

BELL POINT LIME KILN



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SOHE 2008



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h02068 bell point kiln 1



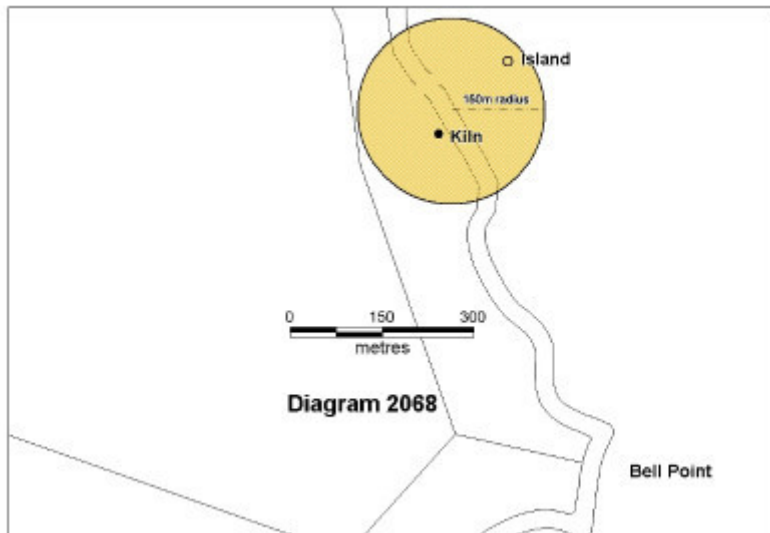
h02068 bell point kiln 2



h02068 bell point kiln 3



H02068 bell point rail



h02068 bell point lime kiln plan

Location

WALKERVILLE SOUTH ROAD TARWIN LOWER, SOUTH GIPPSLAND SHIRE

Municipality

SOUTH GIPPSLAND SHIRE

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H2068

Heritage Overlay Numbers

HO130

VHR Registration

October 13, 2005

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - October 27, 2005

What is significant?

The lime kiln, jetty, tramway, quarry and related archaeological features (remnant structures and relics) located at Bell Point, near Digger Island (tidal island 100 metres away from the mainland) are approximately 1.5 km south of the Walkerville lime kilns situated at Waratah Bay and 180 km south east of Melbourne. As the lime that was produced at Walkerville (H 2043) was in great demand a kiln was constructed to the south at Bell Point around the 1880s. A landmark possibly named after the captain of the SS Waratah William Bell. The Bell Point kiln was constructed and operated in the same manner as those at Walkerville and was worked by five or six men, some of whom lived with their families in a cluster of small cottages near the base of the kiln. Whilst the bagging shed, cottages and smithy have long since disappeared, parts of the chimneys and other remains of these activities can still be found in the undergrowth.

Sometime prior to 1912, the Bell Point and Waratah Lime Company was formed by John Cain, and William and James Hughes. The Hughes brothers were professional lime burners from Sorrento on the Mornington Peninsula. Albert Elleker, Charles and William Evans and Robert Robertson joined them, and all are listed as directors in trading documents dated 1912. In 1914, William Hughes, then of Ten Mile Creek, is listed as the owner and operator of the Bell Point Lime Company and employed Bill Hilton as operations manager. The Bell Point operation continued until about 1916 when the Hughes brothers both returned to farming on properties in the Ten Mile Creek owing to reduced demand for lime as a result of the war and a severe drought. In the years following the 1914-1918 war the building trade boomed in Melbourne and a move was made to reopen the Bell Point kiln, however, this never occurred.

Kiln : The single vertical (shaft) brick and stone kiln at Bell Point is in very good condition. It is set back about one metre from the top of the escarpment and surrounded by a bricked platform. The shaft is about eight metres deep, with an internal diameter of 3.5 metres. The line of the original access track runs behind the top of the shaft and a pile of limestone blocks lies on the opposite side of the track. The escarpment rises steeply immediately behind the track. The quarry is located some 500 metres south of the kiln and apparently the limestone blocks were transported inland from the quarry by bullock cart and then tipped down the slope, sliding to the top of the kiln. The two stone wing walls (which are about 11 metres long) are closer together than the kilns at Walkerville; the south wall is almost perpendicular to the shaft and the north wall runs out at an acute angle. The front facing wall is of particular interest as there is no barrel vault leading to the draw hole, instead a series of nine cut-timber beams and one iron tie-beam support shallow corbels, staggered underneath the top-facing wall. A brick-framed square-arched draw hole sits at ground level.

