recommended that the building be reconstructed.

An archaeological investigation of the site should be undertaken.

The existing granite marker can be removed. It is proposed to be replaced with a more appropriate interpretive element, as part of an overall suite of interpretive elements used consistently at all sites.

(9). Railway Goods Shed

History and Description

In 1880, the largest building in the railway reserve was the railway Goods Shed. This was located opposite McDonnell's Hotel, on the southern side of the railway line. The goods shed was a large, iron framed building, painted white, with a long domed roof line as viewed from the east/west. The building stood on an elevated landing and platform and was serviced by a rail line.⁴¹

Significance

The Goods shed was one of only a few buildings in this area of the Township at the time of the Siege. It is reputed that bullet holes were found in the walls, legacy of the Siege events.

Policy

The site should be interpreted. The site marks the location of an important aspect of railway life in the 1880's, and the long association of rail within the Town for over 100 years.

(10). Granite Markers (1989)

History and Description

In 1989 the Lions Club of Victoria erected markers to identify significant sites associated with the Siege at Glenrowan. These markers are in the form of granite boulders set into concrete slabs, with metal plaques bearing the familiar image of Ned Kelly's helmet, along with an appropriate inscription.

39 Passey. *Op cit.* p 100.

40 Gary Dean correspondence, April 2002

41 Linton Briggs correspondence, March 2002

The various plaques are inscribed as follows:

- 'Gatehouse' (north side of railway line, west of Beaconsfield Parade overpass)
- 'Anne [*sic*] Jones Hotel' (northeast corner of Siege Street and Beaconsfield Parade)
- 'First Volley' (south side of Siege Street)
- 'Ned Kelly's Capture' (located on south side of Church Street, approximately 10 metres north of the "Kelly Log" site)
- 'Sky Rockets' (north side of Gladstone Street)
- 'McDonnell's Hotel' (50 Gladstone Street)
- 'Farmers Arms Hotel (High Street 'Old' Glenrowan)

Significance

The granite markers are of recent origin and are of no heritage significance.

Policy

The granite markers can be removed. It is proposed that they be replaced with more appropriate interpretive elements, as part of an overall suite of interpretive elements used consistently at all sites throughout the Town, and region.

(11). Timber Bollards

History and Description

Human figures carved from timber logs and painted, have been placed around the Siege Site to demonstrate the locations of people during the Siege. There are three civilians standing beside the railway station, two policemen to the south side of the trench and another two policemen to the north of the trench. Two bollards in front of the Glenrowan Inn site represent members of the Kelly gang. They are depicted in full armour, with reflective red eyes peering through the helmet slots.

Significance

The timber bollards are of recent origin and are of no heritage significance.

Policy

The timber bollards should be removed and replaced with more appropriate interpretive elements.

(12). Pistol Recovery site

History and Description

A square timber post marks the site where a pistol was unearthed during excavations in 1997. The post, painted with blue and white checks, bears the inscription: PISTOL / FOUND / HERE / 11 TH MARCH / 1997. The present location of the actual pistol is not indicated. Ian Jones suggests that the recovered pistol was not a standard police issue. Its age is considered to post date the Siege.

Significance

The site of the 1997 pistol recovery is of some interest, although a direct historical connection with the Siege can not be confirmed.

Policy

The site can be interpreted, with appropriate information clarifying its origin, type, likely age etc.

'BIRDSEYE VIEW' (JONES 1995)

4.4 Siege-Related Places outside the Precinct

(13). Railway Derailment Site

History and Description

The derailment site is located along the railway line, approximately 800 metres east of the current railway station. Since the time of the 1880 Siege, the railway line through Glenrowan has been duplicated to accommodate increasing rail traffic. The installation of the second track has somewhat levelled the site of the proposed derailment (a culvert into which the train was expected to fall), although a steep embankment still exists at this point.⁴²

The derailment site was one of the first Siege related sites to be marked. On 18 November 1973, a memorial was unveiled by Mr. Gibbs, then chairman of the Victorian Railways Board, presumably as part of the celebrations to mark the centenary of the opening of the Melbourne-to-Wodonga railway line.

The memorial took the form of a small rectangular plinth of rocks, surmounted by a concrete slab with a metal plaque, thus inscribed:

THIS PLAQUE MARKS THE PLACE WHERE V.R. REPAIRERS REARDON AND SULLIVAN
WERE FORCED BY NED KELLY TO REMOVE RAIL TRACK IN AN UNSUCCESSFUL
ATTEMPT TO WRECK THE POLICE TRAIN JUNE 27TH 1880. UNVEILED BY MR GIBBS;
CHAIRMAN VICTORIAN RAILWAYS BOARD NOVEMBER 18TH 1973

By the 1980s, public access to the derailment memorial has been closed, due to the safety issues of having trains passing closely by.⁴³ The memorial had been stolen by June 2001.⁴⁴

Significance

The railway derailment site is of some historic significance. Although the original rails have been replaced and the topography of the embankment altered since 1880, the site retains important associations with the Kelly gang's grand scheme to derail the police train, which although it did not ultimately occur, led directly to the events that caused the gang's downfall. The stone memorial erected in the early 1970s, and subsequently stolen, was of no heritage significance.

Policy

The site should be interpreted.

Further investigations should be made with a view to facilitating safe pedestrian access to the site so as to avoid any conflict with trains.

(14). Glenrowan School No 1742 (site)

History and Description

A school at Glenrowan was first proposed in September 1875, and a site was soon reserved on the south west corner of High and Panmure streets, west of the railway station.⁴⁵ Pending the erection a new building, the department rented a large brick building located one mile (1.6 kilometres) from the station. Classes commenced in July 1876 under head teacher Thomas Curnow. The following year a new timber schoolhouse (with attached teacher's quarters) was erected on the previously reserved site and classes re-commenced there in January 1878. During the 1880s there was a push to have the school relocated closer to the railway station, where development was burgeoning. However it was not until 1891 that the school buildings were re-located to their present site, further east along High Street and north of the railway station.

42 *Ibid.* p. 143.

43 *Ibid.* p. 144.

44 Information provided by Ian Jones, 27 February 2002.

45 Education Department of Victoria. *Vision and Realisation*. Vol 3, p 678.

Subsequent developments have included the laying out of garden beds in 1907, the erection of a shelter shed in 1910 and various extensions in 1911. A new teacher's residence was built in 1957 and further additions to the school proper were made in 1962.



The original Glenrowan school house as it appeared in 1881.
(Source: *Australasian Sketcher*, September 1881)

Significance

The school site is of some heritage interest. Although the site has no direct connection with the events of the Siege, it retains associations as the home and workplace of Thomas Curnow, the school's first head teacher. Curnow played a significant part in the Siege when he flagged down the police train to warn of the impending derailment.

Policy

The school site in High Street should be interpreted. It is not recommended that the original school building, now located further east along High Street, be returned to its original site.

(15). Site of Thomas Curnow's 'Ambush'

History and Description

Thomas Curnow flagged down the police train along the inbound railway line, approximately 300 metres west of his schoolhouse on High Street. The site is unmarked.

Significance

Curnow's 'ambush' site is of some historic significance. Although the original rails have been replaced and the topography of the embankment altered since 1880, the site retains important associations with the Siege. Curnow's flagging of the police train, a simple event in itself, triggered the events that would ultimately lead to the Glenrowan Siege and the final capture of the Kelly gang.

Policy

The site should be interpreted.

Further investigations should be made with a view to facilitating safe pedestrian access to the site to avoid any conflict with trains.

(16). Bracken's Police Station (site)**History and Description**

Permanent police presence in Glenrowan can be traced back to 1863, when the first known police station was housed in the former Glenrowan hotel building.⁴⁶ In late 1879 the former police station at Greta was closed down. The lock up at the Greta Station at one stage had included Ned Kelly as a temporary resident. (This lock up is now sited at Benalla, the relocation date was after 1955).⁴⁷

The constabulary transferred to Glenrowan to take advantage of the Glenrowan's new telegraph line.⁴⁸ At the time of the Siege in June 1880, the police station was located on the north side of High Street, about one kilometre west of the railway station, and was occupied by Hugh Bracken. On the Sunday evening before the Siege, Ned Kelly and Joe Byrne arrived at the police station to take Bracken back to Jones' Inn. It was here at the police station that Ned Kelly probably made his first public appearance in his fabled armour.

Described by Ian Jones as a long, low building with a broad verandah, Bracken's police station was in fact owned by Glenrowan's postmaster, Hillmorton Reynolds. Reynold's, a known Kelly sympathiser, lived next door and rented the property to the government for use as a police barracks.⁴⁹ The building was vacated by the police around 1882 and subsequently became the Farmer's Arms Hotel. It has since been demolished.⁵⁰

Significance

The police station site in High Street is of some heritage interest. The site is associated with police presence in Glenrowan at the time of the Siege. It was also at the police station that Ned Kelly made what was probably his first public appearance in his fabled armour.

Policy

The site should be interpreted. It is not recommended that the building be reconstructed.

46 Gary Dean correspondence, April 2002
47 Linton Briggs correspondence, March 2002
48 Birthisel. 'Policing in Glenrowan, 1879 - 2000'
49 Jones. *Op cit.* pp. 236, 241.
50 Passey. *Op cit.* p 147.

(17). Kelly Homestead (site)

History and Description

The site of the former Kelly Homestead is located within Crown Allotment 57A in the Parish of Glenrowan West.⁵¹ (Note that this is in Delatite Shire not the Rural City of Wangaratta). The new building was erected between April 1877 and 1878.⁵² Contemporary photographs indicate that it was a single storey double-fronted cottage with drop-slab walls, split-paling gable ends, and a bark roof. The symmetrical façade had a central door, flanked by multi-paned double-hung sash windows, with a verandah. At one end of the house was a timber-framed, metal-clad chimney and there was a skillion roofed section at the rear. Internally, the front portion of the house contained two rooms with a central corridor.⁵³ There were two rooms in the skillion roofed portion at the rear, although it is unclear if the corridor was extended through them.⁵⁴

In the 1890s the property including the house was sold to Edward Griffiths, who was related to the Kelly family by marriage. There is conflicting written information as to whether the new owner was Edward "Ned" Griffiths jnr (1862-1939), husband of Grace Kelly, or his father Edward Griffiths snr. Griffiths descendants confirm that it was Edward Griffiths snr.⁵⁵ The property has remained in the Griffiths family ever since. It was Edward Griffiths who reportedly replaced the bark roof with corrugated iron and replaced the original framed chimney with a brick one.

There is also some misunderstanding regarding the subsequent fate of the building. Most secondary sources claim that the existing house was further altered by the next owner, Thomas Griffiths, in the early twentieth century.⁵⁶ A photograph published in the *Sydney Sun* in 1923 shows a house with corrugated iron roof, brick chimney, and a small gable-roofed front addition.⁵⁷



The ruins of the Kelly homestead at Glenrowan West.
(Source: *Ian Jones: Ned: The Exhibition*).

51 See National Trust of Australia (Victoria) File No 5962.

52 McMenemy. *Op cit.* p 69.

53 *Ibid.* p. 69.

54 Information provided by Ian Jones, February 27 2002

55 Cr. Anthony Griffiths correspondence, March 2002

56 McMenemy. *Op cit.* p 253 (note 18).

57 *ibid.*

Further additions were made during the 1920s and '30s including a third gable and two more brick chimneys. These alterations can be seen in a photograph of the house which was published in 1935 in the seventh edition of J. J. Keneally's book, *The Complete Inner History of the Kelly Gang and their Pursuers*.⁵⁸ However members of the Griffiths family maintain that Thomas Griffiths had actually demolished the original building, and subsequently erected a new house on a nearby site, albeit salvaging much of the building material from the earlier structure.⁵⁹ Since that time, this rebuilt house has been erroneously considered to be the 'original' Kelly homestead, despite the fact that it was on a different site.

When historian Ian Jones visited the property in 1959, he noted that the front wall of the house had collapsed, but there was still a hurricane lantern hanging from a tie beam, furniture in the rooms, and pictures on the walls. The then owners, Charles and Gwen Griffiths, were concerned that if there was any private attempt to restore the building, 'someone would throw a match into the paddock'.⁶⁰ Charles Griffiths was quoted as saying that he would be willing for the National Trust to take over the property, although this did not eventuate.⁶¹ The house remained in a somewhat ruinous state, finally collapsing in 1962.⁶²

Over the next decade, as Ian Jones has noted, the components of the house disappeared 'through natural decay and pilfering'.⁶³ By the early 1970s all that remained were three brick chimneys and some 'iron-hard split slabs, along with a couple of shaped frame timbers'.⁶⁴ At least one of these slabs, and one of the upright members, survives in a private collection. The former was recently loaned for display at the Ned: The Exhibition at the Old Melbourne Gaol.⁶⁵ It is a large piece of ironbark, approximately 300mm by 1500mm in size, with adzed ends. Also on display at the Exhibition was part of a timber door latch from the homestead, and the actual back door.⁶⁶ The latter was reportedly saved by the Griffiths family prior to the disappearance of the house.⁶⁷ It is covered with countless carved initials including those of Dan and Grace Kelly, and features a small horizontal slit believed to be a spyhole cut by Ned Kelly.

