

# ST JAMES & DISTRICT



COMMUNITY PLAN  
2023-2028

ST JAMES • WAGGARANDALL • YUNDOOL

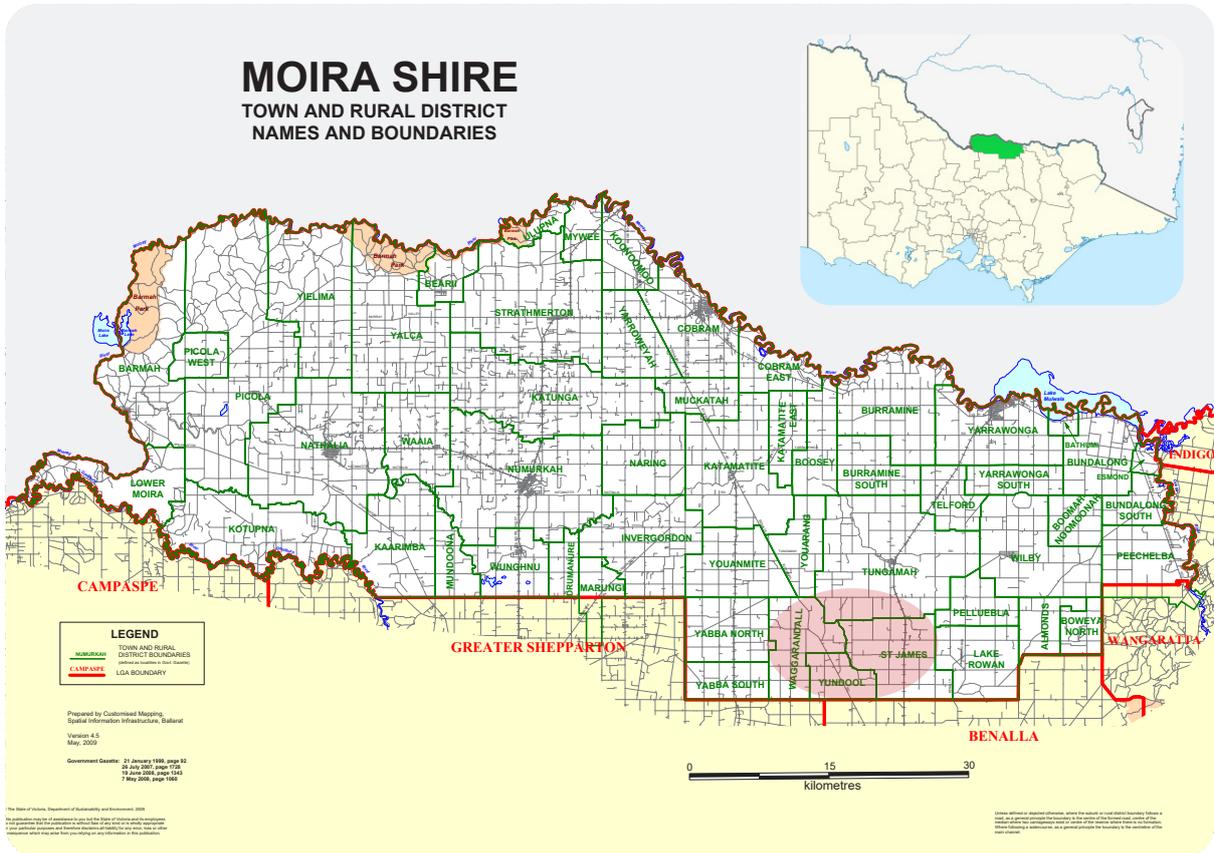
# ST JAMES & DISTRICT

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# ST JAMES & DISTRICT

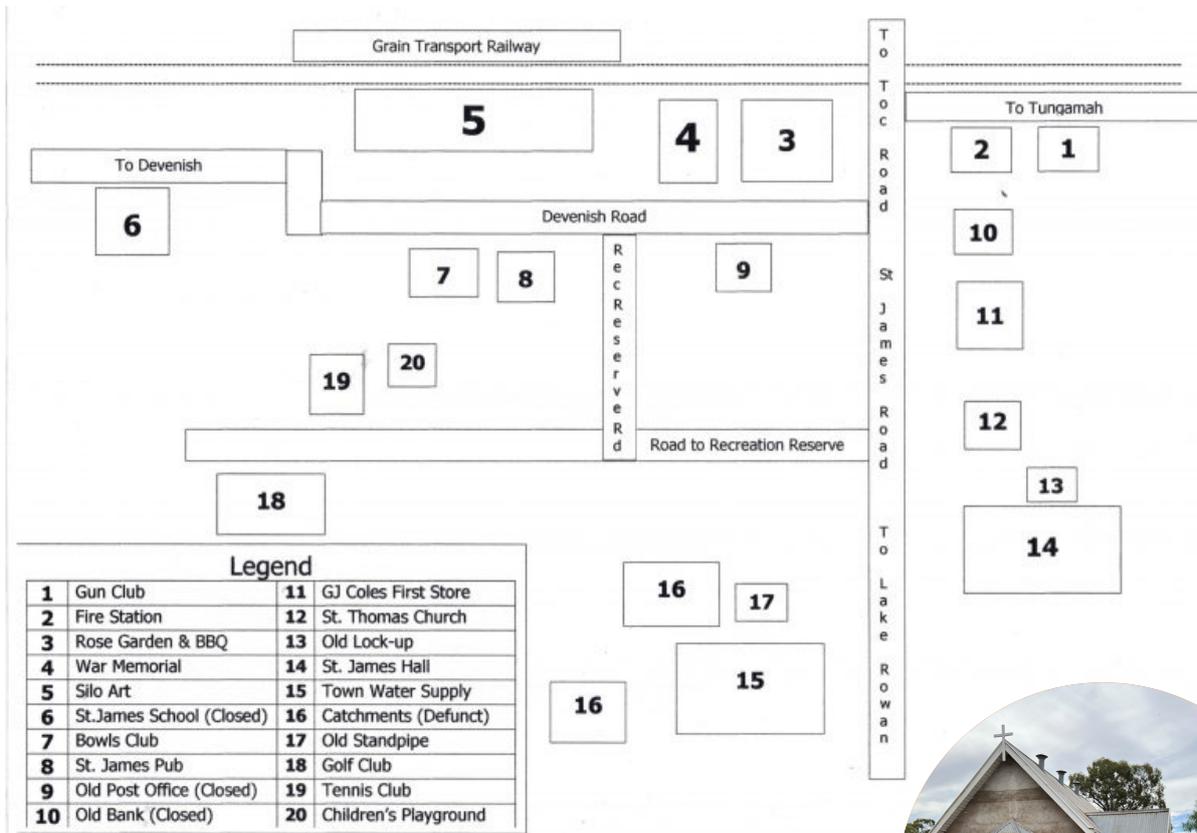
## OUR DISTRICT



St James Silo Art by Artist Tim Bowtell

# ST JAMES & DISTRICT

## ST JAMES TOWNSHIP



## OUR COMMUNITY GROUPS

- St James Bowls Club
- St James Golf Club
- St James CFA
- Devenish CFA
- St James Hall
- St James Gun Club
- St James Red Cross
- St James Community Club
- St Thomas' Church



# ST JAMES & DISTRICT

## INTRODUCTION TO COMMUNITY PLANNING

Community Planning is about creating a safe space for you and your neighbours to discuss the future of your town, and come up with ideas that will make your local area an even stronger, more beautiful, and a more inclusive community.

Community planning allows and encourages a broad range of local people to be included in the process. The community plan is not influenced by government or other organisations – it is the St James Community Plan and the residents determine the outcomes.

It's about local people making sustainable change collaboratively, and making good things happen for everyone in their community.

After all, a goal without a plan is just a wish. Community Planning is about wrapping realistic strategies around everyone's hopes and dreams so that they can become a reality.

## WHY DOES ST JAMES NEED A COMMUNITY PLAN?

The northern region of Victoria, of which St James & District is part, continues to grow and according to information received by the Moira Shire, could grow as much as 20% over the next 20 years.

This will mean new houses and additional people coming to the region and St James, all with different ideas about what is needed and putting pressure on existing requirements and facilities. It is also an opportunity for the St James community to participate in the economic growth of the region.

Through community planning, the residents of this community should identify those matters and issues that are important to the district and formulate priorities according to resident's wishes and take responsibility for its implementation.

When these issues become a formalised community plan, the key actions can be identified and implemented through setting priorities.

The community plan includes a broad range of social, infrastructure and economic needs of St James & District as seen by the residents.

