

# Attachment - Item 10.2.1

# MOORABOOL HERITAGE STRATEGY

2016 TO 2020



MOORABOOL  
SHIRE COUNCIL

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# COUNCIL'S HERITAGE VISION STATEMENT

Moorabool Shire has a deep and ongoing commitment to maintaining the natural, environmental, cultural and historical heritage values of Moorabool within its broad aim of sustainable development.

Moorabool Shire will be known for working with local community organisations, indigenous communities and tourism providers to promote, manage and celebrate our shared cultural heritage.

By discovering the stories of place and sharing these with the wider community Moorabool Shire will become a 'must visit' destination.

Moorabool Shire will provide opportunities to understand heritage in all its forms – the tangible and the intangible; buildings, structures, archaeological sites, geological formations, fossils, natural sites, scientific sites and objects that help tell the story of Moorabool.

The heritage of Moorabool will continue to be a source of pride for its residents and an attractor of visitors to Moorabool Shire.



**Places that show how we lived**



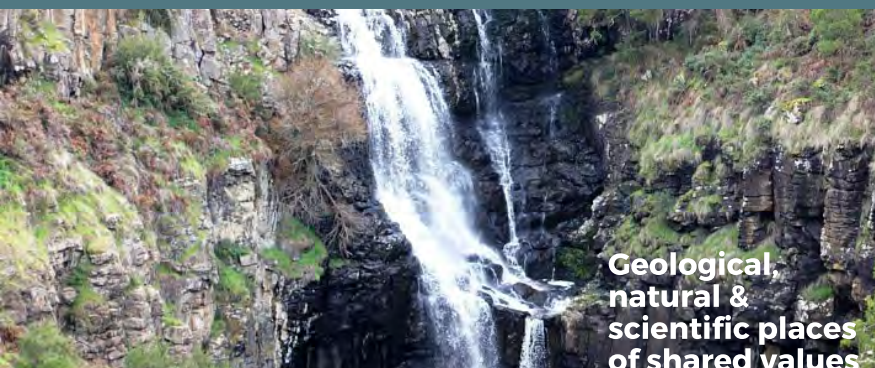
**Heritage signage**



**Community celebration of historic events**



**Places of ritual**



**Geological, natural & scientific places of shared values**



**Structures and archeology**

# COUNCIL'S ROLE IN HERITAGE

Moorabool Shire has many roles in relation to heritage, including:

- **Legislative:** statutory function to identify places of significance.
- **Decision Maker:** assessor and decision maker for applications under the Moorabool Planning Scheme.
- **Owner / Manager:** Council owns and / or manages many places which are included in the heritage overlay or on the Victorian Heritage Register.
- **Promoter:** Council promotes the places and stories of Moorabool to the local community and visitors to the area, often through tourism and economic development activities.
- **Supporter:** providing assistance through information or grants to local community groups and organisations and to Council or Reserve Committees of Management who manage heritage places on Crown Land.

Images kindly supplied by:  
**Ross Holton,**  
**Tom Miller,**  
**and Lisa Gervasoni.**



# COUNCIL PLAN.

## Landscape and Natural Heritage

Visitors are attracted to Moorabool for many reasons. The beauty of its landscape showcases mountain ranges, gorges, national and state parks, lakes and forests are integral to the sense of place experienced in Moorabool Shire.

Rich volcanic and river delta soils nurture the landscape drawing many visitors to the farm gate stalls set up by local growers, producing everything from apples to truffles. Moorabool's history as a goldfield area and the main route to many others have left a treasure of historic buildings, bridges and infrastructure widely recognised for their heritage values.

A strategic objective is to promote, and enhance places of heritage, landscape and environmental significance strategy through planning policy to ensure it:

- Preserves the unique character and sense of place.
- Maintains the rural setting of the Shire Provides a sense of connection with the town's origins and familiarity with the country town feel.
- Ensures environmentally sensitive areas such as Lerderderg State Park and remnant vegetation are protected and enhanced.
- Manages the Bacchus Marsh Avenue of Honour.



# MUNICIPAL STRATEGIC STATEMENT

Clause 21.06 – Heritage outlines the key issues and influences in relation to heritage as “Many of Moorabool Shire’s towns have significant cultural heritage assets including historic buildings, heritage streetscapes, Avenues of Honour and individual trees, and heritage landscape much of which has strong associations with gold discovery and the highway route to Ballarat.

These heritage assets positively add to tourism in Moorabool Shire.

Moorabool has geological, botanical, and zoological sites of scientific and cultural importance. There are numerous sites of aboriginal heritage within the Shire including, burials, rock art, occupation sites and scar trees.

Heritage studies exist only for the eastern section of Moorabool Shire taking in the old Shire of Bacchus Marsh boundaries.”

The objective “to preserve, promote, and enhance places of heritage significance including those of historical, aesthetic, architectural, scientific, and/or social value” is to be delivered by strategies to:

- Ensure new development is sympathetic to existing heritage places and makes a positive contribution to its heritage value.
- Protect important landscape features, views and built heritage including conservation of natural environment that have significant geological, botanical, zoological or other scientific importance
- Encourage replanting of a similar type of trees where the removal of a significant tree is unavoidable.
- Protect known and identified sites of Aboriginal cultural heritage, including archaeological and historical places.

- Protect significant built heritage assets and streetscapes especially in Bacchus Marsh, Ballan, Blackwood, Gordon, and Mt Egerton.

Further strategic work was “to undertake heritage studies in the areas of the Shire not covered by the Bacchus Marsh Heritage Study including the towns of Ballan, Myrniong, Blackwood, Gordon, and Mount Egerton and undertake heritage studies for the heritage precinct areas in the Bacchus Marsh Heritage Study not carried forward in the C6 heritage amendment.”

Other Actions were to “Raise the awareness of the importance of the Shire’s heritage and cultural qualities as critical factors in building a greater sense of community, identity, and attachment. Pursue registration of the Bacchus Marsh Avenue of Honour on the Victorian State Heritage Register.”

Specific heritage icons such as the Bacchus Marsh Avenue of Honour are mentioned in township structure plans.





# HERITAGE CHALLENGES AND

## 1. Completing Stage 2 West Moorabool Heritage Study

Funding has been allocated to complete Stage 2a of the West Moorabool Heritage Study. Future funding from Council will be required to ensure heritage study coverage for the whole of the Municipality which provides greater certainty to landholders as well as excellent documentation of the stories of Moorabool for use in interpretation, promotion and advocacy for controls which protect the character of our towns.

## 2. Management of Introduction of additional heritage sites into the planning scheme

A long gap between completing a heritage study and undertaking a planning scheme amendment decreases knowledge of the study in the wider community, provides greater uncertainty regarding what planning controls will apply to an area and can lead to rework / reassessment of significance when processes change.

The challenge will be to provide for the timely implementation of Stage 2a of the West Moorabool Heritage Study.

## 3. Management of State Heritage Listed Sites

Council manages several sites which are included on the Victorian Heritage Register. This can be a challenge in order to fund appropriate management of these places. Seeking assistance to prepare conservation management plans for these places will help identify the most cost efficient way to manage these places; will streamline approvals processes and provides a basis for grants from State or Federal agencies.

It allows Council to model best practice management to its local community.

## 4. Reviewing sites without a statement of significance

Many sites within the Moorabool Planning Scheme do not have a statement of significance. This makes it difficult for owners and Council to determine what is significant – a requirement of the permit application.

Using opportunities such as the Heritage Advisory Service or Heritage Studies to ensure that statements of significance are prepared for all places within the heritage overlay.

## 5. Establishing a regular Heritage Advisory Service

Since the approval of C6 Council has not had access to a Heritage Advisory Service. Gaining access to a heritage advisor allows assistance to landowners in understanding how to best manage their property; provides referral and internal training opportunities for staff and allows for the documentation of undocumented places within the heritage overlay.

## 6. Heritage streetscapes

The public realm is often integral to heritage streetscapes. Ensuring that changes to the physical appearance of our streets – gutters, tree planting, paths, street furniture – enhances the cultural landscape is a challenge and an opportunity.

# OPPORTUNITIES

## 7. Promoting the story of Moorabool and its heritage to the community and visitors

Moorabool sits between metropolitan Melbourne and one of the Victoria's primary destinations for cultural tourists. Identifying a cultural heritage trail (or trails) between Melbourne and Ballarat and developing an interpretation plan to tell the stories of these places is an opportunity to reach a tourism market with little cost to Council. Increased visitors increases economic opportunities within the towns. There are opportunities to celebrate success through Heritage Awards.

## 8. Incorporating heritage into asset management / procedures process

Council is often a manager or owner of heritage assets. Ensuring that Council officers have access to information to protect heritage values in an efficient manner is a challenge to be addressed.

## 9. Improving council and community knowledge and management of heritage

With the increase in the number of properties within the heritage overlay comes a need to communicate why the control exists, what it means and the benefits protection of heritage brings to the property owner and the wider community. Busting heritage myths such as property devaluation and demonstrating that people choose to live, visit and invest in places with a recognisable character and identity is an opportunity to promote the social and economic benefits that heritage brings to Moorabool.

## 10. Tree management

The avenues of deciduous trees are part of our townships historic streetscape.

These plantings may have heritage significance such as the Bacchus Marsh Avenue of Honour and Maddingley Park. Since the Victorian Bushfire Royal Commission new regimes have been established with impacts on canopy trees under powerlines which is a challenge for managing values.

Trees, being living things, have a lifespan. Ensuring management practices which maintain tree health but also plan for replacement is a challenge facing Council.

## 11. Shared values

Many places within Moorabool have both historic and indigenous heritage values. Ensuring opportunities to discuss significance and management practices with traditional owners (Registered Aboriginal Parties) is an opportunity for Council.



# HERITAGE-RELATED ACHIEVEMENTS



## Implementing Bacchus Marsh Heritage Study into the Planning Scheme

- Council exhibited Amendment C6 (implementation of the 1995 Bacchus Marsh Heritage Study) in 2010. Following consideration of submissions the amendment was split into parts to allow review of significance for private owned places. Council's approach was supported by Panel and Parts 1 and 2 have been gazetted – a requirement before additional heritage study funding could be provided to Council.

## Funding for Stage 1 West Moorabool Heritage Study – thematic environmental history and indicative list

- To improve the chances of heritage study funding for the West Moorabool Heritage Study Council committed resources to undertake Stage 1 of the Study in 2009. This consisted of a thematic environmental history from which a list of indicative places was created for documentation in Stage 2. An indicative budget was also outlined to complete the Study.

## Successful grant stage 2a West Moorabool Heritage Study

- In early 2012, following a rejection of funding in 2009, Council lobbied for funding to undertake Stage 2 of the West Moorabool Heritage Study based on exhibition of C6 and completion of Stage 1. Heritage Victoria requested Council to outline commitments to implementation of a range of heritage works to be undertaken. Funding was announced following successful implementation of the works pledged by Council.

## Supporting Committees of Management – Blacksmiths Forge and Cottage

- Council has established a Section 86 Committee of Management, to manage the Blacksmith Cottage and Forge. Council supports the committee to maintain and promote the facility, as well as apply for grants to restore aspects of this heritage asset.

## Margaret Moritz Heritage Award

- The Moorabool Heritage Advisory Committee recommended to Council the establishment of the Margaret Moritz Heritage Award. This award would be to support primary school projects in heritage and history.
- Council approved the establishment of the Award in 2013 and a pilot project was established in 2014 with the Bacchus Marsh Primary School being the recipient of the Award.

## Avenue of Honour Management Program

- In 2004 Moorabool Shire Council completed the Bacchus Marsh Avenue of Honour Master Plan. This established an action plan with the aim to ensure the Avenue of Honour reached its 2018 centenary and would be there for future generations. The Plan has been successfully implemented and the Avenue of Honour was subsequently recognised as being significant to the State of Victoria by its inclusion on the Victorian Heritage Register. Council is currently undertaking a Conservation Management Plan which will incorporate new information on tree health and lessons learnt from the implementation of the Master Plan.

## Commencing review and upgrade of heritage content on [visitmoorabool.com](http://visitmoorabool.com)

- The Moorabool Heritage Advisory Committee advises council on how to celebrate the wealth of heritage assets in the Shire and the social, economic and environmental benefits of heritage preservation. They identified that there was little information available on [vistimoorabool.com](http://vistimoorabool.com)
- Available hard copy information from Council and member groups has been sourced and content is being progressively improved.

## Community groups embracing heritage – Heritage Festival and other events

- Moorabool Shire has many active community history and heritage groups. Many of these groups hold events during the National Trust Heritage Festival, the Bacchus Marsh Strawberries and Cherries Festival and Ballan Autumn Festival. In the recent past these groups have also held Great War themed events and established new memorials / avenues at Bungaree, Comadai, Navigators and Rowsley.



# STRATEGY CONTEXT

## STATE PLANNING POLICY FRAMEWORK (SPPF)

11.02-2 Planning for growth areas includes “Retain unique characteristics of established areas incorporated into new communities to protect and manage natural resources and areas of heritage, cultural and environmental significance.

11.03-2 Open space management includes “Protect sites and features of high scientific, nature conservation, biodiversity, heritage, geological or landscape value.”

11.05-4 Regional planning strategies and principles includes:

- Avoiding development impacts on land that contains high biodiversity values, landscape amenity, water conservation values, food production and energy production capacity, extractable resources and minerals, cultural heritage and recreation values,

assets and recognised uses.

- Encouraging high-quality urban and architectural design which respects the heritage, character and identity of each settlement.

11.06-9 Cultural heritage and landscapes includes the objective to “recognise the importance of cultural heritage and landscapes as economic and community assets” which will be achieved by strategies to:

- Protect cultural heritage assets that are important for attracting tourists to the region.
- Provide clear urban boundaries and maintain distinctive breaks and open rural landscapes between settlements.
- Maintain a clear settlement break between metropolitan Melbourne and the Central Highlands..

15.3 Heritage includes an objective “To ensure the conservation of places of heritage significance” which will be achieved by strategies to:

- 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, or otherwise of special cultural value.
- Encourage appropriate development that respects places with identified heritage values and creates a worthy legacy for future generations.
- 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. Support adaptive reuse of heritage buildings whose use has become redundant.

# STRATEGY CONTEXT

## PLANNING AND ENVIRONMENT ACT.

Section 4(1) of the Act outlines the objectives of planning in Victoria. They include:

(b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;

(d) 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.



## ABORIGINAL HERITAGE

Clause 15.03-2 of the SPPF relates to Aboriginal cultural heritage. The objective is to “ensure the protection and conservation of places of Aboriginal cultural heritage significance” through strategies to:

- Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.
- Provide for the protection and conservation of pre- and post-contact Aboriginal cultural heritage places.
- Ensure that permit approvals align with recommendations of a Cultural Heritage Management Plan approved under the Aboriginal Heritage Act 2006..

## STRATEGIC PLAN 2013-2017 DAYLESFORD AND MACEDON RANGES REGIONAL TOURISM

Regional theme: Heritage  
Our region offers authentic mineral water experiences as first recognised by the Swiss Italians who settled in the area and who started the ritual of bathing and producing incredible food from the land.

Our region allows visitors to walk in the footsteps of Victoria's gold miners and pioneers through towns whose streetscapes are frozen in time.

It is in our region that the Victoria gold rush started. Our region offers an array of year-round events that celebrate our produce, heritage and arts and culture.

Opportunity for tourism includes “Is growing in reputation for its quality food and produce, cold climate wine, cultural, history, nature, retail and events – a mix of experiences that few other regional destinations can claim.

# STRATEGY CONTEXT

## CENTRAL HIGHLANDS REGIONAL GROWTH PLAN

The Central Highlands Regional Strategic Plan (2012) has a key strategic direction to “Raise the region’s profile as a tourist and heritage destination”.

The CHRGP “provides direction on common issues in rural and urban areas across the Central Highlands region .... the plan will be used to ... develop consistent regional approaches on matters such as planning for key resources, waste, tourism and cultural heritage.

Heritage is seen as a land use within the region which is of importance to Victoria as “Heritage assets generate social benefits, such as a sense of identity, direct user benefits through tourism and the benefits stemming from the intrinsic value of preserving these assets for future generations to appreciate and enjoy.”

A principle to achieve the plan is to recognise

“The importance of cultural heritage and landscapes as economic and community assets”.

Under 12.7 Tourism the plan aims to “Encourage tourism development that protects and enhances the region’s heritage and environmental assets and values” and “The built heritage of Central Highland settlements, often associated with the region’s goldmining past, is a key attraction for visitors. The natural landscapes and environmental features of the region also attract many visitors for nature-based tourism.

Land use planning plays an important role in protecting and managing the built environment and environmental assets.

Land use policies, strategies and actions:•

- Assess the infrastructure required to support identified tourism opportunities

- Update planning schemes to recognise tourism precincts and regionally important locations for tourism
- Provide appropriate heritage protection in planning schemes for cultural heritage assets that are important for attracting tourists to the region
- Provide appropriate protection in planning schemes for environmental assets that underpin ecotourism or recreational opportunities
- Provide appropriate guidance in planning schemes to ensure new growth and development does not detract from heritage values
- Update planning schemes to recognise the value of rural landscapes from a tourism perspective and the need to protect significant landscapes from inappropriate development
- Undertake forward planning to ensure new and emerging tourism attractions and precincts are developed to enhance the tourism offer of the region.

# STRATEGY CONTEXT

## CENTRAL HIGHLANDS REGIONAL GROWTH PLAN CONT.

The plan recognises that “ region’s important Aboriginal cultural heritage should be protected and further promoted to help build a comprehensive sense of place and history, both pre-and post-European contact... key Aboriginal cultural heritage places in the region include Lal Lal Falls”

In regard to significant landscapes the CHRGP recognises “landscape character of the region is both a significant contributor to its amenity and an attractor for residents and tourists ... the protection of the region’s key rural and natural landscapes will have important economic and social benefits.”

Land use policies, strategies and actions:

- Identify opportunities to enhance visitor experiences associated with goldfields tourism through the protection and enhancement of heritage assets and by supporting complementary uses:
- Use planning schemes to protect heritage assets and recognise goldfields heritage as a regionally significant asset, including undertaking heritage studies to support protective measures
- Include Aboriginal Traditional Owners in the identification and protection of significant Aboriginal cultural heritage places and landscapes
- Develop and apply a consistent range of planning measures to protect the identified values of significant landscapes
- Support implementation of the recommendations made by the South West Landscape Assessment Study
- Use planning provisions to create clear urban boundaries and maintain distinctive breaks and open space.
- In relation to Bacchus Marsh the CHRGP seeks to “encourage the development of Bacchus Marsh to protect surrounding regional environmental, heritage, landscape, resource and agricultural assets and consider natural hazards”
- In relation to Ballan the CHRGP acknowledges that “a key attribute of the town is its strong historical and village character within a rural setting and environmentally sensitive landscape. Given the pressures for growth in areas closer to metropolitan Melbourne, it will be important to make sure Ballan’s growth is carefully managed and planned for to protect and promote its valued character”



# STRATEGY CONTEXT

## SOUTH WEST REGIONAL LANDSCAPE ASSESSMENT STUDY

### Significant Landscapes.

Four landscapes have been assessed as having state level significance:

- Lal Lal Gorge (Landscape Significance Assessment Paper 2.9)
- Werribee Gorge (Landscape Significance Assessment Paper 2.3)
- Brisbane Ranges & Rowsley Scarp (Landscape Significance Assessment Paper 2.6)
- Parwan Valley (Landscape Significance Assessment Paper 2.5)
- Four landscapes have been assessed as having regional level significance:
- Bacchus Marsh Agricultural Valley (Landscape Significance Assessment Paper 2.4).

- Mount Buninyong & Mount Warrenheip (Landscape Significance Assessment Paper 1.11)
- Wombat State Forest & Mineral Springs (Landscape Significance Assessment Paper 2.2)
- Lerderderg Gorge & Park (Landscape Significance Assessment Paper 2.1)

Three significant views have been identified in the municipality. Two have been assessed as having state level significance and one as having regional significance:

- Mount Blackwood (State-Significant View Paper 2.1)
- Lal Lal Falls (State-Significant View Paper 2.2)
- Mount Buninyong & Mount Warrenheip (Significant View Paper 1.10)



# STRATEGY CONTEXT

## DESTINATION ACTION PLAN FOR TOURISM IN MOORABOOL SHIRE 2009-2014

The attractive townships in the Shire provide an inviting ‘village’ atmosphere and with considerate planning guidelines these villages can provide unique Victorian experiences. With its natural landscapes, Moorabool remains relatively untouched and a backdrop of National and State Parks provides an array of soft adventure opportunities. By building better partnerships with government agencies these activities can be expanded, and linked within the Shire. Vision “By 2015, the Shire of Moorabool will be recognized as the best Victorian destination for families and visitors to experience the refreshing taste of provincial Victorian lifestyle and the fresh local produce, grown with passion and country pride, right on the city doorstep. Council, local businesses & growers will work together to deliver the highest level of hospitality and quality

product, to set in stone our position as the Gateway to provincial western Victoria. We invite all visitors to take the opportunity to escape to the country, and experience Moorabool’s unique country villages, scenic parks and breathtaking deep river gorges, sharing in our rich history and heritage values.”  
 Bacchus Marsh: Clearly the most developed town within the municipality with a long history of market gardens and roadside produce stalls contained within the well known “Avenue”. There is also a high level of awareness of the quality produce stalls within the Melbourne market. Bacchus Marsh has a rich heritage associated with mining, wartime history and pre-settlement. Unfortunately there is little interpretation of this rich history with many stories untold.  
 Ballan : Ballan is the second most developed township in the municipality and has the potential to be a highly appealing country “village” sought out by visitors. It retains many original buildings and streetscapes dating back to the gold boom. It has adequate

services to serve the local community but with some design guidelines developed for current and future buildings, streetscapes and landscaping, Ballan could be a jewel in the crown for Moorabool.

## TOURISM – WEB STATEMENT

Moorabool Shire is an attractive tourist destination, continuing to experience significant tourism growth from year to year.

The Shire boasts popular attractions such as the Wombat State Forest, Lerderderg and Werribee gorges, galleries and walking trails, not to mention its beautiful countryside.

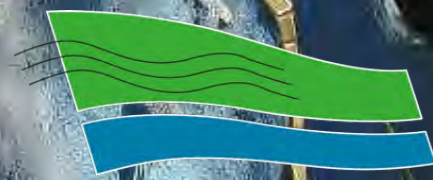
The heritage buildings and bridges that spread across the Shire attract many people, as does the gold mining history that can be found at towns such as Mt Egerton and Blackwood.

# FOUR YEAR ACTION PLAN 2016 - 2020

Four Year Action Plan		Resourcing	Target Date for Completion	Progress/Outcome
<b>Heritage studies – West Moorabool Stage 2a</b>		Identify staff and other resources for community consultation in 2015-16 budget and business plan	2016	Heritage Study commenced in 2014. \$100,000 grant from Minister for Planning.
<b>Heritage studies – West Moorabool Stage 2b</b>		Seek budget allocation of \$50,000 per annum	2016-17 and 2017-18 budgets	
<b>Existing heritage places without statements of significance</b>		See 'supporting' Heritage Advisory Service		Funding not allocated
<b>HERMES – ensure all places searchable in database.</b>		Internal	Ongoing. Review and augment entries.	Arranged data entry access. See if \$10k advisor grant can be allocated to this.
<b>Council-owned asset assessment and register</b>		Internal	Ongoing. Work with council departments to model the state heritage places management process for council and implement the Victorian Government Asset Management Heritage Audit process. Ensure all places mapped on GIS.	Work with Assets Manager / Information Officer as part of Digital Strategy.
<b>Implementation of West Moorabool Heritage Study Stage 2a</b>		Budget bid for amendment in 2016-17 year	2016. Exhibition of planning scheme amendment dependent on receipt of funding 2016-17	Deferred. \$10r PSA reduced by \$40k. Will need to start in 2016/17 year
<b>Statements of Significance for Register of the National Estate &amp; National Trust Classified places</b>		Council budget bid 2016-17 and 2017-18	Include in Stage 2b of West Moorabool process.	
<b>Staff awareness of places subject to heritage assessment</b>		Internal	Work with Human Resources to include heritage processes in induction of new staff.	Work with Ajay.
<b>Heritage policy and guidelines</b>		Budget bid for amendment in 2016-17 year	Review / introduce as part of West Moorabool Stage 2a implementation process	
<b>Heritage policy for Council managed infrastructure/ Redundant Assets Policy/Asset Transfer Policy/ Conservation Management Plans</b>		Internal	2018. Ensure the council owned asset register process includes knowledge / access to places in the heritage overlay and statements of significance.	Work with Assets Manager / Information Officer as part of Digital Strategy.
<b>Protecting</b>				

## FOUR YEAR ACTION PLAN 2016 - 2020

Communicating and promoting		Supporting	
Four Year Action Plan	Resourcing	Target Date for Completion	Progress /Outcome
<i>Heritage advisor / Council access to heritage expertise</i>	Seek heritage advisors grant Budget item for matching funds required.	Ongoing Establish regular HAS including ongoing preparation of statements of significance for undocumented places	Budget not allocated.
<i>Council support to local heritage organisations</i>	Internal Investigate increased funding for Heritage Strategy Activities.	Ongoing. Provide advice and information through the Moorabool Heritage Advisory Committee	\$3000 allocated to MHAC in 2015-16 budget – includes Margaret Moritz.
<i>Victorian Heritage Database</i>	State	Ongoing. Utilise HERMES citations to provide address searchable statements of significance online and utilise in online heritage trails.	All places within the current Heritage Overlay are now updated in HERMES and searchable via Victorian Heritage Database.
<i>Heritage information/publications</i>	Internal MHAC funding for design of promotional web content	Ongoing. Utilise the Moorabool web page to provide online access to heritage information and advise	\$3000 allocated to MHAC in 2015-16 - includes Margaret Moritz.
<i>Interpretation</i>	State / Federal opportunities	Ongoing opportunities from MHAC review of the recommendations of Parliamentary Inquiry to identify themes / places for future interpretation by state agencies or through funding to Council.	\$3000 allocated to MHAC in 2015-16 budget – includes Margaret Moritz.
<i>Staff and Councillor training</i>	Internal	Ongoing. Work with Human Resources to develop heritage induction / awareness training based on roles and responsibilities of local government.	Run a briefing session on Heritage prior to consideration of Stage 2a of the West Moorabool Heritage Study by Council.
<i>HeritageChat and Heritage Victoria workshops</i>	Internal	Ongoing. Encourage wider staff involvement in forums and workshops.	
<i>Consideration of Heritage Awards with the National Trust</i>	National Trust Greater Geelong City of Ballarat	2018	Discusses options for awards including inclusion in the Geelong Awards of the Ballarat Awards.



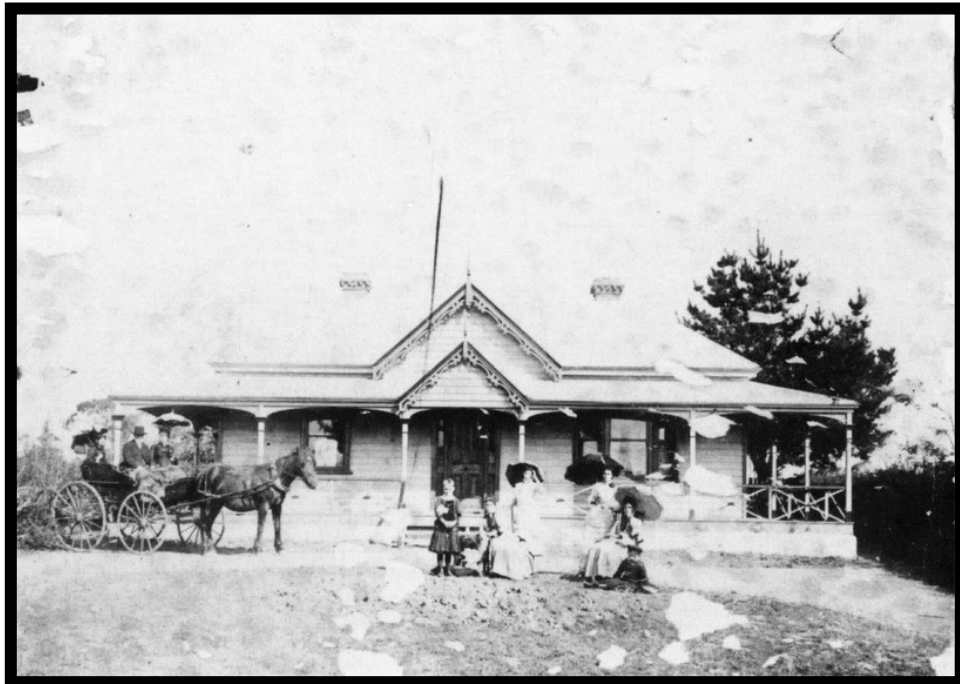
MOORABOOL  
SHIRE COUNCIL

# Attachment - Item 10.2.2(a)

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# **Moorabool Shire Heritage Study**

## **Stage 1**



## **The Report**

**Consultants:**  
**Dr David Rowe, Authentic Heritage Services Pty Ltd**  
**&**  
**Wendy Jacobs, Architect & Heritage Consultant**

**June 2010**

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# **Moorabool Shire Heritage Stage**

## **Stage 1**

### **THE REPORT**

Commissioned by the Moorabool Shire

Funded by the Moorabool Shire & Heritage Victoria

**Author:**

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**Susie Zada: Zades Pty Ltd**

**June 2010**

Cover Photo: 'Mayfield', Steiglitz Street, Ballan c.1900. Source: *A Pictorial History of the Shire of Ballan*, p.68.

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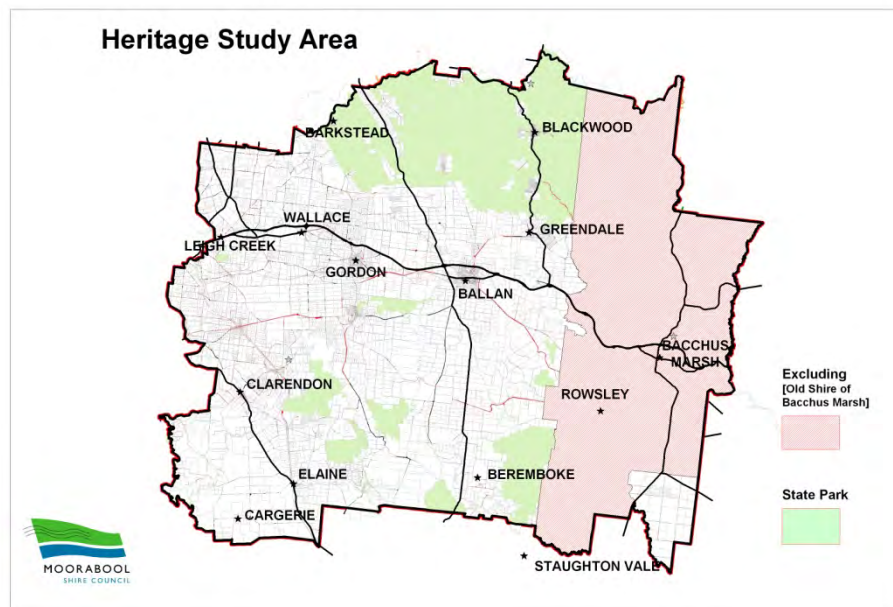
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6.10	List of Places Requiring Access	

## Executive Summary

The Moorabool Shire Council commissioned Dr David Rowe of Authentic Heritage Services Pty Ltd and Wendy Jacobs, Architect and Heritage Consultant, to prepare Stage 1 of the Moorabool Shire Heritage Study (western region) in June 2009. The study has been funded jointly by the Moorabool Shire Council and Heritage Victoria. This Report (Volume 1) provides details about the project team, study area, methodology, study findings and recommendations for the preparation of Stage 2 of the Heritage Study. An initial draft of the Thematic History (Volume 2) was provided in April 2010, while a draft of this Report was completed in May 2010.

### Study Area

The study area comprises the western region of the Moorabool Shire. It takes in the former Ballan Shire and parts of the former Bungaree, Buninyong and Werribee Shires as outlined below:



Source: Moorabool Shire Council

## 2.0 Findings

### 2.1 Thematic Environmental History

A draft Thematic Environmental History of the Moorabool Shire entitled 'Forest Farmland and Gold' (volume 2) has been prepared as the principal historical and thematic basis for this project. The Thematic History:

- Outlines the key historic themes relevant to the western region of the Moorabool Shire.
- Provides information about some of the key places of potential significance in the Shire under the relevant historic themes. These themes are illustrated with photographs, maps and plans where possible.
- Provides a context for comparative analysis of individual heritage places for a future more in-depth Stage 2 Heritage Study (key historical themes are listed for each individual place identified as part of Stage 1).

## 2.2 Heritage Places

### 2.2.1 Places Identified

The heritage study has identified 720 heritage places. A full illustrated list of these places is given as Appendix 6.02.

### 2.2.2 Individual Heritage Places with Statutory Heritage Status

Within the study area are a contextually small number of heritage places included on the Victorian Heritage Register, as heritage overlays in the Moorabool Planning Scheme or as archaeological sites included on the Victorian Heritage Inventory. These places are as follows:

#### A. Places on the Victorian Heritage Register

There are 7 places included on the Victorian Heritage Register in the study area. These places are also identified as heritage overlays in the Moorabool Planning Scheme. These places are:

1. H1013: Former Brind's Distillery, Dunnstown.
2. H1693: Railway Bridge & Embankment, Elaine.
3. H1564: Former Gordon Railway Station, Gordon.
4. H2054: Portland Flat Road Bridge, Gordon.
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6. H2015: Wheeler's Tramway, Simmons Reef.
7. H1697: Rothbury, Yendon.

#### B. Places included as Heritage Overlays (but not on the Victorian Heritage Register)

There are 28 places included as heritage overlays in the Moorabool Planning Scheme in the study area. These places are:

- HO18: Ballan Railway Station, Ballan.
- HO25: Ballanee Homestead, Ballan.
- HO22: Carween Homestead, Ballan.
- HO19: Ballan Post Office, Ballan.
- HO25: Former Post & Telegraph Office, Ballan.
- HO23: Former Commercial Bank, Ballan.
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- HO164: Ingliston Bank Railway Cutting & Piles of Remnant Railway Cutting Construction Basalt, Ingliston.
- HO41: Lal Lal Railway Station & Water Tank, Lal Lal.
- HO44: Navigators Railway Bridge, Navigators.
- HO30: Mine Manager's House, Simmons Reef.
- HO51: Garden of St. Erth, Simmons Reef.
- HO48: Killarney, Warrenheip.
- HO45: Yallock Vale Homestead, Yaloak.

C. Places on the Victorian Heritage Inventory (but not included on the Victorian Heritage Register or as heritage overlays)

There are 49 archaeological sites included on the Victorian Heritage Inventory. A list of these places is provided as Appendix 6.03.

2.2.3 Individual Heritage Places without Statutory Heritage Status

There are 641 places that currently have no statutory heritage status. The study identifies (where possible) the location, relevant historic themes and significance type for each place. The following gives a breakdown of the types of places identified. Because some places involve assessments from more than one discipline, they have been listed twice (for example, there are 6 mineral springs that have potential historical and social cultural heritage value and potential geological heritage value. There are some places of potential historical value as well as specific archaeological value and there are 3 properties comprising heritage buildings and dry stone walls):

- **267** single heritage places of individual significance type as listed as Appendix 6.04.
- **20** complex heritage places of individual significance type as listed as Appendix 6.05 (complex places are those places involving more than one building and may include the setting and other fabric. Examples are the homesteads throughout the Shire).
- **57** heritage places in **3** heritage precincts (heritage precincts are areas that include a number of heritage buildings, early subdivisions and infrastructure, landscapes and views).
- **109** conservation desirable heritage places as listed as Appendix 6.06 (these places either have lower integrity and/or potential limited heritage value based on fieldwork only. Further research and assessment may reveal heritage values not immediately identified in Stage 1).
- **75** archaeological sites worthy of individual heritage overlays and/or for inclusion on the Victorian Heritage Inventory as listed as Appendix 6.07.
- **9** dry stone walls (this figure is not definitive, as a range of walls in the Clarendon area have been included as 'one place') as listed as Appendix 6.08.
- **19** heritage water infrastructure sites (including 13 major infrastructure sites and 6 local water supply sites that directly relate to the relevant Historic Theme in the Thematic History).  
The major infrastructure sites are:

- |   |   |
|---|---|
| 1. Bostock Reservoir, Shaws Road, Ballan.                         | 2. Moorabool Reservoir, Linehamd Road, Bolwarrah.                     |
| 3. Water Channel from Beal Reservoir, Springbank Road, Bullarook. | 4. Wilsons Reservoir, Wilsons Road, Bullarook.                        |
| 5. Bolwarra Weir, Dehnerts Road, Bunding.                         | 6. Ballan Water Channel, Bunding to Ballan.                           |
| 7. Beales Reservoir, Barkstead Road, Claretown.                   | 8. Koreweinguboorra Reservoir, Reservoir Track, Korweinguboorra.      |
| 9. Lal Lal Reservoir, Lal Lal.                                    | 10. Water Channel from Pincott Reservoir, Frawleys Road, Leigh Creek. |
| 11. Millbrook Reservoir, Donnellans Road, Millbrook.              | 12. Pincott Reservoir, Frawleys Road, Pootilla.                       |
| 13. Pykes Creek Reservoir, Old Western Highway, Pykes Creek Weir. |   |

The local water supply sites are:

1. Weir at Caledonian Park, Blackwood Street, Ballan.
2. Shaws Lake Swimming Pool, Blackwood.
3. Railway Weir, Kennedy's Lane, Bunding.
4. Water Channel, Wades Road, Bungaree.

5. Greenes Springs & Toohey's Water Facility, Millbrook Egerton Road, Millbrook.
  6. Simmons Reef Reservoir, Simmons Reef.
- **80** geological sites (most having been identified by the Geological Association of Australia) as listed as Appendix 6.09.
  - **2** heritage bridges worthy of further assessment for individual heritage overlays. These bridges are:
    1. Bluestone Bridge, Bungaree Wallace Road, Bungaree.
    2. Blue Bridge (Ryan's Bridge), Yendon Egerton Road, Lal Lal.
  - **12** heritage places of no potential heritage significance (these places are most unlikely to meet the relevant heritage assessment criteria. Some have been demolished since the community recommended their inclusion on the heritage study list. They have been included in the database for information purposes only).
  - **Numerous** other bridges where further work is required after the Moorabool Shire bridge numbering system is aligned with the Moorabool Shire bridge mapping.