Today only the three brick chimneys remain. Although it is popularly believed that this marks the site of the original Kelly house, the Griffiths family maintains that the chimneys merely mark the site of the new house that Tom Griffiths built in the early twentieth century, using recycled materials from the original homestead.⁶⁸ A few outbuildings also survive nearby, including a smithy and a large slab stable. It has not been conclusively proven that these outbuildings actually date from the Kelly period, although such claims have been made. The construction of the stable for example has been attributed to the Kelly brothers, while the smithy is alleged to be the place where the gang forged their armour.⁶⁹ The latter claim, however, is patently spurious, as it is generally accepted that the prototype suit of armour was fabricated by the gang in a 'bush forge' located 'on the far side of Bald Hill', while the three other suits were subsequently manufactured by a number of local blacksmiths working independently in various locations around Kelly Country.⁷⁰

58 Aldridge. "Is there anyone called Kelly?"
 59 Cr. Anthony Griffiths correspondence, March 2002
 60 Jones. *Op cit.* p 360
 61 Ian Jones. 'Lack of Interest in Kelly's Homes'. The Age 2 February 1971. p.9.
 62 McMenomy. *Op cit.* p 253 (note 18)
 63 Ian Jones. 'Lack of Interest in Kelly's Homes'
 64 Aldridge. *Op cit.*
 65 Ian Jones. Ned: The Exhibition. p. 26.
 66 *ibid.* pp. 28,30
 67 Aldridge. *Op cit.*
 68 Cr. Anthony Griffiths correspondence, March 2002
 69 Aldridge. *Op cit.*
 70 Ian Jones. *Ned Kelly: A Short Life.* pp. 218 – 20.

Significance

The site of the Kelly homestead in Glenrowan West is of considerable historic significance. Notwithstanding confusion over the exact location of the house, the site and its ruins retain associations with the Kelly family, who built the house for themselves in the late 1870s. Their period of occupancy at Glenrowan West coincided with the heyday of the gang's criminal exploits throughout north-eastern Victoria, and the house itself was the site of at least one memorable stoush with police.

Policy

Further research and/or physical investigation should be undertaken in order to firmly and definitively establish the exact location of the original Kelly homestead, as opposed to the site, marked by three chimneys, where a new house was reportedly erected in the early twentieth century.

The site, including house ruins and outbuildings should be conserved and interpreted. It is not recommended that the homestead be re-constructed.

(18). Morgan's Lookout

History and Description

Morgan's Lookout, situated on Mount Glenrowan to the north of the township, was named after Dan 'Mad' Morgan, a notorious bushranger who was active in north eastern Victoria and southern NSW during early 1860s. Thought to be the son of convict parents, Morgan served six years for armed robbery in the 1850s emerging as a bitter and vengeful man. A skilled horse thief, he moved to highway robbery and killed his first man in 1863. He was finally captured in 1865 following a chain of events that started with his theft of a racehorse at Tarrawingee, north of Wangaratta, in early April of that year. Morgan subsequently got lost in the bush and forced a local property-owner, at gunpoint, to take him to his station.

Morgan hid out at the station for several days until one of the servants escaped and informed a neighbour, who then called the police. The station homestead was surrounded and when Morgan emerged, he was shot in the neck. He was taken to the woolshed and died several hours later.

By public demand, Morgan's body was openly displayed at Wangaratta where angry locals desecrated it. Morgan's reputation as a 'psychopathic sub-human', aroused the interest of the medical fraternity, and the coroner ordered that his head be removed and sent to Melbourne University for phrenological studies. Describing Morgan, one contemporary policeman wrote:

He was distinguished by his immense black beard flowing to his breast. His hair hung over his shoulders in gipsy ringlets. His height was nearly six feet. He was stout and muscular but weak in the knees and walked awkwardly. When mounted on horseback he was unsurpassed as a rider. His head had no crown. The forehead was small and angular. The nose was ... massive and straight but terminating in a peculiar hook which curved over the upper lip. This, with small clear blue eyes, gave him the appearance of a ferocious bird of prey.⁷¹

Mt Glenrowan has an altitude of about 400 metres and forms part of the Warby Ranges. Major Mitchell, who travelled through the area in 1836, originally named these the Futter Ranges. They were later renamed after Ben Warby, who took up the 9,300 hectare Taminick run in 1844. The Warby Ranges were declared a state park in 1979.⁷²

A better known 'Morgan's Lookout' is located near the town of Culcairn in southern New South Wales, where the bushranger was particularly active.

71 Quoted in 'Bruce Elder. 'The Wild Bunch'. *Sydney Morning Herald*. 15 April 2000.

72 Parks Victoria 'Warby Ranges State Park'. <www.parkweb.vic.gov.au/1park_display.cfm?park=205>

Significance

Morgan's Lookout, on Mt Glenrowan, is of local historic significance. It retains associations with its namesake, Dan "Mad" Morgan, a notorious bushranger from southern NSW who was finally captured in the Wangaratta region. A prominent vantage point in the nineteenth century, the lookout is of some interest in the saga of the Glenrowan Siege, being the place where supposedly a small army of Kelly sympathisers were to meet prior to assisting the gang. The exact location of this meeting point is unknown, but it is believed to have been 'on a spur' above the railway line.⁷³

Policy

The site should be interpreted, both in the immediate context of the Glenrowan Siege, and in the wider context of Dan Morgan and bushrangers in the region.

Good access and a viewing platform should be constructed.

4.5 Other Heritage Places within the Precinct

There are a number of buildings in the vicinity of the Siege Site which post-date the Siege. They are of historical interest in their own right and evidence of the early development of Glenrowan as a township.

(19). Police House (13 Siege Street)

History and Description

The Police House at 13 Siege Street was erected some years after the 1880 Siege, sources confirming the year as 1895,⁷⁴ and as such is not directly associated with the Siege events. The building however has some historic significance in its own right. It has been described as one of the oldest remaining structures in the area and has been recorded (but not classified) by the National Trust of Australia (Victoria). It is reputed that the building incorporates fabric from some earlier buildings in Glenrowan.⁷⁵

Glenrowan's original police station established in 1879, was located in High Street about one kilometre west of the railway station. From c.1882, the police station was located in a new building which had been erected by Ann Jones on the site of the original Inn destroyed in the 1880 Siege.

A new purpose-built 'Police House' at 13 Siege Street had been erected by December 1895.⁷⁶ Its exact date of construction has not yet been established. When the building was nominated for National Trust Classification in 1983 it was estimated that it was 'approximately one hundred years old' at that time.⁷⁷ Stylistic evidence suggests that the house would indeed date from the 1880s or early 1890s. It is believed that the bricks used in the construction of the house were salvaged from the stables located at the rear of the old police station/Farmer's Arms Hotel in High Street, in the old township of Glenrowan.⁷⁸

73 Information provided by Ian Jones, February 27 2002

74 Terry Birthisel. 'Policing in Glenrowan, 1879 - 2000', Gary Dean Correspondence, April 2002

75 *ibid*

76 Terry Birthisel. 'Policing in Glenrowan, 1879 - 2000'

77 Nomination form for Police House. National Trust of Australia (Victoria) File No. 5470.

78 Linton Briggs correspondence, March 2002

The original 'Police House' was provided as a residence for the constable and his family, while a small room at the rear, measuring 12 feet by 11 feet (3.6 metres by 3.3 metres), functioned as the police station proper.⁷⁹ This however did not have its own public entrance, rather a side gate to the property provided both public and private access to the rear of the house, where a roofed recess had separate doorways into the police office and the kitchen.

As Linton Briggs, son of a former police sergeant, recalled:

As a consequence, a lot of police business was conducted at the kitchen door, sometimes in the kitchen over a cup of tea, and often within view or earshot of family members.⁸⁰

This curious arrangement continued until the early 1970s when an addition was made to the front verandah of the house to form a new 'shopfront' office. During the 1980s this in turn was superseded by a temporary fibro-cement building that was erected in front of the house.

Measuring 25 feet square (7.6 metres square), it contained a main office with a foyer, an interview room, a storeroom and a toilet. A new police station was erected in 1999 on another site, at 72-74 Gladstone Street.

As it remains today, the former police station is a typical single storey, double-fronted late Victorian brick villa. The hipped roof is clad in corrugated galvanised steel and penetrated by a pair of brick chimneys with corbelled caps. A verandah with hipped roof extends across the street frontage and is supported on circular posts. The western half of the verandah has been infilled.

To the rear of the house are some timber-framed, skillion-roofed outbuildings, variously clad in weatherboard or fibro-cement. A number of earlier outbuildings were removed after the retirement of the last resident policeman, Jack Briggs, in 1955. These included a red gum weatherboard stable located in the north east corner of the property, which was demolished, and a pre-fabricated timber lock-up, which was relocated to Benalla.⁸¹



Former Police House at 13 Siege Street.

79 Birthisel. *Op cit.*

80 Briggs. *Op cit.*

81 Briggs. *Op cit.*

Significance

The former Police House at 13 Siege Street is of some historic and aesthetic significance. The house retains associations with police presence in Glenrowan for well over a century. It is one of few surviving nineteenth century houses in the immediate area. Aesthetically it is a typical, if slightly altered, example of a late Victorian villa.

Policy

This site is reserved for sale to the Rural City of Wangaratta. The house should be interpreted in the context of police presence in Glenrowan. Any redevelopment should retain original elements (verandah posts, double-hung windows, etc) and consider an appropriate colour scheme.

(20). St Mary's (Church Street)

History and Description

The house on the south side of Church Street identified as St Mary's, was originally located in the old township of Glenrowan on the south side of the railway line. Its date of construction is unknown, but it is believed to pre-date the former Stationmaster's House.⁸² Photographs taken during the Siege, looking south towards McDonnell's Hotel, indicate that there was a house in the distance, to the immediate east of the Hotel but considerably farther away. It was originally occupied by the town slaughterman. The slaughter yards were later relocated to the present-day site of the Recreation Reserve oval, and the former slaughterman's house (St Mary's) was moved to Beaconsfield Parade in the 'new' town and placed on the now Gladstone Street alignment, where it operated as a butcher's shop. When the Sydney Road (Hume Highway) was realigned to Gladstone Street the house was moved once again, this time to its present location in Church Street.

Today the house is a single storey double-fronted Victorian timber cottage, with a hipped roof clad in corrugated galvanised steel. The block-fronted façade is asymmetrical, with a projecting bay to one side and a verandah alongside. The bay has a gable end with carved bargeboard, and a timber-framed double hung sash window. The verandah has a bullnosed roof of corrugated galvanised steel, supported on timber posts. A frieze, with timber rosettes, extends between the verandah roofline and the main roofline.



St Mary's, Church Street, late Victorian House.

Significance

St Mary's is of some historic and aesthetic significance. Evidently erected in the early 1870s, it is one of few surviving nineteenth century buildings in the vicinity of the Siege Site, and is believed to be the oldest surviving house in Glenrowan. Aesthetically it is a typical, if slightly altered, example of a late Victorian asymmetrically-planned villa.

Policy

Although it post-dates the Siege, the house should be retained for its historic associations with settlement in Glenrowan. The owners of the property should be encouraged to retain original elements (carved bargeboard, verandah, double-hung windows) and consider an appropriate colour scheme.

(21). Former Bakers House (5 Siege Street)**History and Description**

Stylistic evidence suggests that the house at 5 Siege Street dates from the late nineteenth century, one source suggests the date as 1902 – 1903.⁸³ It was originally built as the baker's residence in Glenrowan, and the bakery kitchen at the rear of the building (containing large wood-fired ovens) continued to service the district until the 1960s.⁸⁴ The house is a single storey double-fronted weatherboard cottage with a hipped roof, clad in corrugated galvanised steel and penetrated by two red brick chimneys with corbelled caps. The symmetrical façade has a central door, flanked by timber-framed double-hung sash windows. All three openings have narrow sidelights. The front door also has a rectangular fanlight. The front verandah, not original, comprises a shallow skillion roof of corrugated galvanised steel, supported on metal pipes, over a concrete slab floor.



Former Bakers House, 5 Siege Street.

83 Gary Dean correspondence, April 2002.

84 Linton Briggs correspondence, March 2002

Significance

The house at 5 Siege Street is of some historic and aesthetic significance. It is one of few surviving nineteenth century buildings in the vicinity of the Siege Site. Aesthetically it is a typical, if slightly altered, example of a late Victorian villa.