# ST JAMES & DISTRICT

The community plan can be used as a basis for advocacy to local government, other levels of government and other organisations for funding and support to get the various prioritised projects off the ground.

The key aims of the process in developing the community plan are:

- It identifies local community requirements.
- It gains input, information and guarantees a role for local groups, committees or individuals.
- It accesses technical assistance from people within the community and other supporters such as council to develop plans and initiatives.
- It gains broader participation and shared responsibility by more residents participating in the community development.
- Increases positive attitudes about this community to achieve outcomes.

## FUTURE IMPLEMENTATION OF THE COMMUNITY PLAN

The St James & District Community Coordinators Committee are responsible for ensuring there is activity associated with the community plan.

Their role is to involve organisations and individuals as they see fit, to undertake the ongoing action planning and implementation of each of the key issues identified in the community planning process.



# ST JAMES & DISTRICT

The Committee are responsible for and will:

- a. Ensure the community plan is activated
- b. Involve more people in the development of the action planning and implementation, including those organisations that have a stake in the process.
- c. Receive information about opportunities and government grants.
- d. Provide information to Moira Shire.
- e. Receive requests and new ideas for inclusion in the community plan.
- f. Ensure that the process to alter the community plan or review of the community plan is undertaken using a public meeting process.
- g. Assist groups with applications and information.
- h. Promote the community plan within the St James district.

## ST JAMES & DISTRICT COMMUNITY COORDINATORS COMMITTEE

This community plan was prepared by the St James & District Community Coordinators Committee who were elected at the St James Community meeting held in March 2022. Their main role is to ensure that the community plan is implemented following approval.

The St James & District Community Coordinators Committee members are:

- |                 |                   |
|-----------------|-------------------|
| • Kathy Beattie | • Maureen Figgins |
| • Jim Kelly     | • Mark Pond       |
| • Dorothy Kelly | • Glenys Pond     |
| • Beth Parker   | • Leslie Longmuir |
| • Mary Panter   | • Eddie Naden     |

The St James & District Community Coordinators Committee members will not be taking over responsibility from existing groups and organisations in St James but urging them to work on the priorities in cooperation with other community groups, organisations and individuals from the St James & District community.



