
GRASSDALE



GRASSDALE SOHE 2008



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h00261 1 grassdale
grassdale road sale front view



h00261 grassdale grassdale
road sale north front she
project 2003



h00261 grassdale grassdale
road sale shearing shed she
project 2003

Location

8 GRASSDALE ROAD SALE, WELLINGTON SHIRE

Municipality

WELLINGTON SHIRE

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0261

Heritage Overlay Numbers

HO45

VHR Registration

October 9, 1974

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - February 25, 1997

What is significant?

The homestead, Grassdale, was built for Dr Floyd Minter Peck and his wife Anna Maria in the mid to late 1850s. It was located on the western boundary of land he and his brother James owned on the northern outskirts of the township of Sale. The property passed into the ownership of the MacLachlan family, with John purchasing Grassdale in the 1860s, probably after Peck's death in 1864. It has remained in the ownership of this family for a number of generations.

The homestead is styled in the colonial vernacular tradition, and is a long rectangular, rendered building with a steeply pitched corrugated iron hipped roof and a wide encircling verandah. Unusually the house lacks any internal corridor, with four main rooms located across the front, all contained within the main hipped section, and other rooms located across the rear, under a skillion roof. The verandah is more decorative at the front of the building, employing larger and more ornate timber posts, and a scalloped valance beneath the fascia which was possibly added at a later date. The roof was constructed using unsawn timbers and timber shingles remain in place beneath the existing corrugated iron roof.

The original entrance drive came off the Sale-Maffra Road and terminated at a circular rose garden in the front of the homestead, though none of this remains. However, there are a variety of remnant mature exotic trees on the property, including hawthorn hedges bordering the roads and a stand of elms around an old pond adjacent to the former route of the entrance drive which provide an appropriate setting for the homestead.

The homestead itself retains a high degree of integrity and is maintained in good physical condition. A program of works was undertaken c.1996 to address the subsidence of perimeter walls and rotting floors to the verandah, and a modern kitchen was installed inside the homestead. A brick outbuilding to the north of the homestead, containing a kitchen, laundry and workers' quarters has been demolished.

How is it significant?

Grassdale homestead is of historical and architectural significance to the State of Victoria.

Why is it significant?

Grassdale homestead is historically significant as one of the earliest surviving homesteads in Eastern Victoria. It is strongly evocative of the early years of pastoral settlement in Gippsland.

The homestead is architecturally significant as a remarkably intact example of colonial vernacular architecture of the mid nineteenth century.

[Online Data Upgrade Project 2007]

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must [notify](#) the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Specific Exemptions:

General Conditions: 1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object. General Conditions: 2. Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible. Note: All archaeological places have the potential to contain significant sub-surface artefacts and other remains. In most cases it will be necessary to obtain approval from the Executive Director, Heritage Victoria before the undertaking any works that have a significant sub-surface component.

General Conditions: 3. If there is a conservation policy and plan all works shall be in accordance with it. Note: A Conservation Management Plan or a Heritage Action Plan provides guidance for the management of the heritage values associated with the site. It may not be necessary to obtain a heritage permit for certain works specified in the management plan.

General Conditions: 4. Nothing in this determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions. General Conditions: 5. Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable. Minor Works : Note: Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A person proposing to undertake minor works must submit a proposal to the Executive Director. If the Executive Director is satisfied that the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted.

Construction dates	1850,
Heritage Act Categories	Registered place,
Hermes Number	1009
Property Number	

History

The homestead, Grassdale, was built for Dr Floyd Minter Peck and his wife Anna Maria in the mid to late 1850s. It was located on the western boundary of land he and his brother James owned on the northern outskirts of the township of Sale. The property passed into the ownership of the MacLachlan family, with John purchasing Grassdale in the 1860s, probably after Peck's death in 1864. It has remained in the ownership of this family for a number of generations.

The draft statement of significance and the above history were produced as part of an Online Data Upgrade Project 2007. Sources were as follows:

F. Johns. *The Peck Plaques: an insight into the lives of Gippsland's first settlers through the medical practices of early Gippsland doctors and nurses*. Sale 1992

Is Emu on the Menu: historical homesteads and recipes of Gippsland. Sale c1964

Plaque Citation

This remarkably intact mid-nineteenth century colonial vernacular building is one of the earliest surviving homesteads in eastern Victoria. It strongly demonstrates the early years of pastoral settlement in Gippsland.

Extent of Registration

Shire of Avon. No. 261.Grassdale, "Grassdale", Sale.

[*Victoria Government Gazette* No 100 Wednesday, October 9 1974 p.3649]

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>