Policy

Although it post-dates the Siege, the house should be retained because of its historic associations with settlement in Glenrowan. The owners of the property should be encouraged to retain original elements (double-hung windows, etc), reconstruct the verandah, and consider an appropriate colour scheme.

(22). Former Post Office (49 Beaconsfield Parade)

History and Description

The former post office at 49 Beaconsfield Parade was apparently erected in the 1880s. The building is not depicted in the aerial perspective of Glenrowan, published in the *Illustrated Australian News* after the siege in 1880. According to one source, the town's post office was originally located further west, on High Street, and the service was subsequently relocated to take advantage of the burgeoning development around the railway station in the 1880s.⁸⁵ When the present building was nominated for classification by the National Trust in 1983, it was stated that it was 'approximately one hundred years old'.⁸⁶ Stylistic evidence confirms that a construction date of circa mid-1880s is entirely probable.

The former post office is a single storey double-fronted Victorian rendered brick cottage with a transverse gabled roof clad in corrugated galvanised steel. The street frontage has a verandah with a skillion roof, supported on brick wing walls at each end. The central front door is flanked by a multi-paned timber-framed double hung sash window. The east half of the verandah has been infilled with masonry walling, and has a larger multi-paned shop window. Along the rear of the building is a skillion-roofed lean-to.



Former Post Office, (now veterinarian's clinic), 49 Beaconsfield Parade.

85 Education Department of Victoria. *Loc. cit.*

86 Nomination form for former Glenrowan Post Office. National Trust of Australia (Victoria) File No. 5979.

Significance

The former post office at 49 Beaconsfield Parade is of some historic significance. Erected in the 1880s, it is associated with the burgeoning development of Glenrowan following the Siege, and, in particular, the relocating of services from the former township, one mile further west.

Policy

Although it post-dates the Siege, the house should be retained because of its historic associations with settlement in Glenrowan. The owners of the property should be encouraged to retain original elements and consider an appropriate colour scheme.

(23). Former Public Hall (54 Gladstone Street)**History and Description**

The Hall located on the south west corner of Gladstone Street and Ned Street was erected and dedicated in 1922 as a memorial to the district residents who served and died in the First World War.⁸⁷ On 28 July 1970, the hall served as the venue for the world premiere screening of the *Ned Kelly* film starring Mick Jagger. It remained in use as a public hall until the new Soldier's Memorial Hall was erected at the Glenrowan Public Park (Recreation) Reserve in 1986.⁸⁸ The building is a single storey, weatherboard hall on an elongated rectangular plan, with a gabled roof clad in corrugated galvanised steel. The street (north) elevation has a central doorway, with a pair of ledged-and-braced timber doors, and the side elevations (east and west) have rows of small square windows.

Significance

Erected in 1922, the hall at 54 Gladstone Street is of some historic and social interest, as it is associated with the expansion of Glenrowan before the Second World War. While it is not associated with the actual Siege, it is nevertheless significant in the broader context of the history of Glenrowan. As a purpose-built public hall it was an important centre for social activity in Glenrowan for over sixty years.

Policy

The building should be retained. The owners of the property should be encouraged to retain original elements and consider an appropriate colour scheme.

(24). Glenrowan Hotel**History and Description**

The present Glenrowan Hotel was built in the first decade of the twentieth century by Eugene McDonnell and Fredrick Purbrick. It was originally erected as a replacement for McDonnell's Railway Tavern, which had occupied the adjacent site in Gladstone Street since the 1870s. After the new hotel was completed, the old timber building became a private residence.

As it stands today, the hotel is a large double-storey red brick building with a gambrel roof clad in corrugated galvanised steel, penetrated by a plain brick chimney at one end. The asymmetrical façade comprises a projecting bay to the right side, with a verandah to the left. The verandah has square timber posts with curved brackets, and a cast iron balustrade at each level. The façade is delineated by rendered banding at the window sill and head lines, and the windows themselves have timber-framed double-hung sashes. There is a single storey addition to the west side of the building, of relatively recent origin.

87 Linton Briggs correspondence, March 2002

88 *ibid*



Glenrowan Hotel, Gladstone Street. Note the site of McDonnell's Hotel is to the left, behind the green fence.

Significance

The Glenrowan Hotel is of local historic significance. Erected in the early twentieth century, it is the oldest surviving hotel in the town, and thus provides evidence of a significant phase of commercial development in Glenrowan at that time.

Policy

Retain unpainted finish to brickwork.

(25). Stationmasters House (Siege Street).

History and Description

The house at 16 Siege Street appears as a typical late Victorian cottage. It is a single fronted cottage with a double hip and valley roof. The verandah has a slight curve, typical of a c.1900 building or later. One source considers that this Stationmaster's house was in fact constructed in 1889, post dating the Siege.⁸⁹ The authors of the *Stage 1 Heritage Study* consider that it is possible that the building could have been built in its present location in 1911, at the time that the Lamp Room was considered to have been built.⁹⁰

It retains many other original elements including the rendered brick chimney with moulded caps and a ripple iron awning to the side windows. The panelled front door, set into a moulded doorcase with sidelights and fanlights, retains its original enamel badge bearing the departmental number 347.

89 Gary Dean correspondence, April 2002

90 Carl and Margaret Doring correspondence, April 2002

Significance

The residence at 16 Siege Street is of local historic significance.

Policy

The house can be interpreted as is in its current location on Siege Street, as representing a typical railway house, and signifying Glenrowan's long association with rail for over 100 years.

The current owners of the surviving building should be encouraged to retain original elements (window awnings, verandah, front door with enamel badge).



Former Stationmaster's House, 16 Siege Street

4.6 Heritage Interpretation

Reconstruction and Re-establishment of the Siege Site

Little physical evidence of the Siege remains. Jones' Inn where the gang held its hostages was destroyed by a fire lit by police at the end of the Siege. McDonnell's Hotel has been demolished, Stanistreets stationmaster house has been relocated and the railway station has been remodelled. The Siege Site still retains some of its original topography and has not been rendered entirely unrecognizable by subsequent works. Moreover, the locations of specific places and events associated with the Siege can be pinpointed with considerable precision. This provides great potential for interpretation and the ability to rehabilitate the Siege Site in accordance with historic evidence.

It is essential to build upon the unique character and authenticity of the site. The tangible link with the past is a strength that should not be trivialized. It is therefore considered that reconstruction of the site to its exact appearance at the end of the Siege is not feasible, given the amount of natural and man-made change which has occurred. Rather it is preferred to interpret the site as far as feasible and in accord with historic evidence

Reconstruction of the Siege Site is likely to require:

- under grounding of the power lines. Note that the original telegraph wires would be re-established in some form. (Critical communication was transmitted via these during the Siege).
- removal of the overpass and realignment to the original road reserve
- returning the rail platform to its original form and length
- removal of sundry cyclone wire fencing
- reinstatement of original timber and bull-wire fences around the railway reserve, and the reinstatement of white cast iron gates and revolving iron gate formerly located near the Glenrowan Inn.
- revisiting the detailing of the station building (e.g. relocation of erroneous doorway), repainting of the reproduction station building in the original, or more appropriate scheme, reconstructing sundry structures including the advertising hoarding, WC and goods shed.
- relocation of exotic plantings elsewhere in town (eg the Recreation Reserve, Community Hall)
- a full archaeological investigation to determine the locations of any seemingly lost features (creek line, tree remnants, fence remnants) which might remain and also to ascertain if any relics are still remaining (bullets, pistols, buttons etc.)
- undertaking an arboricultural assessment of the existing vegetation, to confirm its remnant status. Revegetate the site generally in accord with historic evidence
- re-establishment of the creek line and topography
- removal of the bollards, signage and various markers (for replacement with a more appropriate suite of interpretative devices)
- interpretation of Jones' Inn, rather than reconstruction.
- purchase of associated land
- removal of the stone retaining wall
- relocation and removal of the Toilets and playground in the Lions Park on Gladstone Street, to maintain the historic view over to the Siege Site from the main street. Generally open up the view from the main street to the Siege Site.

- identification of all relevant sites in relation to the Siege and the provision of appropriate interpretation.

Where appropriate, such as at McDonnell's Hotel site, undertake an archaeological investigation to establish any footings, remnants, relics etc. that may remain at these sites.

- developing connections to other places of Kelly association and significance e.g. serials sites such as Melbourne Magistrate's Court, Old Melbourne Gaol, cottage and pub at Beveridge, Beechworth, Benalla etc.
- It is proposed to partially close the western end of Siege Street to provide a pedestrian only Siege Site, allowing access only for general service vehicles. Noting community concerns regarding the impacts of this work, this proposal will require further consultation with landowners, and traffic studies to consider the impacts of diverting traffic.

The pathway connections existing in 1880, between the Railway Station, the Stationmaster's house and Anne Jones' Inn are proposed to be identified, but closed to vehicle traffic.

SIEGE SITE RE-ESTABLISHMENT PHOTOS

Interpretation of the Siege Site and Glenrowan

Key Issues

- The events at the Siege Site are momentous, and earn a place in the national legend and psyche. It is important to present the long timeframe, and the many activities of the police and Ned Kelly during this full day of events, from the arrival of the Police Train, to the final departure of Ned from the railway station.
- The events that occurred after the first volley of shots were fired at the front of Jones' Inn, until the Last Stand and capture of Ned Kelly at the "Kelly Log", only lasted about three hours.
- Events in Jones' Inn lasted longer, with the final act being the lighting of the Inn, about twelve hours after the first volley of shots took place.
- The Siege took place in certain weather (early morning cold weather, fog), and moon light/day light conditions (i.e. 3:00am – sunrise at about 7:17am – mid afternoon). This is difficult to replicate at most times in which the site can now be viewed.
- Much of the original fabric of the Siege Site (i.e. vegetation, creek lines, the capture site, fencing, platelayers tents, station building and platform etc.) have changed.
- The events that precipitated the final Siege took place at additional locations throughout north eastern Victoria, as did various events of the aftermath.
- The two key points of interest at the time were the capture of the Kelly Gang and the fact that the gang wore armour.

SIEGE SITE LANDSCAPE RE-ESTABLISHMENT PLAN – L10

5. TOURISM ACTIVITY

5.1 Glenrowan as a Visitor Destination

A major objective of this Masterplan is to provide strategic direction for the development of Glenrowan as a significant heritage tourism destination. Primarily the focus for Glenrowan tourism will be the Kelly Siege Site and the broader Kelly, and regional bushranger story.

It is also important to recognise that Glenrowan is part of the greater north eastern region of Victoria. This region forms the “*Legends, Wine and High Country*” touring region, as defined by Tourism Victoria for the purposes of industry marketing and development. This tourism region is gaining popularity as a Tourist destination. The region is also becoming a well known wine production region, and is home to many other regional produce markets including strawberries and orchard fruit. The region is also the gateway to major Victorian ski resorts.

For reference, a summary of available data on Tourism in the “*Legends, Wine and High Country*” is provided in Appendix 3 of the Draft Masterplan Report. This information reflects the whole region and the importance and value of tourism to the regional economy.

Glenrowan is the keeping place of the Ned Kelly legend. The Siege Site in Glenrowan is considered the most important site associated with the Kelly legend. There is great tourism potential afforded by the authentic re-establishment and interpretation of the Siege Site to make tangible links with the past and to celebrate nationally significant folklore.

Glenrowan as a Town currently attracts about 250,000 visitors per year, a generalised but widely accepted figure based on a local commercial operator’s survey rather than regulated monitoring. No definite data is available. Through the strength and significance of the Siege Site, Glenrowan could capture a substantially larger proportion of visitors to this region, and embrace the significant opportunities inherent in ‘owning’ the *Legends* component of the “*Legends, Wine and High Country*” touring region.

Glenrowan’s attraction as a destination is further strengthened by its accessibility, being about 2.5 hours from Melbourne by car, readily accessible for day trippers. It is also an ideal stopping point for visitors travelling between Melbourne and Sydney, and during winter for visitors to the snowfields.

Several towns in this region, such as Beechworth and Bright, have managed to make tourism a focus for their towns. By so doing, these towns have also attracted considerable public and private sector investment to further consolidate their tourism stronghold. On the other hand, Glenrowan, being a tourism destination for over a hundred years, has not managed to capitalise on its brand association with Ned Kelly.

As a tourism destination, Glenrowan’s current performance can be measured against key market segments, and tourist travel behaviour measures as utilised by Tourism Victoria. This analysis data is included in full as Tables in Appendix 3 of the Draft Masterplan Report.

From this analysis data, four key market segments have been identified which produce the highest yield and account for 63% of short breaks, 65% of intrastate travel and nearly 70% of all holiday expenditure:

- **Visible Achievement**
- **Traditional Family Life**
- **Young Optimism**
- **Socially Aware**

The importance of providing an experience that meets the expectations of these market segments is critical.