# ST JAMES & DISTRICT

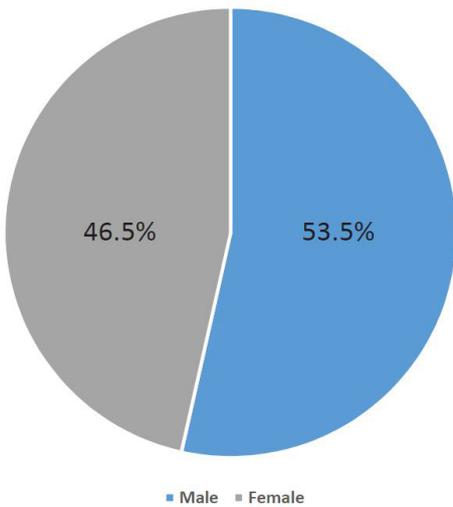
## OUR DEMOGRAPHICS

Source: Australian Bureau of Statistics 2021 Census

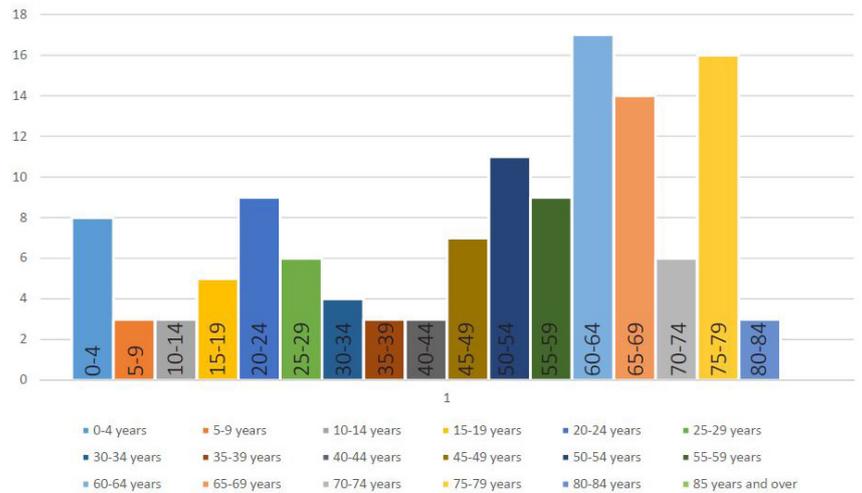
### ST JAMES

Population 123  
Median Age 60

#### PEOPLE



#### AGE



#### Families:



Average children per family  
- for families with children  
- for all families

**37**

1.4  
0.4

#### All private dwellings:



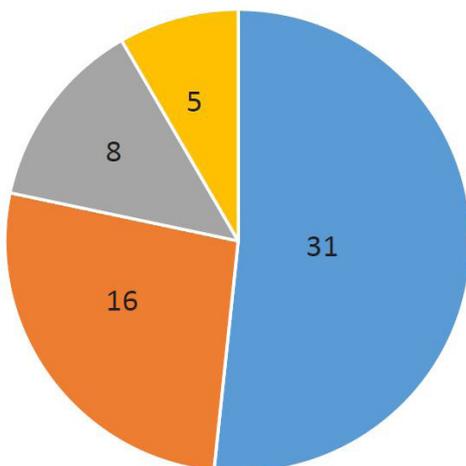
Average people per household

Median weekly household income \$966  
Median monthly mortgage repayments \$672  
Median weekly rent \$236  
Average motor vehicles per dwelling 2.8

**65**

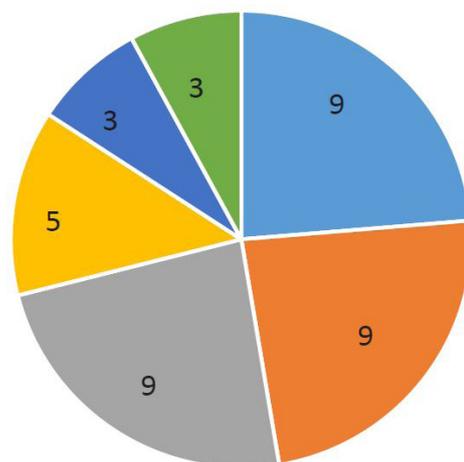
2.2

#### EMPLOYMENT



Worked Full Time Worked Part-Time Away from work Unemployed

#### OCCUPATION



Managers Sales Workers Professionals Technicians & Trade Workers Labourers Machinery Operators & Drivers

Source: Australian Bureau of Statistics 2016 Census

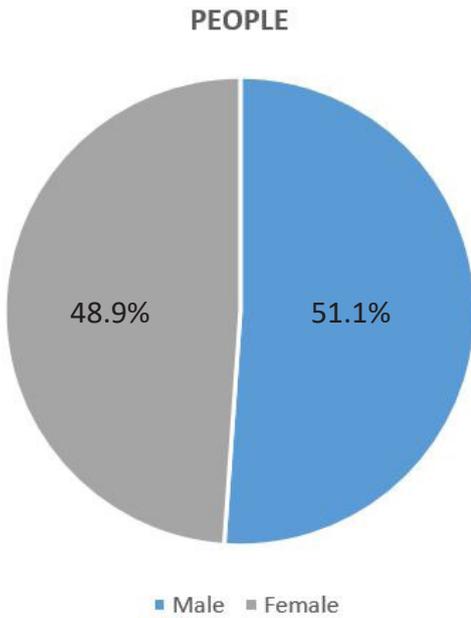
# ST JAMES & DISTRICT

## OUR DEMOGRAPHICS

Source: Australian Bureau of Statistics 2021 Census

### WAGGARANDALL

Population 52  
Median Age 55



**Families:** **19**

Average children per family  
- for families with children 1.2  
- for all families 0.5

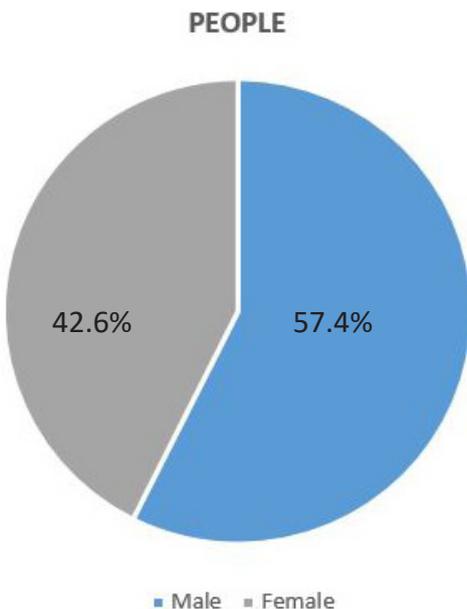


**All private dwellings:** **27**

Average people per household 2.2  
Median weekly household income \$1792  
Median monthly mortgage repayments \$1881  
Median weekly rent \$0  
Average motor vehicles per dwelling 3.4

