

**Moorabool Planning Scheme Amendment C85moor
West Moorabool Heritage Study Stage 2A Review 2021**

Panel Report

Planning and Environment Act 1987

20 October 2025

How will this report be used?

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue, you should seek independent advice.

The planning authority must consider this report before deciding whether to adopt the Amendment.

[section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the PE Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the PE Act]

Planning Panels Victoria acknowledges the Wurundjeri Woi Wurrung People as the traditional custodians of the land on which our office is located. We pay our respects to their Elders past and present.

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the PE Act

Moorabool Planning Scheme Amendment C85moor

West Moorabool Heritage Study Stage 2A Review 2021

20 October 2025

A handwritten signature in dark ink, appearing to read 'David Merrett', with a stylized flourish at the end.

David Merrett, Chair

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Glossary and abbreviations

the Amendment	Moorabool Planning Scheme Amendment C85moor
the Bridge Hotel	190 Bungaree-Wallace Road Bungaree
Council	Moorabool Shire Council
HERCON	the National Heritage Convention in Canberra in August 1988
Heritage Strategy	Moorabool Shire Heritage Strategy 2024-2028
Incorporated Document	Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions May 2021
PE Act	<i>Planning and Environment Act 1987</i>
Planning Scheme	Moorabool Planning Scheme
PPN01	<i>Planning Practice Note 01: Applying the Heritage Overlay</i>
Stage 2A Review	West Moorabool Heritage Study Stage 2A Review May 2021

Overview

Amendment summary	
The Amendment	Moorabool Planning Scheme Amendment C85moor
Common name	West Moorabool Heritage Study Stage 2A Review 2021
Brief description	The Amendment proposes to: - apply the Heritage Overlay to 106 individual heritage places and 7 heritage precincts (Ballan x 2, Blackwood x 4, Lal Lal x 1) - delete 3 individual Heritage Overlay listings for the Railway Station (Ballan), All Saints Anglican Church (Blackwood) and Railway Station (Lal Lal) and describe their significance in the relevant heritage precincts
Subject land	Applies to specific land in Ballan, Blackwood, Bungaree, Gordon, Lal Lal, Millbrook, Mount Egerton and Wallace
Planning Authority	Moorabool Shire Council
Authorisation	28 February 2024
Exhibition	13 March to 20 April 2025
Submissions	Number of Submissions: 13 Opposed: 4 - Daniel Bosworth - Elizabeth MacGiolla and Greg D’Cruz - Agriculture Victoria - Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation - Department of Transport and Planning - West Moorabool Anglican Parish - Ballan Returned Services League - Jonathon Halls - Tom and Theresia Sullivan - Fritz Voser - David and Lyn Gillam

Panel process	
The Panel	David Merrett
Directions Hearing	Online, 11 August 2025
Panel Hearing	Council offices (Ballan), 22 September 2025
Site inspections	Unaccompanied (14 September 2025) and accompanied (22 September 2025)
Parties to the Hearing	Moorabool Shire Council represented by Briana Eastaugh of Maddocks, who called expert evidence on: • Heritage from Natica Schmeder of Landmark Heritage Jonathon Halls Tom Sullivan

Citation	Moorabool PSA C85moor [2025] PPV
Date of this report	20 October 2025

Executive summary

Moorabool Planning Scheme Amendment C85moor (the Amendment) seeks to implement the recommendations of the West Moorabool Heritage Study Stage 2A Review May 2021 (Stage 2A Review). This reviewed the Stage 2A Heritage Study from 2016.

The Amendment applies heritage controls to 106 individual places of significance and seven heritage precincts in Ballan, Blackwood, Bungaree, Gordon, Lal Lal, Millbrook, Mount Egerton and Wallace. The *Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions May 2021* (Incorporated Document) contain permit exemptions for heritage precincts and individual places.

Of the 13 submissions received, four opposed the application of heritage controls.

Key issues raised in submissions include:

- objections to the application of the Heritage Overlay to particular properties
- concerns applying the Heritage Overlay to specific properties based on factual inaccuracies or changed circumstances
- objections to the contents of Amendment documentation related to history, elements of significance, and additional controls within the Statement of Significance for the Heritage Overlay.

The Wurundjeri Woi-Wurrung Cultural Heritage Aboriginal Corporation highlighted the cultural sensitivity of waterways within West Moorabool and recommended that the Amendment provide greater acknowledgement of Aboriginal cultural heritage and sensitivity. While it is a critically important issue, the Panel considers there are processes in place to protect Aboriginal cultural heritage under separate legislation. The Council's Heritage Strategy 2024-2028 contains specific actions for further engagement and action in relation to Aboriginal cultural heritage.

The Panel is satisfied the methodology used, including a review of the 2016 Stage 2A heritage study, forms a sound basis for the application of heritage controls and is consistent with *Planning Practice Note 01: Applying the Heritage Overlay* (PPN01). Ms Schmeder provided expert peer review of the Stage 2A Review and endorsed application of heritage controls on all places, with some minor detailed recommendations not supported by Council.

The Panel's role is to review submissions received. This has resulted in many places in the Amendment not subject to submission, not being reviewed further. The Panel accepts the exhibited form of the Amendment for these places.

There were relatively few submissions for such a large application of heritage controls. The places reviewed are:

- Steiglitz Street Heritage Precinct, Ballan
- 49 Edols Street, Ballan
- 146 and 146A Inglis Street, Ballan
- 56 Simpson Street, Ballan
- 190 Bungaree-Wallace Road, Bungaree
- 67 Main Street, Gordon
- 179 Donnellans Road, Millbrook
- 52 Sullivans Road, Millbrook.

Administrative corrections (addressing errors or updates due to demolished buildings) are supported for:

- the Steiglitz Street Heritage Precinct, Ballan
- 49 Edols Street, Ballan
- 146 and 146A Inglis Street, Ballan.

The Panel accepts the bell tower at the church at 56 Simpson Street, Ballan has local heritage significance and supports a modified Heritage Overlay polygon for the place.

The former Bridge Hotel at 190 Bungaree-Wallace Road, Bungaree was impacted by a fire in 1992, but this did not significantly affect the original form of the Hotel. The Panel accepts the threshold has been met for local heritage significance for Criteria A and E.

Submissions for 67 Main Street, Gordon and 179 Donnellans Road, Millbrook (*Oakvale*) did not object to the Heritage Overlay and requested either clarification on the ability to provide disabled access to the post office or suggested further detail for the Statement of Significance, respectively. The Panel finds:

- that disabled access to the post office can be achieved without the need for a planning permit
- the additional detail for *Oakvale* from the submitters and a further heritage review was appropriate.

The dwelling at 52 Sullivans Road, Millbrook has historical (Criterion A) and representative significance (Criterion D), despite alterations that have been made. The dwelling is relatively intact, and the remaining trees are those that have local heritage significance. The Panel supports the application of the Heritage Overlay to the place and the use of an aerial photo in the Statement of Significance to identify the trees of significance.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Moorabool Planning Scheme Amendment C85moor be adopted as exhibited subject to the following:

1. **Amend the Statement of Significance for the Steiglitz Street, Ballan Heritage Precinct (HO207) to correct an addressing error as shown in Appendix C.**
2. **Delete 48 Edols Street, Ballan (HO215) from the Heritage Overlay schedule, the Clause 72.04 schedule and the Moorabool Shire Heritage precincts and Places Incorporated Plan Permit Exemptions as shown in Appendix C.**
3. **Amend the Statement of Significance for 146 and 146A Inglis Street, Ballan (HO246) by deleting the reference to an outbuilding as shown in Appendix C.**
4. **Amend the Citation and Statement of Significance for 56 Simpson Street, Ballan (HO252) to provide additional detail as shown in Appendix C.**
5. **Amend the Heritage Overlay map for 56 Simpson Street, Ballan (HO252) to show the polygon contained in the Figure 4.**
6. **Amend the Citation and Statement of Significance for 190 Bungaree-Wallace Road, Bungaree to provide additional detail and correct references as shown in Appendix C and delete reference to “following a cyclone”.**
7. **Amend the Citation and Statement of Significance for 179 Donnellans Road, Millbrook (HO307) to provide additional detail as shown in Appendix C.**

- 8. Amend the Heritage Overlay schedule for 179 Donnellans Road, Millbrook (HO307), as shown in Appendix C to:**

 - a) add external paint controls for the remnant external limewash on brickwork.**
 - b) add internal alteration controls for the layout on all three levels, window and door joinery, masonry skirtings, fireplace mantles, pencilled graffiti on the wall of the first floor central north room, and in the two ground-floor front rooms also plaster cornices, papier mâché ceiling centres, oil paint on joinery and skirtings, and paint on walls and ceilings.**
 - c) add tree controls for the row of four mature English Oak Trees and mature pear, apple and plum trees.**
- 9. Amend the Statement of Significance for 52 Sullivans Road, Millbrook (HO310) to include an aerial photo to identify the trees that have heritage significance.**

1 Introduction

1.1 The Amendment

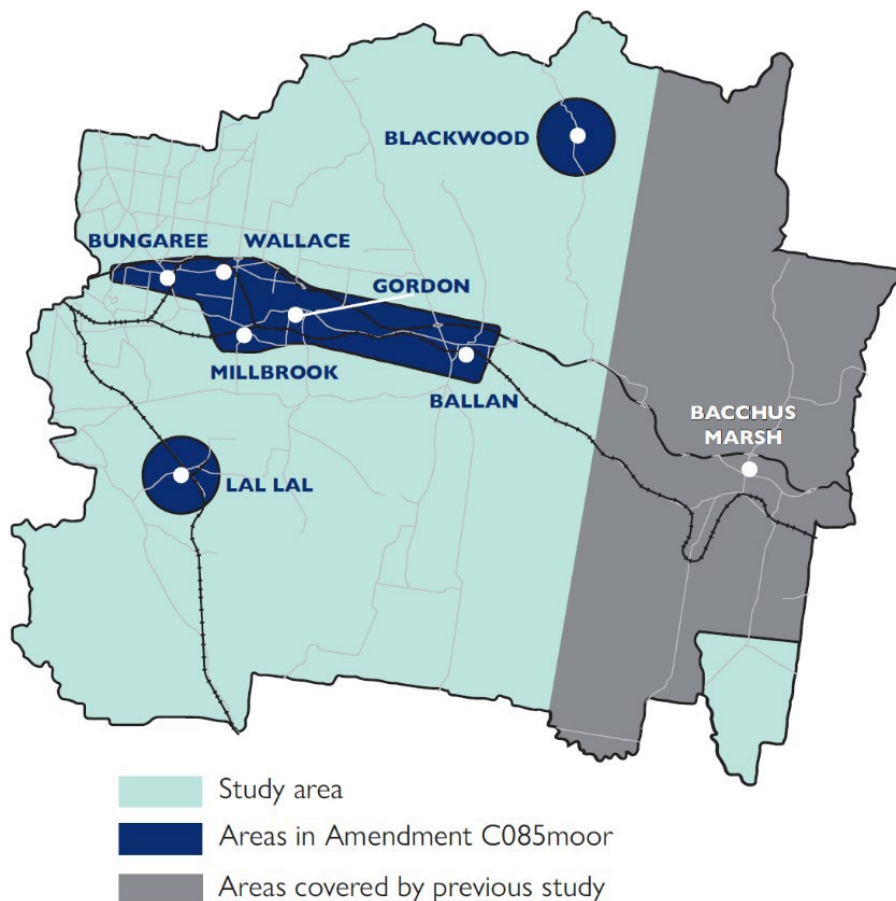
The purpose of Moorabool Planning Scheme Amendment C85moor (the Amendment) is to implement the recommendations of the West Moorabool Heritage Study Stage 2A Review May 2021 (Stage 2A Review).

Specifically, the Amendment, as exhibited, proposes to amend the Moorabool Planning Scheme (Planning Scheme):

- apply the Heritage Overlay to 106 individual heritage places
- apply the Heritage Overlay to seven heritage precincts in Ballan (two precincts), in Blackwood (four precincts) and Lal Lal (one precinct)
- delete the Heritage Overlay from 3 individual listings for the Railway Station (Ballan), All Saints Anglican Church (Blackwood) and Railway Station (Lal Lal) and describe significance in the relevant heritage precincts
- insert 113 statements of significance and the *Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions May 2021* (Incorporated Document) as incorporated documents in the planning scheme.

The Amendment applies to land in Ballan, Blackwood, Bungaree, Gordon, Lal Lal, Millbrook, Mount Egerton and Wallace, as broadly shown in Figure 1.

Figure 1 Location of towns the subject of the Amendment



Source: Council Part A submission, page 5

The Incorporated Document contains permit exemptions for:

- non-contributory places within a heritage precinct
- contributory or significant places within a heritage precinct
- individual places in residential and commercial areas
- individual places within rural areas.

1.2 Background

Council provided a useful summary of the background to the Amendment and the relationship to its heritage program and preceding studies. Council advised:

In 2010, the *Moorabool Shire Stage 1 Heritage Study 2010 (Stage 1 Study)* was prepared by Dr David Rowe & Wendy Jacobs to identify places of potential heritage significance in West Moorabool. The study area included all areas outside of the *Bacchus Marsh Heritage Study 1995*, being predominantly the western region of the Moorabool Shire, taking in the former Ballan Shire and parts of the former Bungaree and Buninyong Shires, and including an area in the south-eastern part of the Shire (formerly Werribee Shire).

In 2016 the *West Moorabool Heritage Study Stage 2A (Stage 2A Study)* was prepared by Dr David Rowe & Wendy Jacobs to review and assess a list of priority places identified in the Stage 1 Study. It recommended that the Heritage Overlay be applied to the places in the study via a planning scheme amendment. The Stage 2A Study was adopted by Council in 2017 and Council resolved to request authorisation to prepare a planning scheme amendment.

The completion of the Stage 1 and Stage 2A studies were important steps in compiling an extensive list of potential heritage sites for further investigation, identifying key themes of development in West Moorabool, and completing assessments and citations for the priority places.

Due to the lapse of time since the Stage 2A Study had been adopted, in 2021 Plan Heritage was engaged to prepare the *West Moorabool Heritage Study Stage 2A Review (Stage 2A Review)* to review the recommendations of the Stage 2A Study and to determine whether a Heritage Overlay should be applied, and a planning scheme amendment could be supported¹.

Volume 2 of the Stage 2A Study, contained West Moorabool's Thematic Environmental History which was titled "Forest, Farmland and Gold".

Council adopted the Stage 2A Review on 6 December 2023.

1.3 Versions of the Amendment

The Panel directed Council to prepare and circulate a 'Day 1' version of the Amendment documentation before starting the Hearing (Document 9). This implements:

- the post exhibition changes from the Council's consideration of submissions on 2 July 2025
- most of the recommendations of Council's heritage expert witness, Natica Schmeder, from Landmark Heritage.

This included changes to the Heritage Overlay schedule, Statements of Significance and Citations.

The Day 1 version incorporated changes in response to evidence, legal review and submissions.

Except where stated otherwise in this Report, the Panel supports the changes in the Day 1 version, which makes corrections and provides greater clarity and improves the operation of the controls.

¹ Council Part A submission, paragraphs 29-32

The Panel's recommended Heritage Overlay schedule, Statements of Significance and Citations in Appendix C uses Council's Day 1 version as the starting point.

The post exhibition changes are detailed in the following place-specific chapters. If a place is not part of the Day 1 documents, then the Panel relies on the exhibited version of documents for that place.

1.4 The Panel's approach

Key issues raised in submissions were:

- objections to the application of the Heritage Overlay to particular properties
- concerns about application of the Heritage Overlay to specific properties based on factual inaccuracies or changed circumstances
- objections to the contents of Amendment documentation related to history, elements of significance, and additional controls within the Statement of Significance for the Heritage Overlay.

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing. The Panel's role is to review the submissions to it, and it is noted not all places or precincts were the subject of submissions. It has reviewed a large volume of material and restricts its consideration to those places or precincts that were the subject of submissions. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Strategic issues
- Aboriginal cultural heritage
- Steiglitz Street heritage precinct, Ballan (HO207)
- 49 Edols Street, Ballan (HO215)
- 146 and 146A Inglis Street, Ballan (HO242)
- 56 Simpson Street, Ballan (HO252)
- 190 Bungaree-Wallace Road, Bungaree (HO272)
- 67 Main Street, Gordon (HO293)
- 179 Donnellans Road, Millbrook (HO307)
- 52 Sullivans Road, Millbrook (HO310)
- The Incorporated Document.

2 Strategic issues

2.1 Planning context

This chapter identifies planning context relevant to the Amendment. Appendix B highlights key imperatives of relevant provisions and policies.

Table 1 Planning context

	Relevant references
Victorian planning objectives	- section 4(1)(d) of the PE Act
Municipal Planning Strategy	- Clause 02.03-1 (Settlement) - Clause 02.03-5 (Built Environment and Heritage) - Clause 02.03-7 (Economic Development)
Planning Policy Framework	- Clause 11.01-1L-03 (Ballan) - Clauses 11.03-3S (Peri-urban areas), 11.03-6S Regional and local places) - Clauses 15.01-5S (Neighbourhood character), 15.01-5L (Landscape and neighbourhood character), 15.03-1S (Heritage conservation), 15.03-1L (Heritage)
Other planning strategies and policies	- Plan for Victoria Pillar 3, Enabling Heritage Protection - Moorabool Heritage Strategy 2024-2028
Planning scheme overlay provisions	- Heritage Overlay
Ministerial directions	- Ministerial Direction 11 (Strategic Assessment of Amendments)
Planning practice notes	- Planning Practice Note 1 (Applying the Heritage Overlay), August 2018

2.2 Strategic justification

(i) Submissions

Council submitted the Amendment was supported by relevant parts of the Municipal Planning Strategy and Planning Policy Framework as it:

- supports the sustainable development of small towns and settlements and protects and enhances Ballan's character and sense of place (Clause 02.03-1 Settlement)
- protects and reinforces the Shire's built and natural heritage (Clause 02.03-5 Built environment and heritage)
- facilitates tourism that is consistent with protecting and enhancing the Shire's heritage and town character (Clause 02.03-7 Economic development)
- limits development in minimal growth area of Ballan to protect heritage values and preferred character of precincts (Clause 11.01-1L-03 Ballan)
- ensures new development will complement the character of the town centre (Clause 11.03-1L Activity centres – Ballan)

- encourages development that protects and enhances existing character (Clause 15.01-1L Landscape and neighbourhood character)
- ensures that new development will be sympathetic to and make a positive contribution to heritage places (Clause 15.03-1L Heritage).

Council referred to the Moorabool Shire Heritage Strategy 2024-2028 (Heritage Strategy) which was adopted by Council on 4 September 2024. Under the theme of “Protecting”, the Heritage Strategy identifies *“progressing the Amendment to implement the recommendations of the Stage 2A Review as a short-term priority action.”*

Council submitted *“no submitters questioned the broader strategic basis for the application of the Heritage Overlay or the implementation of the Stage 2A Review.”* Of the four objections to the Amendment, concerns *“were entirely directed towards heritage issues specific to individual properties.”*

Council submitted that once local heritage significance was established, the application of the Heritage Overlay was the appropriate statutory tool *“as a permit will be required for buildings and works, including demolition, that could affect the heritage significance of those places.”*

Council advised:

To satisfy the requirements of PPN1, Council's heritage consultants and experts have:

- used the recognised HERCON criteria to assess the heritage value of places and precincts
- prepared comparative analyses to substantiate the significance of places and precincts
- prepared statements of significance using the three-part format of ‘What is Significant?’, ‘How is it Significant?’ and ‘Why is it Significant?’.²

(ii) Discussion

The Panel is satisfied that application of the Heritage Overlay and the process used to inform this, was appropriate. The methodology is consistent with that outlined in PPN01. Give the flux of time Council did not choose to implement the Stage 2A Study 2016 and proceeded to conduct a full review which has provided a strong strategic basis for the Amendment.

The Amendment is consistent with Council's Heritage Strategy, the staging of heritage reviews and strategies (described in Chapter 1 of this Report) and policies contained in the Municipal Planning Strategy and Planning Policy Framework.

The Panel considers the receipt of four objections for an Amendment that included 106 individual places, and seven precincts indicates a general acceptance of the Amendment and perhaps reflects the initial consultation as part of the Stage 2A Study in 2016 and continued engagement as part of its Stage 2A Review in 2020/21.

The Panel agrees with Council there were no objections that broadly criticised the basis of the Amendment. The Panel considers the Amendment delivers net community benefit as required by Clause 71.02-3.

² Part B submission, page 6, paragraph 20

(iii) Conclusions

For the reasons set out in this report, the Panel concludes that the Amendment:

- is supported by, and implements, the relevant sections of the Planning Policy Framework
- is consistent with the relevant Ministerial Directions and Practice Notes
- is well founded and strategically justified
- should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

3 Aboriginal cultural heritage

(i) The issue

The issue is whether the Amendment acknowledges Aboriginal cultural heritage appropriately.

(ii) Submissions

The Wurundjeri Woi-Wurrung Cultural Heritage Aboriginal Corporation (Submission 5) highlighted the cultural sensitivity of waterways within West Moorabool and recommended the Amendment provide greater acknowledgement of Aboriginal cultural heritage and sensitivity.

Council submitted:

Council's adopted Heritage Strategy 2024–2028 (Heritage Strategy), which includes a number of actions aimed at improving awareness, recognition and protection of Aboriginal cultural heritage. These include:

- Action 6: Internal capacity building to increase knowledge of Aboriginal cultural heritage among Council staff.
- Action 12: Maintaining links on Council's website to resources from First Peoples State Relations to assist landowners in understanding their obligations to protect Aboriginal heritage sites, such as under the Aboriginal Heritage Act 2006.
- Action 21: Supporting Aboriginal cultural heritage storytelling by Traditional Owners, as an important part of heritage interpretation, such as in arts, tourism, and public space activations.
- Action 22: Developing an information kit for heritage property owners, including resources for owners of properties with Aboriginal cultural heritage significance.
- Action 24: Supporting and promoting Aboriginal cultural heritage through events such as NAIDOC Week and National Reconciliation Week.

Council's Heritage Strategy identifies the need to *"understand and respect that the relationship Aboriginal people have to their heritage, does not always fit within traditional western ideas of heritage and heritage management."* Council considered the Amendment was consistent with the *Aboriginal Heritage Act 2006*.

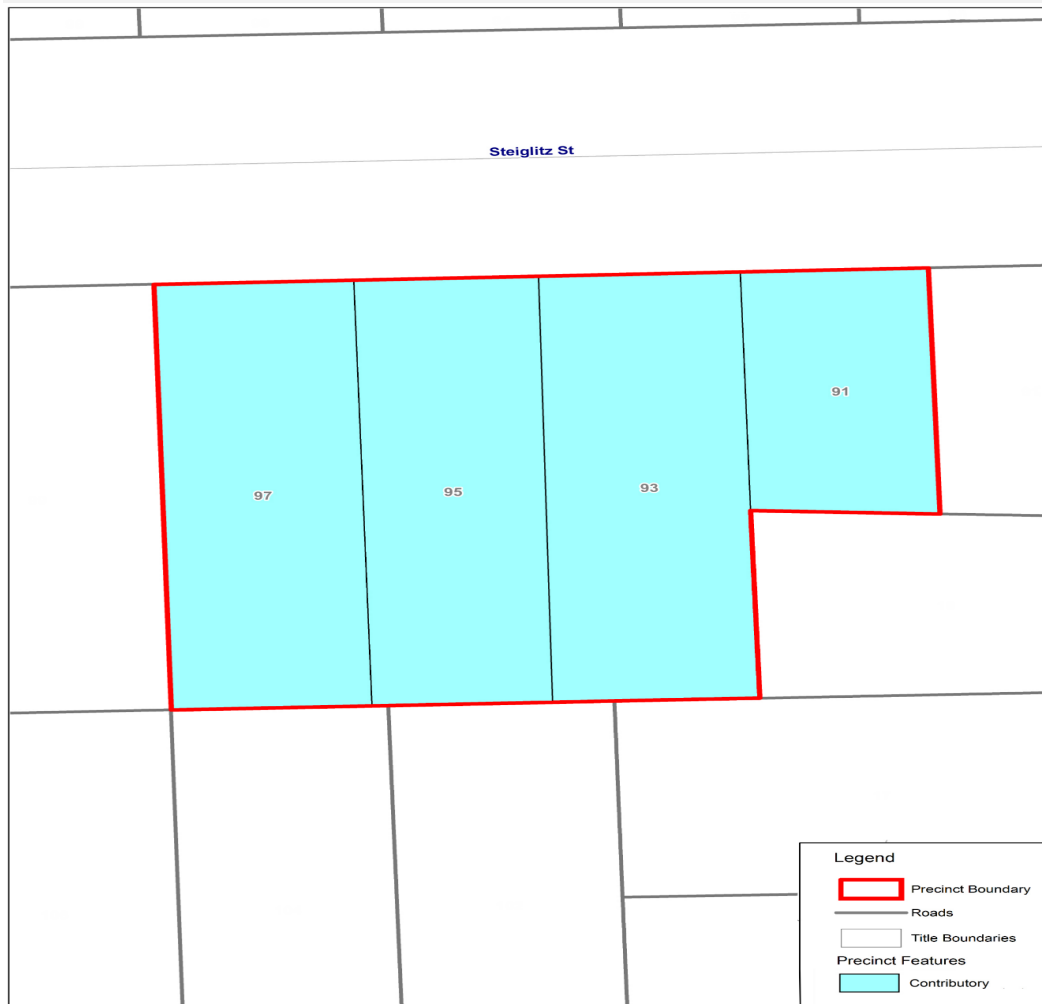
(iii) Discussion and conclusion

The Amendment is focussed on post-contact heritage. While just as important, there are other opportunities and mechanisms for Aboriginal cultural heritage to be reviewed, which is primarily administered by the *Aboriginal Heritage Act 2006*. Council's Heritage Strategy has specific actions for further engagement.

The Panel considers the Amendment is not inconsistent with Aboriginal cultural heritage values.

4 Steiglitz Street heritage precinct, Ballan (HO207)

Exhibited Statement of Significance



What is significant?

The Steiglitz Street Heritage Precinct, Ballan is significant.

The following features contribute to the significance of the precinct:

The four dwellings at 91-97 Steiglitz Street, constructed between c.1874-c1890 as shown on the precinct map.

The consistent overall single storey residential form (hipped roofs, front post-supported verandahs, brick and rendered chimneys, symmetrical composition), materials (weatherboard wall cladding, brick and rendered chimneys, galvanised corrugated steel roof cladding) and detailing (narrow eaves, central four panelled front doors flanked by double hung windows, surviving cast iron verandah decoration, moulded timber architraves and timber window sills).

Features that do not contribute to the significance of the precinct include non-original alterations and additions to the buildings at 91-97 Steiglitz Street.

Contributory places:

Steiglitz Street: 91, 93, 95, 97.

How is it significant?

The Steiglitz Street Heritage Precinct at 91-97 Steiglitz Street is of local historical and aesthetic significance to the Moorabool Shire.

Why is it significant?

Historically, the Steiglitz Street Heritage Precinct is significant as it contains the only known speculative development of detached timber dwellings remaining in the town (93-97 Steiglitz Street). Further strengthening the historical cohesion of this small group is the association with the original owner, Bernard Hirsch, a German draper, colonial wine dealer and manufacturer who constructed the cottage at 97 Steiglitz Street in 1874, and a large timber structure housing a general store and stocking-weaving factory, located on the land at 93-97 Steiglitz Street. The three cottages at 93-97 Steiglitz Street were built by James Alford as rental properties in the 1890s after Hirsch's death, from materials salvaged from the former general store and manufactory. (Criterion A)

Aesthetically, the Steiglitz Street Precinct is significant as a small group of representative examples of the vernacular style of mid and late-Victorian dwellings typical to Ballan. The design qualities are especially borne out in the hipped roof forms, front verandahs, symmetrical compositions defined by the front central doorways and flanking windows, narrow eaves, chimneys and surviving verandah detailing, in addition to the weatherboard wall construction and timber framing (having been recycled from Hirsch's manufactory building now demolished) and the galvanised corrugated steel roof cladding. (Criterion E)

(i) The issue

The issue is whether there is a street addressing error in the Statement of Significance for the precinct.

(ii) The exhibited Amendment

The exhibited Amendment proposes to include the properties at 91 – 97 Steiglitz Street, Ballan in the new HO207 – Steiglitz Street Precinct, and to apply solar energy system controls to the precinct. All properties within the precinct are proposed to be graded as 'Contributory'.

(iii) Evidence and submissions

A submitter considered there was an addressing error in the Statement of Significance for Criterion A that should read 91-95 Steiglitz Street, not 93-97. This makes a reference to the speculative development of detached timber dwellings in the precinct.

Council and Ms Schmeder agreed with the submitter and included this change in the Day 1 documents.

(iv) Conclusion

This is a clear error that should be corrected. The Panel supports the correction to the Statement of Significance.

(v) Recommendation

The Panel recommends:

- 1. Amend the Statement of Significance for the Steiglitz Street, Ballan Heritage Precinct (HO207) to correct an addressing error as shown in Appendix C.**

5 49 Edols Street, Ballan (HO215)

Exhibited Statement of Significance



What is significant?

The State Savings Bank dwelling at 49 Edols Street, Ballan, constructed 1929, is significant.

Non-original alterations and additions are not significant

How is it significant?

The State Savings Bank dwelling at 49 Edols Street, Ballan, is of local historical and aesthetic significance to the Moorabool Shire.

Why is it significant?

The State Savings Bank dwelling at 49 Edols Street has historical significance as an example of the modest, working class residential developments in Ballan township in the late 1920s. Built in c.1929 for Dennis Wheelahan, blacksmith, the dwelling has particular associations with the State Savings Bank's finance, design and construction scheme that was established to assist low income earners build their own homes following standard Bungalow types designed by G. BurrIDGE Leith, a Melbourne architect. (Criterion A)

The State Savings Bank dwelling at 49 Edols Street is aesthetically significant as one of four known Interwar timber Bungalow styled dwellings in Ballan based on the State Saving Bank's standard designs of 1929. The dwelling is a locally unusual example with its jerkinhead roof form, being a 'Type T42' design which is largely intact, although missing the original chimneys, and has had the roof cladding replaced. (Criterion E)

(i) The issue

The issue is whether the property has been incorrectly identified and should be removed from the Amendment.

(ii) The exhibited Amendment

The Amendment proposes to apply HO215 'State Savings Bank Dwelling' to the property at 49 Edols Street, Ballan, with associated solar energy system controls.

(iii) Evidence and submissions

A submitter provided aerial photographic evidence that the dwelling had been relocated to the property from Melbourne in the 1990's which confirmed the current dwelling was not in place in 1965 or 1984.

Ms Schmeder provided evidence that supported the submitters request³:

The other State Savings Bank Dwellings recommended for inclusion in the Moorabool Heritage Overlay by this heritage study – at 45 Atkinson Street & 9 Fiskin Street – are both designs designated "For Country Selection Only". In contrast, the house at 49 Edols Street is a State Savings Bank design that was common in the Melbourne metropolitan area and not designated for use in regional Victoria. Furthermore, the chimneys of 49 Edols Street have been removed, which is almost always the case for relocated buildings (or the chimneys are rebuilt in a non- original form).

As the house at 49 Edols Street does not have a long historic connection with Ballan or Moorabool, I agree that it is not of local heritage significance.

Council supported the submitter and the evidence of Ms Schmeder and deleted the place in the Day 1 documents.

(iv) Conclusion

Based on the aerial photography evidence and its review by Council and Ms Schmeder, the Panel accepts the dwelling is a recent relocation to Ballan and should be removed from the Amendment.

(v) Recommendation

The Panel recommends:

- 2. Delete 48 Edols Street, Ballan (HO215) from the Heritage Overlay schedule, the Clause 72.04 schedule and the Moorabool Shire Heritage precincts and Places Incorporated Plan Permit Exemptions as shown in Appendix C.**

³ Ms Schmeder evidence statement, page 18, paragraphs 80-81

6 146 and 146A Inglis Street, Ballan (HO242)

Exhibited Statement of Significance



What is significant?

The Ballan R.S.L. Clubrooms and Bakery building, at 146 & 146A Inglis Street, constructed c.1925-26, is significant.

The timber outbuilding at the rear of the site and the Honour Roll affixed to the external wall contribute to the significance of the place.

How is it significant?

The Ballan R.S.L. Clubrooms and Bakery building at 146 & 146A Inglis Street, Ballan is of local historical, aesthetic and social significance to the Moorabool Shire.

Why is it significant?

The Ballan R.S.L. Clubrooms and Bakery building at 146 & 146A Inglis Street is of historical significance as one of the few surviving Interwar commercial buildings within Ballan, a period of social and economic growth within the town. The building has associations with commercial development in Ballan during the Interwar period, and particularly with Vivian Cullen and his establishment of the Kookaburra café and billiard room in c.1925-26. Of further historical significance is the use of the building from 1958 to the present as the clubrooms of the local branch of the Returned and Services League of Australia (Victoria). (Criterion A)

The Ballan R.S.L. Clubrooms and Bakery is of aesthetic significance for the unusual composition of typical Interwar shopfront with dwelling which appears to be a very late example of the Edwardian vernacular, apparently constructed at the same time. The single storey, timber weatherboard building exhibits design, composition and detailing typical of the Edwardian period, including the main hipped roof form and projecting minor hipped and gabled wings, turned timber verandah posts and timber brackets. There are no other examples of R.S.L. buildings within the study area. (Criterion E)

The Ballan R.S.L. Clubrooms and Bakery building at 146 & 146A Inglis Street has social significance for its long and continuing association with and use by the Ballan branch of the Returned and Services League of Australia as their clubrooms since 1958. (Criterion G)

(i) The issue

The issue is whether the Statement of Significance should be amended to delete reference to a demolished outbuilding.

(ii) The exhibited Amendment

The exhibited Amendment proposes to apply the Heritage Overlay (HO242) to the Ballan RSL Sub-Branch and former bakery at 146 / 146A Inglis Street, Ballan. The Amendment identifies the site as having local historical, aesthetic and social significance (Criteria A, E and G) and proposes to apply solar energy system controls.

(iii) Evidence and submissions

A submitter advised that the timber outbuilding referenced in the Statement of Significance had been demolished in 2021, with the brick chimney remaining.

Council confirmed this was the case following a site inspection and viewing aerial photography and agreed with the submitter the Statement of Significance and Citation should be corrected.

Ms Schmeder confirmed this⁴:

It is possible that a chimney remains from this outbuilding, but in my expert opinion this is not sufficient to warrant its protection.

... as the timber outbuilding to the rear of the RSL Clubrooms has been demolished, it can no longer be protected in the Heritage Overlay.

(iv) Discussion and conclusion

The Panel confirmed during the site inspection that the outbuilding had been demolished and agrees with Council, the submitter and Ms Schmeder the Statement of Significance and Citation should be corrected to reflect this.

(v) Recommendation

- 3. Amend the Statement of Significance for 146 and 146A Inglis Street, Ballan (HO246) by deleting the reference to an outbuilding as shown in Appendix C.**

⁴ Ms Schmeder evidence statement, page 45

7 56 Simpson Street, Ballan (HO252)

Exhibited Statement of Significance



What is significant?

St. John's Anglican Church, at 56 Simpson Street, Ballan, constructed 1861-1862, is significant. Elements of the place which contribute to the significance are the c.1861-2 church, the mature *Cupressus macrocarpa* Monterey Cypress, headstones located to the east of the chancel (relocated to the site), stone gate piers and memorial gates, metal plaque fixed to the reveal of the main door, bell and bell tower in the front garden.

Elements which do not contribute to the significance of the place include the timber garage and outbuilding to the north east of the site, landscaping, modern buildings including the Parish Hall and Mena Prior Memorial Parish Centre, front and side fencing, concrete gate piers and orbs.

How is it significant?

The St. John's Anglican Church, 56 Simpson Street, is of local historical, aesthetic and social significance to the Moorabool Shire.

Why is it significant?

St. John's Anglican Church, 56 Simpson Street, is historically significant for its associations with the earliest years of Anglicanism in the fledgling township of Ballan from 1849, and particularly with the life and development of the Church of England at Ballan throughout the 19th and 20th centuries.

Built in c. 1861-62 St. John's Church was built to the design of the Diocesan Architect, Leonard Terry, and has been in continuous use by the Anglican congregation for over 150 years. Of further historical significance are the headstones relocated from the Old Ballan Cemetery in 1964, and represent the Anglican community's commemoration of Robert Steiglitz, considered to be the 'founder' of Ballan. The significance is embodied in headstones, which have been removed from their original location in an attempt to celebrate Robert Steiglitz through the 'conservation' via relocation of his family grave headstones. (Criterion A)

St. John's Anglican Church, 56 Simpson Street, is aesthetically significant as a local landmark at Ballan, being the earliest of the three surviving 19th century church buildings in the town. Although altered, St. John's Church is also one of the earliest known rural church designs of the Diocesan Architect, Leonard Terry, being one of just two surviving church buildings of this particular stylistic type (the other being St. James' Anglican Church, Mortlake) by the architect. The Early English Gothic Revival styled design remains clearly discernible, having been inspired by the highly influential work of the Gothic Revival English Architect, A.W.N. Pugin. This is particularly defined in the composition of the steeply pitched, gabled nave with minor gabled chancel and the projecting side vestry (the hipped roof form being distinctive of Terry's work). Originally intended to be crowned by a bellcote (identical to that at St. James' Church, Mortlake), this was also a feature borrowed from the earlier designs of Pugin, including his design of St. Paul's Roman Catholic Church, Oatlands, Tasmania, built in 1850. The mature plantings of Monterey Cypress provide an attractive and traditional setting for the place, and are a later, but contributory planting. (Criterion E)

St. John's Anglican Church, 56 Simpson Street, is socially significant for its long and continuous use as a place of worship and meeting to the Anglican and broader Ballan community for over 150 years. Past parishioners have been memorialised throughout the complex in the form of decorative stained-glass windows in the church itself (the most notable being the Ferguson & Urie stained glass chancel window in memory of Juliet Vivian Lyon who died in 1874 and that of the nave, in memory of Rebecca Ocock). Other examples including tablets, fixtures and fittings and the stone gate piers commemorate the pioneers of the Ballan district. The relocated headstones are also an interesting expression of community celebration/conservation of early pioneering history. (Criterion G)

(i) The issues

The issues are whether the:

- timber bell tower has heritage significance
- extent of the Heritage Overlay should be amended in response to a recently issued permit to subdivide the land.

(ii) The exhibited Amendment

The exhibited Amendment proposes to apply the Heritage Overlay (HO252) to St John's Anglican Church, located at 56 Simpson Street, Ballan. The Amendment proposes the application of tree controls to a mature Monterey Cypress on the property, and the application of outbuilding (bell tower) and fence controls to the stone gate piers and associated metal gates.

(iii) Evidence and submissions

A submitter questioned the heritage significance of the bell tower and submitted:

The bell was originally in a bellcote mounted on the western end of the original church roof in 1865. The church also had a vestry on the southern side of the chancel.

Due to church works over a period of time, the bell cote and vestry were removed many years ago.

The bell tower standing today is of timber construction and certainly not built to stand the test of time. The structure is already rotting, and the roof portion has already started falling apart (falling to the ground). Due to this, the bell is not rung anymore because of serious safety concerns. The matter was raised at Parish Council in 2024 and to preserve the bell, the decision was made to remove the historical bell, dismantle the rotting bell tower, and

relocate the bell to the church courtyard, where it can be preserved and used for its purpose – as a call to worship⁵.

The submitter supported the heritage significance of other elements of the place.

Ms Schmeder confirmed that while the bell tower was not original to the church it is likely to have been constructed between 1874 and 1909, making it an early element of the heritage place.

Figure 2 contains a photo of the bell tower. Ms Schmeder's evidence was that:

It is a finely crafted structure with a high level of detail as all members are decoratively stop-chamfered. This type of stop-chamfering was used for many 19th-century built elements, among them decorative trusswork on the exterior of Carpenter Gothic buildings and for internal ceiling trusses of timber and stone Gothic Revival buildings.⁶

None of the surviving timber bell towers identified in Victoria have anything comparable to the level of detail seen on the St John's Ballan example.⁷

Figure 2 St Johns Anglican Church bell tower



Source: Ms Schmeder evidence statement

Ms Schmeder supported changing the Citation to:

- insert more detail about the bell tower
- correct the date of the memorial gates to 1937
- note that the works in 1909 may have been the addition of a roof on an existing bell tower
- correct several typos, without changes to meaning.

Ms Schmeder supported changing the Statement of Significance to:

⁵ Submission 7

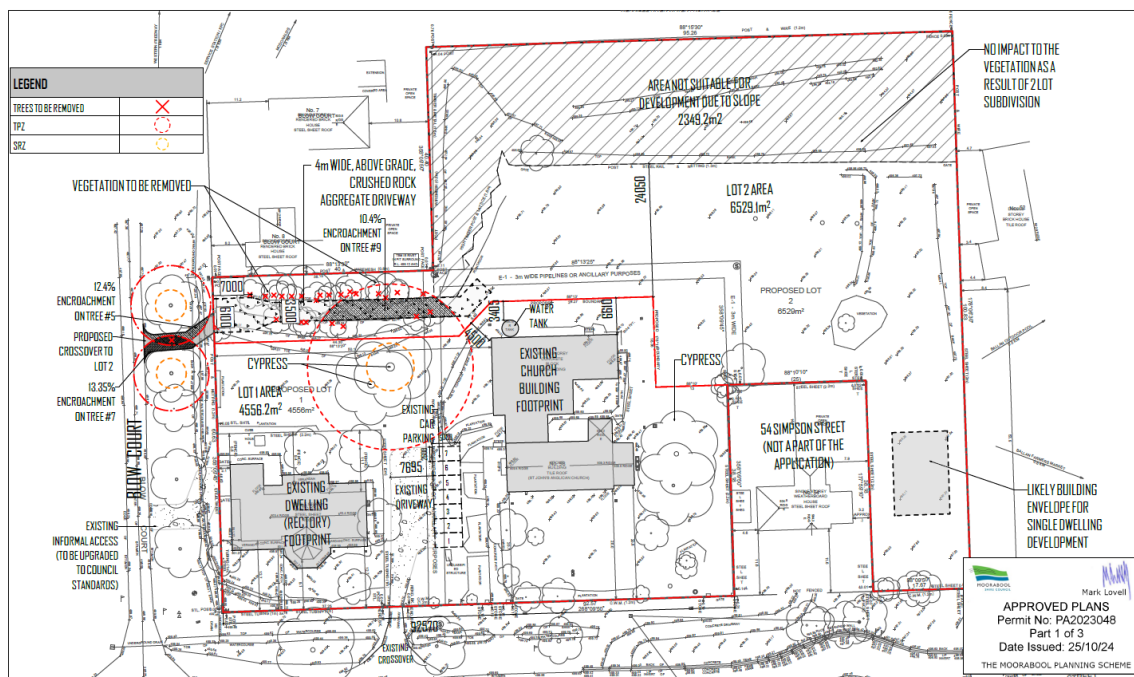
⁶ Ms Schmeder evidence statement, page 36

⁷ Ms Schmeder evidence statement, page 40

- clarify that the bell tower was completed in 1909 with a roof, but the structure may date from as early as 1874-1900
- include the bell tower in the discussion of the place's aesthetic significance.

Ms Schmeder referred to a recently issued planning permit (PA2023048) to subdivide the land and recommended the Heritage Overlay polygon match the shape of Lot 1 which contains the church and outbuildings, but not the dwelling to the west, and provide an appropriate curtilage. Figure 3 contains the approved plan of subdivision and Figure 4 contains the proposed Heritage Overlay polygon.

Figure 3 Approved plan of subdivision for St Johns Anglican Church



Source: Council Part B submission, page 20

Figure 4 Proposed Heritage Overlay polygon for St Johns Anglican Church



Source: Ms Schmeder evidence statement, page 8, paragraph 21

Ms Schmeder agreed with the Panel's question that the bell tower would also meet Criterion B for its rarity.

Council supported the evidence of Ms Schmeder but did not support the addition of Criterion B as *"changes to date provide a strong level of protection."*

The proposed changes have been included in the Day 1 documentation.

(iv) Discussion and conclusion

While the bell was initially located on the church, the bell tower was constructed around 1900 to house the bell. The Panel agrees with Council and Ms Schmeder the bell tower contributes to the heritage significance of the place even though it was not an original feature of the church. Its construction around 1900 demonstrates this.

The Panel acknowledges Council's position on Criterion B (rarity) and does not support the addition of this criterion as it was an issue not addressed in the Stage 2A Review.

The subdivision of the land has created a new lot boundary that should, as best as possible, inform the Heritage Overlay polygon. The Panel supports the polygon outlined in Figure 4 as a basis for the amended Heritage Overlay for the heritage place. Even if separate title is not issued the polygon supported by Ms Schmeder provides an effective curtilage the items of significance.

(v) Recommendations

The Panel recommends:

4. **Amend the Citation and Statement of Significance for 56 Simpson Street, Ballan (HO252) to provide additional detail as shown in Appendix C.**
5. **Amend the Heritage Overlay map for 56 Simpson Street, Ballan (HO252) to show the polygon contained in the Figure 4.**

8 190 Bungaree-Wallace Road, Bungaree (HO272)

Exhibited Statement of Significance



What is significant?

The Bridge Hotel at 190 Bungaree Wallace Road, Bungaree, constructed c.1930, is significant.

Only the brick section of the hotel fronting the Bungaree Wallace Road is significant. The non-original alterations and additions in brick and timber (post 1990) are not significant.

How is it significant?

The Bridge Hotel, 109 Bungaree Wallace Road, Bungaree is of local historical and aesthetic significance to the Moorabool Shire.

Why is it significant?

Historically, the c.1930 brick portion of the Bridge Hotel is significant for its enduring associations with a hotel business on this site since c.1870, and particularly from 1930 when the front portion of this hotel building was re-built following a cyclone for the Ballarat Brewing Company, who owned the hotel from 1902-1960. (Criterion A)

The hotel has aesthetic significance as an unusual example of an interwar era brick hotel in the western region of the Moorabool Shire. Only one of five surviving examples of its type, and one of two surviving examples in Bungaree, the building is distinct from other comparable examples for its distinctive design,

particularly the composition of the roof forms, jerkin-head roofed front wings projecting from the main hipped roof, with broken back verandah between. The original (or reconstructed) fabric such as the terra cotta tiled roof cladding, face brick and roughcast wall construction, broad eaves, brick chimneys, window openings, verandah piers, columns and balustrade, and the signage lettering also contribute to the aesthetic significance. Situated on higher ground at the western end of Bungaree, the hotel is a local historic landmark. (Criterion E)

(i) The issues

The issues are whether:

- the Citation and Statement of Significance accurately reflect changes to the building and its destruction because of a fire in 1992
- changes to the building impacts the heritage significance of the place.

(ii) The exhibited Amendment

The exhibited Amendment proposes to include the property at 190 Bungaree-Wallace Road, Bungaree (the Bridge Hotel) as an individual place in the Heritage Overlay as HO272, with solar energy system controls and prohibited uses permitted.

(iii) Evidence and submissions

A submitter stated:

- the entire hotel was destroyed by fire in 1992 and rebuilt, with only the front brick façade retained
- the fire brigade caused extensive damage to all external doors, doorframes, and window frames while extinguishing the fire, and that all external doors and frames were replaced in a style suited to business operations, on the basis that original-style doors could not be located by the owners
- the original windows remaining after the fire were replaced with recycled aluminium framed windows, one of which has since been replaced with a modern aluminium frame. The windows now include modern safety glass and no longer contain the original dimpled glass
- all roof bearers and terracotta tiles were replaced after the fire, using a mix of new and reclaimed tiles sourced from local demolition yards, and the new dwelling at the rear of the property is noted to have a Colourbond roof
- all the external facades, eaves, and guttering were replaced due to smoke and fire damage
- the building has been repainted multiple times since the 1990s in non-heritage colours, including recent repainting of all external timbers, render, and porch pillars.