### 2.3 Potential Heritage Precincts

The heritage study has identified 3 potential heritage precincts. These precincts are as follows:

#### 2.3.1 Fisken Street, Ballan Precinct

This precinct is principally a Victorian, Edwardian and interwar era residential streetscape having a north-south axis. A landmark at the southern termination of the street is the Ballan Railway Station and associated buildings. Other buildings and structures include the Ballan Fire Station and the Bills Memorial Trough in McLean Reserve. There are 18 places included in the precinct as outlined:

- |   |   |
|---|---|
| • 79 Atkinson St. – Railway Dwelling.       | • 14 Fisken St. – Dwelling.   |
| • 81 Atkinson St. – Ballan Railway Station. | • 17 Fisken St. – Ruddle House.   |
| • 2 Fisken St. – Dwelling.                  | • 20 Fisken St. – Dwelling.   |
| • 3 Fisken St. – Dwelling.                  | • 21 Fisken St. – Dwelling.   |
| • 8 Fisken St. – Dwelling.                  | • 22 Fisken St. – Former Shop & Dwelling.                                     |
| • 9 Fisken St. – Dwelling.                  | • 24 Fisken St. – McLean Reserve (inc. Memorial Trough and Aleppo Pine tree). |
| • 11 Fisken St. – Dwelling.                 | • 25 Fisken St. – Former dwelling.  |
| • 12 Fisken St. – Dwelling.                 | • 25 Fisken St. – Teresa Graham Memorial Tree.                                |
| • 13 Fisken St. – 'Welcome' dwelling.       | • 27 Fisken St. – Ballan Fire Station.  |

A map of the potential precinct is shown as follows:

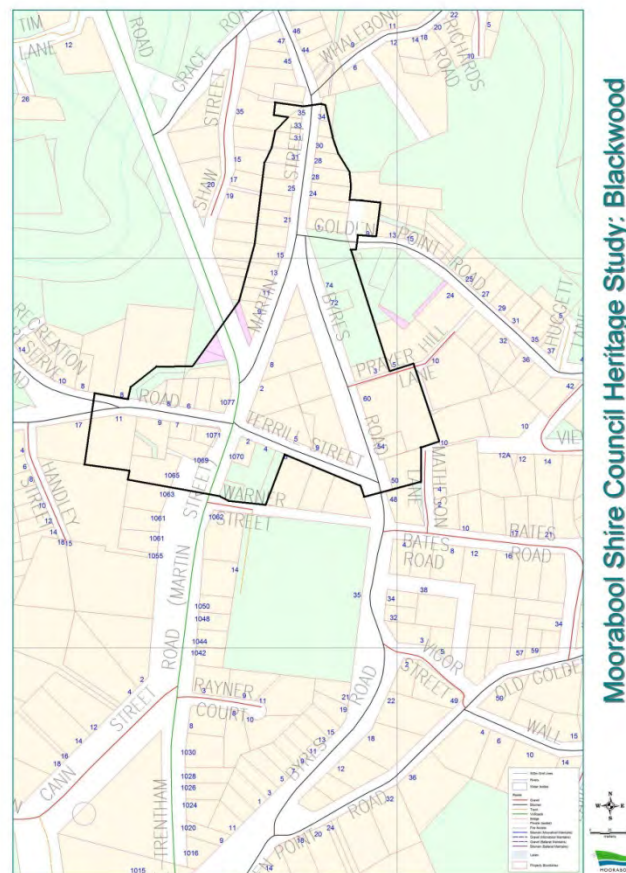


### 2.3.2 Blackwood Township Precinct

The proposed Blackwood Township Precinct has a contextually high number of residential, commercial and cultural buildings and the area was earlier known as Red Hill. The commercial buildings are located along Martin Street, with the churches and memorials towards the southern end of the area on Martin Street and Byres Road. Most of the dwellings are situated in Simmons Reef Road, although there are a few in Martin Street and another in Golden Point Road. The majority of the buildings are associated with the Victorian era, with a small number relating to development in the early 20<sup>th</sup> century. Overall, there are 28 places within the precinct as outlined below:

- Byres Rd. – All Saints Anglican Church.
- 54 Byres Rd. – Vicarage.
- 72 Byres Rd. – St. Malachy's Catholic Church.
- 74 Byres Rd. – Blackwood Mechanics' Institute.
- 01 Golden Point Rd. – Blackwood Hotel.
- 09 Golden Point Rd. – Dwelling.
- 1069 Greendale Trentham Rd. – Bromwich Red & Breakfast.
- 1077 Greendale Trentham Rd. – Dwelling.
- 1071 Greendale Trentham Rd. – Blackwood Cobb & Co. Tea Rooms.
- 2 Martin St. – Dwelling.
- 11 Martin St. – 'Woodford' dwelling.
- 12 Martin St. – Blackwood Uniting Church.
- 15 Martin St. – 'Lerdies on Martin' Restaurant.
- 21 Martin St. – Blackwood General Store.
- 22 Martin St. – Oak Tree.
- 23 Martin St. – Blackwood Antique Merchant.
- 24 Martin St. – Dwelling.
- 26 Martin St. – Alice's Garden Gallery.
- 28 Martin St. – Dwelling.
- 29 Martin St. – Blackwood House.
- 35 Martin St. – Dwelling.
- Cnr Martin St. & Byres Rd. – WW2 Memorial.
- Cnr Martin St. & Byres Rd. – Stamper Battery.
- 6 Simmons Reef Rd. – Byres House.
- 7 Simmons Reef Rd. – Dwelling.
- 8 Simmons Reef Rd. – Dwelling.
- 9 Simmons Reef Rd. – Dwelling.
- 11 Simmons Reef Rd. – Woodbine Cottage.

A map of the potential precinct is as follows.



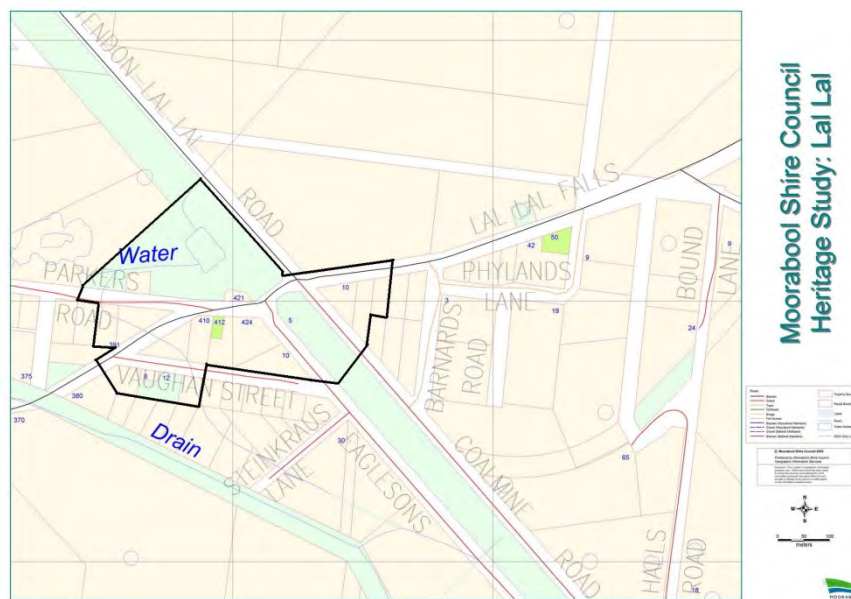
Moorabool Shire Council Heritage Study: Blackwood

### 2.3.3 Lal Lal Township Precinct

The Lal Lal Township Precinct takes up the central core of the township area. It is defined by a small number of commercial buildings (a landmark being the Lal Lal Falls Hotel), railway infrastructure (railway station, railway water tank and reservoir and railway line), memorial hall, State School, avenue of honour, and dwellings. Unlike the proposed Blackwood Precinct, the heritage places are fewer in number, but spaces and views form an important part of the historical and aesthetic character of the area. Overall, there are 13 places in the Lal Lal Precinct, as outlined below:

- Clarendon Lal Lal Rd. – Avenue of Honour.
- Clarendon Lal Lal Rd. – Soldiers' Memorial Hall.
- 391 Clarendon Lal Lal Rd. – Dwelling.
- 410 Clarendon Lal Lal Rd. – Dwelling.
- 421 Clarendon Lal Lal Rd. – Dwelling.
- 424 Clarendon Yendon Rd. – Lal Lal Falls Hotel.
- 5 Eaglesons Rd. – Lal Lal Railway Station & Water Tank.
- 10 Lal Lal Falls Rd. – Old Lal Lal Hotel.
- 25 Lal Lal Falls Rd. – Former Forestry Commission Dwelling.
- Cnr Parkers & Clarendon Lal Lal Rds. – Lal Lal Railway Water Tank & Dam Offtake.
- 8 Vaughan St. – School Teacher's Residence.
- 12 Vaughan St. – Lal Lal Primary School.
- Yendon Lal Lal Rd. – Lal Lal Railway Quarters Site.

A map of the potential precinct is as follows.



### 3.0 Recommendations for the Moorabool Shire Heritage Study Stage 2

#### 3.1 High Priority Assessments for Heritage Overlays

##### 3.1.1 Individual Places

1. It is recommended that the highest priority be given to heritage assessments of the **existing 28 heritage places** already identified as heritage overlays in the Moorabool Planning Scheme. Any applications for buildings and works (and possibly changes of use) for these places require planning permit assessments that consider the Decision Guidelines at Clause 43.01-4. The lack of any significance basis for these places has the potential to create difficulties in making informed decisions about these places.
2. It is recommended that the **287 heritage places** of the individual significance type identified in Appendices 6.04-05 be assessed for their cultural heritage significance and potential has heritage overlays in the Moorabool Planning Scheme.
3. It is recommended that the **6 water infrastructure sites** representing local supplies be assessed for their cultural heritage significance and potential as heritage overlays in the Moorabool Planning Scheme.
4. It is recommended that the **9 dry stone walls** (and other dry stone walls in the Shire) be assessed for their cultural heritage significant and potential as heritage overlays in the Moorabool Planning Scheme.
5. It is recommended that the **2 heritage bridges** previously outlined be assessed for their cultural heritage significance and potential as heritage overlays in the Moorabool Planning Scheme.

##### 3.1.2 Heritage Precincts

1. It is recommended that the **3 heritage precincts** and the **57 heritage places** within these precincts be assessed for their cultural heritage significance and potential as heritage overlays in the Moorabool Planning Scheme.
2. It is recommended that further planning assessment be carried out for the commercial streetscape of Inglis Street, Ballan, for a possible Design and Development Overlay to



maintain the one and storey streetscape design qualities, predominant development on front boundaries and other design qualities. No heritage precinct is recommended given the lack of heritage integrity, but a Design and Development Overlay may complement the recommended individual heritage overlays to isolated sites in Inglis Street.

### 3.1.3 Major Water Infrastructure Sites

1. It is recommended that the Moorabool Shire Council liaise with the statutory water authorities (Barwon Water and Central Highlands Water) for the preparation of a Conservation Management Plan (CMP) for the assessment and ongoing management of the **13 major water infrastructure sites** listed Section 3.2.2.D. There may be opportunities for the CMP to form an incorporated plan in the Schedule to the Heritage Overlay, giving some flexibility for specific works that could be exempt from planning permits. Consideration should be given to the outcomes identified in the *Victorian Water Supply Heritage Study* by Context Pty Ltd for Heritage Victoria (2007) which states:

“The project’s second stage will comprise detailed studies into the heritage of water supply across regional Victoria ...”

2. If the preparation of a Conservation Management Plan is not feasible, it is recommended that the 13 major water infrastructure sites be assessed for cultural heritage significance and potential heritage overlays in the Moorabool Planning Scheme.

### 3.2 Lower Priority Assessments

1. It is recommended that further heritage assessments of the **109 places** identified as ‘conservation desirable’ be of a lower priority beyond any Stage 2 Heritage Study. It is further recommended that these places be flagged to planning staff so that informal consideration might be given to any heritage values of these places at the time of any application for buildings and works.
2. It is recommended that assessments be carried out by suitably qualified archaeologists of the **75 archaeological sites** to determine whether these sites should be considered for inclusion as heritage overlays or for the Victorian Heritage Inventory.
3. It is recommended that assessments be carried out by suitably qualified geologists of the **80 geological sites** to determine whether all or some of these sites may be considered for inclusion as heritage overlays in the Moorabool Planning Scheme (some further details to be provided by Dr Susan White in the final draft of this Report).
4. It is recommended that further scoping and assessments be made of the **Shire’s bridges** not currently included as (or recommended for) heritage overlays. It is also recommended that this work not be carried out until the bridge numbering in the Moorabool Shire’s Bridges Inventory and mapping has been reconciled.

### 3.3 Access Requirements

1. Prior to the commencement of Stage 2 assessments, it is recommended that the Moorabool Shire liaise with and seek permission from the owners of **42 heritage places** where access is required. These places were either not visible from the public realm or were difficult to specifically determine the extent of potential significant fabric from the public realm. A list of places requiring access is provided as Appendix 6.10.

### **3.4 Review of the Thematic Environmental History**

1. At the conclusion of the Stage 2 heritage assessments, it is recommended that the Thematic Environmental History of the Western Region of the Moorabool Shire, 'Forest, Farmland & Gold' (volume 2), be reviewed and where necessary, redrafted.

## 1.0 Introduction

The Moorabool Shire Council commissioned Dr David Rowe of Authentic Heritage Services Pty Ltd and Wendy Jacobs, Architect and Heritage Consultant, to prepare Stage 1 of the Moorabool Shire Heritage Study (western region) in June 2009. The study has been funded jointly by the Moorabool Shire Council and Heritage Victoria. This Report (Volume 1) provides details about the project team, study area, methodology, study findings and recommendations for the preparation of Stage 2 of the Heritage Study. An initial draft of the Thematic History (Volume 2) was provided in April 2010, while a draft of this Report was completed in May 2010.

All illustrations and photographs used in this heritage study are for research and guidance purposes only. Any commercial reproduction of these illustrations and photos will require Copyright clearance from the respective owners.

## 1.1 Project Team

The project team was as follows:

- Dr David Rowe, Authentic Heritage Services Pty Ltd – project leader & author.
- Wendy Jacobs, Architect & Heritage Consultant – senior consultant (fieldwork and proofing document).
- Pam Jennings, Authentic Heritage Services Pty Ltd – research assistant.
- Susie Zada, Zades Pty Ltd – research assistant.

## 1.2 Acknowledgements

The Consultants sincerely appreciated the assistance and support received throughout the course of the Study. Particular appreciation is given to:

The Steering Committee

- Gavin Alford, Moorabool Shire Council.
- Neil Manning, Moorabool Shire Council.
- Amy Reynolds, Moorabool Shire Council.
- Mary Vaneslow, Ballarat Branch, Department of Planning & Community Development.
- Ian Wight, Heritage Victoria, Department of Planning & Community Development.
- June Huggins, community representative.

The Moorabool Shire Heritage Advisory Committee

- Cr Tom Sullivan, Moorabool Shire Council.
- Gavin Alford, Moorabool Shire Council.
- Neil Manning, Moorabool Shire Council.
- Amy Reynolds, Moorabool Shire Council.
- Stan Franklin, Bacchus Marsh RSL.
- Kay Godkin, Bacchus Marsh RSL.
- Doug Henderson, Ballan RSL.
- Jennifer Bantow, Geelong & District Branch of the National Trust of Australia (Victoria).
- Elizabeth Fairlie, Geelong & District Branch of the National Trust of Australia (Victoria).
- Margaret Moritz, Blacksmith Cottage & Forge Special Committee, Bacchus Marsh.
- Sean Hamilton, Mt Egerton Community Development Association.
- Aline Thompson, Blackwood & District Historical Society.
- Richard Biden, Ballan Shire Historical Society.

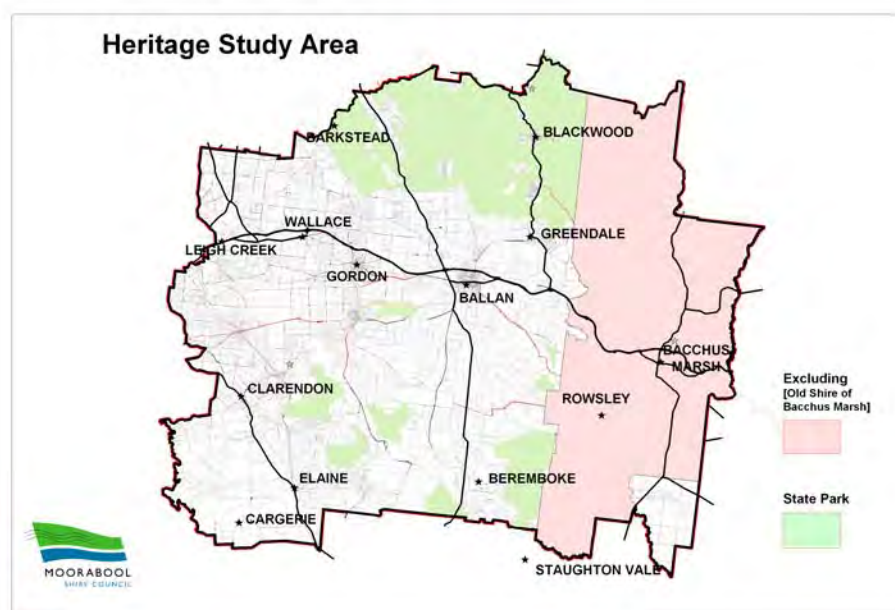
- June Huggins, Ballan Shire Historical Society.
- Wendy Vearing, Bacchus Marsh Historical Society.
- Dennis Spielvogel, Bungaree & District Historical Society.

#### Other Community Organisations & Individuals

- Ballan Shire Historical Society.
- Blackwood & District Historical Society.
- Bungaree & District Historical Society.
- Buninyong & District Historical Society.
- Dr Susan White, Convenor, Standing Committee Geological Heritage (Geological Society of Australia Inc).
- Andrew Lee, Yendon.
- Dr Ann Beggs Sunter, Clarendon.
- Dianne Cahir, Dunnstown.
- Norman Houghton, Geelong.

### 1.3 Study Area

The study area comprises the western region of the Moorabool Shire. It takes in the former Ballan Shire and parts of the former Bungaree, Buninyong and Werribee Shires as outlined below:



Source: Moorabool Shire Council

The former Shire of Bacchus Marsh has been assessed in R. Peterson & D. Catrice, 'Bacchus Marsh Heritage Study', prepared for the Bacchus Marsh Shire Council & the Historic Buildings Council, 1995.

### 1.4 Project Objectives

As outlined in the Moorabool Shire Heritage Study Brief, the purpose of Stage 1 of the Moorabool Shire Heritage Study has been to:

- Prepare a Thematic Environmental History of post-contact settlement and development of the Moorabool Shire.

- Identify post-contact places of potential cultural significance in the former Shire of Ballan, Bungaree and Werribee not covered in the Heritage study of the old shire of Bacchus Marsh.
- Liaise with the Geological Association of Australia (Victorian heritage sub-committee) to identify geological sites of potential significance with historical, high-teaching and instructional value and therefore social value.
- Estimate the resources required to appropriately research, document and assess those post-contact places of potential cultural significance that are considered worthy of future conservation.

A copy of the Heritage Study Brief forms Appendix 6.01.

## 2.0 Methodology

Stage 1 of the heritage study has been prepared in accordance with the Australia ICOMOS Burra Charter 1999 and its Guidelines. Given the preliminary nature of the study, significance “types” (as opposed to significance thresholds) have been used to prioritise the work for Stage 2 of the heritage study. Levels of significance have only been ascribed to particular geological sites from information provided by the Geological Society of Australia (Victorian division – heritage committee).

The Environmental History (volume 2) has been prepared in accordance with *Victoria’s Framework of Historical Themes* published by the Heritage Council of Victoria in February 2010. An outline of the Framework is given as an appendix in the Environmental History.

## 2.1 Fieldwork

The large rural nature of the Moorabool Shire has meant that considerable fieldwork was required to identify potential heritage places. The fieldwork has involved surveys by car and on foot, with over 3,500 kms having been travelled. Potential heritage places have been identified specifically from the fieldwork; as a consequence of historical research; and as a result of community consultations. Not all potential heritage places could be accessed during the fieldwork (including a large number of homesteads) with at least 42 properties requiring access for assessment as part of Stage 2 of the heritage study.

## 2.2 Research

The research has involved visits to the State Library of Victoria, Public Record Office Victoria, Ballarat Library and other libraries, and local historical societies. Publications, historical photographs, manuscripts and historic maps of the Shire (and places within it) have been obtained. Another key source of information has been online newspapers, government gazettes, historical photographs and manuscripts.

## 2.3 Community Consultation

Community consultations were held at the Ballan Shire, Bungaree & District, and Buninyong & District Historical Societies.<sup>1</sup> These consultations were highly valuable in making contacts with local historians (such as June and Roy Huggins, Dennis Spielvogel, Dianne Cahir, Ann Beggs Sunter and Andrew Lee) and other members of the community with personal knowledge and/or documentation that has greatly assisted in meeting the project objectives. Information was kindly provided in the form of historical society newsletters, historic photographs, manuscripts and typescripts and information about specific heritage places.

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<sup>1</sup> Unfortunately, as a result of an apparent miscommunication, no community consultation was held at Blackwood with the Blackwood Historical Society. The consultants visited Blackwood in anticipation of the consultation, but there was no attendance. Information about the heritage study and a list of potential heritage places for consideration (and feedback) was forwarded to the Blackwood Historical Society where it was tabled at the Society’s Annual General Meeting.

### 3.0 Findings

#### 3.1 Thematic Environmental History

A draft Thematic Environmental History of the Moorabool Shire entitled 'Forest Farmland and Gold' (volume 2) has been prepared as the principal historical and thematic basis for this project. The Thematic History:

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|---|---|
| 1. Bostock Reservoir, Shaws Road, Ballan.                         | 2. Moorabool Reservoir, Linehams Road, Bolwarrah.                     |
| 3. Water Channel from Beal Reservoir, Springbank Road, Bullarook. | 4. Wilsons Reservoir, Wilsons Road, Bullarook.                        |
| 5. Bolwarra Weir, Dehnerts Road, Bunding.                         | 6. Ballan Water Channel, Bunding to Ballan.                           |
| 7. Beales Reservoir, Barkstead Road, Claretown.                   | 8. Koreweinguboorra Reservoir, Reservoir Track, Korweinguboorra.      |
| 9. Lal Lal Reservoir, Lal Lal.                                    | 10. Water Channel from Pincott Reservoir, Frawleys Road, Leigh Creek. |
| 11. Millbrook Reservoir, Donnellans Road, Millbrook.              | 12. Pincott Reservoir, Frawleys Road, Pootilla.                       |
| 13. Pykes Creek Reservoir, Old Western Highway, Pykes Creek Weir. |   |

The local water supply sites are:

1. Weir at Caledonian Park, Blackwood Street, Ballan.
  2. Shaws Lake Swimming Pool, Blackwood.
  3. Railway Weir, Kennedy's Lane, Bunding.
  4. Water Channel, Wades Road, Bungaree.
  5. Greenes Springs & Toohey's Water Facility, Millbrook Egerton Road, Millbrook.
  6. Simmons Reef Reservoir, Simmons Reef.
- **80** geological sites (most having been identified by the Geological Association of Australia) in listed as Appendix 6.09.
  - **2** heritage bridges worthy of further assessment for individual heritage overlays. These bridges are:
    1. Bluestone Bridge, Bungaree Wallace Road, Bungaree.
    2. Blue Bridge (Ryan's Bridge), Yendon Egerton Road, Lal Lal.
  - **12** heritage places of no potential heritage significance (these places are most unlikely to meet the relevant heritage assessment criteria. Some have been demolished since the community recommended their inclusion on the heritage study list. They have been included in the database for information purposes only).
  - **Numerous** other bridges where further work is required after the Moorabool Shire bridge numbering system is aligned with the Moorabool Shire bridge mapping.

### 3.3 Potential Heritage Precincts

The heritage study has identified 3 potential heritage precincts. These precincts are as follows:

#### 3.3.1 Fiskin Street, Ballan Precinct

This precinct is principally a Victorian, Edwardian and interwar era residential streetscape having a north-south axis. A landmark at the southern termination of the street is the Ballan Railway Station and associated buildings. Other buildings and structures include the Ballan Fire Station and the Bills Memorial Trough in McLean Reserve. There are 18 places included in the precinct as outlined:

- 79 Atkinson St. – Railway Dwelling.
- 81 Atkinson St. – Ballan Railway Station.
- 2 Fiskin St. – Dwelling.
- 3 Fiskin St. – Dwelling.
- 8 Fiskin St. – Dwelling.
- 9 Fiskin St. – Dwelling.
- 11 Fiskin St. – Dwelling.
- 12 Fiskin St. – Dwelling.
- 13 Fiskin St. – Dwelling.
- 14 Fiskin St. – Dwelling.
- 17 Fiskin St. – Ruddle House.
- 20 Fiskin St. – Dwelling.
- 21 Fiskin St. – Dwelling.
- 22 Fiskin St. – Former Shop & Dwelling.
- 24 Fiskin St. – McLean Reserve (inc. Memorial Trough and Aleppo Pine tree).
- 25 Fiskin St. – Former dwelling.
- 25 Fiskin St. – Teresa Graham Memorial Tree.
- 27 Fiskin St. – Ballan Fire Station.

A map of the potential precinct is shown as follows:



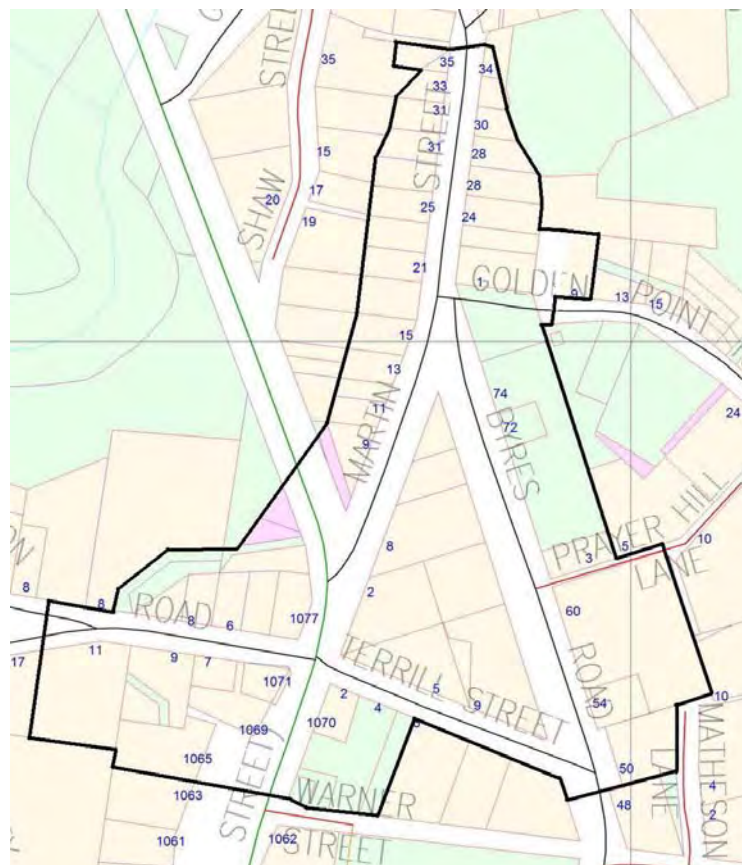


### 3.3.2 Blackwood Township Precinct

The proposed Blackwood Township Precinct has a contextually high number of residential, commercial and cultural buildings and the was area earlier known as Red Hill. The commercial buildings are located along Martin Street, with the churches and memorials towards the southern end of the area on Martin Street and Byres Road. Most of the dwellings are situated in Simmons Reef Road, although there are a few in Martin Street and another in Golden Point Road. The majority of the buildings are associated with the Victorian era, with a small number relating to development in the early 20<sup>th</sup> century. Overall, there are 28 places within the precinct as outlined below:

- Byres Rd. – All Saints Anglican Church.
- 54 Byres Rd. – Vicarage.
- 72 Byres Rd. – St. Malachy's Catholic Church.
- 74 Byres Rd. – Blackwood Mechanics' Institute.
- 01 Golden Point Rd. – Blackwood Hotel.
- 09 Golden Point Rd. – Dwelling.
- 1069 Greendale Trentham Rd. – Bromwich Red & Breakfast.
- 1077 Greendale Trentham Rd. – Dwelling.
- 1071 Greendale Trentham Rd. – Blackwood Cobb & Co. Tea Rooms.
- 2 Martin St. – Dwelling.
- 11 Martin St. – 'Woodford' dwelling.
- 12 Martin St. – Blackwood Uniting Church.
- 15 Martin St. – 'Lerdies on Martin' Restaurant.
- 21 Martin St. – Blackwood General Store.
- 22 Martin St. – Oak Tree.
- 23 Martin St. – Blackwood Antique Merchant.
- 24 Martin St. – Dwelling.
- 26 Martin St. – Alice's Garden Gallery.
- 28 Martin St. – Dwelling.
- 29 Martin St. – Blackwood House.
- 35 Martin St. – Dwelling.
- Cnr Martin St. & Byres Rd. – WW2 Memorial.
- Cnr Martin St. & Byres Rd. – Stamper Battery.
- 6 Simmons Reef Rd. – Byres House.
- 7 Simmons Reef Rd. – Dwelling.
- 8 Simmons Reef Rd. – Dwelling.
- 9 Simmons Reef Rd. – Dwelling.
- 11 Simmons Reef Rd. – Woodbine Cottage.

A map of the potential precinct is shown as follows:

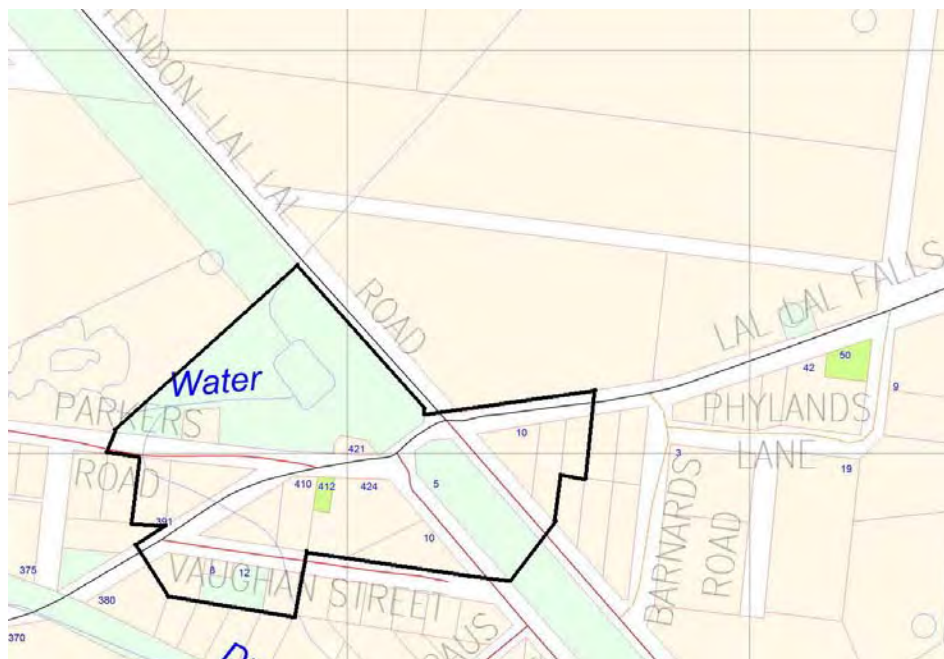


### 3.3.3 Lal Lal Township Precinct

The Lal Lal Township Precinct takes up the central core of the township area. It is defined by a small number of commercial buildings (a landmark being the Lal Lal Falls Hotel), railway infrastructure (railway station, railway water tank and reservoir and railway line), memorial hall, State School, avenue of honour, and dwellings. Unlike the proposed Blackwood Precinct, the heritage places are fewer in number, but spaces and views form an important part of the historical and aesthetic character of the area. Overall, there are 13 places in the Lal Lal Precinct, as outlined below:

- Clarendon Lal Lal Rd. – Avenue of Honour.
- Clarendon Lal Lal Rd. – Soldiers' Memorial Hall.
- 391 Clarendon Lal Lal Rd. – Dwelling.
- 410 Clarendon Lal Lal Rd. – Dwelling.
- 421 Clarendon Lal Lal Rd. – Dwelling.
- 424 Clarendon Yendon Rd. – Lal Lal Falls Hotel.
- 5 Eaglesons Rd. – Lal Lal Railway Station & Water Tank.
- 10 Lal Lal Falls Rd. – Old Lal Lal Hotel.
- 25 Lal Lal Ralls Rd. – Former Forestry Commission Dwelling.
- Cnr Parkers & Clarendon Lal Lal Rds. – Lal Lal Railway Water Tank & Dam Offtake.
- 8 Vaughan St. – School Teacher's Residence.
- 12 Vaughan St. – Lal Lal Primary School.
- Yendon Lal Lal Rd. – Lal Lal Railway Quarters Site.

A map of the potential precinct is shown as follows:



## 4.0 Recommendations for the Moorabool Shire Heritage Study Stage 2

### 4.1 High Priority Assessments for Heritage Overlays

#### 4.1.1 Individual Places

1. It is recommended that the highest priority be given to heritage assessments of the **existing 28 heritage places** already identified as heritage overlays in the Moorabool Planning Scheme. Any applications for buildings and works (and possibly changes of use) for these places require planning permit assessments that consider the Decision Guidelines at Clause 43.01-4. The lack of any significance basis for these places has the potential to create difficulties in making informed decisions about these places.
2. It is recommended that the **287 heritage places** of the individual significance type identified in Appendices 6.04-05 be assessed for their cultural heritage significance and potentially as heritage overlays in the Moorabool Planning Scheme.
3. It is recommended that the **6 water infrastructure sites** representing local supplies be assessed for their cultural heritage significance and potential as heritage overlays in the Moorabool Planning Scheme.
4. It is recommended that the **9 dry stone walls** (and other dry stone walls in the Shire) be assessed for their cultural heritage significant and potential as heritage overlays in the Moorabool Planning Scheme.
5. It is recommended that the **2 heritage bridges** previously outlined be assessed for their cultural heritage significance and potential as heritage overlays in the Moorabool Planning Scheme.

#### 4.1.2 Heritage Precincts

1. It is recommended that the **3 heritage precincts** and the **57 heritage places** within these precincts be assessed for their cultural heritage significance and potential as heritage overlays in the Moorabool Planning Scheme.
2. It is recommended that further planning assessment be carried out for the commercial streetscape of Inglis Street, Ballan, for a possible Design and Development Overlay to maintain the one and storey streetscape design qualities, predominant development on front boundaries and other design qualities. No heritage precinct is recommended

given the lack of heritage integrity, but a Design and Development Overlay may complement the recommended individual heritage overlays to isolated sites in Inglis Street.

#### 4.1.3 Major Water Infrastructure Sites

1. It is recommended that the Moorabool Shire Council liaise with the statutory water authorities (Barwon Water and Central Highlands Water) for the preparation of a Conservation Management Plan (CMP) for the assessment and ongoing management of the **13 major water infrastructure sites** listed in Section 3.2.2.D. There may be opportunities for the CMP to form an incorporated plan in the Schedule to the Heritage Overlay, giving some flexibility for specific works that could be exempt from planning permits. Consideration should be given to the outcomes identified in the *Victorian Water Supply Heritage Study* by Context Pty Ltd for Heritage Victoria (2007) which states:
 

“The project’s second stage will comprise detailed studies into the heritage of water supply across regional Victoria ...”
2. If the preparation of a Conservation Management Plan is not feasible, it is recommended that the 13 major water infrastructure sites be assessed for cultural heritage significance and potential heritage overlays in the Moorabool Planning Scheme.

#### 4.2 Lower Priority Assessments

1. It is recommended that further heritage assessments of the **110 places** identified as ‘conservation desirable’ be of a lower priority beyond any Stage 2 Heritage Study. It is further recommended that these places be flagged to planning staff so that informal consideration might be given to any redeeming heritage values of these places at the time of any application for buildings and works.
2. It is recommended that assessments be carried out by suitably qualified archaeologists of the **75 archaeological sites** to determine whether these sites should be considered for inclusion as heritage overlays or for inclusion in the Victorian Heritage Inventory.
3. It is recommended that assessments be carried out by suitably qualified geologists of the **80 geological sites** to determine whether all or some of these sites may be considered for inclusion as heritage overlays in the Moorabool Planning Scheme (some further details to be provided by Dr Susan White in the final draft of this Report).
4. It is recommended that further scoping and assessments be made of the **Shire’s bridges** not currently included as (or recommended for) heritage overlays. It is also recommended that this work be carried out after the bridge numbering in the Moorabool Shire’s Bridges Inventory and mapping has been reconciled.

#### 4.3 Access Requirements

1. Prior to the commencement of Stage 2 assessments, it is recommended that the Moorabool Shire liaise with and seek permission from the owners of **42 heritage places** where access is required. These places were either not visible from the public realm or were difficult to specifically determine the extent of potential significant fabric from the public realm. A list of places requiring access is provided in Appendix 6.10.

#### 4.4 Review of the Thematic Environmental History

1. At the conclusion of the Stage 2 heritage assessments, it is recommended that the Thematic Environmental History of the Western Region of the Moorabool Shire, ‘Forest, Farmland & Gold’ (volume 2), be reviewed and where necessary, redrafted.

## 5.0 Cost Estimates & Timing for Stage 2 Heritage Study

The following gives cost estimates for a 3 year work program to complete the research and assessment of individual heritage citations, heritage precincts, additional community consultations, steering committee and heritage advisory committee meetings, thematic history review and preparation of a heritage report. Given the large number of places requiring assessment, the work program may be subject to further negotiation as it will depend on the work capacity of the consultants at the time of appointment. It is also recognised that the large number of places and the required budget to assess these place may need to be staged over more years than proposed, given anticipated financial constraints. A more specific Project Brief can be provided that is tailored to a particular Shire budget.