REGIONAL CONTEXT - L11

TORUISM AMENITIES - L12

Observations from site visits, local knowledge, and research suggest the existing Glenrowan product is “off target” to the needs and expectations of these critical identified market segments and currently more appealing to the fragmented lower spending segments that travel much less frequently. While the Town currently receives up to 250,000 visitors a year, the visitor experience is limited and satisfaction low.

In short, the factors attributing to the low product appeal, visitor perceptions and low visitation of the key market segments are:

- Low visitor experience due to:
 - poor presentation of the Siege Site and lack of interpretation
 - limited visitor amenity
 - limited commercial amenity and variety
- Undeveloped Town environment
- Limited range of support activity (nature based, recreation, cultural, food and wine, entertainment)
- Limited range of support attractions (events, shopping experiences)

The Masterplan proposals aim to redress these limitations, preserve and protect heritage values and thereby provide the directions for stimulating a stronger tourism interest from a broader market segment.

5.2 Tourism Potential of the Masterplan Options

The specific opportunities outlined in the Masterplan support the key Tourism objectives for Glenrowan, being the provision of a higher quality visitor experience, raising the profile of Glenrowan as a visitor destination, and broadening the visitor market. These proposals involve interpreting the Kelly story via several attractions and amenities in the Township to provide a greater stimulant to reinvestment in town infrastructure and building generally (in keeping with appropriate design guidelines). The total visitor experience to Glenrowan will embody:

1. High Visitor Amenity at Glenrowan

The opportunities presented in earlier sections for new infrastructure, transport, streetscape, and visitor facilities, are aimed at strengthening the amenity of the Town, and increasing its viability. A vibrant, attractive Township will underpin Glenrowan’s attraction to Visitors. It must also be reiterated that the Town should continue to function as a contemporary Town servicing a community, as well as supporting and showcasing a national icon.

The development of new commercial and retail facilities in the main commercial precincts, offering a wider variety of services, will also underpin the viability of the Town.

In summary the opportunities within the Town that will provide high visitor amenity, include:

- Safe, accessible path network
- Pedestrian friendly main street (eg. traffic calming, safe crossing points, centralised facilities)
- Streetscaping (street trees, furniture, lighting)
- Carparking, bus and caravan parking
- Visitor facilities including public toilets, picnic areas, viewing areas etc.
- Clear directional signage and specialised interpretive signage to ensure that Glenrowan is accessible and easy to travel around, as well as providing a high level of interpretation

2. Reinstatement of Siege Precinct and On Site Interpretation

The key to providing a unique and high quality visitor experience in Glenrowan lies in the authentic interpretation of the Siege Site and Precinct. This reinstatement must be done sensitively and in accord with historic evidence, to ensure authenticity. Connections must be made with the many other important sites in the day of events, to ensure a rich experience. The opportunities presented in the Heritage section outline the initiatives for re-establishing the Siege Site.

Given the nature and level of significance of the various sites at Glenrowan, it is appropriate to consider any interpretation of the sites at a level of national cultural and heritage significance. In this regard each site, as far as is feasible, should tell its own story with interpretation for visitors being limited to the minimum (least impact) necessary to provide an understanding of the details of the events. Beyond this the story can be interpreted in more detail and richness through Visitor Centre facilities, and other off-site devices such as oral and audio guides.

On-site interpretation would be simple and not intrusive. Interpretation of the intangible, and past events is often difficult. The introduction of reconstructed elements is intended to provide props and hooks for the imagination of visitors, without trivialising the significance of the site, rather than to provide an actual reconstruction. Without such prompts, it can be difficult for many visitors to experience anything of the thrill and excitement of past events.

However before any interpretation can occur at the Siege Site, the features of the site that are intrusive from a heritage perspective should be removed and the site rehabilitated. Prior to undertaking these works, an archaeological survey of the site should be undertaken to locate any remaining relics e.g. bullets, buttons, buckles etc. and also to accurately pinpoint and/or confirm the location of significant places within the site. By using historic photographs, maps and plans, elements of the Siege Site can be established. Re-establishment of the Site (refer previous sections) can then proceed.

The aim is for visitors to walk the Site and gain some understanding of the Siege. Interpretive signage can be introduced at the significant event sites. The signage can correspond to portable audio tapes and brochure information. The tapes and brochure would be scripted to evoke the Siege events in an exciting and engaging way for visitors and can link back to a broader interpretation at the Visitor Centre. (Audio scripts might include an eyewitness account of the Siege events, a journalist's account for the Melbourne and Sydney papers, the view from overseas (eg London), a post-event forensic investigation by the police or a modern day coroner etc).

3. A Tourism and Interpretive Facility – “The Ned Kelly Centre”

In order to interpret the Siege appropriately and to create a drawcard for tourists, it is essential that a state of the art interpretation centre be provided – the Keeping Place of Kelly Legend. This facility could be a nationally significant facility, showcasing artworks, memorabilia, rare collections; have a research focus, providing state of the art interpretive displays and educational information; incorporate a gallery and library; provide regional tourism information.

It is proposed at a Masterplan level that this facility will provide:

- Tourist Information Centre
- Gallery for artworks and portraiture
- Museum for collections
- Cinema
- Collection and research library
- Visitor amenities – public toilets, café/restaurant, retail and souvenirs
- Exhibition spaces
- Outdoor areas for picnics, viewing
- Potential direct pedestrian bridge connection to the Siege Site

The proposed Ned Kelly Centre could include a small theatre to allow for a specially scripted short orientation presentation about the site, say up to 15 minutes in length. This would clearly set the story of the Siege and the events that precipitated it. In addition, selections of old Kelly and bushranger films from the National Film and Sound Archive may be shown. Short films could be prepared, focussing on the wider Kelly Story from a number of perspectives, such as the view of the police, the Kelly trial process with Sir Redmond Barry, the early life of the Kelly's, other bushrangers, the sympathisers, the opponents, life in north eastern Victoria in 1880, other Kelly sites in Victoria etc.

The armour pieces and guns would be great assets, but replicas may also be appropriate and could be used for visitor interaction, to feel their weight and get some appreciation of Ned's strength and mobility particularly in his wounded state during the Siege.

Elsewhere there could be a Museum component incorporating authentic archival material. Ned: The Exhibition, at the Old Melbourne Gaol might provide the basis of such a museum exhibition if owners of private collections were willing to place items on permanent or long-term loan.

Any museum exhibition should retain some core collection items, preferably those of local relevance, and ideally should also include changing components as part of an ongoing research project. This might include items lent by major galleries and museums and might explore such topics as nineteenth century weapons, Kellyana, Kelly in art (e.g. Nolan paintings). Where necessary high quality reproductions could be used, such as for the Nolan paintings, where loan is not feasible.

Any museum exhibition would need to have an appropriately qualified curator and safe, moderated showcases, with exhibition techniques of the highest standard and security. Similar exhibition models that might be emulated (though not necessarily copied) include the Federation exhibition at Bendigo and some aspects of Sovereign Hill. To house a museum, the building would need to accord with accepted museum standards with regard to building environment, access, including disabled access, Building Code of Australia etc.

Associated merchandising should be of high quality and preferably not compete with what is already commercially on offer in Glenrowan. Local produce and wine may also form a retail component or be served in a café.

The Kelly Centre should include a research area providing access to various research collections and internet sites on-line. In addition, computer access would provide more detailed audio-visual programmes on the Kelly gang or other related topics such as blacksmithing, gunsmithing, the railway, nineteenth century Glenrowan etc. The Legend Wine and High Country region should figure prominently, in providing regional tourism information and connections.

In terms of building design and location, a site in the Town centre is suggested due to its proximity to the Siege Site, central location, accessibility and the availability of land. The building design should be unobtrusive and not dominate the Siege Site while being sufficiently recognizable as a major interpretation and Visitor Centre. Any new building should be of contemporary design and also respond to its immediate landscape so that it is recessive but not invisible in any views to it, leaving the surrounding 'Kelly Country' landscape to dominate.

As a stand alone facility, consideration must be given to the infrastructure requirements of such a major development, particularly in the absence of sewerage to the town and limited water capacity. Further investigations into on site waste water treatment, and water availability and storage will determine feasibility, location and size parameters.

4. McDonnell's Hotel - Interpretive Site and Viewing Area With associated Stable Area for Coach and Riding Tours.

McDonnell's Hotel has an important connection with the events of the Siege. The sensitive re-establishment of this site to provide an appropriate interpretive point, as well as an area for elevated viewing of the Siege Site, will reconnect this site with the Siege precinct. There is also an opportunity to re-establish the stables (where the Kelly Gang left their horses) to provide a set off point for a 'bushranger trail' coach tour, walking tour or trail rides.

This is a preferred location to cater for greater carparking volumes, and bus parking to remove the majority of cars from Gladstone Street, and the Siege Precinct.

5. Police Reserve - Interpretive Site and Viewing Area

The Rural City of Wangaratta has reserved the site of the Victoria Police buildings at 11-13 Siege Street, for inclusion within the Siege Precinct. Within the boundaries of the western site is the significant location of the capture site of Ned Kelly.

These sites are proposed to be incorporated into the interpretation and trail connection as part of the re-establishment of the Siege Precinct. There is also opportunity to redevelop the existing buildings to provide an Interpretive Centre, focussing on the Police story and the Aboriginal trackers, and the related events surrounding the search for the Kelly Gang, which precipitated the Siege.

6. Siege Story Walks - Local and Regional

A defined walk would follow the Siege story, connecting the many sites and events of the Siege day. The Trail would by necessity be distinctive in its design and clear in directing travel. Inclusion of sculptural and interpretive elements would be essential, integrated with detailed signage. The route becomes an important connection between the Town centre, the Siege Site and other significant sites, as well as an important Tourist focus.

A series of guided tours (either self guided audio tours, or group tours with a guide) could be developed. Much of the activity at Glenrowan can also be packaged into day tours that compliment other tourist activity within the region, including food and wine connections.

As Glenrowan protects the key site in the legend of the Kelly Gang, and is a Town central to the "Legends" component of the touring region, it is likely that it will act as the 'hub' of the Kelly story, with other places in the story working as the 'spokes'.

Defining a regional route can then make further regional connections along a touring trail.

This could incorporate many sites, a representative few may include:

- Beveridge - where Red Kelly's house is located
- Avenel – where Ned spent his youth, where Red Kelly was gaoled
- Euroa – where the Gang robbed the bank
- Beechworth – where the gang members spent time in gaol
- Lake Mokoan and Baileys Winery – Ned reputed to have worked at the winery and as a stonemason on a property by the Lake
- Glenrowan West – the site of the Kelly homestead
- Stringybark Creek – where the Gang ambushed and killed police

7. Events

The events of the Siege can be the focus of an annual event. It should be a new concept, in synergy with the redeveloped Siege Site, interpretive sites and the interpretation afforded by the Ned Kelly Centre

There also exists an opportunity to provide a regular event (say monthly at Glenrowan) based on the very popular farmers markets that sell predominately organic produce, this could also be used to promote the region.

The weather conditions of the early morning of the Siege events were cold and misty, key elements in the Siege story. These conditions will not prevail on many occasions when tourists visit the site so it may be appropriate to consider the installation of a *son et lumière* experience which could be activated at prime tourist times. A "Son et Lumiere" is an entertainment narrative generally associated with an historic event, with sound and light effects providing the drama.

Similar models as useful reference points are 'Blood on the Southern Cross' at Sovereign Hill, the misty atmosphere of the sculpture garden at the Australian National Gallery in Canberra, and the *son et lumière* at the Red Fort in New Delhi.

8. Sculptural Elements

The significance of the Siege Site warrants national attention and recognition. As such, part of the 'celebration' of the site and interpretation of the Siege story is proposed to be identified through sculptural elements. Potentially, a national competition could be established to promote the re-established Siege Site, through an art and sculpture competition.

5.3 Outcomes of the Masterplan

The key objective of the Tourism initiatives and the Masterplan opportunities expressed above, are the promotion of the town of Glenrowan, with an emphasis on the Siege Precinct experiences and project specific developments and strategic initiatives. The initiatives and opportunities can be expressed by three Outcomes – Level 1, Level 2 and Level 2, as categorised by their immediacy for implementation, cost for implementation (and potential funding sources), and scale of development.

LEVEL 1 OUTCOME

The Level 1 outcomes are primarily concerned with improvements to Town amenity, and the authentic reinstatement of the Siege Site. These proposals provide opportunities and improvements for the community and visitors. These works should be undertaken as a priority.