The submitter considered the cost of repair after the fire was greater than the \$150,000 referred to and it was “*offensive*” to include photos of the fire damage.

The submitter was also concerned the retention of the raised ‘Bridge Hotel’ signage lettering on the front façade would conflict with liquor licensing requirements if it was delicensed that would require the signage to be removed.

The submitter considered the Bridge Hotel should not be identified for its social significance as the redevelopment of the local football club and club rooms has shifted the focus of away from the hotel.

Ms Schmeder provided evidence that the 1930 brick hotel building survived the 1992 fire in the form of a press photo after the fire that shows the hotel building intact (Figure 5) and an endorsed

plan for the rebuild that shows the existing hotel building and the proposed residence to its rear (Figure 6).

Figure 5 Photo of fire damage to Bridge Hotel

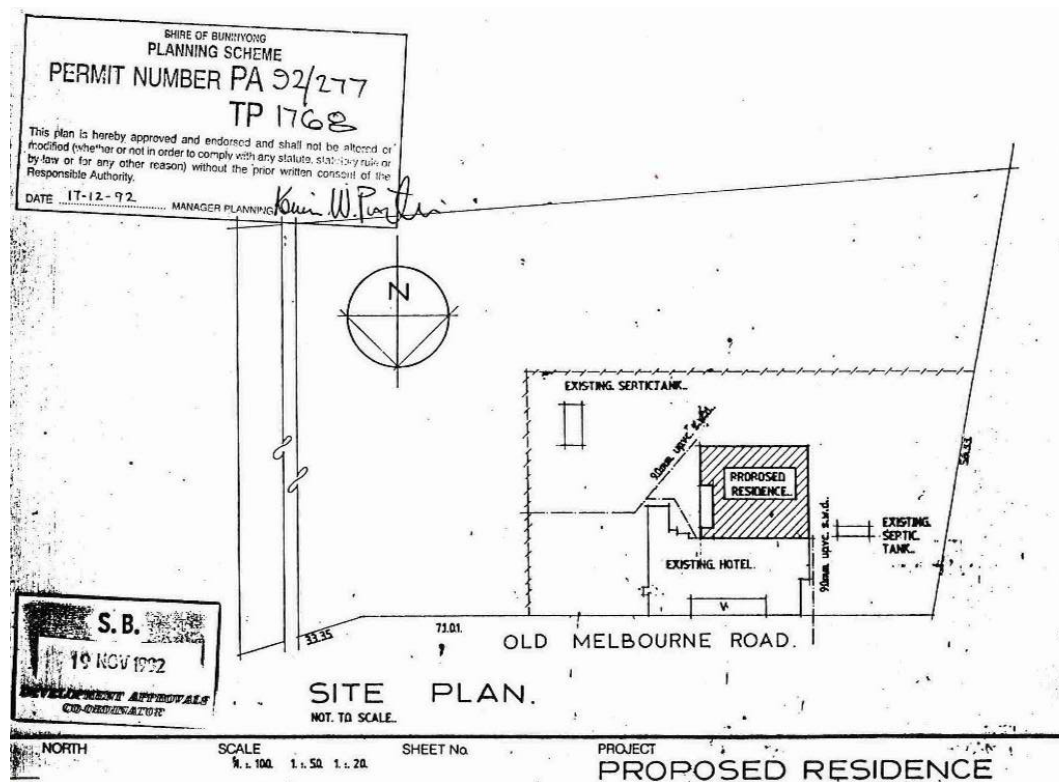


Figure 3: Fire-damaged Bridge Hotel from the rear, 1992.

Source: *The Courier*, 31 August 1992, p.3, Bungaree and District Historical Society.

Source: Ms Schmeder evidence statement page 24, paragraph 98

Figure 6 Endorsed plan for Planning Permit 92/277



Source: Ms Schmeder evidence statement page 25, paragraph 101

Ms Schmeder recommended the following changes to the Statement of Significance and Citation:

- the gabled timber outbuilding to the rear of the hotel be recognised in the Statement of Significance as a contributory element to the heritage place
- correct the roof tile material (concrete, not terracotta)
- remove reference to the Bungaree History Walk website from footnote 35 of the heritage Citation on the basis that it no longer exists
- insert information, as documented in historical newspaper articles, about the tornado that damaged other buildings in Bungaree in 1927, to footnote 22 of the heritage Citation
- remove the suggestion that the 1927 tornado was the direct cause of the rebuilding of the Bridge Hotel in 1930 from the Statement of Significance and heritage Citation
- add the original raised lettering to the “What is significant” section of the Statement of Significance.

Council supported most of the evidence of Ms Schmeder but did not support the addition of the timber outbuilding as a contributory element as only a roadside inspection has taken place to date by Council, the author of the Stage 2A Review and Ms Schmeder. The remaining changes proposed by Ms Schmeder are included in the Day 1 documentation.

(iv) Discussion and conclusion

While the Panel appreciates the input of the submitter to the Amendment it is clear the brick hotel building survived the fire in 1992 and therefore contributes to the heritage significance of the place. Figures 5 and 6 confirm this.

The Morning Star Hotel in Bungaree (the subject of HO276 in this Amendment) is now not operating as a hotel but has retained its original signage. The Panel agrees with Council that, if required, painting over the raised lettering will ensure there is sufficient significance retained for the signage that relates to its original use.

The reference to “*following a cyclone*” should be deleted as these do not occur in Victoria and was most likely a tornado.

The Panel notes the Bridge Hotel has not been identified for its social significance (Criterion G). Notwithstanding this, its operation as a local pub for the community is recognised in the Statement of Significance and Citation. The Panel does not agree that other facilities established nearby has decreased the heritage significance.

The Panel finds that the threshold for local heritage significance has been established for Criteria A and E and notes the concurrent application of heritage controls to the former Morning Star Hotel in Bungaree as part of this Amendment as a comparative example that establishes significance.

(v) Recommendation

The Panel recommends:

- 6. Amend the Citation and Statement of Significance for 190 Bungaree-Wallace Road, Bungaree to provide additional detail and correct references as shown in Appendix C and delete reference to “*following a cyclone*”.**

9 67 Main Street, Gordon (HO293)

Exhibited Statement of Significance



What is significant?

The Gordon Post Office, 67 Main Street, Gordon, constructed 1890, is significant.

Features which do not contribute to the significance of the place include the post 1890 alterations and additions, including the modern outbuildings.

How is it significant?

The Gordon Post Office, 67 Main Street, Gordon, is of local historical, aesthetic and social significance to the Moorabool Shire.

Why is it significant?

The Gordon Post Office, 67 Main Street, Gordon, has historical significance for its long-term associations with the local post service and telegraph communications in the town from 1890 (having been originally established in 1858). Continuing its original function today, the building was constructed in 1890 by a local pioneer and former postmaster, Cheri Mars, a French immigrant. The building had been designed under the leadership of Samuel Edward Bindley, Public Works Architect in charge of the North-West Division in the Victorian Works Department. His office was responsible for the designs of several post offices, police stations and court houses in the north-west district of Victoria. (Criterion A)

The Gordon Post Office, 67 Main Street, Gordon, has aesthetic significance as the only example of a timber weatherboard Late Victorian Queen Anne styled Post Office designed by the North-West Division of the

Public Works Department. Although altered, the original design characteristics are clearly discernible in the composition of the gabled and hipped roof forms, return post-supported verandah, chimneys, windows and the clock featuring in the front gable end. Similar details are identified in a small number of other surviving post offices of the type, the most comparable being those at Carisbrook and Wycheproof, both of brick construction. (Criterion E)

The Gordon Post Office, 67 Main Street, Gordon, has social significance as it is recognised and valued by the local community as an enduring, ongoing and integral part of the infrastructure of the town. (Criterion G)

(i) The issues

The issues are whether:

- disability access can be provided to the building
- internal or external alterations to increase storage are possible.

(ii) The exhibited Amendment

The Amendment proposes to apply the Heritage Overlay (HO293) to the Gordon Post Office building at 67 Main Street, Gordon, with associated solar energy system controls.

(iii) Evidence and submissions

A submitter was concerned the proposed controls would restrict necessary future upgrades to the building, particularly those required for accessibility and operational efficiency.

Regarding the installation of a disability access ramp, Ms Schmeder noted that Clause 62.02-2 of the Moorabool Planning Scheme permits the construction of a ramp without permit. For other building changes Ms Schmeder noted internal controls are not proposed and there are opportunities to increase storage with external alterations towards the rear of the building.

Council noted *“the Heritage Overlay does not override other legislation, including the Disability Discrimination Act 1992, and upgrades for equitable access in heritage buildings are common and often achievable.”* Council supported the evidence of Ms Schmeder and did not propose and changes to the Citation or Statement of Significance.

(iv) Discussion and conclusion

The Gordon Post Office has continuously operated from this building since 1890. It has an intact façade despite extensions to its rear. These are sympathetic to its original form. It has long been a feature in the main street, and the Panel accepts the threshold for local significance has been reached for Criteria A, E and G.

The Gordon Post Office is located on a corner lot which provides opportunities for extensions and alterations that otherwise might not be possible. Current access is via two steps from the footpath pavement and it seems a ramp would be a quite simple solution to ensure access is provided for all abilities. Alternatively, the secondary street could provide access. Disability access can easily be provided without the need for a planning permit.

The issues raised by the submitter on disabled access and the ability to add to the building is not a relevant consideration in the HERCON criteria.

10 179 Donnellans Road, Millbrook (HO307)

Exhibited Statement of Significance



What is significant?

Oakvale, at 179 Donnellans Road, Millbrook, constructed c.1869, is significant.

How is it significant?

Oakvale at 179 Donnellans Road, Millbrook is of local historical and aesthetic significance to the Moorabool Shire.

Why is it significant?

Oakvale, 179 Donnellans Road, Millbrook has historical significance for its associations with early private farming developments in the Millbrook area which became highly successful and enduring after the unlocking of the land in the early 1860s. Built in c.1869 for Robert Luke McDowell and his wife, Mercy (nee Bridges), Oakvale was also the home of their ten children. Throughout the 19th century, Robert McDowell farmed the land. After his death in 1904, the property was owned by his son, Herbert, until 1910 when it was sold to William and Mary Clifford. With his brother, Herbert, on a neighbouring property, William Clifford cultivated potatoes at Oakvale through the first half of the 20th century. The Clifford family continued to own the property until 1997. (Criterion A)

Oakvale, 179 Donnellans Road, Millbrook, is aesthetically significant as the earliest, substantial two storey brick farm dwelling in the western region of the Moorabool Shire. Other homesteads of equivalent or larger scale were built in the 1880s and 1890s to different designs. Oakvale demonstrates original design qualities

of a Victorian Georgian style in its rectangular, symmetrical face brick facades, hipped roof and narrow eaves. Stylistically, it is comparable to only the former Commercial Bank and the former Post and Telegraph Office, Ballan, built in 1857 and 1874 respectively. In particular, the features which contribute to the aesthetic significance include the symmetrical, two storey, rectangular facades surmounted by hipped roof forms with narrow eaves, three-bayed composition on the main (east) façade with a centrally located, segmentally-arched ground floor door opening (timber framed transom above) and flanking segmentally-arched timber framed, 12 paned double hung windows, three window openings on the first floor, stone ground floor window sills and brick first floor window sills, rear segmentally-arched ground floor door opening at the west end, with a four panelled timber door and transom, two rear timber framed segmentally-arched window openings with timber framed twelve paned double hung windows and brick sills, timber framed 12 paned double hung windows on the north and south elevations, three face brick chimneys with simple corbelled tops, face brick wall construction and the corrugated sheet metal profile roof cladding. (Criterion E)

(i) The issue

The issue is whether the Statement of Significance adequately reflects the full heritage significance of the place.

(ii) The exhibited Amendment

The exhibited Amendment proposes to apply the Heritage Overlay (HO307) to *Oakvale*, located at 179 Donnellans Road, Millbrook. The Amendment identifies the property as being of local historical and aesthetic significance (Criteria A and E). It proposes to apply solar energy system controls and includes the dwelling and its setting as the primary elements of significance.

(iii) Evidence and submissions

The submitter supported application of the Heritage Overlay but raised concerns that the Statement of Significance does not adequately reflect the heritage significance of the place. Specifically, the submitter considered:

- there should be a stronger reference to the dwelling in its broader farming context
- the site was selected for its fertile volcanic soils and high-water table which influenced the farm's viability
- the dwelling was designed to accommodate live-in servants with a basement, ground and first floor
- there is a passive drainage system that lowers the water table and keeps the basement dry that is of technical and scientific significance.
- there are other farm buildings on the property that contribute to the broader farming context.

The submitter recommended the following elements should be included the Heritage Overlay:

- external finishes, including remnants of limewash layers on external brick walls
- internal wall and joinery surfaces in ground floor hall and rooms, reportedly painted in a tinted limewash and traditional oil paint on the associated joinery
- pencilled graffiti on walls of upstairs rooms by children of the Clifford family (circa 1916)
- basement wall and ceiling treatments (reportedly lime render and lath and plaster)
- the earthenware drainage system keeping water levels down in the raised basement
- mature trees, including a row of four mature Oak trees
- the social history implications of the presence of servants' quarters in the raised basement with a separate staircase, and their role in illustrating the domestic hierarchy of the period.

In response to this submission, Council commissioned the *Oakvale* Review which was completed by Ms Schmeder and Annabel Lyon. This included a site inspection, comparative analysis and

assessment of the internal finishes, layout, construction techniques and landscape features. Based on this review, Council considered *Oakvale* retained a rare level of intactness and integrity and that additional controls were warranted.

Council supported the following changes to the Citation and Statement of Significance for *Oakvale*⁸:

- Add a description of the terracotta pipeline and basement drainage system to the heritage citation.
- Apply internal alteration controls to the layout on all three levels, window and door joinery, masonry skirtings, fireplace mantles, pencilled graffiti on the wall of the first-floor central north room, and in the two-ground floor front rooms also plaster cornices, papier mâché ceiling centres, oil paint on joinery and skirtings and paint on walls and ceilings.
- Add a description of the internal features in regard to Criterion E and add Criterion B (rarity) to the “why” and “how” in the statement of significance.
- Apply external paint controls to the limewash on the external brickwork of the building. Add a description of the external limewash in regard to Criterion E and add Criterion B (rarity) to the “why” and “how” in the statement of significance.
- No change in relation to the associated outbuildings noting that the property (where these outbuildings are now located) did not form part of the exhibited Amendment and is therefore out of scope.
- Tree controls be applied to the mature Oak trees and the mature pear, apple and plum trees, with a description of the early fruit trees and row of English Oak trees to be added in regard to Criterion A in the statement of significance.

These changes are shown in the Day 1 documentation in Appendix C.

(iv) Discussion and conclusion

Oakvale is an impressive building, and the Panel acknowledges the steps the submitter has taken to ensure its ongoing protection. The heritage significance of this place is not a contested matter. The further detail provided by the submitter and that prepared by Council has enabled a more thorough assessment to be completed through the *Oakvale* Review.

The Panel supports the updates to citation, Statement of Significance and Heritage Overlay schedule.

(v) Recommendations

The Panel recommends:

- 7. Amend the Citation and Statement of Significance for 179 Donnellans Road, Millbrook (HO307) to provide additional detail as shown in Appendix C.**
- 8. Amend the Heritage Overlay schedule for 179 Donnellans Road, Millbrook (HO307), as shown in Appendix C to:**
 - a) add external paint controls for the remnant external limewash on brickwork.**
 - b) add internal alteration controls for the layout on all three levels, window and door joinery, masonry skirtings, fireplace mantles, pencilled graffiti on the wall of the first floor central north room, and in the two ground-floor front rooms also plaster cornices, papier mâché ceiling centres, oil paint on joinery and skirtings, and paint on walls and ceilings.**

⁸ Council Part B submission, page 28-29, paragraph 134

- c) **add tree controls for the row of four mature English Oak Trees and mature pear, apple and plum trees.**

11 52 Sullivans Road, Millbrook (HO310)

Exhibited Statement of Significance



What is significant?

The Pines, 52 Sullivans Road, Millbrook constructed c.1896 is significant.

Elements that contribute to the significance of the place include: single storey hipped roof forms, return post-supported verandah, projecting early rear gabled addition on the north side, corrugated sheet metal roof cladding, timber weatherboard wall cladding, three face brick chimneys, modest eaves with paired timber brackets and roundels and panelling between, front timber framed doorway with a panelled timber door and sidelights and highlights, paired and single timber framed double hung windows with moulded timber architraves and timber window sills, stop chamfered verandah posts, timber bargeboards to the gable end and the gable infill (panelling and timber battening) to the early gabled addition. The mature Cypress and other exotic trees at the front of the property also contribute to the setting.

How is it significant?

The Pines, 52 Sullivans Road, Millbrook, is of local historical and representative significance to the Moorabool Shire.

Why is it significant?

The Pines, 52 Sullivans Road, Millbrook, has historical significance for its associations with second generation Irish Catholic farmers who resided and cultivated the land from the late 19th century, following on from their forebears who had seen the potential in the rich soil for agricultural and grazing farms at Millbrook in the early 1860s. The Pines appears to have been built in 1896 as the family home of Thomas James and

Minnie Sullivan, the property having originally been part of a larger farming estate of Thomas' father, Edmund Sullivan. It continued under the ownership of the Sullivan family until at least the late 20th century, having been farmed by three generations of the one family. (Criterion A)

The Pines, 52 Sullivans Road, Millbrook, is a representative, moderately intact example of a small number of surviving Late Victorian styled farm dwellings in the Millbrook and Gordon area constructed in the late 19th and very early 20th centuries. Although altered and extended at the rear, the original Late Victorian design qualities are clearly discernible when viewed from the front, including the hipped roof forms, return verandah, brick chimneys, construction, windows and front door, and detailing. The mature Cypress and other exotic trees contribute to the front setting of the place. (Criterion D).

(i) The issue

The issue is whether the Heritage Overlay should be applied to the property.

(ii) The exhibited Amendment

The exhibited Amendment proposes to apply the Heritage Overlay (HO310) to the property known as 'The Pines', located at 52 Sullivans Road, Millbrook. The Amendment identifies the place as being of local historical and representative significance (Criteria A and D) and proposes to apply solar energy system controls and tree controls (for mature exotic trees adjacent to the main dwelling only).

(iii) Evidence and submissions

A submitter objected to application of the Heritage Overlay as it had been in the family since the 1880's and had been thoughtfully renovated and extended several times. The submitter questioned whether the property retains sufficient heritage value given the changes made over the years.

The submitter referred to a wrap-around verandah that had been removed in the 1950's, removal of several rooms to the south of the dwelling as examples of changes that diminished its heritage significance. The submitter was concerned that the *"family cannot be trusted to look after the property"* and *"could not see any upside for ourselves in the imposition of a Heritage Overlay on our property."*

Ms Schmeder confirmed *"that the dwelling retains sufficient external intactness to warrant inclusion in the Heritage Overlay, even though it has undergone some additions."* She noted:

- the original circa 1896 dwelling is clearly identifiable, with its hipped roof and convex return verandah
- the projecting gabled bay on the north side appears to be an early addition, consistent with Edwardian or early interwar design
- aerial photographs from 1976 and current mapping confirm the survival of the original footprint and several outbuildings.

Ms Schmeder gave evidence that at least two outbuildings on site were constructed prior to 1976 that may correspond to the early farm outbuildings recorded in 1913. She recommended the early outbuildings be added to the Statement of Significance.

Council did not support the reference to the outbuildings as this had not been confirmed by an onsite inspection.

Council acknowledged the *"longstanding ownership of the property by the family and the care taken in maintaining and upgrading the home."* Council considered sufficient evidence had been

gathered from a public realm inspection to demonstrate the place has local heritage significance as a Late Victorian farmhouse. Contributory elements are:

- single-storey hipped roof forms
- return post-supported verandah
- projecting early rear gabled addition
- corrugated sheet metal roof cladding
- timber weatherboard wall cladding
- three face brick chimneys
- decorative timber elements including brackets, roundels, bargeboards, and infill panelling.

As some tree removal had occurred on site and the three Himalayan Pines and trees in the front setback have been retained Council supported the use of an aerial photo in the Statement of Significance to confirm the location of these important trees.

(iv) Discussion and conclusion

The Panel accepts that there has been a long family association with the place and that changes over the years seem to have been sympathetic to the original form. Trust or good stewardship of the place is not relevant to whether the Heritage Overlay should be applied. PPN01 sets out the relevant criteria upon which threshold must be judged and the need for at least one criteria to be met for local heritage significance to be established.

Heritage significance has only been established by an inspection from the public realm primarily before but also during the Hearing inspection. However, the lack of access to the place is not a justification to not apply heritage controls. The Panel considers the desk top research, forms a reasonable basis to conclude the place meets threshold for local significance for Criteria A and D.

Council, Ms Schmeder and the author of the Stage 2A Review did not have the opportunity to confirm the potential removal of the wrap-around verandah and other changes that have been made to the dwelling that may have impacted heritage significance. At this stage none of the alleged alterations or level of change could be confirmed.

The Panel supports the use of an aerial photo in the Statement of Significance to accurately identify the trees that have heritage significance.

(v) Recommendation

The Panel recommends:

- 9. Amend the Statement of Significance for 52 Sullivans Road, Millbrook (HO310) to include an aerial photo to identify the trees that have heritage significance.**

12 The Incorporated Document

(i) The issue

The issue is whether the *Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions* (May 2021) should be amended.

(ii) Evidence and submissions

There were no submissions received in relation to the Incorporated Document. However, Ms Schmeder provided evidence that the exemption for “*demolition, removal or alteration of a building that is not identified as a Significant feature of the heritage place*” could result in the unintended loss of early buildings such as cottages and farm outbuildings that were not subject to onsite inspection during the Stage 2A Review.

While she acknowledged exemptions were similar to other municipal examples, Ms Schmeder recommended the exemption be revised to apply only to buildings “*identified as a non-contributory feature*” of the heritage place. This would ensure that unassessed elements are not inadvertently lost.

Council did not support this change to the Amendment and would consider this “*as part of a future change to the document, noting that it could have further-reaching consequences for properties specified within tables 1, 2 and 3 within the document, which were not the subject of submissions in response to the exhibited Amendment.*”

(iii) Discussion and conclusion

The Panel supports the approach of Council to this suggested change. It was not part of the exhibited Amendment, and its inclusion may result in other unintended consequences for those landowners that did not make a submission to the Amendment.

Appendix A Document list

No.	Date	Description	Provided by
1	12 Aug 25	DEECA late submission Minister's authorisation letter West Moorabool Shire Heritage Study Stage 1	Moorabool Shire Council (Council)
2	18 Aug 25	Panel Directions and Hearing Timetable (version 1)	Planning Panels Victoria (PPV)
3	25 Aug 25	Draft site inspection map and schedule	Council
4	26 Aug 25	Panel Directions and Hearing Timetable (version 2)	PPV
5	8 Sep 25	Council Part A submission and appendices	Council
6	8 Sep 25	Expert witness statement of Natica Schmeder	Council
7	15 Sep 25	Late request by submitter to present at Hearing	Tom Sullivan
8	16 Sep 25	Panel Directions and Hearing Timetable (version 3)	PPV
9	16 Sep 25	Day 1 version of documents	Council
10	18 Sep 25	Site inspection map and schedule	Council
11	22 Sep 25	Submission	Jonathon Halls
12	22 Sep 25	Submission	Tom Sullivan
13	19 Sep 25	Council Part B Submission	Council
14	29 Sep 25	Council Part C documents	Council

Appendix B Planning context

B:1 Planning policy framework

Council submitted that the Amendment is supported by various clauses in the Planning Policy Framework, which the Panel has summarised below.

Victorian planning objectives

The Amendment will implement section 4(1)(d) of the *Planning and Environment Act 1987* (the Act) to:

- conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value
- balance the present and future interests of all Victorians.

Planning Policy Framework

The Amendment supports:

- **Clause 15.01-5S** (Neighbourhood character) which seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place.
- **Clause 15.03-1S** (Heritage conservation) which seeks to ensure the conservation of places of heritage significance. Relevant strategies are:
 - Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
 - Provide for the protection of natural heritage sites and man-made resources and the maintenance of ecological processes and biological diversity.
 - Provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific, or social significance.
 - Encourage appropriate development that respects places with identified heritage values.
 - Retain those elements that contribute to the importance of the heritage place.
 - Encourage the conservation and restoration of contributory elements.
 - Ensure an appropriate setting and context for heritage places is maintained or enhanced.

B:2 Other relevant planning strategies and policies

i) Plan for Victoria

Plan for Victoria contains several “pillars”, one of which is Pillar 3 – Great Places, Suburbs and Towns. Under the enabling statement for heritage protection it states:

We'll preserve Victoria's rich and diverse cultural heritage by protecting significant sites and precincts.

ii) Local heritage strategy

Council's Heritage Strategy seeks to promote the identification and protection of heritage values by providing direction within four themes:

- Knowing (identifying, assessing and documenting heritage places)
- Protecting (securing statutory protection for significant places, developing policy/guidelines to assist decision making, appropriate management)
- Supporting (incentives, advisory services, financial assistance)
- Communicating and promoting (measures to raise awareness and appreciation of local heritage).

The Heritage Strategy also identifies further actions broadly relevant to the Amendment, including:

- undertaking a gaps analysis of heritage places without heritage protection to identify geographic and thematic gaps, as well as anomalies within existing Heritage Overlays, such as missing citations or incorrect curtilages (short term)
- developing a program to protect places of heritage significance identified through the gaps analysis and implementation through further planning scheme amendments (medium term)
- completing a Thematic Environmental History for the Shire (medium term)
- seeking funding to progress further heritage studies on a staged basis for the balance of sites identified in the Stage 1 and 2 studies (ongoing).

B:3 Planning scheme provisions

The Heritage Overlay purposes are:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

The Heritage Overlay requires a planning permit to demolish, subdivide, build or carry out works. The Heritage Overlay enables its Schedule to specify additional controls for specific trees, painting previously unpainted surfaces, internal alterations and an incorporated plan (which may exempt buildings and works and other changes from requiring a planning permit). The Schedule may also identify if a place can be considered for uses that are otherwise prohibited, subject to a planning permit.

B:4 Ministerial Directions, Planning Practice Notes and guides

Ministerial Directions

The Explanatory Report discusses how the Amendment meets the relevant requirements of:

- Ministerial Direction 11 (Strategic Assessment of Amendments)
- Ministerial Direction (The Form and Content of Planning Schemes pursuant to section 7(5) of The Act) – referred to as Ministerial Directions 7(5) in this Report.

That discussion is not repeated here.

Planning Practice Note 1 (Applying the Heritage Overlay), August 2018

Planning Practice Note 1 provides guidance about using the Heritage Overlay. It states that the Heritage Overlay should be applied to, among other places:

Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay.

Planning Practice Note 1 specifies that documentation for each heritage place needs to include a Statement of Significance that clearly establishes the importance of the place and addresses the heritage criteria. It recognises the following model criteria (the Hercon criteria) that have been adopted for assessing the value of a heritage place:

- Criterion A:** Importance to the course or pattern of our cultural or natural history (historical significance).
- Criterion B:** Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).
- Criterion C:** Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
- Criterion D:** Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
- Criterion E:** Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
- Criterion F:** Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).
- Criterion G:** Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).
- Criterion H:** Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Practitioner's Guide

A Practitioner's Guide to Victorian Planning Schemes (Practitioner's Guide) sets out key guidance to assist practitioners when preparing planning scheme provisions. The guidance seeks to ensure:

- the intended outcome is within scope of the objectives and power of the PE Act and has a sound basis in strategic planning policy
- a provision is necessary and proportional to the intended outcome and applies the Victoria Planning Provisions in a proper manner
- a provision is clear, unambiguous and effective in achieving the intended outcome.

Appendix C Panel preferred version of the Day 1 documentation

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Proposed C085moor

1.0

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Proposed C085moor

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY**Application requirements**

The following application requirements apply to an application under Clause 43.01, in addition to those specified elsewhere in the planning scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A written statement assessing the impact of the proposal on the heritage place. The statement should identify the contributory elements of the heritage place and how the proposal impacts on these elements.
- For applications where demolition is proposed on the basis of the condition of a building, a written statement by a suitably qualified consultant assessing the structural condition of the building and whether or not any defects can be repaired or restored.
- Plans prepared to scale including the following:
 - Site plan showing all structures affected by the proposal.
 - Demolition plan which shows any building or tree proposed for full or partial demolition.
 - Elevation plans prepared to an appropriate scale.
 - A schedule of finishes, materials and colours for the proposed development.
 - Any ground to be excavated or disturbed.

2.0

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Proposed C085moor

Heritage places

The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Bacchus Marsh								
HO47	Avenue of Honour Bacchus Marsh Road	-	-	-	-	-	Yes Ref No H2238	Yes	No
HO204	Elm Trees along Bacchus Marsh Road Outside Avenue of Honour Bacchus Marsh Road	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO145	House 375 Bacchus Marsh Road (Avenue of Honour)	No	No	No	Yes	No	No	No	No
HO56	Saint Patrick's House Broadlands Estate 437 (Part Lot A TP6085), Bacchus Marsh Road (Avenue of Honour)	Yes	No	No	Yes	No	No	No	No
HO17	Dwelling "Stone Villa" 4 Bennett Street	Yes	No	No	Yes	No	No	No	No
HO58	Dwelling 12 Boyd Street	No	No	No	Yes	No	No	No	No
HO119	Dwelling 22 Candeloro Street	No	No	No	Yes	No	No	No	No
HO60	Dwelling "Carisbrook" 18 Crook Street	Yes	No	No	Yes	No	No	No	No
HO61	Dwelling "Lorraine" 4 Dugdale Street	Yes	No	No	Yes	No	No	No	No
HO11	Ellerslie 12 Ellerslie Court	-	-	-	-	-	Yes Ref No H592	Yes	No
HO2	Residence 6 Gisborne Road	-	-	-	-	-	Yes Ref No H503	Yes	No
HO3	Bacchus Marsh Express Office and Printing Works 8 Gisborne Road and 8 Church Street	-	-	-	-	-	Yes Ref No H504	Yes	No
HO4	Residence 10 Church Street	-	-	-	-	-	Yes Ref No H505	Yes	No
HO63	Saint Andrew's Uniting Church and Parish Centre halls 12 Gisborne Road and 9 Lerderderg Street	Yes	Yes (church only)	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO64	Holy Trinity Anglican Church, Parish Hall, Memorial Lawn and Garden 21 Gisborne Road	Yes	Yes (church only)	Yes	Yes	No	No	No	No
HO71	Dwelling, Webster Brothers Yard and the "Iron Church" 14 Graham Street	No	No	No	Yes	No	No	Yes	No
HO72	Dwelling 21 Graham Street	No	No	No	Yes	No	No	No	No
HO73	Dwelling 22 Graham Street	No	No	No	Yes	No	No	No	No
HO74	Former P.S. Carey Motors 4 – 6 Grant Street	Yes	No	No	Yes	No	No	No	No
HO75	Former Theatre 5 Grant Street	Yes	No	No	Yes	No	No	No	No
HO76	House and Shop 8 and 8A Grant Street	Yes	No	No	Yes	No	No	No	No
HO77	Shop and Dwelling 10 and 10A Grant Street	Yes	No	No	Yes	No	No	No	No
HO78	Former Hospital and Surgery "Ashley" 18 Grant Street	Yes	No	No	Yes	No	No	No	No
HO79	Bacchus Marsh & Melton Memorial Hospital 29 – 35 Grant Street	No	No	Yes	Yes	No	No	No	No
HO5	Millbank 37 Grant Street	-	-	-	-	-	Yes Ref No H263	Yes	No
HO80	Former Shop and Dwelling 48 and 48A Grant Street	Yes	No	No	Yes	No	No	No	No
HO81	Shop and Office 60 and 62 Grant Street	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO83	Lerderderg River Engineering Works Holts Lane to Whelans Road	No	No	No	Yes	No	No	No	No
HO85	Dwelling 14 and 16 Lerderderg Street	Yes	No	No	Yes	No	No	No	No
HO86	Caroline Chisholm Society (former dwelling) 15 Lerderderg Street	Yes	No	No	Yes	No	No	No	No
HO87	Dwelling 29 Lerderderg Street	No	No	No	Yes	No	No	No	No
HO88	Dwelling 42 Lerderderg Street	Yes	No	Yes	Yes	No	No	No	No
HO89	Dwelling 48 Lerderderg Street	No	No	No	Yes	No	No	No	No
HO90	Former Shire of Bacchus Marsh Community Services Centre (former Teachers' Residence) 54 Lerderderg Street	Yes	No	No	Yes	No	No	No	No
HO91	Bacchus Marsh Primary School No. 28 56 Lerderderg Street	Yes	No	No	Yes	No	No	No	No
HO92	Saint Bernard's Church, Presbytery and Parish Centre 63 Lerderderg Street	Yes	Yes (Church only)	Yes	Yes	No	No	No	No
HO93	Dwelling 69 Lerderderg Street	Yes	No	No	Yes	No	No	No	No
HO94	Dwelling 80 Lerderderg Street	Yes	No	No	Yes	No	No	No	No
HO95	"Riverton" Lot 2 TP328565 Lerderderg Street	Yes	No	No	Yes	No	No	No	No
HO96	Former AMF Officers Shed 89 Lerderderg Street	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO97	Pioneer Women's Avenue (Part of road reserve) Main Street (between Clarinda Street and Water Tank reserve)	No	No	Yes	Yes	No	No	No	No
HO98	Dwelling "Banool" 51 Main Street	Yes	No	No	Yes	No	No	No	No
HO99	Dwelling, Garden and Former Office (Theo van Alkemade, Estate Agent) 70 – 72 Main Street	Yes	No	Yes	Yes	No	No	No	No
HO100	Dwelling "Pentland" and Garden 85 and 87 Main Street	Yes	No	Yes	Yes	No	No	No	No
HO101	Dwelling and Garden 88 – 90 Main Street	Yes	No	Yes	Yes	No	No	No	No
HO103	Shop (Former Motor Garage) 97 Main Street	Yes	No	No	Yes	No	No	No	No
HO8	Former Blacksmith's Cottage and Shop 100 – 102 Main Street	-	-	-	-	-	Yes Ref No H462	Yes	No
HO104	Shop and Dwelling (above) 105 – 105A Main Street and 2 Grant Street (Lot 1 and 2 LP216877)	Yes	No	No	Yes	No	No	No	No
HO105	Shops 112 and 114 Main Street	Yes	No	No	Yes	No	No	No	No
HO106	Hotel (Court House Hotel) 116 Main Street	Yes	No	No	Yes	No	No	No	No
HO6	Police Station and Old Lock Up 119 Main Street	-	-	-	-	-	Yes Ref No H1546	Yes	No
HO7	Court House 123 Main Street	-	-	-	-	-	Yes Ref No H1461	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO13	Former National Australia Bank and Dwelling 127 Main Street	Yes	No	No	Yes	No	No	No	No
HO107	Hotel (Flanagans Border Inn) 139 Main Street	Yes	No	No	Yes	No	No	No	No
HO108	Shops 144 Main Street	Yes	No	No	Yes	No	No	No	No
HO109	Former A.N.A Hall Branch 99 154 Main Street	Yes	No	No	Yes	No	No	No	No
HO110	South Africa War Memorial and Drinking Fountain Outside 156 Main Street	Yes	No	No	Yes	No	No	No	No
HO113	Hotel (Young & Main) and stables 200 Main Street and 3 Young Street	Yes	No	No	Yes	No	No	No	No
HO112	Soldiers Memorial Hall and Former Mechanics Institute 203 and 207 Main Street	Yes	No	No	Yes	No	No	No	No
HO154	Bacchus Marsh Adult Education Centre "Dunglass" 229 Main Street	Yes	No	No	Yes	No	No	No	No
HO114	Dwelling "Ivison" 239 Main Street	Yes	No	No	Yes	No	No	No	No
HO115	Conifer Hedge and Windbreak 263 Main Street (Avenue of Honour)	No	No	Yes	Yes	No	No	No	No
HO116	Dwelling "Waratah" 267 Main Street (Avenue of Honour)	Yes	No	Yes	Yes	No	No	No	No
HO117	Dwelling "Sunnyside" 271 – 273 Main Street (Avenue of Honour)	Yes	No	Yes	Yes	No	No	No	No
HO9	The Manor House 28 – 32 Manor Street	-	-	-	-	-	Yes Ref No H264	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO118	Former Kelvin Grove Private Hospital 5B Millbank Street	No	No	No	Yes	No	No	No	No
HO84	Saint Bernard's Parish Primary School, Chapel, Convent and garden 9 Patterson Street	Yes	No	Yes	Yes	No	No	No	No
HO120	Dwelling "Baronscourt" 5 Pilmer Street	No	No	No	Yes	No	No	No	No
HO121	Dwelling 13 Sydney Street	No	No	No	Yes	No	No	No	No
HO57	Former "Woolpack Inn" including former Stables and sign-writing 6 Woolpack Road	Yes (old sign-writing only)	No	No	Yes	No	No	No	No
HO123	Dwelling "The White Cottage" 16 Young Street	Yes	No	No	Yes	No	No	No	No
HO125	Dwelling 28 Young Street	Yes	No	No	Yes	No	No	No	No
	Ballan								
HO206	Fiskin Street Heritage Precinct 78, 80 & 81-85 Atkinson Street and 1-29 & 2-24 Fiskin Street and 70 Steiglitz Street Incorporated Plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Fiskin Street Heritage Precinct, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	Yes – Street trees (Fiskin Street), Aleppo Pine in McLean Reserve and Memorial Pin Oak (outside 25 Fiskin Street)	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO207	Steiglitz Street Heritage Precinct 91-97 Steiglitz Street Incorporated Plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Steiglitz Street Heritage Precinct, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO208	Dwelling 31 Atkinson Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>31 Atkinson Street, Ballan, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO209	Dwelling 45 Atkinson Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>45 Atkinson Street, Ballan, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO210	Dwelling 55 Atkinson Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>55 Atkinson Street, Ballan, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO25	“Ballanee” Homestead Ballanee Road	Yes	No	No	Yes	No	No	No	No
HO211	Hunterston 360 Ballan-Egerton Road Statement of Significance: <i>Hunterston, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	Yes – stone outhouse	No	No	No
HO22	“Carween” Homestead Carween Lane	Yes	No	Yes	Yes	No	No	No	No
HO212	Ballan Recreation Reserve 1-5 Cowie Street Statement of Significance: <i>Ballan Recreation Reserve, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	Yes – mature Cypress	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO213	Dwelling 18 Duncan Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>18 Duncan Street, Ballan, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO214	Dwelling 35 Edols Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>35 Edols Street, Ballan, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO216	Dwelling & Former Bake House 30 Fiskens Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Dwelling & Former Bake House, Statement of Significance</i> (Plan Heritage, May 2021)	Yes – former stone bake house only	No	No	Yes	Yes – former stone bake house only	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO217	Old Ballan Cemetery 5112 Geelong-Ballan Road Statement of Significance: <i>Old Ballan Cemetery, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	Yes	Yes	No	No	No	No
HO218	Ballan New Cemetery Allot. 2 Sec. 41, TOWNSHIP OF BALLAN, Gosling Street Statement of Significance: <i>Ballan New Cemetery, Statement of Significance</i> (Plan Heritage, May 2021)	Yes	No	Yes	Yes	Yes – former octagonal robing room and gabled sexton's building only	No	No	No
HO219	Dwelling 34 Inglis Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>34 Inglis Street, Ballan, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO220	Dwelling 36 Inglis Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>36 Inglis Street, Ballan, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO221	White Thorn 42 Inglis Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>White Thorn, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO222	Girraween 47 Inglis Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Girraween, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO223	Dwelling 56 Inglis Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>56 Inglis Street, Ballan, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO224	Dwelling 63 Inglis Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>63 Inglis Street, Ballan, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO225	Dwelling 65 Inglis Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>65 Inglis Street, Ballan, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO226	St. Paul's Uniting Church Complex 73 Inglis Street Statement of Significance: <i>St. Paul's Uniting Church Complex, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	Yes	Yes	No	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO227	Everleigh 77 Inglis Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Everleigh, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO228	Dwelling 78 Inglis Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>78 Inglis Street, Ballan, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO229	Former Dr Salter's Medical Rooms 81 Inglis Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Former Dr Salter's Medical Rooms, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO230	Lucerne 88 Inglis Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Lucerne, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO231	Lea Hurst 90 Inglis Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Lea Hurst, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO232	Former Masonic Hall 92 Inglis Street Statement of Significance: <i>Former Masonic Hall, Statement of Significance</i> (Plan Heritage, May 2021)	Yes	No	No	Yes	No	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO233	The Mill Cottage 96 Inglis Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>The Mill Cottage, Statement of Significance</i> (Plan Heritage, May 2021)	Yes	No	No	Yes	No	No	Yes	No
HO234	St. Brigid's Roman Catholic Church and Gates 98-100 Inglis Street Statement of Significance: <i>St. Brigid's Roman Catholic Church and Gates, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	Yes – metal entrance gates fronting Inglis Street	No	Yes	No
HO235	Invergowrie, fence and hedge 101 Inglis Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Invergowrie, fence and hedge, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	Yes – front timber picket fence along western boundary portion	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO236	The Avenue 122 Inglis Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>The Avenue, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO237	Former Saddlery Store 123 Inglis Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Former Saddlery Store, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO238	War Memorial Fountain Outside of 125 Inglis Street Statement of Significance: <i>War Memorial Fountain, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO19	Post Office 125 Inglis Street	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO239	Former Chambers' Red House Drapery Store 1/130 and 2/130 Inglis Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Former Chambers' Red House Drapery Store, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO240	Ballan Hotel 136 Inglis Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Ballan Hotel, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO24	Dwelling 140 Inglis Street	Yes	No	No	Yes	No	No	No	No
HO241	Ballan Mechanics' Institute & Free Library 143 Inglis Street Statement of Significance: <i>Ballan Mechanics' Institute & Free Library, Statement of Significance</i> (Plan Heritage, May 2021)	Yes – front wing and main hall only	Yes – front wing and main hall only	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO242	Ballan R.S.L. Clubrooms & Bakery 146 and 146a Inglis Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Ballan R.S.L. Clubrooms & Bakery, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO243	Former Ballan Times Printing Office 150 Inglis Street Statement of Significance: <i>Former Ballan Times Printing Office, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO244	Commercial Hotel 151 Inglis Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Commercial Hotel, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO23	Daly's Tea Rooms 157 Inglis Street	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO245	Ballan Health Care (formerly “Annean”) 164 Inglis Street Statement of Significance: <i>Ballan Health Care (formerly “Annean”), Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	Yes	No
HO246	Mossfield 1/169 and 2/169 Inglis Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Mossfield, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO247	Former Police Residence, Stables & Lock Ups 172 & 174-176 Inglis Street Statement of Significance: <i>Former Police Residence, Stables & Lock Ups, 172 & 174-176 Inglis Street, Ballan, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	Yes – stables, timber lockup and brick lockup	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO248	Westcott, Stables and Trees 188 Inglis Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Westcott, Stables and Trees, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	Yes – English Oaks and English Elms	Yes	Yes – timber stables only	No	No	No
HO249	Hadham 437 Old Melbourne Road Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Hadham, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO250	Llandeilo 1001 Old Melbourne Road Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Llandeilo, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	Yes – all timber and stone outbuildings	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO251	Stirling Park 27 Shaws Road Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Stirling Park, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	Yes – Redwood and Cypress and Privet hedge	Yes	No	No	No	No
HO252	St. John's Anglican Church 56 Simpson Street Statement of Significance: <i>St. John's Anglican Church, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	Yes – mature Monterey Cypress	Yes	Yes – bell tower, stone gate piers and associated metal gates	No	Yes	No
HO253	Mayfield 39 Steiglitz Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Mayfield, 39 Steiglitz Street, Ballan, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO20	Former Court House 47 Steiglitz Street	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO254	Ramsgate 59 Steiglitz Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Ramsgate, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO255	Longley 63 Steiglitz Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Longley, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	Yes – outbuildings attached to the rear	No	No	No
	Ballark								
HO26	“Ballark” Homestead Ballan-Meredith Road	Yes	No	Yes	Yes	No	No	No	No
	Balliang								
HO126	Former Balliang Primary School 1272 Bacchus Marsh-Balliang Road	Yes	No	Yes	Yes	No	No	No	No
HO127	Saint George’s Balliang Anglican Church 1281 Bacchus Marsh-Balliang Road	Yes	Yes	No	Yes	No	No	No	No
HO128	“The Gables” Farmhouse 1419 Bacchus Marsh-Balliang Road	Yes	No	No	Yes	No	No	No	No
HO130	Farmhouse 51 Dukelows Road	Yes	Yes	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO132	Farmhouse 99 McMahon's Road	Yes	No	Yes	Yes	No	No	No	No
	Balliang East								
HO133	Dwelling 3105 Geelong-Bacchus Marsh Road	Yes	No	Yes	Yes	No	No	No	No
HO134	Dry Stone Wall Geelong-Bacchus Marsh Road	No	No	No	Yes	No	No	No	No
	Barry's Reef								
HO27	Guggenheimer Historical Cottage Greendale-Trentham Road	Yes	No	Yes	Yes	No	No	No	No
	Blackwood								
HO256	Martin Street Heritage Precinct 1 Golden Point Road and Allot. 2 Sec. C, PARISH OF BLACKWOOD & 11, 13, 15, 21, 24, 23, 25, 26-28, 29-31 Martin Street Incorporated Plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions (Plan Heritage, May 2021)</i> Statement of Significance: <i>Martin Street Heritage Precinct, Statement of Significance (Plan Heritage, May 2021)</i>	No	No	Yes - Algerian Oak at Allot. 2 Sec. C, PARISH OF BLACKWOOD D	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO257	Prayer Hill Heritage Precinct 54, 60, 72-74, 80 Byers Road and 24, 28, Allot. 27B, 27C & 27F Sec. A, PARISH OF BLACKWOOD & Lot 1 TP902461 Golden Point Road and 2, 8 Martin Street and 3, 5, 10 Prayer Hill Lane and War Memorial and Stamper Battery (intersection of Byres Road & Martin Street) Incorporated Plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Prayer Hill Heritage Precinct, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	Yes – Bunya Bunya x 2 at 10 Prayer Hill Lane, exotic trees, 28 Golden Point Road	Yes	No	No	No	No
HO258	Simmons Reef Road Heritage Precinct 1069, 1071, 1077 Greendale-Trentham Road and Allot. 35B Sec. B, PARISH OF BLACKWOOD & 4 Recreation Reserve Road and Allot. 25F Sec. B, PARISH OF BLACKWOOD & 6, 7-11 Simmons Reef Road Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Simmons Reef Road Heritage Precinct, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	Yes – Street trees only (Pin Oak and Golden Elm)	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO259	Whalebone Road Heritage Precinct 3, 10 Richards Road and 11, 20, 21, 22, 26-30, 32, 40 Whalebone Road Statement of Significance: <i>Whalebone Road Heritage Precinct, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO260	Dwelling 4 Albert Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>4 Albert Street, Blackwood, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO151	Rock Cut Tunnel, ford and water race Break Neck Gully, via Ambler Lane Track	No	No	No	Yes	No	No	No	No
HO261	Blackwood Cemetery 35 Byres Road Statement of Significance: <i>Blackwood Cemetery, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	Yes	Yes	No	No	No	No
HO262	Former Police Quarters & Court House 14 Clarendon Street Statement of Significance: <i>Former Police Quarters & Court House, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO29	Former Royal Mail Hotel Golden Point Road	Yes	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO263	Dwelling and Water Race 15 Golden Point Road Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Dwelling and Water Race, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO264	Blackwood Mineral Springs 41 Golden Point Road Statement of Significance: <i>Blackwood Mineral Springs, Statement of Significance</i> (Plan Heritage, May 2021)	Yes – rendered masonry walls to springs pavilions only	No	Yes – Monterey Pine x 2	Yes	No	No	No	No
HO265	Dwelling 111 Golden Point Road Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>111 Golden Point Road, Blackwood, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO266	Blackwood & District Historical Society (former Police Stables) Allot. 2001, PARISH OF BLACKWOOD, Martin Street Statement of Significance: <i>Blackwood & District Historical Society (former Police Stables), Statement of Significance (Plan Heritage, May 2021)</i>	No	No	No	Yes	No	No	No	No
HO152	Broken Back Mine, via O'Briens Crossing O'Briens Road	No	No	No	Yes	No	No	No	No
HO153	Black Snake Mine, via O'Briens Crossing O'Briens Road	No	No	No	Yes	No	No	No	No
HO267	Hillside 5 Old Golden Point Road East Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions (Plan Heritage, May 2021)</i> Statement of Significance: <i>Hillside, Statement of Significance (Plan Heritage, May 2021)</i>	No	No	No	Yes	No	No	No	No
HO51	Garden of Saint Erth Simmons Reef Road	Yes	No	Yes	Yes	No	No	No	No
HO30	Mine Managers House Simmons Reef Road	Yes	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO268	Blackwood Cricket & Recreation Reserve Recreation Reserve Road Statement of Significance: <i>Blackwood Cricket & Recreation Reserve, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	Yes – Monterey Pine trees	Yes	Yes – stone gate piers	No	No	No
HO269	Dwelling 6 Terrill Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>6 Terrill Street, Blackwood, Statement of Significance</i> (Plan Heritage, May 2021)	Yes	No	No	Yes	No	No	No	No
HO53	Wheeler's Tramway Wombat State Forest Lerderderg Road	-	-	-	-	-	Yes Ref No H2015	No	No
	Bungal								
HO31	"Bungeel Tap" Homestead Egerton-Bungeel Tap Road	Yes	No	Yes	Yes	No	No	No	No
HO32	"Emily Park" Homestead	Yes	No	Yes	Yes	No	No	No	No
	Bungaree								