### 5.1 Cost Estimate for Individual Places:

1. **28 heritage places.**
2. **287 heritage places** of the individual significance type identified in Appendices 6.04-05 (this involves 20 complex places and 267 single places).
3. **6 water infrastructure sites** representing local supplies.
4. **9 dry stone walls.**
5. **2 heritage bridges.**

**Cost Estimate (excluding GST):** **\$139,070.00<sup>2</sup>**

### 5.2 Cost Estimate for Heritage Precincts (includes 57 heritage places in precincts).

1. Fiskin Street Ballan Precinct.
2. Blackwood Heritage Precinct.
3. Lal Lal Heritage Precinct.

**Cost Estimate (excluding GST):** **\$7,265.00<sup>3</sup>**

### 5.3 Cost Estimate for Major Water Infrastructure (as individual heritage citations only, not as a conservation management plan)

The 13 major water infrastructure heritage places have been previously listed.

**Cost Estimate (excluding GST):** **\$9,880.00<sup>4</sup>**

### 5.4 Other Costs

Other costs include:

- General Historical Research (State Library, Public Record Office at North Melbourne and Ballarat, local historical societies, DSE Ballarat office for Crown Land files, ).
- Photographing of relevant historical Rate Books for research purposes.
- Purchasing a selection of Certificates of Title for research purposes.

<sup>2</sup> This figure does not include the "Other Costs" identified in Section 5.6.

<sup>3</sup> This figure does not include the "Other Costs" identified in Section 5.6.

<sup>4</sup> This figure does not include the "Other Costs" identified in Section 5.6.

- 12 meetings with Steering & Heritage Advisory Committees (over 3 years). This includes 4 meetings per year attended by the project leader and 2 meetings a year by the senior consultant.
- 4 consultations with the Ballan Shire, Blackwood, Bungaree & District and Buninyong & District Historical Societies.
- Additional Fieldwork.
- 2 draft copies of the Moorabool Shire Heritage Study Stage 2
- 4 final copies of the Moorabool Shire Heritage Study Stage 2.
- Liaison with Council staff in relation to the mapping of each place (the mapping to be carried out by the Moorabool Shire).
- Hermes Population.
- Photocopying & Office costs.
- Travel costs.
- Review of Thematic Environmental History.
- Preparation of a Heritage Report that includes the methodology, assessment criteria and thresholds, findings and recommendations for implementing the Heritage Study through a Planning Scheme amendment. The recommendations will also include the required changes to the local heritage policy of the Moorabool Planning Scheme as a consequence of the proposed heritage precincts and individual heritage places proposed for heritage overlays.

**Cost Estimate (excluding GST):** **\$33,235.00**

**5.5 TOTAL COST FOR PRIORITY STAGE 2 PLACES (excluding GST):** **\$189,450.00<sup>5</sup>**

#### 5.6 Lower Priority Heritage Places

The cost estimates does not allow for:

- Assessment of the conservation desirable heritage places.
- Assessment of all the bridges in the Shire.
- Heritage Advisory services associated with planning permit applications.

#### Archaeological Places

Cost Estimate for 75 archaeological sites provided by TerraCulture Pty Ltd

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5 This cost estimate is valid for 12 months.

TASKS	PERSONNEL	TIME	COST
<b>Project Establishment</b>			
Review HV site cards	Project Archaeologist	30 hrs @ \$100/hr	\$3,000.00
Notification of relevant landowners and arranging access	Admin	8 hrs @ \$65/hr	\$520.00
<b>SUB TOTAL</b>			<b>\$3,520.00</b>
<b>Fieldwork</b>			
Fieldwork	Project Archaeologist	10 days (9 hr days)	\$9,000.00
Fieldwork	Archaeological assistant	10 days (9hr days)	\$7,200.00
<b>SUB TOTAL</b>			<b>\$16,200.00</b>
<b>Site Card Completion</b>			
Site card completion (88 known cards)	Archaeologist	294 hrs	\$26,460.00
Additional Research for specific items on the HV site card	Historian	80 hrs	\$8,000.00
<b>SUB TOTAL</b>			<b>\$34,460.00</b>
<b>Disbursements</b>			
Vehicle expenses	\$0.70/km	~3000 km	\$2,100.00
<b>SUB TOTAL</b>			<b>\$2,100.00</b>
<b>GRAND TOTAL</b>			<b>\$56,280.00</b>
<b>GST</b>			<b>\$5,628.00</b>

\*\*Quoted price valid for 3 months from date of issue of quote.

### Geological Places

For costings for future geological assessments, contact can be made with Dr Susan White, Geological Society of Australia Inc (Victoria Division), Heritage subcommittee, at [susanqwhite@netspace.net.au](mailto:susanqwhite@netspace.net.au).

### 5.8 Ad Hoc Assessments

This cost estimate does not allow for the preparation of heritage assessments on an ad hoc basis. The cost of completing assessments for single (not complex) heritage places is \$1,300.00 (plus GST).<sup>6</sup>

6 Single and complex heritage places are listed respectively as Appendices 6.04-05.

## **6.0. Appendices**



## **Appendix 6.01: Heritage Study Stage 1 Brief**

**MOORABOOL SHIRE COUNCIL**  
**HERITAGE VICTORIA MODEL CONSULTANTS BRIEF FOR HERITAGE STUDIES**  
**March 2009**

**CONTENTS**

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- (ii) The project plan
- (iii) Assessing cultural significance
- (iv) HERMES database

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**Appendix 1** Definitions

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**Appendix 3** Victoria Framework of Historical Themes

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**Appendix 11** Contract details

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## INTRODUCTION

### (i) THE PURPOSE OF A HERITAGE STUDY

The purpose of a heritage study is to identify, assess and document post-contact places of cultural significance within an area (possibly the municipality) and to make recommendations for their future conservation.

This includes recommendations for statutory protection, e.g. application of the most appropriate planning control, or inclusion in the Victorian Heritage Register.

A heritage study is usually divided into two stages. Heritage Victoria often refers to a separate Stage 3, which is the implementation of the heritage study recommendations.

Stage 1 involves the preparation of a Thematic Environmental History and the identification of all places of potential cultural significance across the study area. Stage 1 shall also involve an estimation of the time and resources required to undertake Stage 2 of the study brief.

Stage 2 involves the detailed assessment of significance and documentation of those places that were identified to be of potential cultural significance in the Stage 1 survey. Stage 2 commences once the necessary funding and resources have been obtained following the completion of Stage 1.

A 'Contract Template' and an 'Advertisement Template' are provided at [Appendix 11](#) and [Appendix 12](#) respectively to assist in the engagement of a consultant to under the two stages of the Heritage Study.

### (ii) THE PROJECT PLAN

The project plan should be agreed by the steering committee and consultant at the outset of the project. A project plan template is included at [Appendix 8](#).

The heritage study and its recommendations should ideally have community support. This reinforces the importance of consulting widely during the heritage study process and especially during the identification and assessment of heritage places. It also reinforces the importance of considering subjective public opinion and non-expert judgement while undertaking a professional assessment. The brief requires that the heritage study process include opportunities for local communities, community groups (such as historical societies) and interested individuals to assist with the identification of potential places of significance. The project plan should provide opportunities for community consultation.

The approach taken to community involvement shall be initially discussed with, and approved, by the Steering Committee. Ways to involve the community are explored further at [Appendix 7](#).

### (iii) ASSESSING CULTURAL SIGNIFICANCE

It is expected that a heritage study will include a holistic assessment in terms of place types, periods and heritage values. Where a place is identified, a coherent and coordinated assessment against the HERCON criteria is expected (see [Appendix 2](#) for details of the HERCON criteria).

In late 2006, the Minister for Planning appointed an Advisory Committee to review heritage provisions in planning schemes. Part of the scope of the review was to consider the criteria and thresholds applied in the identification of local heritage places. The Advisory Committee report, including its recommendations, can be downloaded from the Department of Planning and Community Development website (follow the links to 'Planning', 'Publications' and 'Reports and Consultation'). It is likely that a number of the Advisory Committee's recommendations will be implemented over the next 12-24 months.

Consultants should be aware that during the course of carrying out a heritage study, they may be expected to amend the study methodology, or project plan, to incorporate any of the Advisory Committee's recommendations that are implemented through a revised VPP Practice Note or changes to the heritage provisions in planning schemes. Any changes and the impact of such changes on the project budget and time frame will be agreed with the consultant and the steering committee.

In assessing the cultural significance of heritage places, the following extract from James Semple Kerr's *The Fifth Edition Conservation plan* (National Trust of Australia NSW 2000) is relevant:

*Australia ICOMOS, ICOMOS New Zealand and English Heritage all emphasise the need for a multi disciplinary approach to the assessment of significance. On the other hand, the more people involved, the more difficult it is to obtain coordinated, coherent and useful assessments. Successful assessment is a matter of balance. Assessors should be chosen with particular regard to the relevance of their actual range of skills, experience and contextual knowledge – not because of their nominal disciplines.*

*There has been a tendency to assume that an assessment team made up of representatives of each discipline (historian, architect, planner, archaeologist, engineer, landscape architect etc.) will somehow evolve a coherent assessment of cultural significance. This is an expensive and time-consuming assumption when it comes to coordinating data. The objective should be, instead, to engage the minimum number of people with the necessary range of skills between them directly relevant to the assessment of the particular place. Whatever the arrangement, multiple contributions will need to be coordinated.*

(iv) HERMES (HERitage Management Electronic System) DATABASE.

A standard condition of any study grant offered by Heritage Victoria is to require consultants undertaking heritage studies to enter place data into the HERMES database. This is a state-wide database accessible via the web. A user manual and training is provided for consultants and council staff by Heritage Victoria. The consultant will require access to a PC running the Windows operating system (not Mac) for data entry into HERMES

See [Appendix 9](#) for HERMES database information and requirements.



## MOORABOOL SHIRE HERITAGE STUDY BRIEF

### 1 BACKGROUND

This study is commissioned by Moorabool Shire Council.

### 2 STUDY AREA

A heritage study of the old Shire of Bacchus Marsh was completed in 1996. Moorabool Shire was formed through an amalgamation of the former Bacchus Marsh, Ballan, Bungaree and parts of Werribee Shires. No heritage study was undertaken for the former shires of Ballan, Bungaree or the portion of the old Werribee shire now in the Moorabool Shire.

The study area for the purposes of preparing the thematic environmental history (task 5.2) is the whole of the Moorabool Shire. A thematic environmental history was undertaken in the old Shire of Bacchus Marsh heritage study.

The study area for the purposes of identifying places of potential cultural significance (task 5.3 and 5.4) is essentially the former Ballan, Bungaree and parts of Werribee Shire identified in the accompanying map.

The study area for the purposes of identifying geological heritage (task 5.3 - to list the sites with historical, high teaching and instructional value and therefore social value identified by the Geological Association of Australia (Victorian heritage sub-committee) is the whole of the Moorabool Shire.

### 3 OBJECTIVES

The purpose of this study is to:

#### **Stage 1 (the current project):**

- Prepare a Thematic Environmental History of post-contact settlement and development of the Moorabool Shire;
- Identify all post-contact places of potential cultural significance in the former Shire of Ballan, Bungaree and Werribee not covered in the Heritage study of the old shire of Bacchus Marsh;
- Estimate the resources required to appropriately research, document and assess those post-contact places of potential cultural significance that are considered worthy of future conservation.

#### **Stage 2 (proposed future project):**

- Assess and document the places of post-contact cultural significance identified as being worthy of future conservation in Stage 1 of the project in the former Shire of Ballan, Bungaree and Werribee not covered in the Heritage study of the old shire of Bacchus Marsh;
- Enter this information into the HERMES database to be provided to the client;

- Review and finalise the Thematic Environmental History; and
- Make recommendations for the conservation of the municipality's cultural heritage.

## 4 METHODOLOGY

The heritage study is to be prepared in accordance with the *Australia ICOMOS Burra Charter, 1999* and its Guidelines. All terminology shall be consistent with the Burra Charter (see [Appendix 1](#) for definitions of words that appear regularly in this brief).

The values to be used in the identification and assessment of places are historic, scientific, aesthetic, social and spiritual values (as articulated in the Burra Charter). Where a place of potential cultural heritage significance is identified, a coherent and coordinated assessment against the HERCON criteria is required (see [Appendix 2](#) for details). Thresholds applied in the assessment of places shall include 'State Significance' and 'Local Significance'. Local significance includes those places that are important to a particular community or locality.

The consultant is required to use Heritage Victoria's *Victoria Framework of Historical Themes* (see [Appendix 3](#)) in preparing the study.

The consultant is to refer to the *Guidelines for Thematic Environmental Histories* in preparing the Thematic Environmental History (see [Appendix 4](#)).

The consultant is to refer to Heritage Victoria's *Guidelines for Assessing Landscapes with Cultural Heritage Significance* (see [Appendix 5](#)) when assessing cultural landscapes.

Statements of Significance are to be prepared using the Heritage Victoria format of 'What is Significant?'; 'How is it significant?' and 'Why is it significant?'. Details are provided at [Appendix 6](#).

Opportunities are to be provided for local communities, community groups (such as historical societies) and interested individuals to assist with the identification of potential places of significance. [Appendix 7](#) details strategies for community engagement.

## 5 TASKS – STAGE 1

### 5.1 Preparation of Project Plan

The consultant will complete the pro-forma Project Plan at [Appendix 8](#) for endorsement by the Steering Committee. This Project Plan will set out an agreed timetable; payment schedule with related milestones; suggestions as to meeting dates for the Steering Committee and completion details. The consultant will seek the approval of the Steering Committee for any amendments to the milestones and completion dates once endorsed by the Steering Committee.

The consultant and Steering Committee shall also give consideration to opportunities for community involvement and agree upon the approach.

### 5.2 Thematic Environmental History of post-contact settlement and development of the Moorabool Shire

(Refer to *Guidelines for Thematic Environmental Histories*, [Appendix 4](#))

This section of the study will address the history of the physical development of the Moorabool Shire since post-contact. It will isolate and explain those aspects and themes that are crucial to understanding the area and the historic physical fabric as it exists today.

It is expected that research for the Thematic Environmental History will:

- provide information on the location and applicable themes of places of potential cultural significance;
- provide a context for the comparative assessment of places of cultural significance; and
- provide information on places of potential significance for which physical evidence may be negligible or non-existent such as historic and archaeological sites.

The Thematic Environmental History should be integrated with the study process in a reiterative manner. While the key themes should be initially identified and inform the field work, the Thematic Environmental History itself should be informed by discoveries in the field, by information about places from local sources and by the research, assessment and documentation of places in Stage 2. For this reason the Thematic Environmental History should be labelled and treated as a draft document until the end of Stage 2 of the heritage study process.

Initially, the consultant shall review existing available sources of information, prepare a brief bibliography and identify the key themes in the historical development of the area. The *Victoria Framework of Historical Themes* developed by Heritage Victoria shall be used as a checklist in producing the Thematic Environmental History.

The Thematic Environmental History will be concise (up to 20,000 words) and analytical. It must not be a comprehensive chronological history. It will clearly define the key themes that will provide an historical explanation of the existing physical fabric and land use patterns of the study area. These themes will be applied in the identification and evaluation of individual components of the study area's heritage.

In preparing the Thematic Environmental History the consultant should identify maps, plans and other documents that may show the location of early buildings, structures, elements and activities that may be of potential heritage significance. Illustrative material should be incorporated within the Thematic Environmental History where possible and appropriate. Buildings, structures, elements and activities shown on these early plans should be further evaluated during the heritage study process for their potential heritage significance, including archaeological importance.

The Thematic Environmental History might also include a series of simple maps that show broad land-use and settlement patterns at different periods in the development of the study area.

At the completion of the identification of places of potential cultural significance and again during Stage 2 of the study, the draft Thematic Environmental History shall be



reviewed. The emphasis that is given to particular themes may need to be amended in the light of the work that has been undertaken.

A draft Statement of Significance for the heritage of the study area shall be prepared as part of the draft Thematic Environmental History. This should be no more than about 400 words (ie no longer than an A4 page) and will be finalised in Stage 2. It is not necessary to use the same approach that would be taken in preparing a Statement of Significance for a heritage place. For example, it is not useful to state that *'The City of ... is of aesthetic significance for its...'*. Instead, the Statement of Significance for the study area should clearly and succinctly identify what is important and unique about the area and why. It may be possible to use this statement in a corporate plan or Municipal Strategic Statement. An example of the approach that can be taken in preparing the study area Statement of Significance can be found in the Department of Infrastructure's *'Protecting Heritage in a Changing Melbourne: Technical Report 10 – Planning Melbourne for the 21<sup>st</sup> Century (2001)'*, pp4-6.

### **5.3 Identification of places of potential cultural significance in the former Shires of Ballan, Bungaree and Werribee not covered in the Heritage study of the old shire of Bacchus Marsh.**

The consultant will identify all places of potential cultural significance across the former Shires of Ballan, Bungaree and Werribee not covered in the Heritage study of the old shire of Bacchus Marsh. Places of cultural significance will be identified through each of the following means.

- The consultant shall refer to the draft Thematic Environmental History, any original source materials used in the preparation of the Thematic Environmental History (including early maps, plans and other documents) to identify places of potential cultural significance across the study area, including places of archaeological potential where visible fabric may be limited.
- The consultant shall refer to registers, inventories, studies, reports and other materials held by organisations such as Heritage Victoria, National Trust of Australia (Victoria), Australian Heritage Council, the relevant municipal library etc to identify places of potential cultural significance across the study area.
- The consultant shall seek information from the community and provide opportunities for interested community groups, historical societies and individuals to forward information about places of potential significance. Before commencing on this particular task the approach taken to seeking information shall be discussed with and approved by the Steering Committee.
- The consultant shall undertake field survey work to identify places of potential significance and to verify the location, status and potential significance of places identified through the Thematic Environmental History, through existing reports and through community consultation.
- The consultant is to liaise with the Geological Association of Australia (Victorian heritage sub-committee) to identify geological sites of potential significance with historical, high teaching and instructional value and therefore social value.

The detailed assessment of the cultural significance of each place is not required at this stage.

## 5.4 Stage 1 Outputs

The consultant shall supply the client with:

- The draft Thematic Environmental History, 2 paper copies, and on CD, both in PDF and MS WORD format.
- A listing of all places of potential cultural significance. This shall include details as to:
  - Name and brief details of each place of potential cultural significance.
  - Address/location of each place of potential cultural significance. The address/location details need to be sufficiently detailed to enable the place to be locatable.
- Planning Scheme base map(s) showing the location of all places identified to be of potential cultural significance, marked with a polygon. Base maps are to be provided with road names and property / house numbers where available.
- The HERMES database populated with a separate data entry for each place of potential significance.
- Recommendations for Stage 2
  - The consultant shall estimate the time and budget required to document and assess the cultural significance of those places identified as being of potential cultural significance, and are considered potentially worthy of future conservation.
  - The consultant may make other recommendations regarding approaches to undertaking the research, documentation, and assessment of all those places identified to be of potential cultural significance.
  - In estimating the resources required to fully research, document and assess the places of potential cultural significance, the consultant shall have regard to the requirements of Stage 2 of the Heritage Study.

## 5.5 Completion of Stage 1

Upon the satisfactory completion of the Stage 1 requirements and its approval by the Steering Committee, the consultant shall be paid any outstanding entitlements. At this point, the work of the consultant shall cease until such time as the necessary resources and funding have been secured to enable the completion of Stage 2.

## 6 TASKS – STAGE 2 (PROPOSED FUTURE STUDY)

The tasks shall be undertaken in the order that they appear below:

## **6.1 Preparation of Project Plan**

The consultant shall complete the pro-forma Project Plan for Stage 2 for the endorsement by the Steering Committee. This Project Plan will set out an agreed timetable; payment schedule with related milestones; suggestions as to meeting dates for the Steering Committee and completion details. The consultant will seek the approval of the Steering Committee for any amendments to the milestones and completion dates.

The consultant and Steering Committee shall also give consideration to opportunities for community involvement, particularly contact with affected property owners, and agree upon the approach.

## **6.2 Research and assessment of places of post-contact cultural heritage significance**

This section of the study shall address the research and assessment required for those places identified to be of potential cultural heritage significance in Stage 1 of the study, and which are considered to be worthy of future conservation.

If a place is not considered to be worthy of future conservation, further research and assessment of significance is not required. However, the completion of a partial entry in the HERMES database to denote this fact will still be appropriate so that the client is aware that the place has been considered.

Research and some limited comparative analysis will be required to substantiate the significance of each place of potential cultural significance identified in Stage 1. These places are to be assessed against the HERCON criteria to establish their cultural heritage significance (see [Appendix 2](#)). A comparative analysis should draw on other places identified through the Stage 1 study and other places within the study area that have previously been included in a heritage register, inventory or overlay. A search of the HERMES database and the consultant's own knowledge of similar places may also inform a comparative analysis. Places of potential State significance shall undergo limited analysis on a broader (i.e. Statewide) comparative basis and will be subject to peer-review by Heritage Victoria.

A Statement of Significance is to be prepared for each place using the Heritage Victoria format of 'What is Significant?'; 'How is it significant?' and 'Why is it significant?' (see [Appendix 6](#)).

The thresholds to be applied in the assessment of significance shall be 'State Significance' and 'Local Significance'. 'Local Significance' includes those places that are important to a particular community or locality. Letter gradings (eg "A", "B", "C" etc) are not to be used.

The significant components of each place should be identified. This will usually occur as a brief mention in the Statement of Significance.

In the case of a heritage area (e.g. a precinct, landscape etc) it is important to complete a HERMES entry for the area (including a statement of significance) and also to identify:

- a. individually significant places that contribute to the precinct (which should have their own separate HERMES entry, including a statement of significance);
- b. individually significant places that are not contributory to the precinct (which should have their own separate HERMES entry, including a statement of significance); and
- c. other contributory elements (e.g. buildings/structures/trees/components that contribute to the heritage area). These should have a basic HERMES entry but do not need to be researched and documented. However, the statement of significance for the heritage area will need to acknowledge the contributory elements (e.g. under “what is significant?”).

In addition, the significant components and contributory elements of a heritage area (e.g. a precinct, landscape etc) should be identified:

- on a map or plan; and
- in a table to be included in the documentation for the heritage place.

The consultant will be expected to provide at least one photograph in digital format (eg JPEG) which clearly depicts each identified heritage place.

**Note:** In late 2006, the Minister for Planning appointed an Advisory Committee to review heritage provisions in planning schemes. Part of the scope of the review was to consider the criteria and thresholds applied in the identification of local heritage places. The Advisory Committee report, including its recommendations, can be downloaded from the Department of Planning and Community Development website (follow the links to ‘Planning’, ‘Publications’ and ‘Reports and Consultation’). It is likely that a number of the Advisory Committee’s recommendations will be implemented over the next 12-24 months.

Consultants should be aware that during the course of carrying out a heritage study, they may be expected to amend the study methodology, or project plan, to incorporate any of the Advisory Committee’s recommendations that are implemented through a revised VPP Practice Note or changes to the heritage provisions in planning schemes. Any changes and the impact of such changes on the project budget and time frame will be agreed with the consultant and the steering committee.

### 6.3 Peer-review

The consultant shall arrange a meeting with staff from Heritage Victoria to review the preliminary findings of Stage 2 of the heritage study. The meeting should be organised within the first twelve months of the commencement of Stage 2 and not later than six months prior to completion. The consultant should allocate a maximum of one day to prepare for and attend this meeting. The purpose of the meeting is:

- To assist the consultant in terms of research, comparative analysis or other issues associated with the assessment of places of cultural significance and discuss any problems involved.

- To review those places being considered for the Heritage or other Overlays.
- To review those places being considered for the Heritage Inventory.
- To review those places recommended for the Victorian Heritage Register.
- To ensure that the heritage study takes a holistic approach to the assessment of significance in terms of place types, periods and heritage values.

#### 6.4 HERMES database

The documentation and images for all identified places shall be entered into the HERMES database. In all cases, sources of information, both documentary and oral, shall be fully documented. See [Appendix 9](#) for HERMES requirements.

#### 6.5 Mapping

All identified places of cultural heritage significance must be marked with a polygon on a Planning Scheme base map(s) to be provided to the client. See [Appendix 10](#) for further information.

#### 6.6 Review of the Thematic Environmental History

At the completion of the research, documentation and data-entry for places of post-contact cultural heritage significance, the draft Thematic Environmental History prepared during Stage 1 of the study shall be reviewed and finalised. The emphasis which is given to particular themes may need to be amended in the light of the detailed work that has been undertaken.

A Statement of Significance for the heritage of the study area shall also be finalised. This should be no more than about 400 words (ie no longer than an A4 page).

#### 6.7 Recommendations for Statutory Protection

The consultant shall produce a report from HERMES (as per the table below) which outlines the recommendations for statutory protection of each place assessed as part of Stage 2. This will be logically arranged in alphabetical order by locality and address:

NAME OF HERITAGE PLACE & LOCATION	RECOMMENDED FOR VICTORIAN HERITAGE REGISTER	RECOMMENDED FOR HERITAGE INVENTORY	RECOMMENDED FOR PLANNING SCHEME (IDENTIFY OVERLAY)	OTHER RECOMMENDATION

##### 6.7.1 Draft Schedule to the Heritage Overlay

For those places recommended for a Heritage Overlay, the consultant shall complete a draft Schedule to the Heritage Overlay. Unless directed otherwise by Heritage Victoria or the Department of Planning and Community Development (following the outcome of the Review of Heritage Provisions in Planning Schemes), the drafting of the Schedule shall accord with the requirements of the VPP Practice Note – *Applying the Heritage Overlay*.

##### 6.7.2 Draft local planning requirements for heritage areas

Where heritage areas are identified (eg precincts, landscapes, complexes, multiple properties etc), the boundaries of each area shall be identified on a map(s) for potential inclusion by the council in a Local Planning Policy or Schedule to an Overlay. All significant places and contributory elements within the heritage area shall be shown on this map(s). Specific objectives and policies for the conservation of the area and significant elements within the area shall be provided in a format which is suitable for ultimate inclusion in either a Local Heritage Policy at Clause 22 of the planning scheme, an Incorporated Plan or in a Schedule to an Overlay.

### 6.7.3 Historical archaeology report

Drawing from the research undertaken as part of the Thematic Environmental History and from the field-work component of the study, the consultant will be required to prepare a brief report which:

- identifies areas of archaeological sensitivity for which an archaeological management plan should be undertaken; and
- makes recommendations for inclusion of places in the Heritage Inventory, the Heritage Register or the Heritage Overlay as appropriate.

The management recommendations for historical archaeological places will have regard to the full range of heritage values and criteria.

## 6.8 Stage 2 outputs

The consultant shall supply the client with:

- 3 paper copies (including 1 unbound) and a CD (containing a PDF and MS WORD version) of the final report in A4 vertical format which includes:
  - Name of the client.
  - Names of all the practitioners engaged in the task and the work they undertook.
  - Date.
  - Acknowledgment that “The [*insert study area*] Heritage Study was carried out with the assistance of funds made available by the Victorian State Government”
  - Summary and contents page.
  - The revised Thematic Environmental History including a Statement of Significance for the heritage of the municipality.
  - A print-out from the HERMES database of the place reports for all those places assessed as part of Stage 2 of the study.
  - The table of places recommended for statutory protection.
  - The draft Schedule to the Heritage Overlay.
  - The draft local planning requirements for heritage areas as per 6.7.2 of the brief
  - The archaeological report.
  - Any limitations of the study (for example - limitations in terms of the types of places identified; geographic limitations; access limitations etc). This should be clearly organised so that the client is fully informed of any further work which may be required as part of any future heritage study review or further investigation.
  - The study brief.

- Planning Scheme base map(s) showing the location of all identified places of cultural significance (marked with a polygon) which are recommended for statutory protection.
- The HERMES database populated with data for each identified place, and the 'owner' field updated with the clients name.

## **6.9 Completion of Stage 2**

Upon the satisfactory completion of the Stage 2 requirements and its approval by the Steering Committee, the consultant shall be paid any outstanding entitlements.

## APPENDIX 1

### DEFINITIONS

(Taken from the *Australia ICOMOS Burra Charter, 1999*, where relevant)

*Place* means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views. Place as used in the Charter has a broad scope: it is geographically defined and includes its natural and cultural features. Place can be used to refer to small things, such as a milestone, and large areas, such as a cultural landscape. A memorial, a tree, the site of an historical event, an urban area or town, an industrial plant, an archaeological site, a stone arrangement, a road or travel route, a site with spiritual and religious connections – all of these can fit under this term.

*Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present, or future generations.

*Post-contact* means the period since first contact between Aboriginal and non-Aboriginal people.



## APPENDIX 2

### HERCON CRITERIA

- Importance to the course or pattern of our cultural or natural history.
- Possession of uncommon rare or endangers aspects of our cultural or natural history.
- Potential to yield information that will contribute to an understanding of our cultural or natural history.
- Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.
- Importance in exhibiting particular aesthetic characteristics.
- Importance in demonstrating a high degree of creative or technical achievement at a particular period.
- 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 the continuing and developing cultural traditions.
- Special association with the life or works of a person, or group of persons, of importance in our history.

## APPENDIX 3

### VICTORIA FRAMEWORK OF HISTORICAL THEMES

#### Background

Heritage Victoria commissioned the development of the *Victoria Framework of Historical Themes* (the Framework) in February 2007. The brief was to develop a framework that identifies and describes the themes that are significant and distinctive to the natural and cultural heritage of the State of Victoria. The selected themes were to correlate with the *Australian Historic Themes* framework, and build upon comparable models developed by other State and Territory government agencies.

The Framework is currently in a draft format, and is subject to consideration by the Heritage Council of Victoria.

The Framework is to have practical applicability in several key areas defined by the Framework project brief, including:

- significance assessments of heritage places and objects
- management of community heritage collections, including conservation prioritisation
- interpretation and tourism planning
- development of heritage area studies and
- other uses identified in the course of the project by the consultant or steering committee.

Specifically, the thematic framework needs to fulfil the relevant key direction set out in the Victorian Government's strategy, *Victoria's Heritage: Strengthening our communities* (July 2006):

#### *0.1 Recognise the richness of Victoria's cultural and natural heritage*

And the related strategy to achieve this direction:

#### *1.1 Recognise and celebrate the diversity of Victoria's heritage and acknowledge the places and objects which are special to Victorians.*

#### Using the Framework

The Framework is designed for use by heritage professionals, local government, teachers, custodians of museum collections, interpreters and others interested in Victoria's natural and cultural heritage.

The Framework recognises that thematic approaches are already in use by heritage professionals, for example, in thematic environmental histories of local government areas. It provides a very broad and flexible framework at the State level, so that these local studies can continue to evolve while being linked to State, and, where relevant, national contexts.

The Framework provides a practical and comprehensive research tool which can be used at the State or local level to assist in the identification, assessment, interpretation and management of heritage places and objects. In particular, it can help to encourage a comprehensive approach to

listings and provide a comparative context for the better understanding of the historical significance of places and objects.

### **What is a thematic framework?**

A thematic framework can be used as a ‘how to’ tool for those interested in identifying, assessing and interpreting historic values in places.

There are a number of benefits of using a thematic framework, including:

- helping to think more widely about historical processes in assessing places
- assisting in structuring research
- assisting in the preparation of interpretive texts
- justifying an assessment of historical significance so as to avoid criticism of ‘targeting’ certain places for heritage controls
- when used with criteria for assessing heritage significance, helping to clarify the significance of a place through providing its historical context and linkages (for example see *Australian Historic Themes* pp.6-7)
- showing how specific types of place are commonly associated with a theme to provide an ‘aide memoir’, making sure these kinds of places are not missed in heritage area surveys and heritage assessments of places and objects.

Themes can also be used to ensure comprehensiveness in the representation of places in heritage registers; they can be used in a similar way with museum collections.

Equally, they can be used as a sieve to select stories and associated places and objects that are significant and distinctive to a State or region.

### **Purpose of the Framework**

The purpose of the Framework is to provide a consistent set of themes which highlight what is distinctive about Victoria.

The consistent organising principle for the Framework is activity. By emphasizing the human activities that produced the places and objects we value – and the human response to Victoria’s environment – places and objects are related to the processes and stories associated with them.

The themes are not intended to follow a chronological order. Rather, they are generic, and designed to be applied and interlinked, regardless of place or period. This is consistent with a number of frameworks that are generic or universal, in that they describe the same aspects of human activity whatever the nation, State or region being examined.

### **How the Framework is structured**

The Framework consists of nine main themes, with sub themes and prompts to help evoke distinctive aspects and strong stories in Victoria’s history.

The themes are designed to easily link with the *Australian Historic Themes*, with some differences to better accommodate Victoria’s particular historical patterns.

### **What is distinctive about Victoria?**

In developing the Framework, the focus has been on identifying themes that help us to understand what is distinctive and different about Victoria’s history and heritage. The nine themes that comprise the Framework are designed to highlight places and objects that express

important aspects of our historical development, culture and identity. They cover broad historical processes and activities that link and overlap, creating a richly diverse and multi-layered cultural inheritance of landscapes, places, objects and their stories.

Some of these historical processes relate Victoria to a much bigger picture.

### **International context**

As a former British colony, Victoria was part of the worldwide process of European colonial expansion in the nineteenth century. This set the tone of early colonial life and explains many features of the early economy, geared to the export of raw materials to Europe and other parts of the European empires. The transfer and adaptation of European beliefs, ideals and institutions also created a distinctive culture in Victoria.

Gold and its legacy in all areas of life is an example of a story that has a worldwide, or international, context and potential world heritage significance.

Of potential universal significance is the legacy of Aboriginal cultural landscapes and sites in Victoria, as evidence of the oldest living culture in the world. Other aspects of Victoria's heritage may also be of wider significance when comparative studies are undertaken in the future.

### **National context**

At a national level, Victoria's growth and development are symbolic of the rapid expansion of the Australian colonies in the second half of the nineteenth century, built on raw materials especially pastoral products, minerals such as gold, and a growing range of local industries.

The State's heritage provides an insight into its key phases of development from the long Aboriginal occupation of the land to European exploration and settlement, designation as the Port Phillip District (part of the colony of NSW) to separation and naming for Queen Victoria. As the colonial capital, Melbourne became a grand Victorian-era city, a thriving industrial and commercial metropolis, and the cultural and political focus of Victoria. It has evolved into a sprawling metropolis of garden suburbs and industrial areas.

The State of Victoria has a rich and diverse natural and cultural heritage that illustrates the historical occupation, use, adaptation and development of the land since the arrival of Aboriginal people. This in turn promotes a greater understanding of the history of Australia as a whole.

## **The Themes and Sub-Themes**

### ***1. Shaping Victoria's environment***

This theme includes the evolution of the environment from a scientific viewpoint and in terms of Aboriginal people's traditions and understanding about how the land and its features were created. This theme also traces how our understanding and appreciation of the environment has changed over time.

1.1 Tracing climate and topographical change

1.2 Tracing the emergence of Victoria's plants and animals

- 1.3 Understanding scientifically diverse environments
- 1.4 Creation stories and defining country
- 1.5 Exploring, surveying and mapping
- 1.6 Living with natural processes
- 1.7 Appreciating and protecting Victoria's natural wonders

## ***2. Peopling Victoria's places and landscapes***

This theme examines the people who occupied Victoria over tens of thousands of years and the waves of immigration since European settlement.

- 2.1 Living as Victoria's original inhabitants
- 2.2 Adapting to diverse environments
- 2.3 Arriving in a new land
- 2.4 Migrating and making a home
- 2.5 Maintaining distinctive cultures
- 2.6 Promoting settlement
- 2.7 Fighting for identity

## ***3. Connecting Victorians by transport and communications***

This theme traces how early pathways often followed Aboriginal lines of travel and were later formalised as road and rail networks.

- 3.1 Establishing pathways
- 3.2 Travelling by water
- 3.3 Linking Victorians by rail
- 3.4 Linking Victorians by road in the twentieth century
- 3.5 Travelling by tram
- 3.6 Linking Victorians by air
- 3.7 Establishing and maintaining communications

## ***4. Transforming the land***

This theme explores how occupation and use of the land, and exploitation of its natural resources, has transformed Victoria and shaped its diverse cultural landscapes.

- 4.1 Living off the land
- 4.2 Living from the sea
- 4.3 Grazing and raising livestock
- 4.4 Farming
- 4.5 Gold mining
- 4.6 Exploiting other mineral, forest and water resources
- 4.7 Transforming the land and waterways

## ***5. Building Victoria's industries and workforce***

This theme explores how secondary and tertiary industries were developed in Victoria and examines the experiences of those who have worked in them.

- 5.1 Processing raw materials
- 5.2 Developing a manufacturing capacity
- 5.3 Marketing and retailing
- 5.4 Exhibiting Victoria's innovation and products
- 5.5 Banking and finance
- 5.6 Entertaining and socialising
- 5.7 Working

## ***6. Building towns, cities and the garden state***

This theme focuses on the development of Victoria's cities, towns and suburbs, including the application of innovative planning ideas which contributed to Victoria's identity as the 'garden state'.

- 6.1 Establishing Melbourne Town, Port Phillip District
- 6.2 Creating Melbourne
- 6.3 Shaping the suburbs
- 6.4 Making regional centres
- 6.5 Living in country towns
- 6.6 Marking significant phases in development of Victoria's settlements, towns and cities
- 6.7 Making homes for Victorians
- 6.8 Living on the fringes

### **7. *Governing Victorians***

This theme focuses on the role of the State and its institutions in shaping the life of its citizens in all facets of life.

- 7.1 Developing institutions of self-government and democracy
- 7.2 Struggling for political rights
- 7.3 Maintaining law and order
- 7.4 Defending Victoria and Australia
- 7.5 Protecting Victoria's heritage

### **8. *Building community life***

This theme covers the ways Victorians have built community life and institutions in a variety of forms and expressions.

