

# NEW WORKS HISTORIC COMPLEX



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H1532 new works lakes entrance house lot 18



New Works Historic Complex Lakes Entrance Breezy 2006



new works lakes entrance view of barrier

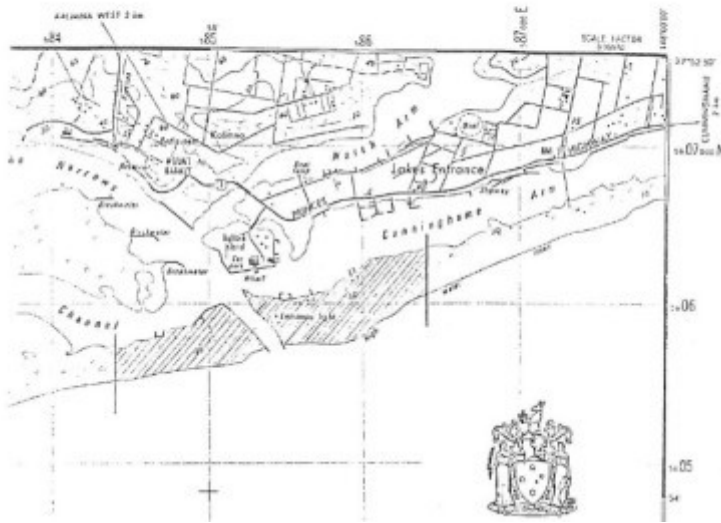


new works lakes entrance rocket shed



new works lakes entrance view of houses

**EXTENT OF REGISTRATION  
NEW WORKS HISTORIC COMPLEX  
LAKES ENTRANCE, EAST GIPPSLAND**



H1532 H1532 plan

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**Location**

THE HUMMOCKS LAKES ENTRANCE AND THE ENTRANCE NYERIMILANG, EAST GIPPSLAND SHIRE

**Municipality**

EAST GIPPSLAND SHIRE

**Level of significance**

Registered

**Victorian Heritage Register (VHR) Number**

H1532

**Heritage Inventory (HI) Number**

H8422-0001

**Heritage Overlay Numbers**

HO225

**VHR Registration**

July 26, 1989

**Amendment to Registration**

May 23, 1998

## Heritage Listing

Victorian Heritage Register

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### Statement of Significance

Last updated on - March 3, 2023

#### What is significant?

The New Works historic complex at Lakes Entrance marks the site of a major nineteenth century engineering achievement in Victoria. The unreliable natural entrance from the sea to the Gippsland lakes had caused numerous shipping accidents from the time of its first use by large vessels in the 1850s. In 1869 the burgeoning local population petitioned the government to cut a safe and permanent opening in the four hundred metre wide sand bar. The first attempt in 1870 failed, but the "new works" undertaken between 1884 and 1889 completed the task. The choice of site and design have significant connections with the eminent colonial engineer and architect William Wardell, then Inspector General of Public Works, and with Sir John Coode, distinguished harbour engineer. The construction site, on sand-hills on either side of the entrance, became known as New Works, and its remains are links with the building of the entrance. Fishermen began settling here in the mid 1880s, and reputedly often took over or rebuilt the Entrance workmen's houses when their contracts ended. The groups of extant cottages are important links with those who undertook this great work, and with a way of living on the job which is now virtually extinct. After World War I Lakes Entrance became a popular tourist resort, and the New Works cottages became desirable as holiday houses for local farmers. Continuity of ownership has resulted in a largely unchanged landscape, and the oral history of the place has also been passed on within the families. The cottages have connections with some notable Gippsland identities, who stayed there at various times, such as Flora (Minter) Gregson, a noted water colourist, and Mary Grant Bruce, a well known author of books for children. The New Works greatly improved access by sea to this part of Gippsland, causing marked changes in the population and their occupations, and encouraging further development in this relatively isolated part of the colony. The site marks the location and time of a surge in the growth of East Gippsland and the Gippsland Lakes as an important rural industry area, as the centre of a large fishing industry, and for Lakes Entrance as an important seaside resort.