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO270	Hawthorn Farm 145 Bungaree-Wallace Road Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Hawthorn Farm, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	Yes – Hawthorn hedges	Yes	No	No	No	No
HO271	St. Michael's Catholic Church Complex 186 Bungaree-Wallace Road Statement of Significance: <i>St. Michael's Catholic Church Complex, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	Yes – Italian Cypress trees adjacent to the grotto only	Yes	No	No	Yes	No
HO272	Bridge Hotel 190 Bungaree-Wallace Road Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Bridge Hotel, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO273	Bungaree Mechanics' Institute & Free Library Lot 3 TP163133 and 221 Bungaree-Wallace Road Statement of Significance: <i>Bungaree Mechanics' Institute & Free Library, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO274	Dwelling 231 Bungaree-Wallace Road Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>231 Bungaree-Wallace Road, Bungaree, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO275	Dwelling 243 Bungaree-Wallace Road Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>243 Bungaree-Wallace Road, Bungaree, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO276	Former Morning Star Hotel 248 Bungaree-Wallace Road Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions (Plan Heritage, May 2021)</i> Statement of Significance: <i>Former Morning Star Hotel, Statement of Significance (Plan Heritage, May 2021)</i>	No	No	No	Yes	No	No	No	No
HO277	Former Police Residence & Lock Up 255 Bungaree-Wallace Road Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions (Plan Heritage, May 2021)</i> Statement of Significance: <i>Former Police Residence & Lock Up, 255 Bungaree-Wallace Road, Bungaree, Statement of Significance (Plan Heritage, May 2021)</i>	No	No	No	Yes	Yes - Lock Up	No	No	No
HO278	St. John's Anglican Church Complex 309 Bungaree-Wallace Road Statement of Significance: <i>St. John's Anglican Church Complex, Statement of Significance (Plan Heritage, May 2021)</i>	No	No	No	Yes	Yes – Parish Hall	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO279	Former Bungaree State School No. 1960 323 Bungaree-Wallace Road Statement of Significance: <i>Former Bungaree State School No.1960, Statement of Significance (Plan Heritage, May 2021)</i>	No	No	No	Yes	No	No	No	No
HO280	Former London Bank of Australia 323 Bungaree-Wallace Road Statement of Significance: <i>Former London Bank of Australia, Statement of Significance (Plan Heritage, May 2021)</i>	No	No	No	Yes	No	No	No	No
HO281	Bungaree State Primary School No. 1960 348 Bungaree-Wallace Road Statement of Significance: <i>Bungaree State Primary School No.1960, Statement of Significance (Plan Heritage, May 2021)</i>	No	No	No	Yes	No	No	Yes	No
HO282	Sunny Rise 447 Bungaree-Wallace Road Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions (Plan Heritage, May 2021)</i> Statement of Significance: <i>Sunny Rise, Statement of Significance (Plan Heritage, May 2021)</i>	No	No	Yes – mature Golden Cypress trees and mature exotic trees near main dwelling	Yes	Yes – original dwelling & associated gabled outbuildings, dry stone walls	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO283	Dwelling and Canary Island Palm 519 Bungaree-Wallace Road Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Dwelling and Canary Island Palm, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	Yes – Canary Island Palm	Yes	No	No	No	No
HO284	Mayfield 196 Lesters Road Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Mayfield, 196 Lesters Road, Bungaree, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	Yes – mature exotic trees in front garden and along driveway	Yes	No	No	No	No
HO285	Dwelling 100 Murphys Road Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>100 Murphys Road, Bungaree, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO286	Clare Place 64 Torpys Road Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Clare Place, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	Yes – hedges to front and side boundaries to Clare Place	Yes	Yes – original timber homestead ruin further south of Clare Place, fronting Torpys Road	No	No	No
	Coimadai								
HO135	Antimony Mines Antimony Mine Road	No	No	No	Yes	No	No	Yes	No
HO136	Goodmans Creek gold sites and Darley Quarry Bacchus Marsh-Gisborne Road	No	No	No	Yes	No	No	No	No
HO137	Coimadai Primary School No 716 86 Bennetts Lane	No	No	No	Yes	No	No	No	No
HO138	Lime Kilns- Merrimu Reservoir CA 75, 76, 76A 76B and 80, Parish Coimadai, Gisborne Road	No	No	No	Yes	No	No	No	No
	Darley								
HO140	Darley Refractories Pty Ltd 58 Grey Street	No	No	No	Yes	No	No	No	No
HO141	Farmhouse 70 Lerderderg Gorge Road	No	No	No	Yes	No	No	No	No
HO142	Farmhouse “Morven” including garden and driveway avenue of trees 325 Lerderderg Gorge Road	No	No	Yes	Yes	No	No	No	No
HO143	Farmhouse 377 Lerderderg Gorge Road	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO144	Former Presbytery 2 Wellington Street	No	No	No	Yes	No	No	No	No
	Dunnstown								
HO33	Former Brind's Distillery 2830 Old Melbourne Road	-	-	-	-	-	Yes Ref No H1013	Yes	No
	Fiskville								
HO203	Former Australian Beam Wireless Transmitting Station 4549 Geelong-Ballan Road	-	-	-	-	-	Yes Ref No H2277	Yes	No
	Glenmore								
HO54	Lady Northcote Recreation Camp 1273-1327 Glenmore Road	-	-	-	-	-	Yes Ref No H2167	Yes	No
	Gordon								
HO287	St. Patrick's Catholic Church & Presbytery 10 Careys Road & 5 Boundary Road Statement of Significance: <i>St. Patrick's Catholic Church & Presbytery, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	Yes – Bhutan Cypress hedges and mature specimens of Cypress trees	Yes	No	No	Yes	No
HO288	Gordon Primary School 1 Dicker Street Statement of Significance: <i>Gordon Primary School, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO35	Gordon Railway Station Gordon-Egerton Road	-	-	-	-	-	Yes Ref No H1564	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO289	Dwelling 35 Main Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>35 Main Street, Gordon, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO290	Dwelling 46 Main Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>46 Main Street, Gordon, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO291	Dwelling 56-60 Main Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>56-60 Main Street, Gordon, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO292	Former London Chartered Bank 64 Main Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Former London Chartered Bank, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO293	Gordon Post Office 67 Main Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Gordon Post Office, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO294	Gordon Public Hall and former Mechanics' Institute 68 Main Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Gordon Public Hall and former Mechanics' Institute, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO295	Former Hotel 69 Main Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Former Hotel, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO296	Dwelling & Outbuilding 71 Main Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Dwelling & Outbuilding, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	Yes – gabled outbuilding east of the dwelling	No	No	No
HO297	Dwelling & Former Store & Bakery 82 Main Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Dwelling & Former Store & Bakery, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO298	General Store 90 Main Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>General Store, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO299	Gordon Hotel 92 Main Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Gordon Hotel, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO300	New Gordon Cemetery Allot. 1A7 Sec. 5, PARISH OF MOORABOOL WEST, Old Melbourne Road Statement of Significance: <i>New Gordon Cemetery, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO301	Former St. Mark's Anglican Church Lot 1 TP838171, Old Melbourne Road Statement of Significance: <i>Former St. Mark's Anglican Church, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	Yes – mature Monterey Cypress tree in the south-east corner of the site	Yes	No	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO302	St. Patrick's Catholic School & Convent 1558 and 1564 Old Melbourne Road Statement of Significance: <i>St. Patrick's Catholic School & Convent, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO303	Kerrit Bareet Cemetery (Gordons Burial Ground) Allot. 14A Sec. 11, PARISH OF KERRIT BAREET, Old Western Highway Statement of Significance: <i>Kerrit Bareet Cemetery (Gordons Burial Ground), Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO50	Portland Flat Road Bridge Portland Flat Road	-	-	-	-	-	Yes Ref No H2054	No	No
HO304	Dwelling 31-33 Russell Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>31-33 Russell Street, Gordon, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO305	Dwelling & Former Store 32 Russell Street Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Dwelling & Former Store, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	Yes	No
	Greendale								
HO39	Shutters Cottage LaCote Road	Yes	No	Yes	Yes	No	No	No	No
HO37	“Glen Pedder” Homestead Myrniong-Greendale Road	Yes	No	Yes	Yes	No	No	No	No
HO36	Former State School No 918 Napoleon Street	Yes	No	Yes	Yes	No	No	No	No
HO38	Anglican Church Prince Street	Yes	No	Yes	Yes	No	No	Yes	No
	Ingliston								
HO40	“Ingliston” Homestead Ingliston Road	Yes	No	Yes	Yes	No	No	No	No
HO149	Railway Viaduct, Bridge and Embankment Ingliston Road	No	No	No	Yes	No	No	No	No
HO164	Ingliston Bank railway cutting and piles of remnant railway cutting construction basalt Iron Bark Road	No	No	No	Yes	No	No	No	No
	Korobeit								
HO150	Our Lady Help of Christians Church 309 Myrniong-Korobeit Road	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Lal Lal								
HO306	Lal Lal Heritage Precinct Allot. 5 Sec.11, TOWNSHIP OF LAL LAL, 391, 410, 412, 421, 424 Clarendon-Lal Lal Road and 5 Eaglesons Road and 10 Lal Lal Falls Road and Allot. 4 Sec. 10A, TOWNSHIP OF LAL LAL, Parkers Road and 8 &12 Vaughan Street Incorporated plan: Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions (Plan Heritage, May 2021) Statement of Significance: Lal Lal Heritage Precinct, Statement of Significance (Plan Heritage, May 2021)	No	No	Yes – Avenue of Honour and Memorial Trees (424 Clarendon-Lal Lal Road)	Yes	No	No	No	No
HO46	Lal Lal Iron Mine and Smelting Works Iron Mine Road	-	-	-	-	-	Yes Ref No H1759	Yes	No
HO52	Rothbury 389 Yendon-Lal Lal Road	-	-	-	-	-	Yes Ref No H1697	Yes	No
	Long Forest								
HO55	Baker House 305 – 307 Long Forest Road	-	-	-	-	-	Yes Ref No H2118	Yes	No
HO12	Bridge over Djerriwarrh Creek Western Highway (Disused section)	-	-	-	-	-	Yes Ref No H1658	No	No
HO148	Anthony's Cutting (surrounds of Djerriwarrh Bridge) Western Highway	No	No	No	Yes	No	No	No	No
	Maddingley								
HO158	Maddingley General Cemetery Cemetery Road off Griffith Street	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO62	Dethridge Irrigation Wheel and Water Channel 20, 22 and 24 Fiskin Street	No	No	No	Yes	No	No	No	No
HO160	Dwelling “Naheehs” 40 Fiskin Street	Yes	No	No	Yes	No	No	No	No
HO15	Brick Cottages 13 – 17 Franklin Street	Yes	No	No	Yes	No	No	No	No
HO161	Stoney’s Bridge Inn Hotel 59 Grant Street	No	No	No	Yes	No	No	No	No
HO162	Bacchus Marsh Secondary College 73 Grant Street	No	No	No	Yes	No	No	No	No
HO163	Maddingley Park and Memorial Gates Corner of Grant and Station Streets	No	No	Yes	Yes	Yes (fence)	No	No	No
HO167	Former Maddingley No 1 Open Cut 37 South Maddingley Road	No	No	No	Yes	No	No	No	No
HO168	Bacchus Marsh Railway Station Station Street	No	No	No	Yes	No	No	No	No
HO169	Dwelling and Cowan Cottage 18 Taverner Street	No	No	No	Yes	No	No	No	No
HO170	Osage Orange Avenue 22 Taverner Street	No	No	Yes	Yes	No	No	No	No
HO171	Bacchus Marsh Lawn Tennis Club Inc (Former Maddingley Courthouse) Taverner Street	No	No	No	Yes	No	No	No	No
HO14	Chicory Kiln 30 Taverner Street	-	-	-	-	-	Yes Ref No H2326	Yes	No
HO173	Farmhouse “Blinkbonnie” and Dethridge Irrigation Wheel 176 Werribee Vale Road	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO174	Farmhouse “Vallence’s Farm” 289 Werribee Vale Road	No	No	No	Yes	No	No	No	No
HO175	Farmhouse 360 Werribee Vale Road	No	No	No	Yes	No	No	No	No
HO176	Farmhouse “Errindale” 520 Werribee Vale Road	No	No	Yes	Yes	No	No	No	No
HO177	Former Market Pavilion Building 144 Woolpack Road	No	No	No	Yes	No	No	No	No
	Merrimu								
HO16	Hopetoun Cemetery Bacchus Marsh Road	-	-	-	-	-	Yes Ref No H2059	Yes	No
HO147	Former W Symington House and Symington’s Brewery Industrial Archaeological Site 705 Bacchus Marsh Road	No	No	No	Yes	No	No	No	No
HO10	Former Leahy’s Residence 735 Bacchus Marsh Road	-	-	-	-	-	Yes Ref No H907	Yes	No
HO178	Bacchus Marsh-Gisborne Road Bridge Bacchus Marsh-Gisborne Road	No	No	No	Yes	No	No	No	No
HO179	Farmhouse “Lerderderg Park”, concrete silo and concrete water tank 20 Lerderderg Park Road	No	No	No	Yes	No	No	No	No
HO180	Dwelling (former Djerriwarrh State School/ Djerriwarrh Creek School) 21 Lerderderg Park Road	Yes	No	No	Yes	No	No	No	No
	Millbrook								
HO307	Oakvale 179 Donnellans Road Incorporated plan:	Yes – remnant external limewash	Yes – layout on all three levels, original	Yes – row of four (4) mature Oak trees and mature Pear, Apple and	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Oakvale</i>, <i>Statement of Significance</i> (Plan Heritage, May 2021)	on brickwork	window and door joinery, masonry skirtings, fireplace mantles, pencilled graffiti on the wall of the first floor central north room, and in the two ground-floor front rooms also plaster cornices, papier mâché ceiling centres, oil paint on joinery and skirtings, and paint on walls and ceilings.	Plum trees.					

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO308	Woodlawn 1787 Old Melbourne Road Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Woodlawn, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	Yes – outbuilding adjoining the south-west corner of the dwelling	No	No	No
HO309	Former Ryan Family Farm 91 Ryans Road Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Former Ryan Family Farm, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	Yes – Atlas Cedar, Monkey Puzzle and Tulip tree	Yes	Yes – chimney stack only	No	No	No
HO310	The Pines 52 Sullivans Road Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>The Pines, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	Yes – mature exotic trees adjacent to main dwelling only	Yes	No	No	No	No
	Mount Doran								
HO34	Rail Bridge and Embankment Blue Bridge Road	-	-	-	-	-	Yes Ref No H1693	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Mount Egerton								
HO311	Former “The Pines” Dairy Allot. H, PARISH OF BUNGAL, Ballan-Egerton Road Statement of Significance: <i>Former “The Pines” Dairy, Statement of Significance (Plan Heritage, May 2021)</i>	No	No	Yes – Canary Island Palm only	Yes	No	No	No	No
	Myrniong								
HO181	Christ Church Anglican Church CA 12/14 Sec B, Parish Myrniong Hardy Street	Yes	No	No	Yes	No	No	No	No
HO182	Farmhouse “Woodlands”, windmills and landscape 229 Long Point Road Incorporated plan: HO182 Woodlands 229 Long Point Road, Myrniong Incorporated Plan (July 2014)	No	No	Yes	Yes	No	No	No	No
HO183	Avenue of Honour (WWI and WWII sections) Main Road (Old Western Highway)	No	No	Yes	Yes	No	No	No	No
HO184	Myrniong Road Bridge Main Road (Old Western Highway)	No	No	No	Yes	No	No	No	No
HO185	Plough Inn Hotel 17 Main Road	Yes	No	No	Yes	No	No	No	No
HO186	Dwelling (Former Police Station and Gaol) 29 Main Street	Yes	No	No	Yes	No	No	No	No
HO187	Dwelling “Girraween” 45 Main Street	Yes	No	No	Yes	No	No	No	No
HO188	Former Myrniong Hotel 55 Main Street	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO189	Milk Factory and Dwelling- Dairymen's Cooperative 61 Main Street	No	No	No	Yes	No	No	No	No
HO190	Dwelling "Millside" 90 Mt Blackwood Road	No	No	No	Yes	No	No	No	No
HO191	Mt Blackwood Hotel Ruins (Drury's Hotel) CA 36 Section 7 Parish Blackwood, Mt Blackwood Road	No	No	No	Yes	No	No	Yes	No
HO192	Myrniong Primary School 13 Muddy Lane	No	No	No	Yes	No	No	No	No
HO193	Farmhouse "Clifton" 61 Muddy Lane	No	No	No	Yes	No	No	No	No
HO21	Uniting Church Old Western Highway	Yes	No	No	Yes	No	No	No	No
HO43	Slab Hut Rosehill Pentland Hills Rd	Yes	No	Yes	Yes	No	No	No	No
HO42	Former Hotel Pykes Creek Road	Yes	No	No	Yes	No	No	Yes	No
	Navigators								
HO44	Navigators Railway Bridge Geelong-Ballarat Line	No	No	No	Yes	No	No	No	No
	Parwan								
HO194	Hill Farm 81 Browns Lane Statement of significance: Hill Farm, Statement of Significance, September 2022	No	No	No	Yes	Yes - brick and weatherboard outbuildings	No	No	No
HO195	"Nerowie" Outbuildings 52 Bucklers Road	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO196	Former Parwan South (Nerowie) State School No 4175 & Mechanics' Institute Northeast corner of Parwan South and Nerowie Roads	Yes	No	Yes	Yes	No	No	Yes	No
HO197	Former Thelma Ross Memorial Church 70 Nerowie Road	Yes	No	No	Yes	No	No	No	No
	Pentland Hills								
HO198	Farmhouse "Hilton" 81 Condons Lane	No	No	Yes	Yes	No	No	No	No
HO199	Werribee Gorge Quarry Myers Road	No	No	No	Yes	No	No	No	No
HO200	Bald Hill Quarry Tramway Lane	No	No	No	Yes	No	No	No	No
	Rowsley								
HO201	Melbourne – Ballarat Railway Bridge Balliang-Bacchus Marsh Road	No	No	No	Yes	No	No	No	No
HO1	Greystones 565 Glenmore Road	-	-	-	-	-	Yes Ref No H265	Yes	No
HO205	Balance Greystones 565 Glenmore Road	No	No	No	Yes	No	No	No	No
HO202	Farmhouse "Willowbank" 44 Paces Lane	Yes	No	No	Yes	No	No	No	No
	Wallace								
HO312	Former "Maryville" Stables 4 Erin Court Statement of Significance: <i>Former "Maryville" Stables, Statement of Significance (Plan Heritage, May 2021)</i>	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO313	Farmhouse and tree 634 Bungaree-Wallace Road Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Farmhouse and tree, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	Yes – Monterey Cypress at front gate only	Yes	No	No	No	No
HO314	Former Holden's Chaff Mill Dwelling & Store 720 Bungaree-Wallace Road Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Former Holden's Chaff Mill Dwelling & Store, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO315	Former Wallace Millbrook & District Factory & Creamery Complex 10-24 Old Western Highway Statement of Significance: <i>Former Wallace Millbrook & District Factory & Creamery Complex, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO316	Wallace Masonic Temple 12 Westcotts Road Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Wallace Masonic Temple, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO317	Former Wallace Methodist Church 30 Westcotts Road Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Former Wallace Methodist Church, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
HO318	Wellwood 97 Westcotts Road Incorporated plan: <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions</i> (Plan Heritage, May 2021) Statement of Significance: <i>Wellwood, Statement of Significance</i> (Plan Heritage, May 2021)	No	No	No	Yes	No	No	No	No
	Warrenheip								
HO48	“Killarney” Old Melbourne Road	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.021-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO49	Stables at Lal Lal House Yendon-Egerton Road	Yes	No	No	Yes	No	No	No	No
	Yaloak								
HO45	Yaloak Estate Homestead Ballan-Geelong Road	Yes	No	Yes	Yes	No	No	No	No

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VC249

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Proposed C085moor

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS**Incorporated documents**

Name of document	Introduced by:
<i>4 Albert Street, Blackwood, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>31 Atkinson Street, Ballan, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>45 Atkinson Street, Ballan, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>55 Atkinson Street, Ballan, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited, 2015	VC107
Bacchus Marsh Heritage Study, Statements of Significance (February 2015)	C6(Part 3)
<i>Ballan Health Care (formerly “Annean”), Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Ballan Hotel, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Ballan Mechanics’ Institute & Free Library, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Ballan New Cemetery, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Ballan R.S.L. Clubrooms & Bakery, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Ballan Recreation Reserve, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
Ballarat Line Upgrade Incorporated Document, August 2018	GC95
<i>Blackwood & District Historical Society (former Police Stables), Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Blackwood Cemetery, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Blackwood Cricket & Recreation Reserve, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Blackwood Mineral Springs, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Bridge Hotel, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Bungaree Mechanics’ Institute & Free Library, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Bungaree State Primary School No.1960, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>231 Bungaree-Wallace Road, Bungaree, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>243 Bungaree-Wallace Road, Bungaree, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Clare Place, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Commercial Hotel, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>18 Duncan Street, Ballan, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Dwelling & Former Bake House, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Dwelling & Former Store & Bakery, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor

Name of document	Introduced by:
<i>Dwelling & Former Store, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Dwelling & Outbuilding, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Dwelling and Canary Island Palm, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Dwelling and Water Race, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>35 Edols Street, Ballan, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Everleigh, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Farmhouse and tree, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Fiskin Street Heritage Precinct, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Former Ballan Times Printing Office, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Former Bungaree State School No.1960, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Former Chambers' Red House Drapery Store, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Former Dr Salter's Medical Rooms, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Former Holden's Chaff Mill Dwelling & Store, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Former Hotel, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Former London Bank of Australia, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Former London Chartered Bank, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Former "Maryville" Stables, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Former Masonic Hall, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Former Morning Star Hotel, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Former Police Quarters & Court House, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Former Police Residence, Stables & Lock Ups, 172 & 174-176 Inglis Street, Ballan, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Former Police Residence & Lock Up, 255 Bungaree-Wallace Road, Bungaree, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Former Ryan Family Farm, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Former Saddlery Store, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Former St. Mark's Anglican Church, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Former "The Pines" Dairy, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Former Wallace Methodist Church, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor
<i>Former Wallace Millbrook & District Factory & Creamery Complex, Statement of Significance</i> (Plan Heritage, May 2021)	C85moor

Name of document	Introduced by:
<i>General Store, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Girraween, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>111 Golden Point Road, Blackwood, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Gordon Hotel, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Gordon Post Office, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Gordon Primary School, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Gordon Public Hall and former Mechanics' Institute, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Hadham, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Hawthorn Farm, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Hill Farm, Statement of Significance, September 2022</i>	C101moor
<i>Hillside, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>HO182 Woodlands 229 Long Point Road, Myrniong Incorporated Plan (July 2014)</i>	C6(Part 3)
<i>Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas Incorporated Document, June 2017</i>	GC49
<i>Hunterston, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>34 Inglis Street, Ballan, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>36 Inglis Street, Ballan, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>56 Inglis Street, Ballan, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>63 Inglis Street, Ballan, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>65 Inglis Street, Ballan, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>78 Inglis Street, Ballan, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Invergowrie, fence and hedge, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Kerit Bareet Cemetery (Gordons Burial Ground), Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Lal Lal Heritage Precinct, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Lea Hurst, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Llandeilo, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Longley, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Lucerne, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Maddingley Spoil Processing Facility, October 2020</i>	C95moor
<i>35 Main Street, Gordon, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>46 Main Street, Gordon, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>56-60 Main Street, Gordon, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor

Name of document	Introduced by:
<i>Martin Street Heritage Precinct, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Mayfield, 196 Lesters Road, Bungaree, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Mayfield, 39 Steiglitz Street, Ballan, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions (Plan Heritage, May 2021)</i>	C85moor
<i>Mossfield, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>100 Murphys Road, Bungaree, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>New Gordon Cemetery, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Oakvale, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Old Ballan Cemetery, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
Plans for the future development of the Western Freeway – titled “Proposed Works Area” and dated 26/7/ 2000	C5
Powerline Bushfire Safety Program - Native Vegetation Removal Code of Practice, August 2016	GC57
<i>Prayer Hill Heritage Precinct, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Rail Gauge Standardisation Project, Integrated Approval Requirements, December 2002</i>	VC17
<i>Rail Infrastructure Projects Ballarat Rail Corridor Deviation: Fibre Optic Project, Integrated Approval Requirements (August 2003)</i>	C25
<i>Ramsgate, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Restructure Plans – Blakeville, Old Wallace, Elaine North and Rowsley (June 2000)</i>	NPS1
<i>31-33 Russell Street, Gordon, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Simmons Reef Road Heritage Precinct, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Sir Jack Brabham Park Stage 1 Concept Plan February 1998, Kinhill Pty Ltd</i>	NPS1
<i>St. Brigid's Roman Catholic Church and Gates, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>St. John's Anglican Church Complex, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>St. John's Anglican Church, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>St. Michael's Catholic Church Complex, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>St. Patrick's Catholic Church & Presbytery, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>St. Patrick's Catholic School & Convent, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>St. Paul's Uniting Church Complex, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor

Name of document	Introduced by:
<i>Steiglitz Street Heritage Precinct, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Stirling Park, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Sunny Rise, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>6 Terrill Street, Blackwood, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>The Avenue, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>The Mill Cottage, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>The Pines, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Wallace Masonic Temple, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>War Memorial Fountain, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Wellwood, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Westcott, Stables and Trees, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Western Highway Realignment (Melton to Bacchus Marsh) Incorporated Document, December 2009</i>	C52
<i>Whalebone Road Heritage Precinct, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>White Thorn, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor
<i>Woodlawn, Statement of Significance (Plan Heritage, May 2021)</i>	C85moor

**MOORABOOL SHIRE HERITAGE
PRECINCTS AND PLACES
INCORPORATED PLAN PERMIT
EXEMPTIONS**

UNDER THE PROVISIONS OF CLAUSE 43.01 HERITAGE OVERLAY

May 2021

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1.0 INTRODUCTION

This document establishes planning permit exemptions, under the provisions of Clause 43.01 *Heritage Overlay*, for specific *heritage precincts* and *individual heritage places* included in the Moorabool Shire Heritage Overlay. The subject *heritage precincts* are identified at Table 1 and the subject heritage places are identified at Tables 2 and 3.

The works which are permit exempt are generally of a minor nature which do not impact the heritage significance of the *individual heritage place* or *heritage precinct*.

In accordance with Clause 43.01-3, no permit is required for permit exempt works identified in this Incorporated Plan.

People using this document should contact Council to confirm that there are no planning permit requirements triggered under other parts of the *Heritage Overlay* provisions or Planning Scheme. A building permit may also be required.

What is a permit exemption?

A permit exemption allows for specific works to be undertaken without requiring a planning permit from Moorabool Shire Council under the provisions of the *Heritage Overlay*. Regardless of exemptions, applicants are advised to contact Council to discuss any proposal for works to a place included in the *Heritage Overlay*.

This plan does not provide exemptions for permits under any other provisions of the Moorabool Planning Scheme, such as zone or other overlay provisions.

Places and Precincts to which the permit exemption applies

This Incorporated Plan applies **only** to the *heritage precincts* listed in Table 1 of this document and the *individual heritage places* listed in Tables 2 and 3 of this document. The Schedule to the *Heritage Overlay* also specifies whether this permit exemption document applies.

How this document is set out

Section 2 sets out permit exemptions for the *Heritage Precincts*. A list of the *heritage precincts* to which the exemptions apply is included at the beginning of Section 2 as Table 1.

Each place within a precinct has been graded as 'Significant', 'Contributory' or 'Non-Contributory'. Depending on this grading, there are various levels of permit exemptions. It is important to check the precinct map (located in Appendix A) to identify what grading a place within a precinct has in order to understand what works are exempt from permit requirement under the *Heritage Overlay*.

Section 3 provides permit exemptions for *individual heritage places*. The location of individual places has been considered when determining appropriate permit exemptions for *individual heritage places*.

Section 3.1 provides permit exemptions for township places and Section 3.2 sets out permit exemptions for rural places.

2.0 PERMIT EXEMPTIONS FOR HERITAGE PRECINCTS

The following table identifies the *Heritage precincts* which are the subject of this Incorporated Plan. A copy of the precinct map showing the gradings for each place within the precinct is included at Appendix A. The gradings are ‘Significant’, ‘Contributory’ and ‘Non-contributory’. The works which are permit exempt (do not require a planning permit) may vary depending on the grading. This set of permit exemptions applies consistently across the precincts listed in Table 1.

Table 1: Heritage precincts

HO Number	Precinct Name
HO206	Fisken Street Heritage Precinct Ballan
HO207	Steiglitz Street Heritage Precinct Ballan
HO256	Martin Street Heritage Precinct Blackwood
HO257	Prayer Hill Heritage Precinct Blackwood
HO258	Simmons Reef Road Heritage Precinct Blackwood
HO306	Lal Lal Heritage Precinct Lal Lal

Under Clause 43.01-3 the following works within the *heritage precincts* set out in Table 1 are exempt from the requirement for a planning permit.

2.1 Permit exemptions for Non – Contributory places within a heritage precinct

No permit is required to undertake the following on a site identified as ‘*Non-contributory*.’

- Demolition or removal of a building, or part of a building, an *outbuilding*, fence or tree.
- Construction of side and rear fences, where the fences are:
 - Timber paling, and
 - No higher than 1800mm at the highest point, and
 - *Raked* to the height of the front fence in the front *setback*
- *Alterations* to the rear walls or rear parts of a building.
- *Alterations* to the side *elevations* of the main building which are set back from the *major wall line* of the existing building by no less than 50% of the depth of the existing building (see Figure 1).

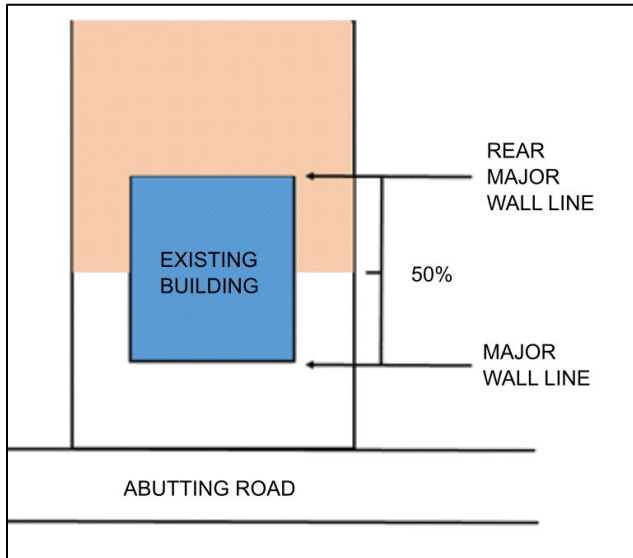


Figure 1: No permit is required for Alterations to, Additions to or construction of New Buildings that are not a dwelling with an eave height no greater than the existing located within the orange shaded area if the places is identified as Non-contributory.

- *Additions* to the building which project beyond the rear *elevation* of the building and which have an *eave* height no greater than the *eave* height of the existing building, and/or;
- *Additions* to the building which are set back from the *major wall line* of the *façade* no less than 50% of the total depth of the existing building and which have an *eave* height no greater than the *eave* height of the existing building (See figures 1 & 2), and are not visible from a street or public park.
- *Repairs* and routine *maintenance* to a building that would change the appearance of that building.
- Construction of a *New building* that is not a dwelling which has an *eave* height of no greater than the *eave* height of the existing building, and is:
 - set to the rear of the building, or
 - Set back from the *major wall line* of the *façade* no less than 50% of the total depth of the building.

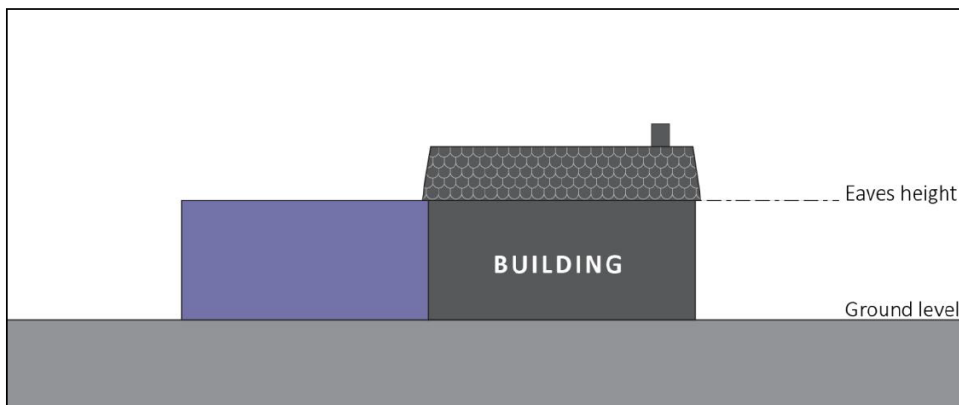


Figure 2: Example of how eaves height is measured.

- *Minor works* which are located beyond the rear *elevation* of the building and are not *visible* from a street or side street (other than a lane) or public park.

- Installation of *domestic services normal to dwelling* on any property, not located on the front roof and wall planes of the building, or located within the front *setback*.
- Construction of a garage or carport which is of single storey scale, detached from the building and set back a minimum of 3.0 metres from the *major front wall* of the building.

2.2 Permit exemptions for Contributory or Significant Places within a heritage precinct

No permit is required to undertake the following on a site identified as '*Contributory*' or '*Significant*'.

- Demolition of side or rear fences unless they are specified in the Schedule to the Heritage Overlay or identified as a *Significant feature* in a Statement of Significance.
- Construction of side and rear fences, where the fences are:
 - Timber paling, and
 - No higher than 1800mm at the highest point, and
 - *Raked* to the height of the front fence in the front *setback*
- Construction of an *outbuilding* where all of the following apply:
 - is located to the rear of the *rear major wall line* of the building;
 - is not located on a corner property or a property with two street frontages;
 - is of an area less than 10 square metres in total;
 - is of no greater height than 3.0 metres from natural ground level at the highest point;
 - has an *eave* height at natural ground level no greater than the *eave* height of the existing building;
 - is detached from the existing building;
 - is set back from the existing building a minimum distance of 3.0 metres at its closest point;
- Construction or extension of an open-sided pergola, verandah, deck or other similar structure, including those attached to an existing building, where all of the following apply:
 - the construction does not require the removal or concealment of a *Significant feature* identified in a Statement of Significance;
 - the construction does not require the demolition or removal of any *outbuildings* or structures which are separate to the main building;
 - it is located to the rear of the existing building as shown in figure 3;
 - the highest point of the structure does not exceed 3.0 metres from natural ground level or the *eave* height of the existing building, whichever is lesser;
 - the finished floor level of the structure is no greater than 800mm above ground level;
 - it is not located on a corner property or a property with two street frontages.

- Installation of *domestic services normal to a dwelling* located to the rear of the main building (see figure 3), or where all of the following apply:
 - is not located on the front wall of the building;
 - is not located on the front or side roof planes of the building;
 - is set back from the *major wall line* no less than 4.0 metres;
 - does not project above the ridgeline of the building;
 - is not visible from the street.

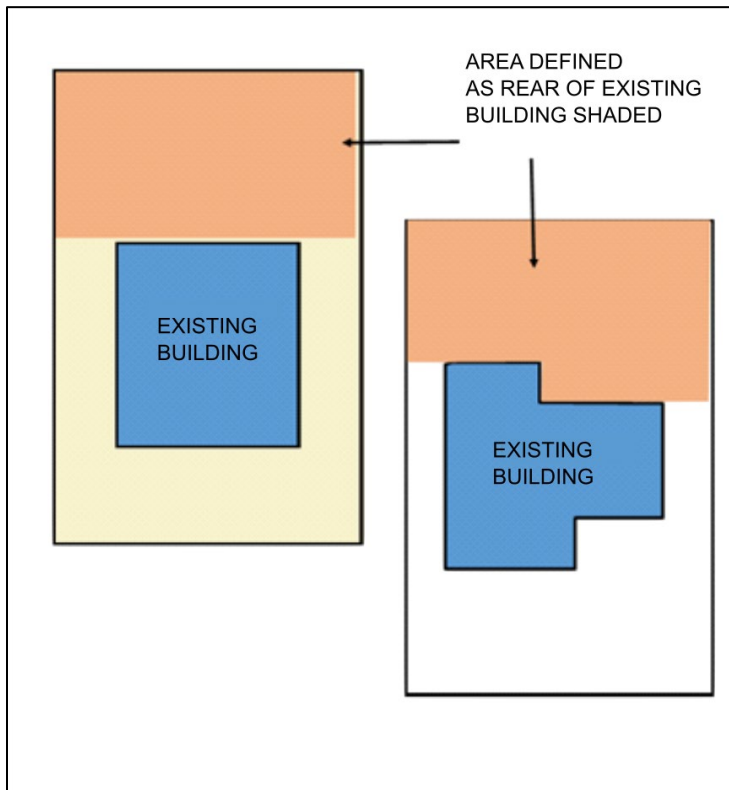


Figure 3: Area in orange defined as the rear of existing building

3.0 PERMIT EXEMPTIONS FOR INDIVIDUAL HERITAGE PLACES

Permit exemptions for individual places have been divided into two categories recognising the different permit exemptions which are appropriate for those places located within residential and commercial areas and those in rural areas.

3.1 Individual heritage places in residential/commercial areas

The following permit exemptions apply only to those *individual heritage places* in Table 2.

Table 2: *Individual heritage places* in residential/commercial areas to which this permit exemption applies.

HO Number	Heritage Place	Address
HO208	Dwelling	31 Atkinson St, Ballan
HO209	Dwelling	45 Atkinson St, Ballan
HO210	Dwelling	55 Atkinson St, Ballan
HO213	Dwelling	18 Duncan Street, Ballan
HO214	Dwelling	35 Edols Street, Ballan
HO216	Dwelling & Former Bake House	30 Fiske Street, Ballan
HO219	Dwelling	34 Inglis Street, Ballan
HO220	Dwelling	36 Inglis Street, Ballan
HO221	White Thorn	42 Inglis Street, Ballan
HO222	Girraween	47 Inglis Street, Ballan
HO223	Dwelling	56 Inglis Street, Ballan
HO224	Dwelling	63 Inglis Street, Ballan
HO225	Dwelling	65 Inglis Street, Ballan
HO227	Everleigh	77 Inglis Street, Ballan
HO228	Dwelling	78 Inglis Street, Ballan
HO229	Former Dr Salter's Medical Rooms	81 Inglis Street, Ballan
HO230	Lucerne	88 Inglis Street, Ballan
HO231	Lea Hurst	90 Inglis Street, Ballan
HO233	The Mill Cottage	96 Inglis Street, Ballan
HO235	Invergowrie, fence and hedge	101 Inglis Street, Ballan

HO236	The Avenue	122 Inglis Street, Ballan
HO237	Former Saddlery Store	123 Inglis Street, Ballan
HO239	Former Chambers Red House Drapers Store	1/130 and 2/130 Inglis Street, Ballan
HO240	Ballan Hotel	136 Inglis Street, Ballan
HO242	Ballan R.S.L Clubrooms & Bakery	146 and 146a Inglis Street, Ballan
HO244	Commercial Hotel	151 Inglis Street, Ballan
HO246	Mossfield	1/169 and 2/169 Inglis Street, Ballan
HO248	Westcott, Stables and Trees	188 Inglis Street, Ballan
HO249	Hadham	437 Old Melbourne Road, Ballan
HO253	Mayfield	39 Steiglitz Street, Ballan
HO254	Ramsgate	59 Steiglitz Street, Ballan
HO255	Longley	63 Steiglitz Street, Ballan
HO260	Dwelling	4 Albert Street, Blackwood
HO263	Dwelling and Water Race	15 Golden Point Road, Blackwood
HO265	Dwelling	111 Golden Point Road, Blackwood
HO267	Hillside	5 Old Golden Point Road East, Blackwood
HO269	Dwelling	6 Terrill Street, Blackwood
HO274	Dwelling	231 Bungaree-Wallace Road, Bungaree
HO275	Dwelling	243 Bungaree-Wallace Road, Bungaree
HO276	Former Morning Star Hotel	248 Bungaree-Wallace Road, Bungaree
HO277	Former Police Residence & Lock Up	255 Bungaree-Wallace Road, Bungaree
HO289	Dwelling	35 Main Street, Gordon
HO290	Dwelling	46 Main Street, Gordon
HO291	Dwelling	56-60 Main Street, Gordon
HO292	Former London Chartered Bank	64 Main Street, Gordon
HO293	Gordon Post Office	67 Main Street, Gordon

HO294	Gordon Public Hall and former Mechanics' Institute	68 Main Street, Gordon
HO295	Former Hotel	69 Main Street, Gordon
HO296	Dwelling & Outbuilding	71 Main Street, Gordon
HO297	Dwelling & Former Store & Bakery	82 Main Street, Gordon
HO298	General Store	90 Main Street, Gordon
HO299	Gordon Hotel	92 Main Street, Gordon
HO304	Dwelling	31-33 Russell Street, Gordon
HO305	Dwelling & Former Store	32 Russell Street, Gordon
HO314	Former Holden's Chaff Mill Dwelling & Store	720 Bungaree-Wallace Road, Wallace
HO316	Wallace Masonic Temple	12 Westcotts Road, Wallace
HO317	Former Wallace Methodist Church	30 Westcotts Road, Wallace

Under Clause 43.01-3 the following works to *individual heritage places* in residential/commercial areas set out in Table 2 are exempt from the requirement for a planning permit:

- Demolition of side and rear fences, unless they are specified in the Schedule to the Heritage Overlay or identified as a *Significant feature* in a Statement of Significance.
- Construction of side and rear fences, where the fences are:
 - Timber paling, and
 - No higher than 1800mm at the highest point, and
 - *Raked* to the height of the front fence in the front *setback*
- Construction of an *outbuilding* where all of the following apply:
 - is located to the rear of the *rear major wall line* of the building;
 - is not located on a corner property or on a property with two street frontages;
 - is of an area less than 10 square metres in total;
 - is constructed of non-reflective material;
 - is of no greater height than 3.0 metres from natural ground level at the highest point;
 - has an *eave* height at natural ground level no greater than the *eave* height of the existing building;
 - is detached from the existing building;

- is set back from the existing building a minimum distance of 3.0 metres at its closest point.
- Construction or extension of an open-sided pergola, verandah, deck or other similar structure, including those attached to an existing building, where all of the following apply:
 - the construction does not require the removal or concealment of a *Significant feature* identified in a Statement of Significance, and
 - the construction does not require the demolition or removal of any *outbuildings* or structures which are separate to the main building;
 - it is located to the rear of the existing building as shown in figure 3;
 - the highest point of the structure does not exceed 3.0 metres from natural ground level or the *eave* height of the existing building, whichever is lesser;
 - the finished floor level of the structure is no greater than 800mm above ground level;
 - it is not on a corner property or a property with two street frontages.
- Installation of *domestic services normal to a dwelling* located to the rear of the main building (see figure 3), or where all of the following apply:
 - is not located on the front or side wall of the building;
 - is not located on the front or side roof planes of the building;
 - is set back from the *rear major wall line* no less than 4.0 metres;
 - does not project above the ridgeline of the building;
 - is not visible from the street.

3.2 Individual heritage places in rural areas

The following permit exemptions apply only to those *individual heritage places* set out in Table 3.

Table 3: *Individual heritage places* in rural areas to which this permit exemption applies

HO Number	Heritage Place	Address
HO250	Llandeilo	1001 Old Melbourne Road, Ballan
HO251	Stirling Park	27 Shaws Road, Ballan
HO270	Hawthorn Farm	145 Bungaree-Wallace Road, Bungaree
HO272	Bridge Hotel	190 Bungaree-Wallace Road, Bungaree
HO282	Sunny Rise	447 Bungaree-Wallace Road, Bungaree
HO283	Dwelling and Canary Island Palm	519 Bungaree-Wallace Road, Bungaree

HO285	Dwelling	100 Murphys Road, Bungaree
HO284	Mayfield	196 Lesters Road, Bungaree
HO286	Clare Place	64 Torpys Road, Bungaree
HO307	Oakvale	179 Donnellans Road, Millbrook
HO308	Woodlawn	1787 Old Melbourne Road, Millbrook
HO309	Former Ryan Family Farm	91 Ryans Road, Millbrook
HO310	The Pines	52 Sullivans Road, Millbrook
HO313	Farmhouse and tree	634 Bungaree-Wallace Road, Wallace
HO318	Wellwood	97 Westcotts Road, Wallace

Under Clause 43.01-3 the following works to *individual heritage places* in rural areas set out in Table 3 are exempt from the requirement for a planning permit:

- Demolition, removal or *alteration* of any fence which is not identified as a *Significant feature* of the *heritage place*.
- Demolition, removal or *alteration* of a building that is not identified as a *Significant feature* of the *heritage place*.
- Construction of a *new building* that is not a dwelling provided that the building is:
 - not located in the front *setback* where the property addresses a road or public accessway;
 - no closer to the street frontage than a *Significant feature*;
 - a minimum of 10 metres from any *Significant feature* located within the *curtilage* of the *heritage place*;
 - of a non-reflective material.
- Carrying out works associated with a Section 1 use (other than the removal of a tree specified in Schedule to Clause 43.01) under the provisions of the Rural Living Zone or the Farming Zone as set out in the Planning Scheme.
- Installation of plant and/or equipment associated with a Section 1 use. This does not apply if it would require the removal, demolition or *alteration* of a *Significant feature* of the *heritage place*.
- Installation of *domestic services normal to a dwelling* located to the rear of the main building (see figure 3), or where all of the following apply:
 - is not located on the front or side wall of the building;
 - is not located on the front or side roof planes of the building;
 - is set back from the *rear major wall line* no less than 4.0 metres;
 - does not project above the ridgeline of the building;
 - is not visible from the street.