- 8.1 Maintaining spiritual life
- 8.2 Educating people
- 8.3 Providing health and welfare services
- 8.4 Forming community organisations
- 8.5 Preserving traditions and commemorating
- 8.6 Marking the phases of life

### **9. *Shaping cultural and creative life***

This theme displays Victoria's cultural life in its many facets

- 9.1 Participating in sport and recreation
- 9.2 Nurturing a vibrant arts scene
- 9.3 Achieving distinction in the arts
- 9.4 Creating popular culture
- 9.5 Advancing knowledge in science and technology

### **Linking State, National and Local themes**

The *Victoria Framework of Historical Themes* reflects the theme groups set out in the *Australian Historic Themes* framework, but are grouped slightly differently.

The Australian theme '*Developing Local, Regional and National Economies*' is split three ways, between the themes 3. *Connecting Victorians by transport and communications*, 4. *Transforming the land* and 5. *Building Victoria's industries and workforce*. Although these themes are strongly linked and interdependent, they do stand out separately as significant aspects of Victoria's history.

The Australian theme '*Working*' will also be divided between the three themes, enabling links to be made more readily between particular industries and Victoria's social development.

The theme '*Educating*' forms part of theme 8. *Building community life*, because of the links that exist between communities and their schools. The Australian theme group '*Marking the Phases of Life*' has been included in theme 8. *Building community life*.

<b>Australian Historic Theme</b>	<b>Victoria Theme</b>	
1. Tracing the evolution of the Australian Environment	1. Shaping Victoria's environment	Local themes
2. Peopling Australia	2. Peopling Victoria's places and landscapes	
3. Developing local, regional & national economies	3. Connecting Victorians by transport and communication 4. Transforming the land 5. Building Victoria's industries and workforce;	
4. Building settlements, towns & cities	6. Building towns, cities and the garden state	
5. Working	Covered in 3,4,5	
6. Educating	8. Building community life	
7. Governing	7. Governing Victorians	
8. Developing Australia's cultural life	9. Shaping cultural and creative life	
9. Marking the phases of life	Included in 8. Building community life.	

## APPENDIX 4

### GUIDELINES FOR THEMATIC ENVIRONMENTAL HISTORIES

These Guidelines cover the role and purpose of Thematic Environmental Histories.

#### **What is a Thematic Environmental History?**

A Thematic Environmental History sets out the key themes that have influenced the historical development of the municipality or study area since first contact between Aboriginal and non-Aboriginal people.

It is meant to explain how and why the municipality or study area looks like it does today. A successful Thematic Environmental History will:

- isolate the key themes in the historical development of the municipality or study area;
- explain how those themes may have influenced the settlement and development patterns of the municipality or study area; and
- can help to raise community awareness of the historical development and heritage of the area.

A Thematic Environmental History is not a chronological account of everything that happened in the municipality or study area. A Thematic Environmental History is not a record of all the individuals, events, schools, sporting clubs, institutions etc that may have left their mark on the municipality or study area. The Thematic Environmental History is not a substitute for a municipal or local history. The two are quite different and serve different purposes.

#### **Why is the Thematic Environmental History important?**

The Thematic Environmental History serves three essential roles:

1. It ensures that the places that are identified for conservation reflect and represent the historical development of the area.
2. It can provide knowledge of places of historical importance that might not otherwise come to be identified or for which there may be little if any visible evidence (such as potential historic and archaeological sites).
3. It is a useful tool when undertaking comparative assessments of the significance of particular places.

These three roles are elaborated upon below.

#### ***The Thematic Environmental History as a tool to ensure that identified places reflect and represent the historical development of the area***

One of the important objectives of heritage conservation is to provide present and future generations with a tangible link to the past that is not distorted in any particular way. Therefore, the places that we conserve should accurately portray and represent the history of the area.

A criticism of some early heritage studies is that they concentrated on architecture; on grand mansions; on churches, schools and other public buildings and on the picturesque and the nineteenth century. The Thematic Environmental History and its proper application as a tool in



the identification and assessment of heritage places should ensure that any particular biases are overcome.

For example, it would be wrong if a heritage program in an area such as Footscray was to protect only elaborate residential, commercial, religious or institutional buildings but to ignore industrial buildings or the houses of the workers. Industry was a key theme in the historical development of Footscray and this should be reflected in the places that are conserved.

In an area such as the Northern Grampians Shire, key themes have included pastoralism, gold mining, grape cultivation and water storage and production. One would expect that all these themes would be represented in the places that are identified for future conservation.

### ***The Thematic Environmental History as a tool in identifying places of historical importance***

Many places possess a historical significance that is not readily apparent to the observer. For example, a particular building or place may have a strong association with a significant person in history or an important event. It is often only through delving into the historic records that such connections or associations become evident.

Surveys, maps, plans, photographs, illustrative materials and records may provide information about very early buildings or places, transport routes, land settlement patterns etc that could be important to conserve. Sometimes there may be little surviving evidence of their existence. However, the place may be important for its associations (eg Lieutenant David Collins' first settlement site at Sorrento), or the place may be important for its surviving surface or sub-surface remains (eg the early whaling settlements on Wilson's Promontory). The historical importance of these places may not be apparent to the observer. However, information as to their location, existence and importance can be provided through the research necessary to produce the Thematic Environmental History.

### ***The Thematic Environmental History as a tool in undertaking comparative assessments of the significance of particular places***

The Thematic Environmental History also plays an important role when assessing the relative importance of particular places.

For example, if wine production was an important theme in the historical development of an area, the Thematic Environmental History may provide details of the first wineries, the biggest producers, the wineries that led technology in the wine industry, the leading exporters and the wineries which won national or international awards. Such information can be useful when trying to assess the relative importance of many places of a similar type or a common history.

### **How to write the Thematic Environmental History**

- The Thematic Environmental History should preferably be written by a historian, though other disciplines may have the skills to undertake the task. However, the person undertaking the task should be able to isolate the key themes in the historical development of the area (ie not write about every aspect of history) and should be able to demonstrate how those themes may be manifest in the settlement and development patterns of the study area.

- A quick familiarisation tour of the study area, observing the settlement and development patterns is likely to prove useful before commencing the research.
- A review of secondary references (eg local histories) is likely to prove useful.
- Heritage Victoria's *Victoria Framework of Historical Themes* (Framework) should be consulted (see Appendix 3). Those themes that appear to be particularly relevant to the study area should be noted. It is not important to write a paragraph or page on every theme identified in the Framework. Rather, only those themes that may be particularly relevant to the study area should be identified. The Framework is meant to be a guide only and a useful means of identifying themes. It is also possible that some themes may emerge which are not identified in the Framework.
- Review primary sources, especially early surveys, maps, Crown Land plans and records, photographs, illustrative materials, local government records etc. Buildings, structures and other places shown on these documents should be recorded for subsequent historical research and field checking.
- Review previous research in files held by organisations such as Heritage Victoria, National Trust of Australia (Victoria), Australian Heritage Commission, Environment Conservation Council, Parks Victoria, existing heritage studies, typological studies etc.
- Consult with local historical societies, community groups, knowledgeable individuals etc regarding the identification of themes, local examples etc.
- Examine place type checklists as these can be useful in broadening your perspective of both relevant themes as well as places to look for in the field. Place type checklists can also be useful in jogging the memory of locals involved with the study.
- Produce a first draft of the Thematic Environmental History for presentation to the Steering Committee. The Steering Committee may suggest that the material be circulated to other interested individuals and organisations for input and review.
- The Thematic Environmental History should not be regarded as a static document. The Thematic Environmental History should be reviewed during the course of the study. It should be reviewed once the field work is complete. It is also important to review the document during and towards the completion of Stage 2 of the heritage study (the assessment and documentation of places of importance). It is quite likely that fieldwork and research will place themes in a different light. For example, fieldwork and research may suggest that there is little or no evidence of themes that may have been historically important in the development of the study area. Alternatively, other themes may emerge following fieldwork and research that were not regarded as important during the writing of the Thematic Environmental History.
- The Thematic Environmental History should be read by all other consultants involved in the study. The writer of the Thematic Environmental History should be asked to brief other consultants involved in the study about the importance of particular themes and particular places to be looked for in the field. For example, any architects, archaeologists or landscape practitioners involved in the study should be using the Thematic Environmental History as a

tool to guide them in identifying places in the field. The writer of the Thematic Environmental History should also play a role in any fieldwork.

### Other points

- The Thematic Environmental History must be used as a tool in the identification and assessment of places of importance. There is no point in labouring over the Thematic Environmental History to then ignore the work when undertaking the identification and assessment of significant places. For this reason, the key historic themes should be established before any extensive fieldwork is undertaken.
- An attempt should be made to identify and amplify those particular themes that are of special significance to the municipality or study area.
- The *Victoria Framework of Historical Themes* should be used as a guide only and in a discriminating manner. Do not write about every theme. For example, it is not important to write about schooling and education unless the theme is a particularly important one for the study area. Every municipality will have its schools and particular schools will be identified in the heritage study because of their architectural importance or their social value to a particular community. An instance where education may emerge as a particularly important theme would be in an area such as Ballarat, where its provincial city status led to it becoming a centre for boarding schools.

Similarly, every municipality has its cemeteries but this does not mean that the theme of “disposing of dead bodies” needs be elaborated upon. However, this theme would have particular importance in say, Greater Dandenong where the Necropolis has played an important role for the metropolitan area.

- How far the Thematic Environmental History extends into the 20<sup>th</sup> century depends upon the influence of particular 20<sup>th</sup> century themes on the physical development of the study area or the continuation of those themes over a long period of time into the 20<sup>th</sup> century. It is often difficult to judge the importance which recent events may have on the development of the study area. Time enables the contribution of particular themes to be placed in perspective.

However, this is no reason to ignore the potential contributions of recent history. For example, a Thematic Environmental History in Banyule could not fail to refer to the contribution of the Olympic Games and the Olympic Village in the historical development of the study area.

- Often aspects of history that may be external to the study area may have a profound affect on the historical development and land use and settlement patterns of the municipality or study area. Although these factors may be external to the study area, they should be identified in the Thematic Environmental History. For example, the port and township of Port Albert is located a short distance outside the municipality of South Gippsland. However, the port and township played a particularly influential role in the physical development of the South Gippsland Shire and cannot be ignored. It should be referred to in the Thematic Environmental History if not in any fieldwork.
- It is important to use headings and subheadings through the Thematic Environmental History to identify major themes. Although, not essential, these headings and subheadings could adopt the terminology used in the *Victoria Framework of Historical Themes*.

- At the conclusion of the Thematic Environmental History, a Statement of Significance for the heritage of the municipality should be completed. This should be no longer than one A4 page (say 400 words maximum).

**Some useful examples of Thematic Environmental Histories include:**

- Land Conservation Council Victoria *Historic Places Special Investigation South Western Victoria Descriptive Report* January 1996 - see Chapter 3 - History and Heritage and Chapter 7 – Themes. This study uses the draft *Australian Historic Themes*. It demonstrates how national themes are manifest at the local level. Chapter 7 of the *Historic Places Special Investigation South Western Victoria Final Recommendations* January 1997 also demonstrates how identified places represent the national and local themes.
- Jacobs, W. Twigg, K. (1995) *The Avoca Shire Heritage Study 1864-1994*, Vol 1, 2 & 3. The Pyrenees Shire. Although this study does not apply the draft *Australian Historic Themes* it does successfully articulate key local themes and demonstrate their connection to significant local places.

**APPENDIX 5****HERITAGE VICTORIA LANDSCAPE ASSESSMENT GUIDELINES**

A copy of Heritage Victoria's *Landscape Assessment Guidelines for Cultural Heritage Significance* (2002) is available at:

<http://www.heritage.vic.gov.au/pages/pdfs/hvLandscape.pdf>

## APPENDIX 6

### STATEMENTS OF SIGNIFICANCE TEMPLATE

It is likely that as a consequence of the Advisory Committee's Review of Heritage Provisions in Planning Schemes, a standard format for a statement of significance will be agreed. Until then, consultants are required to use the Heritage Council format as described below.

**What is significant?** - This paragraph should be dedicated to a description of the place including facts about size, layout, construction date, designers and builders, materials, integrity, condition and so on, as relevant. While this section should be brief, usually no more than one paragraph, there should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place (eg house, outbuildings, garden, plantings, ruins, archaeological sites, interiors etc) as a guide to future decision makers.

**How is it significant?** - A sentence should be included to the effect that the place is of aesthetic, architectural, historic and/or scientific interest or other nominated special value. This reflects the terminology to be found in Section 4(1) of the *Planning and Environment Act 1987*. Other nominated special values could include social, spiritual and/or any other cultural or natural heritage value.

**Why is it significant?** - This should elaborate upon the heritage values (eg aesthetic, architectural, historic, scientific, social or spiritual interest or other special value) used in the assessment of significance and address the criteria.

## APPENDIX 7

### COMMUNITY INVOLVEMENT

Effective community involvement is an essential aspect of the Study. It is anticipated that consultation with community groups and members of the public shall occur during the course of the project. The approach taken to community involvement shall be initially discussed with, and approved, by the Steering Committee.

There are a variety of methods for involving the community during the heritage study process. A number of potential techniques are described below and other potential options for involving the community might also be considered. It may also be appropriate to use a number of different techniques during the course of the heritage study.

#### **Why is community involvement important?**

##### *To involve the local community in the process:*

- this helps to give them ‘ownership’ of the study;
- it helps to avoid misunderstandings about the study;
- it engages support for the process, which is particularly helpful when the time comes for the Council or Heritage Victoria to implement the recommendations of the study;
- it generates ‘goodwill’ about the study;
- the study is not seen to be just a ‘top down’ process, where the Council is the ‘manager’ and the consultants are regarded as the ‘experts’ on heritage.

##### *To pass on information about the study:*

- issues can be canvassed and explained;
- people have the opportunity to ask questions.

##### *To help identify places:*

- people nominate places they know about.

##### *To gather information about places:*

- people pass on information about places;
- people may have photographic or documentary sources about places;
- local knowledge about places assists with interpretation and assessment.

##### *To identify places that are important to the community:*

- this helps to identify places of ‘social’ value, which is very difficult to determine without community input.

#### **Techniques for involving the community**

##### **1. Brochures, newspapers and newsletters**

Most Councils can organise the printing and distribution of a simple brochure or arrange for an article in a Council newsletter or to insert a notice in a locally circulating newspaper.

Such a brochure or article might seek to:

- explain the purpose of the heritage study,
- introduce the consultants,

- invite information on potential heritage places from members of the community,
- provide a point of contact for further inquiries.

Heritage Victoria can supply a generic brochure which could be modified and customised to suit the particular municipality (perhaps by the inclusion of a few photographs of a diverse range of heritage places).

## **2. “Drop-in” day at local community centres**

A number of heritage studies have arranged for “drop-in” days at local community centres (eg local libraries, public halls or other community centres). This provides an opportunity for the local community to meet the heritage study consultants for an informal discussion about the heritage study and to talk about heritage places.

A “drop-in” day also has the advantage that members of the local community can attend at a time which is suitable to them (or perhaps attend a ‘drop-in’ day in a neighbouring locality).

Discussion can be stimulated by providing a diverse selection of photographs of heritage places in the local area.

To be effective, a “drop-in” day needs to be actively publicised in the local media. Notices might also be posted in local shops, libraries, community centres etc. In addition, invitations should be sent to key members of the local community, local historical societies etc and asking them to also spread the word.

## **3. Conducting workshops**

A series of workshops in local communities may also be an appropriate technique. One advantage of this technique is that the workshop environment provides an opportunity for additional information to emerge as a result of collective discussions.

The following tips are provided for the running of workshops:

- The consultants should at least have completed some preliminary research into local history and places, so they can cite meaningful examples of places, and ask relevant questions.
- Have photographs of places available to demonstrate the range and breadth of local heritage, and to stimulate thinking about places.
- Have decent maps on hand (eg. Australian National Topographic Map Series, scale 1:100,000) to help in locating places.
- Have sheets for recording information about places, plus the names and contact details of the people citing the place.
- Keep the names and addresses of all workshop participants for follow-up, and to keep informed about progress through newsletters, etc.

The consultants should cover a range of topics in their introductory comments:

- Why have a study?
- Who is involved?
- Who is paying for it?
- Why do a Thematic Environmental History?
- What happens next?



The participants should be broken up into groups to talk about places, with leaders guiding them through the process.

#### **4. *Seeking comment on draft documentation***

A practice adopted with some heritage studies has been to provide a property owner with the draft documentation from the heritage study for their property towards the end of Stage 2.

The draft documentation is provided to the property owner:

- as a means of informing the owner about the heritage study;
- as a means of engaging the owner in the heritage study process;
- as a means of gathering further information about the heritage place; and
- as a means of correcting draft information about the heritage place.

This task of forwarding draft documentation to property owners, while worthwhile, can be time consuming to co-ordinate and arrange. The task is probably best handled by the local council (who will have property owner details) with a sensitively worded letter. The standard letter should:

- provide basic information about the heritage study process;
- state that the information is being supplied as a draft only for the information and comment of property owners;
- should allow a reasonably generous period for owners to respond with further information, corrections or comments;
- should indicate that the Council has not endorsed the content of the study or made any decision about its contents; and
- invite the owners to contact the Council with any concerns.

Information or corrections provided by property owners should then be considered by the consultants for inclusion in the final documentation.

#### **Further information**

The following publications may provide ideas as to approaches to community consultation:

- *What is Social Value? A Discussion Paper*, (Australian Heritage Commission 1992)
- *Mapping Culture - A Guide for Cultural and Economic Development in Communities* (Commonwealth Department of Communication and the Arts 1995)
- *Protecting Local Heritage Places: A Guide for Communities* (Australian Heritage Commission 1998) and especially pages 50-53 “Community workshops”.

## APPENDIX 8

### PROJECT PLAN TEMPLATE

#### STAGE 1

Insert additional stages, e.g. consultation, exhibition, council briefings etc as required.

TASK - MILESTONE	Approximate date	PROGRESS PAYMENT AS A %	PROGRESS PAYMENT IN \$	RESIDUAL BALANCE RETAINED BY CLIENT
Adoption by Steering Committee of Project Plan as per 5.1 of the brief		10%		
Council Workshop/ briefing				
Report to Heritage Advisory Committee				
Completion of draft Thematic Environmental History as per 5.2 of the brief		20% upon completion of task to the satisfaction of the Steering Committee		
Council Workshop/ briefing				
Report to Heritage Advisory Committee				
Completion of the identification of places of potential cultural heritage significance as per 5.3 of the brief		30% upon completion of task to the satisfaction of the Steering Committee		
Submission of first draft of Stage 1 study report and database as per 5.4 of the brief		20% upon completion of task to the satisfaction of the Steering Committee		
Council Workshop/ briefing				
Report to Heritage Advisory Committee				
Delivery of final report & database to client		20% upon completion of task to the satisfaction of the Steering Committee		\$0.00



## APPENDIX 9

### HERMES DATABASE INFORMATION AND REQUIREMENTS

#### 1.0 Introduction

The consultant will be provided with access to the online heritage database HERMES, a web delivered database, specifically designed and customised to manage information for heritage places. HERMES supports the specific requirements for maintaining data for places of local heritage significance. Access to this database will be provided at no charge, both to the organisation commissioning a study and its consultant for the purpose of entering and amending heritage place details. Ownership of the data will be vested in the organisation commissioning the study. Heritage Victoria will act in the role of custodian of the data.

A HERMES system user manual will be provided for the purpose of assisting the consultant in entering and maintaining data on the system and it is expected that the consultant will make use of this manual. The consultant will require access to a PC running the Windows operating system (not Mac) for data entry into HERMES.

It is an explicit requirement that a consultant will enter or transfer/paste information directly into the HERMES system on a place by place basis, using the standard data entry features of HERMES. No facilities exist nor will they be provided to automatically upload or transfer heritage place information from other systems or databases into HERMES. It is strongly recommended therefore that if consultants wish to maintain information for a place in a transitory form (eg history, statement of significance), it is done in a way that places no reliance on any automatic data transfer feature existing.

It is not necessary for the consultant to enter data into every field in HERMES. However, certain data-fields are mandatory and these are prescribed below.

For every place identified in the heritage study to be of potential significance, a basic entry (i.e. name, location, item type and group) should be included in HERMES even if the place is not further assessed. A short entry should be included under 'Statement of Significance' to explain why the place has not been further assessed e.g. 'demolished', or 'insufficient funding for further investigation at this time', etc.

In general, the data-fields that should be populated are those that best reflect what, how and why the place is significant. For example if the place is considered significant because of an association with an important architect or because of its architectural style then those fields on the construction screen should be populated and the point elaborated upon in the statement of significance.

#### 2.0 Stage 1 Studies – Mandatory Fields

##### 2.1 *New Place Screen*

- Place name (and Other/Former Names if known)
- Place data owner (e.g. name of Council)
- Item Group
- Item Type

- Statement of Significance - this need only record in a few words why the place is considered to be of potential significance and worthy of further assessment as part of Stage 2. In the event that it is not proposed to further assess the place, a short entry should be included to explain why the place has not been further assessed – e.g. ‘demolished’, or ‘insufficient funding for further investigation at this time’, etc.

## 2.2 *Location Screen*

- Location details (street address, suburb, and LGA as appropriate must be entered into the address table)
- Latitude and longitude, easting / northing, map-sheet etc. For places that are remote or difficult to access, use any of the data-fields that will enable the place to be easily located.

## 2.3 *Local Government Screen*

- Study details (study name, author, study year plus any notes that are relevant to the place)

## 2.4 *Listings Screen*

- Heritage Study Recommendations - these will be preliminary recommendations only (i.e. to assess further as part of Stage 2)

## 2.5 *Images Screen*

Wherever possible, at least one digital image should be provided, preferred as progressive JPEG format at 80% compression. The images should be between 6 and 10 megapixels in size (e.g. a 2000 x 3000 pixel image would be considered ideal).

The image should be attached to HERMES including the following details:

- Caption
- Image Type
- Can be published
- Image By
- Copyright (as negotiated and agreed with the Council)
- Date
- Sort Order

## 2.6 *Heritage Status Screen*

The status of the place will require updating to reflect the point the study has reached (i.e. Stage 1 Study Complete).

## 3.0 **Stage 2 Studies – Mandatory Fields**

### 3.1 *Place Screen*

- Update/refine data in populated fields (Name and Other/Former Names if known, Item Group, Item Type)
- Statement of Significance – see Appendix 6 – Statement of Significance template. Earlier Statements of Significance must be preserved and not overwritten. A new statement should be entered into the free-text field and identified / labelled as related to the current study, whilst any earlier statements that may be present, left intact lower down in the HERMES field and labelled as such. Where there is more than one version of a Statement of Significance (e.g. following a review) each statement

must be referenced to indicate the study it originates from, the date it was updated / reviewed, and the status in the planning scheme, e.g. reference or incorporated document.

### 3.2 *Location Screen*

- Update/refine data in populated Location fields
- Latitude and longitude, easting / northing, map-sheet etc. as appropriate

### 3.3 *Descriptions Screen*

- Physical Description
- Physical Condition or Archaeological Potential.
- Victoria Historical Themes should be included here as appropriate.
- Other Description Types – as appropriate to the significance of the place should be added (eg integrity, intactness, assessment against criteria, recommended management, usage/former usage).

### 3.4 *Construction Screen*

- Architect/Designers - as appropriate
- Architectural styles - as appropriate
- Builder/Makers – as appropriate
- Development dates and comments - as appropriate

### 3.5 *Place History Screen*

- History
- Occupation of Site (details and any known dates as appropriate)

### 3.6 *Listings Screen*

- Heritage Study Recommendations - if a place is recommended for a Heritage Overlay, the following fields shall be completed:
  - External Paint Controls Apply?
  - Internal Alteration Controls Apply? (If so, the Statement of Significance should both identify and elaborate upon the important aspects of the interior).
  - Tree Controls Apply? (If so the Statement of Significance should both identify and elaborate upon any important tree(s)).
  - Outbuildings/Fences not exempt? (If so, the Statement of Significance should both identify and elaborate upon any important outbuildings or fences).
  - Recommended for the Victorian Heritage Register?
  - Prohibited uses permitted?
  - Name of Incorporated Plan under Clause 4.01-2
  - Whether an Aboriginal Heritage Place
  - Notes (discretionary)

### 3.7 *References Screen*

- General References - as appropriate

### 3.8 *Images Screen*

At least one digital image should be attached to the HERMES place. Image preferred as progressive JPEG format at 80% compression. The images should be between 6 and 10 Megapixels in size eg a 2000 x 3000 pixel image would be considered ideal.

The following details should be provided:

- Caption
- Image Type
- Can be Published
- Image By
- Copyright (as negotiated and agreed with the Council)
- Date
- Sort Order

### **3.9 *Local Government Screen***

Heritage study details:

- Sort order
- Study Name (selected) Note: the study name details will need to be provided to Heritage Victoria for inclusion in the system. This is not a free-text field.
- Whether Planning Scheme Documents exist
- Notes (if applicable)

### **3.10 *Heritage Status Screen***

- The heritage status of the place will require updating to reflect the point the study has reached (i.e. 'Recommended for Heritage Overlay' etc)

### **3.11 *Other data (optional)***

It *may* be a requirement of the client or Council that the consultant enters additional place details onto HERMES:

- Add a precinct parent record to HERMES (with precinct name) with details of precinct significance, history and details
- Append precinct name (if applicable to a place) to all precinct 'child' records
- Property number

## APPENDIX 10

### MAPPING HERITAGE PLACES & CURTILAGES

#### What is a curtilage?

The New South Wales Heritage Office publication *Heritage Curtilages* (1996) defines a curtilage as:

*... the area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance ...*

#### What does the Burra Charter say?

The *Australia ICOMOS Burra Charter, 1999* doesn't mention the word "curtilage" but refers to the term "setting".

Article 1.2 states in part:

*"Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects."*

Article 1.12 states in part:

*"Setting means the area around a place, which may include the visual catchment."*

Article 8 ("Setting") states:

*"Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place.*

*New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate."*

#### Why is a curtilage critical?

- To retain the setting or context of a significant building, element or place.
- To regulate demolition of significant elements associated with the heritage place (e.g. a homestead and its outbuildings, structures, trees and private cemetery etc)
- To regulate subdivision of a significant building or place.
- To regulate new buildings and works in close proximity to the significant building or element.

#### What does the Victoria Planning Provision Practice note – *Applying the Heritage Overlay – state?*

The Victoria Planning Provision Practice Note *Applying the Heritage Overlay* (1999) states:

*The Heritage Overlay applies to both the listed heritage item and its associated land (refer Clause 43.01 - Scope). It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any new development does not adversely affect the setting or context of the significant feature. In most situations, the extent*



*of the control will be the whole of the property (for example, a suburban dwelling and its allotment).*

*However, there will be occasions when the control should be reduced in its extent so that it does not apply to the whole of the property. Examples might include:*

- *a homestead on a large pastoral property where only the buildings and their immediate surroundings are important but not the remainder of the property*
- *a significant specimen tree on an otherwise unimportant property*
- *a horse-trough, fountain or monument in a road reservation*
- *a grandstand or shelter in a large but otherwise unimportant public park.*

*Where a heritage place does not encompass the whole of the property, care should be taken to show the most accurate parcel of land affected by the control. For instance, if a homestead is affected by the Heritage Overlay but not the whole of the farm, a polygon should be allocated to the area of affected buildings and associated land. The wording to describe the Heritage Place in the schedule should be specific to identify the area covered by the overlay control.*

### **How do you establish a curtilage?**

1. Consider each place on its merits and apply common sense.
2. Review the heritage study documentation and ask the question “What is significant?” The polygon should capture those elements of the place that are significant.
3. In addition to capturing the elements that are significant, it is almost always necessary to include some surrounding land in order to:
  - retain the setting or context of a significant building, feature, element or place.
  - regulate development (including subdivision) in close proximity to the significant building, feature or element.
4. Where possible, adopt the whole of the property or follow existing surveyed lines such as lot boundaries.
5. If it is not possible to achieve above point 4, uncomplicated and easily recognised boundary lines work best. Uncomplicated and easily recognised boundary lines leave little room for dispute in terms of the land affected by any Overlay.
6. Use aerial photos where they exist to assist in identifying a reduced curtilage.
7. If adopting a reduced curtilage, explain the basis for the polygon in the heritage study documentation.
8. Ground ‘truing’ may be of assistance.
9. Where questions might arise in the future as to the extent of the polygon shown on the planning scheme map, use the entry in the Schedule to the Heritage Overlay (eg column two) to specify the area covered by the polygon. For example:

“The heritage place is the Moreton Bay Fig Tree and land beneath and beyond the canopy of the tree and extending for a distance of five metres from the canopy edge.”

## APPENDIX 11

### CONTRACT DETAILS STAGE 1

#### Client

The client for this study is Moorabool Shire Council

#### Appointment of consultant

The appointment of the consultant shall be upon the recommendation of the Steering Committee. Once Stage 1 has been completed, there is an expectation that the consultant will be reappointed to complete Stage 2. However, the client reserves the right to appoint a different consultant(s) at the completion of Stage 1. Stage 2 shall commence once the necessary funding and resources have been obtained following the completion of Stage 1. Consequently, there may be an interlude between the completion of Stage 1 and the commencement of Stage 2. The commissioning of Stage 1 does not obligate the client to proceed with Stage 2.

#### Budget

The total budget for Stage 1 of the Heritage Study is \$ 50,000.

A breakdown of expected travel costs or additional expenses is expected at the completion of task 5.1 (the Project Plan). A variation of no more than 20% from this estimate is expected.

#### Client contact officer

The client contact officer for this project is Neil Manning, Strategic and Social Planning Coordinator, Moorabool Shire Council, PO Box 18, Ballan, VIC 3342.

#### Client obligations

The client will do all things reasonably necessary to facilitate the consultant's delivery of the requirements of the brief including the provision of information and directions and clarification of any ambiguities in the brief.

The client must pay for the services rendered within 30 days of the date when any monies become payable under this contract but the client shall not be bound to make more than one payment per calendar month.

#### Services

The client shall supply/provide the following services:

- multiple copying of material associated with the production of the Draft Report and Final Report;
- access to a photocopier;
- details of previously identified heritage items within the municipality, including those places for which records are held by Heritage Victoria; the Australian Heritage Council and the National Trust;
- copies of any relevant Council publications which may include policies, guidelines or pamphlets;

- a bibliography and, where possible, loaned copies of any relevant publications that may have been commissioned by the Council or prepared by other organisations or groups within the municipality, for example, local or oral histories of the municipality or parts thereof;
- copies of all relevant planning controls;
- copies of any base maps and transparencies of the municipality at an appropriate scale that may be useful to the consultant(s) and to the study. These may include topographical maps; cadastral maps or any other maps containing relevant details;
- aerial photographs;
- access to Council records for the purpose of historical research particularly rate books, Council Minute books, building records etc;
- assistance in obtaining property details and liaising between property owners and the consultants;
- assisting with mailouts to property owners;
- assisting with community consultation including organisation of venues and notice to participants;
- general publicity for the heritage study;
- access to Councils, Heritage Advisory Committee, and Historical Societies.

### **Supervision**

The consultant will report to a Steering Committee comprising:

- a Councillor(s)
- a representative of the Shire/Council (eg client's nominated contact officer)
- a representative of Heritage Victoria of the Department of Planning and Community Development
- a representative of the Regional Office of the Department of Planning and Community Development
- a representative of Council's Heritage Advisory Committee

### **Payment**

Upon completion of an acceptable Project Plan as agreed under Task 5.1, the consultant shall be entitled to a starting allowance of 10% of the budget for Stage 1. Further progress payments shall be as per the agreed Project Plan. The client shall retain 20% of the Stage 1 study budget to be handed over upon delivery and acceptance of the final Stage 1 report and HERMES database.

### **Timing**

Stage 1 of the heritage study is to start no later than Jan 2009. The finished report for Stage 1 of the heritage study is to be submitted by Jan 2010. Any change to this timetable is to be agreed to by the Steering Committee.

On the agreed date of completion for Stage 1 of the heritage study three bound copies and one unbound copy of the report shall be submitted to the client along with the HERMES database and a CD containing the study in both PDF and MS WORD formats. The unbound copy shall be the master copy including all originally researched documentation, artwork, photographs and negatives.

### **Meetings**

The consultant shall meet with the Steering Committee and Councils Heritage Advisory Committee as agreed under the Project Plan prepared as part of Task 5.1. Further meetings may be scheduled with the agreement of both the Steering Committee and the consultant.

## **Study outputs**

The study outputs as detailed in the brief shall be supplied to the client on the agreed date.

## **Ownership, copyright and moral rights**

Ownership and copyright of the heritage study including any database, all reports, maps, plans, photographs and the like supplied to the Steering Committee by way of progress, draft, or final report or publication, (including the original of the final report) shall be vested in the Moorabool Shire Council and the Department of Planning and Community Development.

The consultant(s), the Moorabool Shire Council and the Department of Planning and Community Development shall have a perpetual, free license to use the material for its own purposes at any time in the future.

The Moorabool Shire Council and the Department of Planning and Community Development either may use the material in any way they choose without requiring the consent of the other party or the consultant. However, it is expected and appropriate that acknowledgement be given to the original author's work.

## **Sub-Letting of contract and engagement of other professionals**

The consultant must not without the prior written consent of the client sub-let or assign any portion of the study or enter into any contract for the execution of any part the study by any other person.

## **Dismissal**

The client may terminate this contract at any time should any of the following apply:

- Any failure or neglect on the part of the consultant in carrying out its responsibilities, duties or functions for the client under the Contract or any repeated failure to comply with any tasks set out in the brief.
- Any gross misconduct on the part of the consultant in carrying out and performing its responsibilities, duties or functions under this brief;
- Repeated failure to meet agreed submission dates (or as reasonably extended) provided that such failure not be the fault of the Steering Committee.

If the contract is ended by reason of termination by the client:

- The consultant must immediately cease carrying out any of the services;
- The consultant must handover to the client all materials prepared during the course of the heritage study including the HERMES database.
- The client shall retain all unpaid fees to which the consultant would otherwise have been entitled.

## **Changes to brief**

Where it becomes clear that some aspect of the task will require more investigation or more expertise than has been allowed within the budget or the terms of the agreement, the consultant shall advise the client immediately.

## **Insurance**

The consultant shall be fully responsible for obtaining all necessary insurances.

## APPENDIX 12

### SUGGESTED TEMPLATE FOR ADVERTISEMENT

#### MOORABOOL SHIRE COUNCIL HERITAGE STUDY

The Moorabool Shire Council is to commission a heritage study generally of the area of the Shire not covered by the Bacchus Marsh Heritage Study 1996 (old shire of Bacchus Marsh municipal boundaries).

The study is divided into two stages and will identify, evaluate and document those places of post-contact cultural significance within the heritage study area and make recommendations for their future conservation.

Individuals and small teams with experience in the fields of history, architectural history, landscape evaluation, historical archaeology and/or conservation planning are invited to lodge expressions of interest for the project.

Submissions should include a summary of relevant qualifications and experience, capabilities and availability and information about timing and cost of services. In addition to providing a breakdown of costs to undertake Stage 1, the average cost of researching, assessing and documenting a potential place of significance as part of Stage 2 shall also be provided.

A copy of the brief may be obtained from Neil Manning, Moorabool Shire Council, PO Box 18, Ballan, VIC 3342, phone 03 5366 7100 or email [nmanning@moorabool.vic.gov.au](mailto:nmanning@moorabool.vic.gov.au) or from the Moorabool Shire Web site, [www.moorabool.vic.gov.au](http://www.moorabool.vic.gov.au).

Expressions of interest should be forwarded to:

Michael McCarthy,  
Manager Sustainable and Strategic Development  
PO. Box 18,  
Ballan,  
VIC 3342

Closing date is COB Friday 1<sup>st</sup> May 2009.

For further information, please contact Neil Manning, Moorabool Shire Council, PO Box 18, Ballan, VIC 3342, phone 03 5366 7100 or email [nmanning@moorabool.vic.gov.au](mailto:nmanning@moorabool.vic.gov.au).