### YUNDOOL

Population 52  
Median Age 45



**Families:** **16**

Average children per family  
- for families with children 1.4  
- for all families 0.3



**All private dwellings:** **22**

Average people per household 2.2  
Median weekly household income \$900  
Median monthly mortgage repayments \$1896  
Median weekly rent \$239  
Average motor vehicles per dwelling 2.8

# ST JAMES & DISTRICT

## OUR HISTORY

The town of St James came into being as a result of selectors taking up land in the district. The name "St James" is believed to have originated from the date of arrival of Mr. C Rutherford at the site of the "run" homestead - St James Day (May 1) 1860. The area was originally known as the St James run.

It is said in St James 1871 - 1977 that around St James the aboriginal people were the Kwat Kwat Tribe with the nearby Pangerang to the south (also known as Bangerang about whom there is the view they were a distinct language group with the Kwat Kwat being one of ten clans making up the tribe).

After the early selections, an increasing number came to the district and took up selections. As the numbers grew a campaign soon got underway for a spur line to be built north from the main railway at Benalla to service the region which had primitive transport options. It had been established the district could produce good harvests and plantings of wheat, barley and oats were increasing. Getting them to market was a problem. In the last days of 1880, the Railway Construction Bill was passed by the Victorian Parliament approving construction of a number of railway lines including one from Benalla terminating in the Parish of St James. There were to be three main stations on the line, Goorambat, Devenish and St James, but the termination point was not at an existing town. The future town of St James was to be built around the railway station. The line took one year to build and the first train pulled into St James on September 3, 1883. It was the intention of the Government that the line would be extended to Yarrawonga and this commenced in mid-1885 and the line opened for traffic on May 6, 1886 with a station at the existing town of Tungamah.



*Main St., St. James looking East, 1915*

# ST JAMES & DISTRICT

## OUR HISTORY

Construction of the railway, which would terminate at a station in a selector's paddock, prompted building of a township before a train had come down the line. Benalla blacksmith Michael Dowling set up business in the new town. Lake Rowan carpenter Joseph Caruthers built houses in St James and he and Michael moved there in 1882.

Mr Carter opened the first store in 1882. Patrick Mullins built the North Eastern Hotel, the first of five hotels in St James. On the other side of the railway W McCague opened a butchery and a bakery and across the road an opposition butcher opened. In late 1882 West and Waters opened a general store.

A post office was opened in St James at the end of 1882. On the completion of the railway, the post office was relocated to the railway station, with post, telegraph and money order facilities. In April 1883 a real estate company announced the establishment of their business. At the same time a forwarding agent advertised their presence. The National Bank opened a branch followed by the Bank of Australasia. Even a football team, the St James Football Club, was formed in May 1883

Various protestant churches were built, but it was a case of musical chairs with churches being built and then relocated elsewhere. The Presbyterians built a church that functioned until the 1970s. From an early stage Catholics went to Devenish where their first church was built in 1876.

G. J. Coles, the founder of the Coles chain of stores, got his start in St James before moving to Melbourne and opening the Coles Variety Store in Smith Street, Collingwood in 1914. Coles as we know it to-day is one of Australia's biggest employers, with stores all over the country. During the Depression GJ employed many of the young friends he had made in St James knowing they were hard workers. It helped many families doing it hard by sending money home.

The history of the Coles Family in St James has continued over the years. GJ never forgot where he had come from, and visited old friends regularly. His generosity and that of the Company, to our town is legendary, with donations to the Recreation Reserve, the Bowling Club, the Golf Club, the St James Hall restoration and a donation to the St James Silo Art.

GJ's last visit to St James was in 1977 for the St James Back-To. He died later on that year.