- Construction of a pool or associated fencing located to the rear of the main building This does not apply if it would require the removal, demolition or *alteration of a Significant feature of the heritage place.*

DEFINITIONS

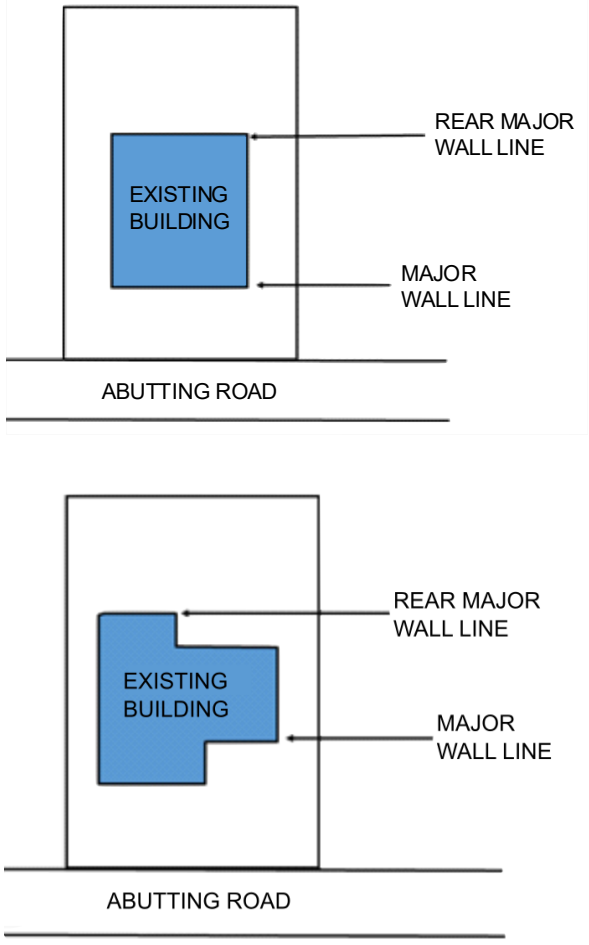
The following definitions apply regarding levels of significance used in this Incorporated Plan.

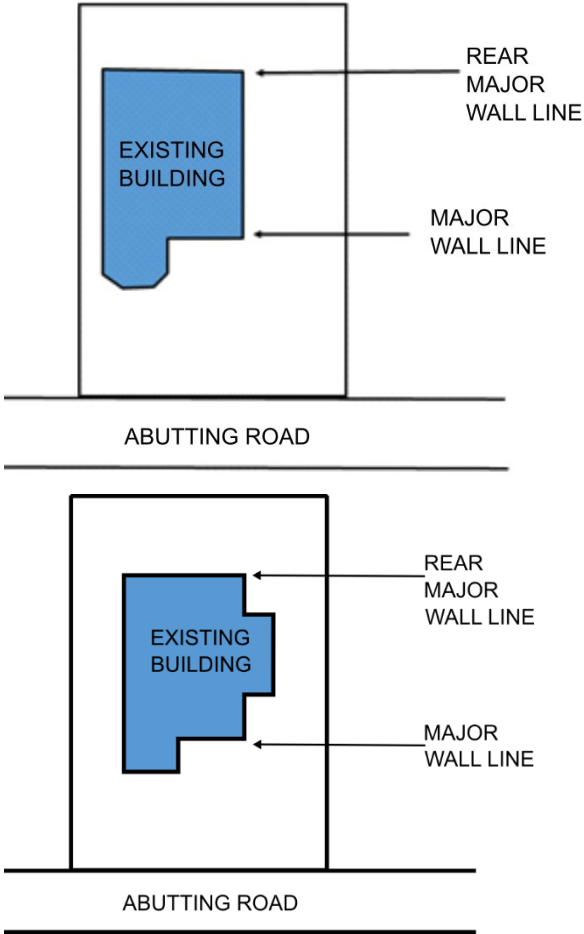
Level	Significance
Significant	A <i>Significant</i> place is a single <i>heritage place</i> that has cultural heritage significance independent of its context. These places might also contribute to the significance of a <i>heritage precinct</i> .
Contributory	A <i>Contributory</i> place contributes to the significance of a <i>heritage precinct</i> , but would not be <i>significant</i> on its own.
Non-contributory	A <i>Non-contributory</i> place does not contribute to the significance of a <i>heritage precinct</i> . In some instances, a <i>Significant</i> place may be considered <i>Non-contributory</i> . For example, an important Modernist house within a Victorian era precinct.)
Significant feature	A <i>Significant feature</i> is any feature (building, tree, fence, structure etc.) that is identified in the <i>Statement of Significance</i> as contributing to the significance of a <i>heritage place</i> .

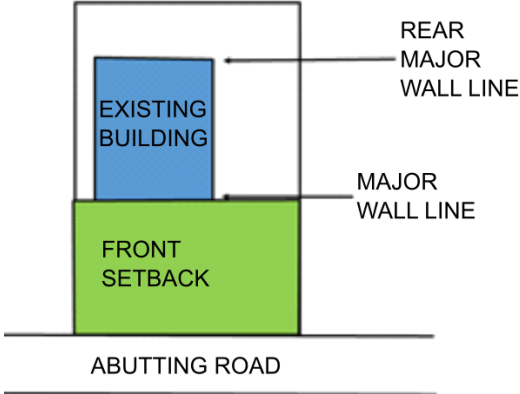
Significant, *Contributory* and *Non-contributory* places within *heritage precinct* are shown on the precinct maps that form part of this Incorporated Plan (Appendix A).

The following definitions apply to terms used in this Incorporated Plan.

Term	Definition
Addition	<i>Additions</i> are new works that are attached to a building.
Alteration	An <i>alteration</i> is to modify the <i>fabric</i> of a <i>heritage place</i> , without undertaking building works such as an <i>addition</i> . It may include a new opening for a window or door.
Curtilage	All of the land surrounding the <i>heritage place</i> is known as a ' <i>curtilage</i> ' and will be shown as a polygon on the <i>Heritage Overlay</i> map. In many cases, particularly in urban areas and townships, the extent of the <i>curtilage</i> will be the whole of the property (for example, a suburban dwelling and its allotment). In rural areas, or on large lots, a portion of the land around the significant place/s may be identified as the <i>curtilage</i> .
Domestic services normal to a dwelling	A domestic appliance or apparatus that is normal to and services a dwelling. It includes disabled access ramps and handrails, an air conditioner, cooling or heating system, a hot water service, security systems and cameras, shade sails, a barbeque, downpipes and flues, a skylight, security screens, and the like.
Eaves	<i>Eaves</i> are at the bottom edge of a roof, and usually project or extend over the side of the building, protecting the wall beneath.
Elevation	<i>Elevation</i> is a particular side, including an external wall, of a building.
Fabric	<i>Fabric</i> means all the physical material of the <i>heritage place</i> including external fixtures.
Façade/principal facade	<i>Façade</i> generally refers to the front or principal <i>elevation</i> and external face of a building, as is typically viewed from the street.

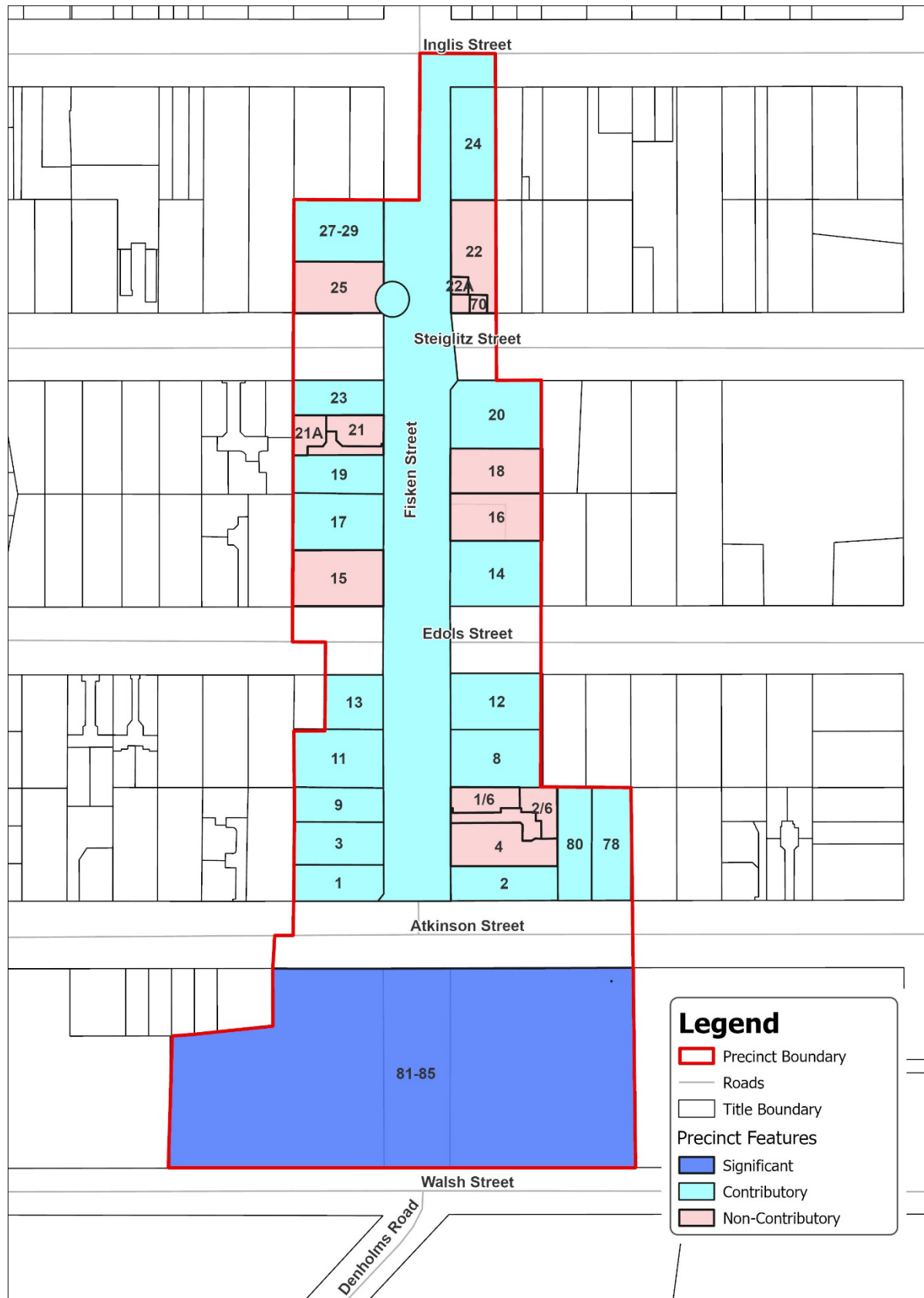
Heritage Overlay	A <i>Heritage Overlay</i> is a town planning control contained within the Moorabool Planning Scheme (Clause 43.01). The control is applied to either <i>individual heritage places</i> or <i>heritage precincts</i> . The purpose of the <i>Heritage Overlay</i> is to conserve and enhance <i>heritage places</i> and to ensure that any development does not adversely affect the significance of a <i>heritage place</i> .
Heritage place	A <i>heritage place</i> has identified heritage value and can include a site, area or space, building or other works, structure, group of buildings, precinct, moveable object, archaeological site, landscape, garden or tree. A <i>heritage precinct</i> , under the <i>Heritage Overlay</i> , is also known as a <i>heritage place</i> .
Heritage precinct	A <i>heritage precinct</i> is a precinct or geographical area of cultural heritage significance, which contains a collection or high proportion of properties and elements of heritage significance.
Individual heritage place	An <i>individual heritage place</i> is a single or stand-alone <i>heritage place</i> with identified heritage value that is significant in its own right, to which an individual <i>Heritage Overlay curtilage</i> and number is applied.
Maintenance	<i>Maintenance</i> means the continuous protective care of a <i>place</i> , and its setting, and is distinguished from <i>repairs</i> which involves restoration or reconstruction. <i>Maintenance</i> involves regular inspection and cleaning of a place.
Major wall line and Rear major wall line	The <i>major wall line</i> is the main <i>façade</i> wall most distant from the street frontage. The <i>rear major wall line</i>, when there are multiple and parallel rear walls, is defined as the rear facing wall most distant from the street frontage 

	
Minor works	Where the wall height at natural ground level does not exceed the wall height of the existing main building on the site; or any of the following: - A pergola; - A verandah; - A deck; - A water tank and associated structures; - <i>Domestic services normal to a dwelling</i>; and - A swimming pool or spa and associated mechanical equipment and safety fencing with a wall height at natural ground level that does not exceed the wall height of the existing main building on the site
New building	Any newly constructed freestanding structure.
Outbuilding	An <i>outbuilding</i> is a structure which is not part of a main building (i.e. is detached from the main building) but which supports the function of the main building. It can be a carport, garage, shed, stand-alone conservatory, stables, cabana, studio or children's cubby house or similar structure.
Raked fence	A fence which is sloped to transition between two different fence heights (i.e. boundary fence and front fence). <i>Raked</i> section shown in green below. 
Repairs	<i>Repairs</i> are 'protective care' actions which do not change the appearance of a <i>heritage place</i>, and are undertaken to the same details, specifications and materials.

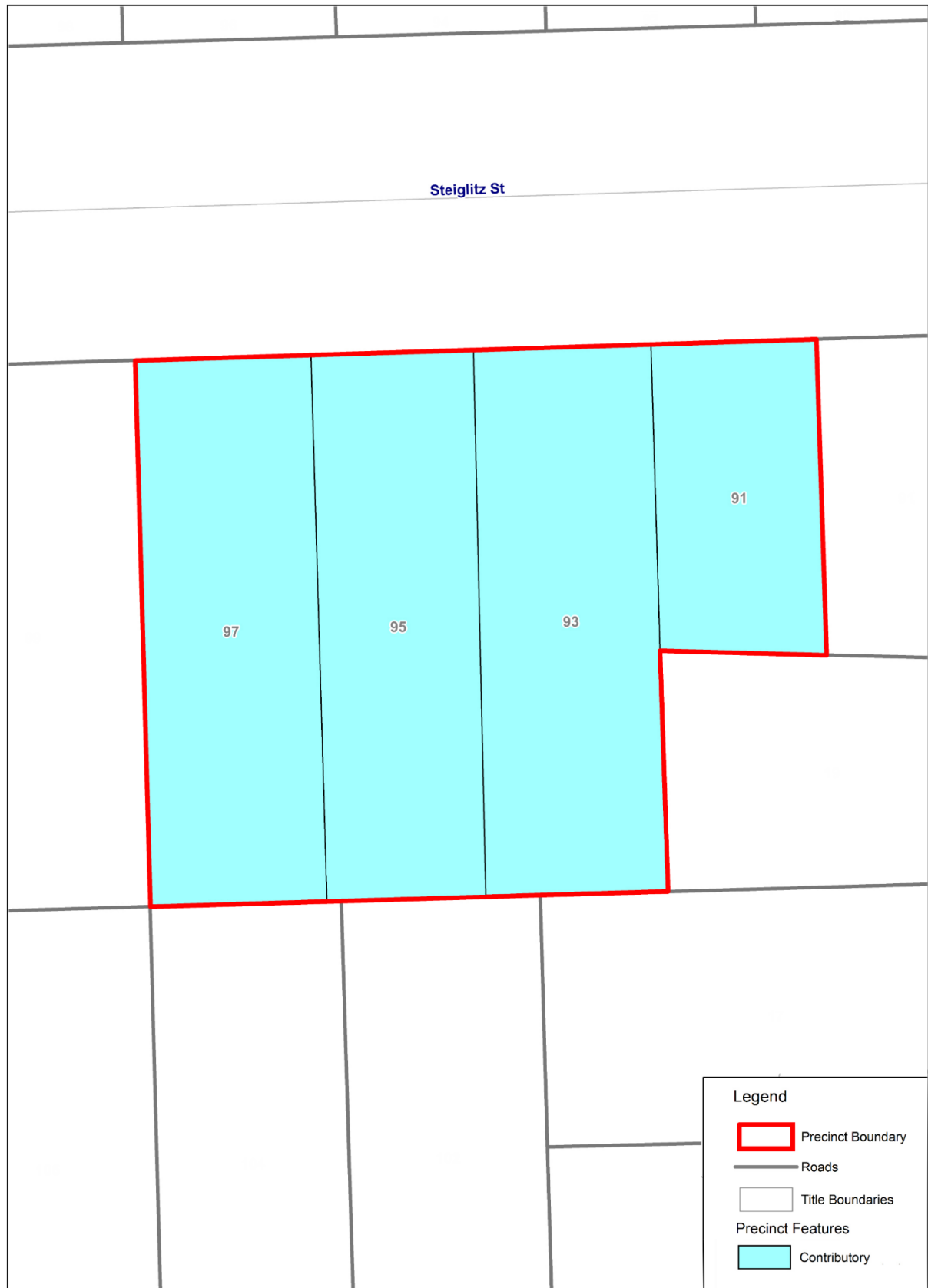
Setback	The <i>setback</i> is the minimum distance from any allotment boundary to a building. The <i>setback</i> can include the front, side or rear property boundaries.  The 'front <i>setback</i>' includes all of the land between the street boundary and the <i>major wall line</i>. The 'rear <i>setback</i>' includes all of the land between the <i>rear major wall line</i> and the rear boundary.
Statement of Significance	A <i>statement of significance</i> is a written record of why a place or precinct is important and identifies the values which contribute to that importance. The <i>Statement of Significance</i> generally identifies 'what' is important, 'why' it is important, and 'how' it is significant.
Streetscape	A <i>streetscape</i> is a collection of buildings along a street frontage. When referred to in relation to a precinct, a <i>streetscape</i> typically contains a majority of buildings which are of heritage value.
Visible	<i>Visible</i> means anything that can be seen from a street (other than a lane) or public park.

APPENDIX A – Precinct Maps

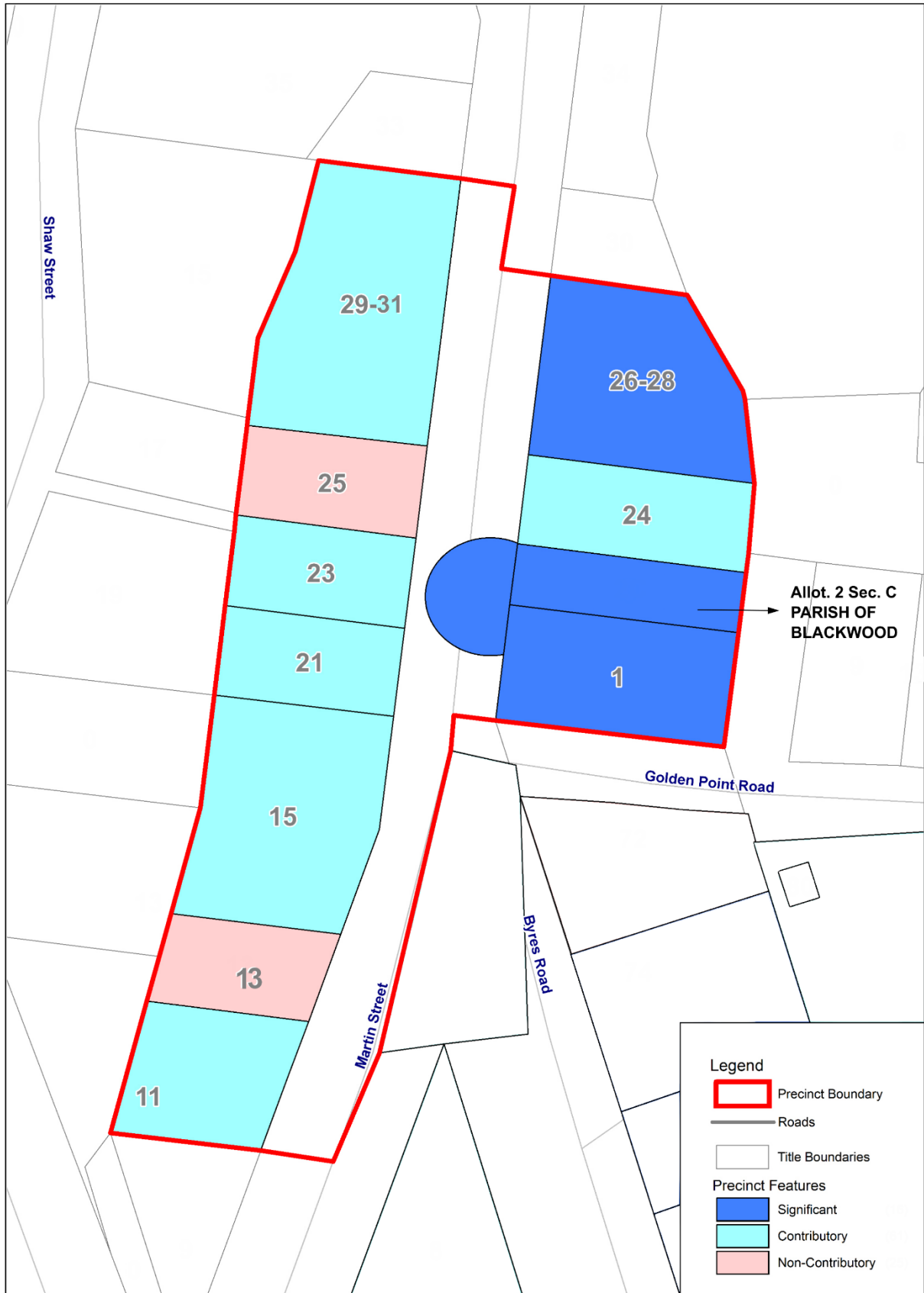
Fisken Street Heritage Precinct



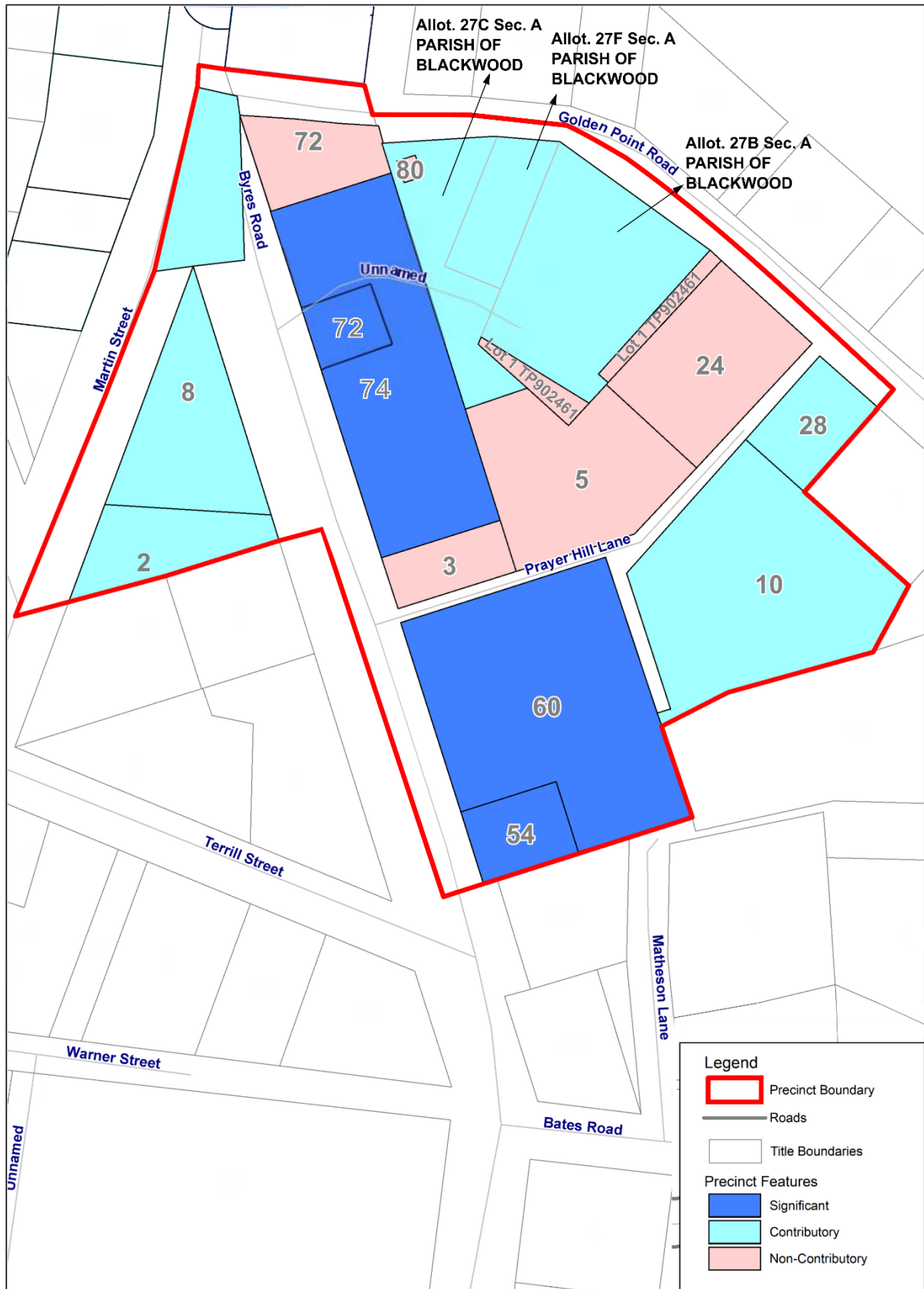
Steiglitz Street Heritage Precinct



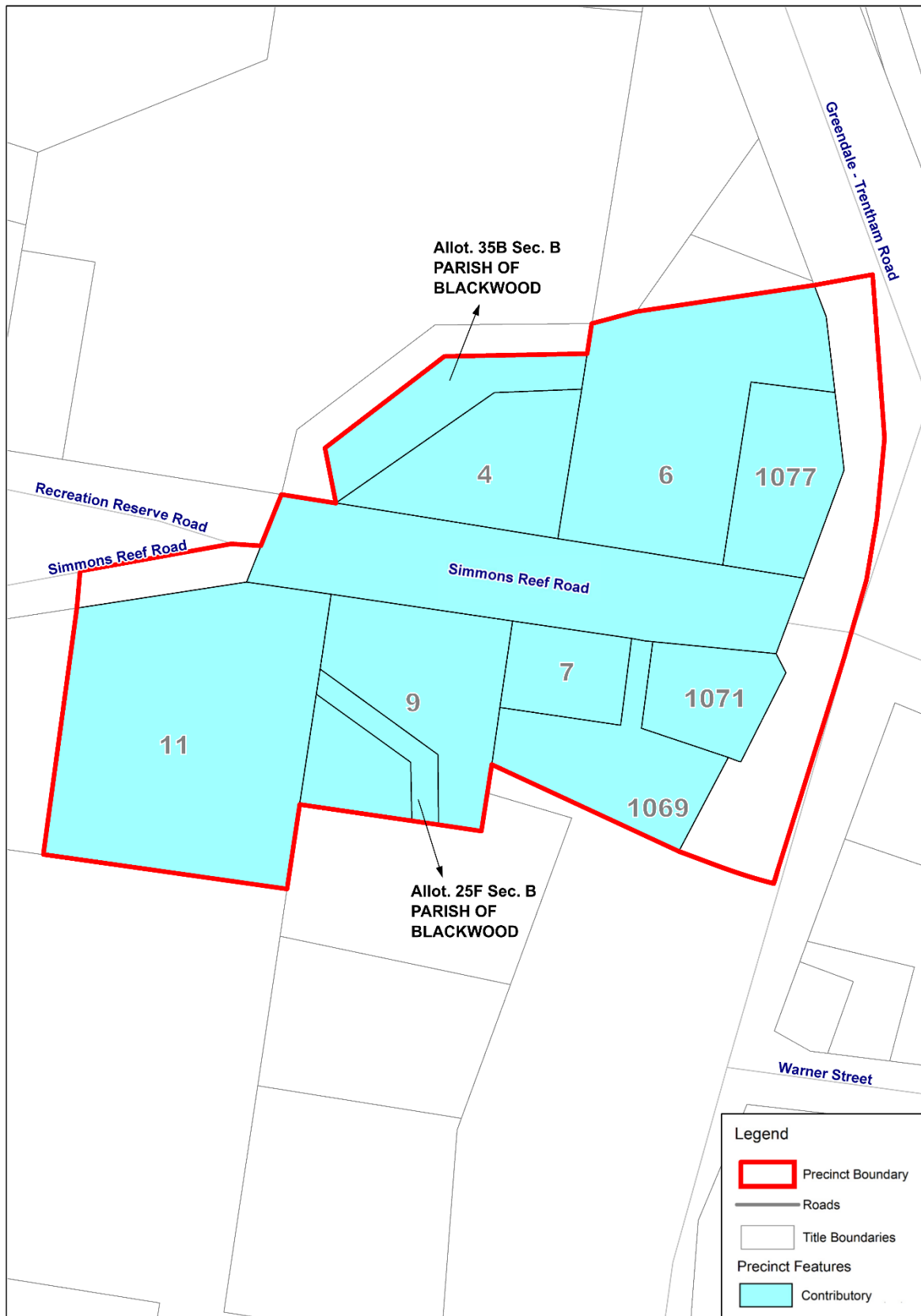
Martin Street Heritage Precinct



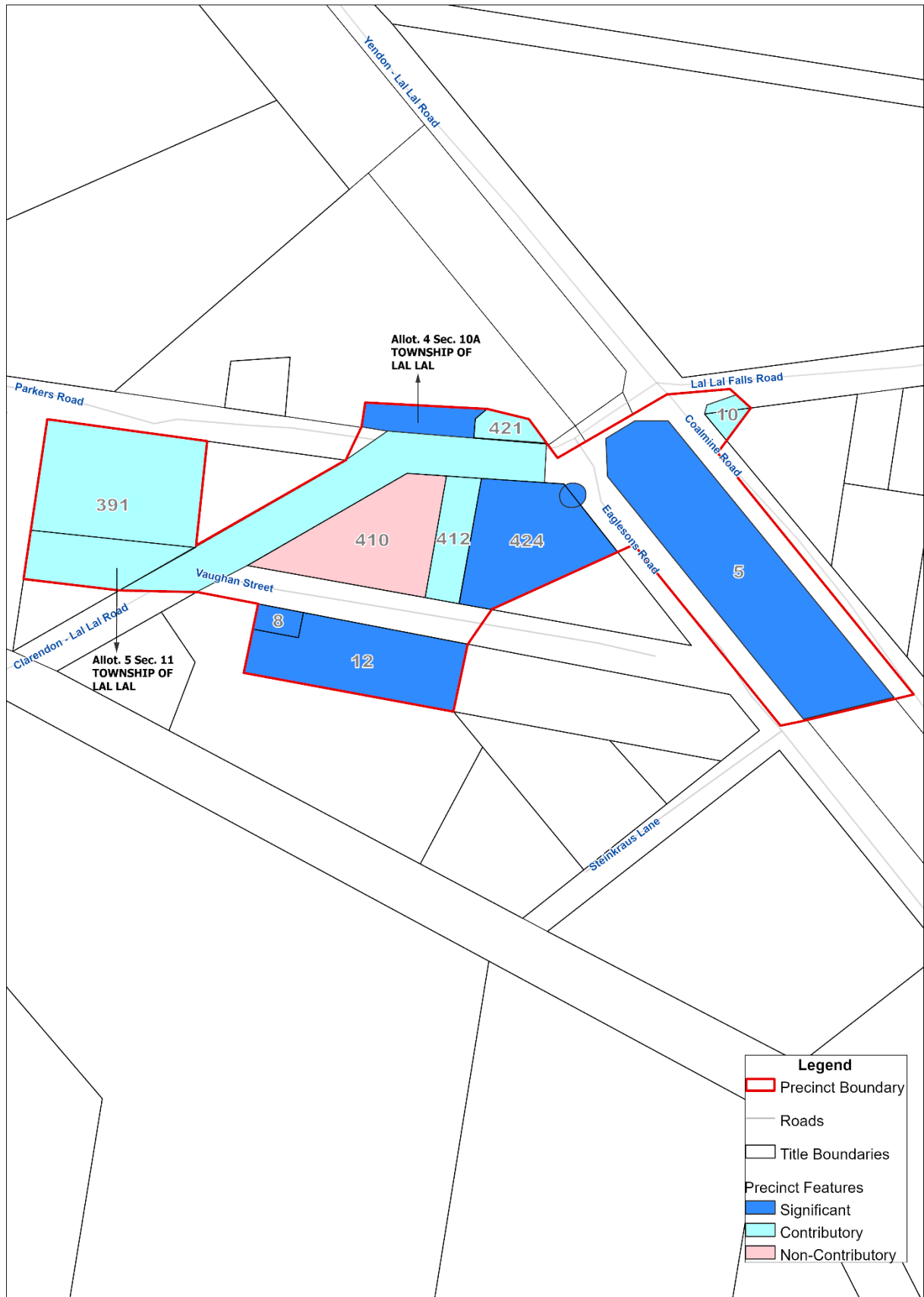
Prayer Hill Heritage Precinct



Simmons Reef Road Heritage Precinct



Lal Lal Heritage Precinct



West Moorabool Heritage Study (Stage 2a) Review, 2021**PLACE NAME:** Steiglitz Street Heritage Precinct

Place No. BA094-097

ADDRESS: 91-97 Steiglitz Street, Ballan

Assessment Date: Feb 2016, updated May 2021

Historic Themes:

Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

Condition: Fair - Good**Integrity:** Moderate**Photograph Date:** 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**

Victorian Heritage Register:	No
Victorian Heritage Inventory:	No
Local Planning Scheme:	No

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

National Trust (Victoria) Register:	No
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RECOMMENDED LEVEL OF SIGNIFICANCE:

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	No
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No
Fences &/or Outbuildings of Note?	No
Prohibited Uses May be Permitted?	No
Incorporated Plan	Yes - <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions, May 2021</i>

STATEMENT OF SIGNIFICANCE:**What is Significant?**

The Steiglitz Street Heritage Precinct, Ballan is significant.

The following features contribute to the significance of the precinct:

The four dwellings at 91-97 Steiglitz Street, constructed between c.1874-c.1890 as shown on the precinct map.

The consistent overall single storey residential form (hipped roofs, front post -supported verandahs, brick and rendered chimneys, symmetrical composition), materials (weatherboard wall cladding,

brick and rendered chimneys, galvanised corrugated steel roof cladding) and detailing (narrow eaves, central four panelled front doors flanked by double hung windows, surviving cast iron verandah decoration, moulded timber architraves and timber window sills).

Features that do not contribute to the significance of the precinct include non-original alterations and additions to the buildings at 91-97 Steiglitz Street.

Contributory places:

Steiglitz Street: 91, 93, 95, 97.

How is it significant?

The Steiglitz Street Heritage Precinct at 91-97 Steiglitz Street is of local historical and aesthetic significance to the Moorabool Shire.

Why is it significant?

Historically, the Steiglitz Street Heritage Precinct is significant as it contains the only known speculative development of detached timber dwellings remaining in the town (91-95 Steiglitz Street). Further strengthening the historical cohesion of this small group is the association with the original owner, Bernard Hirsch, a German draper, colonial wine dealer and manufacturer who constructed the cottage at 97 Steiglitz Street in 1874, and a large timber structure housing a general store and stocking-weaving factory, located on the land at 93-97 Steiglitz Street. The three cottages at 91-95 Steiglitz Street were built by James Alford as rental properties in the 1890s after Hirsch's death, from materials salvaged from the former general store and manufactory. (Criterion A)

Aesthetically, the Steiglitz Street Precinct is significant as a small group of representative examples of the vernacular style of mid and late-Victorian dwellings typical to Ballan. The design qualities are especially borne out in the hipped roof forms, front verandahs, symmetrical compositions defined by the front central doorways and flanking windows, narrow eaves, chimneys and surviving verandah detailing, in addition to the weatherboard wall construction and timber framing (having been recycled from Hirsch's manufactory building now demolished) and the galvanised corrugated steel roof cladding. (Criterion E)

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the properties at 91-97 Steiglitz Street, as shown on the following map (Figure 1):

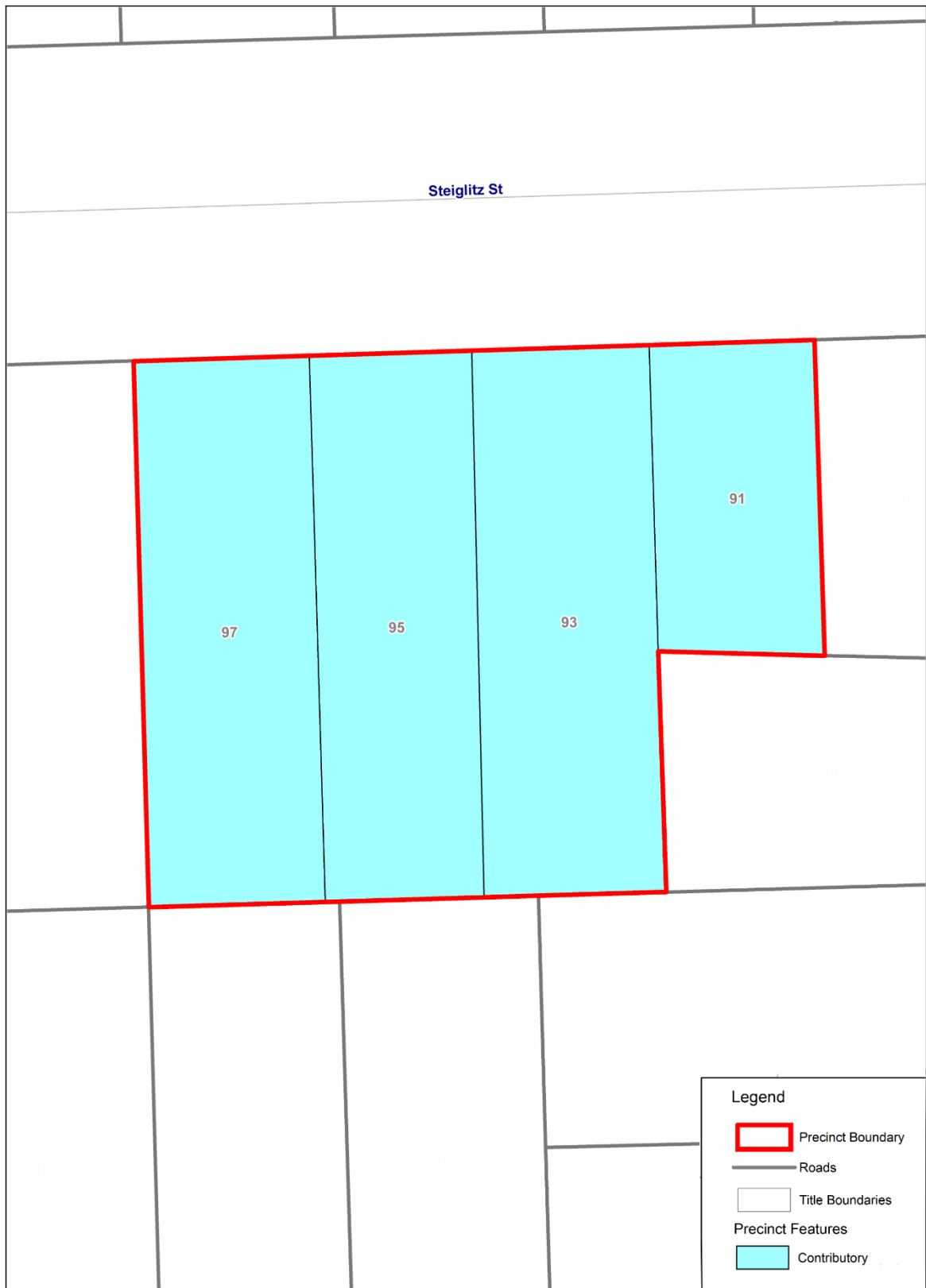


Figure 1: Steiglitz Street Heritage Precinct map

DESCRIPTION: ⁹**Precinct Boundaries (Figure 1)**

The precinct includes the four dwellings fronting Steiglitz Street at numbers 91-97.

General Overview

The dwellings at 91-97 Steiglitz Street, Ballan, are set on regular, rectangular allotments and have modest frontages to Steiglitz Street, narrow side setbacks and large rear yards with open grassed areas, mature trees and introduced gabled and skillion single storey outbuildings.

The relatively homogenous character of this part of the Steiglitz Street streetscape is due to the similar Late Victorian appearance of these dwellings, with their single storey heights, hipped roof forms and front verandahs. Details on each dwelling are as follows:

91 Steiglitz Street (Photos 1 and 2)

The single storey, timber weatherboard, Late Victorian styled dwelling has a hipped roof form that traverses the site, rear double hipped roof forms and rear skillion wings, and a front hipped roofed verandah. These roof forms are clad in red painted galvanised corrugated steel. There are narrow eaves and an early brick chimney with a dentillated capping (now overpainted). The symmetry of the design is accentuated by the central front timber framed doorway with a four panelled timber door, and the flanking timber framed double hung windows.

An early feature of the design is the front verandah. It is supported by square timber posts (which appear to have replaced original stop chamfered square timber posts) and has early decorative cast iron valances and brackets. A skillion glazed conservatory projects from the west end of the verandah, into the front yard.

Other early features include the moulded timber architraves and the timber window skills. A gabled carport has been added on the east side after 2009. Solar panels have also been installed on the front roof face.

There is an introduced hollow steel post and rail and cyclone wire front fence (approximately 1100 mm high) with vegetation growing through it. At the east end are steel vehicular gates.

Overall, the dwelling appears to be in good condition (when viewed from the front) and of moderate integrity. Although there have been some alterations at the front, they are modest and the overall Late Victorian character is clearly discernible.



Photo 1: 91 Steiglitz Street, 2009



Photo 2: 91 Steiglitz Street 2014

93 Steiglitz Street (Photos 3 and 4)

The Late Victorian styled, timber weatherboard dwelling has a main hipped roof form at the front that traverses the site, rear double hipped roof form and skillion wings, and a hipped concave front verandah. These roof forms are clad in corrugated galvanised steel. There are early narrow eaves and on the east side a prominent face brick chimney with corbelled top.

Other early features of the design include the central timber framed front doorway with a four panelled timber door and transom, flanking timber framed double hung windows (as well as timber framed windows on the sides of the dwelling), moulded timber architraves,



Photo 3: 93 Steiglitz Street, 2009

⁹ Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

timber window sills and the stop-chamfered square timber verandah posts with cast iron brackets.

The verandah extends to the front boundary which is defined by an early flat timber picket fence approximately 1 m high.

The dwelling appears to be fair condition when viewed from the front, with deterioration noted in the rusting roof cladding, weathered wall cladding and missing pickets to the front fence. The dwelling has moderate-high integrity.



Photo 4: 93 Steiglitz Street, 2014

95 Steiglitz Street (Photos 5 and 6)

A single storey, Late Victorian styled dwelling, it has a front hipped roof form with rear modest double hipped roofed wings and skillion addition, and a front skillion verandah. The dwelling has experienced a number of alterations including the introduced tiled roof cladding, aluminium wall cladding, timber posts and concrete floor to the verandah and the aluminium framed windows. Apart from the overall form and composition, other surviving early fabric includes the rendered brick chimneys with a corbelled top, symmetrical arrangement of the central front doorway and flanking window openings.

At the front is a post and rail and cyclone wire fence, approximately 1100 mm high, together with a scrolled metal and wire pedestrian gate.

Overall, the dwelling appears to be in fair condition and of altered integrity. While the dwelling has experienced a number of alterations which are reversible, the original Late Victorian design is clearly discernible.



Photo 5: 95 Steiglitz Street, 2009



Photo 6: 95 Steiglitz Street, 2014

97 Steiglitz Street (Photos 7 and 8)

A modest, symmetrical, single storey, timber weatherboard Victorian styled dwelling, it has a main hipped roof form with an elongated skillion wing at the rear, and a front skillion verandah. The roof forms are clad in galvanised corrugated steel. There are narrow eaves and a brick chimney (altered) at the rear on the east side. The dwelling is especially characterised by the front elevation, with the central timber framed doorway having a four panelled timber door and transom, and flanking timber framed 12 paned double hung windows. There are moulded timber architraves and timber window sills. The verandah is supported by early stop-chambered timber posts with moulded timber capitals. The verandah floor boards are missing.

Overall, the dwelling appears to be in poor condition when viewed from the front, with rotted timber weatherboards and missing verandah floor boards. The roof cladding is in good condition, suggesting that the dwelling may be watertight. It has moderate integrity.



Photo 7: 97 Steiglitz Street, 2009



Photo 8: 97 Steiglitz Street, 2014

HISTORY:

The Early History of Ballan

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.¹⁰ Comprising a grid layout to the south of the Werribee River, the township was named “Ballan” after Robert von Stieglitz’s nearby Run. Von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.¹¹ In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.¹² From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.¹³ By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.¹⁴

By 1890, the population of Ballan had reached 400.¹⁵ It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and ‘six good hotels.’¹⁶ The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.¹⁷ From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.¹⁸

History of the Dwellings at 91-97 Steiglitz Street

Initial Development by Bernard Hirsch

The dwellings at 91-97 Steiglitz Street are situated on allotments 7-9 of Section 21 in the Township of Ballan first owned by Bernhardt Hirsch from 1 September 1874.¹⁹ Born in Germany in c.1833, the son of

¹⁰ T. O’Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

¹¹ L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

¹² *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

¹³ *Ibid.*, pp.23-25.

¹⁴ *Bacchus Marsh Express* newspaper, 18 May 1872.

¹⁵ *Victorian Municipal Directory* 1890, p.237.

¹⁶ *Ibid.*

¹⁷ *A Pictorial History*, *op.cit.*, p.49, citing the Australian Handbook, 1894.

¹⁸ *Ibid.*, p.81, citing A. Gunsser in the *Weekly Times*, 17 June 1879.

¹⁹ See Township of Ballan Plan, 1954, VPRS 16171 PROV. Kelly resigned as Civil Engineer in 1872 and took up a position with the Pyalong Shire. See *Bacchus Marsh Express*, 3 February 1872, p.2. According to Fraser and Ranken, *Centenary of the Shire of Ballan 1862-1962*, Shire of Ballan, 1962, p.8, he had commenced employed with the Ballan Shire Council in 1866.

Anselm and Johanna Hirsch, he married Catherina Broders.²⁰ They settled in Alphington, Melbourne, where in 1871 Hirsch advertised as a draper.²¹ By July 1874, Bernard (as he became known) and Catherina had settled at Ballan, where Hirsch continued his drapery business in addition to becoming a dealer in colonial wines.²² By the end of 1874, Hirsch had constructed a small dwelling and a large store, which were described in the *Bacchus Marsh Express* in January 1875:

Mr. Hirsch's exceedingly well-appointed although small residence, which is so tastefully designed, with its pagoda summer house, and neat garden, has to be an ornament to Ballan, and well worth visiting during the summer season, which is the time when Ballan looks at its best. Mr. Hirsch has recently added to his drapery business that of colonial wine selling, and has already acquired a local reputation for selling an article of a quality much superior to what is ordinarily obtainable, and worthy of the good name all colonists who are natives of wine-making countries have acquired of being intuitively excellent judges of the quality of wine, just as Englishmen are supposed to be the best judges of beer, or Scotchmen or Irishmen of the quality of whiskey. Mr. Hirsch has two acres of land all enclosed with a close picket fence, neatly capped with a painted moulding, which fence of itself has a very pleasing effect upon persons whose ideas of the beautiful take the same practical turn as did those of the renowned Samuel Johnson. These two acres have been levelled at considerable expense, and the same process is going on with four acres adjoining which Mr. Hirsch has lately purchased. His original intention was to build a large store near his dwelling, but the quietness now prevailing in the district has induced him to forego that step for the present. A colonial wine depot will be expected to have a cellar of some sort, but Mr. Hirsch has come to the conclusion that a cellar is objectionable owing to the difficulty of keeping out the surface water. Accordingly he has had a room built with double walls and provided with a large water tank, from which, by turning a tap, the earth floor can be flooded and the barrels and racks of bottles of wine kept cool by evaporation.²³

The small residence 'with its neat garden' described in the *Bacchus Marsh Express* appears to have been the dwelling at 97 Steiglitz Street, built in 1874.