## **Appendix 6.02: Illustrated List of Places Identified in Stage 1**

# Illustrated List of Places Identified in Stage 1 - June 2010

Tryconnel Tunnel

Mapping Details

Theme Theme 4.2: Gold Mining

Theme 4.3: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory** H7723-0200

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

Fairley's Track Slate  
Quarry

Mapping Details

Theme Theme 4.3: Exploiting Other Natural Resources

**Vic Heritage Register**

**Vic Heritage Inventory** H7722-0016

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

Paradise Mill Site

Mapping Details

Theme Theme 4.3: Exploiting Other Natural Resources

Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory** H7722-0018

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

Fitzsimmons/Snowball  
Site

Mapping Details

Theme Theme 4.3: Exploiting Other Natural Resources

Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory** H7723-0005

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

Quarry Track - Slate  
Quarry

Mapping Details

Theme Theme 4.3: Exploiting Other Natural Resources

**Vic Heritage Register**

**Vic Heritage Inventory** H7722-0017

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**



# Illustrated List of Places Identified in Stage 1 - June 2010

Easter Monday Mill

Mapping Details

Theme Theme 4.3: Exploiting Other Natural Resources

**Vic Heritage Register**

**Vic Heritage Inventory** H7723-0003

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

Antimony Mine

Mapping Details

Theme Theme 4.2: Gold Mining

Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory** H7722-0023

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

GEO - ML022 Trestle Bridge  
Anticline

Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - Regional**

GEO - ML038 Picnic Point Anticline

Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - Regional**

GEO - ML085 Lerderderg Gorge

Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - State**

# Illustrated List of Places Identified in Stage 1 - June 2010

GEO - ML087 Gatehouse 24

Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - Regional**

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GEO - ML092 Korkuperrimul Creek

Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - State**

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GEO - ML094 Alkemades Quarry

Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - Local**

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GEO - ML095 Parwan Vertebrate  
Beds

Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - Local**

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GEO - ML102 Parwan Valley

Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type**

# Illustrated List of Places Identified in Stage 1 - June 2010

GEO - ML123    Anthony's Cutting

Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - Regional**

---

GEO - ML183    Parwan Creek

Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - Regional**

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GEO - ML201    Lerderberg River  
Permian Sequence

Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - State**

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GEO - ML225    Bald Hill Fault

Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - Local**

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GEO - ML269    Tabletop Hill Landslips

Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - Local**

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## Illustrated List of Places Identified in Stage 1 - June 2010

GEO - ML277 Ripley Bridge Basalt  
Pavement

Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - Local**

GEO - ML283 Mt Gorong

Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - Local**

GEO - ML294 Lerderberg River  
Terraces (Morven)

Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - Local**

GEO - ML316 Werribee Gorge  
Hanging Valley

Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - Regional**

GEO - ML041 Pyramid Rock  
(Werribee Gorge)

Bacchus Marsh

Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - Local**

## Illustrated List of Places Identified in Stage 1 - June 2010

GEO - ML080	Werribee Gorge		Bacchus Marsh
		Mapping Details	
		Theme Theme 1.1: Existing Natural Environment	
<b>Vic Heritage Register</b>			
<b>Vic Heritage Inventory</b>		<b>Integrity</b>	
<b>Heritage Overlay</b>		<b>Condition</b>	
<b>Nat Trust Register</b>			<b>Significance Type Geological - State</b>
GEO - ML091	Mortons Quarry Permian Glacial Sequence		Bacchus Marsh
		Mapping Details	
		Theme Theme 1.1: Existing Natural Environment	
<b>Vic Heritage Register</b>			
<b>Vic Heritage Inventory</b>		<b>Integrity</b>	
<b>Heritage Overlay</b>		<b>Condition</b>	
<b>Nat Trust Register</b>			<b>Significance Type Geological - National</b>
GEO - ML104	Bacchus Marsh Council Trench		Bacchus Marsh
		Mapping Details	
		Theme Theme 1.1: Existing Natural Environment	
<b>Vic Heritage Register</b>			
<b>Vic Heritage Inventory</b>		<b>Integrity</b>	
<b>Heritage Overlay</b>		<b>Condition</b>	
<b>Nat Trust Register</b>			<b>Significance Type Geological - State</b>
GEO - ML224	Bacchus Marsh Basin		Bacchus Marsh
		Mapping Details	
		Theme Theme 1.1: Existing Natural Environment	
<b>Vic Heritage Register</b>			
<b>Vic Heritage Inventory</b>		<b>Integrity</b>	
<b>Heritage Overlay</b>		<b>Condition</b>	
<b>Nat Trust Register</b>			<b>Significance Type Geological - Regional</b>
GEO - ML252	Rowsley Fault		Bacchus Marsh
		Mapping Details	
		Theme Theme 1.1: Existing Natural Environment	
<b>Vic Heritage Register</b>			
<b>Vic Heritage Inventory</b>		<b>Integrity</b>	
<b>Heritage Overlay</b>		<b>Condition</b>	
<b>Nat Trust Register</b>			<b>Significance Type Geological - Regional</b>

# Illustrated List of Places Identified in Stage 1 - June 2010

GEO - ML372 Catataract Creek Falls & Basalt Columns Bacchus Marsh

Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Unknown**

GEO - ML373 Hine's Clay Pit Bacchus Marsh

Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Unknown**

BA111 Ballan & District Soldiers Memorial 33 Cowie Street Ballan

Bush Nursing Hospital & Hostel

Mapping Details

Theme Theme 8.3: Health & Welfare

Theme 8.5: Commemoration



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact - Altered

**Condition** Good

**Significance Type Conservation Desirable**

BA107 Old Ballan Cemetery Geelong-Ballan Road Ballan

Mapping Details 37°37.1S 144°13.5E

Theme Theme 8.5 Commemoration



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Poor

**Significance Type Individual**

BA112 Ruin Aldreds Lane Ballan North, 3342

Mapping Details

Theme Theme 2.3: Promoting Settlement

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

## Illustrated List of Places Identified in Stage 1 - June 2010

BA113 Stone Hut Ruins Stone Hut Road Ballan North, 3342

### Mapping Details

**Theme** Theme 2.3: Promoting Settlement  
Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Ruinous

**Condition**

**Significance Type** Archaeological - Inventory



BA133 Yankee Saw Mill Site Off Western Park Road Ballan North, 3342

### Mapping Details

**Theme** Theme 4.3: Exploiting Other Natural Resources  
Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type** Archaeological - Inventory

GEO - ML161 Mt Hydewell Ballan, 3342

### Mapping Details

**Theme** Theme 1.1: The Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type** Geological - Regional

GEO - ML227 Bostock Reservoir Fault Exposure Ballan, 3342

### Mapping Details

**Theme** Theme 1.1: The Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type** Geological - Regional

BA083 Railway Dwelling 079 Atkinson Street Ballan, 3342

### Mapping Details

**Theme** Theme 3.3: The Railway Network  
Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type** Precinct



## Illustrated List of Places Identified in Stage 1 - June 2010

BA074 Ballan Railway Station 081 Atkinson Street Ballan, 3342  
 (incl. water tower, goods shed & signal box)  
**Mapping Details**  
 Theme Theme 3.3: The Railway Network



**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay** H018  
**Nat Trust Register**

**Integrity** Moderately Intact  
**Condition** Good

**Significance Type** Individual

BA089 Dwelling 31 Atkinson Street Ballan, 3342  
**Mapping Details**  
 Theme Theme 6.1: Building Towns  
 Theme 6.2: Building Homes in the Shire



**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Moderately - Substantially Intact  
**Condition** Good

**Significance Type** Individual

BA088 Dwelling 42 Atkinson Street Ballan, 3342  
**Mapping Details**  
 Theme Theme 6.1: Building Towns  
 Theme 6.2: Building Homes in the Shire



**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Altered  
**Condition** Fair

**Significance Type** Conservation Desirable

BA087 Dwelling 45 Atkinson Street Ballan, 3342  
**Mapping Details**  
 Theme Theme 6.1: Building Towns  
 Theme 6.2: Building Homes in the Shire



**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Moderately Intact  
**Condition** Fair

**Significance Type** Individual

BA086 Dwelling 55 Atkinson Street Ballan, 3342  
**Mapping Details**  
 Theme Theme 6.1: Building Towns  
 Theme 6.2: Building Homes in the Shire



**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Moderately Intact  
**Condition** Good

**Significance Type** Individual



## Illustrated List of Places Identified in Stage 1 - June 2010

BA085      Railway Dwelling      78      Atkinson Street      Ballan, 3342

### Mapping Details

**Theme** Theme 3.3: The Railway Network  
 Theme 6.1: Building Towns  
 Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Substantially Intact  
**Condition** Good

**Significance Type** Individual



BA084      Railway Dwelling      80      Atkinson Street      Ballan, 3342

### Mapping Details

**Theme** Theme 3.3: The Railway Network  
 Theme 6.1: Building Towns  
 Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Moderately Intact  
**Condition** Good

**Significance Type**



BA082      Railway Dwelling      86      Atkinson Street      Ballan, 3342

### Mapping Details

**Theme** Theme 3.3: The Railway Network  
 Theme 6.1: Building Towns  
 Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Substantially Intact  
**Condition** Good

**Significance Type** Not Significant



BA081      Railway Dwelling      87      Atkinson Street      Ballan, 3342

### Mapping Details

**Theme** Theme 3.3: The Railway Network  
 Theme 6.1: Building Towns  
 Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Moderately Intact  
**Condition** Fair

**Significance Type** Not Significant



BA080A      Railway Dwelling      89      Atkinson Street      Ballan, 3342

### Mapping Details

**Theme** Theme 3.3: The Railway Network  
 Theme 6.1: Building Towns  
 Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Moderately Intact  
**Condition** Good

**Significance Type** Not Significant



## Illustrated List of Places Identified in Stage 1 - June 2010

BA080 Dwelling 90 Atkinson Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Altered

**Condition** Fair

**Significance Type** Conservation Desirable



BA079 Railway Dwelling 93 Atkinson Street Ballan, 3342

### Mapping Details

Theme Theme 3.3: The Railway Network  
Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type** Not Significant



BA109 Former Police Camp Ballan Egerton Road Ballan, 3342

Mapping Details 37°37.718S 144°09.767E

Theme Theme 7.2: Law & Order

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Fair

**Significance Type** Conservation Desirable



BA110 Creamery Building Ballan Egerton Road Ballan, 3342

Mapping Details 37°38.019S 144°08.475E

Theme Theme 5.2: Dairy Production

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Fair-Poor

**Significance Type** Individual



BA108 Hunterston 360 Ballan Egerton Road Ballan, 3342

Mapping Details 37°37.841S 144°10.146E

Theme Theme 2.2: Exploring, Surveying & Mapping  
Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**






**Integrity** Moderately Intact

**Condition** Good

**Significance Type** Individual



## Illustrated List of Places Identified in Stage 1 - June 2010

BA121	Dwelling & Outbuildings	573	Ballan Greendale Road	Ballan, 3342	
		<b>Mapping Details</b>	37°33.844S 144°15.925E		
		<b>Theme</b>	Theme 2.3: Promoting Settlement Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire		
<b>Vic Heritage Register</b>					
<b>Vic Heritage Inventory</b>		<b>Integrity</b>			
<b>Heritage Overlay</b>		<b>Condition</b>			
<b>Nat Trust Register</b>				<b>Significance Type</b>	<b>Individual</b>
BA122	Ballanee Homestead	135	Ballanee Road	Ballan, 3342	
		<b>Mapping Details</b>			
		<b>Theme</b>	Theme 2.2: Exploring, Surveying & Mapping Theme 6.2: Building Homes in the Shire Theme 9.1: Sport		
<b>Vic Heritage Register</b>					
<b>Vic Heritage Inventory</b>		<b>Integrity</b>			
<b>Heritage Overlay</b>	H025	<b>Condition</b>			
<b>Nat Trust Register</b>	B2328			<b>Significance Type</b>	<b>Individual</b>
BA076	Weir - Caledonian Park		Blackwood Street	Ballan, 3342	
		<b>Mapping Details</b>			
		<b>Theme</b>	Theme 4.4: Water Supplies		
<b>Vic Heritage Register</b>					
<b>Vic Heritage Inventory</b>		<b>Integrity</b>	Moderately Intact		
<b>Heritage Overlay</b>		<b>Condition</b>	Fair		
<b>Nat Trust Register</b>				<b>Significance Type</b>	<b>Individual</b>
BA123	Carween Homestead		Carween Lane	Ballan, 3342	
		<b>Mapping Details</b>	37°35.242S 144°12.319E		
		<b>Theme</b>	Theme 2.2: Exploring, Surveying & Mapping Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire		
<b>Vic Heritage Register</b>					
<b>Vic Heritage Inventory</b>		<b>Integrity</b>	Moderately Intact		
<b>Heritage Overlay</b>	H022	<b>Condition</b>	Fair-Poor		
<b>Nat Trust Register</b>	B3158			<b>Significance Type</b>	<b>Individual</b>
BA124	Ballan Recreation Reserve	03	Cowie Street	Ballan, 3342	
		<b>Mapping Details</b>			
		<b>Theme</b>	Theme 6.1: Building Towns Theme 9.1: Sport		
<b>Vic Heritage Register</b>					
<b>Vic Heritage Inventory</b>		<b>Integrity</b>	Moderately Intact		
<b>Heritage Overlay</b>		<b>Condition</b>	Good		
<b>Nat Trust Register</b>				<b>Significance Type</b>	<b>Individual</b>

## Illustrated List of Places Identified in Stage 1 - June 2010

BA078 Ballan Bowling Club 05 Cowie Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 9.1: Sport

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type Individual**



BA105 Dwelling 18 Duncan Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately - Substantially Intact

**Condition** Fair

**Significance Type Individual**



BA092 Dwelling 35 Edols Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type Individual**



BA093 State Savings Bank Dwelling 49 Edols Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type Individual**



BA073 Dwelling 002 Fisken Street Ballan, 3342

### Mapping Details

Theme Theme 3.3: The Railway Network  
Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type Precinct**



## Illustrated List of Places Identified in Stage 1 - June 2010

BA072 Dwelling 003 Fisken Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Altered  
**Condition** Fair

**Significance Type Precinct**



BA070 Dwelling 008 Fisken Street Ballan, 3342

### Mapping Details

Theme Theme 3.3: The Railway Network  
Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Substantially Intact  
**Condition** Good

**Significance Type Precinct**



BA071 Dwelling 009 Fisken Street Ballan, 3342

### Mapping Details

Theme Theme 3.3: The Railway Network  
Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Moderately Intact  
**Condition** Fair

**Significance Type Precinct**



BA069 Dwelling 011 Fisken Street Ballan, 3342

### Mapping Details

Theme Theme 3.3: The Railway Network  
Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Moderately Intact  
**Condition** Fair

**Significance Type Precinct**



BA068 Dwelling 012 Fisken Street Ballan, 3342

### Mapping Details

Theme Theme 3.3: The Railway Network  
Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Moderately Intact  
**Condition** Good

**Significance Type Precinct**



## Illustrated List of Places Identified in Stage 1 - June 2010

BA067 Dwelling 013 Fisken Street Ballan, 3342

### Mapping Details

**Theme** Theme 3.3: The Railway Network  
Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type** Precinct



BA066 Brick Dwelling 014 Fisken Street Ballan, 3342

### Mapping Details

**Theme** Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type** Precinct



BA065 Ruddle House 017 Fisken Street Ballan, 3342

### Mapping Details

**Theme** Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type** Precinct



BA063 Dwelling 020 Fisken Street Ballan, 3342

### Mapping Details

**Theme** Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type** Precinct



BA064 Dwelling 021 Fisken Street Ballan, 3342

### Mapping Details

**Theme** Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Altered

**Condition** Good

**Significance Type** Precinct



## Illustrated List of Places Identified in Stage 1 - June 2010

BA061 Shop & Dwelling 022 Fisken Street Ballan, 3342

### Mapping Details

**Theme** Theme 5.4: Commerce  
Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type** Precinct



BA059 McLean Reserve (incl. Comfort Station, Aleppo Pine & Trough) 024 Fisken Street Ballan, 3342

### Mapping Details

**Theme** Theme 6.1: Building Towns  
Theme 8.5: Commemoration

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type** Precinct



BA062 Former Dwelling 025 Fisken Street Ballan, 3342

### Mapping Details

**Theme** Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire  
Theme 8.4: Community Organisations  
Theme 8.5: Commemoration

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact - Altered

**Condition** Good

**Significance Type** Precinct



BA133 Teresa Graham Memorial Tree 025 Fisken Street Ballan, 3342

### Mapping Details

**Theme** Theme 8.4: Community Organisations  
Theme 8.5: Commemoration

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type** Precinct



BA060 Fire Station 027 Fisken Street Ballan, 3342

### Mapping Details

**Theme** Theme 6.1: Building Towns  
Theme 8.4: Community Organisations

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**






**Integrity** Moderately Intact - Altered

**Condition** Good

**Significance Type** Precinct



## Illustrated List of Places Identified in Stage 1 - June 2010

BA058	Dwelling & Stone Outbuilding	030	Fisken Street	Ballan, 3342	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b> Moderately Intact		
	<b>Heritage Overlay</b>		<b>Condition</b> Good		
	<b>Nat Trust Register</b>			<b>Significance Type</b> Individual	
BA104	New Ballan Cemetery (incl. Sexton's Hut)		Gosling Street	Ballan, 3342	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 6.1: Building Towns Theme 8.5: Commemoration		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b> Moderately Intact		
	<b>Heritage Overlay</b>		<b>Condition</b> Fair		
	<b>Nat Trust Register</b>			<b>Significance Type</b> Individual	
BA127	Ballan Homestead Site	Off	Hogans Road	Ballan, 3342	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 2.2: Exploring, Surveying & Mapping Theme 4.1: Farming & Agriculture		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b> H7722-0059		<b>Integrity</b>		
	<b>Heritage Overlay</b>		<b>Condition</b>		
	<b>Nat Trust Register</b>			<b>Significance Type</b> Archaeological - Inventory	
BA052	Historical Markers	Cnr	Inglis & Bradshaw Streets	Ballan, 3342	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 8.5: Commemoration		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b> Substantially Intact		
	<b>Heritage Overlay</b>		<b>Condition</b> Good		
	<b>Nat Trust Register</b>			<b>Significance Type</b> Conservation Desirable	
BA002	Dwelling	034	Inglis Street	Ballan, 3342	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b> Moderately Intact		
	<b>Heritage Overlay</b>		<b>Condition</b> Fair		
	<b>Nat Trust Register</b>			<b>Significance Type</b> Individual	



## Illustrated List of Places Identified in Stage 1 - June 2010

BA003 Dwelling 035 Inglis Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Altered

**Condition** Good

**Significance Type** Conservation Desirable



BA004 Dwelling 036 Inglis Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type** Individual



BA005 White Thorne 042 Inglis Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type** Individual



BA006 Girraween 047 Inglis Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type** Individual



BA007 Dwelling 055 Inglis Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type** Individual



## Illustrated List of Places Identified in Stage 1 - June 2010

BA009 Dwelling 056 Inglis Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type Individual**



BA010 Guide House 060 Inglis Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 8.4: Community Organisations

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Fair

**Significance Type Individual**



BA008 Brick Dwelling 061 Inglis Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Poor

**Significance Type Individual**



BA011 Dwelling 063 Inglis Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type Individual**



BA012 Dwelling 065 Inglis Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**






**Integrity** Substantially Intact

**Condition** Good

**Significance Type Individual**



## Illustrated List of Places Identified in Stage 1 - June 2010

BA013	Dwelling	068	Inglis Street	Ballan, 3342	
<b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>		<b>Integrity</b> Altered <b>Condition</b> Good		<b>Significance Type</b> Not Significant	
BA014	St. Paul's Uniting (formerly Presbyterian) Church	073	Inglis Street	Ballan, 3342	
<b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 8.1: Spiritual Life					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>		<b>Integrity</b> Moderately Intact <b>Condition</b> Fair/Poor		<b>Significance Type</b> Individual	
BA016	Dwelling	075	Inglis Street	Ballan, 3342	
<b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>		<b>Integrity</b> Moderately Intact <b>Condition</b> Good		<b>Significance Type</b> Individual	
BA017	Dwelling	077	Inglis Street	Ballan, 3342	
<b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>		<b>Integrity</b> Substantially Intact <b>Condition</b> Good		<b>Significance Type</b> Individual	
BA018	Dwelling	078	Inglis Street	Ballan, 3342	
<b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>		<b>Integrity</b> Moderately Intact <b>Condition</b> Fair		<b>Significance Type</b> Individual	

## Illustrated List of Places Identified in Stage 1 - June 2010

BA019 Dwelling 079 Inglis Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Moderately Intact  
**Condition** Good

**Significance Type Individual**



BA020 Dwelling 081 Inglis Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Moderately Intact  
**Condition** Good

**Significance Type Individual**



BA021 Lucerne 088 Inglis Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Moderately Intact  
**Condition** Good

**Significance Type Individual**



BA022 Lea Hurst 090 Inglis Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Moderately Intact - Altered  
**Condition** Good

**Significance Type Conservation Desirable**



BA023 Ballan Masonic Hall 092 Inglis Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 5.1: Manufacturing from Crops  
Theme 8.4: Community Organisations






**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Moderately Intact  
**Condition** Fair






**Significance Type Individual**



## Illustrated List of Places Identified in Stage 1 - June 2010

BA024	Millfield	096	Inglis Street	Ballan, 3342	
<b>Mapping Details</b> <b>Theme</b> Theme 5.1: Manufacturing from Crops Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
<b>Integrity</b> Moderately Intact <b>Condition</b> Good <b>Significance Type</b> Individual					
BA025	St. Brigid's Roman Catholic Church	098	Inglis Street	Ballan, 3342	
<b>Mapping Details</b> <b>Theme</b> Theme 6.1: Building Towns Theme 8.1: Spiritual Life					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
<b>Integrity</b> Altered <b>Condition</b> Poor <b>Significance Type</b> Individual					
BA026	Invergowie	101	Inglis Street	Ballan, 3342	
<b>Mapping Details</b> <b>Theme</b> Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
<b>Integrity</b> Moderately Intact <b>Condition</b> Good <b>Significance Type</b> Individual					
BA030	Rayner Real Estate	117	Inglis Street	Ballan, 3342	
<b>Mapping Details</b> <b>Theme</b> Theme 6.5: Commerce Theme 6.1: Building Towns					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
<b>Integrity</b> Moderately Intact <b>Condition</b> Fair <b>Significance Type</b> Individual					
BA031	Hardware Store (119/1)	119	Inglis Street	Ballan, 3342	
<b>Mapping Details</b> <b>Theme</b> Theme 6.5: Commerce Theme 6.1: Building Towns					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
<b>Integrity</b> Substantially Intact <b>Condition</b> Fair <b>Significance Type</b> Individual					

## Illustrated List of Places Identified in Stage 1 - June 2010

BA032	Hardware Store (119/2)	119	Inglis Street	Ballan, 3342	<p><b>Mapping Details</b> Theme Theme 6.5: Commerce Theme 6.1: Building Towns</p> <p><b>Integrity</b> Moderately Intact <b>Condition</b> Good</p> <p><b>Significance Type</b> Individual</p>	
BA033	Dwelling	120	Inglis Street	Ballan, 3342	<p><b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire</p> <p><b>Integrity</b> Altered <b>Condition</b> Fair</p> <p><b>Significance Type</b> Conservation Desirable</p>	
BA035	K.H. Conveyancing	121	Inglis Street	Ballan, 3342	<p><b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire</p> <p><b>Integrity</b> Altered <b>Condition</b> Fair</p> <p><b>Significance Type</b> Conservation Desirable</p>	
BA034	Dwelling	122	Inglis Street	Ballan, 3342	<p><b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire</p> <p><b>Integrity</b> Moderately Intact <b>Condition</b> Fair</p> <p><b>Significance Type</b> Individual</p>	
BA036	Shanahan Merchandising	123	Inglis Street	Ballan, 3342	<p><b>Mapping Details</b> Theme Theme 6.5: Commerce Theme 6.1: Building Towns</p> <p><b>Integrity</b> Moderately Intact <b>Condition</b> Fair</p> <p><b>Significance Type</b> Individual</p>	

## Illustrated List of Places Identified in Stage 1 - June 2010

BA037 Ballan Post Office 125 Inglis Street Ballan, 3342  
**Mapping Details**  
**Theme** Theme 3.5: Establishing & Maintaining Communications  
 Theme 6.1: Building Towns



**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay** H019  
**Nat Trust Register**

**Integrity** Substantially Intact  
**Condition** Good

**Significance Type Individual**

BA038 Ballan War Memorial Drinking Fountain 125 Inglis Street Ballan, 3342  
**Mapping Details**  
**Theme** Theme 8.5: Commemoration



**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Substantially Intact  
**Condition** Good

**Significance Type Individual**

BA039 Former Chambers Red House General Drapers Store 130 Inglis Street Ballan, 3342  
**Mapping Details**  
**Theme** Theme 6.5: Commerce  
 Theme 6.1: Building Towns



**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Moderately Intact  
**Condition** Fair

**Significance Type Individual**

BA040 Ballan Hotel 136 Inglis Street Ballan, 3342  
**Mapping Details**  
**Theme** Theme 3.1: Establishing Early Roads  
 Theme 5.5: Entertaining & Socialising  
 Theme 6.1: Building Towns



**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register** B3473

**Integrity** Moderately Intact  
**Condition** Good

**Significance Type Individual**

BA074 Former Post & Telegraph Office 140 Inglis Street Ballan, 3342  
**Mapping Details**  
**Theme** Theme 3.5: Establishing & Maintaining Communications  
 Theme 6.1: Building Towns








**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay** H024  
**Nat Trust Register**

**Integrity** Substantially Intact  
**Condition** Fair

**Significance Type Individual**

## Illustrated List of Places Identified in Stage 1 - June 2010

BA041	Ballan Mechanics Institute & Free Library	143	Inglis Street	Ballan, 3342	<p><b>Mapping Details</b></p> <p><b>Theme</b> Theme 5.5: Entertaining &amp; Socialising Theme 6.1: Building Towns Theme 8.4: Community Organisations</p> <p><b>Integrity</b> Substantially Intact</p> <p><b>Condition</b> Good</p> <p><b>Significance Type</b> Individual</p>	
BA042	Ballan RSL (formerly Fayrefield Hats Factory)	146	Inglis Street	Ballan, 3342	<p><b>Mapping Details</b></p> <p><b>Theme</b> Theme 5.3: Other Businesses Theme 6.1: Building Towns Theme 8.4: Community Organisations Theme 8.5: Commemoration</p> <p><b>Integrity</b> Moderately Intact</p> <p><b>Condition</b> Fair</p> <p><b>Significance Type</b> Individual</p>	
BA043	Dwelling	150	Inglis Street	Ballan, 3342	<p><b>Mapping Details</b></p> <p><b>Theme</b> Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire</p> <p><b>Integrity</b> Moderately Intact</p> <p><b>Condition</b> Fair</p> <p><b>Significance Type</b> Individual</p>	
BA075	The Ballan News Office	152	Inglis Street	Ballan, 3342	<p><b>Mapping Details</b></p> <p><b>Theme</b> Theme 3.5: Establishing &amp; Maintaining Communications Theme 5.4: Commerce Theme 6.1: Building Towns</p> <p><b>Integrity</b> Moderately Intact</p> <p><b>Condition</b> Good</p> <p><b>Significance Type</b> Individual</p>	
BA044	Commercial Hotel	153	Inglis Street	Ballan, 3342	<p><b>Mapping Details</b></p> <p><b>Theme</b> Theme 5.5: Entertaining &amp; Socialising Theme 6.1: Building Towns</p> <p><b>Integrity</b> Altered</p> <p><b>Condition</b> Fair</p> <p><b>Significance Type</b> Individual</p>	



## Illustrated List of Places Identified in Stage 1 - June 2010

BA045 Dwelling 154 Inglis Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Altered

**Condition** Fair

**Significance Type** Conservation Desirable



BA046 Former Commercial Bank 157 Inglis Street Ballan, 3342

### Mapping Details

Theme Theme 5.4: Commerce  
Theme 6.1: Building Towns

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay** H023

**Nat Trust Register** B1687

**Integrity** Moderately Intact

**Condition** Fair

**Significance Type** Individual



BA047 Opportunity Shop (former Motor Garage?) 159 Inglis Street Ballan, 3342

### Mapping Details

Theme Theme 5.4: Commerce  
Theme 6.1: Building Towns

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Fair

**Significance Type** Conservation Desirable



BA048 Ballan Community Health Centre (formerly Annen) 164 Inglis Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type** Individual



BA049 Dwelling 166 Inglis Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**






**Integrity** Moderately Intact

**Condition** Good





**Significance Type** Conservation Desirable








## Illustrated List of Places Identified in Stage 1 - June 2010

BA050	Semi-detached Dwellings	167	Inglis Street	Ballan, 3342	
		<b>Mapping Details</b>			
		<b>Theme</b>	Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire		
<b>Vic Heritage Register</b>		<b>Integrity</b>	Moderately Intact		
<b>Vic Heritage Inventory</b>		<b>Condition</b>	Good		
<b>Heritage Overlay</b>					<b>Significance Type Individual</b>
<b>Nat Trust Register</b>					
BA055	Ann Hardwick Gallery (2 dwellings)	169	Inglis Street	Ballan, 3342	
		<b>Mapping Details</b>			
		<b>Theme</b>	Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire		
<b>Vic Heritage Register</b>		<b>Integrity</b>	Moderately Intact		
<b>Vic Heritage Inventory</b>		<b>Condition</b>	Good		
<b>Heritage Overlay</b>					<b>Significance Type Individual</b>
<b>Nat Trust Register</b>					
BA051	Former Police Station & Lock Up	172	Inglis Street	Ballan, 3342	
		<b>Mapping Details</b>			
		<b>Theme</b>	Theme 6.1: Building Towns Theme 7.2: Law & Order		
<b>Vic Heritage Register</b>		<b>Integrity</b>	Substantially Intact		
<b>Vic Heritage Inventory</b>		<b>Condition</b>	Good		
<b>Heritage Overlay</b>					<b>Significance Type Individual</b>
<b>Nat Trust Register</b>					
BA053	Former Brick Police Stables & Timber Lock Up	174	Inglis Street	Ballan, 3342	
		<b>Mapping Details</b>			
		<b>Theme</b>	Theme 6.1: Building Towns Theme 7.2: Law & Order		
<b>Vic Heritage Register</b>		<b>Integrity</b>	Moderately Intact		
<b>Vic Heritage Inventory</b>		<b>Condition</b>	Good		
<b>Heritage Overlay</b>					<b>Significance Type Individual</b>
<b>Nat Trust Register</b>					
BA054	Westcott	188	Inglis Street	Ballan, 3342	
		<b>Mapping Details</b>			
		<b>Theme</b>	Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire		
<b>Vic Heritage Register</b>		<b>Integrity</b>	Moderately Intact		
<b>Vic Heritage Inventory</b>		<b>Condition</b>	Fair		
<b>Heritage Overlay</b>					<b>Significance Type Individual</b>
<b>Nat Trust Register</b>					

## Illustrated List of Places Identified in Stage 1 - June 2010

BA103	Dwelling	19	Lay Street	Ballan, 3342					
			<b>Mapping Details</b>						
			<b>Theme</b> Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire						
	<b>Vic Heritage Register</b>								
	<b>Vic Heritage Inventory</b>		<b>Integrity</b> Altered						
	<b>Heritage Overlay</b>		<b>Condition</b> Good						
	<b>Nat Trust Register</b>							<b>Significance Type</b> Conservation Desirable	
BA117	Flour Mill Ruins		Mill Park Street	Ballan, 3342					
			<b>Mapping Details</b>						
			<b>Theme</b> Theme 5.1: Manufacturing from Crops						
	<b>Vic Heritage Register</b>								
	<b>Vic Heritage Inventory</b>		<b>Integrity</b> Ruinous						
	<b>Heritage Overlay</b>		<b>Condition</b> Ruins						
	<b>Nat Trust Register</b>							<b>Significance Type</b> Archaeological - Inventory	
BA118	Monteville		Monteville Lane	Ballan, 3342					
			<b>Mapping Details</b>						
			<b>Theme</b> Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire						
	<b>Vic Heritage Register</b>								
	<b>Vic Heritage Inventory</b>		<b>Integrity</b>						
	<b>Heritage Overlay</b>		<b>Condition</b>						
	<b>Nat Trust Register</b>							<b>Significance Type</b> Individual	
BA134	Former Ballan Racecourse & Jockey Clubrooms		Old Melbourne Road	Ballan, 3342					
			<b>Mapping Details</b> 37°35'51.9"S, 144°12'45.4"E						
			<b>Theme</b> Theme 9.1: Sport						
	<b>Vic Heritage Register</b>								
	<b>Vic Heritage Inventory</b>		<b>Integrity</b> Moderately Intact - Altered						
	<b>Heritage Overlay</b>		<b>Condition</b> Fair						
	<b>Nat Trust Register</b>							<b>Significance Type</b> Individual	
BA001	Dwelling	201	Old Melbourne Road	Ballan, 3342					
			<b>Mapping Details</b>						
			<b>Theme</b> Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire						
	<b>Vic Heritage Register</b>								
	<b>Vic Heritage Inventory</b>		<b>Integrity</b> Moderately Intact						
	<b>Heritage Overlay</b>		<b>Condition</b> Good						
	<b>Nat Trust Register</b>							<b>Significance Type</b> Individual	

## Illustrated List of Places Identified in Stage 1 - June 2010

BA056	Hadham	439	Old Melbourne Road	Ballan, 3342	
<b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>		<b>Integrity</b> Moderately Intact <b>Condition</b> Good		<b>Significance Type Individual</b>	
BA128 & GEO - ML196	Ballan Mineral Springs		Shaws Road	Ballan, 3342	
<b>Mapping Details</b> 37°36S 144°10E Theme Theme 1.1: Existing Natural Environment Theme 9.2: Recreation					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>		<b>Integrity</b> Moderately Intact <b>Condition</b> Good		<b>Significance Type Individual</b>	
BA129	Bostock Reservoir		Shaws Road	Ballan, 3342	
<b>Mapping Details</b> 37°36S 144°10E Theme Theme 4.4: Water Supplies					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>		<b>Integrity</b> Substantially Intact <b>Condition</b> Good		<b>Significance Type Individual</b>	
BA130	Stirling Park	027	Shaws Road	Ballan, 3342	
<b>Mapping Details</b> 37°36S 144°12.5E Theme Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>		<b>Integrity</b> Substantially Intact <b>Condition</b> Good		<b>Significance Type Individual</b>	
BA057	St. John's Church of England	056	Simpson Street	Ballan, 3342	
<b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 8.1: Spiritual life Theme 8.5: Commemoration					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>		<b>Integrity</b> Moderately Intact <b>Condition</b> Fair		<b>Significance Type Individual</b>	

## Illustrated List of Places Identified in Stage 1 - June 2010

BA106 Dwelling 014 Stead Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Fair

**Significance Type Individual**



BA100 Former Ballan Shire Offices 015 Stead Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building towns  
Theme 7.1: Local Government

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type Individual**



BA102 Mayfield 39 Steiglitz Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Individual**



BA101 Former Ballan Court House 47 Steiglitz Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 7.2: Law & Order

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay** HO20

**Nat Trust Register**

**Integrity** Moderately- Substantially Intact

**Condition** Fair

**Significance Type Individual**



BA099 Dwelling 59 Steiglitz Street Ballan, 3342

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**






**Integrity** Altered

**Condition** Good

**Significance Type Individual**



## Illustrated List of Places Identified in Stage 1 - June 2010

BA098	Dwelling	63	Steiglitz Street	Ballan, 3342	
<b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
<b>Integrity</b> Moderately Intact <b>Condition</b> Fair <b>Significance Type</b> Individual					
BA097	Dwelling	91	Steiglitz Street	Ballan, 3342	
<b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
<b>Integrity</b> Moderately Intact - Altered <b>Condition</b> Fair <b>Significance Type</b> Individual					
BA096	Dwelling	93	Steiglitz Street	Ballan, 3342	
<b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
<b>Integrity</b> Moderately - Substantially Intact <b>Condition</b> Fair <b>Significance Type</b> Individual					
BA095	Dwelling	95	Steiglitz Street	Ballan, 3342	
<b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
<b>Integrity</b> Moderately Intact - Altered <b>Condition</b> Fair <b>Significance Type</b> Conservation Desirable					
BA094	Dwelling	97	Steiglitz Street	Ballan, 3342	
<b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
<b>Integrity</b> Moderately Intact <b>Condition</b> Poor <b>Significance Type</b> Individual					

## Illustrated List of Places Identified in Stage 1 - June 2010

BA133	Former Hotel (House & Office)		Western Highway	Ballan, 3342	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 3.1: Establishing Early Roads Theme 5.5: Entertaining & Socialising		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b> Ruinous		
	<b>Heritage Overlay</b>		<b>Condition</b> Ruins		
	<b>Nat Trust Register</b> B1688				<b>Significance Type</b> Archaeological - Inventory
BA134	Dwelling next to former hotel		Western Highway	Ballan, 3342	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 6.2: Building Homes in the Shire		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b>		
	<b>Heritage Overlay</b>		<b>Condition</b>		
	<b>Nat Trust Register</b> B1686				<b>Significance Type</b> Archaeological - Inventory
BA090	Dwelling	08	Windle Street	Ballan, 3342	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b> Moderately - Substantially Intact		
	<b>Heritage Overlay</b>		<b>Condition</b> Fair		
	<b>Nat Trust Register</b>				<b>Significance Type</b> Individual
BA091	Dwelling	09	Windle Street	Ballan, 3342	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b> Moderately Intact - Altered		
	<b>Heritage Overlay</b>		<b>Condition</b> Fair		
	<b>Nat Trust Register</b>				<b>Significance Type</b> Individual
BA015	Former Presbyterian Manse	21	Windle Street	Ballan, 3342	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire Theme 8.1: Spiritual Life		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b> Moderately Intact		
	<b>Heritage Overlay</b>		<b>Condition</b> Fair		
	<b>Nat Trust Register</b>				<b>Significance Type</b> Individual



# Illustrated List of Places Identified in Stage 1 - June 2010

GEO - ML067 Moorabool River Ballark

(Ballark  
Conglomerate)

## Mapping Details

Theme Theme 1.1: The Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - Regional**

BAL01 Ballark Homestead 1579 Ballan Meredith Road Ballark

(incl. Cemetery)

## Mapping Details

Theme Theme 2.2: Exploring, Surveying & Mapping

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

Theme 8.5: Commemoration



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay** H026

**Nat Trust Register** B3428

**Integrity**

**Condition**

**Significance Type Individual**

BAL02 Rosebank? Ballark Egerton Road Ballark

## Mapping Details

Theme Theme 2.3: Promoting Settlement

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Fair

**Significance Type Individual**

BAL03 Dwelling Egerton Ballark Road Ballark

Mapping Details 37° 43.5S 144° 6.5E

Theme Theme 2.3: Promoting Settlement

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Fair

**Significance Type Individual**

BAL04 Bungal 650 Egerton Ballark Road Ballark

## Mapping Details

Theme Theme 2.3: Promoting Settlement

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type Individual**



## Illustrated List of Places Identified in Stage 1 - June 2010

BAL05 Chimney Stack & Ruin 662 Egerton Ballark Road Ballark

### Mapping Details

Theme Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Ruinous

**Condition** Poor

**Significance Type** Archaeological - Inventory

BAL06 Bridge Egerton Bungeeltap Road Ballark

### Mapping Details

Theme Theme 3.2: Building Early Bridges

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type**

GEO - ML218 Brisbane Ranges Fault Scarp Balliang East, 3340

### Mapping Details

Theme Theme 1.1: The Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type** Geological - State

GEO - ML261 Swamp Road Swamp Balliang East, 3340

### Mapping Details

Theme Theme 1.1: The Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type** Geological - Regional

GEO - ML138 Spring Hill Balliang East, 3340

### Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type** Geological - Regional

## Illustrated List of Places Identified in Stage 1 - June 2010

GEO - ML208 Nerowie Road Depression  
 Nerowie Road Balliang East, 3340  
 Mapping Details  
 Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity**  
**Condition**

**Significance Type Geological - Local**

GEO - ML253 Sharkey Road Swamp  
 Sharkey Road Balliang East, 3340  
 Mapping Details  
 Theme Theme 1.1: The Natural Environment

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity**  
**Condition**

**Significance Type Geological - Regional**

BARK01 O'Heir Saw Mill Site  
 Off Barkstead South Road Barkstead, 3364  
 Mapping Details  
 Theme Theme 4.3: Exploiting other Natural Resources  
 Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity**  
**Condition**