G.J. Coles first store in St James

# ST JAMES & DISTRICT

## OUR HISTORY

St James Football Club had many successes and among those footballers were two St James boys who both helped coach St James and became Carlton Captains....Jim Flynn – Played first with Geelong 1897 to 1902 then with Carlton 1903 to 1908 & 1910.... Captain of Carlton 1905 – 1907 & 1910 taking them to Premiership 1906 to 1908.... Gordon Green – played with Carlton 1911 to 1921, Captain 1921.

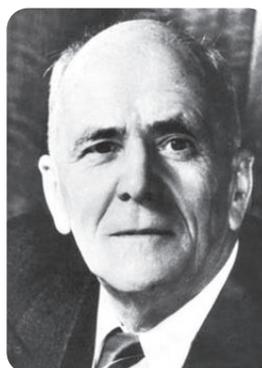
Wheat was the main crop, with oats to feed the horses. The ground was worked by horse driven plough, followed by harrows. The seed was then cast by hand. On maturity the crop was cut, and stooked to ripen. A steam driven winnower machine travelled from farm to farm to thresh the wheat, which was then bagged and carted to the railway siding in St James. The wheat bags were then stacked, awaiting the train to come and cart it to the Port. The sophistication of modern machinery may have been lacking but evidence of earlier achievements are recorded in the deliveries to St James. In 1915-16 there was a record stack of wheat. 135,000 bags or 405,000 bushels, exceeded only once in 1962-63 421,439 bushels.

Money was raised locally to build a Community Hall under the watchful eye of George Coles Senior. It was officially opened in 1910 coinciding with the purchase of the North-Eastern Stores by GJ Coles, George's son. 100 years on, the Coles Company celebrated both Centenaries with the St James locals, by donating \$110,000 toward the renovation. The Hall was renovated in 2014.

The historic portable police lockup was relocated to the St James Recreation Reserve in 2012 from rear of property on Lake Rowan Road which had been a police station. The lockup was originally at Lake Rowan, but had been moved to St James by October 1884. This was due to the railwayline going through St James and not Lake Rowan. The population of St James flourished, whereas Lake Rowan declined.



St James Historical Jail



GJ Coles



Wheat

# ST JAMES & DISTRICT

## RESPONDING TO EMERGENCIES BIG & SMALL

In the event of an emergency, information can be found from the following sources:

ABC Radio                      97.7 FM  
 ABC Digital Radio        107.7 FM

**In the first instance, please call 000 and state which service is required - Ambulance, Fire or Police. In cases of flooding or storms, contact the State Emergency Services (SES) on 132 500.**

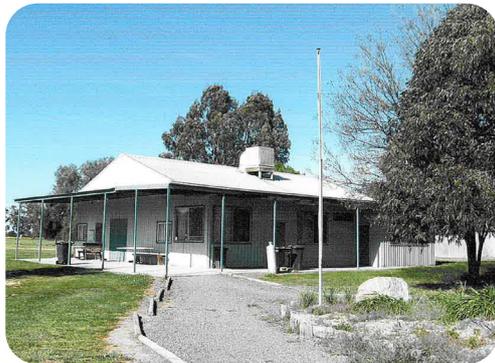
Other contact details:

Police	Yarrowonga Police Station	(03) 5744 3641 25 Burley Road, Yarrowonga 3730	<a href="http://www.police.vic.gov.au">www.police.vic.gov.au</a>
	Cobram Police Station	(03) 5871 1977 32 William Street, Cobram 3644	<a href="http://www.police.vic.gov.au">www.police.vic.gov.au</a>
Hospital	Yarrowonga Health	(03) 5743 8111 33 Piper Street, Yarrowonga 3730	<a href="http://www.yh.org.au">www.yh.org.au</a>
	North East Health Wangaratta	(03) 5722 5111 35-47 Green Street, Wangaratta 3677	<a href="http://www.northeasthealth.org.au">www.northeasthealth.org.au</a>
Fire Station	St James & District Fire Station	1 Devenish Road, St James 3727	<a href="http://www.cfa.vic.gov.au">www.cfa.vic.gov.au</a>
CFA	District 22 Headquarters	(03) 5833 2400 195-205 Numurkah Road, Shepparton 3630	<a href="http://www.cfa.vic.gov.au">www.cfa.vic.gov.au</a>
Local Council	Moira Shire Council	(03) 5871 9222 44 Station Street, Cobram 3644	<a href="http://www.moira.vic.gov.au">www.moira.vic.gov.au</a>
Power	Powercor	132 412 - 24 Hour Service	<a href="http://www.powercor.com.au">www.powercor.com.au</a>
Gas	Gas Faults Hotline Gas Leak Hotline	1800 898 220 1800 427 532	
Parks	Parks Victoria	131 963	<a href="http://www.parks.vic.gov.au">www.parks.vic.gov.au</a>