By April 1876, Hirsch commenced the manufactory of woollen hosiery for L. Stevenson and Sons, warehousemen, Melbourne.²⁴ He designed an impressive factory at his Steiglitz Street premises, which he built by day labour. The *Bacchus Marsh Express* reported on Hirsch's progress in May 1876:

The premises at Ballan now being erected by Mr. B. Hirsch present an imposing appearance, and can be seen from all parts of the township. The centre portion of the building is about 30 feet high, and the space covered by the foundations (which are of bluestone) is 48 feet by 36 feet. The building is constructed principally of hardwood from Mr. Blake's mills, and the moulded weatherboards for which his mills are famed show to great advantage in the building. A great quantity of soft wood will be used for the inside linings and floors. The building is formed of a centre portion 36 feet in depth by a width of 18 feet, and containing two floors, with a commodious loft or attic forming a third floor. On each side of this centre portion two wings are erected, the roofs of which are carried up to about half the height of the sides of the first floor of the centre building, consequently they support or buttress the main building, and at the same time afford space for two large spaces 15 feet wide, and 36 feet deep, on each side of the centre building. Above these spaces, and level with the first floor, there are narrow rooms intended for storage purposes. The ground floor plan presents a centre shop 36 feet by 18 feet, flanked by the aforesaid wings, which are divided into four rooms, the two front ones being 16 feet by 15 feet, and the two rear ones 20 feet by 15 feet. Viewed from the exterior the

²⁰ Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

²¹ *Bacchus Marsh Express*, 23 September 1871, p.1.

²² *Ibid.*, 8 August 1874, p.2, 12 December 1874, p.2 & J. Huggins, 'Six Years in the life of Bernhardt Hirsch', in *The Settler: Quarterly Newsletter of the Ballan Shire Historical Society*, vol. 5, no. 6, June 1999.

²³ *Bacchus Marsh Express*, 2 January 1875, p.2.

²⁴ Huggins, *op.cit.*

building resembles a large quartz battery house, but is much more substantially built in respect to the supports for the upper floors, and shows a better finish. Mr. Hirsch is his own architect and builder, and employs day labour. One novelty he has introduced to- the notice of his neighbours-and his whole proceedings are a novelty-is the coating of all the wood used with what is known' as water glass, a liquid wash which has hitherto been used for stone or cement work only. He believes it will protect his building greatly against the severe climate of Ballan, and also render it less liable to destruction by fire. Perhaps he has applied it rather soon before the sap is out of the wood, but if not there is no doubt that the silicate will be of considerable value to the building. The business which Mr. Hirsch intends carrying on is that of the manufacture of worsted socks, with machines which produce an article equal to the Scotch and German handmade socks, which are seamless, and much more comfortable to wear and more durable than other machine-made socks. ... Mr. Hirsch will stock his premises with sewing machines, furniture, and wholesale groceries. Moreover he contemplates making his own gas, both for lighting and warming purposes, and his ambitious ideas do not even stop there, for he hints at making his own worsted, as the machinery in the colony for the purpose does not give a sufficiently strong staple for his purposes.²⁵

Hirsch's business at Ballan was to be short-lived as he died in January 1880. The *Bacchus Marsh Express* reported his death:

Last Sunday a large procession followed to their last resting-place the remains of Mr. B. Hirsch, who died very suddenly last Saturday. The deceased gentleman, some two or three weeks ago meet with a heavy fall in getting out of his wagon, and though attended by Dr. Marr it was felt that, owing to his enormous weight, very little hopes could be entertained of his recovery. At the time of the accident he was 20st. 12lbs. weight, although a short man. He determined last week to go to Melbourne to purchase good for his store in Ballan, and appeared quite hearty to within a few hours of his death, which took place near Myrniong on Saturday night, in his own wagonette, while on the journey home; - and his last home, as it proved. Mrs. Hirsch was with him.²⁶

In March 1882, Hirsch's property was auctioned, including the land, dwelling and the store which was claimed to be 'the largest building in Ballan, excepting perhaps Flack's hotel'.²⁷ Having cost £2,000, the auction passed in with the highest bid amounting to only £150.²⁸ By 1888, Hirsch's property had passed to his creditor, James Dodgshun, and later to Mrs Catherine Moran, wife of John Moran, contractor.²⁹

Residential Development by James Alford

On 18 August 1888, the *Bacchus Marsh Express* announced that 'the land and building known as Hirsch's, in Steiglitz Street, has been sold by the recent owner, Mr. J. Moran, to Mr. J. Alford, of Maddingley, for £600.'³⁰ Born on 27 January 1832 in Devon, England, he emigrated to South Australia with his brother, William, in February 1855.³¹ James Alford married Honora Fallon on 26 October 1855 at Encounter Bay, South Australia.³² Having been agricultural labourers in England, James and William were successful in ploughing competitions in South Australia and Victoria.³³ In 1873, James Alford purchased 171 acres at

²⁵ *Bacchus Marsh Express*, 6 May 1876, p.2.

²⁶ *Ibid.*, 31 January 1880, p.3.

²⁷ *Ibid.*, 1 April 1882, p.3.

²⁸ *Ibid.*

²⁹ Certificate of Title, vol. 937 fol. 383 actually listed Dodgshun as proprietor as earlier as 1877, which appears to have accounted for a mortgage on the property taken out by Hirsch. See also Ballan Shire Rate Book, 1888, VPRS 5557/P0 Unit 45 PROV (Ballarat), which listed John Moran, contractor as owner, which was crossed out and replaced with J. Alford.

³⁰ *Bacchus Marsh Express*, 18 August 1888, p.3.

³¹ L. Phelan, 'Backtracking: Trove Tuesday: Ploughing a straight furrow', 27 November 2012 at <http://boobookbacktracks.blogspot.com.au/2012/11/trove-tuesday-ploughing-straight-furrow.html>

³² *Ibid.*

³³ *Ibid.*

Parwan for £530.³⁴ In 1880, the year his wife, Honora, died,³⁵ Alford sold his farm³⁶ in order to establish a grocery and parcel delivery business at Maddingley.³⁷ He built a new stone store there in 1883,³⁸ a year after he married Elizabeth Kell.³⁹ The first of their five children was also born in 1883 at Bacchus Marsh: Ethel Agnes (later known as Elizabeth Agnew).⁴⁰ Three other children were also born at Bacchus Marsh: Thomas (born 1885), Christina (born 1887) and Annie Jane (born 1888).⁴¹

Enterprising and entrepreneurial, Alford built 'another wooden house near the railway station' at Maddingley in August 1888 at the same time as acquiring Hirsch's property in Ballan.⁴² The Alford family relocated to Ballan in 1890, where he erected two dwellings with front shops in Inglis Street. The *Bacchus Marsh Express* described the design as 'ingenious, as the shops can be altered to dwellings without making the change observable.'⁴³ Another two shops and dwelling followed as reported in the *Bacchus Marsh Express* on 19 July 1890:

The four new shops and dwellings erected by Mr. James Alford at Ballan are now nearly completed and are all of them let, one being occupied by the owner. They are of excellent design, two shops being built together, with a brick dividing wall between, and the two dwellings are recessed at either side, after the manner of wings to a main building. This gives prominence to the shops and privacy to the dwellings, also assists lighting arrangement very materially.⁴⁴

A few months later in October 1890, Alford had built the three dwellings at 91-95 Steiglitz Street, using material from Hirsch's former manufactory (that was demolished).⁴⁵ Although erroneously described as being located in Edols Street, the *Bacchus Marsh Express* reported on the impending construction of the dwellings:

The tender for the erection of three four-roomed cottages recently called for by Mr. Alford has been let to Messrs. Mehrens & Sawyer. These dwellings, when completed, will enliven Edols Street, wherein at present very few houses are erected and those few greatly scattered.⁴⁶

In 1891, Alford's shops and dwellings (including the dwellings at 91-97 Steiglitz Street) were leased William Bosemke, printer; Ostle Casson, police constable; William Horder, plumber; James Lay, labourer; William Norman, stationmaster; and Frank Johnstone, labourer.⁴⁷ A Miss Kennedy, dressmaker, took over the lease of the dwelling occupied by William Bosemke in 1891.⁴⁸ Tragically, she died in the following year.⁴⁹

It was also in 1892 when James Alford took ill with enlargement of the liver.⁵⁰ He died in September 1895 as reported in the *Bacchus Marsh Express*:

Mr. James Alford, a prominent townsman here, and well known in Bacchus Marsh and Maddingley, died on Sunday night, about 8 o'clock. The deceased, who was 62 years of age, had been ailing for

³⁴ *Bacchus Marsh Express*, 19 July 1873, p.2.

³⁵ Phelan, op.cit.

³⁶ *Bacchus Marsh Express*, 17 January 1880, p.4.

³⁷ *Ibid.*, 29 January 1881, p.2.

³⁸ *Ibid.*, 5 May 1883, p.2.

³⁹ Phelan, op.cit.

⁴⁰ Victorian Births, Deaths and Marriages Indexes, op.cit.

⁴¹ *Ibid.*

⁴² *Bacchus Marsh Express*, 4 August 1888, p.2.

⁴³ *Ibid.*, 17 May 1890, p.2.

⁴⁴ *Ibid.*, 19 July 1890, p.2.

⁴⁵ Huggins, op.cit.

⁴⁶ *Bacchus Marsh Express*, 25 October 1890, p.2, 7.

⁴⁷ Ballan Shire Rate Book, op.cit., 1891.

⁴⁸ *Ibid.*

⁴⁹ *Bacchus Marsh Express*, 26 March 1892, p.2, 3.

⁵⁰ *Ibid.*, 31 December 1892, p.2.

many months past, and he recently undertook to go through a heavy task at stock-taking at his grocery store here, which he had disposed of to Mr. J.D. Evans, intending to relinquish business for a more retired life. While thus engaged he had the misfortune to break a blood vessel internally, which, from his already weakened state, culminated in his death. Mr. Alford, since his residence here, showed himself a man of extreme energy by his endeavours to advance the interest of the town by building several commodious business establishments and various handsome villa residences. The public are likewise indebted to him for more evenly gauging the prices of general groceries.⁵¹

At the time his death, the properties at 91-97 Steiglitz Street were valued at £750, being described in the Statement of Assets in Alford's Estate as follows:

Crown allotments one to nine inclusively of Section 21 Township and Parish of Ballan County of Grant, containing 4-2-0, and on which are built 2 four-roomed and 2 five-roomed cottages partly of wood and partly of iron which at the time of the death of the said deceased yielded a gross weekly rent of £1:2:0 ...⁵²

Ownership of the dwellings at 91-97 Steiglitz Street was taken up by Alford's wife, Elizabeth Alford and James Atkinson.⁵³ William Henderson, hotelkeeper of Ballan, acquired Atkinson's share of the properties in 1896.⁵⁴ The dwellings continued to be leased.⁵⁵

In 1925, the dwelling at 91 Steiglitz Street was sold to Patrick John Thyne, a farmer of Egerton.⁵⁶ He appears to have leased the property to Charles Fuller, a labourer, until 1946 when it passed to Miss Annie Margaret Fuller, daughter to Charles Fuller.⁵⁷

The properties at 93-97 Steiglitz Street (Photo 9) remained under the ownership of Elizabeth Alford until her death in 1939.⁵⁸ Ownership was taken up by her daughter, Mrs Elizabeth Agnew Lyle, in 1944.⁵⁹ She sold the properties at 95 and 97 Steiglitz Street to Stewart Alexander Cowell, a machinist, and Mrs Edith Moysey, respectively, in 1945, while the dwelling at 93 Steiglitz Street was purchased by Henry Joseph Lavery, a railway employee, in 1947.⁶⁰

⁵¹ Ibid., 14 September 1895, p.3.

⁵² Alford, James, Probate Administration files, 1895, VPRS 28/P2 Unit 416 PROV.

⁵³ Certificate of Title, vol. 2056 fol. 164.

⁵⁴ Ibid.

⁵⁵ See Ballan Shire Rate Books, op.cit., 1897-1901.

⁵⁶ Certificate of Title, op.cit. & vol. 4972 fol. 246.

⁵⁷ Ibid.

⁵⁸ Alford, Elizabeth, Probate Administration files, 1939, VPRS 28/P3 Unit 3298 PROV.

⁵⁹ Certificate of Title, vol. 2056 fol. 164.

⁶⁰ Ibid., 6723 fol. 512 & vol. 6766 fol. 193, vol. 6766 fol. 196 & vol. 7014 fol 609

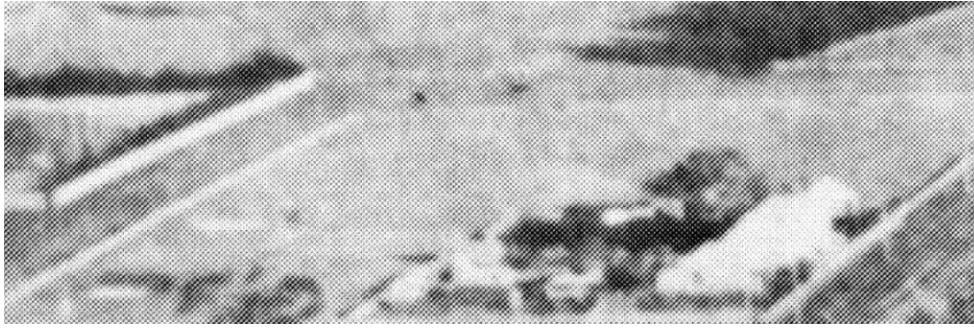


Photo 9: Aerial image showing dwellings at 91-97 Steiglitz Street (right), 1936.

Source: *A Pictorial History of the Shire of Ballan*, p.112.

COMPARATIVE ANALYSIS:

Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e. BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.

Other comparable Heritage Precincts in the western region of the Moorabool Shire

There is currently no heritage precincts identified in the Schedule to the Heritage Overlay of the Moorabool Planning Scheme. The Steiglitz Street Heritage Precinct is one of seven new precincts proposed by the West Moorabool Heritage Study Stage 2.

Steiglitz Street Heritage Precinct and Fiskin Street Heritage Precinct are comparable in the predominately late Victorian residential built form, although Steiglitz Street Heritage Precinct is significantly smaller with a strong historical and aesthetic cohesion due to the relationship between the buildings within the precinct, and its history.

While there are several comparable individual vernacular timber residential buildings in Ballan from this period and proposed by this study for inclusion in the Schedule to the Heritage Overlay, these are generally unrelated examples, which standalone rather than in a cohesive aesthetic and historical group.

Other Victorian timber dwellings in Ballan

The dwellings at 91-97 Steiglitz Street are comparable stylistically to a number of Victorian timber dwellings in Ballan proposed for inclusion in the Heritage Overlay by this study. They include the following:

- BA017 Everleigh, 77 Inglis Street: Built in 1896,⁶¹ the symmetrical, timber weatherboard dwelling has a hipped roof form at the front and a projecting front convex verandah supported by cast iron columns with decorative cast iron bracket and balances. The symmetry is emphasised by the red brick chimneys and the central front door opening with flanking timber framed tripartite double hung windows. The dwelling has high integrity when viewed from the front, and has a timber picket front fence. The hipped roofed composition and front verandah of Everleigh is directly comparable to the dwellings in Steiglitz Street, although Everleigh is a more elaborate example.

⁶¹ *Bacchus Marsh Express*, 16 May 1896, p.3, 5 December 1896, p.3, 18 February 1901, p.1.

- BA018 Dwelling, 78 Inglis Street:⁶² built in c.1894, this dwelling has a similar hipped roof form, central timber door openings and flanking windows at the front, and symmetrically composed chimneys. However, the return verandah and scale of the dwelling is not directly comparable to most of the dwellings at 91-97 Steiglitz Street (the scale appears to be comparable to the dwelling at 93 Steiglitz Street).
- BA020 Former Doctor Salter's Medical Rooms 81 Inglis Street:⁶³ built in c.1890, the residence is a symmetrical timber weatherboard Victorian styled dwelling has a hipped roof form and a front hipped verandah. The verandah is supported by turned timber posts with cast iron brackets and valances. There are original rendered brick chimneys with multi-corbelled tops and terra cotta pots, and a central doorway flanked by timber framed double hung windows. The design of this dwelling is directly compared to the dwellings in Steiglitz Street, and particularly with the dwelling at 91 Steiglitz Street. It is more elaborate example compared to the dwellings at 93-97 Steiglitz Street.
- BA022 Lea Hurst, 90 Inglis Street: built in 1902-03, the single storey, hipped roofed, weatherboard dwelling has an introduced hipped bullnosed verandah (being appropriate for the design and era of the dwelling) with original cast iron verandah valances and brackets. There are original paired timber framed double hung windows at the front, with a central front panelled timber door with sidelights and highlights. The design of Lea Hurst is directly comparable to the dwelling in Steiglitz Street, and particularly with the dwelling at 91 Steiglitz Street.
- BA026 Invergowrie, 101 Inglis Street:⁶⁴ built c.1895, the single storey, hipped roofed, weatherboard dwelling has a return convex verandah supported by timber posts (which may have replaced the original posts). There are paired timber eaves brackets and a rendered chimney. The main doorway flanked by timber framed double hung windows faces onto the eastern portion of the site. The dwelling appears to be predominantly intact.
- BA048 Ballan Health Care (formerly "Annean"), 164 Inglis Street:⁶⁵ built in 1897 for Jules Gascard junior, horse dealer, the asymmetrical, single storey, weatherboard, Late Victorian Italianate styled dwelling has a hipped roof form that traverses the front of the site, with minor hipped wings at the rear and side and a return bullnosed verandah supported by cast iron columns with decorative capitals, and cast iron verandah valances and brackets. There are timber framed double hung tripartite windows under the verandah and a projecting faceted bay. The composition, scale and elaboration of Annean are not comparable to the dwellings in Steiglitz Street.

⁶² John Farrow, grazier of 'Lilyvale' near Ballan appears to have built this dwelling in c.1894. He held a sale of stock and equipment at 'Lilyvale' in May 1894, possibly in anticipation of relocating to 78 Inglis Street. It appears that during the construction of the dwelling Farrow relocated temporarily to Mangalore, where he died, having never assumed residency at 78 Inglis Street. See *Bacchus Marsh Express*, 19 May 1894, p.2. The first listing of a tenement in Ballan was Mrs Farrow in 1895 in the Ballan Shire Rate Book, op.cit.

⁶³ *Ibid.*, 30 May 1891 & 6 June 1891, p.7.

⁶⁴ See McQualter, Robert, Probate Administration files, 1894, VPRS 7591/P2 Unit 233 PROV, which stated that the subject site, owned by Robert McQualter and gifted to his daughter, Annie, was unimproved in 1894, and the Ballan Shire Rate Book, op.cit. 1895, which listed the widow of McQualter, Elizabeth, as owner of a tenement.

⁶⁵ Gascard was not listed in the Ballan Shire Rate Book for 1898, op.cit., but he was listed as owner in subsequent years. See also J. Huggins, 'Jules Samuel Gascard 1836-1899', in *The Settler: Quarterly Newsletter of the Ballan Shire Historical Society*, vol. 3, no. 10, June 1995.

- BA102 Mayfield, 39 Steiglitz Street: built 1886-87:⁶⁶ the symmetrical, single storey, weatherboard, Victorian Picturesque styled dwelling has a double hipped roof form that traverses the site and a central projecting minor gable and return verandah with a central gabled portico. The composition and detailing are unusual which is continued in the projecting faceted bay window to the west of the front door, elaborate remnant timber bargeboard in the gable end of the verandah portico, elongated timber verandah brackets and in the detailing of the surviving brick chimney. Apart from the main hipped roof forms, the composition and detailing of Mayfield is not directly comparable to the dwellings in Steiglitz Street.
- BA098 Longley, 63 Steiglitz Street:⁶⁷ built in 1895 for Harry Blake, the asymmetrical single storey, weatherboard, hipped roofed dwelling has a return verandah supported by timber posts. There are prominent red brick chimneys with multi-corbelled tops. On the front façade is a central front doorway flanked by timber framed double hung windows. The dwelling appears to be of moderate integrity, having been substantially repaired. The hipped roof forms are similar to the designs of the dwellings in Steiglitz Street, although 'Longley' is a more substantial example and has a return verandah.
- BA099 Ramsgate, 59 Steiglitz Street, built in c.1891:⁶⁸ this hipped roofed building has a projecting hipped roofed return verandah supported by stop chamfered timber posts with decorative cast iron brackets and valances. The composition of the hipped roof form and projecting verandah is similar to the dwellings at 91-97 Steiglitz Street (as is also the verandah treatment), although the return verandah is not comparable to the more standard projecting front verandahs on the Steiglitz Street dwellings.

⁶⁶ The unimproved land at 39 Steiglitz Street had been purchased by R.F. Marshall in 1886 – see Certificate of Title, vol. 928 fol. 505. The dwelling had been built by May 1887, as it was partially damaged by fire at this time – see *Bacchus Marsh Express*, 21 May 1887, p.3.

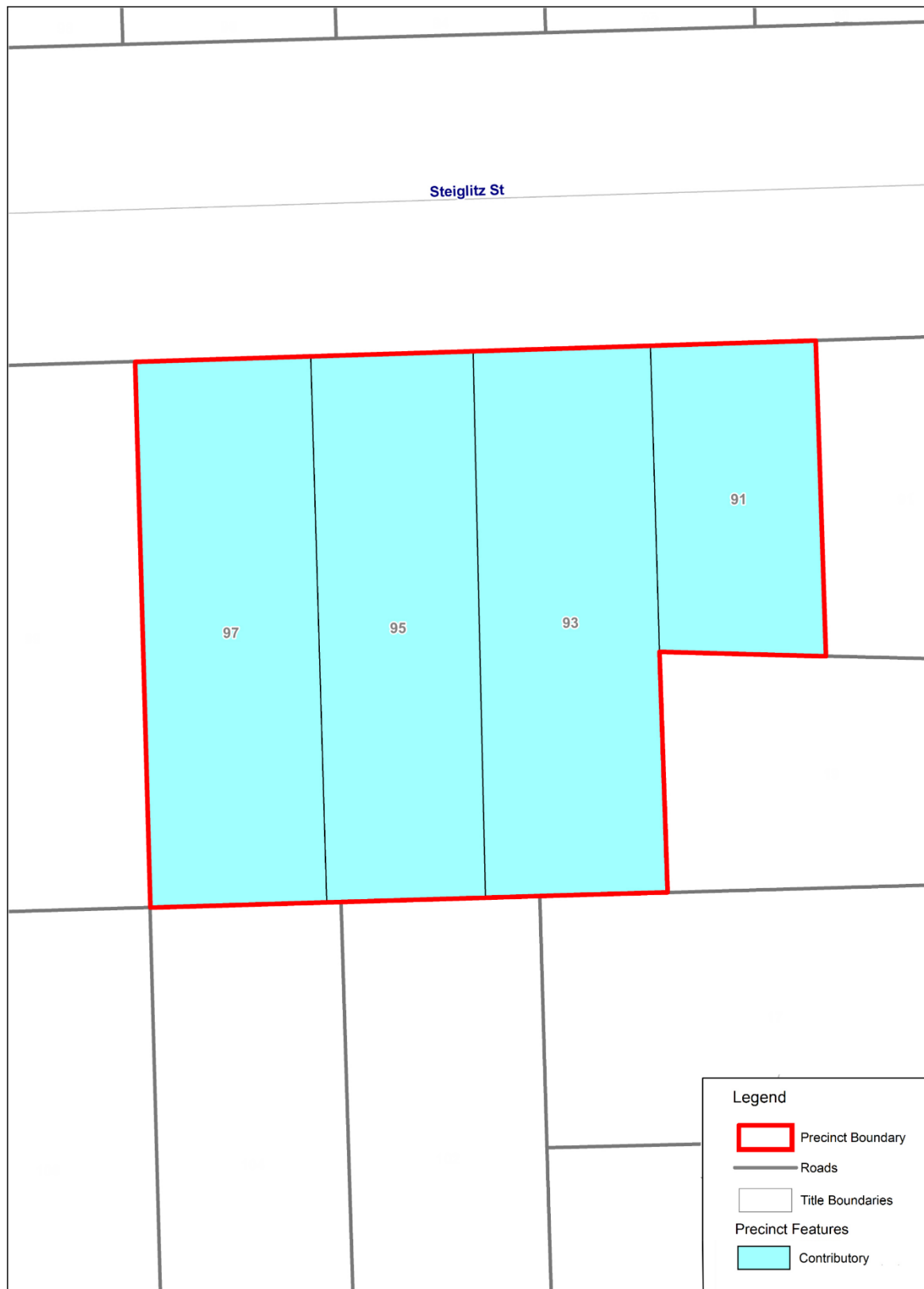
⁶⁷ *Bacchus Marsh Express*, 6 April 1895, p.3.

⁶⁸ See Certificate of Title, 29 April 1885, vol. 858 fol. 586, when ownership was acquired by Edward Blake. A mortgage was taken out with the Commercial Bank in 1891, suggesting that 'Ramsgate' was built at this time.

Steiglitz Street Heritage Precinct, Statement of Significance, May 2021

Heritage Place: Steiglitz Street Heritage Precinct,
91-97 Steiglitz Street, Ballan

PS ref no: HO207



What is Significant?

The Steiglitz Street Heritage Precinct, Ballan is significant.

The following features contribute to the significance of the precinct:

The four dwellings at 91-97 Steiglitz Street, constructed between c.1874-c1890 as shown on the precinct map.

The consistent overall single storey residential form (hipped roofs, front post -supported verandahs, brick and rendered chimneys, symmetrical composition), materials (weatherboard wall cladding, brick and rendered chimneys, galvanised corrugated steel roof cladding) and detailing (narrow eaves, central four panelled front doors flanked by double hung windows, surviving cast iron verandah decoration, moulded timber architraves and timber window sills).

Features that do not contribute to the significance of the precinct include non-original alterations and additions to the buildings at 91-97 Steiglitz Street.

Contributory places:

Steiglitz Street: 91, 93, 95, 97.

How is it significant?

The Steiglitz Street Heritage Precinct at 91-97 Steiglitz Street is of local historical and aesthetic significance to the Moorabool Shire.

Why is it significant?

Historically, the Steiglitz Street Heritage Precinct is significant as it contains the only known speculative development of detached timber dwellings remaining in the town (91-95 Steiglitz Street). Further strengthening the historical cohesion of this small group is the association with the original owner, Bernard Hirsch, a German draper, colonial wine dealer and manufacturer who constructed the cottage at 97 Steiglitz Street in 1874, and a large timber structure housing a general store and stocking-weaving factory, located on the land at 93-97 Steiglitz Street. The three cottages at 91-95 Steiglitz Street were built by James Alford as rental properties in the 1890s after Hirsch's death, from materials salvaged from the former general store and manufactory. (Criterion A)

Aesthetically, the Steiglitz Street Precinct is significant as a small group of representative examples of the vernacular style of mid and late-Victorian dwellings typical to Ballan. The design qualities are especially borne out in the hipped roof forms, front verandahs, symmetrical compositions defined by the front central doorways and flanking windows, narrow eaves, chimneys and surviving verandah detailing, in addition to the weatherboard wall construction and timber framing (having been recycled from Hirsch's manufactory building now demolished) and the galvanised corrugated steel roof cladding. (Criterion E)

Primary source

West Moorabool Heritage Study (Stage 2a) Review, 2021

West Moorabool Heritage Study (Stage 2a) Review, 2021**PLACE NAME:** Ballan R.S.L. Clubrooms & Bakery

Place No. BA042

ADDRESS: 146 & 146A Inglis Street, Ballan

Assessment Date: Feb 2016, updated May 2021

Historic Themes:**Theme 5.3:** Other Businesses**Theme 6.1:** Building Towns**Theme 8.4:** Community Organisations**Theme 8.5:** Commemoration**Condition:** Good**Integrity:** Moderate-High**Photograph Date:** 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**

External Paint Controls Should Apply?

No

Internal Alteration Controls Should Apply?

No

Tree Controls Should Apply?

No

Fences &/or Outbuildings of Note?

No

Prohibited Uses May be Permitted?

No

Incorporated Document

Yes - *Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions, May 2021***STATEMENT OF SIGNIFICANCE:****What is significant?**

The Ballan R.S.L. Clubrooms and Bakery building, at 146 & 146A Inglis Street, constructed c.1925-26, is significant.

The Honour Roll affixed to the external wall contribute to the significance of the place.

How is it significant?

The Ballan R.S.L. Clubrooms and Bakery building at 146 & 146A Inglis Street, Ballan is of local historical, aesthetic and social significance to the Moorabool Shire.

Why is it significant?

The Ballan R.S.L. Clubrooms and Bakery building at 146 & 146A Inglis Street is of historical significance as one of the few surviving Interwar commercial buildings within Ballan, a period of social and economic growth within the town. The building has associations with commercial development in Ballan during the interwar period, and particularly with Vivian Cullen and his establishment of the Kookaburra café and billiard room in c.1925-26. Of further historical significance is the use of the building from 1958 to the present as the clubrooms of the local branch of the Returned and Services League of Australia (Victoria). (Criterion A)

The Ballan R.S.L. Clubrooms and Bakery is of aesthetic significance for the unusual composition of typical Interwar shopfront with dwelling which appears to be a very late example of the Edwardian vernacular, apparently constructed at the same time. The single storey, timber weatherboard building exhibits design, composition and detailing typical of the Edwardian period, including the main hipped roof form and projecting minor hipped and gabled wings, turned timber verandah posts and timber brackets. There are no other examples of R.S.L. buildings within the study area. (Criterion E)

The Ballan R.S.L. Clubrooms and Bakery building at 146 & 146A Inglis Street has social significance for its long and continuing association with and use by the Ballan branch of the Returned and Services League of Australia as their clubrooms since 1958. (Criterion G)

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 146 & 146A Inglis Street, and the front verandah outside the Title boundary as shown on the following map (Photo1).

Please note that the curtilage extends to the street to include the projecting verandah on 146a Inglis Street.



Photo 1: Aerial map.

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION: ⁶⁹

The Ballan R.S.L. Clubrooms and bakery building, 146 & 146A Inglis Street, Ballan, is located on a modest rectangular allotment on the street boundary. There are side setbacks, with a gravelled and grassed driveway on the east side and a grassed area on the west side. The yard is grassed and gravelled. The west setback at the front is a formal, paved area with a central flagpole. Affixed to the east wall of the neighbouring building at 148A Inglis Street and facing onto the paved area is a metal Roll of Honour.

The single storey, timber weatherboard, conservative interwar era building has a main hipped roof form, together with minor hipped and gabled wings that project towards the front. These roof forms are clad in corrugated sheet metal and there are modest eaves with exposed timber rafters. The hipped wing represents part of the R.S.L. building and extends to form a return verandah supported by turned timber posts with decorative timber brackets. This verandah detailing is more common on Edwardian dwellings and is therefore a very late example. There is a hipped roofed verandah (also supported by turned timber posts with decorative timber brackets) towards the rear on the west side (an early identical verandah on the east side has been infilled with timber weatherboards). Under the return verandah of the front hipped wing is an early faceted bay window with timber framed casement windows and leadlight highlights above. There is an early vertically boarded timber door with upper glazed panel at the northern end of the verandah, beyond which is an early segmentally-arched timber framed window (with introduced frosted glazing) and other timber framed double hung windows. The external red brick chimneys are early and they have corbelled tops with terra cotta pots.

The front projecting gabled wing has an original timber framed two-paned shopfront with ingo to an original timber framed door opening. There are early highlights above the shopfront windows and base walls of brick construction (now overpainted). The early timber bargeboards to the gable end survive, as do the timber framed double hung windows on the east elevation. The projecting post-supported verandah has been introduced, having replaced an original cantilevered verandah.



Photo 2: Ballan R.S.L. Clubrooms, 2014.



Photo 3: Metal Roll of Honour attached to east wall of the neighbouring building at 148A Inglis Street, 2009.

⁶⁹ Descriptive analysis of the rear portions of the site has been based on an aerial image of the property provided by the Moorabool Shire.

HISTORY:

The Early History of Ballan

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.⁷⁰ Comprising a grid layout to the south of the Werribee River, the township was named “Ballan” after Robert von Stieglitz’s nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.⁷¹ In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.⁷² From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), an Anglican Vicarage (built in 1849), Anglican Church (built in 1862), hotels, a small number of stores and dwellings, and a court house. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.⁷³ By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.⁷⁴

By 1890, the population of Ballan had reached 400.⁷⁵ It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and ‘six good hotels.’⁷⁶ The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.⁷⁷ From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.⁷⁸

History of the Ballan R.S.L. Clubrooms & Bakery Building

The Ballan R.S.L. Clubrooms and Bakery building at 146 & 146A Inglis Street is situated on part of allotment 7 of Section 4 in the Township of Ballan first purchased by George Flack in the early 1850s.⁷⁹ Flack was a draper from England who, with his wife, Catherine, and children, emigrated to Melbourne in 1851 and established a drapery store in Collingwood.⁸⁰ In late 1854 he had established a store in Inglis

⁷⁰ T. O’Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

⁷¹ L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

⁷² *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

⁷³ *Ibid.*, pp.23-25.

⁷⁴ *Bacchus Marsh Express* newspaper, 18 May 1872.

⁷⁵ *Victorian Municipal Directory* 1890, p.237.

⁷⁶ *Ibid.*

⁷⁷ *A Pictorial History*, *op.cit.*, p.49, citing the *Australian Handbook*, 1894.

⁷⁸ *Ibid.*, p.81, citing A. Gunsser in the *Weekly Times*, 17 June 1879.

⁷⁹ Flack’s name was hand-written on the original Town Plan Ballan dated February 1850 and lithographed on 24 August 1856, State Library of Victoria.

⁸⁰ See heritage Citation for the Ballan Hotel for further details.

Street and by 1860 he had opened the Ballan Hotel.⁸¹ The site at 146 Inglis Street remained vacant land and after George Flack's death in 1900, the land had still not been sold in 1901.⁸² It appears that the land was acquired by Mrs Minnie Windsor in 1915, at the time her husband, Edward, took up the lease of Flack's Ballan Hotel (Edward Windsor purchased the hotel in 1921).⁸³ The land remained unimproved in 1920-21 and again in 1925-26 when it had been sold in part to Vivian Cullen and Gilbert Cowan (and occupied by Cullen).⁸⁴

It would appear that the existing former dwelling and shop were constructed in 1925-26 for Vivian Cullen, and possibly financed by Gilbert Cowan.⁸⁵ Architecturally, the hipped roofed dwelling which formed a front return verandah supported on turned timber posts with decorative timber brackets and timber balustrades was a very late example of Edwardian (as opposed to interwar) design, which might suggest that the building was relocated from elsewhere (Photo 4). A front projecting gabled wing on the east side represented Cullen's Kookaburra Café and the building also accommodated a billiard room⁸⁶ and private dwelling. There was a projecting cantilevered verandah over the footpath.

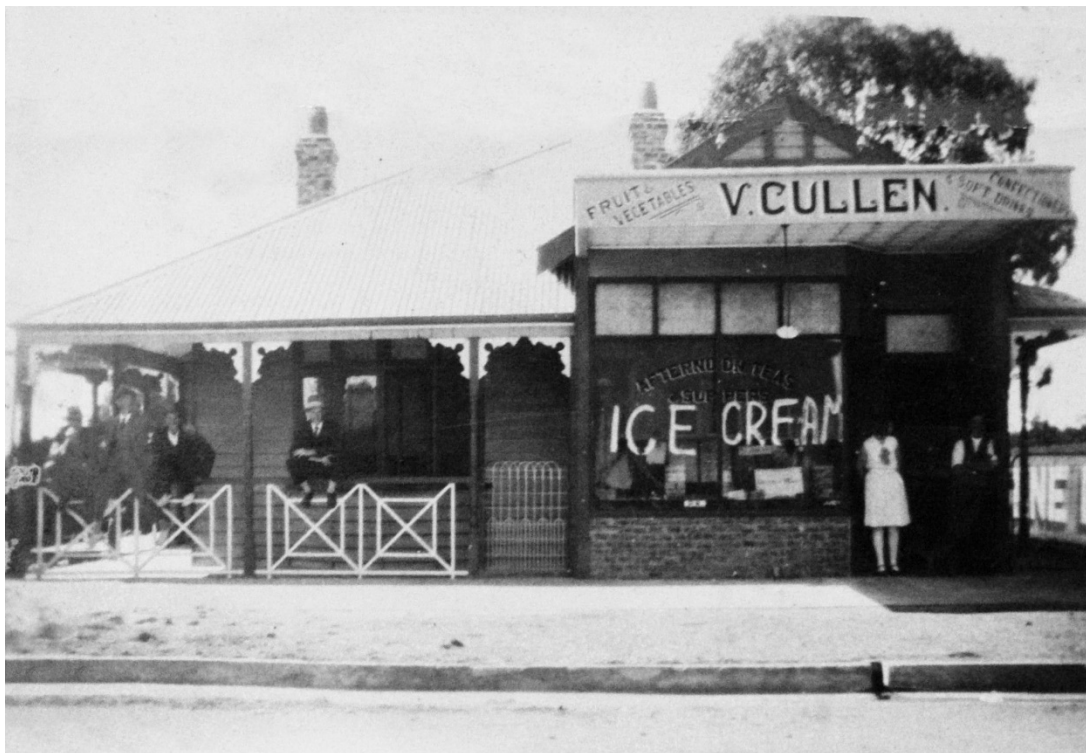


Photo 4: Cullen's Kookaburra Café, Billiard Room and Dwelling, n.d., c.1930s.

Source: Ballan Shire Historical Society.

⁸¹ Ibid.

⁸² Flack, George, Probate Administration files, 1900, includes further information of the Executors of Flack's Estate to the Master in Equity, 12 December 1901, declared that '3, ½ acre allotments of land in Inglis St., Ballan' 'have been offered for sale and still remain unsold', VPRS 28/P0 Unit 964 PROV.

⁸³ Mrs Minnie Windsor was listed as the owner of allotments 6 and 7 of Section 4, comprising 1 acre with a net annual value of £5 in the Ballan Shire Valuation Book, 1915, VPRS 5563/P0 Unit 7 PROV (Ballarat). For details of Edward Windsor's occupation and ownership of the Ballan Hotel, see the heritage Citation for the Ballan Hotel.

⁸⁴ See Ballan Shire Rate Books, 1920-21, 1925-26, VPRS 5557/P0 Unit 45 PROV (Ballarat). The Rate Books for 1920-21 listed Mrs Minnie Windsor as owner with a net annual value of £5. In 1925-26, Vivian Cullen was listed as occupier (and Gilbert Cowan owner) of land having a net annual value of £4, with Cullen owner of land having a net annual value of £1.

⁸⁵ Ibid. The information listed in the Rate Books suggests that the café and billiard room was under construction in 1925-26. The Rate Book for 1930-31 listed Vivian George Cullen as owner of a shop, house and land with a net annual value of £70, clearly indicating that the building had been constructed by this time.

⁸⁶ Ibid. The Rate Book listed the café as Kookaburra Café.

In 1930-31, the dwelling and café had a net annual value of £70.⁸⁷ Cullen continued to operate the café in the ensuing years, although by 1940-41 Donald Arthur Cameron was the occupier.⁸⁸ In 1945, Cullen leased the property to the United Felt Hat Company Pty Ltd (known as Fayrefield Hats factory) and Thomas Bell.⁸⁹ The hat factory employed several local women (Photo 5).



Photo 5: Female employees outside the Fayrefield Hats factory, 1946.

Source: Ballan Shire Historical Society.

Vivian George Valentine Cullen was born at Ballan in 1889, the son of Charles and Elizabeth Cullen (nee Morgan).⁹⁰ By the early 1900s, Vivian Cullen was employed as a station manager at Ballan.⁹¹ He married Daisy Myrtle Lillian Watson and they had two children: Charles Kitchener Cullen in 1915 and Vivian Jasper Anzac Cullen in 1916.⁹² Cullen's second son, Vivian, was born months after Vivian senior embarked on the HMAT *Palermo* for enlistment in World War One.⁹³ It appears that Vivian and Daisy Cullen had a troubled marriage as on Vivian's return from the war he divorced Daisy in 1919 on account of having 'left her little ones and gone with the travelling Maori band.'⁹⁴ Cullen married Gilbertine May Naylor in 1926,⁹⁵ about the time the Kookaburra Café and billiard room was built at 146 & 146A Inglis Street. Tragically, Cullen's son, Vivian, took his own life at the age of 19 years in 1935.⁹⁶ By 1940, Vivian Cullen senior had 'branched out and became a carrier in the town.'⁹⁷ He died at Ballan in 1955 at the age of 66 years.⁹⁸

⁸⁷ Ibid.

⁸⁸ Ibid., 1940-41.

⁸⁹ *A Pictorial History*, op.cit., p.127. See also Ballan Shire Rate Book, op.cit., 1950-51.

⁹⁰ Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne. Vivian Cullen's father, Charles, had arrived in Ballan in the 1850s with his mother, where he resided for the remainder of his life. See the *Ballan Times*, 14 August 1919.

⁹¹ See 'Vivian George Valentine Cullen', embarkation details, The AIF Project at <https://www.aif.adfa.edu.au/showPerson?pid=69023>

⁹² Ibid. & Victorian Births, Deaths and Marriages Indexes, op.cit.

⁹³ 'Vivian George Cullen', op.cit.

⁹⁴ Mrs G. Kirkby, Bendigo, to Army Records, 9 August 1919 in 'Vivian George Valentine Cullen', SERN 1446, series no. B2455, service record, National Archives of Australia online.

⁹⁵ Victorian Births, Deaths and Marriages Indexes, op.cit.

⁹⁶ *The Argus*, 5 December 1935, p.3.

⁹⁷ *Ballan Times*, 5 March 1955.

⁹⁸ Ibid.

Cullen's café and billiard room did not form part of his real estate at the time of his death.⁹⁹ It was acquired by the Returned and Services League of Australia (Victorian Branch) and converted into clubrooms that were officially opened on 11 November 1958.¹⁰⁰ The local branch of the R.S.L. had formed in 1919.¹⁰¹ Later, on 25 April 1972, an Honour Board listing local R.S.L. Office Bearers was unveiled (Figure 3).¹⁰² A metal honour board listing the members of the Australian Defence Forces who settled on the soldier settlement farmland of the Beremboke Estate (1949) and Ingliston Estate (1957) was unveiled in later years.



Photo 6: Mr Dudley Erwin, M.P., unveiling the Honour Board at the R.S.L. Clubrooms on Anzac Day, 1972. On the left is Mr R.G. Lindsell (President) and centre is Mr H.R. Chambers, who was the inaugural President in 1919.

Source: *A Pictorial History of the Shire of Ballan*, p.150.

COMPARATIVE ANALYSIS

Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.

Commercial Buildings

The development of service towns like Ballan, mining towns (Blackwood, Gordon and Egerton), and agricultural townships such as Bungaree from the mid-19th century included the establishment of general stores, grocers, drapers and other commercial buildings to service the surrounding gold mining, or farm or timber industries. Some of the general and produce stores were associated and/or attached to other businesses, such as chaff mills the at Bungaree.

Today, less than 20 purpose-built shops and stores survive in the western region of the Moorabool Shire. One reason for the loss of commercial buildings has been fluctuations in populations (particularly for

⁹⁹ There is no listing of the subject property in Cullen, Vivian George Valentine, Probate Administration files, 1955, VPRS 28/P4 Unit 973 PROV.

¹⁰⁰ *The Settler: Quarterly Newsletter of the Ballan Shire Historical Society*, September 2006 & Certificate of Title vol. 10823, fol. 876.

¹⁰¹ *A Pictorial History*, op.cit., p.150

¹⁰² *Ibid.*

gold mining towns) and natural disasters, such as the bushfire of 1916 that destroyed much of Gordon's main street.

There are no other examples of R.S.L. buildings within the study area.

Ballan R.S.L. Clubrooms & Bakery, Statement of Significance, May 2021

Heritage Place: Ballan R.S.L. Clubrooms & Bakery
146 & 146A Inglis Street, Ballan

PS ref no: HO242

**What is significant?**

The Ballan R.S.L. Clubrooms and Bakery building, at 146 & 146A Inglis Street, constructed c.1925-26, is significant.

The Honour Roll affixed to the external wall contributes to the significance of the place.

How is it significant?

The Ballan R.S.L. Clubrooms and Bakery building at 146 & 146A Inglis Street, Ballan is of local historical, aesthetic and social significance to the Moorabool Shire.

Why is it significant?

The Ballan R.S.L. Clubrooms and Bakery building at 146 & 146A Inglis Street is of historical significance as one of the few surviving Interwar commercial buildings within Ballan, a period of social and economic growth within the town. The building has associations with commercial development in Ballan during the Interwar period, and particularly with Vivian Cullen and his establishment of the Kookaburra café and billiard room in c.1925-26. Of further historical significance is the use of the building from 1958 to the present as the clubrooms of the local branch of the Returned and Services League of Australia (Victoria). (Criterion A)

The Ballan R.S.L. Clubrooms and Bakery is of aesthetic significance for the unusual composition of typical Interwar shopfront with dwelling which appears to be a very late example of the Edwardian vernacular, apparently constructed at the same time. The single storey, timber weatherboard building exhibits design, composition and detailing typical of the Edwardian period, including the main hipped roof form and projecting minor hipped and gabled wings, turned timber verandah posts and timber brackets. There are no other examples of R.S.L. buildings within the study area. (Criterion E)

The Ballan R.S.L. Clubrooms and Bakery building at 146 & 146A Inglis Street has social significance for its long and continuing association with and use by the Ballan branch of the Returned and Services League of Australia as their clubrooms since 1958. (Criterion G)

Primary source

West Moorabool Heritage Study (Stage 2a) Review, 2021

West Moorabool Heritage Study (Stage 2a) Review, 2021**PLACE NAME:** St. John's Anglican Church

Place No. BA057

ADDRESS: 56 Simpson Street, Ballan**Assessment Date:** Feb 2016, updated May 2021 & Aug. 2025**Historic Themes:**

Theme 6.1: Building Towns

Theme 8.1: Spiritual Life

Condition: Fair**Integrity:** Moderate**Photograph Date:** 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**

Victorian Heritage Register:	No
Victorian Heritage Inventory:	No
Local Planning Scheme:	No

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

National Trust (Victoria) Register:	No
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RECOMMENDED LEVEL OF SIGNIFICANCE:**Local Significance****RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	No
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	Yes - <i>mature Monterey Cypress</i>
Fences &/or Outbuildings of Note?	Yes – <i>bell tower, stone gate piers and associated metal gates</i>
Prohibited Uses May be Permitted?	Yes
Incorporated Document	No

STATEMENT OF SIGNIFICANCE:**What is Significant?**

St. John's Anglican Church, at 56 Simpson Street, Ballan, constructed 1861-1862, is significant. Elements of the place which contribute to the significance are the c.1861-2 church, the mature *Cupressus macrocarpa* Monterey Cypress trees, headstones located to the east of the chancel (relocated to the site), stone gate piers and memorial gates, metal plaque fixed to the reveal of the main door, bell and bell tower in the front garden.

Elements which do not contribute to the significance of the place include the timber garage and outbuilding to the north east of the site, landscaping, modern buildings including the Parish Hall and Mena Prior Memorial Parish Centre, front and side fencing, concrete gate piers and orbs.

How is it significant?

~~The~~ St. John's Anglican Church, 56 Simpson Street, is of local historical, aesthetic and social significance to the Moorabool Shire.

Why is it significant?