**Significance Type Archaeological - Inventory**

BARK02 Anderson Saw Mill Site  
 Off Barkstead South Road Barkstead, 3364  
 Mapping Details  
 Theme Theme 4.3: Exploiting other Natural Resources  
 Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity**  
**Condition**

**Significance Type Archaeological - Inventory**

BARK03 Anderson Tram Line  
 Bullarto to Korweinguboora Barkstead, 3364  
 Mapping Details  
 Theme Theme 3.4: Early Tram Network

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity**  
**Condition**

**Significance Type Archaeological - Inventory**

## Illustrated List of Places Identified in Stage 1 - June 2010

BR02 Meenda 34 Cummings Lane Barrys Reef, 3458

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type** Individual



BR03 New Sultan Reef Mine Off Greendale Trentham Forest Barrys Reef, 3458

### Mapping Details

Theme Theme 4.2: Gold Mining  
Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type** Archaeological - Inventory

BR05 Guggenheimer 1219 Greendale Trentham Road Barrys Reef, 3458

Historical Cottage

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay** H027

**Nat Trust Register** B3483

**Integrity** Substantially Intact

**Condition** Good

**Significance Type** Individual



BR06 Anderson's Cottage 1229 Greendale Trentham Road Barrys Reef, 3458

### Mapping Details

Theme Theme 3.5: Establishing & Maintaining Communications  
Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Fair-Poor

**Significance Type** Individual



BR07 Dwelling 1395 Greendale Trentham Road Barrys Reef, 3458

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

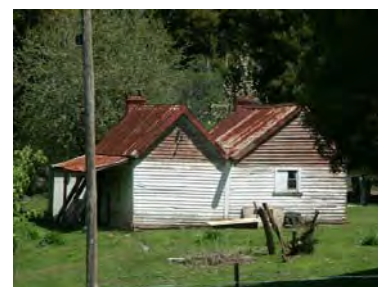
**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Poor

**Significance Type** Individual



## Illustrated List of Places Identified in Stage 1 - June 2010

BR08 Armstrong Cottage 1400 Greendale Trentham Road Barrys Reef, 3458

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact-Altered

**Condition** Good

**Significance Type** Conservation Desirable



BR10 Wightman Saw Mill Site & Tramway Off Greendale Trentham Road Barrys Reef, 3458

### Mapping Details

Theme Theme 3.4: Early Tram Network  
Theme 4.3: Exploiting Other Natural Resources  
Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type** Archaeological - Inventory

BR09 Scout Camp Mechanics Lane Barrys Reef, 3458

### Mapping Details

Theme Theme 8.4: Community Organisations

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Fair

**Significance Type** Individual



BR10 Dwelling 10 Mechanics Lane Barrys Reef, 3458

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact-Altered

**Condition** Fair-Poor

**Significance Type** Conservation Desirable



BK03 Beremboke Bridge Blacks Lane Beremboke, 3342

### Mapping Details

Theme Theme 3.2: Building Early Bridges

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Altered

**Condition** Not known

**Significance Type**



## Illustrated List of Places Identified in Stage 1 - June 2010

BK02 Former Beremboke Blacks Road Beremboke, 3342  
 State School No. 1017  
 Mapping Details 37° 47.3S 144° 14E  
 Theme Theme 8.2: Education



**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Altered  
**Condition** Poor

**Significance Type Individual**

BK05 Former Beremboke Blacks Road Beremboke, 3342  
 Post Office  
 Mapping Details  
 Theme Theme 3.5: Establishing & Maintaining Communications

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity**  
**Condition**

**Significance Type Conservation Desirable**

BK04 Dwelling Quigleys Road Beremboke, 3342  
 Mapping Details 37° 45.9S 144° 13.3E  
 Theme Theme 2.3: Promoting Settlement  
 Theme 4.1: Farming & Agriculture  
 Theme 6.2: Building Homes in the Shire



**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Ruinous  
**Condition** Poor

**Significance Type Conservation Desirable**

BK01 Dwelling 90 Quigleys Road Beremboke, 3342  
 Mapping Details  
 Theme Theme 2.3: Promoting Settlement  
 Theme 4.1: Farming & Agriculture  
 Theme 6.2: Building Homes in the Shire



**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Altered  
**Condition** Good

**Significance Type Conservation Desirable**



BLA01 Hayden's Mill Blackwood, 3458  
 Mapping Details  
 Theme Theme 3.4: Early Tram Network  
 Theme 4.3: Exploiting Other Natural Resources  
 Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**  
**Vic Heritage Inventory** H7723-1141  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity**  
**Condition**

**Significance Type Archaeological - Inventory**

## Illustrated List of Places Identified in Stage 1 - June 2010

BLA06	Shaws Lake Swimming Pool & Lookout	Blackwood, 3458	<p><b>Mapping Details</b></p> <p>Theme Theme 4.2: Gold Mining Theme 4.4: Water Supplies Theme 9.2: Recreation</p>	
<b>Vic Heritage Register</b>				
<b>Vic Heritage Inventory</b>				
<b>Heritage Overlay</b>				
<b>Nat Trust Register</b>				<b>Significance Type Individual</b>
GEO - ML065	Mt Blackwood	Blackwood, 3458	<p><b>Mapping Details</b></p> <p>Theme Theme 1.1: The Natural Environment</p>	
<b>Vic Heritage Register</b>				
<b>Vic Heritage Inventory</b>				
<b>Heritage Overlay</b>				
<b>Nat Trust Register</b>				<b>Significance Type Geological - Regional</b>
GEO - ML291	Lerderderg Valley Alluvial Fan	Blackwood, 3458	<p><b>Mapping Details</b></p> <p>Theme Theme 1.1: The Natural Environment</p>	
<b>Vic Heritage Register</b>				
<b>Vic Heritage Inventory</b>				
<b>Heritage Overlay</b>				
<b>Nat Trust Register</b>				<b>Significance Type Geological - Local</b>
BLA08	Rock Cut Tunnel, ford & water race	via Ambler Lane Track Blackwood, 3458	<p><b>Mapping Details</b></p> <p>Theme Theme 4.2: Gold Mining Theme 4.5: The Land Transformation in the Shire</p>	
<b>Vic Heritage Register</b>				
<b>Vic Heritage Inventory</b>				
<b>Heritage Overlay</b>	H0151			
<b>Nat Trust Register</b>				<b>Significance Type Individual</b>
BLA10	All Saints Anglican Church	Byers Road Blackwood, 3458	<p><b>Mapping Details</b></p> <p>Theme Theme 6.1: Building Towns Theme 8.1: Spiritual Life</p>	
<b>Vic Heritage Register</b>				
<b>Vic Heritage Inventory</b>			<b>Integrity</b> Substantially Intact	
<b>Heritage Overlay</b>	H028		<b>Condition</b> Good	
<b>Nat Trust Register</b>	B394			<b>Significance Type Precinct</b>

## Illustrated List of Places Identified in Stage 1 - June 2010

BLA11 Dwelling 22 Byres Road Blackwood, 3458

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Fair

**Significance Type** Conservation Desirable



BLA12 Blackwood Cemetery 35 Byres Road Blackwood, 3458

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 8.5: Commemoration

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Fair

**Significance Type** Individual



BLA13 Vicarage 54 Byres Road Blackwood, 3458

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire  
Theme 8.1: Spiritual Life

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Fair

**Significance Type** Precinct



BLA14 St. Malachy's Catholic Church 72 Byres Road Blackwood, 3458

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 8.1: Spiritual Life

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Fair

**Significance Type** Precinct



BLA15 Blackwood Mechanics' Institute 74 Byres Road Blackwood, 3458

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 5.5: Entertaining & Socialising  
Theme 8.4: Community Organisations

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**





**Integrity** Altered

**Condition** Fair

**Significance Type** Precinct



## Illustrated List of Places Identified in Stage 1 - June 2010


BLA16	Blackwood Mineral Springs & Ave of Honour		Caravan Park Road	Blackwood, 3458		
			<b>Mapping Details</b>			
			<b>Theme</b>	Theme 1.1: Existing Natural Environment Theme 4.4: Water Supplies Theme 8.5: Commemoration		
<b>Vic Heritage Register</b>			<b>Integrity</b>	Moderately Intact		
<b>Vic Heritage Inventory</b>			<b>Condition</b>	Good		
<b>Heritage Overlay</b>					<b>Significance Type</b>	<b>Individual</b>
<b>Nat Trust Register</b>						
BLA17	Blackwood Caravan Park		Caravan Park Road	Blackwood, 3458		
			<b>Mapping Details</b>			
			<b>Theme</b>	Theme 9.2: Recreation		
<b>Vic Heritage Register</b>			<b>Integrity</b>	Altered		
<b>Vic Heritage Inventory</b>			<b>Condition</b>	Good		
<b>Heritage Overlay</b>					<b>Significance Type</b>	<b>Conservation Desirable</b>
<b>Nat Trust Register</b>						
BLA19	Dillons Tunnel		Golden Point Road	Blackwood, 3458		
			<b>Mapping Details</b>			
			<b>Theme</b>	Theme 4.2: Gold Mining Theme 4.5: The Land Transformation in the Shire		
<b>Vic Heritage Register</b>			<b>Integrity</b>			
<b>Vic Heritage Inventory</b>	H7723-0201		<b>Condition</b>			
<b>Heritage Overlay</b>					<b>Significance Type</b>	<b>Archaeological - Inventory</b>
<b>Nat Trust Register</b>						
BLA20	Blackwood Hotel	001	Golden Point Road	Blackwood, 3458		
			<b>Mapping Details</b>			
			<b>Theme</b>	Theme 5.5: Entertaining & Socialising Theme 6.1: Building Towns		
<b>Vic Heritage Register</b>			<b>Integrity</b>	Substantially Intact		
<b>Vic Heritage Inventory</b>			<b>Condition</b>	Fair		
<b>Heritage Overlay</b>					<b>Significance Type</b>	<b>Precinct</b>
<b>Nat Trust Register</b>						
BLA21	Dwelling	009	Golden Point Road	Blackwood, 3458		
			<b>Mapping Details</b>			
			<b>Theme</b>	Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire		
<b>Vic Heritage Register</b>			<b>Integrity</b>	Altered		
<b>Vic Heritage Inventory</b>			<b>Condition</b>	Poor		
<b>Heritage Overlay</b>					<b>Significance Type</b>	<b>Precinct</b>
<b>Nat Trust Register</b>						



## Illustrated List of Places Identified in Stage 1 - June 2010

BLA22	Dwelling	005 Golden Point Road East	Blackwood, 3458		
		<b>Mapping Details</b>			
		<b>Theme</b> Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire			
<b>Vic Heritage Register</b>					
<b>Vic Heritage Inventory</b>					
<b>Heritage Overlay</b>		<b>Integrity</b> Moderately Intact			
<b>Nat Trust Register</b>		<b>Condition</b> Fair-Poor			
				<b>Significance Type</b> Individual	
BLA27	Bromwich Bed & Breakfast	1069 Greendale Trentham Road	Blackwood, 3458		
		<b>Mapping Details</b>			
		<b>Theme</b> Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire			
<b>Vic Heritage Register</b>					
<b>Vic Heritage Inventory</b>		<b>Integrity</b> Substantially Intact			
<b>Heritage Overlay</b>		<b>Condition</b> Good			
<b>Nat Trust Register</b>					
				<b>Significance Type</b> Precinct	
BLA24	Blackwood Cobb & Co. Tea Rooms	1071 Greendale Trentham Road	Blackwood, 3458		
		<b>Mapping Details</b>			
		<b>Theme</b> Theme 6.1: Building Towns Theme 5.4: Commerce			
<b>Vic Heritage Register</b>					
<b>Vic Heritage Inventory</b>		<b>Integrity</b> Moderately Intact			
<b>Heritage Overlay</b>		<b>Condition</b> Good			
<b>Nat Trust Register</b>					
				<b>Significance Type</b> Precinct	
BLA25	Dwelling	1077 Greendale Trentham Road	Blackwood, 3458		
		<b>Mapping Details</b>			
		<b>Theme</b> Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire			
<b>Vic Heritage Register</b>					
<b>Vic Heritage Inventory</b>		<b>Integrity</b> Moderately Intact-Altered			
<b>Heritage Overlay</b>		<b>Condition</b> Fair			
<b>Nat Trust Register</b>					
				<b>Significance Type</b> Precinct	
BLA26	Hall/Orr Sawmill	Greenhills Road	Blackwood, 3458		
		<b>Mapping Details</b>			
		<b>Theme</b> Theme 4.3: Exploiting Other Natural Resources Theme 4.5: The Land Transformation in the Shire			
<b>Vic Heritage Register</b>					
<b>Vic Heritage Inventory</b>	H7722-0009	<b>Integrity</b>			
<b>Heritage Overlay</b>		<b>Condition</b>			
<b>Nat Trust Register</b>					
				<b>Significance Type</b> Archaeological - Inventory	

## Illustrated List of Places Identified in Stage 1 - June 2010

BLA28	Dwelling	02	Martin Street	Blackwood, 3458	
<b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
			<b>Integrity</b> Moderately Intact <b>Condition</b> Good	<b>Significance Type Precinct</b>	
BLA29	Woodford	11	Martin Street	Blackwood, 3458	
<b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
			<b>Integrity</b> Moderately Intact-Altered <b>Condition</b> Good	<b>Significance Type Precinct</b>	
BLA30	Blackwood Uniting (former Methodist) Church	12	Martin Street	Blackwood, 3458	
<b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 8.1: Spiritual Life					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
			<b>Integrity</b> Substantially Intact <b>Condition</b> Fair	<b>Significance Type Precinct</b>	
BLA31	Lerdies on Martin Restaurant	15	Martin Street	Blackwood, 3458	
<b>Mapping Details</b> Theme Theme 5.4: Commerce Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
			<b>Integrity</b> Altered <b>Condition</b> Good	<b>Significance Type Precinct</b>	
BLA32	Blackwood General Store	21	Martin Street	Blackwood, 3458	
<b>Mapping Details</b> Theme Theme 5.4: Commerce Theme 6.1: Building Towns					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
			<b>Integrity</b> Moderately Intact <b>Condition</b> Good	<b>Significance Type Precinct</b>	

## Illustrated List of Places Identified in Stage 1 - June 2010

BLA33 Oak Tree 22 Martin Street Blackwood, 3458

### Mapping Details

Theme Theme 6.1: Building Towns

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Fair

**Significance Type** Precinct



BLA34 Blackwood Antique Merchant 23 Martin Street Blackwood, 3458

### Mapping Details

Theme Theme 5.4: Commerce  
Theme 6.1: Building Towns

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Fair

**Significance Type** Precinct



BLA35 Dwelling 24 Martin Street Blackwood, 3458

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type** Precinct



BLA36 Alice's Garden Gallery 26 Martin Street Blackwood, 3458

### Mapping Details

Theme Theme 3.5: Establishing & Maintaining Communications  
Theme 6.1: Building Towns

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type** Precinct



BLA37 Dwelling 28 Martin Street Blackwood, 3458

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type** Precinct



## Illustrated List of Places Identified in Stage 1 - June 2010

BLA38 Blackwood House 29 Martin Street Blackwood, 3458

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type** Precinct



BLA39 Dwelling 35? Martin Street Blackwood, 3458

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type** Precinct



BLA40 World War 2 War Memorial Corner Martin Street & Byres Road Blackwood, 3458

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 8.5: Commemoration

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Fair

**Significance Type** Precinct



BLA41 Stamper Battery Corner Martin Street & Byres Road Blackwood, 3458

### Mapping Details

Theme Theme 4.2: Gold Mining  
Theme 8.5: Commemoration

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition** Good

**Significance Type** Precinct



BLA42 Broken Back Mine O'Briens Road Blackwood, 3458

### Mapping Details

Theme Theme 4.2: Gold Mining  
Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay** H0152

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type** Individual

## Illustrated List of Places Identified in Stage 1 - June 2010

BLA43 Black Snake Mine O'Briens Road Blackwood, 3458

### Mapping Details

Theme Theme 4.2: Gold Mining  
Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay** H0153

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type**

BLA09 Blackwood Recreation Reserve Recreation Reserve Road Blackwood, 3458

Mapping Details 37°28'17.6"S, 144°18'08.3"E

Theme Theme 4.1: Farming & Agriculture  
Theme 9.1: Sport

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register** T11337

**Integrity**

**Condition**

**Significance Type Individual**

BLA44 Byres House 06 Simmons Reef Road Blackwood, 3458

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type Precinct**



BLA45 Dwelling 07 Simmons Reef Road Blackwood, 3458

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type Precinct**



BLA46 Dwelling 08 Simmons Reef Road Blackwood, 3458

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**




**Integrity** Moderately Intact

**Condition** Fair

**Significance Type Precinct**



## Illustrated List of Places Identified in Stage 1 - June 2010

BLA47	Dwelling	09	Simmons Reef Road	Blackwood, 3458	
<b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
			<b>Integrity</b> Substantially Intact <b>Condition</b> Fair	<b>Significance Type</b> Precinct	
BLA48	Woodbine Cottage	11	Simmons Reef Road	Blackwood, 3458	
<b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
			<b>Integrity</b> Moderately Intact <b>Condition</b> Good	<b>Significance Type</b> Precinct	
BLA49	Countess Company	Between	Snake & Peacock Gullies	Blackwood, 3458	
<b>Mapping Details</b> Theme Theme 4.2: Gold Mining Theme 4.5: The Land Transformation in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> H7723-0501 <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
			<b>Integrity</b> <b>Condition</b>	<b>Significance Type</b> Archaeological - Inventory	
BLA50	Yankee-Big Reef Workings	Junctio	Snake & Peacock Gullies	Blackwood, 3458	
<b>Mapping Details</b> Theme Theme 4.2: Gold Mining Theme 4.5: The Land Transformation in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> H7723-0500 <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
			<b>Integrity</b> <b>Condition</b>	<b>Significance Type</b> Archaeological - Inventory	
BLA51	Dwelling (School Camp)	04	Terrill Street	Blackwood, 3458	
<b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
			<b>Integrity</b> Altered <b>Condition</b> Good	<b>Significance Type</b> Conservation Desirable	

## Illustrated List of Places Identified in Stage 1 - June 2010

BLA52 Former Residence & Stables 06 Terrill Street Blackwood, 3458

### Mapping Details

**Theme** Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire  
Theme 7.2: Law & Order

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Altered

**Condition** Fair

**Significance Type** Individual



BLA53 Dwelling Whalebone Road Blackwood, 3458

### Mapping Details

**Theme** Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact - Altered

**Condition** Good

**Significance Type** Individual



BLA63 Log Cabin 03 Whalebone Road Blackwood, 3458

### Mapping Details

**Theme** Theme 4.2: Gold Mining  
Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Fair

**Significance Type** Individual



BLA55 Dwelling 06 Whalebone Road Blackwood, 3458

### Mapping Details

**Theme** Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Altered

**Condition** Fair

**Significance Type** Conservation Desirable



BLA56 Dwelling 14 Whalebone Road Blackwood, 3458

### Mapping Details

**Theme** Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**




**Integrity** Moderately Intact

**Condition** Good

**Significance Type** Conservation Desirable



## Illustrated List of Places Identified in Stage 1 - June 2010

BLA57	Green Gables Log Cabin	20	Whalebone Road	Blackwood, 3458	
		<b>Mapping Details</b>			
		<b>Theme</b> Theme 4.2: Gold Mining Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire			
<b>Vic Heritage Register</b>					
<b>Vic Heritage Inventory</b>			<b>Integrity</b> Moderately Intact		
<b>Heritage Overlay</b>			<b>Condition</b> Fair		
<b>Nat Trust Register</b>				<b>Significance Type</b> Individual	
BLA58	Mac-Haven Log Cabin	21	Whalebone Road	Blackwood, 3458	
		<b>Mapping Details</b>			
		<b>Theme</b> Theme 4.2: Gold Mining Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire			
<b>Vic Heritage Register</b>					
<b>Vic Heritage Inventory</b>			<b>Integrity</b> Moderately Intact		
<b>Heritage Overlay</b>			<b>Condition</b> Fair-Poor		
<b>Nat Trust Register</b>				<b>Significance Type</b> Individual	
BLA54	Log Cabin	22	Whalebone Road	Blackwood, 3458	
		<b>Mapping Details</b>			
		<b>Theme</b> Theme 4.2: Gold Mining Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire			
<b>Vic Heritage Register</b>					
<b>Vic Heritage Inventory</b>			<b>Integrity</b> Altered		
<b>Heritage Overlay</b>			<b>Condition</b> Fair		
<b>Nat Trust Register</b>				<b>Significance Type</b> Individual	
BLA60	Hayden's Incline [Mine?]		Wombat Track	Blackwood, 3458	
		<b>Mapping Details</b>			
		<b>Theme</b> Theme 4.2: Gold Mining Theme 4.5: The Land Transformation in the Shire			
<b>Vic Heritage Register</b>					
<b>Vic Heritage Inventory</b>	H7723-1138		<b>Integrity</b>		
<b>Heritage Overlay</b>			<b>Condition</b>		
<b>Nat Trust Register</b>				<b>Significance Type</b> Archaeological - Inventory	
BLA61	Trojan Mine Site	North	Yankee Road	Blackwood, 3458	
		<b>Mapping Details</b>			
		<b>Theme</b> Theme 4.2: Gold Mining Theme 4.5: The Land Transformation in the Shire			
<b>Vic Heritage Register</b>					
<b>Vic Heritage Inventory</b>	H7723-0496		<b>Integrity</b>		
<b>Heritage Overlay</b>			<b>Condition</b>		
<b>Nat Trust Register</b>				<b>Significance Type</b> Archaeological - Inventory	



## Illustrated List of Places Identified in Stage 1 - June 2010

BLA62	Yankee Creek Alluvial Workings	North	Yankee Road	Blackwood, 3458
			<b>Mapping Details</b>	
			<b>Theme</b> Theme 4.2: Gold Mining Theme 4.5: The Land Transformation in the Shire	
			<b>Vic Heritage Register</b>	
			<b>Vic Heritage Inventory</b> H7723-0497	
			<b>Heritage Overlay</b>	
			<b>Nat Trust Register</b>	
			<b>Integrity</b>	
			<b>Condition</b>	
				<b>Significance Type Archaeological - Inventory</b>
BVE01	Barkstead Town Site			Blakeville, 3342
			<b>Mapping Details</b>	
			<b>Theme</b> Theme 4.1: Farming & Agriculture Theme 4.2: Gold Mining Theme 4.3: Exploiting Other Natural Resources Theme 6.1: Building Towns	
			<b>Vic Heritage Register</b>	
			<b>Vic Heritage Inventory</b> H7723-0007	
			<b>Heritage Overlay</b>	
			<b>Nat Trust Register</b>	
			<b>Integrity</b>	
			<b>Condition</b>	
				<b>Significance Type Archaeological - Inventory</b>
BVE02	Blakeville Township			Blakeville, 3342
			<b>Mapping Details</b>	
			<b>Theme</b> Theme 4.1: Farming & Agriculture Theme 4.2: Gold Mining Theme 4.3: Exploiting Other Natural Resources Theme 6.1: Building Towns	
			<b>Vic Heritage Register</b>	
			<b>Vic Heritage Inventory</b> H7722-0008	
			<b>Heritage Overlay</b>	
			<b>Nat Trust Register</b>	
			<b>Integrity</b>	
			<b>Condition</b>	
				<b>Significance Type Archaeological - Inventory</b>
GEO - ML195	Bald Hill			Blakeville, 3342
			<b>Mapping Details</b>	
			<b>Theme</b> Theme 1.1: The Natural Environment	
			<b>Vic Heritage Register</b>	
			<b>Vic Heritage Inventory</b>	
			<b>Heritage Overlay</b>	
			<b>Nat Trust Register</b>	
			<b>Integrity</b>	
			<b>Condition</b>	
				<b>Significance Type Geological - Local</b>
GEO - ML288	Werribee River Valley			Blakeville, 3342
			<b>Mapping Details</b>	
			<b>Theme</b> Theme 1.1: The Natural Environment	
			<b>Vic Heritage Register</b>	
			<b>Vic Heritage Inventory</b>	
			<b>Heritage Overlay</b>	
			<b>Nat Trust Register</b>	
			<b>Integrity</b>	
			<b>Condition</b>	
				<b>Significance Type Geological - Local</b>

## Illustrated List of Places Identified in Stage 1 - June 2010

BVE03 Dwelling Blakeville Road Blakeville, 3342

Mapping Details 37°31.5S 144°13.5E

Theme Theme 2.3: Promoting Settlement  
Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Altered

**Condition** Poor

**Significance Type Conservation Desirable**



BVE04 Dwelling Blakeville Road Blakeville, 3342

Mapping Details 37°30.3S 144°12.5E

Theme Theme 2.3: Promoting Settlement  
Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition** Poor

**Significance Type Conservation Desirable**



BVE05 Dwelling 659 Blakeville Road Blakeville, 3342

Mapping Details

Theme Theme 2.3: Promoting Settlement  
Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Individual**



BVE06 Dwelling 724 Blakeville Road Blakeville, 3342

Mapping Details

Theme Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type Conservation Desirable**



BVE07 Dwelling 790 Blakeville Road Blakeville, 3342

Mapping Details

Theme Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition** Fair

**Significance Type Conservation Desirable**



## Illustrated List of Places Identified in Stage 1 - June 2010

BVE08 Blakeville Mechanics' 981 Blakeville Road Blakeville, 3342  
Institute?

Mapping Details 37°35'144°12.5E

Theme Theme 5.5: Entertaining & Socialising  
Theme 6.1: Building Towns  
Theme 8.4: Community Organisations

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Poor

**Significance Type Individual**



BVE09 Dwelling 981 Blakeville Road Blakeville, 3342

Mapping Details

Theme Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Altered

**Condition** Poor

**Significance Type Conservation Desirable**



BVE16 Hyatt Saw Mill Site Off Blakeville Road Blakeville, 3342

Mapping Details

Theme Theme 4.3: Exploiting Other Natural Resources  
Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

BVE17 O'Hehir Saw Mill Site Off Blakeville Road Blakeville, 3342

Mapping Details

Theme Theme 4.3: Exploiting Other Natural Resources  
Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

BVE18 Saw Mill Tramway Off Blakeville Road Blakeville, 3342

Mapping Details

Theme Theme 3.4: Early Tram Network

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

# Illustrated List of Places Identified in Stage 1 - June 2010

BVE10 Dwelling Corner Blakeville Road & George Blakeville, 3342

## Mapping Details

**Theme** Theme 2.3: Promoting Settlement  
Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Poor

**Significance Type** Conservation Desirable



BVE11 McGie's Sawmill Farm Road Blakeville, 3342

## Mapping Details

**Theme** Theme 4.3: Exploiting Other Natural Resources  
Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory** H7723-1134

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type** Archaeological - Inventory

BVE12 Former Methodist Church 14 Lilburne Lane Blakeville, 3342

## Mapping Details

**Theme** Theme 6.1: Building Towns  
Theme 8.1: Spiritual Life

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Poor

**Significance Type** Individual



BVE13 Former Blakeville Primary School End Lilburne Lane Blakeville, 3342

## Mapping Details

**Theme** Theme 6.1: Building Towns  
Theme 8.2: Education

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Fair

**Significance Type** Individual



BVE14 Historical Marker Outside Lilburne Lane Blakeville, 3342

## Mapping Details

**Theme** Theme 6.1: Building Towns  
Theme 8.5: Commemoration

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type** Conservation Desirable



## Illustrated List of Places Identified in Stage 1 - June 2010

BVVE15 Benedetti Deep Lead Mine North Paradise Road Blakeville, 3342

### Mapping Details

Theme Theme 4.2: Gold Mining  
Theme 4.5: The Land Transformation in the Shire

### Vic Heritage Register

Vic Heritage Inventory H7722-0033

Heritage Overlay

Nat Trust Register

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

BWH07 Band of Hope Saw Mill Site Off Kearce Road Bolwarrah, 3352

### Mapping Details

Theme Theme 4.3: Exploiting Other Natural Resources  
Theme 4.5: The Land Transformation in the Shire

### Vic Heritage Register

Vic Heritage Inventory

Heritage Overlay

Nat Trust Register

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

BWH01 Moorabool Reservoir (inc. Lodge & Gardens) Linehams Road Bolwarrah, 3352  
Mapping Details 37°30.989S 144°04.912E

Theme Theme 4.4: Water Supplies  
Theme 6.2: Building Homes in the Shire

### Vic Heritage Register

Vic Heritage Inventory

Heritage Overlay

Nat Trust Register

**Integrity**

**Condition**

**Significance Type**



BWH02 Moorabool Lodge & Outbuildings 570 Linehams Road Bolwarrah, 3352

### Mapping Details

Theme Theme 2.3: Promoting Settlement  
Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

### Vic Heritage Register

Vic Heritage Inventory

Heritage Overlay

Nat Trust Register

**Integrity** Moderately Intact

**Condition** Good

**Significance Type Individual**



BWH05 Hyatt Saw Mill Site Off Linehams Road Bolwarrah, 3352

### Mapping Details

Theme Theme 4.3: Exploiting Other Natural Resources  
Theme 4.5: The Land Transformation in the Shire

### Vic Heritage Register

Vic Heritage Inventory

Heritage Overlay

Nat Trust Register

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

## Illustrated List of Places Identified in Stage 1 - June 2010

BWH06 Crowley Saw Mill Site Off Linehans road Bolwarrah, 3352

### Mapping Details

Theme Theme 4.3: Exploiting Other Natural Resources  
Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

BWH04 Cottee Saw Mill Site Off Linehans Road Bolwarrah, 3352

### Mapping Details

Theme Theme 4.3: Exploiting Other Natural Resources  
Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

BWH03 Utopia Shingle Mill Site Off Ormond Road Bolwarrah, 3352

### Mapping Details

Theme Theme 4.3: Exploiting Other Natural Resources  
Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

BU01 Avenue of Honour Bullarook, 3352

### Mapping Details

Theme Theme 8.5: Commemoration

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Individual**

BU04 Dwelling Blackswamp Road Bullarook, 3352

### Mapping Details 37°29.5S 144°5E

Theme Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Fair


**Significance Type Individual**



## Illustrated List of Places Identified in Stage 1 - June 2010

	Victoria Mill Site	Off	Burkes Road	Bullarook, 3352	
					<b>Mapping Details</b>
					<b>Theme</b> Theme 4.3: Exploiting Other Natural Resources Theme 4.5: The Land Transformation in the Shire
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>				<b>Integrity</b>
	<b>Heritage Overlay</b>				<b>Condition</b>
	<b>Nat Trust Register</b>				<b>Significance Type Archaeological - Inventory</b>
	Victoria Mill Tramway	Off	Burkes Road	Bullarook, 3352	
					<b>Mapping Details</b>
					<b>Theme</b> Theme 3.4: Early Tram Network Theme 4.3: Exploiting Other Natural Resources
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>				<b>Integrity</b>
	<b>Heritage Overlay</b>				<b>Condition</b>
	<b>Nat Trust Register</b>				<b>Significance Type Archaeological - Inventory</b>
BU05	Water Channel from Beal Reservoir		Springbank Road	Bullarook, 3352	
					<b>Mapping Details</b> 37°31.5S 144°1.3E
					<b>Theme</b> Theme 4.4: Water Supplies
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>				<b>Integrity</b> Substantially Intact
	<b>Heritage Overlay</b>				<b>Condition</b> Good
	<b>Nat Trust Register</b>				<b>Significance Type Individual</b>
					
BU06	Former School Teacher's Dwelling		Springbank Road	Bullarook, 3352	
					<b>Mapping Details</b> 37°31.5S 144°0.5E
					<b>Theme</b> Theme 6.2: Building Homes in the Shire Theme 8.2: Education
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>				<b>Integrity</b> Moderately Intact
	<b>Heritage Overlay</b>				<b>Condition</b> Good
	<b>Nat Trust Register</b>				<b>Significance Type Individual</b>
					
BU07	Dwelling		Springbank Road	Bullarook, 3352	
					<b>Mapping Details</b> 37°32.5S 144°58.5E
					<b>Theme</b> Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>				<b>Integrity</b> Moderately Intact
	<b>Heritage Overlay</b>				<b>Condition</b> Fair
	<b>Nat Trust Register</b>				<b>Significance Type Individual</b>
					

## Illustrated List of Places Identified in Stage 1 - June 2010

BU08	Dwelling	Springbank Road	Bullarook, 3352	
		<b>Mapping Details</b> 37°32.5S 144°58.5E		
		<b>Theme</b> Theme 2.3: Promoting Settlement Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire		
<b>Vic Heritage Register</b>				
<b>Vic Heritage Inventory</b>		<b>Integrity</b> Moderately Intact - Altered		
<b>Heritage Overlay</b>		<b>Condition</b> Good		
<b>Nat Trust Register</b>				<b>Significance Type Individual</b>

BU09	Wilsons Reservoir (inc. surrounds & buildings)	Wilsons Road	Bullarook, 3352	
		<b>Mapping Details</b> 37°31S 144°01E		
		<b>Theme</b> Theme 4.4: Water Supplies		
<b>Vic Heritage Register</b>				
<b>Vic Heritage Inventory</b>		<b>Integrity</b>		
<b>Heritage Overlay</b>		<b>Condition</b>		
<b>Nat Trust Register</b>				<b>Significance Type Individual</b>





BU10	Ruinous Dwelling	Wilsons Road	Bullarook, 3352	
		<b>Mapping Details</b> 37°30.5S 144°02E		
		<b>Theme</b> Theme 2.3: Promoting Settlement Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire		
<b>Vic Heritage Register</b>				
<b>Vic Heritage Inventory</b>		<b>Integrity</b> Altered		
<b>Heritage Overlay</b>		<b>Condition</b> Poor		
<b>Nat Trust Register</b>				<b>Significance Type Conservation Desirable</b>

BUN01	Bills Horse Drinking Trough	Ballan Daylesford Road	Bunding, 3342	
		<b>Mapping Details</b>		
		<b>Theme</b> Theme 8.5: Commemoration		
<b>Vic Heritage Register</b>				
<b>Vic Heritage Inventory</b>		<b>Integrity</b>		
<b>Heritage Overlay</b>		<b>Condition</b>		
<b>Nat Trust Register</b>				<b>Significance Type Individual</b>




BUN02	Warrah	314 Ballan Daylesford Road	Bunding, 3342	
		<b>Mapping Details</b>		
		<b>Theme</b> Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire		
<b>Vic Heritage Register</b>				
<b>Vic Heritage Inventory</b>		<b>Integrity</b> Substantially Intact		
<b>Heritage Overlay</b>		<b>Condition</b> Good		
<b>Nat Trust Register</b>				<b>Significance Type Conservation Desirable</b>



## Illustrated List of Places Identified in Stage 1 - June 2010

BUN03	Dwelling	406	Ballan Daylesford Road	Bunding, 3342	
<b>Mapping Details</b>					
<b>Theme</b> Theme 2.3: Promoting Settlement Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b>					
<b>Vic Heritage Inventory</b>					
<b>Heritage Overlay</b>					
<b>Nat Trust Register</b>					
			<b>Integrity</b> Moderately Intact		
			<b>Condition</b> Fair		
				<b>Significance Type</b> Individual	
BUN04	Spreydon Woolshed & Outbuildings	Opp	Ballan Daylesford Road	Bunding, 3342	
<b>Mapping Details</b> 37° 33.945S 144° 11.678E					
<b>Theme</b> Theme 4.1: Farming & Agriculture					
<b>Vic Heritage Register</b>					
<b>Vic Heritage Inventory</b>					
<b>Heritage Overlay</b>					
<b>Nat Trust Register</b>					
			<b>Integrity</b> Moderately Intact		
			<b>Condition</b> Poor		
				<b>Significance Type</b> Individual	
BUN05	Witnish's Sawmill		Bunding-Blakeville Road	Bunding, 3342	
<b>Mapping Details</b>					
<b>Theme</b> Theme 3.4: Early Tram Network Theme 4.3: Exploiting Other Natural Resources					
<b>Vic Heritage Register</b>					
<b>Vic Heritage Inventory</b>	H7722-0053				
<b>Heritage Overlay</b>					
<b>Nat Trust Register</b>					
			<b>Integrity</b>		
			<b>Condition</b>		
				<b>Significance Type</b> Archaeological - Inventory	
BUN06	Bolwarra Weir (Hunt's Dam)	Off	Dehnert's Road	Bunding, 3342	
<b>Mapping Details</b> 37° 33.576S 144° 10.633E					
<b>Theme</b> Theme 4.4: Water Supplies					
<b>Vic Heritage Register</b>					
<b>Vic Heritage Inventory</b>					
<b>Heritage Overlay</b>					
<b>Nat Trust Register</b>					
			<b>Integrity</b> Substantially Intact		
			<b>Condition</b> Good		
				<b>Significance Type</b> Individual	
BUN07	Ballan Water Channel	Off	Denherts Road	Bunding, 3342	
<b>Mapping Details</b> 37° 33.576S 144° 10.633E					
<b>Theme</b> Theme 4.4: Water Supplies					
<b>Vic Heritage Register</b>					
<b>Vic Heritage Inventory</b>					
<b>Heritage Overlay</b>					
<b>Nat Trust Register</b>					
			<b>Integrity</b>		
			<b>Condition</b> Fair		
				<b>Significance Type</b> Individual	