# ST JAMES & DISTRICT

## BUSINESS DIRECTORY

St James Hotel	21 Devenish Road, St James	0467 047 783
Moira Shire Transfer Station	75 Kelly Road, St James	(03) 5871 9222
D & K Beattie Hay Contractor	317 Mc Laughlin Road, St James	0428 575 326
Mark Kelly Contract Spraying	St James Road, St James	0418 353 529
Greg McKenzie Firewood	Devenish Road, St James	0439 576 625
Diamond Valley Sound Systems	Public Address System for Hire dvsound@bigpond.com.au	03 5764 4334
Damien Kelly Fencing Contractor	St James Road, St James	0447 656 898
J & T Montgomery Shearing Contractors	St James Road, St James	0417 550 142



St James Golf Club



St James former Post Office building



Formally the Coles Family Residence



St James Garden & BBQ Area

# ST JAMES & DISTRICT

## COMMUNITY ASSETS

- Hall
- Hotel
- Silo Art
- Anglican Church
- Golf Club
- Clay Target Club
- Memorial Garden
- RSL Flagpole
- RSL Memorial
- Public Toilet
- Community BBQ
- Fire Brigade

## FACILITIES

- Public Hall
- Bowling Club
- Golf Club
- Library
- History Repository

## ANNUAL EVENTS

- Anzac Day BBQ
- Christmas Break-Up
- Red Cross Annual Meeting

## INDUSTRY

- Farming
- Wheat
- Canola
- Beef Cattle
- Sheep
- Wool
- Hay

## SERVICES

- Town Water
- Electricity
- CFA
- Anglican Church
- Hall with WiFi
- Moira Independant Newspaper

## PARKS & FACILITIES

- St James Memorial Garden
- RSL Memorial
- Public Toilet
- Community BBQ
- St James Public Hall / Meeting Room
- Storyboards / Silo Art

## PARKS

- Memorial Garden
- Golf Club

## MAJOR SPORTING CLUBS

- Bowls/Social - Competition Men & Women
- Golf/Social - Competition Men & Women
- Gun Club/Social - Competition Men & Women

## DEFIBRILLATORS

- Golf Club
- Bowls Club
- St James Hall



St James Hall



St James Bowls Club

# ST JAMES & DISTRICT

## WHAT OUR COMMUNITY SAID

### What do you love about St James & District?

Size (small, but not too small)  
Spirit  
Park Farming Industry  
Pride Silo Art Golf Course  
Community Bowls Club  
BBQ Area History Facilities  
Safe Natural Environment  
Location (secluded but close enough to major centres)

### What is your hope for St James & District's future?

Outdoor Gym  
Continue supporting St James Hotel  
Relocation of Playground  
Playground Upgrades Attractive Tidy Town  
Entertainment Beautification Primary School  
Viability & Livability Hotel to remain open Growth  
More activities for youth  
Growth More events at hall  
Improvements to roads  
Keep young people in town  
Continue to support sporting clubs  
Housing Estate

# ST JAMES & DISTRICT

## WHAT OUR COMMUNITY SAID

### If you could choose one thing to happen in our community, what would it be?

- Community veggie garden
- Relocating Playground
- History Museum
- NBN Access
- Country & Western Dance
- Fix Phone Box
- Better phone reception
- Footpaths
- Spraying public sites
- More facilities in the town
- Keep facilities like Bowls & Golf Clubs open
- St James "Open Day"
- Community Noticeboard
- Spraying public sites
- "Town Pride" day to tidy the town
- Signage promoting Golf Course
- Greater access to tip/hard rubbish collection
- Speedhumps near 60km sign
- Younger population involved in Committees and Groups



St James Rose Garden



# ST JAMES & DISTRICT

## OUR GOALS



Silo Art Trail



St James BBQ & Rose Garden, Main Street

## BUILDING OUR COMMUNITY

### 1 YEAR:

**Community vegetable garden** - Establish a community vegetable garden, utilising some of the produce already being grown by locals.