Level 1 Outcomes can be summarised as:

- **Streetscaping**
 - Road works including the narrowing of Gladstone street and provision of parking zones
 - Footpath and trail system implementation
 - Undergrounding of powerlines in Siege Site
 - Off street car and bus parking
 - Street Tree planting and defined planting areas
 - Street furniture, lighting
 - Broad scale revegetation of site including the recreation reserve and Fosters Lake
- **Town Entries**
 - Landscaping
 - Signage and sculptural elements
- **Siege Site**
 - Authentic re-establishment of the site
 - Powerlines undergrounding
 - Siege Street Closure
 - Lions Park works (removals and relocation of rose garden, picnic facilities)
 - Closure of Gladstone Street service road
 - Interpretation elements
 - Trail system
- **Visitor Amenity**
 - First level interpretation signage
 - First level Tour information (brochure, audio guides)
 - Public toilets (temporary expansion of current facilities, extension of Fosters Lake facilities)

An application has been made to the CSF, under the Broader Community Benefit Scheme, for the Level 1 works outlined above, and illustrated in the Drawings attached in Appendix 7.

LEVEL 2 OUTCOMES

Subject to a feasibility study, Level 2 initiatives provide specific tourist facilities and require larger infrastructure investment.

They can be summarised by:

- **The Ned Kelly Centre – Tourism and Interpretive Centre**
Tourist Information Centre, gallery, museum, cinema
Collection and research library
Visitor amenities
Outdoor areas for picnics, viewing, associated new Lions Park
- **Development of Interpretive Sites**
McDonnell's Hotel
Stanistreet's Station House
Railway Station
Jones' Inn
Police Buildings (Siege Street)
- **Associated Commercial Development (Private Development Initiatives)**
Food and beverage, retail, accommodation
Coach and horse tours

LEVEL 3 OUTCOMES

The Level 3 outcomes are implementation of broad strategic initiatives, major infrastructure and the provision of a major tourist facility.

- **Infrastructure Works**
Relocation of Rail overpass
Pedestrian bridges
Rail siding, branch lines
Tourist train service
Reticulated sewerage, increased water supply
- **Strategic Initiatives**
Private sector development
Marketing and regional tourism promotion
- **Level 3 Tourism Centre**
A stand alone, large scale multi purpose centre located outside the Town Centre due to the requirements for independent infrastructure, parking and accessibility. This Centre would be nationally recognised.

At this stage the Masterplan does not propose development of a major Tourism Centre.

Drawing L13 attached, illustrates primarily the Level 1 and 2 outcomes, as provided within the framework of the Town Masterplan.

PRECINCT PLAN - L13

5.4 Marketing Needs For Glenrowan

In association with the above capital works initiatives, the Masterplanning process addresses strategic marketing initiatives to support the Masterplan recommendations, particularly **the interpretation, information and activity** based recommendations.

It is recognised that for Glenrowan to achieve its rightful position in the Australian Tourist Industry, outside support, assistance and guidance is needed to develop and market its tourism potential. A level of skill and a scale of resource are required which are currently not available to the Glenrowan community. The management of local and regional tourism requires a partnership between all levels of government and private enterprise, working closely to ensure balanced development of tourism in the local and regional area.

To this end, the Rural City of Wangaratta has established a 'Tourism – Future Directions and Council Involvement, Statement of Principles'. This document outlines the Council's objectives in Tourism and Marketing to articulate Council's future involvement in leadership of tourism development.

The tourism and marketing directions recommended in this document are supported by the initiatives of the Masterplan for Glenrowan, namely:

- To achieve economic benefit for the region by:
 - optimising tourism expenditure: and
 - optimising investment in tourism related infrastructure, both public and private
- To provide support and leadership for the development of tourism as an important industry
- To ensure that the beneficiaries of tourism largely meet the costs of tourism

In terms of marketing and promotion, Council's primary role will be to build relationships/networks with peak statewide tourism bodies to ensure that the Rural City of Wangaratta is represented in statewide marketing/promotion campaigns. In terms of built forms, Council's primary involvement will be in development facilitation. The Principles also provide details of Council's commitment to the provision of Information Services, events and festivals and relationships with other Tourism related bodies.

5.5 Regional Benefits of Tourism

Current visitation numbers to Glenrowan of about 250,000 visitors per year, are likely to double in the next ten years to 500,000. With sensitive development and the provision of visitor enhancements this level could reach 750,000. This would provide significant employment and an economic boost to the entire region.

Throughout Australia communities have embraced tourism as a way of providing employment and stimulating regions and towns. The employment benefit is not just in the highly visible front line positions in accommodation and restaurants. Virtually every retailer in every high street derives income from visitors, as do most trade and service providers, as well as professionals. Opportunities will not always be seen merely as the creation of full time positions, as the effects of tourism expenditure will filter through the entire local economy.

Economists calculate that for every dollar of visitor expenditure, the local region multiplier effect is 2.6. This is a common multiplier used by the tourism industry to estimate industry effects. Put another way the existing 250,000 visitors to Glenrowan are currently providing a \$34.5M economic impact within the region, and this figure excludes accommodation.

It is also important to understand that **expenditure in the region is good for Glenrowan and expenditure at Glenrowan is good for the region.** This is because the opportunities for employment that are created, enable large and small centres to grow and prosper. For residents of towns like Glenrowan, the actual location of the employment is less relevant than the employment opportunities themselves. The community should appreciate that a prosperous and growing Council is in a better position to provide and spread infrastructure needs, as the Council's rate base grows from private and public investment in tourism.

The view is that Glenrowan Township will remain primarily a "day" rather than a "stay" destination. It is anticipated that the bigger service centres within the region will provide most of the large scale accommodation. Glenrowan will however be an integral part of the regions touring attractions as it provides a unique quality visitor experience. As the visitation to Glenrowan increases there will be opportunities to provide small scale accommodation such as B&B and perhaps themed "bushranger" retreats, or camp drafting for horse and cycle touring. The fact that Glenrowan will continue as a day destination in no way diminishes the employment and economic potential available to the community, due to the strength of a "whole region" approach to tourism.

The potential benefits of the proposed Masterplan initiatives and investments in Glenrowan can be measured against three parameters:

- **Increased number of visitors**
The most likely and immediate benefit for Glenrowan will be an increase in the number of visitors, and the expanded visitor market segments visiting, particularly the higher spending visitor segments.
- **Increased visitor satisfaction and hence re-visitation**
The re-establishment of an authentic Siege Site and the increased visitor amenity in the Town, will guarantee a high level of visitor satisfaction and promote repeat visitation to the Town.
- **Increased yield by increased economic activity in the town and the region**
The economic benefit to the region can be measured as follows:
 - Additional 250,000 induced day visitors, contributing \$35 million/year to the region's economy, creating 350 fte jobs
 - Additional \$15-20 million/year contribution to the regional economy as a result of increased overnight stay caused by 2-3 hours of lingering time at Glenrowan, creating 150-200 jobs
 - Additional international visitation to the region

6. FUNDING OPPORTUNITIES

There are several funding opportunities for the Masterplan initiatives. The following outlines possible sources of public and private investment:

PRIVATE INVESTMENT

- Identifying and supporting local initiatives, including local investors
- Developing incentive packages and/or expressions of interest for Private Development, including potential lease arrangements for commercial, retail or accommodation

Evidence suggests that private investment is likely to follow Level 1 Outcomes, particularly capital works such as streetscape improvements and the re-establishment of the Siege Site. Once investors see that the area is being improved and local and state government are supportive, private tourist investment will be generated to meet market needs.

PUBLIC FUNDING (GRANTS)

A selection of funding programs that are relevant to the heritage status of Glenrowan, as well as community and economic improvements, include:

Regional Infrastructure Development Fund (RIDF)

RIDF funding is available for capital works projects. This fund is available through the Regional Development Infrastructure Fund, a state government funding agency through the Department of State and Regional Development. RIDF funding primarily promotes adding value to the socioeconomic asset base of a region. Initiatives that could be funded by RIDF include:

- Industry development to facilitate economic development
- Transport improvements
- Tourism related capital works for new and improved facilities
- Strategic education and information, communications technologies infrastructure

Regional Solutions

This program provides funding to disadvantaged rural communities to put into action development projects which will lead to stronger local economies. The program is offered for:

- Planning projects
- Small or large scale capital works projects

Pride of Place Funding

Three tiers of project specific funding through the Department of Infrastructure (State level). Pride of Place funding may be available for:

- Urban Design advice (to develop specific design recommendations of the Masterplan)
- Design development and associated capital works programs

Regional Tourism Program

The Regional Tourism Program (RTP) is an ongoing funding program introduced as a method to encourage regional tourism development. The program aims to develop the tourism potential of regional Australia through tourism infrastructure development and market promotion. Grants are provided for infrastructure projects, for product development and to help build special interest markets which satisfy international demand for distinctly Australian experiences.

Cultural Heritage Projects Program

This program supports the conservation of places of cultural significance, however only places registered on the Register of the National Estate are eligible. (Glenrowan Siege Site is yet to be classified).

The Commemoration of Historic Events and Famous Persons Grant – in –Aid

This is designed to commemorate people, events and places of national historic significance. Projects can include commemorative monuments, exhibitions, and particularly relevant to Glenrowan, surveys of historic sites of national significance.

Community Support Fund

The Community Support Fund provides funding, gained from gambling revenue, to support community beneficial projects in the areas of sport, recreation and tourism.

An application has been made to CSF, under the Broader Community Benefit Scheme, for the Level 1 works outlined in Section 6.3, and illustrated in the Drawings attached in Appendix 7.

Local History Grants Program (Through Arts Victoria)

This program is designed to help communities maintain their sense of identity and heritage, and to enable communities to record and present stories of notable events and people from Victoria's past.

Public Heritage Program

This program provides capital works funding for public heritage places for the benefit of the community and to enhance domestic and international tourism. Assistance can be provided for the conservation of heritage sites.

Philanthropic Grants

There are several philanthropic funds promoting partnerships with government and business, and projects that promote rural renewal, research, heritage, and environment.

All government funding grants have a requirement for monitoring and evaluation. Generally the receiver must provide a measurement of their achievement, usually expressed as milestones, key performance indicators, and some indication of trend. Grant stakeholders will require a simple inbuilt monitoring and evaluation system. The system provides a mechanism whereby reporting can be made annually, detailing the implementation and outcomes of changes in Glenrowan.

PARTNERSHIP OPPORTUNITY FOR THE LEVEL TWO OUTCOMES

A Development Option is proposed for the rejuvenation of Glenrowan, using a private-public partnership approach, consistent with State Government policies on *Growing Victoria Together* and *Victoria Public-Private Partnerships*. It is recognised that the development strategy as proposed is innovative.

The Option assumes an ordered sequence of undertakings:

1. Kelly Siege Precinct and Township

Level 1 Outcomes (described in section 6.3) are facilitated by the community and Local Government, with substantial State and Commonwealth backing.

2. Commercial Precinct

Glenrowan traders make an in-principle commitment to building and service delivery improvements within an agreed period (notionally 24 months). Decision-making by local traders would be facilitated by possible assistance and incentives such as:

- Completion of a business planning study for Glenrowan that quantifies the commercial benefits of Level 2 Outcomes (described in section 6.3)
- Provision of building and design guidelines for building improvements for selected buildings along Gladstone Street.

3. The Ned Kelly Centre.

A major investment within Glenrowan, of modern and challenging design with capacity to be a destination in its own right.

A key precondition is the presumption that any major Government investment (State or Commonwealth) in a 'Ned Kelly Centre' would, in the first instance, require in-principle undertaking by the majority of local traders to physical improvements to their respective businesses.

The approach outlined represents an innovative private-public partnership approach to rejuvenating the township in a sustainable way. The approach also provides greater funding opportunities for Glenrowan.

7. IMPLEMENTATION STRATEGY

The major initiatives of the Masterplan can be summarised as:

Township

- A revitalised streetscape with the addition of tree planting, furniture, lighting, pedestrian priority zones
- Defined activity zones
- Defined pedestrian, vehicle circulation zones, and vehicle parking zones in the commercial precinct
- Town entry ways to convey a sense of arrival, to capture the essence of the Town, and to calm traffic
- Infrastructure investment creating a sustainable safe environment

Environmental

- Preservation and enhancement of Glenrowan's significant environment
- Re-establishment of the Siege Site to respond to its original topography and landscape.

Heritage

- A protected Siege precinct, the focus of the Town
- A re-established Siege Site, replete with strong interpretation and symbolism, a stunning presentation of Glenrowan heritage
- Defined connections to the Siege Site, both physical and visual

Tourism Activity

- Showcasing Glenrowan as a quality visitor experience. The experience will embody:
 - A Tourism Centre and Interpretive facilities
 - A commercial precinct providing high visitor amenity
 - An authentic Siege Site
 - A touring trail
 - Quality information and interpretation
- Sensitive and appropriate management and promotion of the Town's significant Tourism assets at a regional/state level

The following strategy has been developed to set out proposals to achieve these key initiatives and the objectives of the Masterplan. The recommendations are set out as an Implementation Strategy. Actions have been listed under each of the four key themes and sub headings, in accordance with their priority. A responsible authority has been identified for the implementation of each action.