St. John's Anglican Church, 56 Simpson Street, is historically significant for its associations with the earliest years of Anglicanism in the fledgling township of Ballan from 1849, and particularly with the life and development of the Church of England at Ballan throughout the 19th and 20th centuries. Built in c. 1861-62 St. John's Church was built to the design of the Diocesan Architect, Leonard Terry, and has been in continuous use by the Anglican congregation for over 150 years. A church bell has been located on the site since 1874, and a roof added to the existing bell tower in c.1909. Of further historical significance are the headstones relocated from the Old Ballan Cemetery in 1964, and represent the Anglican community's commemoration of Robert Steiglitz, considered to be the 'founder' of Ballan. The significance is in embodied headstones, which have been removed from their original location in an attempt to celebrate Robert Steiglitz through the 'conservation' via relocation of his family grave headstones. (Criterion A)

St. John's Anglican Church, 56 Simpson Street, is aesthetically significant as a local landmark at Ballan, being the earliest of the three surviving 19th century church buildings in the town. Although altered, St. John's Church is also one of the earliest known rural church designs of the Diocesan Architect, Leonard Terry, being one of just two surviving church buildings of this particular stylistic type (the other being St. James' Anglican Church, Mortlake) by the architect. The Early English Gothic Revival styled design remains clearly discernible, having been inspired by the highly influential work of the Gothic Revival English Architect, A.W.N. Pugin. This is particularly defined in the composition of the steeply pitched, gabled nave with minor gabled chancel and the projecting side vestry (the hipped roof form being distinctive of Terry's work). Originally intended to be crowned by a bellcote (identical to that at St. James' Church, Mortlake), this was also a feature borrowed from the earlier designs of Pugin, including his design of St. Paul's Roman Catholic Church, Oatlands, Tasmania, built in 1850. The well-detailed timber bell tower is a complementary element to the church and contributes to the aesthetic significance of the complex. The mature plantings of Monterey Cypress provide an attractive and traditional setting for the place, and are a later, but contributory planting. (Criterion E)

St. John's Anglican Church, 56 Simpson Street, is socially significant for its long and continuous use as a place of worship and meeting to the Anglican and broader Ballan community for over 150 years. Past parishioners have been memorialised throughout the complex in the form of decorative stained-glass windows in the church itself (the most notable being the Ferguson & Urie stained glass chancel window in memory of Juliet Vivian Lyon who died in 1874 and that of the nave, in memory of Rebecca Ocock). Other examples including tablets, fixtures and fittings and the stone gate piers commemorate the pioneers of the Ballan district. The relocated headstones are also an interesting expression of community celebration/conservation of early pioneering history. (Criterion G)

SIGNIFICANCE OF COMPONENTS**Local Significance**

St. John's Anglican Church is considered to have sufficient integrity and historical, architectural and social heritage value to meet the local significance threshold.

Contributory Significance

The mature Monterey Cypress trees, surviving headstones to the east of the chancel, stone gate piers and gates, metal plaque fixed to the reveal of the main door, and the bell tower in the front yard make a significant contribution to the historical and aesthetic values of the church site.

Non-Contributory

The following fabric has either been greatly altered or has been introduced after the significant period of development for the site (between the 1840s and 1940s) and therefore has no [heritage](#) significance (this does not suggest that this fabric may not be valued by members of St. John's Church):

- Parish Hall.
- Gabled Garage to the north-east of the Church.
- Hollow steel post and rail and cyclone wire front fence, and siding fencing.
- Concrete gate piers crowned by orbs on the front boundary (west end).
- Mena Prior Memorial Parish Centre.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the portion of the site containing ~~the~~ St. John's Church and front and side settings, as shown on the following map (Photo 1).



Photo 1: Aerial map.

Source of base Map: VicPlan, 2025.

DESCRIPTION:

The Setting

St. John's Anglican Church, 56 Simpson Street, Ballan, is situated on a large rectangular allotment on the north side of the street, and on sloping ground that leads to the Werribee River. The church building has a large setback from the front boundary, comprising an open, grassed area having perimeter garden beds as well as a variety of trees. There are also mature Monterey Cypress trees in the wide eastern side setback and mature Monterey Pine and other trees to the north-west of the church building. Towards the western end of the front setback is a trussed timber bell tower constructed of stop-chamfered members. It is surmounted by a bell enclosed with a gabled bellcote. Also in the western portion of the site is a gravelled driveway that provides access from Simpson Street to the rear of the site. There is a smaller driveway immediately adjacent the main driveway (comprising the traditional driveway) that provides direct access to the western end of the church. The entrance to this driveway from Simpson Street is defined by two stone gate piers (with concrete cappings) surmounted by an arched iron rod supporting a suspended lantern light. There are also open steel trussed vehicular gates. Similar stone gate piers with metal framed and cyclone wire gates are located at the east end of the front boundary, giving access to a grassed driveway that leads to a recessive garage. At the west end are introduced masonry piers crowned by orbs. The front is also bound by a hollow steel post and rail and cyclone wire fence, approximately 1200 mm high.

Adjacent to the base wall of the chancel (the east elevation of the church building) are three headstones, having been relocated from the old Ballan Cemetery. The first (southern-most) headstone reads: "In Memory of Walter Francis, son of Henry Lewis Stieglitz Esq., of Rosemount Van Diemens Land, who died 11 Jul 1852, Aged 2 Years"; the second headstone reads: "Sacred to the Memory of Charlotte, Widow of the late Henry Lewis Stieglitz, of Cookstown, Ireland, who died the 22 Nov 1852, Aged 68 Years" (there is also a plaque at the base of the headstone that reads: "These stones were removed in 1964 from a family grave in the old Ballan Cemetery [sic.] Charlotte was the mother of Robert von Stieglitz, founder of Ballan"); and the third (northern most) headstone reads: "In Memory of Francis Atkinson Esqr., of Beramboke, late of Killiney [?] Ireland, who departed this life the 11 Jul 1850 aged 67 years, also Charlotte, his daughter, who died 20 Mar 1850, aged 19 years, also Francis, his son, who died 9 Sept 1852, aged 12 years."



Photo 2: St. John's Church, front yard, fence and stone gate piers (east end), looking to mature Cypress trees to the east of the church, 2014.



Photo 3: St. John's Church, front yard, looking west, 2014.



Photo 4: St. John's Church, front memorial gates, 2009.



Photo 5: St. John's Church, west vehicular gates, looking north-east to bell tower in front yard, 2009.



Photo 6: von Stieglitz and Atkinson family headstones, 2014.

St. John's Church Building

The bluestone, Early English Victorian Gothic Revival styled, church building is characterised by a steeply-pitched, gabled roof form that traverses the site, together with a gabled chancel to the east end. These roof forms are clad in introduced terra cotta tiles. The six-bayed nave (comprising the main gabled form) is defined by the projecting raked, rendered buttresses with bays of paired pointed-arched, stained glass lancet windows set in quoined, rectangular freestone surrounds. At the east end of the south façade of the nave is an original door opening with freestone surrounds, and an introduced timber framed and multi-paned door. The north and south elevations of the chancel feature identical windows as the nave, while on the east elevation is a more substantial Decorated pointed arched chancel window. The principal, west end of the nave features a central pointed-arched door opening accentuated by freestone dressings and quoinwork, and a freestone stringcourse that frames the doorway. There are early pointed-arched vertically boarded doors with decorative iron hinges. Above the doorway are paired pointed-arched lancet windows with quoined, freestone dressings and diamond leadlighting glazing. Above the lancets is a blind freestone oculus. Within the reveal of the main doorway is a metal plaque that reads: "1861-1961: To commemorate the first hundred years of Saint John's Church of England, Ballan, and the establishment at Ballan of the first inland Parish in Victoria in 1849."

On the north side of the church building is an original, tiled, hipped roofed vestry, while at the west end is the shallow-pitched roofed, late 20th century, Mena Prior Memorial Centre wing that links the church building to the postwar era, brick Parish Hall, which has a shallow skillion roof form set on an east-west axis.

Internally, the church has a central axis flanked by Victorian Gothic Revival styled timber pews. The walls are hard plastered. A focus of the interior is the chancel, with the timber altar lit by the stained

glass tracery window, and which also features timber altar rails. The ambience of the interior is also created by the decorative stained glass windows. Other early features of the interior include the eagle lectern, altar lectern, timber World War One Honour Board, memorial marble tablet to William Charles Musgrave (died 1875), memorial brass tablet to Elizabeth Foster (died 1922), clergy prayer desk and chair, sanctuary lamp and a tapestry.



Photo 7: St. John's Church, west & south elevations, 2014.



Photo 8: St. John's Church, east & south elevations, 2014.

HISTORY:

The Early History of Ballan

While the Werribee Hunt Hotel was built in 1848 at Ballan, it was to be another two years before the northern portion of the village was surveyed by Assistant Surveyor Malcolm in 1850.¹⁰³ Comprising a grid layout to the south of the Werribee River, the township was named "Ballan" after Robert von Stieglitz's nearby Run. von Stieglitz had bestowed this name to his Run after his birthplace in County Tyrone, Northern Ireland.¹⁰⁴ In these fledgling years, the township was centred on Simpson Street, given that the Werribee Hunt Hotel was the only substantial building and it was on the route to Portland Bay.¹⁰⁵ From these early years, Ballan was destined to become an important service town in the Western Moorabool Shire region.

The original Town Plan only included township allotments to the north of Steiglitz Street. It appears that it was not until 1872 when the remainder of the township was laid out and allotments created. By the early 1860s, Ballan progressed as a small service town for the surrounding farming and agricultural industries, and as a stopping place along the mail and gold escort route to Ballarat. It boasted a flour mill (where Anglican Church services were first held until 1853), and Anglican Church, hotels, a small number of stores and dwellings, and a courthouse. Importantly, it was the location of the Ballan Road District proclaimed in 1862, becoming the centre of local government from this time, including the home of the Ballan Shire from 1864 and the Moorabool Shire from 1994 until recently.¹⁰⁶ By 1872, the township had made further progress, with the main commercial centre having relocated to Inglis Street, but Ballan was still recognised as a rural outpost rather than a thriving township.¹⁰⁷

By 1890, the population of Ballan had reached 400.¹⁰⁸ It accommodated a bank, numerous stores and shops, four churches, State School, Mechanics Institute and Free Library, Shire Hall, Court House, racecourse, cricket and recreation reserve, flour mill, wind mill, rifle, cricket and football clubs and 'six

¹⁰³ T. O'Callaghan, *Names of Victorian Railway Stations*, H.J. Green, Acting Government Printer, Melbourne, 1917, p.25.

¹⁰⁴ L.J. Blake, *Place Names of Victoria*, Rigby, Adelaide, 1976, p.30.

¹⁰⁵ *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, Ballan, 1989, p.19.

¹⁰⁶ *Ibid.*, pp.23-25.

¹⁰⁷ *Bacchus Marsh Express* newspaper, 18 May 1872.

¹⁰⁸ *Victorian Municipal Directory* 1890, p.237.

good hotels.’¹⁰⁹ The longer term potential of Ballan as a successful service town was realised in 1889 with the opening of the railway line. This gave impetus for the operation of a monthly cattle market and more broadly, the township as a transport hub for agricultural produce. In 1893, 6268 acres of land were under cultivation in the Ballan area.¹¹⁰ From the 1890s until the early 1920s, Ballan – and particularly its railway transport of produce and livestock – was a hive of industry. There were four goods trains per day, six days a week, trucking chaff, oaten hay, bales of straw, oats, wheat potatoes, onions, pigs, cattle, and particularly sheep.¹¹¹

History of the St. John’s Church

The Beginnings of the Anglican Church at Ballan

The beginnings of the Church of England at Ballan were from January 1849, when the Reverend William Hall and his wife, Elizabeth arrived at Ballan to become the district’s first resident Vicar.¹¹² Ballan was the first inland parish to have a resident Anglican clergyman.¹¹³ The Rev. and Mrs Hall took up temporary residence at John von Steiglitz’s station Ballanee. Worship, baptisms and other services were initially held in the nearby Beremboke, Ballark and Bungeeltap stations, as well as private properties.¹¹⁴

Appointed by the Bishop of Melbourne, Charles Perry, the Rev. Hall was instructed to build a parsonage at ‘some central spot’ in the Ballan village so that he could ‘itinerate’ among the ‘13 or so stations.’¹¹⁵ By April 1849, steady progress was made on its construction. The completed parsonage was reported in *The Argus* in September 1849:

At Ballan, there is now a resident clergyman, (The Rev. W. Hall,) who itinerates though a district of about 30 miles in diameter, holding services on Sundays at the different stations in rotation. A parsonage house has been built, towards which the Bishop granted £150 from his English fund, on the understanding that the settlers should endeavour to raise the whole stipend of the clergyman, £200, among themselves. Of this £110 have been already paid for the present year.¹¹⁶

The parsonage, together with two outbuildings, was constructed in the north-west corner of the church site, overlooking the Werribee River (Figure 1). The timber weatherboard parsonage building had a hipped roof form, as did the larger of the two outbuildings (Photo 9). Services were subsequently held in the large drawing room of the parsonage in the ensuing years. Sunday School classes were first accommodated at Thomas Spice’s slab hut near the Werribee River.¹¹⁷ After the arrival of the Rev. J. Potter in 1854, Sunday School classes were held in an outbuilding belonging to the parsonage until a brick schoolhouse was built in 1855 on land designated as early as 1850 for a school building in the south-west corner of the church site¹¹⁸ (Figure 1). It served as a Denominational School during the week and it was also used as a Church for worship services¹¹⁹ (Photo 10 and 11).

¹⁰⁹ *Ibid.*

¹¹⁰ *A Pictorial History, op.cit.*, p.49, citing the Australian Handbook, 1894.

¹¹¹ *Ibid.*, p.81, citing A. Gunsser in the Weekly Times, 17 June 1879.

¹¹² N. Backhouse, H. Trigg & J. Huggins, *Our Journey: The Anglican Parochial District of Ballan and Bungaree 1849-1999*, Anglican Parochial District of Ballan/Bungaree, Ballan, 1998, pp.4-7.

¹¹³ *Ibid.*

¹¹⁴ *Ibid.*

¹¹⁵ *Ibid.*, pp.4-5.

¹¹⁶ *The Argus*, 14 September 1849, p.4.

¹¹⁷ Backhouse, et.al., *op.cit.*, pp.6-7.

¹¹⁸ *Ibid.*, p.12.

¹¹⁹ *Ibid.*, pp.12-13.

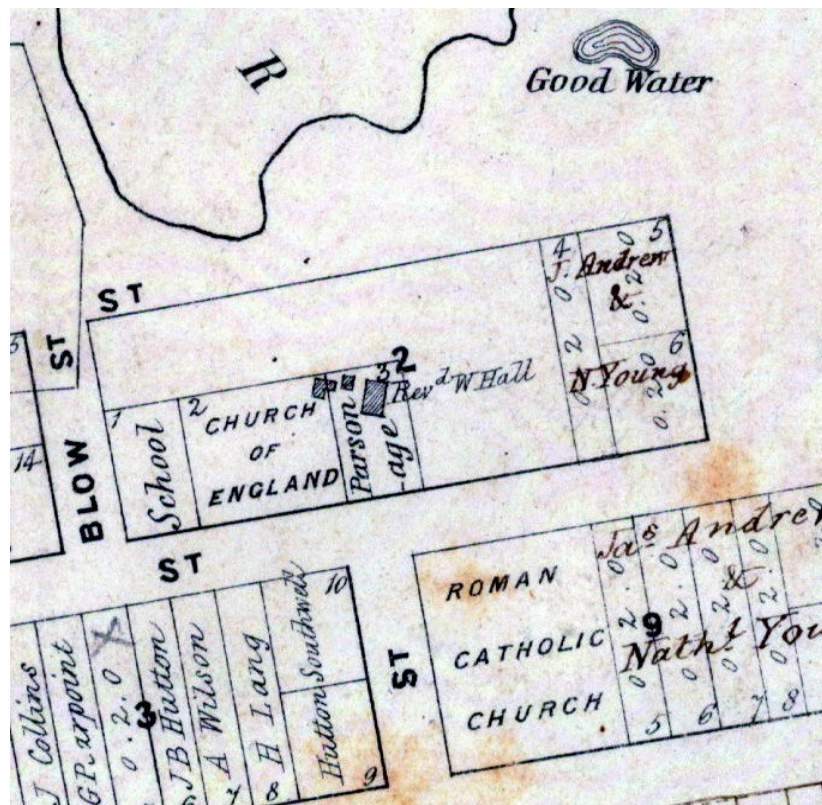


Figure 1: W. Malcolm, Assistant Surveyor, Ballan Town Plan, February 1850, lithographed 24 August 1856, showing Church of England site, Denomination School Site and Parsonage, with Parsonage buildings outlined.

Source: State Library of Victoria.

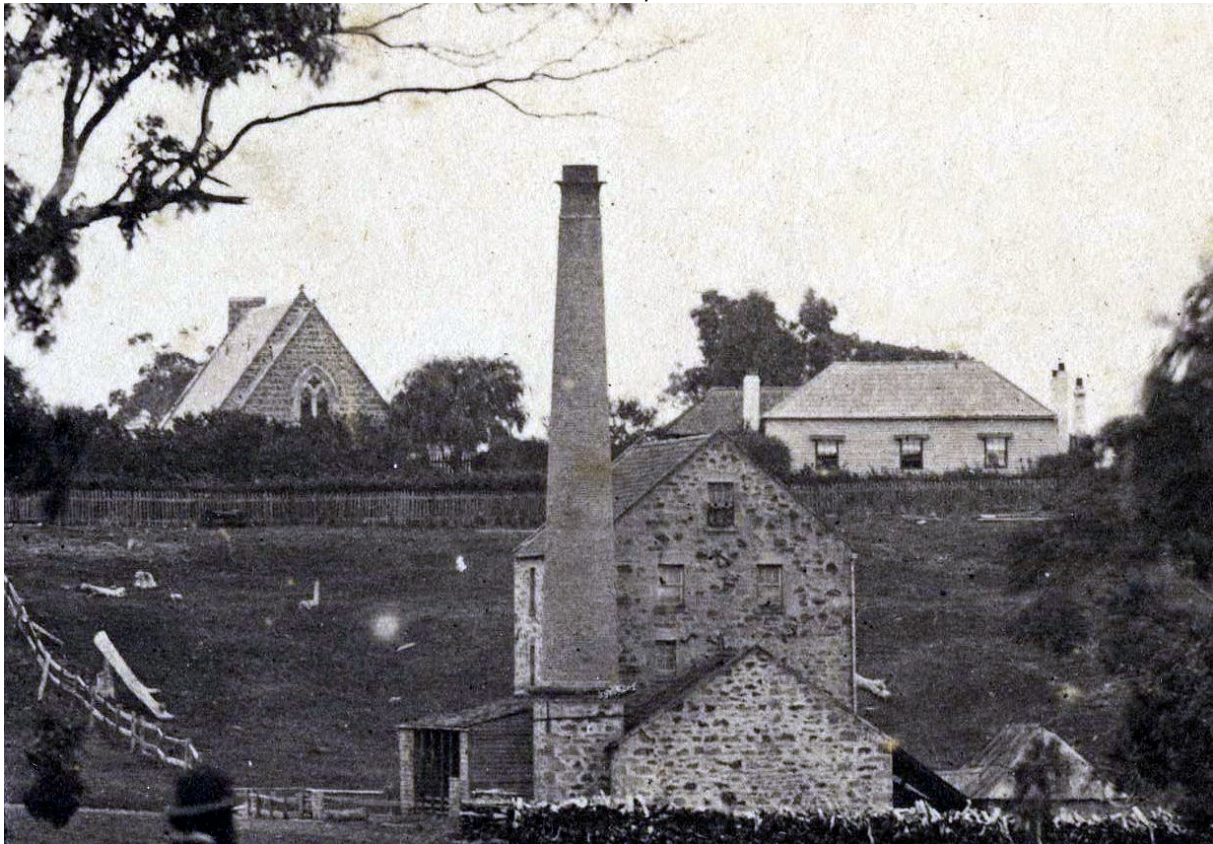


Photo 9: Young's Flour Mill with hipped roofed Parsonage in the background (right) and hipped roofed outbuilding behind, 1863. Also note St. John's Church, with the base of the belfry constructed on the west gable.

Source: Ballan Shire Historical Society collection.



Photo 10: St. John's Church Schoolhouse, n.d.
Source: Ballan Shire Historical Society.



Photo 11: St. John's Church schoolhouse, n.d. [c.1970]
Source: June Huggins, Ballan.

Building of the Church

The arrival of the Rev. Henry Windle in November 1859 brought about the building of a Church on the Simpson Street site.¹²⁰ Designed by the Diocesan Architect, Leonard Terry, tenders were called for its construction in March 1860.¹²¹ Delays subsequently ensued and it was not until 10 March 1861 when the foundation stone was laid by Mrs. C.H. Lyon of Ballanee Homestead.¹²² Bishop Charles Perry officiated. Construction continued throughout 1861 by the contractor, Mr Taylor of Bacchus Marsh. The carpentering work was carried out by Mr Reichman with his foster son, Mr. Lemcke as assistant.¹²³ By the end of January 1862, buildings works were almost complete.¹²⁴ On 30 March 1862, St. John's Church was opened and dedicated by Bishop Perry (owing to the insolvency of the contractor, St. John's took a heavy debt which was not relieved until 1879, when the building could be consecrated).¹²⁵

Constructed of bluestone with freestone dressings, the Victorian Gothic Revival styled, steeply-pitched and parapeted gabled building was characterised by a nave and chancel, and side hipped-roofed vestry. The newly-completed building featured in *The Australian News for Home Readers* in 1865 which, in addition to an engraving (Photo 12), gave the following description:

The neat little building, shown in the engraving, is the newly erected Episcopal Chapel, at Ballan, a distance of about sixty miles from Melbourne. The building has been raised solely by the exertions of the congregation, and is a pleasing instance of the progress of Christianity in the provincial districts of Vitoria. The chapel belongs to the Gothic order of architecture, and is commodious enough to meet the requirements of the Episcopalians of Ballan. The nave is 57 feet by 25 feet in extent, and the chancel 10 feet 3 inches by 21 feet.¹²⁶

¹²⁰ *Ibid.*, p.14

¹²¹ *The Argus*, 19 March 1860, p.8.

¹²² Backhouse, et.al., *op.cit.*, p.14.

¹²³ *Ibid.*

¹²⁴ *The Argus*, 29 January 1862, p.5.

¹²⁵ Backhouse, et.al., *op.cit.*, p.15, 23.

¹²⁶ *The Australian News for Home Readers*, 25 March 1865, p.5.



Photo 12: L. Terry, Engraving of the Episcopal Chapel, Ballan, 1865

Source: *The Australian News for Home Readers*, 25 March 1865, p.5.

A crowning feature of the Church was to be a bellcote surmounted by a Celtic cross. Apart from the stone base (shown in Photo 9), the bellcote was never constructed. At some later stage, possibly in the 19th century, the bellcote base was removed as it was not shown in a 19th century photograph of the building (Photo 13). The hipped roofed vestry that was planned for the east end of the south elevation was also built on the north side (Photo 15), while only two bays of ventilator gables in the nave roof faces were constructed, as opposed to the original five bays.



Photo 13: St. John's Anglican Church, n.d. [c.1870], without belfry base.
Source: June Huggins, Ballan.

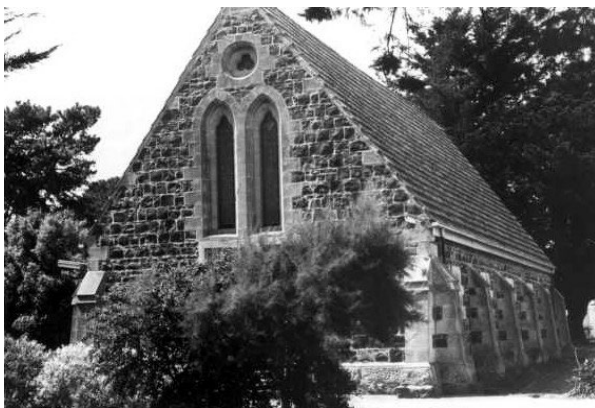


Photo 14: St. John's Church, main west gable end, 1974
Source: J.T. Collins, La Trobe Picture collection, State Library of Victoria, image jc000664.



Photo 15: St. John's Church showing west elevation of hipped roofed vestry and north elevation of nave, 1974.
Source: J.T. Collins, La Trobe Picture collection, State Library of Victoria, image jc000663.

Later Alterations & Additions to the Church Building

With the death of Mrs Juliet Vivian Lyon (nee Anderson) in March 1874, a memorial stained glass window was erected to her memory in the chancel of St. John's Church.¹²⁷ The work of the colonial stained glass craftsmen, Ferguson and Urie, the two-lighted stained glass window depicted 'Faith and Hope'.¹²⁸ It was installed in late 1874. Mrs Lyon was the wife of Charles Lyon (1826-1905) of Ballanear, where they settled after their marriage in 1859 and where they had five children: Clara, Lily Mary, Violet Mary, Vivian Hugh

¹²⁷ See Ferguson and Urie website at <http://fergusonandurie.wordpress.com/2013/12/23/1874-st-johns-anglican-church-ballan-victoria/>

¹²⁸ Ibid.

and Charles Gordon.¹²⁹ Just thirteen years before her passing, Mrs Lyon had laid the foundation stone to St. John's Church.¹³⁰

It was also in late 1874 when the *Bacchus Marsh Express* reported on the making of a 'very tolerable sized church bell' at Mr Blake's.¹³¹ Made of steel, it weighted 1 cwt. and cost £16.¹³² It is unclear when and where the bell was installed at St. John's, given that the bellcote was never built. It seems to have been in operation soon after completion and certainly by 1900 when the bell was rung to warn of an approaching bushfire.¹³³

Another stained glass window was installed at St. John's in 1883 in memory of Mrs Rebecca Ocock, wife of the pioneer solicitor of Ballan, Richard Ocock and mother-in-law of Dugald Macpherson, pioneer grazier of Bungeelap station.¹³⁴ The *Bacchus Marsh Express* reported on the installation of the window in March 1883:

The stained glass window in memory of the late Mrs Ocock has been put in St John's church. It is small but very handsome. It represents on one side the figure of the Good Shepherd, holding a lamb in his arms, and on the other, the figure of St John the Evangelist. The inscription under the former is 'I am the Good Shepherd' and under the latter 'Little children love one another' and below these 'In memoriam, Rebecca Ocock died 23rd August 1882'. The whole is most tasteful and handsome, and is executed in Ferguson and Urie's well-known style. The window was presented by the relations and connections of the deceased lady.¹³⁵

Further changes were made to the interior in 1888. They involved the varnishing of the furniture and ceiling, and distempering the walls and chancel at a cost of £30. The chancel was also decorated.¹³⁶

Considerably more substantial alterations were made in the 20th century. The crumbling interior hardplaster on the walls of the chancel (which had painted decorations) were removed and replaced by Mr Williams of Ballarat in 1921.¹³⁷ Six years later in 1927, electric light was installed in the church and vicarage.¹³⁸ Ten years later in 1937 much-needed repairs were made to the masonry and stained glass chancel window.¹³⁹ In August 1953, a Fabric Fund under the title of 'Queen Elizabeth II Thanksgiving Fund' was established for raising funds for the repairs and alterations of the church.¹⁴⁰ Some of the damage to the walls had been caused by thick ivy growth over a number of years.¹⁴¹ In 1954, the works included the replacement of the slate roof with terra cotta tiles (which also involved the removal of the freestone parapets in the gable ends), unpinning of the west wall with concrete.¹⁴² Four years later in 1958, the interior was replastered and finished in 'cream colourtex'.¹⁴³ Two new windows were installed in the west and the ceiling and pews were revarnished. According to Backhouse, et.al., in *Our Journey: The Anglican Parochial District of Ballan and Bungaree*:

¹²⁹ Backhouse, et.al., *op.cit.*, p.14.

¹³⁰ Ferguson and Urie website, *op.cit.*

¹³¹ *Bacchus Marsh Express*, 28 November 1874.

¹³² *Ibid.*

¹³³ *Ibid.*, 19 February 1900, p.3.

¹³⁴ Ferguson and Urie website, *op.cit.*

¹³⁵ *Bacchus Marsh Express*, 19 March 1883.

¹³⁶ Backhouse, et.al., *op.cit.*, p.25.

¹³⁷ *Ibid.*, p.35.

¹³⁸ *Ibid.*

¹³⁹ *Ibid.*, p.38.

¹⁴⁰ *Ibid.*, p.45.

¹⁴¹ *Ibid.*

¹⁴² *Ibid.*

¹⁴³ *Ibid.*, p.46.

The concrete floor of the church, in a poor state of repair and covered with coir matting, was levelled and boarded over with polished Tasmanian hardwood. The cost of the new floor was £500, which was provided by the Ladies' Guild.¹⁴⁴

It was also in 1958 when new carpet was laid in the sanctuary, chancel, aisle and baptistery and a porch, 'donated by Mr and Mrs Les Hook graced the entrance to the church', which was also constructed by Mr Hook.¹⁴⁵

Fittings & Fixtures in the Church Interior

In addition to the stained glass windows in memory of Juliet Lyon and Rebecca Ocock, Backhouse, et.al. provides a list of fittings and fixtures that have been important to the life of the Church and/or are memorials to past parishioners.¹⁴⁶ Other stained glass windows in the nave were installed in memory of Mrs Sarah Lidgett and her son Robert Larence Lidgett, Georgiana Blake, Edward Blake, Thomas William Fagg, Elizabeth Fagg, and Ellen Adelaide Parker.¹⁴⁷

Other Building Developments at St. John's Church

The Vicarage

In 1870, the old parsonage was in such a dilapidated state that it required demolition. A new Vicarage was proposed for the incoming Vicar, the Rev. Louis Alexander Baker. The *Bacchus Marsh Express* reported that the new building was in progress in December 1870.¹⁴⁸ Constructed of bluestone and handmade bricks, it was situated on the same site as the earlier residence.¹⁴⁹ This parsonage was to last 70-80 years. In the mid 1940s, the Diocesan Architect, Mr. Richards, advised that 'it was unwise in every way to repair the present Vicarage.'¹⁵⁰ It was replaced in 1947-48 by a Mr Mason. Located at the east end of the church fronting Simpson Street, the new Vicarage was opened on 2 June 1948.¹⁵¹

The Parish Hall

Until 1967, the old schoolroom built in 1855 (and extended in 1912¹⁵²) functioned as both the Parish Hall and Sunday School. As early as 1961, a new hall was proposed but it was not until 1966-67 that construction commenced on the existing hall to the north of the church.¹⁵³ It was designed by Mr Strickland (Figure 2) and constructed of Bessa brick by Mr E. Kovacs.¹⁵⁴

¹⁴⁴ *Ibid.*

¹⁴⁵ *Ibid.*, p.47. There is no evidence of an entrance porch today.

¹⁴⁶ *Ibid.*, p.108.

¹⁴⁷ *Ibid.*, p.51.

¹⁴⁸ *Bacchus Marsh Express*, 17 December 1870, p.3.

¹⁴⁹ Backhouse, et.al., *op.cit.*, p.18.

¹⁵⁰ *Ibid.*, p.41.

¹⁵¹ *Ibid.*, pp.42-43.

¹⁵² *Ibid.*, p.31.

¹⁵³ *Ibid.*, pp.48-49 & Roy Huggins, personal collection, Ballan.

¹⁵⁴ Backhouse, et.al., *op.cit.*, pp.48-49.

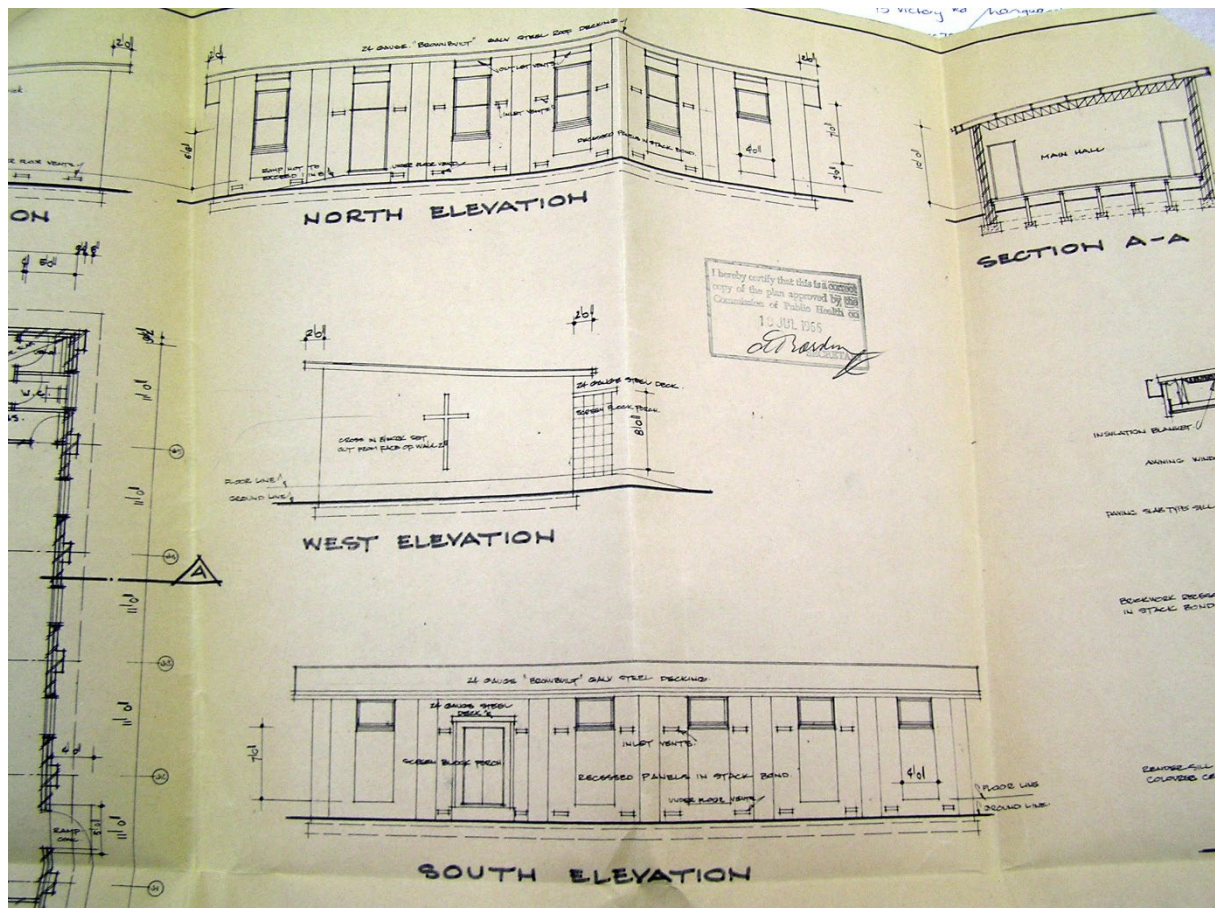


Figure 2: R.L. Strickland & Associates, Elevation & Section Drawings of proposed Sunday School at Ballan, 13 May 1966.

Source: Public Building file, VPRS 7882 Unit 4161 PROV.

The original schoolroom was subsequently demolished in early 1971 by members of the Vestry. The bricks were transported to Sovereign Hill, Ballarat for recycling.¹⁵⁵

In 1985, the Mena Prior Memorial Parish Centre was built between the church and the Parish Hall.¹⁵⁶ A doorway was installed in the north-west corner of the church. Built in memory of Mrs Mena Prior who died in 1985 and bequeathed the sale of her house to St. John's Church, the Parish Centre incorporated a foyer, meeting room, kitchen and Rector's office.¹⁵⁷

Landscape Features

Bell Tower

Mr A. Blake in 1909 requested that the Vestry 'arrange for some shelter at the bell, cost not to exceed £1.'¹⁵⁸ Considering the small sum (equivalent to less than \$200 in 2025), and the documented previous use of the bell in 1900, it appears that referred to the addition of the small roof at the top of an existing bell tower. In 1983, the structure 'required strengthening of the foundations and re-roofing as well as stabilising [of] the timber frame.'¹⁵⁹ The works were carried out by Joe Smallman, Stan Young, Jack Ranke and his son, Nick, while Mrs Prior donated the shingles and her sister, Mrs Molly Reaby, donated \$50.¹⁶⁰

¹⁵⁵ *Ibid.*, p.50.

¹⁵⁶ *Ibid.*, p.56.

¹⁵⁷ *Ibid.*

¹⁵⁸ *Ibid.*, p.30.

¹⁵⁹ *Ibid.*

¹⁶⁰ *Ibid.*

Memorial Front Fence and Gate Piers

In 1937, a fence fund was organised by the St. John's Ladies Guild so that the old fence could be replaced. Work commenced in April 1937 with the construction of stone gate piers at the entrance to the church fronting Simpson Street.¹⁶¹ An iron arch was built over the main gates by Mr Cowell, and a lamp was hung from its apex.¹⁶² A second set of stone gate piers were also built at the eastern end of the front boundary, giving access to the previous driveway of the Vicarage. A front fence was built in memory of the Rev.W.E. Kaneen at a cost of £50/5/9 and it was dedicated by Bishop Johnson of Ballarat¹⁶³. The stone gate piers and metal gates were dedicated in memory of the pioneers of the Ballan district.¹⁶⁴ The existing hollow steel post and rail and cyclone wire was constructed to mark the centenary of the Ballan Shire in 1962, the costs having been borne by the Ladies Guild.¹⁶⁵ It would appear that the concrete gate piers at the western end were built after the construction of the Parish Hall in 1967.

von Stieglitz and Atkinson Family Headstones

In April 1963 to mark the centenary of St. John's Anglican Church at Ballan, the Vestry sought to relocate the headstones of members of the von Stieglitz and Atkinson families, pioneers of the Ballan district and inaugural members of St. John's Church, to the church grounds (Photo 16). As outlined by Backhouse et.al.:

The tombstones of Charlotte, Francis and Francis Atkinson, and Charlotte and Walter Francis Stieglitz are situated next to the east wall of the church. They were fixed in place by Messrs. J. Ranken, H. Hume, H. Lidgett, P. Lidgett and L. Dellar.¹⁶⁶



Photo 16: von Stieglitz and Atkinson family headstones, 1975.
Source: J.T. Collins, La Trobe Picture collection, State Library of Victoria, image 000665.

Early Incumbents of St. John's Church

The incumbent at St. John's Church was the Rev. William Hall, who, with his wife, Elizabeth, emigrated from England to Melbourne in November 1848.¹⁶⁷ They relocated to Ballan in January 1849. The Rev. Hall was responsible for the construction of the first parsonage and the reservation of the old Ballan Cemetery, in addition to his role of establishing the first inland Anglican Parish in Victoria.¹⁶⁸ In April

¹⁶¹ *Ibid.*, p.38.

¹⁶² *Ibid.*

¹⁶³ *Ibid.*

¹⁶⁴ *Ibid.*

¹⁶⁵ *Ibid.*, p.50.

¹⁶⁶ *Ibid.*

¹⁶⁷ *Ibid.*, pp.4-5.

¹⁶⁸ *Ibid.*

1853, the Rev. Hall resigned from his charge at Ballan. He was replaced by the Rev. J.W. Schoales who in turn was replaced by the Rev. J. Potter in November 1854.¹⁶⁹ He was responsible for establishing the Denomination School at Ballan.¹⁷⁰ The Rev. J.T. Schleicher was appointed to Ballan in 1855.¹⁷¹

In November 1859, the Rev. Henry Windle became the Vicar at Ballan.¹⁷² During his incumbency, St. John's Church was constructed. The Rev. Windle remained at St. John's for six years, during which time he conducted Sunday workshop twice daily at Ballan and also at Gordon and Egerton. He also conducted a monthly service at Blackwood.¹⁷³ Windle Street was named in his honour in later years.

Other incumbents at St. John's in the 19th century included Mr. H.F. Scott (1865-1868); Rev. H.I. Edwards (1868—1870); Rev. L.A. Baker (1870-1874); Rev. G.F. Cross (1874-1877); Rev. Julius Lewis (1878-1879); Rev. C. Campbell (1879); Rev. J.F. May (1879-1884); Rev. W.H. Geer (1884-1889); Rev. J.C. Atkinson (1889-1899); and the Rev. J.H. Chaseling (1899-1903).¹⁷⁴

Other Early Key Figures in the Development of St. Paul's Church

Several pioneer figures were influential in the development and progress of St. John's Church of England in the early years. They included John von Stieglitz of 'Ballanee' who greatly assisted in the building of the parsonage, amongst other tasks and works.¹⁷⁵ Messrs. Richard Ocock and Arthur T. Musgrave, solicitors of Ballan, were Lay Helpers.¹⁷⁶ A.T. Musgrave was also Honorary Secretary of St. John's Vestry and Superintendent of the Sunday School until 1881.¹⁷⁷ Another Lay Helper was C.H. Lyon, later of 'Ballanee', who was Honorary Treasurer of the Ballan Church of England School Board in the 1850s.¹⁷⁸ In latter part of the 19th century, Edward Blake, sawmiller of Blakeville and Marcus Mason Mogg, grazier of Yallock Vale served as Church Wardens for 30 years as well as Lay Representatives at Church Assembly. Edward Blake was also Treasurer of the Vestry at the time of his death in 1901.¹⁷⁹

COMPARATIVE ANALYSIS

Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.

Other Churches in Ballan

St. John's Anglican Church is one of four churches established in Ballan in the 19th century, and the earliest of the three surviving today. The other churches are:

- St. Paul's Uniting Church Complex, 73 Inglis Street (BA014):¹⁸⁰ built in 1865-66, the Victorian Gothic Revival styled building is the most intact church in Ballan. The bluestone building has a steeply pitched gabled roof form and rear gabled and parapeted vestry, together with a landmark octagonal tower having a splayed bluestone tower based with blind oculus windows, octagonal blind arcade of lancet openings with blind oculus windows above, and an elongated

¹⁶⁹ *Ibid.*, p.107.

¹⁷⁰ *Ibid.*, p.12.

¹⁷¹ *Ibid.*, p.107.

¹⁷² *Ibid.*, p.14.

¹⁷³ *Ibid.*, p.15.

¹⁷⁴ *Ibid.*, p.107.

¹⁷⁵ *Ibid.*, p.6.

¹⁷⁶ *Ibid.*, p.23.

¹⁷⁷ *Ibid.*

¹⁷⁸ *Ibid.*, p.12.

¹⁷⁹ *Ibid.*, p.28.

¹⁸⁰ *Ballan Times*, 17 August 1916, *The Argus*, 22, 23 & 27 December 1865 & *Bacchus Marsh Express*, 21 July 1866, p.2.

spire clad in corrugated sheet metal and crowned by an iron Celtic cross finial. There is a triple pointed arched window in the main gable end (with decorative stained glass, being the work of the well-known stained glass artists and manufacturers, Ferguson and Urie).

- St. Brigid's Roman Catholic Church, 98-100 Inglis Street (BA025):¹⁸¹ built in 1912, the Federation Gothic styled face red brick building with rendered dressings has a parapeted gabled roof form clad in introduced slate, pointed arched windows and projecting buttresses which extend above the eaves line to form octagonal pinnacles. There is a side porch towards the rear on east side. In 2009, the building was almost completely destroyed by fire and in recent years it has been substantially reconstructed. A flat-roofed, steel and timber framed and glazed addition at the front formed part of the refurbishment. The integrity of the original building has therefore been compromised by the fire damage and the front additions, although the Federation Gothic character and detail remain the prominent feature.

Leonard Terry and Other Similar Churches to St. John's, Ballan¹⁸²

Leonard Terry was born in Yorkshire, England in 1825, the son of a timber merchant. In 1853 he emigrated to Melbourne and six months later he was employed by the architect and surveyor, Charles Laing.

By 1856, Terry had established his own architectural practice in Collins Street West. From 1857, he was the principal designer of banks in Victoria and from 1860 for buildings for the Anglican Church, having been appointed Diocesan Architect. Indeed, Bruce Trethowan claims that Terry was the 'most prolific architect' from 1860 until 1884¹⁸³. Terry's first known design came in late 1856 when he designed Sands and Kenny's printing house in Collins Street West. His first bank commission was for additions to the Union Bank in Melbourne in 1857. In all of his bank work, Terry favoured a Renaissance palazzo approach. This stylistic mode is epitomized in his design of the Bank of Australasia building, corner of Sturt and Lydiard Streets, Ballarat, constructed in 1863.¹⁸⁴

As Anglican Diocesan Architect, Terry designed many Anglican churches. He also vetted the designs of other churches. Along with extensions to St. Paul's Anglican Church, Ballarat East (which was later dismantled and rebuilt), St. John's Church, Ballan, appears to be one of his earliest-recorded commissions, as both building were constructed in 1862. According to Miles Lewis, 'Terry churches were generally of bluestone, and in fairly austere Early English or Decorated Gothic and, with the exception of [the church at] Birregurra, well composed and satisfying.'

Terry also carried out designs for the Roman Catholic Church in 1870, probably in association William Wilkinson Wardell. This work appears to have occurred during a lull in Terry's practice from the late 1860s. Business improved after taking into partnership the former Ballarat architect, Percy Oakden, who brought in numerous Nonconformist church and school commissions.

Married in 1855 to Theodosia Mary Welch, he fathered six children. After the death of Theodosia, he married Esther Hardwick Aspinall in 1866, who bore him three children. Terry died on 23 June 1884 of a thoracic tumor at his home in Collingwood. In 1900, the late Leonard Terry was described as 'a man of much more than ordinary ability, and ... [had a] modest, unassuming and gentlemanly manner.'

¹⁸¹ *The Advocate*, 8 June 1912, p.23 & Herald Sun, 8 April 2009.

¹⁸² All information taken from M. Lewis, 'Terry, Leonard (1825-1884)', in G. Serle & R. Ward (eds.), *Australian Dictionary of Biography*, vol.6, 1851-1890, Melbourne University Press, Carlton, 1976, pp.257-258, unless otherwise noted.

¹⁸³ B. Trethowan, 'A Study of Banks in Victoria 1851-1939', Historic Buildings Preservation Council Report, December 1976, p.28.

¹⁸⁴ W. Jacobs & D. Rowe, 'Former ANZ Bank, 202 Sturt Street, Ballarat: Conservation Management Plan', prepared for Ballham Pty Ltd, November 1998.

Of the numerous Victorian Gothic Revival styled Anglican Church designs by Leonard Terry, the most comparable with St. John's, Ballan, is St. James' Anglican Church, Shaw Street, Mortlake. It was built two years after St. John's in 1864-65.¹⁸⁵ St. James' Church features the same steeply-pitched, gabled nave with rear minor gabled vestry, crowning bellcote above the main gable end and a recessive side hipped roofed vestry. It has experienced some alterations and additions, including the replacement of the slate roof with galvanised corrugated steel, and particularly the parapeted masonry porch that projects from the main gable end. Constructed of bluestone, St. James' Church is a slightly more rudimentary and smaller example, having a four-bayed nave with paired pointed-arched windows. The location of the side hipped roofed vestry and the crowning bellcote reflect Leonard Terry's original design intentions for St. John's.

Inspiration for the designs of both St. John's and St. James' Anglican Churches by Leonard Terry appears to have emanated from the highly influential work of the Gothic Revivalist and staunch Roman Catholic English Architect, A.W.N. Pugin (1812-1852). In particular, Terry's St. John's and St. James' designs have a direct affinity to Pugin's design of St. Paul's Roman Catholic Church, Oatlands, Tasmania, built in 1850.¹⁸⁶ The composition of the steeply-pitched gabled nave and minor gabled chancel and especially the crowning bellcote at the west end are those familiar design traits found in Terry's work. He also transposed the side gabled porch of Pugin's designs for the hipped roofed vestries at St. John's and St. James'.

¹⁸⁵ M. Lewis (ed.), *Victorian Churches: Their origins, their story and their architecture*, National Trust of Australia (Victoria), Melbourne, 1991, p.137. The church is erroneously addressed as Shaw Street, Hexham.

¹⁸⁶ B. Andrews, 'St. Paul's Church, Oatlands, Tasmania', Pugin Foundation, http://www.puginfoundation.org/assets/Oatlands_Essay.pdf

St. John's Anglican Church, Statement of Significance, May 2021

Heritage Place: St. John's Anglican Church
56 Simpson Street, Ballan

PS ref no: HO252

**What is Significant?**

St. John's Anglican Church, at 56 Simpson Street, Ballan, constructed 1861-1862, is significant. Elements of the place which contribute to the significance are the c.1861-2 church, the mature Cupressus macrocarpa Monterey Cypress trees, headstones located to the east of the chancel (relocated to the site), stone gate piers and memorial gates, metal plaque fixed to the reveal of the main door, bell and bell tower in the front garden.