**Engage youth** - Continue to investigate ways to provide activities and infrastructure to interest children.

**Attract more entertainment** - Continue to investigate ways to provide events or encourage musicians and artists to perform in town.

**Keep sporting clubs** - Continue to support golf club and bowls club to attract players and remain sustainable. Assist clubs with long term strategic planning.

**Keep young people in town** - Encourage more houses to be built within town to attract a younger population.

**“Town Pride Day”** - Market a “town pride day”, where fit and active locals offer to assist residents to clean up their properties.

### 2 YEARS:

**One-day St James “Open Day”** - Host a public “open day” event showcasing all of St James assets.

### 3 YEARS:

**Activate the hall** - Work with Council to market the opportunities for hiring the hall.

# ST JAMES & DISTRICT

## OUR GOALS



St James Library



H.R. Stephen's Butcher Shop - St James

## DEVELOPING OUR TOWN

### 1 YEAR:

**Relocation of playground to rose garden** - Work with Council to have play equipment installed at the park that includes fencing.

**Beautifying Township** - Continue to investigate ways to improve the look of the town including improvements and maintenance.

**Owners tidying own properties** - Continue to encourage locals to keep their properties neat and tidy so as to attract more visitors to town.

**Speed humps near 60km sign** - Work with Council/Regional Roads Victoria to have speed reduction treatments installed near the 60km sign.

### 2-4 YEARS:

#### **Mobile phone & internet service**

Work with all levels of government to advocate for phone service and connectivity. Timeframe 2-4 years.

#### **Footpaths**

Improve and where needed advocate for new footpaths in the district.

# ST JAMES & DISTRICT

## ST JAMES IN THE FUTURE

### GROWING OUR ECONOMY

#### 1 YEAR:

**Marketing support for golf club** - Obtain all required approvals and install Regional Roads Victoria signage indicating presence of golf course in town. Install signage indicating golf course entry.

**Keep hotel** - Encourage locals and travellers to support the hotel when in town.

#### 2 YEARS:

**Population growth / housing developments** - Encourage more houses to be built within town to grow or sustain the population.



St James Hotel

### PROTECTING OUR ENVIRONMENT AND HERITAGE

#### 6 MONTHS:

**Trim peppercorn trees** - Prune peppercorn trees located near silos.

**Spraying for bindii**

#### 2 YEARS:

**History museum** - Develop a section of the hall as a historical museum.

**THE MOIRA INDEPENDENT**

PRICE \$1.00      OCTOBER 2022      ISSUE 374

Est 1989

DEVENISH      ST.JAMES      TUNGAMAH      WILBY

**LAKE KOWAN TENNIS CLUB**

**Presented to Mrs. Hawkes.**  
As a token of esteem Jan. 1902

**A GREAT FIND**      Story Page 4

**DEADLINE**  
The deadline for contributions to the Moira is  
26th of each month.  
Please email to Glenys at  
themoiranews@hotmail.com  
or Post to  
Mary Panter, Devenish Road, St. James 3727

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# ST JAMES & DISTRICT

## IMPLEMENTING OUR PLAN

The St James & District Community Coordinators Committee and the wider St James & District community are responsible for this plan.

The Committee will continue to meet regularly, and drive the achievement of the identified actions and goals.

The community plan is a dynamic, flexible document. Priorities can change over time, and these will be reviewed after a period of 5 years.

That any substantial changes to the Plan be decided at a Public Meeting of the St James Community.



St James Playground

# ST JAMES & DISTRICT

## ACKNOWLEDGEMENTS

### PLAN DEVELOPMENT

- Kathy Beattie
- Jim Kelly
- Dorothy Kelly
- Beth Parker
- Mary Panter
- Maureen Figgins
- Mark Pond
- Glenys Pond
- Leslie Longmuir
- Eddie Naden

### MOIRA SHIRE COUNCIL SUPPORT

Correne Cooper (Team Leader - Community & Recreational Development)  
Dana Sharp (Community Development Officer - Community Development)  
Lucy Lykissas (Administration Support Officer - Community Development)

### PHOTOGRAPHS

Special thanks to everyone who submitted photos to include in the St James & District Community Plan.



St James Main Street

# ST JAMES & DISTRICT



Artist Timothy Bowtell works on a mural on the grain silos at St James, with Sir George Coles featuring on the first silo.  
Picture: Dannika Bosner



St James Public Hall and Moira Independent Committee Members