Refer to the end of this section for an explanation of the abbreviations, and priority timeframes.

7.1 Masterplan Recommendations

7.1.1 TOWNSHIP			
Objective			
<p><i>To unite the disparate nodes of the Town and establish a circulation system that supports combined vehicle and pedestrian activity. To ensure that the many facilities provided within the Town balance the different range of activities, and complement the objectives of commercial and tourism activity. To provide appropriate infrastructure to support the development of the Town and to meet target visitation numbers of up to 750,000 visitors per annum over the next ten years with minimal impact on the environment or the cultural and heritage aspects of the Town.</i></p>			
Infrastructure			
Rec. No.	Action	Responsibility	Outcome Level
1.	Undertake negotiations with all lease holders within the Siege Site (Freight Victoria, Australian Rail Track, Rural City of Wangaratta), with project representation at state level (Tourism Victoria, State and Regional Development). (Refer also rec. no.21)	RCW	1
2.	Undertake further negotiations to determine the feasibility of a local and/or regional rail connection to provide a train service to Glenrowan.	RCW	1
3.	Determine the replacement timeframe for the existing overpass and undertake further feasibility studies for relocating the overpass.	RCW, VicR, DPT (and lease holders)	1
4.	Redesign a new vehicle through route along Gladstone Street, narrowing the lane widths and defining carparking zones. Undertake traffic management studies, survey works. Provide wider pedestrian zones, crossing points. Introduce greater pedestrian amenity through streetscaping - planting, furniture, lighting.	RCW, VicR	1
5.	Underground the powerlines through the Siege precinct - along the Gladstone Street frontage and through the railway land.	RCW (potential infrastructure funding)	1
6.	Undertake negotiations with residents regarding the proposed closure of Siege Street. Undertake traffic management studies. Implement closure of Siege Street and the service Road on Gladstone Street.	RCW	1
7.	Investigate further options to implement a reticulated sewerage system. Investigate location and implementation opportunities in terms of environmental assessment, location and impact on the wider catchment area. Investigate subsidy options/schemes for Town sewerage connections. Pursue infrastructure funding.	RCW, NERWA, NRE, (potential state govt. funding)	1
8.	Investigate further options for increasing water supply, commensurate with sewerage reticulation, with consideration given to feasibility, and opportunities for 'best practice' usage and recycling.	RCW, NERWA, NRE (potential state govt. funding)	1

Town Development			
Rec. No.	Action	Responsibility	Outcome Level
9.	Amend the Local Planning Policy Framework of the Wangaratta Planning Scheme to recognise the significance of Glenrowan and the Siege Site and set out the means to implement the strategy through local planning policies and use of overlays such as: <ul style="list-style-type: none"> • Vegetation Overlay protection within the Town and environs. • A Heritage overlay to protect the Siege site and preserve its historical significance. • Design and Development overlays to define standards of built form for future development through built form principles. 	RCW,DOI	1
10.	Amend the Planning Scheme to recognise specific zoning, and to protect the character of the Town and its environs and to determine desired development patterns.	RCW,DOI	1
11.	Implement streetscape works in particular the landscape, pedestrian environments and entry zones.	RCW (potential funding through state govt grants)	1
12.	Redevelop existing buildings with a coherency of form, scale and materials, in line with agreed principles.	Private, RCW - through development principles	2
13.	Promote infill commercial and mixed use development to connect the two separate commercial precincts.	Private, RCW - through incentives	3
14.	Concentrate public and community facilities outside the main Town centre, focussed around the existing community hall and recreation reserve.	RCW - through Planning controls GI, through community development programs	3
Accessibility, Entries			
15.	Develop an 'entry sequence' of arrival zones to enhance the visitor experience. Implement high quality landscape, interpretation and signage elements. Introduce traffic calming measures to slow down traffic entering the Town.	RCW, VicR (potential funding through state govt. grants)	1
Carparking, Movement			
16.	Define specific carparking zones to ensure that adhoc, large carparking does not occur and that bus parking and caravan parking are catered for within defined zones.	Masterplan	1
17.	Develop safe pedestrian routes and crossings through the Town. (Refer also rec nos. 4,15)	RCW (potential funding through state govt. grants)	1
18.	Implement street narrowing works, and creation of parking zones. (Refer also rec nos. 4,15,17)	RCW (potential funding through state govt. grants)	1

Carparking, Movement (contd.)			
Rec. No.	Action	Responsibility	Outcome Level
19.	Develop additional offstreet and rear parking to meet expected future demands.	RCW (potential private development opportunities)	2
Land Ownership			
20.	Undertake negotiations with current lease holders and land holders regarding the future use and development of land within the Siege Precinct. (Refer also rec. no. 1)	RCW	1
Visitor Amenity			
21.	Reserve to buy land currently for sale on Gladstone Street, the Victorian Police Land on Siege Street, and at the base of Mt Glenrowan. (Refer also rec. no. 1)	RCW (potential CSF funding)	1
22.	Develop a Visitor Tourist Information Centre - the Kelly Centre and Siege Interpretive sites at McDonnell's Hotel and at the Police Reserve. Locate Visitor amenities (toilets, picnic areas etc) in association with these developments.	RCW , (potential funding) TVic facilitation	2
23.	Remove the public facilities from the Lions Park on Gladstone Street. Relocate the rose garden, playground, picnic facilities etc. to the recreation reserve, community centre. Develop a new Lions Park in association with the Kelly Centre, including picnic area, playground, seating, shelter etc.	RCW, GI, Lions Club (through community development programs)	2
Community Development			
24.	Recognise the contributions of volunteer and community groups and provide opportunities for future implementation projects of a size and scale that can be co-ordinated by individual community groups. A new Lions Park is one identified program, others being tree planting, volunteer guided tours, revegetation programs etc.	RCW	ongoing

7.1.2 ENVIRONMENTAL			
Objective			
<i>To respond to the special character of Glenrowan's physical environment, principally by reflecting the character of Kelly Country and north eastern Victoria, within the Town environs.</i>			
25.	Undertake an arboricultural assessment of the existing Siege site vegetation to confirm its remnant status. (refer also rec no.29 - Heritage).	RCW (potential funding through state and federal grants)	1
26.	Re-establish the original land forms and creek lines of the Siege Site and revegetate the site with indigenous vegetation. (refer also rec. no.29 - Heritage)	RCW (potential funding through state and federal grants)	1
27.	Amend the Planning Scheme to include a Vegetation Protection Overlay to better protect the Siege site and Town environs. (Refer also rec. no.10)	RCW, DOI	1
28.	Undertake revegetation throughout the Town using indigenous northern Victoria vegetation. (Refer also rec no.12)	RCW, Community Groups	ongoing
7.1.3 HERITAGE			
Objective			
<i>To sensitively, and authentically conserve the Township heritage, and to develop and interpret the Siege Site, to reveal the many layers of the Kelly story. To connect the disparate elements of this story, within a wider Town and regional context.</i>			
Rec. No.	Recommendation	Responsibility	Outcome Level
29.	Undertake detailed design for the sensitive and appropriate re-establishment of the Siege Site, (incorporating linked sites within Glenrowan and 'old Glenrowan') according to the design initiatives, activity interpretation and Conservation Management Plan proposed by the Masterplan.	RCW (potential state and federal grants)	1
30.	Undertake staged implementation of the Siege Site re-establishment, including: <ul style="list-style-type: none"> • archeological and arboricultural confirmation for re-establishing vegetation, topography, significant locations. • undergrounding power lines • removal of carparking • removal of sundry elements • removal of overpass and ramp (long term) 	RCW (potential state and federal grants)	1 (yearly programs)
31.	Undertake staged implementation of the Siege Site Interpretive works, including: <ul style="list-style-type: none"> • symbolic recreation of historic sites • signage and sculptural elements • activity trails • removal of sundry elements • removal of overpass and ramp (long term) 	RCW (potential funding through state and federal grants)	1 (yearly programs)
32.	Develop management procedures for the ongoing maintenance and preservation of the Siege Site(s), Interpretive sites, streetscaping, signage upgrades etc. Provide yearly funding for maintenance, upgrades and preservation.	RCW (funding subsidy through state govt.	3 (yearly programs)

7.1.4 TOURISM ACTIVITY			
Objective			
<i>To promote Glenrowan, the Siege Site and Bushranger experience through key tourism initiatives, and specific development projects. To develop links with regional Tourism activities and increase the profile of Glenrowan. To increase the contribution to the regional economy.</i>			
Rec. No.	Recommendation	Responsibility	Outcome Level
33.	Provide stronger Town amenity, to provide a greater whole attraction supporting the Siege site, and showcase a vibrant town and community through provision of: Safe, accessible path network Pedestrian friendly main street (eg. traffic calming, safe crossing points, centralised facilities) Streetscaping (street trees, furniture, lighting) Carparking, bus and caravan parking Visitor facilities including public toilets, picnic areas, viewing areas etc. Clear directional signage and specialised interpretive signage to ensure that Glenrowan is accessible and easy to travel around, as well as provides a high level of interpretation. (Refer also to Township Rec nos. 12 – 19)	RCW, (potential for public funding, through state and federal grants)	1
34.	Develop an authentic Kelly Siege site as a quality tourism experience unlike other experiences. (Refer also rec nos 20, 29 - 32).	RCW, (potential for public funding, through state and federal grants)	1
35.	Develop a touring trail incorporating a range of bushranger sites and Siege sites, providing a range of tourist experiences.	Masterplan identification, RCW implementation	1
36.	Identify local initiatives, including local investors.	RCW	1
37.	Apply for funding of priority projects using the Masterplan as the impetus for new works.	RCW,	1
38.	Develop interpretive signage. (Refer also rec. nos. 4, 15, 31)	RCW (potential funding through state and federal grants)	1,2
39.	Develop quality printed guides and brochures.	RCW, GI (potential state funding grants)	1 (ongoing)
40.	Establish a Glenrowan specific Tourism Policy Document.	RCW	1
41.	Develop a major Tourism facility and Visitor Information Centre – The Ned Kelly Centre.	RCW, (potential for state and federal funding grants) TVic facilitation, Private operator required	2
42.	Develop an Interpretive Site, including a Museum, gallery and public facilities at the Police Reserve. (Refer also rec nos 29-32).	RCW, (potential for state and federal funding grants)	2
43.	Develop an Interpretive Site, and viewing area at McDonnell's Hotel, with associated Stable Area for Coach and Riding Tours.	RCW, (potential for state and federal funding grants)	2

7.1.4 TOURISM ACTIVITY (contd.)			
Rec. No.	Recommendation	Responsibility	Outcome Level
44.	Establish Community development initiatives to train guides, educate tour operators, equip commercial operators with visitor monitoring and evaluation systems.	RCW	2
45.	Develop web presence, using local operators and Community groups working with local government support and funding.	RCW	2
46.	Provide Tourism representation at a regional and state level, promoting Glenrowan at a higher level and providing ongoing information, consultation and liaison to local initiatives.	RCW	2
47.	Develop an industry (operators) funding contribution scheme to assist with information distribution.	RCW	2
48.	Develop monitoring systems and research visitor feedback and evaluation systems.	RCW	2
49.	Provide industry training and professional development, strategic partnerships/alliances and investment strategies.	RCW	2
50.	Investigate new product development opportunities including regional hallmark attractions, products and events.	RCW	2
51.	Create an annual event based on Australian folklore celebrations.	RCW, GI (potential state funding)	2
52.	Prepare expressions of Interest for Private Development, and lease arrangements for commercial, retail or accommodation. (to be identified)	RCW	2
53.	Develop a Tourist train service. Further investigation is required, and feasibility studies as well as identification of potential private investors.	Private Investment	3

7.2 ABBREVIATIONS

The abbreviations used for the recommended responsible authority are:

RCW	Rural City of Wangaratta
TVic	Tourism Victoria
NRE	Department of Natural Resources and Environment
DOI	Department of Infrastructure
VicR	Vic Roads
DPT	Department of Public Transport
NERWA	North East Regional Water Authority
Private	Private Investors, Operators
RTP	Regional Tourism Program
GI	Glenrowan Improvers Group

7.3 OUTCOME LEVEL

Recommendations have been assigned a level of Outcome according to the following criteria, as determined by their immediacy for implementation, cost for implementation (and potential funding sources), and scale of development/implementation requirements.

- 1 High priority, that could be implemented over the next two years.
- 2 Medium priority, that could be implemented over the next four years.
- 3 Long term priority, that could be implemented over the next five to ten years.

7.4 PRIORITY WORKS AND ESTIMATES

Based on the above recommendations, the following is a summary of the Level 1, 2 and 3 Outcomes. They have been ordered by priority, rather than recommendation number as per Section 7.1.