# Illustrated List of Places Identified in Stage 1 - June 2010

BUN08	Railway Weir		Kennedy's Lane	Bunding, 3342	
			<b>Mapping Details</b>		
			Theme Theme 3.3: The Railway Network		
			Theme 4.4: Water Supplies		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b>		
	<b>Heritage Overlay</b>		<b>Condition</b>		
	<b>Nat Trust Register</b>				<b>Significance Type Individual</b>
BGL01	Gurra	2081	Ballan Meredith Road	Bungal, 3334	
			<b>Mapping Details</b>		
			Theme Theme 4.1: Farming & Agriculture		
			Theme 6.2: Building Homes in the Shire		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b>		
	<b>Heritage Overlay</b>		<b>Condition</b>		
	<b>Nat Trust Register</b>				<b>Significance Type Conservation Desirable</b>
BGL02	Bungeeltap Homestead (incl. Cemetery)		Egerton Bungeeltap Road	Bungal, 3334	
			<b>Mapping Details</b>		
			Theme Theme 2.2: Exploring, Surveying & Mapping		
			Theme 4.1: Farming & Agriculture		
			Theme 6.2: Building Homes in the Shire		
			Theme 8.5: Commemoration		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b>		
	<b>Heritage Overlay</b>	H031	<b>Condition</b>		
	<b>Nat Trust Register</b>	B1103			<b>Significance Type Individual</b>
BGL03	Emly Park Homestead	1008	Egerton Bungeeltap Road	Bungal, 3334	
			<b>Mapping Details</b>		
			Theme Theme 2.2: Exploring, Surveying & Mapping		
			Theme 4.1: Farming & Agriculture		
			Theme 6.2: Building Homes in the Shire		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b>		
	<b>Heritage Overlay</b>	H032	<b>Condition</b>		
	<b>Nat Trust Register</b>	B3156			<b>Significance Type Individual</b>
BGL04	Hunt's Bridge Plaque		Elaine Egerton Road	Bungal, 3334	
			<b>Mapping Details</b>		
			Theme Theme 3.2: Building Early Bridges		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b>		
	<b>Heritage Overlay</b>		<b>Condition</b>		
	<b>Nat Trust Register</b>				<b>Significance Type Conservation Desirable</b>

## Illustrated List of Places Identified in Stage 1 - June 2010

BRE45 Lal Lal Saw Mill Site Off Barkstead Road Bungaree, 3352

### Mapping Details

Theme Theme 4.3: Exploiting Other Natural Resources  
Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

BRE03 Hawthorn Farm Bungaree Wallace Road Bungaree, 3352

### Mapping Details

Theme Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Fair

**Significance Type Individual**



BRE04 Dwelling Bungaree Wallace Road Bungaree, 3352

Mapping Details 37°33.491S 144°01.144E

Theme Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type Individual**



BRE44 Bungaree Bridge Bungaree Wallace Road Bungaree, 3352

### Mapping Details

Theme Theme 3.2: Building Early Bridges

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Altered

**Condition** Good

**Significance Type**



BRE05 St. Michael's Catholic School 186 Bungaree Wallace Road Bungaree, 3352

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 8.1: Spiritual Life  
Theme 8.2: Education

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type Individual**



## Illustrated List of Places Identified in Stage 1 - June 2010

BRE06 St. Michael's Convent 186 Bungaree Wallace Road Bungaree, 3352

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 8.1: Spiritual Life

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Individual**



BRE07 St. Michael's Catholic Church 186 Bungaree Wallace Road Bungaree, 3352

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 8.1: Spiritual Life

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type Individual**



BRE08 St. Michael's Presbytery 186 Bungaree Wallace Road Bungaree, 3352

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire  
Theme 8.1: Spiritual Life

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type Individual**



BRE09 Bridge Hotel 190 Bungaree Wallace Road Bungaree, 3352

### Mapping Details

Theme Theme 5.5: Entertaining & Socialising  
Theme 6.1: Building Towns

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type Individual**



BRE10 Bungaree Mechanics Institute Hall 221 Bungaree Wallace Road Bungaree, 3352

### Mapping Details

Theme Theme 1.4: Living With Natural Processes  
Theme 5.5: Entertaining & Socialising  
Theme 6.1: Building Towns  
Theme 8.4: Community Organisations

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Fair

**Significance Type Individual**



## Illustrated List of Places Identified in Stage 1 - June 2010

BRE11 Dwelling 225 Bungaree Wallace Road Bungaree, 3352

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Altered

**Condition** Good

**Significance Type** Conservation Desirable



BRE12 Dwelling 227 Bungaree Wallace Road Bungaree, 3352

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Altered

**Condition** Fair

**Significance Type** Conservation Desirable



BRE13 Dwelling 229 Bungaree Wallace Road Bungaree, 3352

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Altered

**Condition** Fair

**Significance Type** Conservation Desirable



BRE14 Dwelling 231 Bungaree Wallace Road Bungaree, 3352

### Mapping Details

Theme Theme 5.4: Commerce  
Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire  
Theme 8.3: Health & Welfare

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Fair

**Significance Type** Individual



BRE15 Dwelling 243 Bungaree Wallace Road Bungaree, 3352

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type** Individual



## Illustrated List of Places Identified in Stage 1 - June 2010

BRE16	Former Morning Star Hotel	248	Bungaree Wallace Road	Bungaree, 3352	<p><b>Mapping Details</b></p> <p><b>Theme</b> Theme 5.5: Entertaining &amp; Socialising Theme 6.1: Building Towns</p> <p><b>Integrity</b> Substantially Intact</p> <p><b>Condition</b> Good</p> <p><b>Significance Type</b> Individual</p>	
BRE17	Dwelling	251	Bungaree Wallace Road	Bungaree, 3352	<p><b>Mapping Details</b></p> <p><b>Theme</b> Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire</p> <p><b>Integrity</b> Altered</p> <p><b>Condition</b> Poor</p> <p><b>Significance Type</b> Conservation Desirable</p>	
BRE18	Dwelling & Lock Up (at rear)	255	Bungaree Wallace Road	Bungaree, 3352	<p><b>Mapping Details</b></p> <p><b>Theme</b> Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire Theme 7.2: Law &amp; Order</p> <p><b>Integrity</b> Moderately Intact</p> <p><b>Condition</b> Good</p> <p><b>Significance Type</b> Individual</p>	
BRE19	St. John's Church of England & Hall	309	Bungaree Wallace Road	Bungaree, 3352	<p><b>Mapping Details</b></p> <p><b>Theme</b> Theme 6.1: Building Towns Theme 8.1: Spiritual Life Theme 8.2: Education</p> <p><b>Integrity</b> Substantially Intact</p> <p><b>Condition</b> Fair</p> <p><b>Significance Type</b> Individual</p>	
BRE20	Bungaree General Store	322	Bungaree Wallace Road	Bungaree, 3352	<p><b>Mapping Details</b></p> <p><b>Theme</b> Theme 3.5: Establishing &amp; Maintaining Communications Theme 5.4: Commerce Theme 6.1: Building Towns</p> <p><b>Integrity</b> Altered</p> <p><b>Condition</b> Fair</p> <p><b>Significance Type</b> Conservation Desirable</p>	

## Illustrated List of Places Identified in Stage 1 - June 2010

BRE21 Former Bungaree 323 Bungaree Wallace Road Bungaree, 3352

State School No. 1960  
(Hist Society)

### Mapping Details

**Theme** Theme 5.5: Entertaining & Socialising  
Theme 6.1: Building Towns  
Theme 8.2: Education  
Theme 8.4: Community Organisations

**Integrity** Substantially Intact

**Condition** Fair

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register** B5038



**Significance Type Individual**

BRE22 Former London Bank 323 Bungaree Wallace Road Bungaree, 3352

of Australia Ltd

### Mapping Details

**Theme** Theme 5.4: Commerce  
Theme 6.1: Building Towns

**Integrity** Substantially Intact

**Condition** Good

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**



**Significance Type Individual**

BRE23 Heritage Wall & War 323 Bungaree Wallace Road Bungaree, 3352

Memorial

### Mapping Details

**Theme** Theme 8.5: Commemoration

**Integrity** Substantially Intact

**Condition** Good

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**



**Significance Type Conservation Desirable**

BRE24 Dwelling 344 Bungaree Wallace Road Bungaree, 3352

### Mapping Details

**Theme** Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Integrity** Altered

**Condition** Poor

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**



**Significance Type Conservation Desirable**

BRE25 Bungaree Primary 348 Bungaree Wallace Road Bungaree, 3352

School No. 1960

### Mapping Details

**Theme** Theme 6.1: Building Towns  
Theme 8.2: Education

**Integrity** Substantially Intact

**Condition** Good

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**



**Significance Type Individual**

## Illustrated List of Places Identified in Stage 1 - June 2010






BRE26	Dwelling	535	Bungaree Wallace Road	Bungaree, 3352	
<b>Mapping Details</b> Theme Theme 2.3: Promoting Settlement Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
			<b>Integrity</b> Substantially Intact <b>Condition</b> Good	<b>Significance Type Individual</b>	
BRE27	Dwelling & Stone Wall	537	Bungaree Wallace Road	Bungaree, 3352	
<b>Mapping Details</b> Theme Theme 2.3: Promoting Settlement Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
			<b>Integrity</b> Moderately Intact-Altered <b>Condition</b> Good	<b>Significance Type Individual</b>	
BRE28	Dwelling	739	Bungaree Wallace Road	Bungaree, 3352	
<b>Mapping Details</b> Theme Theme 2.3: Promoting Settlement Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
			<b>Integrity</b> Moderately Intact <b>Condition</b> Good	<b>Significance Type Individual</b>	
BRE29	Bluestone Quarry		Creswick-Bungaree Rd &	Bungaree, 3352	
<b>Mapping Details</b> Theme Theme 4.3: Exploiting Other Natural Resources					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> H7622-0010 <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
			<b>Integrity</b> <b>Condition</b>	<b>Significance Type Archaeological - Inventory</b>	
BRE30	Former Motor Garage		Lesters Road	Bungaree, 3352	
<b>Mapping Details</b> 37° 34.120S 144° 00.151E Theme Theme 4.1: Farming & Agriculture					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
			<b>Integrity</b> Altered <b>Condition</b> Poor	<b>Significance Type Conservation Desirable</b>	



## Illustrated List of Places Identified in Stage 1 - June 2010

BRE31	Mayfield		Lesters Road	Bungaree, 3352	
			<b>Mapping Details</b> 37°34.519S 144°00.365E		
			<b>Theme</b> Theme 2.3: Promoting Settlement Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire		
<b>Vic Heritage Register</b>			<b>Integrity</b> Moderately Intact - Altered		
<b>Vic Heritage Inventory</b>			<b>Condition</b> Good		
<b>Heritage Overlay</b>				<b>Significance Type</b> Individual	
<b>Nat Trust Register</b>					
BRE32	Dwelling	12	Lesters Road	Bungaree, 3352	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire		
<b>Vic Heritage Register</b>			<b>Integrity</b> Moderately Intact - Altered		
<b>Vic Heritage Inventory</b>			<b>Condition</b> Good		
<b>Heritage Overlay</b>				<b>Significance Type</b> Conservation Desirable	
<b>Nat Trust Register</b>					
BRE33	Dwelling	18	Lesters Road	Bungaree, 3352	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire		
<b>Vic Heritage Register</b>			<b>Integrity</b> Moderately Intact		
<b>Vic Heritage Inventory</b>			<b>Condition</b> Good		
<b>Heritage Overlay</b>				<b>Significance Type</b> Individual	
<b>Nat Trust Register</b>					
BRE34	Dwelling	20	Lesters Road	Bungaree, 3352	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire		
<b>Vic Heritage Register</b>			<b>Integrity</b> Moderately Intact		
<b>Vic Heritage Inventory</b>			<b>Condition</b> Good		
<b>Heritage Overlay</b>				<b>Significance Type</b> Individual	
<b>Nat Trust Register</b>					
BRE35	Dwelling		Corner Lesters Road & Triggs Road	Bungaree, 3352	
			<b>Mapping Details</b> 37°34.1745S 144°00.200E		
			<b>Theme</b> Theme 2.3: Promoting Settlement Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire		
<b>Vic Heritage Register</b>			<b>Integrity</b> Moderately Intact - Altered		
<b>Vic Heritage Inventory</b>			<b>Condition</b> Poor		
<b>Heritage Overlay</b>				<b>Significance Type</b> Conservation Desirable	
<b>Nat Trust Register</b>					

## Illustrated List of Places Identified in Stage 1 - June 2010

BRE36	Dwelling	100	Murphys Road	Bungaree, 3352	
<b>Mapping Details</b> <b>Theme</b> Theme 2.3: Promoting Settlement Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
<b>Integrity</b> Moderately Intact <b>Condition</b> Good <b>Significance Type</b> Individual					
BRE37	Stone Walls		Reidys Road	Bungaree, 3352	
<b>Mapping Details</b> 37°34S 144°58.5E <b>Theme</b> Theme 4.1: Farming & Agriculture					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
<b>Integrity</b> Altered <b>Condition</b> Poor <b>Significance Type</b> Individual					
BRE38	Former Bungaree Racecourse Railway Siding	Off	Shields Lane	Bungaree, 3352	
<b>Mapping Details</b> 37°32.8S 143°59.5E <b>Theme</b> Theme 2.4: The Irish Catholic Settlers Theme 3.3: The Railway Network Theme 9.1: Sport					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
<b>Integrity</b> Ruinous <b>Condition</b> Poor <b>Significance Type</b> Archaeological - Inventory					
BRE39	Clare Place		Torpys Road	Bungaree, 3352	
<b>Mapping Details</b> <b>Theme</b> Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
<b>Integrity</b> Moderately Intact <b>Condition</b> Fair <b>Significance Type</b> Individual					
BRE40	Timber Ruin & Chimney Stack		Torpys Road	Bungaree, 3352	
<b>Mapping Details</b> <b>Theme</b> Theme 2.3: Promoting Settlement Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>					
<b>Integrity</b> Ruinous <b>Condition</b> Poor <b>Significance Type</b> Conservation Desirable					


## Illustrated List of Places Identified in Stage 1 - June 2010

BRE41	Bungaree Race Course Grandstand Ruins	Triggs Lane	Bungaree, 3352	
		Mapping Details 37°32'S 143°59.5'E Theme Theme 2.4: The Irish Catholic Settlers Theme 9.1: Sport		
	<b>Vic Heritage Register</b>			
	<b>Vic Heritage Inventory</b>	<b>Integrity</b> Ruinous		
	<b>Heritage Overlay</b>	<b>Condition</b> Poor		
	<b>Nat Trust Register</b>		<b>Significance Type</b> Archaeological - Inventory	

BRE43	Water Channel	Wades Road	Bungaree, 3352	
		Mapping Details Theme Theme 4.4: Water Supplies		
	<b>Vic Heritage Register</b>			
	<b>Vic Heritage Inventory</b>	<b>Integrity</b>		
	<b>Heritage Overlay</b>	<b>Condition</b>		
	<b>Nat Trust Register</b>		<b>Significance Type</b> Individual	

GEO - BL052	Mt Mercer Cargerie Road Cuttings	Cargerie Road	Cargerie, 3334	
		Mapping Details Theme Theme 1.1: The Natural Environment		
	<b>Vic Heritage Register</b>			
	<b>Vic Heritage Inventory</b>	<b>Integrity</b>		
	<b>Heritage Overlay</b>	<b>Condition</b>		
	<b>Nat Trust Register</b>		<b>Significance Type</b> Geological - Regional	

CLA01	Dry Stone Walls		Clarendon, 3352	
		Mapping Details Theme Theme 4.1: Farming & Agriculture		
	<b>Vic Heritage Register</b>			
	<b>Vic Heritage Inventory</b>	<b>Integrity</b>		
	<b>Heritage Overlay</b>	<b>Condition</b>		
	<b>Nat Trust Register</b>		<b>Significance Type</b> Individual	

CLA02	Stone Shed	Clarendon Lal Lal Road	Clarendon, 3352	
		Mapping Details Opp N236 Clarendon Lal Lal Rd Theme Theme 4.1: Farming & Agriculture		
	<b>Vic Heritage Register</b>			
	<b>Vic Heritage Inventory</b>	<b>Integrity</b> Moderately Intact		
	<b>Heritage Overlay</b>	<b>Condition</b> Poor		
	<b>Nat Trust Register</b>		<b>Significance Type</b> Individual	

## Illustrated List of Places Identified in Stage 1 - June 2010

CLA03 Dwelling N236 Clarendon Lal Lal Road Clarendon, 3352

Mapping Details 37° 41.595S 144° 58.462E

Theme Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Fair

**Significance Type Individual**



CLA04 Former St. Alban's Anglican Church Midland Highway Clarendon, 3352

Elaine

Mapping Details 37° 42.622S 144° 59.038E

Theme Theme 6.2: Building Homes in the Shire  
Theme 8.1: Spiritual Life

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact-Altered

**Condition** Good

**Significance Type Conservation Desirable**



CLA05 Bentham Dairy-Creamery Midland Highway Clarendon, 3352

Mapping Details

Theme Theme 4.1: Farming & Agriculture

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Altered

**Condition** Fair-Poor

**Significance Type Conservation Desirable**



CLA06 St. Mary's Catholic Church Midland Highway Clarendon, 3352

Mapping Details 37° 41.813S 144° 58.550E

Theme Theme 6.1: Building Towns  
Theme 8.1: Spiritual Life

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Fair

**Significance Type Individual**



CLA07 Former Wesleyan Chapel Midland Highway Clarendon, 3352

Mapping Details 37° 41.732S 144° 58.442E

Theme Theme 6.1: Building Towns  
Theme 8.1: Spiritual Life

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type Individual**



## Illustrated List of Places Identified in Stage 1 - June 2010

CLA08 Clarendon Cemetery Midland Highway Clarendon, 3352

Mapping Details 37° 42.328S 143° 59E

Theme Theme 6.1: Building Towns  
Theme 8.5: Commemoration

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Fair

**Significance Type Individual**



CLA09 Dwelling 593 Midland Highway Clarendon, 3352

Mapping Details 37° 43.738S 144° 59.127E

Theme Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type Conservation Desirable**



CLA10 Stone Outbuilding & Dry Stone Wall 6301 Midland Highway Clarendon, 3352

Mapping Details

Theme Theme 4.1: Farming & Agriculture

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Fair-Poor

**Significance Type Individual**



CLA11 Former Clarendon Post Office & Dry Stone Wall 6329 Midland Highway Clarendon, 3352

Mapping Details

Theme Theme 3.5: Establishing & Maintaining Communications  
Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type Individual**



CLA12 The Carriers Arms 6347 Midland Highway Clarendon, 3352

Mapping Details

Theme Theme 5.5: Entertaining & Socialising  
Theme 6.1: Building Towns

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type Individual**



## Illustrated List of Places Identified in Stage 1 - June 2010

CLA13 Eucalyptus Obliqua Lot 3 Pastoral Estate, off Midland Clarendon, 3352

### Mapping Details

Theme Theme 1.1: The Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register** T11432

**Integrity**

**Condition**

**Significance Type Conservation Desirable**

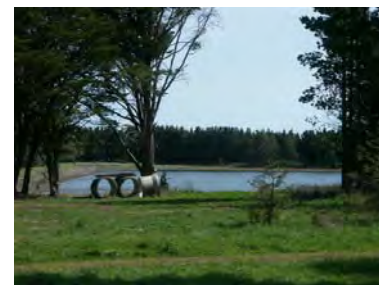
CT02 Beales Reservoir Barkstead Road Claretown, 3352

Mapping Details 37°32.3S 144°2E

Theme Theme 4.4: Water Supplies

Theme 4.5: The Land Transformation in the Shire

Theme 9.2: Recreation



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition** Good

**Significance Type Individual**

CT01 Dwelling Coffeys Lane Claretown, 3352

Mapping Details 37°32.826S 144°04.163E

Theme Theme 2.3: Promoting Settlement

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Altered

**Condition** Fair

**Significance Type Conservation Desirable**

CT03 Ruinous Dwelling Mollonghip Road Claretown, 3352

Mapping Details 37°31.5S 144°02.2E

Theme Theme 2.3: Promoting Settlement

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Altered

**Condition** Poor

**Significance Type Conservation Desirable**

CT04 Dwelling Mollonghip Road Claretown, 3352

Mapping Details 37°31S 144°02.2E

Theme Theme 2.3: Promoting Settlement

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**





**Nat Trust Register**

**Integrity** Moderately Intact



**Condition** Fair

**Significance Type Individual**

## Illustrated List of Places Identified in Stage 1 - June 2010

CT05	Dwelling	Mollonghip Road	Claretown, 3352	<p><b>Mapping Details</b> 37°31S 144°02E</p> <p><b>Theme</b> Theme 2.3: Promoting Settlement Theme 4.1: Farming &amp; Agriculture Theme 6.2: Building Homes in the Shire</p>	
<p><b>Vic Heritage Register</b></p> <p><b>Vic Heritage Inventory</b></p> <p><b>Heritage Overlay</b></p> <p><b>Nat Trust Register</b></p>		<p><b>Integrity</b> Moderately Intact</p> <p><b>Condition</b> Fair</p>	<b>Significance Type Individual</b>		
CT06	Former Inn/Hotel	Corner Springbank Road &	Claretown, 3352	<p><b>Mapping Details</b> 37°31.5S 144°02E</p> <p><b>Theme</b> Theme 3.3: Establishing &amp; Maintaining Communications Theme 5.5: Entertaining &amp; Socialising Theme 6.1: Building Towns</p>	
<p><b>Vic Heritage Register</b></p> <p><b>Vic Heritage Inventory</b></p> <p><b>Heritage Overlay</b></p> <p><b>Nat Trust Register</b></p>		<p><b>Integrity</b> Moderately Intact</p> <p><b>Condition</b> Good</p>	<b>Significance Type Individual</b>		
CH01	St. Peter's Catholic Church	Ballarat Daylesford Road	Clarkes Hill, 3352	<p><b>Mapping Details</b> 37°29.755S 143°58.5E</p> <p><b>Theme</b> Theme 8.1: Spiritual Life Theme 8.5: Commemoration</p>	
<p><b>Vic Heritage Register</b></p> <p><b>Vic Heritage Inventory</b></p> <p><b>Heritage Overlay</b></p> <p><b>Nat Trust Register</b></p>		<p><b>Integrity</b> Substantially Intact</p> <p><b>Condition</b> Good</p>	<b>Significance Type Individual</b>		
CH02	Dwelling	1081 Ballarat Daylesford Road	Clarkes Hill, 3352	<p><b>Mapping Details</b></p> <p><b>Theme</b> Theme 4.1: Farming &amp; Agriculture Theme 6.2: Building Homes in the Shire</p>	
<p><b>Vic Heritage Register</b></p> <p><b>Vic Heritage Inventory</b></p> <p><b>Heritage Overlay</b></p> <p><b>Nat Trust Register</b></p>		<p><b>Integrity</b> Moderately Intact</p> <p><b>Condition</b> Fair</p>	<b>Significance Type Individual</b>		
CH03	Dwelling	996 Ballarat Daylesford Road	Clarkes Hill, 3352	<p><b>Mapping Details</b></p> <p><b>Theme</b> Theme 2.3: Promoting Settlement Theme 4.1: Farming &amp; Agriculture Theme 6.2: Building Homes in the Shire</p>	
<p><b>Vic Heritage Register</b></p> <p><b>Vic Heritage Inventory</b></p> <p><b>Heritage Overlay</b></p> <p><b>Nat Trust Register</b></p>		<p><b>Integrity</b> Moderately Intact</p> <p><b>Condition</b> Good</p>	<b>Significance Type Individual</b>		

## Illustrated List of Places Identified in Stage 1 - June 2010

CH04	Dwelling	Boundary Church Road	Clarkes Hill, 3352	<p><b>Mapping Details</b> 37° 29.3S 143° 59E</p> <p><b>Theme</b> Theme 2.3: Promoting Settlement Theme 4.1: Farming &amp; Agriculture Theme 6.2: Building Homes in the Shire</p>	
<b>Vic Heritage Register</b>				<b>Integrity</b> Moderately Intact	
<b>Vic Heritage Inventory</b>				<b>Condition</b> Good	
<b>Heritage Overlay</b>					<b>Significance Type</b> Individual
<b>Nat Trust Register</b>					
CH05	Dwelling	362 Boundary Church Road	Clarkes Hill, 3352	<p><b>Mapping Details</b></p> <p><b>Theme</b> Theme 2.3: Promoting Settlement Theme 4.1: Farming &amp; Agriculture Theme 6.2: Building Homes in the Shire</p>	
<b>Vic Heritage Register</b>				<b>Integrity</b> Moderately Intact	
<b>Vic Heritage Inventory</b>				<b>Condition</b> Fair	
<b>Heritage Overlay</b>					<b>Significance Type</b> Individual
<b>Nat Trust Register</b>					
CH06	Terra Cotta Outbuilding	Clarkes Hill Road	Clarkes Hill, 3352	<p><b>Mapping Details</b> 37° 30.5S 143° 59.5E</p> <p><b>Theme</b> Theme 4.1: Farming &amp; Agriculture</p>	
<b>Vic Heritage Register</b>				<b>Integrity</b> Altered	
<b>Vic Heritage Inventory</b>				<b>Condition</b> Poor	
<b>Heritage Overlay</b>					<b>Significance Type</b> Conservation Desirable
<b>Nat Trust Register</b>					
CH07	Dwelling	Clarkes Hill Road	Clarkes Hill, 3352	<p><b>Mapping Details</b></p> <p><b>Theme</b> Theme 2.3: Promoting Settlement Theme 4.1: Farming &amp; Agriculture Theme 6.2: Building Homes in the Shire</p>	
<b>Vic Heritage Register</b>				<b>Integrity</b> Moderately Intact	
<b>Vic Heritage Inventory</b>				<b>Condition</b> Good	
<b>Heritage Overlay</b>					<b>Significance Type</b> Individual
<b>Nat Trust Register</b>					
CH08	Dwelling	183 Clarkes Hill Road	Clarkes Hill, 3352	<p><b>Mapping Details</b></p> <p><b>Theme</b> Theme 4.1: Farming &amp; Agriculture Theme 6.2: Building Homes in the Shire</p>	
<b>Vic Heritage Register</b>				<b>Integrity</b> Substantially Intact	
<b>Vic Heritage Inventory</b>				<b>Condition</b> Poor	
<b>Heritage Overlay</b>					<b>Significance Type</b> Individual
<b>Nat Trust Register</b>					



## Illustrated List of Places Identified in Stage 1 - June 2010

CH09                      Roisheen                      241                      Clarkes Hill Road                      Clarkes Hill, 3352

**Mapping Details**

**Theme** Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type Individual**



CH10                      Dwelling                      M232                      Clarkes Hill Road                      Clarkes Hill, 3352

**Mapping Details**

**Theme** Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Fair

**Significance Type Individual**



CH13                      Former Post Office                                           Madderns Road                      Clarkes Hill, 3352

**Mapping Details**

**Theme** Theme 3.5: Establishing & Maintaining Communications  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Conservation Desirable**

CH11                      St. Mary's Catholic                                           Powells Road                      Clarkes Hill, 3352  
Primary School

**Mapping Details** 37°29.9S 143°59.5E

**Theme** Theme 8.2: Education  
Theme 8.5: Commemoration

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type Individual**



CH12                      Clark Saw Mill                      Off                      Powells Road                      Clarkes Hill, 3352

**Mapping Details**

**Theme** Theme 4.3: Exploiting Other Natural Resources  
Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

## Illustrated List of Places Identified in Stage 1 - June 2010

GEO - ML371 Antimony Mine, Pyrete Coimadai, 3340  
Range

Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Unknown**

GEO - ML089 Darley Firebrick Pit

Darley

Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - Local**

GEO - ML093 Coopers Quarry

Darley

Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - Local**

GEO - ML199 Boral Pit

Darley

Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological**

GEO - ML200 Buckley Road

Buckley Road

Darley

Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**





**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - Regional**

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DC01	Dollys Creek Site	East of Egerton Road	Dollys Creek, 3334	
		<b>Mapping Details</b>		
		<b>Theme</b> Theme 4.2: Golding Mining Theme 4.5: The Land Transformation in the Shire Theme 6.1: Building Towns		
	<b>Vic Heritage Register</b>			
	<b>Vic Heritage Inventory</b> H7722-0010			
	<b>Heritage Overlay</b>			
	<b>Nat Trust Register</b>	<b>Integrity</b>		
		<b>Condition</b>		<b>Significance Type</b> Archaeological - Inventory
DUN16	Dwelling		Dunnstown, 3352	
		<b>Mapping Details</b>		
		<b>Theme</b> Theme 6.2: Building Homes in the Shire		
	<b>Vic Heritage Register</b>			
	<b>Vic Heritage Inventory</b>	<b>Integrity</b> Moderately Intact		
	<b>Heritage Overlay</b>	<b>Condition</b> Poor		
	<b>Nat Trust Register</b>			<b>Significance Type</b> Individual
DUN17	Dwelling		Dunnstown, 3352	
		<b>Mapping Details</b>		
		<b>Theme</b> Theme 6.2: Building Homes in the Shire		
	<b>Vic Heritage Register</b>			
	<b>Vic Heritage Inventory</b>	<b>Integrity</b> Substantially Intact		
	<b>Heritage Overlay</b>	<b>Condition</b> Good		
	<b>Nat Trust Register</b>			<b>Significance Type</b> Individual
DUN18	Dwelling		Dunnstown, 3352	
		<b>Mapping Details</b>		
		<b>Theme</b> Theme 6.2: Building Homes in the Shire		
	<b>Vic Heritage Register</b>			
	<b>Vic Heritage Inventory</b>	<b>Integrity</b> Moderately Intact - Iltered		
	<b>Heritage Overlay</b>	<b>Condition</b> Good		
	<b>Nat Trust Register</b>			<b>Significance Type</b> Conservation Desirable
DUN01	Shamrock Hotel	01 Dunnstown Yendon Road	Dunnstown, 3352	
		<b>Mapping Details</b>		
		<b>Theme</b> Theme 2.4: The Irish Catholic Settlers Theme 5.5: Entertaining & Socialising Theme 6.1: Building Towns		
	<b>Vic Heritage Register</b>			
	<b>Vic Heritage Inventory</b>	<b>Integrity</b> Moderately Intact		
	<b>Heritage Overlay</b>	<b>Condition</b> Fair		
	<b>Nat Trust Register</b>			<b>Significance Type</b> Individual

## Illustrated List of Places Identified in Stage 1 - June 2010

DUN09 Former Post Office 2791 Dunnstown Yendon Road Dunnstown, 3352

### Mapping Details

Theme Theme 3.5: Establishing & Maintaining Communications  
Theme 6.1: Building Towns

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Altered

**Condition** Fair

**Significance Type** Not Significant



DUN02 Stone Wall 360 Hewitsons Road Dunnstown, 3352

### Mapping Details

Theme Theme 4.1: Farming & Agriculture

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Fair

**Significance Type** Individual



DUN03 Dunnstown Railway Siding Old Dunnstown-Yendon Road Dunnstown, 3352

### Mapping Details

Theme Theme 3.3: The Railway Network

**Vic Heritage Register**

**Vic Heritage Inventory** H7622-0423

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type** Archaeological - Inventory

DUN04 Former Brind's Distillery Old Melbourne Road Dunnstown, 3352

### Mapping Details

Theme Theme 2.4: The Irish Catholic Settlers  
Theme 5.1: Manufacturing from Crops

**Vic Heritage Register** H1013

**Vic Heritage Inventory**

**Heritage Overlay** H033

**Nat Trust Register** B6270

**Integrity**

**Condition**

**Significance Type** Individual



DUN11 Bluestone Dwelling 2485 Old Melbourne Road Dunnstown, 3352

### Mapping Details

Theme Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type** Individual



## Illustrated List of Places Identified in Stage 1 - June 2010

DUN05 Dwelling 2754 Old Melbourne Road Dunnstown, 3352

### Mapping Details

Theme Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire  
Theme 8.1: Spiritual Life

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact-Altered

**Condition** Good

**Significance Type Individual**



DUN06 Owens (Former Dwelling & Store) & Well 2782 Old Melbourne Road Dunnstown, 3352

### Mapping Details

Theme Theme 4.4: Water Supplies  
Theme 5.4: Commerce  
Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Fair

**Significance Type Individual**



DUN13 Dunnstown Football Ground 2855 Old Melbourne Road Dunnstown, 3352

### Mapping Details

Theme Theme 9.1: Sport

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Individual**

DUN12 Former Olive Branch Hotel 2881 Old Melbourne Road Dunnstown, 3352

### Mapping Details

Theme Theme 5.5: Entertaining & Socialising  
Theme 6.1: Building Towns

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type Individual**



DUN15 Dwelling 2914 Old Melbourne Road Dunnstown, 3352

### Mapping Details

Theme Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Conservation Desirable**



## Illustrated List of Places Identified in Stage 1 - June 2010

DUN10 Dwelling & former Warrenheip Lock Up 3040 Old Melbourne Road Dunnstown, 3352

### Mapping Details

**Theme** Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire  
Theme 7.2: Law & Order

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact (Lock Up) & Altered

**Condition** Good

**Significance Type** Individual



DUN07 St. Brendan's Catholic Church 01 Ti Tree Road Dunnstown, 3352

### Mapping Details

**Theme** Theme 6.1: Building Towns  
Theme 8.1: Spiritual Life

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type** Individual



DUN08 Our Lady of Fatima Catholic Primary School 01 Ti Tree Road Dunnstown, 3352

### Mapping Details

**Theme** Theme 6.1: Building Towns  
Theme 8.1: Spiritual Life  
Theme 8.2: Education

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type** Individual



DUN14 Dwelling 168 Ti Tree Road Dunnstown, 3352

### Mapping Details

**Theme** Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type** Individual



EL22 Murray Bridge Clarendon Blue Bridge Road Elaine, 3334

### Mapping Details

**Theme** Theme 3.2: Building Early Bridges

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**



**Integrity**

**Condition**

**Significance Type** Conservation Desirable



## Illustrated List of Places Identified in Stage 1 - June 2010

EL04	Railway Bridge & Embankment	Elaine Blue Bridge Road	Elaine, 3334						
		<b>Mapping Details</b>							
		<b>Theme</b>	Theme 3.2: Building Early Bridges						
			Theme 3.3: The Railway Network						
	<b>Vic Heritage Register</b>	H1693							
	<b>Vic Heritage Inventory</b>								
	<b>Heritage Overlay</b>	H034							
	<b>Nat Trust Register</b>	B2551							
									<b>Significance Type Individual</b>
EL01	Elaine Dry Stone Wall 1	225 Elaine Blue Bridge Road	Elaine, 3334						
		<b>Mapping Details</b>							
		<b>Theme</b>	Theme 4.1: Farming & Agriculture						
	<b>Vic Heritage Register</b>								
	<b>Vic Heritage Inventory</b>	H7722-0062							
	<b>Heritage Overlay</b>								
	<b>Nat Trust Register</b>								
									<b>Significance Type Archaeological - Inventory</b>
EL02	Elaine Dry Stone Wall 2	255 Elaine Blue Bridge Road	Elaine, 3334						
		<b>Mapping Details</b>							
		<b>Theme</b>	Theme 4.1: Farming & Agriculture						
	<b>Vic Heritage Register</b>								
	<b>Vic Heritage Inventory</b>	D7722-0063							
	<b>Heritage Overlay</b>								
	<b>Nat Trust Register</b>								
									<b>Significance Type Archaeological - Inventory</b>
EL03	Elaine Bluestone Quarry Complex	255 Elaine-Blue Bridge Road	Elaine, 3334						
		<b>Mapping Details</b>							
		<b>Theme</b>	Theme 4.3: Exploiting Other Natural Resources						
	<b>Vic Heritage Register</b>								
	<b>Vic Heritage Inventory</b>	D7722-0064							
	<b>Heritage Overlay</b>								
	<b>Nat Trust Register</b>								
									<b>Significance Type Archaeological - Inventory</b>
EL05	Narmbool Homestead	Horsehill Road	Elaine, 3334						
		<b>Mapping Details</b>	37 <sup>0</sup> 42.328S 144 <sup>0</sup> 58.862E						
		<b>Theme</b>	Theme 2.2: Exploring, Surveying & Mapping						
			Theme 2.3: Promoting Settlement						
			Theme 4.1: Farming & Agriculture						
			Theme 6.2: Building Homes in the Shire						
	<b>Vic Heritage Register</b>								
	<b>Vic Heritage Inventory</b>								
	<b>Heritage Overlay</b>								
	<b>Nat Trust Register</b>	B1332							
									<b>Significance Type Individual</b>
									

# Illustrated List of Places Identified in Stage 1 - June 2010

EL06 Elaine Cemetery Horsehill Road Elaine, 3334

Mapping Details 37°46.633S 144°59.07E

Theme Theme 6.1: Building Towns  
Theme 8.5: Commemoration



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type** Conservation Desirable

EL06 Mineral Springs Off Horsehill Road Elaine, 3334

Mapping Details

Theme Theme 1.1: The Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type**

EL07 St. Sava Serbian Orthodox Monastery Horsehill Road North Elaine, 3334

Mapping Details 37°47.017S 144°58.993E

Theme Theme 6.1: Building Towns  
Theme 8.1: Spiritual Life



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type** Individual

EL08 Larundel Estate Soldier Settlement Historical Marker Junctio Horsehill Road North Elaine, 3334

Mapping Details 37°47.053S 144°58.887E

Theme Theme 2.3: Promoting Settlement  
Theme 8.5: Commemoration



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type** Conservation Desirable

EL18 Iona Homestead Horsehill Road West Elaine, 3334

Mapping Details 37°46'24.2"S, 143°58'06.7"E

Theme Theme 2.3 Promoting Settlement  
Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**





**Integrity**

**Condition**




**Significance Type** Individual








## Illustrated List of Places Identified in Stage 1 - June 2010

EL09	Golden Reef Workings		Lewis Road	Elaine, 3334	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 4.2: Gold Mining Theme 4.5: The Land Transformation in the Shire		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b> H7722-0041		<b>Integrity</b>		
	<b>Heritage Overlay</b>		<b>Condition</b>		<b>Significance Type</b> Archaeological - Inventory
	<b>Nat Trust Register</b>				
EL10	Recreation Reserve		Midland Highway	Elaine, 3334	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 6.1: Building Towns Theme 9.1: Sport		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b> Altered		
	<b>Heritage Overlay</b>		<b>Condition</b> Good		<b>Significance Type</b> Conservation Desirable
	<b>Nat Trust Register</b>				
EL11	Elaine General Store	5266	Midland Highway	Elaine, 3334	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 5.4: Commerce Theme 6.1: Building Towns		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b> Moderately Intact-Altered		
	<b>Heritage Overlay</b>		<b>Condition</b> Fair		<b>Significance Type</b> Conservation Desirable
	<b>Nat Trust Register</b>				
EL12	St. Patrick's Catholic Church	5270	Midland Highway	Elaine, 3334	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 6.1: Building Towns Theme 8.1: Spiritual Life		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b> Substantially Intact		
	<b>Heritage Overlay</b>		<b>Condition</b> Fair		<b>Significance Type</b> Individual
	<b>Nat Trust Register</b>				
EL13	Dwelling	5274	Midland Highway	Elaine, 3334	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b> Moderately Intact		
	<b>Heritage Overlay</b>		<b>Condition</b> Good		<b>Significance Type</b> Individual
	<b>Nat Trust Register</b>				