The site also includes a number of other features, including a quarry, jetty remains, remnant tramway and habitation sites.

Quarry: The lime burnt at Bell Point was quarried a short distance to the south of the kiln. A small stone structure about 400 metres south of the kiln, near the quarry, is believed to be the remains of a powder magazine.

Jetty: The jetty at Bell Point was built on the north side of Digger Island. There are 29 wooden remnant *in situ* piles. It was only a short jetty and early plans indicate it was T-shaped at the end. The lime was loaded into lighters to be taken out to the ships anchored further out as the water was too shallow to allow vessels to moor close by.

Tramway: The remains of metal tram tracks are visible running north from the kiln, towards the beach and the remains of the timber jetty. Small trolleys were used to transport the lime.

Township: Brick and stone chimneys are visible in the bush west of the Bell Point kiln. These remnant structures are associated with the lime workers residences.

How is it significant?

The Bell Point lime kiln and the related features are of historical, scientific (technological) and archaeological significance to the State of Victoria.

Why is it significant?

Historical - The Bell Point lime kiln represents one of the most intact examples of a corbelled single kiln structure in the State. The preservation and condition contribute to the Bell Point kilns ability to be understood and

interpreted. Although similar in structure to the lime kilns located at Walkerville the Bell Point lime kiln is characterised by a corbled vault construction.

The Bell Point lime kiln, like those at Walkerville, and the lime produced are historically important as they are related to the building trade that was flourishing in Melbourne during the 1880s following the Gold Rush. The lime produced was used for mortar, whitewash, cement and plaster. Lime burning was one of the earliest industries to develop in Victoria. The settlement at Bell Point, like the mining town at Walkerville, is historically important as it was purpose built for the production of lime.

Scientific - The Bell Point lime kiln is scientifically important and serves as a reminder of the industrial processes associated with the lime burning industry. In comparison to other Victorian limekilns they demonstrate advanced technology for their times, representing the height of nineteenth century industrial achievement. Like the lime kilns at Walkerville, the Bell Point kiln burnt lime continuously for many years at a time. Victoria seems to have led Australia in the use of continuous lime fed shaft kilns. **Archaeological** - The Bell Point lime kiln and related remnant features have the potential to provide valuable evidence that contributes to an understanding of the processes of lime burning and the way of life of those people connected with this industry. The Bell Point lime kiln, like those kilns located at Walkerville, is particularly important as they are associated with *in situ* remnant features and structures that contribute to a greater understanding of the site and which are absent at other lime kiln sites.

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 the Executive Director 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 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 approved by the Executive Director, all works shall be in accordance with it. Note: The existence of a Conservation Management Plan or a

Heritage Action Plan endorsed by Heritage Victoria 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.

Regular Site Maintenance : The following site maintenance works are permit exempt under section 66 of the Heritage Act 1995, a) regular site maintenance provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; b) the maintenance of an item to retain its conditions or operation without the removal of or damage to the existing fabric or the introduction of new materials; c) cleaning including the removal of surface deposits, organic growths, or graffiti by the use of low pressure water and natural detergents and mild brushing and scrubbing; d) repairs, conservation and maintenance to plaques, memorials, roads and paths, fences and gates and drainage and irrigation. e) the replacement of existing services such as cabling, plumbing, wiring and fire services that uses existing routes, conduits or voids, and does not involve damage to or the removal of significant fabric. Note: Surface patina which has developed on the fabric may be an important part of the item's significance and if so needs to be preserved during maintenance and cleaning. Note: Any new materials used for repair must not exacerbate the decay of existing fabric due to chemical incompatibility, obscure existing fabric or limit access to existing fabric for future maintenance. Repair must maximise protection and retention of fabric and include the conservation of existing details or elements.