LEVEL 1 OUTCOMES			
Rec No.		Responsibility	Estimates
9,10, 14	Amend the Planning Scheme to recognise specific zoning, and to protect the character of the Town and its environs and to determine desired development patterns. ρ Heritage Overlay - Siege Site and nominated Town sites (co-ordinated with final regional Heritage study) ρ Design Development overlay - main commercial/mixed use precinct ρ Significant Vegetation overlay - Siege Precinct	RCW	n/a In house Council and DOI. No costs applied to this process.
37.	Apply for funding of priority projects using the Masterplan as the impetus for new works.	RCW,	n/a In house Council. No costs applied to this process.
7.	Undertake negotiations with the water catchment authority, to investigate options for implementation of a reticulated sewerage system. Investigate location and implementation opportunities in terms of environmental assessment, location and impact on the wider catchment area. Investigate subsidy options/schemes for Town sewerage connections and pursue infrastructure funding for implementing a reticulated sewerage system.	RCW, NERWA (potential state govt. funding)	n/a In house Council. No costs applied to this process.
8.	Undertake negotiations with the water authority to investigate further options for increasing Town water supplies with consideration given to feasibility, and opportunities for 'best practice' usage and recycling. Pursue infrastructure funding for implementation.	RCW, NERWA (potential state govt. funding)	n/a In house Council. No costs applied to this process.
1, 20.	Undertake negotiations with current lease holders and land holders regarding the future use, ownership and development of land within the Siege Precinct.	RCW	n/a In house Council

LEVEL 1 OUTCOMES			
Rec No.		Responsibility	Estimates
21.	Reserve to buy, land currently for sale on Gladstone Street and the Victorian Police Land on Siege Street.	RCW (potential CSF funding)	\$ 120,000.00
	Reserve to buy land at the base of Mt Glenrowan		In house Council valuation required
3.	Determine the replacement timeframe for the existing overpass and undertake further feasibility studies for relocating the overpass.	RCW, VicR, DPT (and lease holders)	n/a
4,11 15,16 17,18	Redesign a new through route along Gladstone Street , narrowing the lane widths and defining carparking zones. Redesign the entry zones into the Town and to the Siege Precinct. Undertake traffic management studies, survey works etc.	RCW, VicR	\$ 70,000.00
	Implement new road and civil works, providing wider pedestrian zones, crossing points, carparking zones.		\$ 750,000.00
	Implement entry zone (Town and Siege Precinct), traffic calming measures (medians, planting, crossing identification).		\$ 80,000.00
	Implement streetscape works to provide greater pedestrian amenity through streetscaping - planting, pavements, lighting, furniture.		\$ 550,000.00
5.	Underground the powerlines through the Siege precinct and along Gladstone Street between Beaconsfield Pde and the CFA.	RCW (potential infrastructure funding)	\$ 650,000.00
6.	Undertake negotiations with residents regarding the proposed closure of Siege Street. Undertake traffic management studies, survey works etc.	RCW	n/a In house Council
	Implement closure of Siege Street and the service Road on Gladstone Street.		incl. in costs for Siege Site re-establishment
29,31 38,15	Undertake a Town signage strategy, focussing on unique forms, styles that define the character of the Town and Siege Precinct.	RCW (also potential state and federal grants)	\$ 20,000.00
	Undertake staged installation of Interpretive signage ρ Main Street ρ Entries ρ Siege Precinct ρ Siege Site (excludes directional, road signage etc.)		\$ 100,000.00 (over 3 years)
	Undertake an art/sculpture competition for the provision of sculptural elements.		n/a In house Council. No costs applied to this process.
	Undertake staged installation of Sculptural Elements in: ρ Main Street ρ Entries ρ Siege Precinct ρ Siege Site		\$ 60,000.00 (over 3 years)

LEVEL 1 OUTCOMES			
Rec No.		Responsibility	Estimates
29.	Undertake a detailed design for the sensitive and appropriate re-establishment of the Siege Site.	RCW (potential state and federal grants)	\$ 70,000.00
30	Undertake an arboricultural assessment of the existing Siege site vegetation	RCW (potential state and federal grants)	\$ 10,000.00
30	Undertake an archaeological survey of the Siege Site	RCW (potential state and federal grants)	\$ 20,000.00
30-32	Undertake staged implementation of the Siege Site re-establishment works	RCW (potential state and federal grants)	\$ 1,000,000.00 (over 3 years)
35, 39	Design a Town touring trail incorporating the range of bushranger sites, and Siege sites. (promotional brochures, interpretation elements, path network etc included in other costs)	RCW implementation	\$ 5,000.00
28.	Undertake revegetation throughout the Town using indigenous north eastern Victoria vegetation.	RCW, Community Groups	\$ 5,000.00 (yearly) + community programs
36.	Identify local initiatives, including local investors. Encourage development in Glenrowan.	RCW, Private investment	n/a In house Council. No costs applied to this process.
39, 24	Design quality printed guides and brochures.	RCW, GI (potential state funding grants)	\$ 10,000.00
	Produce and distribute guides and brochures.		\$ 10,000.00 (estimated yearly costs)
2.	Undertake further negotiations to determine the feasibility of a local and/or regional rail connection to Glenrowan.	RCW	n/a In house Council. No costs applied to this process.
40.	Establish a Glenrowan specific Tourism Policy Document, to be integrated into RCW's current Tourism Policies.	RCW	n/a In house Council. No costs applied to this process.

LEVEL 2 OUTCOMES			
Rec No.		Responsibility	Estimates
23.	Remove the public facilities from the Lions Park on Gladstone Street. Relocate the rose garden, playground, picnic facilities to the recreation reserve, community hall and/or proposed new Lions Park.	RCW, GI, (through community development programs)	\$ 10,000.00 + community input
	Provide new public facilities at the recreation reserve.		\$ 60,000.00
	Extend the public facilities at Fosters Lake, in consultation with NRE.		\$ 30,000.00
24 (associated works)	Establish a new Lions Park in association with the Ned Kelly Centre. (including picnic area, playground, shelter)	RCW, Lions Club (and potential community development program)	\$ 50,000.00
41.	Develop a major Tourism facility and Visitor Information Centre – The Ned Kelly Centre.	RCW, (potential for state and federal funding) TVic facilitation, Private operator required	\$ 5,000,000 - \$ 8,000,000.00
51.	Promote and implement an annual event to celebrate the June 28th anniversary of the Siege.	RCW (potential for future private operation and funding)	\$ 20,000.00 (estimated yearly costs)
42.	Develop an Interpretive Site, including museum and gallery, public facilities at the Police Reserve.	RCW, (potential for state and federal funding grants)	\$ 750,000 - \$ 1,000,000.00
19,43	Develop an Interpretive Site, and viewing area at McDonnell's Hotel, with associated Stable Area for Coach and Riding Tours. Off street parking included, catering for buses, caravans.	RCW, (potential for state and federal funding grants)	\$ 500,000.00 - \$ 1,000,000.00
12.	Promote the redevelopment of existing buildings in the Town centre with a coherency of form, scale and materials, in line with agreed principles.	Private, RCW - through development principles, Design Dev. overlay	n/a In house Council.
44.	Establish Community development initiatives to train guides, educate tour operators, equip commercial operators with visitor monitoring and evaluation systems.	RCW	In house Council initiative. No costs applied to this process.
45.	Develop a web presence.	RCW	In house Council initiative. No costs applied to this process.
46.	Provide a Tourism representative at a regional and state level.	RCW,GI	In house Council initiative. No costs applied to this process.

LEVEL 2 OUTCOMES			
Rec No.		Responsibility	Estimates
47.	Develop an industry (operators) funding contribution scheme.	RCW	In house Council initiative. No costs applied to this process.
48.	Develop monitoring systems and research visitor feedback and evaluation systems.	RCW	In house Council initiative. No costs applied to this process.
49.	Provide industry training and professional development, strategic partnerships/alliances and investment strategies.	RCW	In house Council initiative. No costs applied to this process.
50.	Investigate new product development opportunities.	RCW	In house Council initiative. No costs applied to this process.
52.	Prepare Expressions of Interest for Private Development, and lease arrangements for commercial, retail or accommodation developments (to be identified).	RCW	Opportunities to be identified. In house Council initiative. No costs applied to this process.

LEVEL 3 AND ONGOING INITIATIVES			
Rec No.		Responsibility	Estimates
32.	Develop management procedures and undertake ongoing maintenance and preservation of the Siege Site, Interpretive Sites, entries, signage maintenance, Town streetscapes etc.	RCW	In house Council budget preparation and allowances required
7.	Implement a reticulated sewerage system. Further investigation required and implementation strategy to be developed.	RCW, NERWA (potential state govt. funding)	n/a - further investigation required
8.	Implement an increased mains water supply system. Further investigation required and implementation strategy to be developed.	RCW, NERWA (potential state govt. funding)	n/a - further investigation required
3.	Replace and relocate the vehicle overpass.	RCW, VicR, DPT (and lease holders)	n/a - further investigation required
24.	Recognise the contributions of volunteer and community groups and provide opportunities for future implementation projects of a size and scale that can be co-ordinated by individual community groups.	RCW	n/a Ongoing, In-house Council initiatives
32.	Undertake revegetation throughout the Town using indigenous northern Victoria vegetation.	RCW, Community Groups	Ongoing, In-house Council initiatives
53.	Develop a Tourist train service. Requires further investigation, feasibility studies and identification of potential private investors.	Private Investment	n/a

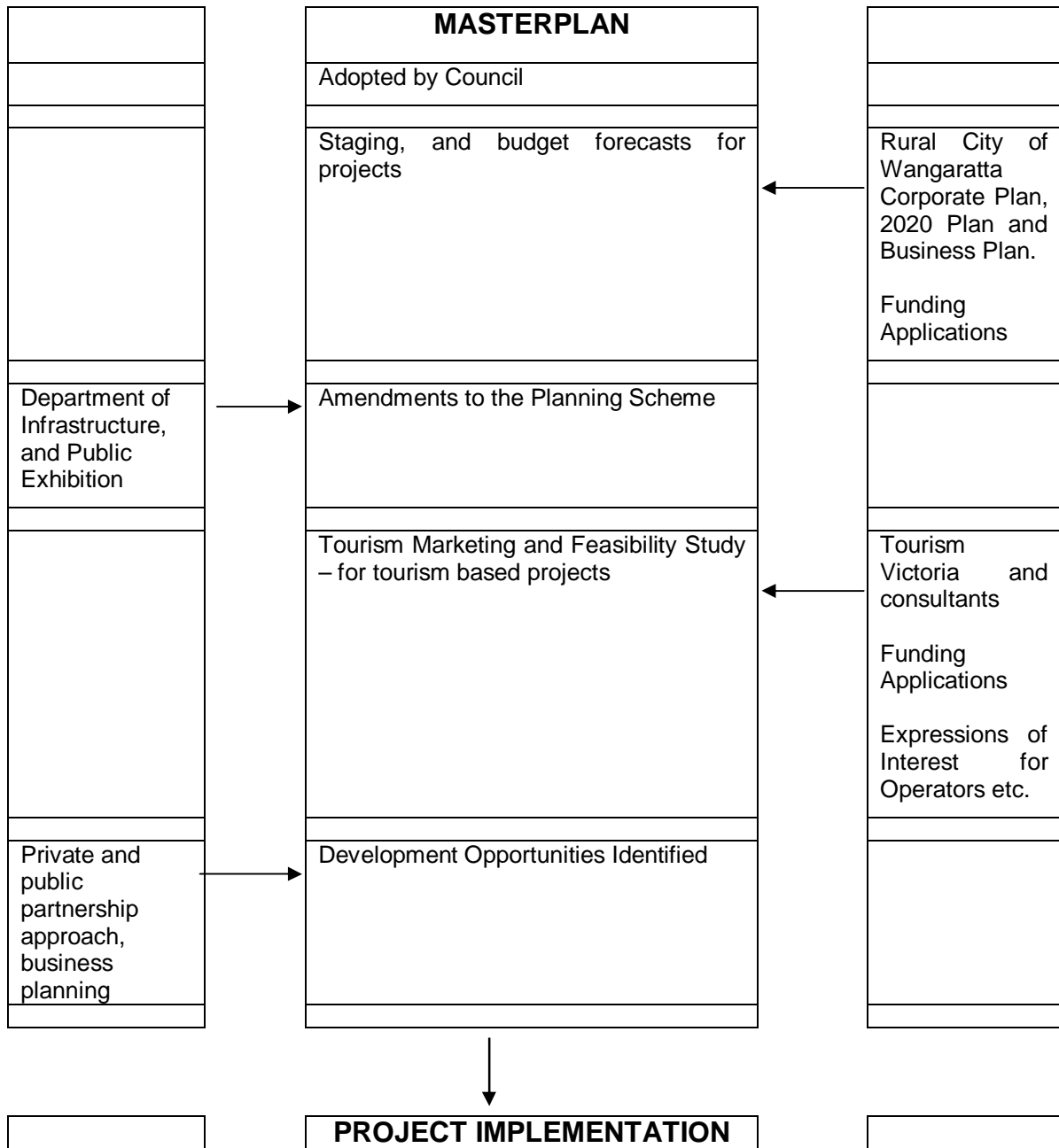
LEVEL 3 AND ONGOING INITIATIVES			
Rec No.		Responsibility	Estimates
13.	Promote infill commercial and mixed use development to connect the two separate commercial precincts.	Private, RCW - through development principles, Design Dev. overlay	n/a
14.	Concentrate public and community facilities outside the main Town centre.	RCW - through Planning controls	n/a