The New Works complex at Lakes Entrance comprises on the west side of the entrance three cottages, a jetty, remains of a pier, rail tracks, remains of a crane, and various related artefacts. On the east side are a rocket shed, workshop and boatshed, ten cottages, remains of a pier, rail tracks, crane remnants, a flagstaff, boardwalk, two jetties, and other relics.

#### How is it significant?

The New Works historic complex at Lakes Entrance, East Gippsland, is of historical and scientific / technical significance to the State of Victoria.

#### Why is it significant?

The New Works complex at Lakes Entrance is of scientific / technical significance as the site of a major engineering feat of the nineteenth century, and one of the biggest public works undertaken in the colony of Victoria until that time.

The New Works complex is of historical significance due the major development of Gippsland which resulted from its completion. The groups of cottages are also important as examples of the housing which was often provided onsite for workers during the nineteenth and early twentieth centuries. The complex is also significant as an early example of a seaside resort hamlet, which was visited by notable Gippsland identities such as watercolourist Flora (Minter) Gregson and children's author Mary Grant Bruce. This seaside hamlet is also remarkable for its continuity of occupation in some of the cottages by successive generations of the same families for almost a hundred years.

*[Online Data Upgrade Project 2004]*

### 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	1869,
Heritage Act Categories	Registered place,
Hermes Number	641
Property Number	

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## History

The New Works historic complex at Lakes Entrance marks the site of a major nineteenth century engineering achievement in Victoria. The unreliable natural entrance from the sea to the Gippsland lakes had caused numerous shipping accidents from the time of its first use by large vessels in the 1850s. In 1869 the burgeoning local population petitioned the government to cut a safe and permanent opening in the four hundred metre wide sand bar. The first attempt in 1870 failed, but the 'new works' undertaken between 1884 and 1889 completed the task. The choice of site and design have significant connections with the eminent colonial engineer and architect William Wardell, then Inspector General of Public Works, and with Sir John Coode, distinguished harbour engineer. The construction site, on sand-hills on either side of the entrance, became known as New Works, and its remains are links with the building of the entrance. Fishermen began settling here in the mid 1880s, and reputedly often took over or rebuilt the Entrance workmen's houses when their contracts ended. The groups of extant cottages are important links with those who undertook this great work, and with a way of living on the job which is now virtually extinct. After World War I Lakes Entrance became a popular tourist resort, and the New Works cottages became desirable as holiday houses for well-off local graziers. Continuity of ownership has resulted in a largely unchanged landscape, and the oral history of the place has also been passed on within the families. The cottages have connections with some notable Gippsland identities, who stayed there at various times, such as Flora (Minter) Gregson, a noted water colourist, and Mary Grant Bruce, a well known author of books for children. The New Works greatly improved access by sea to this part of Gippsland, causing marked changes in the population and their occupations, and encouraging further development in this relatively isolated part of the colony. The site marks the location and time of a surge in the growth of East Gippsland and the Gippsland Lakes as an important rural industry area, as the centre of a large fishing industry, and for Lakes Entrance as an important seaside resort.

**The draft statement of significance and the above history were produced as part of an Online Data Upgrade Project 2004. Sources were as follows:**

Graeme Butler & Associates. 'New Works Conservation Analysis', 1993.

## Extent of Registration

Amendment of Register of Government Buildings

"New Works" - Historic Complex Lakes Entrance

To the extent of: all the buildings, structures, works and relics listed in Appendix A and the land shown hatched (Appendix B) which, east of the west bank of the entrance is Crown land reserved for Public Purposes, in the Parish of Colquhoun and west of the west bank is Crown land designated as the Gippsland Lakes Park, in the same Parish.

[*Victoria Government Gazette* No. G29 26 July 1989 p.1861]

*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/>*