Fire Suppression Duties : The following fire suppression duties are permit exempt under section 66 of the Heritage Act 1995, a) Fire suppression and fire fighting duties provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; b) Fire suppression activities such as fuel reduction burns, and fire control line construction, provided all significant historical and archaeological features are appropriately recognised and protected; Note: Fire management authorities should be aware of the location, extent and significance of historical and archaeological places when developing fire suppression and fire fighting strategies. The importance of places listed in the Heritage Register must be considered when strategies for fire suppression and management are being developed.

Weed and Vermin Control : The following weed and vermin control activities are permit exempt under section 66 of the Heritage Act 1995, a) Weed and vermin control activities provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; Note: Particular care must be taken with weed and vermin control works where such activities may have a detrimental affect on the significant fabric of a place. Such works may include the removal of ivy, moss or lichen from an historic structure or feature, or the removal of burrows from a site that has archaeological values.

Landscape Maintenance : The following landscape maintenance works are permit exempt under section 66 of the Heritage Act 1995, a) landscape maintenance works provided the activities do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; b) The process of gardening; mowing, hedge clipping, bedding displays, removal of dead plants, disease and weed control, emergency and safety garden works; c) Removal of plants listed as noxious weeds in the Catchment and Land Protection Act 1994; d) Vegetation protection and management of the possum and rabbit population; e) Management of trees (including pruning) in accordance with Australian Standard; Pruning of Amenity Trees AS 4373.

Public Safety and Security : The following public safety and security activities are permit exempt under section 66 of the Heritage Act 1995, a) public safety and security activities provided the works do not involve the removal or destruction of any significant above-ground structures or sub-surface archaeological artefacts or deposits; b) the erection of temporary security fencing, scaffolding, hoardings or surveillance systems to prevent unauthorised access or secure public safety which will not adversely affect significant fabric of the place including archaeological features; c) development including emergency stabilisation necessary to secure safety where a site feature has been irreparably damaged or destabilised and represents a safety risk to its users or the public. Note: Urgent or emergency site works are to be undertaken by an appropriately qualified specialist such as a structural engineer, or other heritage professional.

Signage and Site Interpretation : The following Signage and Site Interpretation activities are permit exempt under section 66 of the Heritage Act 1995, a) signage and site interpretation activities provided the works do not involve the removal or destruction of any significant above-ground structures or sub-surface archaeological artefacts or deposits; b) the erection of non-illuminated signage for the purpose of ensuring public safety or to assist in the interpretation of the heritage significance of the place or object and which will not adversely affect significant fabric including landscape or archaeological features of the place or obstruct significant views of and from heritage values or items; c) signage and site interpretation products must be located and be of a suitable size so as not to obscure or damage significant fabric of the place; d) signage and site interpretation products must be able to be later removed without causing damage to the significant fabric of the place; Note: The development of signage and site interpretation products must be consistent in the use of format, text, logos, themes and other display materials. Note: Where possible, the signage and interpretation material should be consistent with other schemes developed on similar or associated sites. It may be necessary to consult with land managers and other

stakeholders concerning existing schemes and strategies for signage and site interpretation. Mineral Exploration : The following Mineral Exploration activities are permit exempt under section 66 of the Heritage Act 1995, a) mineral Exploration activities provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; b) preliminary non-intrusive exploration, including geological mapping, geophysical surveys, and geochemical sampling and access to shafts and adits; c) advanced forms of exploration (drilling), including the location of drill pads and access tracks where this has been the subject of on-site negotiation and agreement with representatives of Heritage Victoria, DSE and Parks Victoria, and where all significant historic site features have been identified and protected as part of an approved work plan. 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 may 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 1880,
Heritage Act Categories Registered place, Registered archaeological place,
Hermes Number 13072
Property Number

Extent of Registration

1. All the land marked L1 on the Diagram 2068 held by the Executive Director.
2. All the structures and features marked as follows on the Diagram 2068 held by the Executive Director:
B1 Kiln

The Bell Point Lime Kiln is situated on Crown Land that is under the jurisdiction of the Department of Sustainability & Environment.

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/>