

## FULHAM



1 fulham balmoral horsham rd  
kanagulk front view  
homestead nov1994



fulham balmoral horsham rd  
kanagulk front verandah  
nov1994



fulham balmoral horsham rd  
kanagulk meat house  
nov1980



fulham balmoral horsham rd  
kanagulk woolshed complex  
feb1980



fulham balmoral horsham rd  
kanagulk overseer's cottage  
nov1994



fulham balmoral horsham  
road kanagulk shearers shed  
nov1980



February 23, 1995

## Heritage Listing

Victorian Heritage Register

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### Statement of Significance

Last updated on - June 17, 1999

What is significant?

Fulham Homestead is a large complex of early farming buildings, built between 1848 and 1861 for George Armytage. The property is a substantially intact pastoral property, altered only during a brief period of occupation as a soldier settlement when a number of the original buildings were demolished.

How is it significant?

Fulham Homestead is of architectural, historic and social significance to Victoria.

Why is it significant?

Fulham Homestead is a rare and essentially intact large complex of early farming structures, of considerable age, some buildings possibly dating back to 1848. The buildings are extraordinary examples of early and simple design. They demonstrate outstanding craftsmanship in the early and skilled use of crude local stone and timber, and later in the manufacture and use of hand made bricks. The main homestead building also demonstrates the rare use of thatch for roofing which is still evident despite recladding in shingles and later still with corrugated iron. The property's extensive farming facilities are expressed by the variety of outbuildings. Of these, many demonstrate a long sequence of usage for their original intention, almost continuously since the time of their construction.

The complex represents a way of life for early and successful pastoralists, particularly in the western District. The Armytage family were leading figure in the development of Victoria's pastoral industry and large landholders throughout the state. The property is also important for its social associations for a brief period following World War 2 in which it was acquired as soldier settlement named Kanagulk, after which the area is named.

### Permit Exemptions

#### General Exemptions:

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

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

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

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or

object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

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

Construction dates	1848,
Heritage Act Categories	Registered place,
Hermes Number	609
Property Number	

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## Extent of Registration

### AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 476:

Fulham Homestead, Balmoral-Horsham Road, Kanagulk.

(To the extent of:

1. All of the buildings known as Fulham Homestead including the Homestead Building (B1), Original kitchen wing and dining room (B2), Meat house (B3), Servants quarters/Guest wing (B4), Weatherboard cottages (B5), Farm building (B6), Coach house (B7), Stables (B8), Slab animal stalls (B9), Mens quarters (B10), Overseers' cottage (B11), Shearing shed (B12), Shearers quarters (B13), Shearers kitchen (B14), marked on Plan 602471 endorsed by the Chairperson, Historic Buildings Council and held by the Director, Historic Buildings Council.
2. All of the land described as Allotment 9 Section B in Certificate of Title Volume 9344 Folio 879 marked L-1 on Plan 602471 endorsed by Chairperson, Historic Buildings Council and held by the Director, Historic Buildings Council.)

[Victoria Government Gazette No. G7 23 February 1995 pp.412-413]

*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/>*