Elements which do not contribute to the significance of the place include the timber garage and outbuilding to the north east of the site, landscaping, modern buildings including the Parish Hall and Mena Prior Memorial Parish Centre, front and side fencing, concrete gate piers and orbs.

How is it significant?

St. John's Anglican Church, 56 Simpson Street, is of local historical, aesthetic and social significance to the Moorabool Shire.

Why is it significant?

St. John's Anglican Church, 56 Simpson Street, is historically significant for its associations with the earliest years of Anglicanism in the fledgling township of Ballan from 1849, and particularly with the life and development of the Church of England at Ballan throughout the 19th and 20th centuries.

Built in c. 1861-62 St. John's Church was built to the design of the Diocesan Architect, Leonard Terry, and has been in continuous use by the Anglican congregation for over 150 years. A church bell has been located on the site since 1874, and a roof added to the existing bell tower in c.1909. Of further historical significance are the headstones relocated from the Old Ballan Cemetery in 1964, and represent the Anglican community's commemoration of Robert Steiglitz, considered to be the 'founder' of Ballan. The significance is embodied in headstones, which have been removed from their original location in an attempt to celebrate Robert Steiglitz through the 'conservation' via relocation of his family grave headstones. (Criterion A)

St. John's Anglican Church, 56 Simpson Street, is aesthetically significant as a local landmark at Ballan, being the earliest of the three surviving 19th century church buildings in the town. Although altered, St. John's Church is also one of the earliest known rural church designs of the Diocesan Architect, Leonard Terry, being one of just two surviving church buildings of this particular stylistic type (the other being St. James' Anglican Church, Mortlake) by the architect. The Early English Gothic Revival styled design remains clearly discernible, having been inspired by the highly influential work of the Gothic Revival English Architect, A.W.N. Pugin. This is particularly defined in the composition of the steeply pitched, gabled nave with minor gabled chancel and the projecting side vestry (the hipped roof form being distinctive of Terry's work). Originally intended to be crowned by a bellcote (identical to that at St. James' Church, Mortlake), this was also a feature borrowed from the earlier designs of Pugin, including his design of St. Paul's Roman Catholic Church, Oatlands, Tasmania, built in 1850. The well-detailed timber bell tower is a complementary element to the church and contributes to the aesthetic significance of the complex. The mature plantings of Monterey Cypress provide an attractive and traditional setting for the place, and are a later, but contributory planting. (Criterion E)

St. John's Anglican Church, 56 Simpson Street, is socially significant for its long and continuous use as a place of worship and meeting to the Anglican and broader Ballan community for over 150 years. Past parishioners have been memorialised throughout the complex in the form of decorative stained-glass windows in the church itself (the most notable being the Ferguson & Urie stained glass chancel window in memory of Juliet Vivian Lyon who died in 1874 and that of the nave, in memory of Rebecca Ocock). Other examples including tablets, fixtures and fittings and the stone gate piers commemorate the pioneers of the Ballan district. The relocated headstones are also an interesting expression of community celebration/conservation of early pioneering history. (Criterion G)

Primary source

West Moorabool Heritage Study (Stage 2a) Review, 2021

West Moorabool Heritage Study (Stage 2a) Review, 2021**PLACE NAME:** Bridge Hotel

Place No. BRE009

ADDRESS: 190 Bungaree Wallace Road, Bungaree**Assessment Date:** Feb 2016, updated Oct 16, updated May 2021 and July 2025**Historic Themes:**

Theme 5.5: Entertaining & Socialising

Theme 6.1: Building Towns

Condition: Fair-Good**Integrity:** Moderate (front)**Photograph Date:** 2016**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**

Victorian Heritage Register:	No
Victorian Heritage Inventory:	No
Local Planning Scheme:	No

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

National Trust (Victoria) Register:	No
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RECOMMENDED LEVEL OF SIGNIFICANCE:

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	No
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No
Fences &/or Outbuildings of Note?	No
Prohibited Uses May be Permitted?	Yes
Incorporated Document	Yes - <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions, May 2021</i>

STATEMENT OF SIGNIFICANCE:**What is Significant?**

The Bridge Hotel at 190 Bungaree Wallace Road, Bungaree, constructed c.1930, is significant, including the raised lettering in the two gable ends reading "BRIDGE HOTEL".

Only the brick section of the hotel fronting the Bungaree Wallace Road is significant. The non-original alterations and additions in brick and timber (post 1990) are not significant.

How is it significant?

The Bridge Hotel, 190 Bungaree Wallace Road, Bungaree is of local historical and aesthetic significance to the Moorabool Shire.

Why is it significant?

Historically, the c.1930 brick portion of the Bridge Hotel is significant for its enduring associations with a hotel business on this site since c.1870, and particularly from 1930 when the front portion of this hotel building was re-built following a cyclone for the Ballarat Brewing Company, who owned the hotel from 1902-1960. (Criterion A)

The hotel has aesthetic significance as an unusual example of an interwar era brick hotel in the western region of the Moorabool Shire. Only one of five surviving examples of its type, and one of two surviving examples in Bungaree, the building is distinct from other comparable examples for its distinctive design, particularly the composition of the roof forms, jerkin-head roofed front wings projecting from the main hipped roof, with broken back verandah between. The original (or reconstructed) fabric such as the tiled roof cladding, face brick and roughcast wall construction, broad eaves, brick chimneys, window openings, verandah piers, columns and balustrade, and the signage lettering also contribute to the aesthetic significance. Situated on higher ground at the western end of Bungaree, the hotel is a local historic landmark. (Criterion E)

Heritage Overlay Map

It is recommended that the heritage overlay is applied to part of the site at 109 Bungaree Wallace Road as shown on the following map (Photo 1).

Note that this takes in approximately 12m of the Road Reserve, as measured from the northern title boundary, on which the majority of the brick section of the hotel is built:



Photo 1: Aerial map.

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION:

The Bridge Hotel, 190 Bungaree Wallace Road, is located on a large, contextually shallow allotment on high ground nearby the west bank of the Gong Gong Creek. There are wide side setbacks and rear fenced yards which are characterised by open grassed areas and some trees. The hotel building is situated on the front boundary with high corrugated sheet metal fencing on each side. At the rear are an early gabled timber outbuilding and other outbuildings.

The symmetrical, single storey, face brick, interwar era hotel building has a main hipped roof form that traverses the site, together with projecting minor front wings with jerkin head roofs and a central broken back verandah. At the rear are hipped roofed wings. There are broad eaves and face brick chimneys with rendered tops. The entire roof is currently clad in concrete tiles. Other features of the design include the roughcast wall finish under the eaves and in the gable ends of the front wings, paired window openings (including the timber framed double hung windows under the front verandah, the other paired aluminium framed windows having been introduced), brick and roughcast verandah piers and balustrade (with concrete cappings) that supported squat round Doric concrete columns, eaves brackets to the projecting front wings and the "BRIDGE HOTEL" signage lettering in the gable ends to the front wings.

At the rear is a late 20th century shallow hipped roofed brick addition with a corrugated sheet metal roof.



Photo 2: Bridge Hotel, 2009.



Photo 3: Bridge Hotel, 2016.



Photo 4: Bridge Hotel showing front & east elevations, 2016.

HISTORY:

The Early History of the Bungaree¹⁸⁷

The rush to Ballarat, Blackwood, Gordon and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. The Nicholson Land Act of 1860, Duffy Act of 1862 and the Grant Land Act of 1865 (refined in 1869) sought to open land selection for the small farmer, giving rise to the land settlement in the Moorabool Shire.

The small agricultural settlement of Bungaree developed as both a service town for the surrounding farming community and as a result of passing trade. Following the construction of the 'north' road of the Melbourne to Ballarat Road, Bungaree was soon strategically situated at the intersection of this major roadway and the road to Creswick. The earliest farm lots were taken up in 1859.¹⁸⁸ Before 1858, R. Benham, farmer and storekeeper, had a commercial store south of "The Junction" near the southern bank of Two Mile Creek (fronting what is now Lesters Road).¹⁸⁹ He had been successful in obtaining a rural store licence.¹⁹⁰ This seems to have been the earliest commercial enterprise at what became known as Warrenheip Junction and then Bungaree Junction. It appears that the opening of the Junction Hotel soon followed, along with another three hotels.¹⁹¹ By 1863, parcels of land ranging from 40 acres to 184 acres were taken up by farmers, sawmillers and other selectors.¹⁹² It was at this time when the Bungaree District Road Board was proclaimed on 16 January 1863 and Bungaree became the headquarters of the fledgling Board. A pressing need was the opening up of surveyed roads and 'an influential meeting of saw mill proprietors, farmers and others interested in the opening up of the district (the former of whom were well represented)' was held at the local hotel to consider a way of achieving this.¹⁹³ A Post Office was established near the south-west corner of the road junction on 1 August 1863 and two years later in 1865 a meeting was held to establish an Anglican Church and in 1867 a school room was built that initially served as a church and school.

The progress of the settlement was however based on the influx of farmers and saw millers. Bungaree was never officially surveyed or proclaimed a town. The arrival of the railway in 1879 brought the settlement closer to the Melbourne and Ballarat markets for the transport of potatoes, other crops and timber. By 1890, the population reached 450 and there was a savings bank, post and money order office, three hotels, State and denominational schools, two churches, insurance company, steam flour mill, sawmill and railway station.

History of the Bridge Hotel

On 10 July 1866, Peter Martin of Ballarat purchased 28 acres and 36 perches comprising allotment 5 of Section 2A in the Parish of Warrenheip, with a frontage to the Melbourne Road.¹⁹⁴ He appears to have

¹⁸⁷ Information taken from D. Rowe, 'Forest, Farmland & Gold': Thematic History of the Western Region of the Moorabool Shire', prepared for the Moorabool Shire, unless otherwise referenced.

¹⁸⁸ *Victoria Government Gazette*, no. 135, 23 August 1859.

¹⁸⁹ Benham's store is shown on Map of Country Lands in the Parish of Warrenheip, County of Grant, 1858, Bungaree & District Historical Society collection.

¹⁹⁰ *The Star* (Ballarat), 21 February 1861, p.4 & *The Ballarat Star*, 27 October 1865, p.2.

¹⁹¹ The Junction Hotel was in existence by 1863 – see *The Star*, 24 January 1863, p.1. It was located in the south-east corner of the road junction at "The Junction". See The Ballarat & Ballarat East Water Supply Geological Survey of Country in the Parishes of Bungaree & Warrenheip, 1870, Bungaree & District Historical Society.

¹⁹² Parish of Warrenheip Plan, n.d., VPRS 16171 PROV.

¹⁹³ *The Star*, 24 January 1863, p.1.

¹⁹⁴ Certificate of Title, vol. 179 fol. 632.

established a premises on the site prior to taking up the freehold, as the *Ballarat Star* reported on the construction of a culvert over the Gong Gong Creek 'near Martin's, Bungaree', on 24 July 1866.¹⁹⁵ The property passed to John Livingston, a storekeeper of Melbourne Road, Ballarat East, on 26 August 1867 (Martin having previously taken out a mortgage for the property from Livingston).¹⁹⁶ No documentary evidence has uncovered an application for a publican's licence by either Martin or Livingston.¹⁹⁷

Livingston's ownership of the property was short-lived as he sold it to James James, a carter of Warrenheip, on 11 February 1869.¹⁹⁸ By 1870, James had established the Bridge Inn as it was shown on the Ballarat & Ballarat East Water Supply Geological Survey of Country in the Parishes of Bungaree & Warrenheip at this time (Figure 1).

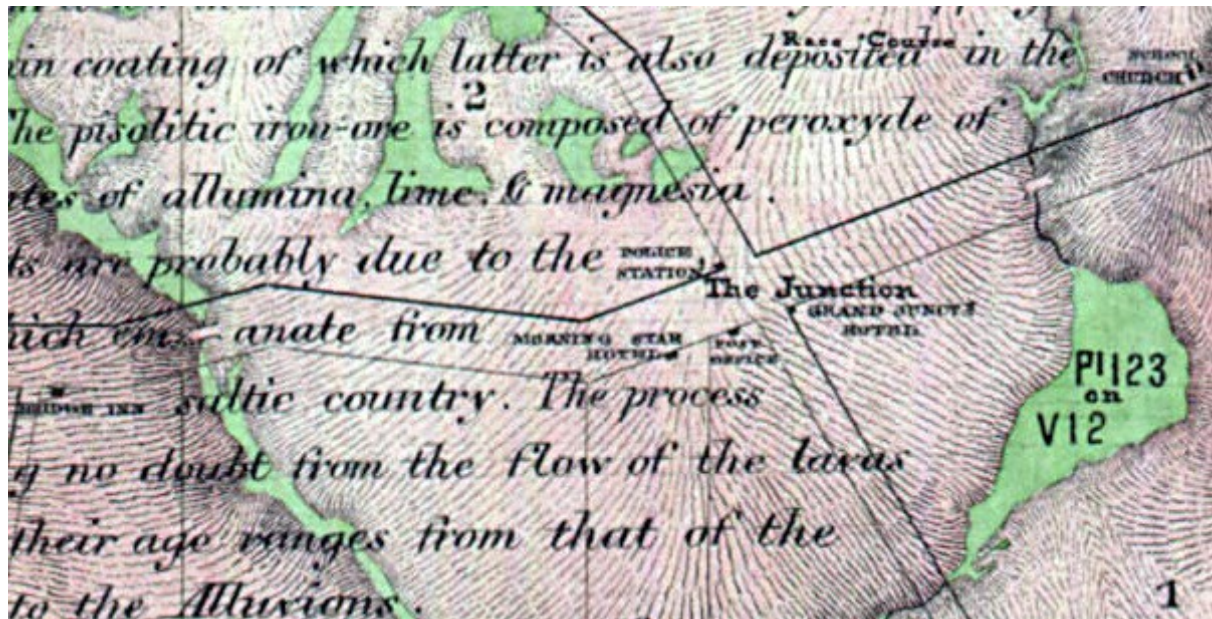


Figure 1: The Ballarat & Ballarat East Water Supply Geological Survey of Country in the Parishes of Bungaree & Warrenheip, 1870, showing the location of the Bridge Inn (far left) the Morning Star Hotel, Post Office, Grand Junction Hotel and Police Station shown on the right at the road junction. Source: Bungaree & District Historical Society.

James appears to have continued to operate the Bridge Inn until he sold the property to James McGuan, a farmer of Warrenheip on 8 January 1894.¹⁹⁹ He leased the Inn (which had then taken the name Bridge Hotel) to John and Mary Sanders in the ensuing years.²⁰⁰ On the death of James McGuan in 1900, the property was bequeathed to his nieces, Mrs Mary Embleton and Mrs Annie Coghlan, both of Bolwarrah.²⁰¹ The property was briefly described as 'Land, Warrenheip, 28 ac 36 pc and Hotel thereon, valued for Probate at £900' at the time of McGuan's death.²⁰² In 1901, the hotel property was advertised for sale in the *Gordon Advertiser*:

Tuesday 22nd October, 1901, at 3 o'clock, on the ground. The Bridge Hotel, Bungaree, and 28 acres, 39 perches splendid Agricultural land, in the Estate of James McGuan, deceased. To Hotelkeeper, Farmers, Capitalists, etc. Instructed by the Ballarat Trustees Executors and Agency Co. Ltd., Mrs.

¹⁹⁵ *The Ballarat Star*, 24 July 1866, p.4.

¹⁹⁶ Certificate of Title, op.cit. & vol. 235, fol. 998.

¹⁹⁷ *The Star* and *Ballarat Star* newspapers in the 1860s report on issued publicans' licenses and those seeking a publicans' license, including publicans at Bungaree. No report has been found under the name of Martin or Livingston, or possible tenants of the property using the sign 'Bridge Inn'.

¹⁹⁸ Certificate of Title, op.cit. & vol. 297 fol. 297.

¹⁹⁹ Ibid.

²⁰⁰ James McGuan's Statement of Assets in his Probate Administration files, 1900, VPRS 28/PO Unit 965 listed Sanders as a tenant.

²⁰¹ Ibid. McGuan's Probate listed Mary Embleton and Annie Coghlan as his only next of kin.

²⁰² Ibid.

Coghlan and Mrs. Embleton will sell by auction as above. This excellent Hotel property at Bungaree Junction, known as the Bridge Hotel, consisting of bar and eight other rooms, with necessary outbuildings. The freehold is allotment 5 of section 2, parish of Warrenheip, and consists of 28 acres 39 perches of first class agricultural land in the heart of Bungaree. The soil is the best volcanic chocolate. The position is good, on the main Melbourne road, close the Bungaree township and railway station. The hotel with two acres of land is let at 17/6 a week for five years from 1st March last.²⁰³

The northern portion of McGuan's property including the Bridge Hotel was sold on 13 February 1902 to Coghlan and Tulloch's Ballarat Brewing Company Limited.²⁰⁴ The hotel continued to be operated by Mrs Sanders, and in late 1913 additions were carried out to the hotel, possibly at the rear.²⁰⁵ In 1918, Mrs Sanders was fined 'for having had her bar door open at 9.45 on 26th December.'²⁰⁶ A similar charge was made against the publican of the hotel in 1923, Vera Saunders, who admitted to having the bar door unlocked '13 minutes' past the legislated closing time of 6 pm.²⁰⁷ A year earlier in 1922, 'a cyclonic storm' had caused substantial damage to the hotel building including 'two chimneys blown down, and windows smashed.'²⁰⁸

On 20 September 1930, the *Construction and Real Estate Journal* reported that £1300 worth of improvements were 'to be made to the Bridge Hotel in Bungaree (Vic.)'.²⁰⁹ This suggests that the new brick hotel was built at the front of the site this time, possibly replacing the original timber structure. The rear timber additions constructed in 1913 appear to have been incorporated in the new building.²¹⁰ No documentary evidence has been uncovered giving the designers of the new building. It may have been the work of the well-known Ballarat architectural firm of Clegg and Morrow, as their design of the Toddlers' Block for the Ballarat Orphanage, Ballarat East (built in 1929 with additions of identical design in 1939) being strikingly similar (Photo 5).²¹¹ In particular, the broad hipped roof form, projecting jerkin-head wings, tile roof cladding, face red brick wall construction with a roughcast finish under the eaves and the front verandah piers and columns were those design features of the Bridge Hotel that had been employed by these architects for the Toddlers' Block.

²⁰³ R. Huggins, Transcript of the *Gordon Advertiser*, 11 October 1901.

²⁰⁴ Certificate of Title, op.cit. & vol. 2859 fol. 632.

²⁰⁵ A photograph of the rear of the hotel after substantial fire damage in 1992 shows a chimney in the foreground that is suggestive of Federation era construction. *Cazalys Contractor Reporter*, 2 September 1913, State Library of Victoria, listed the following tender: 'Ballarat Brewing Co – Additions, Bridge Hotel, Bungaree.'

²⁰⁶ *Ballarat Star*, 2 February 1918.

²⁰⁷ *The Argus*, 6 September 1923.

²⁰⁸ *Ibid.*, 16 December 1922, p.16. Bungaree also suffered a tornado in 1927, seriously damaging many buildings including the nearby Morning Star Hotel, resulting in its 1928 rebuilding (*Herald*, 20 June 1927, p.1). While it has been proposed that this same tornado was the reason the Bridge Hotel was reconstructed in 1930, there is no evidence of this.

²⁰⁹ *Construction and Real Estate Journal* (Sydney, N.S.W.), 20 August 1930, p.18.

²¹⁰ *The Courier*, Ballarat, 31 August 1992, p.3, article provided by the Bungaree & District Historical Society.

²¹¹ See D. Rowe, 'Heritage Assessment of the Former Ballarat Orphanage, 200 Victoria Street, Ballarat East', prepared for the City of Ballarat, February 2012.



Photo 5: James Kerslake Wing (built 1939) of the former Toddlers' Block, Ballarat Orphanage, Ballarat East (HO177 Ballarat City Council), showing similar, contextually unusual projecting wings with jerkin head roof forms with terra cotta tile roof cladding and face brick wall construction and roughcast render in the gable ends.

Source: David Rowe, 2011.

The redevelopment of the Bridge Hotel at Bungaree in the interwar period came at a time of business expansion of the Ballarat Brewing Company. First established by the Irish goldminer, James Coghlan in 1857, he had soon gone into partnership with James Tulloch 'and together they outlasted many competing breweries which had mushroomed up during the gold-rush days.'²¹² Becoming a registered company in 1895, the business name changed to The Ballarat Brewing Co. Pty Ltd. in 1910.²¹³ Throughout the early 20th century, the company continued to expand. In 1937, the *Portland Guardian* reported that 'The Ballarat Brewing Co. Ltd. has been extending its operations in recent months by purchasing or securing interests in additional hotels in country districts in various parts of the State.'²¹⁴ Two years later in 1939, the company purchased additional hotels and 'a substantial amount was spent in rebuilding and improving other hotel properties.'²¹⁵

Throughout the first half of the 20th century, Ballarat Brewing retained ownership of the Bridge Hotel and in the 1950s a Mr Ryan was the publican.²¹⁶ On 1 June 1962, the Ballarat Brewing Company sold the hotel to William John and Mary Agnes Mangles, hotelkeepers of Bungaree.²¹⁷ They retained ownership for seven years until 1969.²¹⁸ In 1992, the hotel was substantially damaged by fire.²¹⁹ The rear wings of the building, including the original timber residence²²⁰ and the addition of 1913, were 'burnt to the ground but the front brickwork was still standing.'²²¹ The damaged rear portion was later replaced with

²¹² *The Argus*, 16 April 1953, p.20.

²¹³ 'Ballarat Brewing Company', Federation University Australia online, April 2015, at https://bih.federation.edu.au/index.php/Ballarat_Brewing_Company

²¹⁴ *Portland Guardian*, 20 May 1937, p.4.

²¹⁵ *The Australasian*, 25 June 1939, p.41.

²¹⁶ *Bungaree and District Historical Society Newsletter*, no. 51, July 2005.

²¹⁷ Certificate of Title vol. 8403 fol. 246.

²¹⁸ *Ibid.*

²¹⁹ *The Courier*, Ballarat, op.cit.

²²⁰ Information from current owners to the Moorabool Shire Council as part of a submission to the exhibition of the heritage study, 20 August 2016.

²²¹ *The Courier*, op.cit.

a new rear hipped addition and the main brick portion was retained and repaired. The damaged rear walls of the front portion of the building were rebuilt using new and reclaimed bricks.²²² Roof bearers, roof tiles, eaves and guttering were also replaced, as were the windows and doors, the front window openings in the flanking wings having aluminium framed windows introduced.²²³

COMPARATIVE ANALYSIS

Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.

Interwar hotels

During the interwar years, new hotels were constructed, either as replacements of earlier buildings, as a consequence of changing populations and licensing regulations, or as a result of natural disasters. The latter was the reason for construction of The Morning Star Hotels at Bungaree as the earlier hotel building had been substantially damaged by a tornado in 1927.

Other Hotels in Bungaree

Several hotels were established at Bungaree Junction in the early years, the first being the Grand Junction Hotel in c.1863 on the south-east corner of the junction of Melbourne and Creswick Roads.²²⁴ It closed in 1885 when Robert McClymont commenced business at the former Morning Star Hotel at 248 Bungaree Wallace Road (BRE016), this hotel having been established in c.1864, the building being replaced in c.1880s and again in 1928 with the existing brick structure).²²⁵ In 1865, there were five applications for publican's licenses at Bungaree by Isaac Ross of Melbourne Road (who had The Harrow Hotel), James McGrath (who had McGrath's Hotel), Simon Bentley (who had Bentley's Hotel), James Peet (who had the Bush Inn), and Seth Persse (who had the Junction Hotel).²²⁶ Further north from Bungaree Junction at the intersection of Creswick and Blackswamp Roads was the Race Course Hotel (built in 1865²²⁷ –now the site of a dam) and the Emerald Isle Hotel (built by 1870, the year the Bridge Inn appears to have been established near the west bank of the Gong Gong Creek).²²⁸

²²² Information from current owners, op.cit.

²²³ Ibid.

²²⁴ The hotel was in existence in 1863. See *The Star*, 24 January 1863, p.1.

²²⁵ Taylor, op.cit.

²²⁶ *Ballarat Star*, 7 January 1865, p.3. The connection of Persse to the Junction Hotel is given in the *Bendigo Advertiser*, 21 July 1882, p.2, when part of the property was destroyed by fire.

²²⁷ Neil Carey was granted a publican's license 'for the Racecourse hotel, Bungaree in January 1866. See *The Ballarat Star*, 5 January 1866, p.4. He had advertised his intention of seeking a licence on 15 December 1865, p.4 in the *Ballarat Star*, where he described his property as follows: 'The house is built of wood, and is my own property, to be known by the sign of the Racecourse Hotel.'

²²⁸ The hotel is shown on the opposite side of the road junction to the Racecourse Hotel in the Ballaarat & Ballaarat East Water Supply Geological Survey of Country in the Parishes of Bungaree & Warrenheip, 1870, Bungaree & District Historical Society. Daniel Clohesy sought a publican's license in 1870 – see *The Star*, 11 January 1870-, p.,3.



Photo 6: Former Morning Star Hotel, 248 Bungaree Wallace Road, Bungaree, 2009.

Source: David Rowe.

Other Hotels by Clegg and Morrow Architects

George William Clegg was born in Ballarat in 1870, the son of Thomas Clegg a merchant who came to Ballarat in the 1850s. Clegg was educated at Ballarat being trained by the architectural firm of Tappin, Gilbert and Dennehy from 1885-89.²²⁹ They had offices in Melbourne and Sydney as well as a Ballarat office run by Charles Gilbert. Clegg joined the firm in 1889 and in 1890 he entered into partnership with C.N. Gilbert, his former employer.²³⁰ This partnership was subsequently dissolved and Clegg joined the Ballarat-based firm of Kell and Miller (with whom he had already done some work). In 1895, the firm was known as Clegg and Miller.²³¹ From 1898 the partnership of Clegg and Miller designed a wide range of buildings throughout central and western Victoria.²³² These included churches, shops, grandstands, warehouses, hotels, houses, hospitals, banks and public buildings such as halls and mechanics institutes.²³³ The firm formally became Clegg and Morrow from 1914.²³⁴ Clegg was also an instructor in architecture and building construction at the Ballarat School of Mines, and a Fellow of the Royal Victorian Institute of Architects.²³⁵ He died on 9 May 1958.²³⁶

William Clarke Morrow was born in Ballarat in 1874, the son of Henry Morrow, a pioneer mining investor of the 1850s.²³⁷ He was educated at the Macarthur Street State School, University College and the Ballarat School of Mines.²³⁸ At the School of Mines, Morrow as a pupil in architecture of G.W. Clegg.²³⁹ For some years, Morrow was a building contractor before joining the architectural firm of Clegg and Miller which by 1916 became Clegg and Morrow.²⁴⁰ For a short period between 1928 and 1929, the firm was known as Clegg, Morrow and Cameron.²⁴¹ William Morrow died on 4 July 1945.²⁴²

²²⁹ P.J. Vernon, 'The Vernon Collection: a Selection of Architectural Drawings', exhibition brochure, Ballarat, 1992.

²³⁰ *Ibid.*

²³¹ *Ibid.*

²³² *Ibid.*

²³³ *Ibid.*

²³⁴ McCallum, *op.cit.*

²³⁵ *Ibid.*

²³⁶ George Clegg, Probate Administration files, 1958, VPRS 28/P4 Unit 1658 PROV.

²³⁷ McCallum, *op.cit.*, p.73.

²³⁸ *Ibid.*

²³⁹ *Ibid.*

²⁴⁰ *Ibid.*

²⁴¹ Vernon, *op.cit.*

²⁴² *The Argus*, 5 July 1945, p.2.

Throughout the various personnel changes Clegg was the designer and he was also an accomplished draftsman.²⁴³ William Morrow appears to have been first appointed as a Clerk of Works, assisting with the dialogue between client and builder.²⁴⁴ He later took up design work in the office. The practice of Clegg and Morrow were responsible for a large number of hotel designs (mainly in Ballarat) from 1914 until the 1930s. They included the Cattleyards Hotel, Ballarat (c.1922-30); alterations to the Gem Hotel, Ballarat; The Hotel Central, Ballarat; alterations to the Unicorn Hotel, Ballarat (HO115 Ballarat City Council, H1911); Brewery Tap Hotel, Warrenheip; Hotel, Newlyn; and alterations and additions to Gracedale House, Healesville; (1927).²⁴⁵ Stylistically, none of these other hotel designs appear to be directly comparable to the design of the Bridge Hotel, the most comparable example of the firm's work with the hotel being the former Toddlers' Block at the Ballarat Orphanage (HO177 Ballarat City Council) (as previously outlined).

Other Brick Interwar Hotels in the western region of the Moorabool Shire

It appears that hotel licensing regulations forced several hotel establishments to be either upgraded or replaced. Today, the Bridge Hotel, 190 Bungaree Wallace Road, Bungaree, is one of five single storey brick hotels built in the western region of the Moorabool Shire during the interwar (1920s-1940s) era.²⁴⁶ The other hotels are: the former Morning Star Hotel, 248 Bungaree Wallace Road, Bungaree (1928)(BRE016); Gordon Hotel, 92 Main Street, Gordon (GOR037); Mineral Springs Hotel, Ballan Daylesford Road, Korweinguboorra; and the Lal Lal Falls Hotel, Lal Lal (recommended for inclusion in the Lal Lal Heritage Precinct proposed in the West Moorabool Heritage Study). These single storey buildings have gabled and/or hipped roof forms clad in tiles, face red brick construction and modest porches, following a similar design and appearance as the Bridge Hotel. They all appear to be predominantly intact.



Photo 7: Gordon Hotel, 92 Main Street, Gordon, 2009.

Source: David Rowe.

Overall, the Bridge Hotel is an unusual example of one of the surviving interwar era brick hotel buildings in the western region of the Moorabool Shire, one of two surviving hotel buildings in Bungaree and the only licensed hotel in Bungaree.

²⁴³ Vernon, op.cit.

²⁴⁴ Ibid.

²⁴⁵ M. Lewis & T. Sawyer (eds.), *The Australian Architectural Index* online, University of Melbourne & 'Ballarat Building Permits Database', Statutory Planning Department, City of Ballarat.

²⁴⁶ Western Moorabool Shire Heritage Study Stage 2A database.

Bridge Hotel, Statement of Significance, May 2021

Heritage Place: Bridge Hotel 190 Bungaree Wallace Road, Bungaree	PS ref no: HO272
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**What is Significant?**

The Bridge Hotel at 190 Bungaree Wallace Road, Bungaree, constructed c.1930, is significant, including the raised lettering in the two gable ends reading “BRIDGE HOTEL”.

Only the brick section of the hotel fronting the Bungaree Wallace Road is significant. The non-original alterations and additions in brick and timber (post 1990) are not significant.

How is it significant?

The Bridge Hotel, 190 Bungaree Wallace Road, Bungaree is of local historical and aesthetic significance to the Moorabool Shire.

Why is it significant?

Historically, the c.1930 brick portion of the Bridge Hotel is significant for its enduring associations with a hotel business on this site since c.1870, and particularly from 1930 when the front portion of this hotel building was re-built for the Ballarat Brewing Company, who owned the hotel from 1902-1960. (Criterion A)

The hotel has aesthetic significance as an unusual example of an interwar era brick hotel in the western region of the Moorabool Shire. Only one of five surviving examples of its type, and one of two surviving examples in Bungaree, the building is distinct from other comparable examples for its distinctive design, particularly the composition of the roof forms, jerkin-head roofed front wings projecting from the main hipped roof, with broken back verandah between. The original (or reconstructed) fabric such as the tiled roof cladding, face brick and roughcast wall construction, broad eaves, brick chimneys, window openings, verandah piers, columns and balustrade, and the signage lettering also contribute to the aesthetic significance. Situated on higher ground at the western end of Bungaree, the hotel is a local historic landmark. (Criterion E)

Primary source

West Moorabool Heritage Study (Stage 2a) Review, 2021

West Moorabool Heritage Study (Stage 2a) Review, 2021**PLACE NAME:** Oakvale

Place No. GOR016

ADDRESS: 179 Donnellans Road, Millbrook

Assessment Date: Feb 2016, updated May 2021 & July 2025

Historic Themes:

Theme 2.3: Promoting Settlement

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

Condition: Fair**Integrity:** Moderate**Photograph Date:** 2014**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**

Victorian Heritage Register:	No
Victorian Heritage Inventory:	No
Local Planning Scheme:	No

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

National Trust (Victoria) Register:	No
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RECOMMENDED LEVEL OF SIGNIFICANCE:**Local Significance****RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	Yes – remnant external limewash on brickwork
Internal Alteration Controls Should Apply?	Yes- layout on all three levels, original window and door joinery, masonry skirtings, fireplace mantles, pencilled graffiti on the wall of the first-floor central north room, and in the two ground-floor front rooms also plaster cornices, papier mâché ceiling centres, oil paint on joiner and skirtings, and paint on walls and ceilings.
Tree Controls Should Apply?	Yes – row of four (4) mature Oak trees and mature Pear, Apple and Plum trees.
Fences &/or Outbuildings of Note?	No
Prohibited Uses May be Permitted?	No
Incorporated Document	Yes - <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions, May 2021</i>

STATEMENT OF SIGNIFICANCE:**What is Significant?**

Oakvale, at 179 Donnellans Road, Millbrook, constructed in 1875, is significant. This includes remnants of limewash on the external brickwork and internally: the internal layout on all three levels (excluding new closet partition), original window and door joinery, masonry skirtings, fireplace mantles, and

pencilled graffiti on the wall of the first-floor central north room: also, in the two ground-floor front rooms, plaster cornices, papier mâché ceiling centres, oil paint on joinery and skirtings, and paint on walls and ceilings.

The row of four English Oak trees to the south-east of the dwelling and mature specimens of Pear, Apple and Plum to the north contribute to the significance of the place.

How is it significant?

Oakvale at 179 Donnellans Road, Millbrook is of local historical and aesthetic significance and rarity value to the Moorabool Shire.

Why is it significant?

Oakvale, 179 Donnellans Road, Millbrook has historical significance for its associations with early private farming developments in the Millbrook area which became highly successful and enduring after the unlocking of the land in the early 1860s. Built in 1875 for Robert Luke McDowell and his wife, Mercy (nee Bridges), Oakvale was also the home of their ten children. Their financial success is illustrated both by the substantial size of the dwelling and the inclusion of servants' quarters in the raised basement. The mature specimens of fruit trees (Apple, Plum, Pear) to the rear of the house are remnants of a substantial early orchard which contributes to an understanding of a former way of life associated with pastoral properties which were largely self-sufficient in the 19th and early 20th century. The row of four English Oak trees to the south-east of the residence date from a similar period to the house. Their original design function is now lost, but the row provides evidence of a deliberately designed landscape element associated with substantial homestead garden – such as a carriage drive or garden boundary. Throughout the 19th century, Robert McDowell farmed the land. After his death in 1904, the property was owned by his son, Herbert, until 1910 when it was sold to William and Mary Clifford. With his brother, Herbert, on a neighbouring property, William Clifford cultivated potatoes at Oakvale through the first half of the 20th century. His children left pencilled graffiti in an upstairs bedroom. The Clifford family continued to own the property until 1997. (Criterion A)

Oakvale, 179 Donnellans Road, Millbrook, is aesthetically significant as the earliest, substantial two storey brick farm dwelling in the western region of the Moorabool Shire. Other homesteads of equivalent or larger scale were built in the 1880s and 1890s to different designs. Oakvale demonstrates original design qualities of a Victorian Georgian style in its rectangular, symmetrical face brick facades, hipped roof and narrow eaves. Stylistically, it is comparable to only the former Commercial Bank and the former Post and Telegraph Office, Ballan, built in 1857 and 1874 respectively. In particular, the features which contribute to the aesthetic significance include the symmetrical, two storey, rectangular facades surmounted by hipped roof forms with narrow eaves, three-bayed composition on the main (east) façade with a centrally located, segmentally-arched ground floor door opening (timber framed transom above) and flanking segmentally-arched timber framed, 12 paned double hung windows, three window openings on the first floor, stone ground floor window sills and brick first floor window sills, rear segmentally-arched ground floor door opening at the west end, with a four panelled timber door and transom, two rear timber framed segmentally-arched window openings with timber framed twelve paned double hung windows and brick sills, timber framed 12 paned double hung windows on the north and south elevations, three face brick chimneys with simple corbelled tops, face brick wall construction and the corrugated sheet metal profile roof cladding. Internally, the two front rooms of the ground floor retain their original decorative features, including plaster cornices, papier mâché ceiling centres, timber architraves to doors and windows, and masonry skirtings, illustrating mid-Victorian fashions, such as the picking out of cornices in multiple colours. (Criterion E)

Oakvale, 179 Donnellans Road, Millbrook, is of rarity value, thanks to the survival of original and early finishes externally and internally to the house. Externally, the well-burnt brickwork was embellished by the use of limewash, and has never been overpainted with modern paints. Internally, the house

retains all original partitions, features such as mantelpieces and skirtings, as well as original and very early (2nd generation) oil and distemper paint finishes in the two ground-floor front rooms, which are a rare survival both in Moorabool and in the State of Victoria more widely. (Criterion B)

Heritage Overlay Map

It is recommended that the heritage overlay is applied to the Oakvale property as shown in the following aerial image:



Photo 1: Aerial map
Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION:

Oakvale at 179 Donnellans Road, Millbrook, is located on a rural allotment surrounded by grassed and cropped paddocks, on an elevated rise. The house garden is largely characterised by open grassed areas, with Pear, Plum and Apple trees to the north east, a row of English Oak to the south east and a range of much later plantings of Eucalypt and ornamental trees and shrubs generally to the west. There are a number of gabled outbuildings to the north-west of the dwelling that are now excised from the Oakvale property.

Trees

Photo 2: Trees at Oakvale. Row of four English Oak Trees located to the south east of the residence (in pink) and fruit trees to its north. (Nearmap, annotated by Plan Heritage, 2025).

The row of four mature English Oak (*Quercus robur*) planted to the south-east of the residence are a deliberately planted row, although their function in the larger design of the garden is not known. As this row of trees is in line with the south side of the house's front façade (which faces east), it is possible

that they indicate the location of an earlier carriage drive. However, the earliest aerial photograph obtained of this side, from 1976, show the current southern driveway alignment, so this remains theoretical. The two eastern-most trees of the row and the two trees at the western end of the row are planted at similar intervals (approximately 5 metres apart). A 'gap' between the two pairs of trees of approximately 10m indicates the loss of a tree at the centre of this row.

These Oaks have a consistent range of Diameter at Breast Height (DBH) between 0.95m and 1.1m and a similar canopy spread. One tree (tree 3) has a slightly smaller DBH and canopy spread than the other trees. This is due to an early mechanical wound to the trunk which has likely caused significant stress to the tree in the past.



Photo 3: Row of trees, looking north-east (note gap between the eastern and western pair indicating the loss of a tree), 2025.

To the north and east of the house are a number of mature fruit trees. The trees are not laid out in rows or an ordered formation. Their locations are visible on the aerial above (Photo 2).

A large Pear (*Pyrus comminus*) and Apple (*Malus domestica*) are located to the north of the residence (trees 5 and 6). Both trees are substantial examples of their species, having large DBH and extensive canopies, and based on their size date from the late nineteenth century. A smaller Pear (tree 11) is also located in this area, and although not as substantial is likely to date from a similar period to the other Pear.

To the north-east of the residence is a very mature Plum tree (*Prunus domestica*) which has decayed and failed structurally, split and continues to grow (tree 7). This is the earliest of the Plum trees in this location, and appears to date from the nineteenth century, based on its size and canopy spread. Numerous mature specimens of Plum surround the earliest plum, and are likely to be self-seeded in the early to mid-twentieth century.



Photo 4: Mature apple tree (tree 6) to the north of the residence – note substantial girth of trunk, 2025.

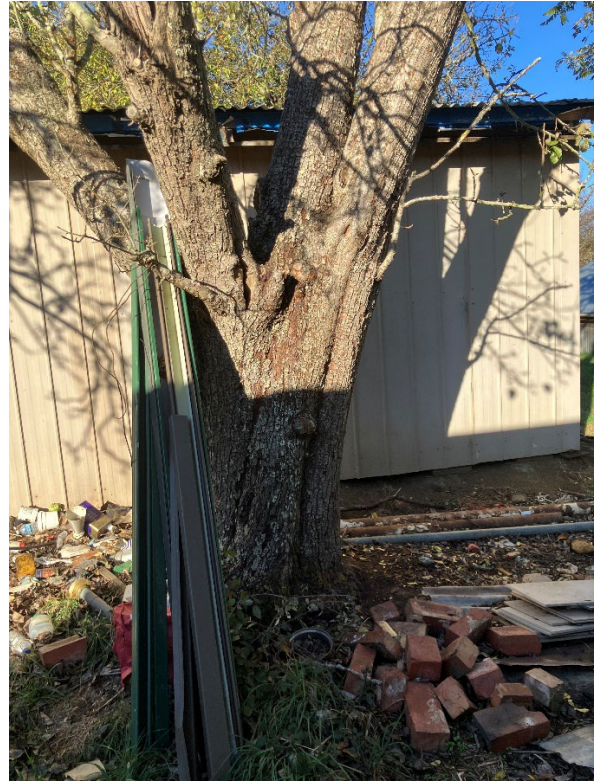


Photo 5: Mature pear tree to the north of the residence – note substantial girth of trunk, 2025.



Photo 6: Over-mature Plum tree to the north-east of residence (tree 7), 2025.

House exterior

The symmetrical, two storey, face brick, Victorian Georgian styled dwelling is characterised by a hipped roof form with a traversing ridgeline to the front (east) elevation, together with double hipped roof forms that project at the rear (west). These roofs are clad in corrugated sheet metal. There are narrow eaves and three early face brick chimneys with simple corbelled cappings adorn the roofline. The

symmetry of the design is defined by the three-bayed composition on the main (east) façade, which has a centrally located, segmentally-arched door opening (with what appears to be an introduced three panelled timber door with original timber framed transom above) on the ground floor, with flanking original, segmentally-arched timber framed, 12 paned double hung windows. On the first floor are three original window openings (the central window being boarded over). The ground floor windows have stone sills, with brick sills to the first floor windows. The rear (west) elevation has an original segmentally-arched ground floor door opening with a four panelled timber door and transom at the west end and two original timber framed segmentally-arched window openings with timber framed twelve paned double hung windows and brick sills. Similar windows are located on the north and south elevations. There is evidence of a previous single storey skillion wing on the west wall, as well as what appear to be an introduced door opening with a four panelled timber door and transom.



Photo 7: Oakvale front (east) elevation, viewed from Boundary Road, 2009.

There have been at least three applications of limewash to the external brickwork of the house. Over time, the limewash has weathered away, remaining in sheltered areas beneath eaves and windowsills. The front (east) elevation of the house retains the most extensive areas of limewash. The first limewash finish was white (untinted), and this was followed by a traditional ochre (yellowish) limewash which may have been tinted with mineral pigments or with the use of copperas (iron sulphate). The front (east) elevation was given a further (later) coat of limewash which is tinted brick-red, with picking out of the window arches and “quoins” using white limewash. Considering the good quality and hardness of the bricks, the limewash was applied for aesthetic reasons and was not essential to shed moisture.

Overall, the dwelling is in fair condition and predominantly intact. The house sat empty for some years, leading to falling damp and flooding of the basement. Some of the windows have deteriorated, with temporary patching or removal, with the central first floor window being boarded over.

House interior

Raised basement: The raised basement formed the service areas of the house, including the kitchen. This division of service and served areas is indicative of the relative wealth of the first owners of Oakvale.

The finishes, including wall, floor and ceiling materials, are only in fair to poor condition, due to past flooding. The servants' staircase, originally located at the west end, has been removed. The kitchen fireplace hearth remains in the south-west room, with a hot water tank installed at its back. This is one of the rivetted iron ship's tanks of a type that was used from the 1850s onwards to transport goods from Great Britain to Australia. They were frequently recycled for use as rainwater tanks and hot water tanks. This tank is severely corroded.

The basement floor sits approximately 2 metres below the water table level, requiring an integral drainage system to prevent flooding. Based on the current owner's investigations, the original drainage system is believed to function as follows. During construction, the excavation in the parent ironstone clay was sloped toward the south-east corner of the basement, leading to a 10-inch earthenware pipe. A layer of rubble topped with render was then laid to create a basement floor that would allow excess ground water to filter through to the outlet pipe. The pipe drained the water downhill to an open gully south of the house. In recent years, the pipe has been extended further south (with concrete piping) and the gully filled in.

Front ground-floor rooms: These two front rooms were designed to be representative (that is, public-facing) and are the highest in the hierarchy of decoration. In particular, they are the only rooms in the house that have cornices (run from plaster) and ceiling centres (moulded from papier mâché). The south-east room is further distinguished by the picking out of the cornice in three colours, and retention of a timber mantelpiece.



Photo 8: Ceiling of the south-east (front) room, showing the plaster cornice picked out in three colours and the papier mâché ceiling centre, 2025.

The north-east room has the same cornice and ceiling centre, but the entirety of the walls, cornice, ceiling, and ceiling centre are painted in a single colour, indicating that this room was not actually on public show.

Both rooms also have moulded timber architraves to doors and windows, and masonry skirtings with a simple nosing at the top. (Note that masonry skirtings were not uncommon in the 19th century, as they were very resistant to impact). All joinery and skirtings are finished in an Indian Red oil paint.

The south-east room appears to have retained exposed (that is, never repainted) finishes on the walls and door joinery. The walls are painted in a matte yellow finish which may be a washable distemper. The door joinery has only an undercoat and the current Indian Red finish coat. There is a slight overlap of the Indian Red atop the wall distemper, indicating the distemper has never been washed off and replaced. The masonry skirting, however, has been repainted once, both times in the same Indian Red oil paint. This reflects the traditional economical approach to house painting, where elements were only touched up or repainted when absolutely necessary. Skirtings absorb frequent mechanical damage, when furniture, brooms and mops bump up against them, hence the need for repainting.



Photo 9: Ceiling, cornice and ceiling centre in the north-east ground-floor room, 2025.

The walls of the north-east room are painted in a matte biscuit (pink-beige) finish, which is not resistant to abrasion, indicating that it is a soft distemper. The biscuit distemper is the only finish layer present on the walls. As there is no tell-tale overlap of the joinery oil paint atop this layer, it is possible but unlikely that this is a second (or later) generation finish, and the first distemper coat was washed off before this one was applied. It is also possible that only the joinery was painted when the house was first built, and the walls and ceiling in this room only painted at a later date.

In both rooms the ceiling and joinery finishes are in a relatively good condition (though they need specialist cleaning). Both rooms have some water damage to the wall finishes, particularly in the south-east room where there has also been plaster patching at the base of the wall. Retention of these wall finishes would require specialist input from a wall paintings conservator, as well as infill painting in some areas.

Remainder of ground floor: In all remaining rooms of the ground and first floors, the ceilings are square set (that is, they do not have cornices). All rooms have the same Indian Red oil paint to joinery and masonry skirtings as the two front rooms.

The hallway has yellow distemper to the walls. It contains a steep and narrow staircase to the first floor (the flight to the basement has been removed, with a new enclosure where this was located), which retains some Indian Red paint. The stair balustrade is elsewhere in the house (loose), and the landing balustrade is reportedly in Ballarat. Due to these changes, the staircase has a relatively low intactness.

The walls of the north centre and rear (north-west) rooms have been repainted – probably prior to WWII – in a light blue distemper. The original off-white wall finish (similar to AS2700 X33 Warm White) is clearly visible in the north-centre room where the fireplace mantle has been removed.

In the north-west (rear) room, the later blue was applied over an original dove grey distemper.

The large north-west corner room retains one or more layers of dove grey distemper on its walls, generally in a poor condition. This room retains a timber mantelpiece.

First floor: Rooms on this floor retain timber door and window joinery, and smaller masonry skirtings than seen at ground floor level, indicating a lower level in the hierarchy of design. Most of the ceilings on the floor have been removed.