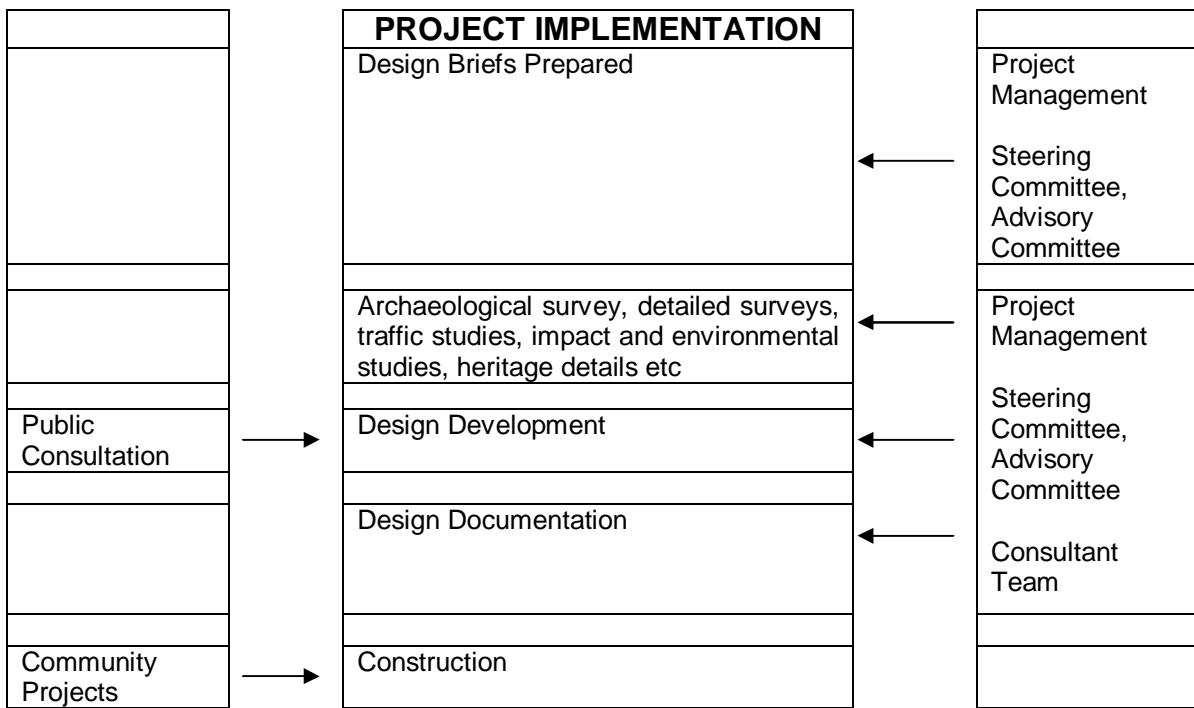
7.5 LIMITATIONS

Many of the recommendations require integrated and continuous actions. It is also recognised that the funding of the recommendations is unlikely to be immediately available, and so some actions may be held, or re-prioritised, until funds become available.

8. IMPLEMENTATION PROCESS

The process for implementing the Masterplan for Glenrowan is detailed and requires considerable input from the Rural City of Wangaratta, the community and stakeholders as well as detailed design and technical investigations. In response to community concerns regarding the likely next stages, a typical process from Masterplan to Implementation can be generally summarised as follows:-





APPENDICES

APPENDIX 1 – HERITAGE REFERENCES

Primary Sources:

Newspapers

Australasian Sketcher

Weekly Times

Argus

Manuscripts

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Turton, Keith. *Six and a Half Inches from Destiny: the first hundred years of the Melbourne to Wodonga Railway, 1873 – 1973*. Melbourne, Australian Railway Historical Society, Victorian Division, 1973

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Jones, Ian. *Lack of Interest in Kelly's Homes* The Age, February 1971. p 9

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Reports and Theses

Briggs, Linton. *Policing at Glenrowan, 1926 to 1955* Unpublished typescript, 15 October 1999

Ward, Andrew et al. *Victoria's Railway Stations: An Architectural Survey*. Unpublished report, March 1982

Websites

'Glenrowan Hotel'

www.nedkellysworld.com.au/glenrowan/hotel

'Policing in Glenrowan' Terence Birthisel

www.nedkellysworld.com.au/glenrowan/police/police.html

'Warby Ranges State Park" Parks Victoria

www.parkweb.vic.gov.au/1park_display.cfm/park

Correspondence

Linton Briggs, March 2002.

Carl and Margaret Doring, March 2002

Gary Dean, April 2002

APPENDIX 2 – SWOT ANALYSIS

STRENGTHS	WEAKNESSES
<p>A Town and Siege Site of national significance</p> <p>Enormous potential for the sensitive re-establishment of the Siege Site</p> <p>The richness of the Kelly story, and other bushranger legends</p> <p>Proximity to other regional attractions – High Country, Wine regions</p> <p>Proximity to Melbourne</p> <p>A Vision agreed by the community</p> <p>Significant surrounding natural environment; a unique ‘saddle’ between two ranges</p>	<p>Limited presentation of the Siege Site</p> <p>Low visitor experience</p> <p>Current lack of a masterplan to control and direct growth in the Town</p> <p>Infrastructure constraints</p> <p>Disparate activity nodes</p> <p>The ‘highway’ function of the main street</p> <p>Limited public amenity, and minimal public open space</p> <p>Limited streetscape amenity, and built form character</p> <p>No sense of arrival into the Town or Siege Precinct</p>
OPPORTUNITIES	THREATS
<p>Relatively ‘intact’ Siege Precinct, great potential for revitalisation</p> <p>Integration of the Masterplan recommendations into the MSS</p> <p>Current visitation rates of nom. 250,000 can be increased</p> <p>Strengthening the streetscape environment</p> <p>Creating a consistent built form character – through a revitalised streetscape and coherency of built form</p> <p>Opportunities for new development</p>	<p>Lack of overlay control protection in Siege Precinct, possibility for inappropriate development, demolition etc</p> <p>Over commercialisation, and a parodied model of a Town functioning as a souvenir outlet</p> <p>Limited private and public sector investment</p> <p>Continued low spending visitors, limited repeat visitation</p>

APPENDIX 3 - COMMUNITY VIEWS

Issues raised by the Glenrowan community at the initial Town Walk, and subsequent workshops have been summarised into key areas, as listed below.

The responses represent individual views and were not necessarily agreed to by all participants.

Infrastructure

Piped sewerage is a priority.

Septics are a major problem to the impermeable soil. Compost toilets are not considered appropriate.

Undergrounding powerlines should be a priority

Residents of Boundary Road and adjoining streets have petitioned to lodge their opposition to moving the existing overpass into Boundary Road.

A resident of Kate Street opposed the proposed future relocation of the overpass.

A commercial operator on Kate Street opposed the proposed future relocation of the overpass.

The location of a long term overpass should be agreed after detailed further consultation, and should be removed from the Masterplan.

A new sewerage system would require changes to the current system what would be the costs to be borne by property owners? How, when, and who would be affected by infrastructure changes?

Why not underground the rail line rather than overpass?

Any obstructions in the Main Street would constrain fire trucks. The fire potential on the Siege Site if native vegetation and grasses used is to be considered.

Any closure of access roads such as Siege Street and the narrowing of Gladstone Street must consider impacts on traffic and transport.

When considering infrastructure options, shouldn't natural gas also be considered.

How much RIDF funding is available? Will the CSF funding take priority over other CSF funds currently being sought?

The Town could become a model Eco - Town for recycling, waste management, water saving devices and being eco-friendly.

Local Amenity

The train doesn't stop in Glenrowan.

The Town needs to function as a Town, not just as a Tourist stop where everything is called Ned or Kate.

Trees and shade are very important

The masterplan should include more than just the Tourist precinct, and the needs of the local residents are more important than the tourists. As such the priorities should be gas and sewerage, street lighting, kerb and channel, better town entrances, sealed roads, better maintenance such as slashing of grasses and control of weeds on public land and roadsides, and upgrades to the recreation reserve. Street drains need regularly cleaning. The Town needs to be a great town to live and work in, not just a nice town for others to visit.

The growth and development of the Town will adversely affect the lifestyle of the community and change the Town character, with no rewards for residents in terms of increased employment opportunities or amenity. Would rates increase to fund the proposals.

The Ned Kelly legacy is not considered an opportunity, but a threat to the viability of the community.

How long before any noticeable changes are made on the ground?

Visitor Amenity

Toilet Facilities need urgent expansion, and inclusion of disabled facilities, infant change. Glenrowan is the third largest user of toilet paper in the region.

Toilets could be built into the underpass mounding to hide their impact.

Separate coach parking from other parking

A coach and parking route can be developed as a circuit through town, between Kate Street and Beaconsfield Parade.

A walking trail can be developed to incorporate Morgan's Lookout, by reserving a section of land within the National Park, SEC easement and private land.

Lions Park should be retained as a community facility. If it was replaced where would it go?

Visions and Aspirations

The process for the Masterplan needs to be inclusive for the entire community. Implementation of projects needs have some small 'bite size' projects for the community to undertake as well as the bigger strategic and development projects.

Glenrowan should not become a 'Mickey Mouse', 'Disneyland' Town. Port Arthur and Beechworth are good examples of sensitive tourism development. Eureka stockade is not considered a good example to follow.

Further community involvement can occur in projects such as establishing a streetscape committee.

Tourism Potential

Country Women's Hall of Fame – Glenrowan nominated for the North East Region.

The Strawberry Farm and Cherry farm provide good local produce. Wine is also an important attraction. The Old Hall is set to become a wine tasting and distribution centre for fifteen local wines.

A series of regional events could be set up i.e the Kelly Marathon – a horse race or car rally- that would take in Mansfield, Beechworth, Jerilderie, Skeleton Creek using a series of routes that follow the Kelly Gang and other bushrangers. This could coincide with other regional events such as the 'Wonderful Weekend In Wang', the Rutherglen wine weekend.

Ironwork and blacksmithing could be included on the list of attractions.

The Rose Garden in the Reserve won the Best Garden in the Wangaratta region.

The Town has a strong community spirit and the people are very friendly.

Only a minority of people supports the work of the Glenrowan Improvers and Tourism.

Glenrowan residents have a responsibility to educate people on the Kelly story.

The Siege Site can not become a 'Disney Land' the site needs to be authentically Australian.

The Iron Outlaw site averages 2,000 hits weekly

The 'Anything Horsey' site at the entry to Town could become the site for an adventure playground and public facilities.

Siege Site

250,000 visitors a year.

Siege site to also consider a plaque for the Siege victims.

There is no starting point to the Siege story.

Some of the markers are notably in the wrong spot as compromises had to be made due to the restrictions imposed on works within Vic Track land.

The creek should be opened up from the log site marking Ned's fall, through the adjoining allotments and across the road to the siege site.

The community can be considered as protectors of the Kelly legacy. Some people are not proud of this yet.

Authenticity on the site is a priority.

Closing of Siege Street may result in these residents complaining, unless other access can be made.

The derailing site past Fosters Lane should be included in the Masterplan. And the location along the western track where Mr Curnow the school teacher stopped the police train.

Best views of the site are elevated – ie from the overpass, or from the Pub verandah.

Crossing points should be provided across the railway tracks.

The new Blacksmiths building is right in the middle of the line of action – between the log capture site and Jones' Hotel.

Church Street would be a possible location for an Interpretive Centre.

Having the facade of Jones' Hotel would help with providing the full story.

More details regarding the dates, times, who was shot and where etc. need to be included at the site.

The relatives of the Kelly, Byrne and Hart families should be consulted on the details and historic accuracy. Members of the local community are also invaluable resources in providing detailed information.

The Warby Ranges are sites of significant aboriginal history. If the Range is made more accessible then interpretation of these historic sites is also possible, as part of a greater regional interpretation. It is timely to consider the aboriginal presence in this region, and acknowledge the massacres that took place in the Warby Ranges and Ovens River.

Detailed comments received from the community via written submissions, are attached.

COMMUNITY SUBMISSIONS

APPENDIX 4 – LEVEL ONE WORKS

Drawing L14 – Streetscape Works

Drawing L15 – Siege Precinct Works