Interestingly, the north and south-central bedrooms have plaster walls that have never been painted, demonstrating the frugal approach to finishes and decoration in this house. Near the window of the north-central room, the plaster bears pencilled writing (graffiti) made by the children of William and Mary Clifford, who lived in the house from 1916 onward.



Photo 10: Pencilled graffiti on the east wall, near the window of the first-floor north-central room, 2025.

The two eastern (front) bedrooms were refinished several times. The north-east room retains three layers of dove grey distemper (in a poor condition). Its door architrave has been removed.

The south-east room has off-white distemper walls (probably over a previous white coat). The door joinery was originally varnished, and then painted brown.

HISTORY:

Squatting and Early Settlement²⁴⁷

In early 1837, the Government Surveyor, Frederick D'Arcy and his party surveyed the upper reaches of the Leigh and Moorabool Rivers. A second expedition led by D'Arcy followed in August 1837. One of the main purposes of the expeditions was to find new country upon which to establish grazing lands for new stations. The earliest districts of Melbourne and Geelong, including the lower reaches of the Barwon and Moorabool Rivers, had already been settled and were almost totally occupied.

The rush to Ballarat, Blackwood and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. While the Nicholson Land Act of 1860 and the Duffy Act of 1862 sought to open land selection for the small farmer, it was not until the Grant Land Act of 1865 (refined in 1869) that gave rise to the greatest land settlement in the Moorabool Shire.

Robert McDowell & the Establishment of Oakvale

Between the mid 1850s and early 1860s, land immediately west and south-west of the goldfields township of Gordons was 'unlocked' into smaller allotment for private sale. Crown allotments 5 and 6 of Section 6 in the Parish of Kerrit Bareet (comprising over 97 acres) were purchased by Robert Luke McDowell on 3 March and 10 June 1864 respectively.²⁴⁸

While it appears that McDowell and his family had moved to this property by 1869, it was not until 1874-75 that he erected a substantial two storey brick farm dwelling to accommodate his growing family which he named Oakvale.²⁴⁹ McDowell first placed a tender notice in September 1874 'for the making and burning of 60,000 bricks, directing interested parties to contact him 'at my place, Black Hill, Gordon'.²⁵⁰ Once the bricks were ready, in February 1875, he sought tenders for bricklayers to construct 'a brick house, [of] eleven rooms'. The house was ready for its finishing touches by April that year, when McDowell sought tenders for the internal plastering.²⁵¹

Detached from the main house, a kitchen was also constructed and later connected by a covered way.²⁵² McDowell's ability to purchase farmland and construct such a large home, with separate servants' quarters in the raised basement, suggests that he had had success with goldmining. It was described in 1880 as 'a substantial-looking brick house, surrounded by about four acres of orchard'.²⁵³

²⁴⁷ Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

²⁴⁸ See Plan of the Parish of Kerrit Bareet, 1944, VPRS 16171 PROV & Certificates of Title, vol. 111 fol. 063 & vol. 111 fol. 064.

²⁴⁹ The Ballan Shire Rate Book (West Riding) for 1865 listed Robert McDowell as the owner of land only – see R. Huggins, Index of the Ballan Shire Rate Books, personal collection, Ballan. The Buninyong Road Board Rate Book for 1866, VPRS 13490/P1 Unit 1 PROV (Ballarat) listed McDowell as the owner of land at Black Hill, with a net annual value of £44. The Buninyong Shire Rate Book for 1869, VPRS 13490/P1 Unit 2 PROV (Ballarat) listed McDowell as the owner of a tenement and land, but with a net annual value of £35. However, Robert's sixth child, John, was born at Mount Egerton in 1867, with his daughter, Mercy, born at Gordon in 1869. This suggests that they were residing in an earlier dwelling by 1869.

²⁵⁰ *Ballarat Courier*, 21 August 1874, page 3.

²⁵¹ *Ballarat Courier*, 8 February 1875, page 4 and 16 April 1875, page 3.

²⁵² Maureen Davenport (nee Ryan), Canberra, personal comments, 21 January 2015. The kitchen wing has been demolished.

²⁵³ *Bacchus Marsh Express*, 10 April 1880, page 4.

R.L. McDowell was born at Taylor Town, County Antrim, Ireland, in c.1825.²⁵⁴ Possibly lured by the goldrush, he emigrated to Victoria where he married Mercy Bridges (born c.1838) in 1858.²⁵⁵ They continued to live at Ballarat in the ensuing years, where at least the first four of their 12 children were born: Robert William (born 1859, Ballarat West), Alexander (born 1860), Thomas born 1862 and died 1863, Soldiers' Hill, Ballarat) and Isabella (born 1863 and died 1865).²⁵⁶ Other children to Robert and Mercy were: Arabella (born 1865), John (born 1867, Mt Egerton), Mercy (born 1869, Gordons), Georgina (born 1870, Gordons), Walter (born 1872), Grace (born 1874, Gordons), Amelia Mary (born 1876) and Herbert.²⁵⁷ The McDowell family belonged to the Presbyterian Church.²⁵⁸

From the 1860s, Robert McDowell farmed the rich chocolate soil, sowing wheat, oats and English grass.²⁵⁹

Tragedy struck the family on 16 April 1901 with the death of Mrs Mercy Bridges, aged 63 years.²⁶⁰ She was buried in Section C in the Ballarat Old Cemetery.²⁶¹ It seems that Mercy's death took a severe toll on Robert's health, as he was admitted to the Ballarat Lunatic Asylum on 2 September 1902.²⁶² He died there of pneumonia two years later on 17 May 1904.²⁶³ His estate was extensive, amounting to £6393/12/2, with Oakvale valued at £937/9/10.²⁶⁴ The property was described at this time as follows:

Crown Allotment 5 Section 5 same Parish and County [Parish of Kerit Bareet County of Grant] containing 44 acres 2 roods and 23 perches subdivided into 4 paddocks with post and rail fence. On this land is erected Brick house containing 15 rooms, 2 hay and chaff sheds, workshop, wash and buggy house.²⁶⁵

During Robert McDowell's illness, his numerous other landholdings, including land at Gordon and land in the Parish of Woolamai, County of Mornington, was let by the Master of Lunacy to two of his sons, Herbert and Walter respectively.²⁶⁶

Herbert McDowell continued to reside and farm Oakvale following his father's death and he acquired Title to the property in 1904.²⁶⁷ On 7 March 1903, he married Edith E. Cowley at the Congregational Church, Ballarat.²⁶⁸ Their daughter was born at Oakvale on 10 December 1908.²⁶⁹ Tragically, Edith McDowell died in 1909 after a brief illness at the residence of her father, J.E. Cowley of the Eureka Ironworks, Ballarat East.²⁷⁰ Possibly as a consequence of the loss of his wife, Herbert McDowell sold Oakvale a year later in 1910. As outlined in the *Bacchus Marsh Express*:

²⁵⁴ R. Huggins, Transcript of the *Gordon Advertiser*, 20 May 1904, personal collection, Ballan, & Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

²⁵⁵ *Ibid.*

²⁵⁶ *Ibid.*

²⁵⁷ *Ibid.*

²⁵⁸ Information kindly provided by the Ballarat Old Cemetery, January 2015.

²⁵⁹ *Bacchus Marsh Express*, 10 April 1880, p.4 & *The Argus*, 30 November 1883, p.10.

²⁶⁰ Victorian Births, Deaths and Marriages Indexes, op.cit. & *The Argus*, 17 April 1901, p.1.

²⁶¹ *Ballarat Cemeteries and Crematorium*, op.cit.

²⁶² Ballarat Asylum Records, VPRS 7426/P1 Unit 1 PROV.

²⁶³ *Ibid.* & Victorian Births, Deaths and Marriages Indexes, op.cit. *The Gordon Advertiser*, op.cit., 20 May 1904, also claimed that McDowell invented many labour-saving implements for tilling the soil. However, the newspaper seems to have confused Robert McDowell of 'Oakvale' with Robert McDowell of Hay, New South Wales, who took out a patent (no. 4574) for 'improvements with ploughs' on 15 June 1886. See *Victoria Government Gazette*, 9 July 1886, p.1978.

²⁶⁴ Robert Luke McDowell, Probate Administration files, 1904, VPRS 28/P2 Unit 688 PROV.

²⁶⁵ *Ibid.*

²⁶⁶ *Ibid.*

²⁶⁷ Certificate of Title, vol. 111 fol. 064.

²⁶⁸ *Gordon Advertiser*, 23 March 1907, op.cit.

²⁶⁹ *The Argus*, 25 January 1908.

²⁷⁰ R. Huggins, Index of the *Gordon Advertiser*, 9 July 1909, private collection, Ballan.

Mr. H.L. McDowell's homestead farm of 97 acres, known as Oakvale, Black Hill, Gordon, has been sold through Messrs. Greenfield & Co., to Mr. William Clifford, of Gordon, for £4,352/17/6, or at the rate of £44/7/6 per acre.²⁷¹

Oakvale & the Clifford Family Era

Title to Oakvale was taken up by Mrs Mary Clifford (nee Hogan) and her son, William Gerald Clifford (1882-1951), on 30 December 1910.²⁷² Another of Mrs Clifford's sons, Herbert, farmed a neighbouring property.²⁷³ With her husband, Timothy Clifford, Mary had established a bakery at 82 Main Street, Gordon in 1870.²⁷⁴ In 1914, William Clifford became sole owner of Oakvale where he cultivated potatoes.²⁷⁵

In 1916, William Gerald Clifford married Mary Helena Ryan (1894-1974) (Photo 11), the daughter of Thomas Francis and Johanna Ryan (nee Maher).²⁷⁶ They had seven children: Deborah, Mary, Thomas, Gerald, Elaine, Eileen and Cornelius.²⁷⁷ The Clifford family were members of St. Patrick's Roman Catholic Church, Gordon.²⁷⁸



Photo 11: Mary and William Clifford of Oakvale, c.1950.
Source: Maureen Davenport, Canberra.

²⁷¹ *Bacchus Marsh Express*, 29 October 1910. See also *The Argus*, 25 October 1910.

²⁷² Certificate of Title, vol. 3010 fol. 827 & Victorian Births, Deaths and Marriages Indexes, op.cit.

²⁷³ Davenport, op.cit.

²⁷⁴ Certificate of Title vol. 84 fol. 755 & Davenport, op.cit.

²⁷⁵ *Ibid.*, vol. 3467 fol. 288 & Davenport, op.cit.

²⁷⁶ Victorian Births, Deaths and Marriages Indexes, op.cit.

²⁷⁷ *The Argus*, 11 July 1951, p.14.

²⁷⁸ *Ibid.*

On William's death in 1951, Oakvale passed to Mrs Mary Clifford until her death in 1974.²⁷⁹ From this time until 1977, the property was owned by Thomas and Cornelius Clifford until Thomas' death in 1988.²⁸⁰ It remained owned by Cornelius Clifford until his death in 1997,²⁸¹ when it was sold outside the Clifford family for the first time in 87 years. Oakvale had fallen into disrepair at this time (Photos 12-15).



Photo 12: Oakvale, front (east) elevation, 1998.
Source: Wendy Jacobs.



Photo 13: Oakvale, front (east) elevation, 1998.
Source: Wendy Jacobs



Photo 14: Oakvale, rear (west) elevation, 1998.
Source: Wendy Jacobs



Photo 15: Oakvale, side (south) elevation, 1998.
Source: Wendy Jacobs

COMPARATIVE ANALYSIS

Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.

Victorian Houses

While there were a small number of large-scale pastoral homesteads developed in the western region of Moorabool Shire during the nineteenth century, considerably more prevalent throughout this area were smaller-scaled Victorian-era dwellings constructed between the 1860s and 1910s. These dwellings are a physical legacy of the varying socio-economic status of the original owners.

²⁷⁹ Certificate of Title, op.cit.

²⁸⁰ Ibid.

²⁸¹ Davenport, op.cit.

Oakvale is the only known surviving two storey Victorian Georgian styled dwelling on a farm property in the west region of the Moorabool Shire built in the 1860s. Other substantial two storey rural homesteads in the district and nearby area were built in later years including:

- Mt Boninyong Homestead, 6754 Midland Highway, Scotsburn:²⁸² the homestead was built in 1883 for Robert Scott on the family property, Mt Boninyong. The large, two storey, brick Victorian Eclectic styled dwelling features complex hipped roof forms, the front having a projecting rectangular bay surmounted by a bellcote while the ground floor features a post-supported skillion verandah with cast iron valances and brackets. At the rear is a projecting steeply pitched two storey gabled wing.
- Yuulong Homestead, 30 Yuulong Road, Scotsburn:²⁸³ built in 1889 for Andrew Scott on land excised from the Scott property, Boninyong, the polychrome brick, late Victorian styled dwelling has a hipped roof form with an encircling convex verandah decorated with cast iron posts, valances and brackets.
- Killarney, 3109 Old Melbourne Road, Warrenheip (HO48) (Photo [168](#)):²⁸⁴ built in c.1897 for Thomas O'Loughlin who as awarded the title of Papal Count of the Holy Roman Empire, his large Late Victorian Picturesque brick dwelling features complex hipped and gabled roof forms, the front having projecting segmentally-arched portico and cast iron verandahs and balconies. There is a gate house that was erected at the entrance to the main driveway, as well as stables and a coach house. The house is approached by a long drive planted on both sides with mature specimens of English Oak and English Elm.

²⁸² P. Griffiths, *Three Times Blest: A History of Buninyong & District 1837-1901*, Buninyong & District Historical Society, 1988, pp.121-122.

²⁸³ *Ibid.* & D. Kellaway, 'Research into Yuulong, Scotsburn, near Buninyong', National Trust of Australia (Victoria), 1976.

²⁸⁴ D. Cahir, Dunnstown, notes provided on Killarney to the author, March 2010 & Australian Heritage Database online, 31 May 2009.



Photo 16: Killarney, 3109 Old Melbourne Road, Warrenheip, 2012. Source: National Trust (VHD).

Oakvale is more rudimentary in design than the other two storey homesteads, reflecting its earlier date of construction and possibly the Protestant frugality of the original owner.

Stylistically, Oakvale is more comparable to the former Commercial Bank at 157 Inglis Street, Ballan (HO23) (Photo **17**) built in bluestone in 1867,²⁸⁵ and the former Post and Telegraph Office, 140 Inglis Street, Ballan (HO24) (Photo **18**) built in brick in 1874.²⁸⁶ Like Oakvale, both feature symmetrical, rectangular facades with three-bayed compositions defined by window and door openings, hipped roofs and narrow eaves.

²⁸⁵ *A Pictorial History of the Shire of Ballan*, Ballan Shire Historical Society, 1989, p.45 & Australian Heritage Database online, 31 May 2009. The latter states that the building was constructed in 1857.

²⁸⁶ 'A Heritage Walk Through Ballan', Ballan Shire Historical Society, 1996.



Photo 17: Former Commercial Bank, 157 Inglis Street, Ballan, 2010.

Source: David Rowe and Wendy Jacobs.



Photo 18: Former Post and Telegraph Office, 140 Inglis Street, Ballan, 2010.

Source: David Rowe and Wendy Jacobs.

Oakvale is a rare and externally, moderately intact example of a substantial Victorian era dwelling articulated in the Georgian style. It is the earliest known two storey brick farmhouse in the Moorabool district and is in fair condition.

Intact interiors

Many nineteenth century dwellings retain their original room layouts and often their external form (though many urban houses have lost all or part of their service wings). Many houses also retain other internal features such as fireplaces, skirtings, architraves, cornices and staircases, which are regarded as more permanent and are not usually replaced according to changing fashions.

It is far rarer to find such houses that retain their original decorative schemes. Many of these examples are considered to be of State-significance and are protected in the Victorian Heritage Register. Most of these are mansions, such as 'Mintaro' in Monegeetta (VHR H2317), Mandeville Hall in Toorak (VHR H676), and Villa Alba in Kew (VHR H605). Wardlow in Parkville (VHR H1922) is a substantial dwelling, though not a mansion. It retains some original decoration, including wall and ceiling papers, gilded pelmets, wood grained joinery with gold stencilling and encaustic tessellated tiles.

Oakvale is not directly comparable to VHR-listed mansions such as Mintaro, but it is of a similar size and design quality to Wardlow in Parkville.

There are also a small number of dwellings in municipal Heritage Overlays that retain more or less intact interior decoration, which is protected by Internal Alteration Controls in the Schedule to the Heritage Overlay. Examples with the most similar level of internal intactness to Oakvale are the following:

- Greater Shepparton HO343 - Lamrock's Homestead, 275 Cosgrove-Lemnos Road, Pine Lodge
An externally typical late Victorian brick farmhouse. It has sat vacant since 1956 leading to problems with water ingress, but allowing the preservation of its interior, described as follows: 'There are 6 internal rooms and many of the early finishes have survived. This includes the original factory finish pressed metal ceilings, the original paint finishes to some of the doors and skirting boards. A number of the ventilated ceiling roses have also survived.' It was assessed by Heritage Concepts as part of the, 'Greater Shepparton Rural Heritage Study Stage 1', 2014.

An image of the interior from the Hermes database is reproduced below:



- Merri-beck HO359 - Former Montague Dare Residence, 130 Rennie Street, Coburg
A Victorian Italianate villa. Its aesthetic significance is derived, in part, from: '...internally, fretwork, fire surrounds and most significantly original pressed metal ceilings which retain their original paint schemes.' It was assessed by Context PL, 'Moreland City Council: Local Heritage Places Review', 2004.
- Yarra HO83 - Bokhara, 1 View Street, Alphington
A Victorian polychrome brick house, with the interior described as: 'Internally, there is an arched hallway with remnants of an embossed dado and border papers. Some of the rooms appear to have been renovated c 1910, retaining the original Victorian ceiling roses.' It was first assessed in 1983, but reviewed in 2007 by Graeme Butler.

In Moorabool Shire there are currently five places that have Internal Alteration Controls. Four of them are churches (HO63 St Andrew's Uniting Church, HO64 Holy Trinity Anglican Church, HO92 St Bernard's Church, HO127 Saint George's Anglican Church). The fifth is a private residence: HO130 Farmhouse, 51 Dukelows Road, Balliang. It is a Victorian Italianate timber house. The 1995 'Bacchus Marsh Heritage Study' citation notes the following: 'The interior is lined with horizontal beaded boards and there is no plaster lining. There is a timber Doric archway in the hall. The front left room has a pressed metal ceiling.' There is no indication in the citation that any early finishes survive intact in this house.

As demonstrated by this comparative analysis, the intactness of the interior of Oakvale, particularly the decorative detail and early applied finishes in the two ground-floor front rooms, is very rare in Moorabool Shire and more widely in the State of Victoria.

Oakvale, Statement of Significance, May 2021

Heritage Place: Oakvale 179 Donnellans Road, Millbrook	PS ref no: HO307
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**What is Significant?**

Oakvale, at 179 Donnellans Road, Millbrook, constructed in 1875, is significant. This includes remnants of limewash on the external brickwork and internally: the internal layout on all three levels (excluding new closet partition), original window and door joinery, masonry skirtings, fireplace mantles, and pencilled graffiti on the wall of the first-floor central north room: also, in the two ground-floor front rooms, plaster cornices, papier mâché ceiling centres, oil paint on joinery and skirtings, and paint on walls and ceilings.

The row of four English Oak trees to the south-east of the dwelling and mature specimens of Pear, Apple and Plum to the north contribute to the significance of the place.

How is it significant?

Oakvale at 179 Donnellans Road, Millbrook is of local historical and aesthetic significance and rarity value to the Moorabool Shire.

Why is it significant?

Oakvale, 179 Donnellans Road, Millbrook has historical significance for its associations with early private farming developments in the Millbrook area which became highly successful and enduring after the unlocking of the land in the early 1860s. Built in 1875 for Robert Luke McDowell and his wife, Mercy (nee Bridges), Oakvale was also the home of their ten children. Their financial success is illustrated both by the substantial size of the dwelling and the inclusion of servants' quarters in the

raised basement. The mature specimens of fruit trees (Apple, Plum, Pear) to the rear of the house are remnants of a substantial early orchard which contributes to an understanding of a former way of life associated with pastoral properties which were largely self-sufficient in the 19th and early 20th century. The row of four English Oak trees to the south-east of the residence date from a similar period to the house. Their original design function is now lost, but the row provides evidence of a deliberately designed landscape element associated with substantial homestead garden – such as a carriage drive or garden boundary. Throughout the 19th century, Robert McDowell farmed the land. After his death in 1904, the property was owned by his son, Herbert, until 1910 when it was sold to William and Mary Clifford. With his brother, Herbert, on a neighbouring property, William Clifford cultivated potatoes at Oakvale through the first half of the 20th century. His children left pencilled graffiti in an upstairs bedroom. The Clifford family continued to own the property until 1997.

(Criterion A)

Oakvale, 179 Donnellans Road, Millbrook, is of rarity value, thanks to the survival of original and early finishes externally and internally to the house. Externally, the well-burnt brickwork was embellished by the use of limewash, and has never been overpainted with modern paints. Internally, the house retains all original partitions, features such as mantelpieces and skirtings, as well as original and very early (2nd generation) oil and distemper paint finishes in the two ground-floor front rooms, which are a rare survival both in Moorabool and in the State of Victoria more widely. (Criterion B)

Oakvale, 179 Donnellans Road, Millbrook, is aesthetically significant as the earliest, substantial two storey brick farm dwelling in the western region of the Moorabool Shire. Other homesteads of equivalent or larger scale were built in the 1880s and 1890s to different designs. Oakvale demonstrates original design qualities of a Victorian Georgian style in its rectangular, symmetrical face brick facades, hipped roof and narrow eaves. Stylistically, it is comparable to only the former Commercial Bank and the former Post and Telegraph Office, Ballan, built in 1857 and 1874 respectively. In particular, the features which contribute to the aesthetic significance include the symmetrical, two storey, rectangular facades surmounted by hipped roof forms with narrow eaves, three-bayed composition on the main (east) façade with a centrally located, segmentally-arched ground floor door opening (timber framed transom above) and flanking segmentally-arched timber framed, 12 paned double hung windows, three window openings on the first floor, stone ground floor window sills and brick first floor window sills, rear segmentally-arched ground floor door opening at the west end, with a four panelled timber door and transom, two rear timber framed segmentally-arched window openings with timber framed twelve paned double hung windows and brick sills, timber framed 12 paned double hung windows on the north and south elevations, three face brick chimneys with simple corbelled tops, face brick wall construction and the corrugated sheet metal profile roof cladding. Internally, the two front rooms of the ground floor retain their original decorative features, including plaster cornices, papier mâché ceiling centres, timber architraves to doors and windows, and masonry skirtings, illustrating mid-Victorian fashions, such as the picking out of cornices in multiple colours. (Criterion E)

Primary source

West Moorabool Heritage Study (Stage 2a) Review, 2021

West Moorabool Heritage Study (Stage 2a) Review, 2021**PLACE NAME:** The Pines

Place No. GOR025

ADDRESS: 52 Sullivans Road, Millbrook

Assessment Date: Feb 2016, updated May 2021

Historic Themes:

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

Condition: Good**Integrity:** Moderate**Photograph Date:** 2015**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**

Victorian Heritage Register:	No
Victorian Heritage Inventory:	No
Local Planning Scheme:	No

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

National Trust (Victoria) Register:	No
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RECOMMENDED LEVEL OF SIGNIFICANCE:

Local Significance

RECOMMENDATIONS:Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	No
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	Yes – <i>mature exotic trees adjacent to main dwelling</i>
Fences &/or Outbuildings of Note?	No
Prohibited Uses May be Permitted?	No
Incorporated Document	Yes - <i>Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions, May 2021</i>

STATEMENT OF SIGNIFICANCE:**What is Significant?**

The Pines, 52 Sullivans Road, Millbrook constructed c.1896 is significant.

Elements that contribute to the significance of the place include: single storey hipped roof forms, return post-supported verandah, projecting early rear gabled addition on the north side, corrugated sheet metal roof cladding, timber weatherboard wall cladding, three face brick chimneys, modest eaves with paired timber brackets and roundels and panelling between, front timber framed doorway with a panelled timber door and sidelights and highlights, paired and single timber framed double hung windows with moulded timber architraves and timber window sills, stop chamfered verandah posts, timber bargeboards to the gable end and the gable infill (panelling and timber battening) to the early

gabled addition. The mature Cypress and other exotic trees at the front of the property also contribute to the setting.

How is it significant?

The Pines, 52 Sullivans Road, Millbrook, is of local historical and representative significance to the Moorabool Shire.

Why is it significant?

The Pines, 52 Sullivans Road, Millbrook, has historical significance for its associations with second generation Irish Catholic farmers who resided and cultivated the land from the late 19th century, following on from their forebears who had seen the potential in the rich soil for agricultural and grazing farms at Millbrook in the early 1860s. The Pines appears to have been built in 1896 as the family home of Thomas James and Minnie Sullivan, the property having originally been part of a larger farming estate of Thomas' father, Edmund Sullivan. It continued under the ownership of the Sullivan family until at least the late 20th century, having been farmed by three generations of the one family. (Criterion A)

The Pines, 52 Sullivans Road, Millbrook, is a representative, moderately intact example of a small number of surviving Late Victorian styled farm dwellings in the Millbrook and Gordon area constructed in the late 19th and very early 20th centuries. Although altered and extended at the rear, the original Late Victorian design qualities are clearly discernible when viewed from the front, including the hipped roof forms, return verandah, brick chimneys, construction, windows and front door, and detailing. The mature Cypress and other exotic trees contribute to the front setting of the place. (Criterion D)

Heritage Overlay Map

It is recommended that the Heritage Overlay is applied the portion of the property as shown in the following aerial image (Photo 1).



Photo 1: Aerial map

Source of base Map: Moorabool Shire Council, 2020.

DESCRIPTION:

The Pines farm property, 52 Sullivans Road, Millbrook, is set on a large rural farming allotment on the west side of the road, the main dwelling and outbuildings being clustered near the north-east corner of the site. The dwelling has a substantial front setback and is fenced off at the front with timber post and wire fencing. There is an open grassed area and mature Cypress trees near the front boundary, there being other exotic trees near the front of the dwelling (see Photo 6). A gravelled driveway is situated in the north-east portion, forming a circular driveway within the site where there is a row of mature exotic and Cypress trees. Other mature exotic trees are located to the east of the main dwelling and near the northern boundary towards the rear. There are several outbuildings at the rear of the dwelling, possibly including farm structures dating to the 19th century such as the gabled and skillion outbuilding constructed of timber weatherboard to the rear of the dwelling on the south side. At the front near the southern boundary of the homestead complex is an introduced, gabled galvanised corrugated steel shed.

The asymmetrical, single storey, timber weatherboard, Late Victorian styled dwelling has a main hipped roof form at the front, together with a return post-supported convex verandah. There are double hipped wings that project at the rear where an interwar gabled addition projects towards the north, and a more recent gabled addition projects to the south. From the rear gabled additions are skillion wings that reflect more recent construction. The roof forms to the main hipped roof building and early gabled addition are clad in painted galvanised corrugated steel, while the remainder of the dwelling is clad in unpainted corrugated sheet metal. Three original face brick chimneys with cream brick bands and corbelled tops are a feature of the roofline. Modest overhangs with paired timber brackets and roundels and panelling between comprise the eaves to the main hipped portion, while there are more broadly projecting eaves to the interwar era gabled addition which has timber bargeboards. The gable end has early panelled and timber battening.

The front of the dwelling has an original, centrally located timber framed doorway with a panelled timber door with sidelights and highlights. Flanking the front doorway are paired timber framed double hung windows with moulded timber architraves and timber window sills. Similar timber framed double hung windows are located at the sides. The return verandah is supported by stop chamfered timber posts, but it lacks any decorative detailing.

At the rear on the north side is a post-supported skillion verandah that projects from the interwar era gabled addition.



Photo 2: Main entrance showing the main dwelling, 2009.



Photo 3: Main dwelling as viewed from Sullivans Road (south-east), 2009.



Photo 4: Main dwelling as viewed from Sullivans Road (south-east), 2015.



Photo 5: 'The Pine's property as viewed from Sullivans Road (south-east), with introduced outbuilding at the front, 2015.



Photo 6: Mature and exotic trees at the front of the property shaded blue. Source: Nearmap 3 August 2025

HISTORY:

Squatting and Early Settlement²⁸⁷

In early 1837, the Government Surveyor, Frederick D'Arcy and his party surveyed the upper reaches of the Leigh and Moorabool Rivers. A second expedition led by D'Arcy followed in August 1837. One of the main purposes of the expeditions was to find new country upon which to establish grazing lands for new stations. The earliest districts of Melbourne and Geelong, including the lower reaches of the Barwon and Moorabool Rivers, had already been settled and were almost totally occupied.

The rush to Ballarat, Blackwood and other goldfields in the 1850s, and the subsequent political uprising of the Eureka stockade in Ballarat brought social reforms and measures to alleviate the land crisis. The reduction of the mining industry in the late 1850s instigated a call to 'unlock the land' for closer settlement. While the Nicholson Land Act of 1860 and the Duffy Act of 1862 sought to open land selection for the small farmer, it was not until the Grant Land Act of 1865 (refined in 1869) that gave rise to the greatest land settlement in the Moorabool Shire.

²⁸⁷ Taken from D. Rowe, 'Forest, Farmland & Gold: Thematic Environmental History of the Western Region of the Moorabool Shire', draft, prepared for the Moorabool Shire Council, June 2010.

History of The Pines Farm

In the c.1850s, the Sullivan brothers, Michael, Edmund and John, emigrated from Tipperary, Ireland, to Kapunda, South Australia, where they established a wheat farm of 700 acres on the Gilbert river.²⁸⁸ There, the Sullivan brothers married: Michael to Miss Alice O'Donnell in 1859 and Edmund to Miss Elizabeth Grieg.²⁸⁹ In late 1863, Michael and Edmund Sullivan sold their shares in the farm property for £3 an acre given that the land was better suited to grazing sheep than for cultivation.²⁹⁰ On 5 November 1863, they set off on an overland journey to "fresh fields and pastures new" at Millbrook, Victoria.²⁹¹ An account of the journey was given in *The Advocate* in 1941:

Facing the vicissitudes of wild bush travel, the Messrs. Sullivan chartered caravans, drawn by bullocks, and commenced the eventful journey overland. Accompanying the intrepid landseekers were their wives and families. The settler, though they found the land in which they were to carve out a home a complete wilderness, decided to carry on. This virgin country was noted for its tall, thick timber and undergrowth, and it was marked on a crude map as Moorabool Creek.²⁹²

Arriving at Ballarat, they were met by John Ryan, an Irish Catholic farmer, who had already settled at Millbrook, and Thomas Ryan, of Gordon.²⁹³ Alice and Elizabeth Sullivan stayed at the Plough and Harrow Hotel, Mair Street, Ballarat. Continuing the journey, the Sullivan brothers reached Millbrook after three months of travel. They camped on the banks of the Moorabool Creek.²⁹⁴

On 3 March 1864, Edmund and Michael Sullivan purchased 47 acres, 1 rood and 35 perches of land comprising allotment 1 of Section 6 in the Parish of Kerit Bareet at Millbrook.²⁹⁵ Michael Sullivan subsequently purchased further land immediately south of this allotment in 1866 and 1874.²⁹⁶ On 24 September 1866, Edmund Sullivan acquired 15 acres, 2 roods and 34 perches to the west of the land he had earlier acquired with his brother.²⁹⁷ This land comprised allotment 7A of Section 3 and is now addressed as 52 Sullivans Road. At Millbrook, the 'locality was then nothing more than a primeval forest – huge gum trees and heavy undergrowth.'²⁹⁸ The Sullivan brothers soon set about clearing the land for cultivation. As outlined in *The Advocate*:

The arduous task of denuding the forest of umbrageous gums and other timber was undertaken by the Irish settlers, and, after strenuous toil, they began in earnest to speed the plough. The rich, volcanic soil was found to be suitable for wheat growing and other cereals, as well as tuber crops. Success attended their praiseworthy efforts. The land selected by the early pioneers nestled beneath an extinct volcano known as Black Hill, and the country opened up became smiling uplands and wonderfully productive.²⁹⁹

²⁸⁸ 'A Millbrook Octogenarian: The Late Mrs A. Sullivan', in *Gordon, Egerton & Ballan Advertiser*, 2 February 1917, p.1.

²⁸⁹ *Ibid.*

²⁹⁰ *Ibid.*

²⁹¹ *Ibid.*

²⁹² 'Distinguished Pioneer Family' in *The Advocate*, 6 March 1941, p.28.

²⁹³ 'A Millbrook Octogenarian', *op.cit.*

²⁹⁴ *Ibid.*

²⁹⁵ Parish of Kerit Bareet Plan, 1944, VPRS 16171 PROV.

²⁹⁶ *Ibid.*

²⁹⁷ *Ibid.* See also Certificate of Title, vol. 225 fol. 803.

²⁹⁸ 'A Millbrook Octogenarian', *op.cit.*

²⁹⁹ 'Distinguished Pioneer Family', *op.cit.*

Initially, produce was transported to the railway station at Yendon before the railway line was opened between Ballarat and Gordon in 1879,³⁰⁰ which made access to the Ballarat markets more convenient.

Possibly on the land originally acquired in 1864 (allotment 2 of Section 6), Edmund Sullivan built a dwelling and farm buildings. Here, Edmund and Elizabeth had another five children: Margaret (born 1863, Gordon), Catherine (born 1864, Egerton), Edward (born 1866, Egerton), Thomas James (born 1870, Gordon) and Michael John (born 1876, Gordon).³⁰¹ Following their Irish Catholic heritage, the Sullivan family belonged to St. Patrick's Roman Catholic Church, Gordon.

Having secured his family's future through the establishment of a successful crop farm, and only two years after the birth of his last child, Edmund Sullivan died on 23 January 1878.³⁰² By this time, he had acquired additional land, his property (valued at £1474.8.9) being described as follows:

All those pieces of land being part of allotment one and two Section Six Kerit Bareet and Allotment Seven Section Three Kerit Bareet and part of Urquharts pre-emptive allotment and known as Lot Four containing seventy one acres three roods and thirty five and a half perches, the improvements upon which consist of a five roomed wooden house, outbuildings and fencing.³⁰³

As set out in Edmund Sullivan's Will, the farm property was managed by his widow, Elizabeth Sullivan until his son Edward attained the age of 25 years in 1891, when he was to receive a half share.³⁰⁴ The other half share was bequeathed to Edmund's second son, Thomas James, when he attained the age of 25 years in 1895.³⁰⁵ It was in 1895 when Thomas James Sullivan married Miss Mary (Minnie) Sullivan, eldest daughter of P.F. Sullivan, proprietor of the Gordon Advertiser, Gordon.³⁰⁶ The following year, 1896, Edward Sullivan divested his share of allotment 7A of Section 3 (52 Sullivans Road) to his brother, T.J. Sullivan.³⁰⁷

It appears that the existing timber dwelling at 52 Sullivans Road was built in 1896 as the family home of Thomas James and Minnie Sullivan known as The Pines.³⁰⁸ They had six children: (Edmund Francis, born c.1899), Patrick John (born 1900), Bridget Catherine Frances (born 1902), Agnes Veronica (possibly born c.1903-04), Thomas James (born c.1906) and Michael Gerard (born c.1909).³⁰⁹ Throughout the ensuing years, Thomas James senior farmed oats and barley crops, ran 22 dairy cows and grazed 14 cattle, 10 pigs and 17 sheep as well as some other livestock.³¹⁰ He was also stricken by ill-health which caused his life to be cut short on 31 August 1912, as reported in *The Argus* newspaper:

³⁰⁰ *Bungaree & District Historical Society Newsletter*, no. 40, October 2001 & Appendix No. 29, 'Statement Showing Dates of Opening and Length in Miles of the Different Sections of the Victorian Railways', 1919, *Commonwealth Parliamentary Papers*, 1929, National Archives of Australia, pp.86-90.

³⁰¹ Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.

³⁰² Ibid.

³⁰³ Edmund Sullivan, Probate Administration files, 1878, VPRS 28/P2 Unit 75 PROV.

³⁰⁴ Ibid. According to family history research by Maureen Davenport, Canberra, April 2015, Mrs Elizabeth Sullivan remarried in 1891 and relocated to Western Australia.

³⁰⁵ Sullivan, op.cit.

³⁰⁶ R. Huggins, Transcript of the *Gordon Advertiser*, 17 May 1895.

³⁰⁷ Certificate of Title, op.cit. Edward Sullivan appears to be owned and operated the Millbrook Hotel until 1892, when he advertised it for sale given that he was 'leaving the district.' See Huggins, op.cit., 12 August 1892. According to Maureen Davenport, Edward Sullivan relocated to Western Australia. He enlisted for World War One on 21 August 1916 at the age of 49 years and 10 months. See <http://discoveringanzacs.naa.gov.au/Search/Persons?PlaceOfBirth=MILLBROOK&Page=2&Rows=15>

³⁰⁸ Ibid. A mortgage was taken out by T.J. Sullivan at this time, which further suggests that the dwelling was built at this time. The property was named 'The Pines' in a report on the marriage of Miss Agnes Veronica Sullivan to Francis John McGuigan in *The Advocate*, 14 June 1923, p.33.

³⁰⁹ Ibid. & Victorian Births, Deaths and Marriages Indexes, op.cit.

³¹⁰ James T. Sullivan, Probate Administration files, 1913, VPRS 28/P3 Unit 388 PROV.

Mr. T.J. Sullivan, a resident of Millbrook, was standing near the Ballarat West railway station on Saturday afternoon watching a funeral go by when he suddenly collapsed, and expired in a few minutes. He had for some time been under medical treatment, and as a certificate of the cause of death was forthcoming, an order for burial was given.³¹¹

Thomas James Sullivan's property, The Pines, including the dwelling and outbuildings, and other farmland, was described in the Statement of Assets in his Probate in 1913:

All those pieces of land being part of Crown Allotments 2 & 2A Section 6 and part of Crown Section A Parish of Kerit Bareet County of Grant containing 35 acres 1 rood & 24 ½ perches more particularly described in Certificate of Title Vol 2616 Fol 523049. All that piece of land being Allotment 7A Section 3 same Parish and County containing 3 acres 3 roods and 7 perches. The improvements on the above land consist of an 8 roomed W.B. house pantry washhouse and Bathroom, 4 stall stable chaff house Dairy & separator room, Machinery shed, Copper house, Mens' hut, underground well, Spring, 4 tanks and fencing Valued at £35 per acre. Municipal assessment £82.³¹²

Valued at £1922.14.6, the property passed to T.J. Sullivan's widow, Minnie.³¹³ She remained at the property and in later years the property seems to have been farmed by her sons, Thomas James and Michael Gerard. Rear gabled additions were built on the north side of the dwelling, possibly during the interwar period. Ownership of The Pines was retained by Minnie Sullivan until her death in 1944.³¹⁴ The property remained as part of Minnie Sullivan's Estate in the ensuing years and in 1969 Title was transferred to Thomas James Sullivan.³¹⁵ The Pines continued to be owned by the Sullivan family until at least the late 20th century.³¹⁶

COMPARATIVE³¹⁷

Note: places which were identified in the West Moorabool Heritage Study Stage 2A have been referenced with their unique study identifier (i.e: BLA01). Places which are already included in the Heritage Overlay are referenced by HO number. Places which are not included in the Heritage Overlay nor identified in the West Moorabool Heritage Study Stage 2A have no reference or identifier included.

Victorian Houses

While there were a small number of large-scale pastoral homesteads developed in the western region of Moorabool Shire during the nineteenth century, considerably more prevalent throughout this area were smaller-scaled Victorian-era dwellings constructed between the 1860s and 1910s. These dwellings are a physical legacy of the varying socio-economic status of the original owners.

Victorian Vernacular – Hipped

A dwelling type that was common to the western region of the Moorabool Shire and particularly to the goldfields townships were the hipped Victorian vernacular styled dwellings, following the steeply-pitched hipped roof forms of the earlier Victorian Georgian designs elsewhere. Most of these dwellings were constructed of timber with corrugated sheet metal roof cladding. In the study area, the hipped Victorian Vernacular style was adopted at 65 Inglis Street, Ballan (c.1892-94), 4 Albert Street, Black wood (c.1860), 5 Old Golden Point Road, Blackwood (c.1860), and 111 Golden Pont Road, Blackwood (c.1860).

³¹¹ The Argus, 2 September 1912, p.14.

³¹² J.T. Sullivan, op.cit.

³¹³ Certificate of Title, op.cit.

³¹⁴ Ibid.

³¹⁵ Ibid., vol. 8814 fol. 972.

³¹⁶ Ibid.

³¹⁷ Information taken from heritage Citations in the West Moorabool Heritage Study Stage 2A unless otherwise referenced.

Historically, the property at 52 Sullivans Road, represents one of a small number of surviving farm properties first established in the Gordon and Millbrook areas in the 1860s. Other properties include:

- Summerhill, 55 Boundary Road, Gordon (GOR026) (Photo 7): first established in 1864 by the emigrant Scottish farmer, Peter Grant, the farm was gradually increased to 200 acres. Named Glenavon Farm, Grant grew prize-winning crops and ran sheep and a small number of cattle. He appears to have built the northern portion of the existing gabled timber dwelling in c.1864. In 1897, the property was purchased by Mrs Mary Clifford, and the property became known as Glengariff. It was farmed by her son, Hubert, in the ensuing years and on his marriage in 1917 the property may have been renamed Summerhill. Hubert and his wife, Eileen (nee Ryan) lived and farmed the property until their deaths in 1960 and 1959 respectively.
- Oakvale, 179 Donnellans Road, Gordon (GOR016) (Photo 8): over 97 acres of freehold land was first taken up by Robert McDowell in 1864 where he established his farm named Oakvale. The substantial two storey brick dwelling had been built by 1869.
- Llandeilo, 1001 Old Melbourne Road, Ballan (GOR009) (Photo 9): an initial 20 acres of land was licensed to Charles Vaughan in 1866 as a consequence of the 42nd Clause of the amended Land Act of 1865. Vaughan later increased his landholdings to 1600 acres by the time of his death in 1881. The property passed to his brother, William. The existing dwelling on the site today was built in c.1896.
- Lal Lal Gardens, 10 Hennessys Road, Millbrook: it appears that the surviving hipped roofed Victorian timber farm dwelling is associated with the former Lal Lal Gardens established on 154 acres in 1861 by Isaac Westcott.³¹⁸



Photo 7: Summerhill, 55 Boundary Road, Gordon, 2009.
Source: David Rowe and Wendy Jacobs.



Photo 8: Oakvale, 179 Donnellans Road, Gordon, 2009.
Source: David Rowe and Wendy Jacobs.



Photo 9: Llandeilo, 1001 Old Melbourne Road, Ballan, 2009.
Source: David Rowe and Wendy Jacobs.

³¹⁸ 'Isaac Westcott & the "Lal Lal Gardens" Millbrook', in the *Bungaree and District Historical Society Newsletter*, no. 29, July 1998, p.3.

Architecturally, the hipped roofed form with projecting return verandah and symmetrical front façade (with a central door opening and flanking timber framed double hung windows) comprising The Pines at 52 Sullivans Road, Millbrook, represents a typical example of a Victorian style in the area in the 19th and very early 20th centuries. However, it is one of a small number remaining of this type in the Gordon and Millbrook area today. The other surviving examples are:

- St. Patrick's Presbytery, 10 Careys Road, Gordon (GOR012-08) (Photo 10): built in 1913. Designed by the architects, Kempson and Conolly, it is of brick construction and has an encircling post-supported verandah with curved lattice timber fascias and timber framed tripartite windows. It is comparable with The Pines through the design and brick construction, but the Presbytery is more elaborate and intact.
- Erin's Vale, 161 Conroys Lane, Gordon, built possibly c.1890 (or possibly relocated to the site). Of timber construction, it has a post supported verandah and decorative cast iron valances and brackets. It is comparable to The Pines in the hipped roof form, post-supported verandah and window openings, although the latter is a more intact and elaborate example.
- Woodlawn, 1787 Old Melbourne Road, Millbrook, built in c.1874. This brick dwelling with a hipped roof form, rear double hipped wings and front post-supported verandah is directly comparable to The Pines, although it is not as elaborate, possibly as a result of being constructed several years earlier.
- Dwelling, 91 Ryans Road, Millbrook (YEN014) (Photo 11): built in c.1906 for P.J. Ryan (son of John Ryan, pioneer of Millbrook). It is built of brick and has a return post;-supported verandah with decorative cast iron detailing. There is a central front doorway and flanking timber framed double hung windows. The Late Victorian design is directly comparable architecturally to The Pines, although it is more elaborate. It shares a similar history with The Pines, having been established by an Irish Catholic settler, John Ryan, with his brother Patrick, in the early 1860s.
- Dwelling, 16 Tennyson Street, Gordon, built c.1872.³¹⁹ This dwelling has been altered and is missing a front verandah. It is in poor condition and low integrity. It does not appear to be directly comparable architecturally or historically to The Pines.
- 602 Bungaree Wallace Road, Wallace: a similarly designed Late Victorian timber dwelling built in c.1882 for Patrick and Mary Linane, Irish Catholic farmers. This dwelling features a very similar Federation era gabled addition located at the rear and which projects beyond the side of the original dwelling.



Photo 10: St Patrick's Presbytery, 10 Careys Road, Gordon, 2009.

Source: David Rowe and Wendy Jacobs.



Photo 11: Dwelling, 91 Ryans Road, Millbrook, 2012.

Source: David Rowe and Wendy Jacobs.

At 602 Bungaree Wallace Road, Wallace, is a similarly designed Late Victorian timber dwelling built in c.1882 for Patrick and Mary Linane, Irish Catholic farmers. This dwelling features a very similar Federation era gabled addition located at the rear and which projects beyond the side of the original dwelling.

³¹⁹ See Plan of the Town of Gordon, op.cit.

The Pines, Statement of Significance, May 2021

Heritage Place: The Pines
52 Sullivans Road, Millbrook

PS ref no: HO310



Mature and exotic trees at the front of the property shaded blue. Source: Nearmap 3 August 2025

What is Significant?

The Pines, 52 Sullivans Road, Millbrook constructed c.1896 is significant.

Elements that contribute to the significance of the place include: single storey hipped roof forms, return post-supported verandah, projecting early rear gabled addition on the north side, corrugated sheet metal roof cladding, timber weatherboard wall cladding, three face brick chimneys, modest eaves with paired timber brackets and roundels and panelling between, front timber framed doorway with a panelled timber door and sidelights and highlights, paired and single timber framed double hung windows with moulded timber architraves and timber window sills, stop chamfered verandah posts, timber bargeboards to the gable end and the gable infill (panelling and timber battening) to the early gabled addition. The mature Cypress and other exotic trees at the front of the property also contribute to the setting.

How is it significant?

The Pines, 52 Sullivans Road, Millbrook, is of local historical and representative significance to the Moorabool Shire.

Why is it significant?

The Pines, 52 Sullivans Road, Millbrook, has historical significance for its associations with second generation Irish Catholic farmers who resided and cultivated the land from the late 19th century, following on from their forebears who had seen the potential in the rich soil for agricultural and grazing farms at Millbrook in the early 1860s. The Pines appears to have been built in 1896 as the family home of Thomas James and Minnie Sullivan, the property having originally been part of a larger farming estate of Thomas' father, Edmund Sullivan. It continued under the ownership of the Sullivan family until at least the late 20th century, having been farmed by three generations of the one family. (Criterion A)

The Pines, 52 Sullivans Road, Millbrook, is a representative, moderately intact example of a small number of surviving Late Victorian styled farm dwellings in the Millbrook and Gordon area constructed in the late 19th and very early 20th centuries. Although altered and extended at the rear, the original Late Victorian design qualities are clearly discernible when viewed from the front, including the hipped roof forms, return verandah, brick chimneys, construction, windows and front door, and detailing. The mature Cypress and other exotic trees contribute to the front setting of the place. (Criterion D).

Primary source

West Moorabool Heritage Study (Stage 2a) Review, 2021