## Illustrated List of Places Identified in Stage 1 - June 2010

EL14	Railway Hotel	5280	Midland Highway	Elaine, 3334	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 5.5: Entertaining & Socialising Theme 6.1: Building Towns		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b> Moderately Intact-Altered		
	<b>Heritage Overlay</b>		<b>Condition</b> Fair		
	<b>Nat Trust Register</b>				<b>Significance Type Individual</b>
EL15	Dwelling	5449	Midland Highway	Elaine, 3334	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 6.2: Building Homes in the Shire		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b> Substantially Intact		
	<b>Heritage Overlay</b>		<b>Condition</b> Good		
	<b>Nat Trust Register</b>				<b>Significance Type Conservation Desirable</b>
EL16	Elaine Diggings		Mount Doran Road	Elaine, 3334	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 4.2: Gold Mining Theme 4.5: The Land Transformation in the Shire		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b> H7722-0050		<b>Integrity</b>		
	<b>Heritage Overlay</b>		<b>Condition</b>		
	<b>Nat Trust Register</b>				<b>Significance Type Archaeological - Inventory</b>
EL17	Elaine Well	154	Murphy's Road	Elaine, 3334	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 4.4: Water Supplies		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b> D7722-0061		<b>Integrity</b>		
	<b>Heritage Overlay</b>		<b>Condition</b>		
	<b>Nat Trust Register</b>				<b>Significance Type Archaeological - Inventory</b>
EL19	Larundel Homestead	183	Orrells Road	Elaine, 3334	
			<b>Mapping Details</b> 37°47.020S 144°57.550E		
			<b>Theme</b> Theme 2.3: Promoting Settlement Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire Theme 9.1: Sport		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b>		
	<b>Heritage Overlay</b>		<b>Condition</b>		
	<b>Nat Trust Register</b> B5646				<b>Significance Type Individual</b>

## Illustrated List of Places Identified in Stage 1 - June 2010

EL20	Elaine Mechanics' Institute	Pearsons Road	Elaine, 3334	<p><b>Mapping Details</b> 37°46.612S 144°01.851E</p> <p><b>Theme</b> Theme 5.5: Entertaining &amp; Socialising Theme 6.1: Building Towns Theme 8.4: Community Organisations Theme 8.5: Commemoration</p> <p><b>Integrity</b> Moderately Intact</p> <p><b>Condition</b> Good</p>	
<p><b>Vic Heritage Register</b></p> <p><b>Vic Heritage Inventory</b></p> <p><b>Heritage Overlay</b></p> <p><b>Nat Trust Register</b></p>				<p><b>Significance Type Individual</b></p>	
EL21	Dwelling	Pearsons Street	Elaine, 3334	<p><b>Mapping Details</b></p> <p><b>Theme</b> Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire</p> <p><b>Integrity</b> Moderately Intact</p> <p><b>Condition</b> Fair</p>	
<p><b>Vic Heritage Register</b></p> <p><b>Vic Heritage Inventory</b></p> <p><b>Heritage Overlay</b></p> <p><b>Nat Trust Register</b></p>				<p><b>Significance Type Individual</b></p>	
EL23	Dwelling	52 Settlement Road	Elaine, 3334	<p><b>Mapping Details</b></p> <p><b>Theme</b> Theme 4.1: Farming &amp; Agriculture Theme 6.2: Building Homes in the Shire</p> <p><b>Integrity</b> Substantially Intact</p> <p><b>Condition</b> Good</p>	
<p><b>Vic Heritage Register</b></p> <p><b>Vic Heritage Inventory</b></p> <p><b>Heritage Overlay</b></p> <p><b>Nat Trust Register</b></p>				<p><b>Significance Type Conservation Desirable</b></p>	
EL24	Dwelling	78 Settlement Road	Elaine, 3334	<p><b>Mapping Details</b></p> <p><b>Theme</b> Theme 4.1: Farming &amp; Agriculture Theme 6.2: Building Homes in the Shire</p> <p><b>Integrity</b> Substantially Intact</p> <p><b>Condition</b> Good</p>	
<p><b>Vic Heritage Register</b></p> <p><b>Vic Heritage Inventory</b></p> <p><b>Heritage Overlay</b></p> <p><b>Nat Trust Register</b></p>				<p><b>Significance Type Conservation Desirable</b></p>	
EL25	Chimney Ruin & Timber Outbuilding	78 Settlement Road	Elaine, 3334	<p><b>Mapping Details</b></p> <p><b>Theme</b> Theme 4.1: Farming &amp; Agriculture Theme 6.2: Building Homes in the Shire</p> <p><b>Integrity</b> Substantially Intact</p> <p><b>Condition</b> Good</p>	
<p><b>Vic Heritage Register</b></p> <p><b>Vic Heritage Inventory</b></p> <p><b>Heritage Overlay</b></p> <p><b>Nat Trust Register</b></p>				<p><b>Significance Type Archaeological - Inventory</b></p>	

## Illustrated List of Places Identified in Stage 1 - June 2010

F02 Yoloak Rubbish Dump Geelong Ballan Road Fiskville, 3342

### Mapping Details

Theme Theme 4.3: Exploiting Other Natural Resources

### Vic Heritage Register

Vic Heritage Inventory H7722-0055

Heritage Overlay

Nat Trust Register

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

F01 Beam Wireless Station Geelong Ballan Road Fiskville, 3342

(now CFA Training Centre)

Mapping Details 37°44S 144°13.4E

Theme Theme 3.5: Establishing & Maintaining Communications

Theme 8.2: Education

Theme 8.4: Community Organisations

### Vic Heritage Register

Vic Heritage Inventory

Heritage Overlay

Nat Trust Register

**Integrity** Substantially Intact

**Condition** Good

**Significance Type Individual**



GEO - ML373 Hine's Clay Pit Glenmore, 3340

### Mapping Details

Theme Theme 1.1: The Natural Environment

### Vic Heritage Register

Vic Heritage Inventory

Heritage Overlay

Nat Trust Register

**Integrity**

**Condition**

**Significance Type Geological - Local**

GL01 Wish Aui 1466 Glenmore Road Glenmore, 3340

Mapping Details 37°42.5S 144°18.5E

Theme Theme 2.3: Promoting Settlement

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

### Vic Heritage Register

Vic Heritage Inventory

Heritage Overlay

Nat Trust Register

**Integrity** Altered

**Condition** Poor

**Significance Type Conservation Desirable**



GP01 Dwelling 10 Albert Street Golden Point, 3458

### Mapping Details

Theme Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

### Vic Heritage Register

Vic Heritage Inventory

Heritage Overlay

Nat Trust Register

**Integrity** Altered

**Condition** Fair

**Significance Type Conservation Desirable**



## Illustrated List of Places Identified in Stage 1 - June 2010

GP02 Ye Olde Royal Mail Hotel 100 Golden Point Road Golden Point, 3458

### Mapping Details

**Theme** Theme 3.1: Establishing Early Roads  
Theme 5.5: Entertaining & Socialising  
Theme 6.1: Building Towns

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact - Altered

**Condition** Poor

**Significance Type** Individual



GOR01 Gordon Gold Mine Gordon, 3345

### Mapping Details

**Theme** Theme 4.2: Gold Mining  
Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory** H7722-0046

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type** Archaeological - Inventory

GEO - ML159 Black Hill Gordon, 3345

### Mapping Details

**Theme** Theme 1.1: The Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type** Geological - Regional

GOR09 Llandeilo 1001 Ballan Gordon Road Gordon, 3345

**Mapping Details** 37° 35.651S 144° 08-910E

**Theme** Theme 2.3: Promoting Settlement  
Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type** Individual



GOR26 Dwelling 55 Boundary Road Gordon, 3345

### Mapping Details

**Theme** Theme 2.3: Promoting Settlement  
Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type** Individual



# Illustrated List of Places Identified in Stage 1 - June 2010

GOR08 St. Patrick's Catholic 10 Careys Road Gordon, 3345

Presbytery

**Mapping Details**

**Theme** Theme 6.2: Building Homes in the Shire  
Theme 8.1: Spiritual Life

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type Individual**



GOR39 Erin's Vale 161 Conroys Lane Gordon, 3345

**Mapping Details**

**Theme** Theme 2.3: Promoting Settlement  
Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Individual**



GOR40 Dwelling & 01 Denherts Road Gordon, 3345

Outbuildings

**Mapping Details** 37°33S 144°08E

**Theme** Theme 2.3: Promoting Settlement  
Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Poor

**Significance Type Individual**



GOR07 Gordon Primary 01 Dicker Street Gordon, 3345

School No. 755

**Mapping Details**

**Theme** Theme 6.1: Building Towns  
Theme 8.2: Education

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type Individual**



GOR38 Gordon Goldfields 01 Dicker Street Gordon, 3345

Plaque

**Mapping Details**

**Theme** Theme 8.5: Commemoration

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type Conservation Desirable**



## Illustrated List of Places Identified in Stage 1 - June 2010

GOR02	Dwelling		Donnellans Road	Gordon, 3345		
			<b>Mapping Details</b>	37° 35.704S 144° 04.505E		
			<b>Theme</b>	Theme 2.3: Promoting Settlement Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire		
<b>Vic Heritage Register</b>			<b>Integrity</b>	Moderately Intact		
<b>Vic Heritage Inventory</b>			<b>Condition</b>	Fair		
<b>Heritage Overlay</b>					<b>Significance Type</b>	<b>Individual</b>
<b>Nat Trust Register</b>						
GOR16	Oakvale Homestead	179	Donnellans Road	Gordon, 3345		
			<b>Mapping Details</b>			
			<b>Theme</b>	Theme 2.3: Promoting Settlement Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire		
<b>Vic Heritage Register</b>			<b>Integrity</b>	Moderately Intact		
<b>Vic Heritage Inventory</b>			<b>Condition</b>	Fair		
<b>Heritage Overlay</b>					<b>Significance Type</b>	<b>Individual</b>
<b>Nat Trust Register</b>						
GOR25	Dwelling	52	Donnellans Road	Gordon, 3345		
			<b>Mapping Details</b>			
			<b>Theme</b>	Theme 2.3: Promoting Settlement Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire		
<b>Vic Heritage Register</b>			<b>Integrity</b>	Moderately-Substantially Intact		
<b>Vic Heritage Inventory</b>			<b>Condition</b>	Fair		
<b>Heritage Overlay</b>					<b>Significance Type</b>	<b>Individual</b>
<b>Nat Trust Register</b>						
GOR03	Former Gordon Railway Station		Gordon Egerton Road	Gordon, 3345		
			<b>Mapping Details</b>	37° 35.658S 144° 05.978E		
			<b>Theme</b>	Theme 3.3: The Railway Network		
<b>Vic Heritage Register</b>	H1564		<b>Integrity</b>	Substantially Intact		
<b>Vic Heritage Inventory</b>			<b>Condition</b>	Good		
<b>Heritage Overlay</b>	H035				<b>Significance Type</b>	<b>Individual</b>
<b>Nat Trust Register</b>						
GOR04	Dwelling		Gordon Egerton Road	Gordon, 3345		
			<b>Mapping Details</b>	37° 35.658S 144° 05.979E		
			<b>Theme</b>	Theme 2.3: Promoting Settlement Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire		
<b>Vic Heritage Register</b>			<b>Integrity</b>	Moderately Intact - Altered		
<b>Vic Heritage Inventory</b>			<b>Condition</b>	Good		
<b>Heritage Overlay</b>					<b>Significance Type</b>	<b>Conservation Desirable</b>
<b>Nat Trust Register</b>						

## Illustrated List of Places Identified in Stage 1 - June 2010

GOR18 Former Store 32 Gordon Egerton Road Gordon, 3345

### Mapping Details

Theme Theme 5.4: Commerce  
Theme 6.1: Building Towns

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Fair

**Significance Type Individual**



GOR19 Dwelling 33 Gordon Egerton Road Gordon, 3345

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type Individual**



GOR21 Dwelling 37 Gordon Egerton Road Gordon, 3345

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Altered

**Condition** Good

**Significance Type Conservation Desirable**



GOR20 Dwelling 35 Main Street Gordon, 3345

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type Individual**



GOR22 Dwelling 37 Main Street Gordon, 3345

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact





**Condition** Good

**Significance Type Individual**





## Illustrated List of Places Identified in Stage 1 - June 2010

GOR23	Dwelling	39	Main Street	Gordon, 3345	
<b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>		<b>Integrity</b> Moderately Intact - Altered <b>Condition</b> Good		<b>Significance Type</b> Conservation Desirable	
GOR24	Dwelling	46	Main Street	Gordon, 3345	
<b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>		<b>Integrity</b> Moderately Intact <b>Condition</b> Fair-Poor		<b>Significance Type</b> Individual	
GOR28	Dwelling & Outbuilding	58	Main Street	Gordon, 3345	
<b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>		<b>Integrity</b> Moderately Intact <b>Condition</b> Fair-Poor		<b>Significance Type</b> Individual	
GOR41	Site of former Mt. Hope Hotel	63	Main Street	Gordon, 3345	
<b>Mapping Details</b> Theme Theme 3.3: Establishing Early Roads Theme 5.5: Entertaining & Socialising Theme 6.1: Building Towns					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>		<b>Integrity</b> Ruinous <b>Condition</b>		<b>Significance Type</b> Archaeological - Inventory	
GOR29	Former English Scottish & Australian Bank	64	Main Street	Gordon, 3345	
<b>Mapping Details</b> Theme Theme 5.4: Commerce Theme 6.1: Building Towns Theme 7.2: Law & Order					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>		<b>Integrity</b> Substantially Intact <b>Condition</b> Good		<b>Significance Type</b> Individual	

## Illustrated List of Places Identified in Stage 1 - June 2010

GOR30 Gordon Post Office 65 Main Street Gordon, 3345

### Mapping Details

Theme Theme 3.5: Establishing & Maintaining Communications  
Theme 6.1: Building Towns

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type Individual**



GOR32 Gordon Public Hall & Mechanics' Institute 68 Main Street Gordon, 3345

### Mapping Details

Theme Theme 5.5: Entertaining & Socialising  
Theme 6.1: Building Towns  
Theme 8.4: Community Organisations

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type Individual**



GOR33 Former Gordon Hotel 69 Main Street Gordon, 3345

### Mapping Details

Theme Theme 5.5: Entertaining & Socialising  
Theme 6.1: Building Towns

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type Individual**



GOR34 Former Store & Mt Egerton Police Quarters 71 Main Street Gordon, 3345

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire  
Theme 7.2: Law & Order

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately-Substantially Intact

**Condition** Good

**Significance Type Individual**



GOR35 Dwelling 82 Main Street Gordon, 3345

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Fair

**Significance Type Individual**



## Illustrated List of Places Identified in Stage 1 - June 2010

GOR36            General Store            90            Main Street            Gordon, 3345

**Mapping Details**

**Theme** Theme 5.4: Commerce  
Theme 6.1: Building Towns

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Moderately-Substantially Intact  
**Condition** Good

**Significance Type Individual**



GOR37            Gordon Hotel            92            Main Street            Gordon, 3345

**Mapping Details**

**Theme** Theme 5.5: Entertaining & Socialising  
Theme 6.1: Building Towns

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Substantially Intact  
**Condition** Good

**Significance Type Individual**



GOR15            Dwelling            1764            Melbourne Road            Gordon, 3345

**Mapping Details**

**Theme** Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Substantially Intact  
**Condition** Fair

**Significance Type Conservation Desirable**



GOR11            Dwelling            1520            Millbrook Gordon Road            Gordon, 3345

**Mapping Details**

**Theme** Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Moderately Intact  
**Condition** Fair

**Significance Type Individual**



GOR12            St. Patrick's Roman Catholic Church            1550            Millbrook Gordon Road            Gordon, 3345

**Mapping Details**

**Theme** Theme 6.1: Building Towns  
Theme 8.1: Spiritual Life

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Substantially Intact  
**Condition** Fair

**Significance Type Individual**



## Illustrated List of Places Identified in Stage 1 - June 2010

GOR13 St. Patrick's Catholic School 1558 Millbrook Gordon Road Gordon, 3345

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 8.1: Spiritual Life  
Theme 8.2: Education

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Altered

**Condition** Good

**Significance Type Individual**



GOR43 Blake Saw Mill Site Off Mills Lane Gordon, 3345

### Mapping Details

Theme Theme 4.3: Exploiting Other Natural Resources  
Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

GOR05 Gordon Cemetery Old Melbourne Road Gordon, 3345

Mapping Details 37°35.117S 144°06.777E

Theme Theme 6.1: Building Towns  
Theme 8.5: Commemoration

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Fair

**Significance Type Individual**



GOR17 Dwelling 18 Old Melbourne Road Gordon, 3345

Mapping Details 37°34.978S 144°06.631E

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately-Substantially Intact

**Condition** Good

**Significance Type Individual**



GOR44 Gordon Pioneer Cemetery Old Western Highway Gordon, 3345

Mapping Details 37°34'42.4S, 144°05'58.0

Theme Theme 6.1: Building Towns  
Theme 8.5: Commemoration

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**




**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Individual**

## Illustrated List of Places Identified in Stage 1 - June 2010

GOR27	Former Anglican Church	55	Old Western Highway	Gordon, 3345	
		<b>Mapping Details</b>			
		Theme Theme 6.1: Building Towns			
		Theme 8.1: Spiritual Life			
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b> Moderately Intact		
	<b>Heritage Overlay</b>		<b>Condition</b> Good		
	<b>Nat Trust Register</b>			<b>Significance Type</b> Individual	
GOR42	Costin Saw Mill Site	Off	Old Western Highway	Gordon, 3345	
		<b>Mapping Details</b>			
		Theme Theme 4.3: Exploiting Other Natural Resources			
		Theme 4.5: The Land Transformation in the Shire			
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b>		
	<b>Heritage Overlay</b>		<b>Condition</b>		
	<b>Nat Trust Register</b>			<b>Significance Type</b> Archaeological - Inventory	
GOR06	Portland Flat Road Bridge		Portland Flat Road	Gordon, 3345	
		<b>Mapping Details</b>			
		Theme Theme 3.2: Building Early Bridges			
	<b>Vic Heritage Register</b> H2054				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b> Substantially Intact		
	<b>Heritage Overlay</b> HO50		<b>Condition</b> Fair		
	<b>Nat Trust Register</b>			<b>Significance Type</b> Individual	
GOR14	Dwelling	16	Tenneson Street	Gordon, 3345	
		<b>Mapping Details</b>			
		Theme Theme 6.1: Building Towns			
		Theme 6.2: Building Homes in the Shire			
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b> Moderately Intact - Altered		
	<b>Heritage Overlay</b>		<b>Condition</b> Fair-Poor		
	<b>Nat Trust Register</b>			<b>Significance Type</b> Conservation Desirable	
GRH01	Hall Saw Mill Site	Off	Greenhills Road	Green Hills	
		<b>Mapping Details</b>			
		Theme Theme 4.3: Exploiting Other Natural Resources			
		Theme 4.5: The Land Transformation in the Shire			
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b>		
	<b>Heritage Overlay</b>		<b>Condition</b>		
	<b>Nat Trust Register</b>			<b>Significance Type</b> Archaeological - Inventory	

## Illustrated List of Places Identified in Stage 1 - June 2010

GRH02	Orr Saw Mill Site	Off Greenhills Road	Green Hills
		<b>Mapping Details</b>	
		<b>Theme</b> Theme 4.3: Exploiting Other Natural Resources Theme 4.5: The Land Transformation in the Shire	
	<b>Vic Heritage Register</b>		
	<b>Vic Heritage Inventory</b>	<b>Integrity</b>	
	<b>Heritage Overlay</b>	<b>Condition</b>	
	<b>Nat Trust Register</b>		<b>Significance Type Archaeological - Inventory</b>
GRE01	Old Post Office & Residence		Greendale, 3341
		<b>Mapping Details</b>	
		<b>Theme</b> Theme 3.5: Establishing & Maintaining Communications Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire	
	<b>Vic Heritage Register</b>		
	<b>Vic Heritage Inventory</b>	<b>Integrity</b>	
	<b>Heritage Overlay</b>	<b>Condition</b>	
	<b>Nat Trust Register</b>		<b>Significance Type</b>
GEO - ML219	Dales Creek - Coimadai Fault		Greendale, 3341
		<b>Mapping Details</b>	
		<b>Theme</b> Theme 1.1: The Natural Environment	
	<b>Vic Heritage Register</b>		
	<b>Vic Heritage Inventory</b>	<b>Integrity</b>	
	<b>Heritage Overlay</b>	<b>Condition</b>	
	<b>Nat Trust Register</b>		<b>Significance Type Geological - Regional</b>
GEO - ML221	Pykes Creek Permian Glacial Features		Greendale, 3341
		<b>Mapping Details</b>	
		<b>Theme</b> Theme 1.1: The Natural Environment	
	<b>Vic Heritage Register</b>		
	<b>Vic Heritage Inventory</b>	<b>Integrity</b>	
	<b>Heritage Overlay</b>	<b>Condition</b>	
	<b>Nat Trust Register</b>		<b>Significance Type Geological - State</b>
GEO - ML278	Pykes Hill		Greendale, 3341
		<b>Mapping Details</b>	
		<b>Theme</b> Theme 1.1: The Natural Environment	
	<b>Vic Heritage Register</b>		
	<b>Vic Heritage Inventory</b>	<b>Integrity</b>	
	<b>Heritage Overlay</b>	<b>Condition</b>	
	<b>Nat Trust Register</b>		<b>Significance Type Geological - Local</b>

## Illustrated List of Places Identified in Stage 1 - June 2010

GRE12 Stone Culvert Ballan Greendale Road Greendale, 3341  
 Mapping Details 37<sup>0</sup> 33.5S 144<sup>0</sup> 16.5E  
 Theme Theme 3.2: Building Early Bridges



**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Moderately Intact  
**Condition** Poor

**Significance Type** Archaeological - Inventory

GRE14 Greendale Bridge BR50 Ballan Greendale Road Greendale, 3341  
 Mapping Details  
 Theme Theme 3.2: Building Early Bridges



**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Moderately Intact  
**Condition** Fair

**Significance Type**

GRE02 Dwelling 350 Greendale Myrniong Rd Greendale, 3341  
 Mapping Details  
 Theme Theme 6.1: Building Towns  
 Theme 6.2: Building Homes in the Shire



**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Moderately Intact  
**Condition** Good

**Significance Type** Individual

GRE04 Dwelling 09 High Street Greendale, 3341  
 Mapping Details  
 Theme Theme 6.1: Building Towns  
 Theme 6.2: Building Homes in the Shire



**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Moderately Intact-Altered  
**Condition** Good

**Significance Type** Conservation Desirable

GRE05 La Cote/Shuter's Cottage LaCote Road Greendale, 3341  
 Mapping Details  
 Theme Theme 6.1: Building Towns  
 Theme 6.2: Building Homes in the Shire  
 Theme 7.2: Law & Order



**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay** H039  
**Nat Trust Register** B4292

**Integrity**  
**Condition**

**Significance Type** Individual

## Illustrated List of Places Identified in Stage 1 - June 2010

GRE06      Witnish's Sawmill      153      Long Gully Road      Greendale, 3341

### Mapping Details

Theme Theme 4.3: Exploiting Other Natural Resources  
Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory** H7722-0052

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type** Archaeological - Inventory

GRE07      Glenpedder Homestead      Myrning-Greendale Road      Greendale, 3341

### Mapping Details

Theme Theme 2.2: Exploring, Surveying & Mapping  
Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay** H037

**Nat Trust Register** B3155

**Integrity**

**Condition**

**Significance Type** Individual



GRE08      Holy Trinity Anglican Church      04      Napoleon Street      Greendale, 3341

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 8.1: Spiritual Life

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay** H038

**Nat Trust Register** B778

**Integrity** Altered

**Condition** Poor

**Significance Type** Individual



GRE09      Greendale Cemetery (incl. Sexton's Hut)      1-29      Napoleon Street      Greendale, 3341

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 8.5: Commemoration

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Fair

**Significance Type** Individual



GRE10      Former Greendale State School No. 918      Napoleon Street      Greendale, 3341

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 8.2: Education

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay** H036

**Nat Trust Register** B777

**Integrity** Substantially Intact

**Condition** Good

**Significance Type** Individual





## Illustrated List of Places Identified in Stage 1 - June 2010

GRE13 Greendale Bridge 03 Prince Street Greendale, 3341

(outside hotel)

### Mapping Details

Theme Theme 3.2: Building Early Bridges

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Altered

**Condition** Good

**Significance Type**



GRE11 Greendale Hotel & Store 03 Prince Street/Greendale Greendale, 3341

### Mapping Details

Theme Theme 5.4: Commerce  
Theme 5.5: Entertaining & Socialising  
Theme 6.1: Building Towns

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register** B3408

**Integrity** Substantially Intact

**Condition** Fair

**Significance Type Individual**



GRE12 Hall's Sawmill Whisky Track Greendale, 3341

### Mapping Details

Theme Theme 4.3: Exploiting Other Natural Resources  
Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory** H7722-0051

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

GEO - ML256 Spring Creek Fault Ingliston, 3342

### Mapping Details

Theme Theme 1.1: The Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - Regional**

ING01 Ingliston Homestead Ingliston Road Ingliston, 3342

(incl. Cemetery)

Mapping Details 37° 37.5S 144° 18.5E

Theme Theme 2.2: Exploring, Surveying & Mapping  
Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire  
Theme 8.5: Commemoration

**Vic Heritage Register**

**Vic Heritage Inventory**

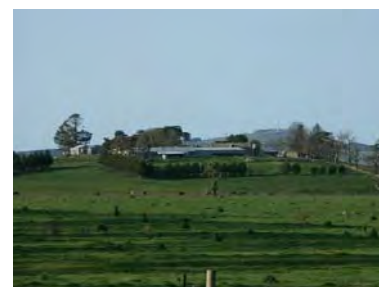
**Heritage Overlay** HO40

**Nat Trust Register**


**Integrity**


**Condition**

**Significance Type Individual**




## Illustrated List of Places Identified in Stage 1 - June 2010

ING02	Railway Viaduct, Bridge & Embankment	Ingliston Road	Ingliston, 3342		
		<b>Mapping Details</b>			
		<b>Theme</b> Theme 3.2: Building Early Bridges Theme 3.3: The Railway Network			
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>				
	<b>Heritage Overlay</b> H0149				
	<b>Nat Trust Register</b>				
		<b>Integrity</b>			
		<b>Condition</b>			
					<b>Significance Type Individual</b>

ING03	Ingliston Bank railway cutting & piles of remnant railway cutting construction basalt	Ingliston Road	Ingliston, 3342		
		<b>Mapping Details</b>			
		<b>Theme</b> Theme 3.2: Building Early Bridges Theme 3.3: The Railway Network			
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>				
	<b>Heritage Overlay</b> H0164				
	<b>Nat Trust Register</b>				
		<b>Integrity</b>			
		<b>Condition</b>			
					<b>Significance Type Archaeological - Inventory</b>

GEO - ML134	Ingliston Road Graptolite Cuttings	Ingliston Road	Ingliston, 3342		
		<b>Mapping Details</b>			
		<b>Theme</b> Theme 1.1: Existing Natural Environment			
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>				
	<b>Heritage Overlay</b>				
	<b>Nat Trust Register</b>				
		<b>Integrity</b>			
		<b>Condition</b>			
					<b>Significance Type Geological - Regional</b>

KBT01	Our Lady Help of Christians Catholic Church	Cnr Myrning Korobeit Rd &	Korobeit, 3341		
		<b>Mapping Details</b>			
		<b>Theme</b> Theme 8.1: Spiritual Life			
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>				
	<b>Heritage Overlay</b>				
	<b>Nat Trust Register</b>				
		<b>Integrity</b> Substantially Intact			
		<b>Condition</b> Good			
					<b>Significance Type Individual</b>

KOR01	Former St. Patrick's Catholic Church	Ballan Daylesford Road	Korweinguboora,		
		<b>Mapping Details</b> 37°26.892S 144°07.887E			
		<b>Theme</b> Theme 8.1: Spiritual Life			
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>				
	<b>Heritage Overlay</b>				
	<b>Nat Trust Register</b>				
		<b>Integrity</b> Moderately Intact			
		<b>Condition</b> Good			
					<b>Significance Type Individual</b>

## Illustrated List of Places Identified in Stage 1 - June 2010

KOR02	Dwelling	Ballan Daylesford Road	Korweinguboora,	<b>Mapping Details</b> 37°26.963S 144°07.950E <b>Theme</b> Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire	
<b>Vic Heritage Register</b>				<b>Integrity</b> Moderately Intact-Altered	
<b>Vic Heritage Inventory</b>				<b>Condition</b> Fair	
<b>Heritage Overlay</b>					<b>Significance Type</b> Conservation Desirable
<b>Nat Trust Register</b>					
KOR03	F Troop Cottage	Ballan Daylesford Road	Korweinguboora,	<b>Mapping Details</b> 37°27.498S 144°08.388E <b>Theme</b> Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire	
<b>Vic Heritage Register</b>				<b>Integrity</b> Altered	
<b>Vic Heritage Inventory</b>				<b>Condition</b> Fair	
<b>Heritage Overlay</b>					<b>Significance Type</b> Conservation Desirable
<b>Nat Trust Register</b>					
KOR04	Cottage	Ballan Daylesford Road	Korweinguboora,	<b>Mapping Details</b> 37°27.872S 144°08.605E <b>Theme</b> Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire	
<b>Vic Heritage Register</b>				<b>Integrity</b> Moderately Intact - Altered	
<b>Vic Heritage Inventory</b>				<b>Condition</b> Poor	
<b>Heritage Overlay</b>					<b>Significance Type</b> Conservation Desirable
<b>Nat Trust Register</b>					
KOR05	Mineral Springs Hotel	Ballan Daylesford Road	Korweinguboora,	<b>Mapping Details</b> 37°28.823S 144°09.060E <b>Theme</b> Theme 3.5: Establishing & Maintaining Communications Theme 5.5: Entertaining & Socialising	
<b>Vic Heritage Register</b>				<b>Integrity</b> Moderately Intact-Altered	
<b>Vic Heritage Inventory</b>				<b>Condition</b> Good	
<b>Heritage Overlay</b>					<b>Significance Type</b> Individual
<b>Nat Trust Register</b>					
KOR06	Dwelling	1492 Ballan Daylesford Road	Korweinguboora,	<b>Mapping Details</b> 37°27.975S 144°08.627E <b>Theme</b> Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire	
<b>Vic Heritage Register</b>				<b>Integrity</b> Moderately Intact	
<b>Vic Heritage Inventory</b>				<b>Condition</b> Fair	
<b>Heritage Overlay</b>					<b>Significance Type</b> Individual
<b>Nat Trust Register</b>					

## Illustrated List of Places Identified in Stage 1 - June 2010

KOR07      Loggers' Huts?      1975 or      Ballan Daylesford Road      Korweinguboora,  
**Mapping Details**      37<sup>o</sup>25.794S 144<sup>o</sup>07.063E  
**Theme** Theme 4.3: Exploiting Other Natural Resources  
 Theme 6.2: Building Homes in the Shire



**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Moderately Intact  
**Condition** Fair

**Significance Type Conservation Desirable**

KOR10      O'Heir Saw Mill Site      Off      Ballan Daylesford road      Korweinguboora,  
**Mapping Details**  
**Theme** Theme 4.3: Exploiting Other Natural Resources  
 Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity**  
**Condition**

**Significance Type Archaeological - Inventory**

KOR11      Woodward Saw Mill Site      Off      Ballan Daylesford road      Korweinguboora,  
**Mapping Details**  
**Theme** Theme 4.3: Exploiting Other Natural Resources  
 Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity**  
**Condition**

**Significance Type Archaeological - Inventory**

KOR13      Clark Saw Mill Site      Off      Ballan Daylesford Road      Korweinguboora,  
**Mapping Details**  
**Theme** Theme 4.3: Exploiting Other Natural Resources  
 Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity**  
**Condition**

**Significance Type Archaeological - Inventory**

KOR14      Wood Saw Mill Site      Off      Ballan Daylesford Road      Korweinguboora,  
**Mapping Details**  
**Theme** Theme 4.3: Exploiting Other Natural Resources  
 Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity**  
**Condition**

**Significance Type Archaeological - Inventory**

## Illustrated List of Places Identified in Stage 1 - June 2010

KOR16      Gunssers Springs      Off      Hocking Road      Korweinguboorra,  
**Mapping Details**      37<sup>0</sup>29.5S 144<sup>0</sup>08.5E  
**Theme** Theme 1.1: The Natural Environment  
 Theme 9.2: Recreation

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Individual**

KOR09      Korweinguboorra      Reservoir Track      Korweinguboorra,  
 Reservoir  
**Mapping Details**      37<sup>0</sup>31.5S 144<sup>0</sup>8.5E  
**Theme** Theme 4.4: Water Supplies



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition** Good

**Significance Type Individual**

KOR15      Crowley Saw Mill Site      Off      Werribee Track      Korweinguboorra,  
**Mapping Details**  
**Theme** Theme 4.3: Exploiting Other Natural Resources  
 Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

LAL01      Lal Lal Reservoir      Lal Lal, 3352  
 (Bungal Dam)  
**Mapping Details**      37<sup>0</sup>40.5S 144<sup>0</sup>4E  
**Theme** Theme 4.4: Water Supplies



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Individual**

LAL24      Lal Lal Racecourse Branch      Lal Lal, 3352  
 Railway Line Remnants  
**Mapping Details**  
**Theme** Theme 2.4: The Irish Catholic Settlers  
 Theme 3.3: The Railway Network  
 Theme 9.1: Sport

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

## Illustrated List of Places Identified in Stage 1 - June 2010

LAL25	Water race Remains (Lal Lal to Mt Doran)			Lal Lal, 3352
		<b>Mapping Details</b>		
		<b>Theme</b> Theme 4.2: Gold Mining Theme 4.5: The Land Transformation in the Shire		
			<b>Integrity</b>	
			<b>Condition</b>	
				<b>Significance Type Archaeological - Inventory</b>
<hr/>				
GEO - ML160	Lal Lal Swamp & Lunette			Lal Lal, 3352
		<b>Mapping Details</b>		
		<b>Theme</b> Theme 1.1: The Natural Environment		
			<b>Integrity</b>	
			<b>Condition</b>	
				<b>Significance Type Geological - Local</b>
<hr/>				
GEO - ML177	Lal Lal & Moorabool Falls			Lal Lal, 3352
		<b>Mapping Details</b>		
		<b>Theme</b> Theme 1.1: The Natural Environment		
			<b>Integrity</b>	
			<b>Condition</b>	
				<b>Significance Type Geological - Regional</b>
<hr/>				
GEO - ML178	Lal Lal Iron Ore Deposit			Lal Lal, 3352
		<b>Mapping Details</b>		
		<b>Theme</b> Theme 1.1: The Natural Environment		
			<b>Integrity</b>	
			<b>Condition</b>	
				<b>Significance Type Geological - State</b>
<hr/>				
LAL02	Lal Lal Scenic Reserve (fmr Race Course)	Carey Road		Lal Lal, 3352
		<b>Mapping Details</b>		
		<b>Theme</b> Theme 1.1: Existing Natural Environment Theme 9.1: Sport		
			<b>Integrity</b>	
			<b>Condition</b>	
				<b>Significance Type Archaeological - Inventory</b>
<hr/>				

## Illustrated List of Places Identified in Stage 1 - June 2010

LAL22 Lal Lal Avenue of Honour Clarendon Lal Lal Road Lal Lal, 3352  
**Mapping Details**  
 Theme Theme 8.5: Commemoration

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity**  
**Condition**

**Significance Type Precinct**

LAL26 Lal Lal Soldiers' Memorial Hall Clarendon Lal Lal Road Lal Lal, 3352  
**Mapping Details**  
 Theme Theme 5.5: Entertaining & Socialising  
 Theme 8.5: Commemoration

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Altered  
**Condition**

**Significance Type Precinct**



LAL04 Dwelling 391 Clarendon Lal Lal Road Lal Lal, 3352  
**Mapping Details**  
 Theme Theme 5.5: Entertaining & Socialising  
 Theme 6.1: Building Towns

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Moderately Intact  
**Condition** Good

**Significance Type Precinct**



LAL05 Dwelling 410 Clarendon Lal Lal Road Lal Lal, 3352  
**Mapping Details**  
 Theme Theme 6.1: Building Towns  
 Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Moderately Intact-Altered  
**Condition** Fair

**Significance Type Precinct**



LAL03 Dwelling 421 Clarendon Lal Lal Road Lal Lal, 3352  
**Mapping Details**  
 Theme Theme 6.1: Building Towns  
 Theme 6.2: Building Homes in the Shire





**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Moderately Intact  
**Condition** Fair

**Significance Type Precinct**







# Illustrated List of Places Identified in Stage 1 - June 2010

LAL21	Former Lal Lal Post Office	421	Clarendon Lal Lal Road	Lal Lal, 3352	<p><b>Mapping Details</b></p> <p>Theme Theme 3.5: Establishing &amp; Maintaining Communications Theme 6.1: Building Towns</p> <p><b>Integrity</b></p> <p><b>Condition</b></p> <p><b>Significance Type</b></p>	
LAL06	Lal Lal Falls Hotel	424	Clarendon Yendon Road	Lal Lal, 3352	<p><b>Mapping Details</b></p> <p>Theme Theme 5.5: Entertaining &amp; Socialising Theme 6.1: Building Towns</p> <p><b>Integrity</b> Substantially Intact</p> <p><b>Condition</b> Good</p> <p><b>Significance Type</b> Precinct</p>	
LAL07	Lal Lal - Knights Brickworks Site	295	Clarendon-Lal Lal Road	Lal Lal, 3352	<p><b>Mapping Details</b></p> <p>Theme Theme 5.3: Other Businesses Theme 6.1: Building Towns</p> <p><b>Integrity</b></p> <p><b>Condition</b></p> <p><b>Significance Type</b> Archaeological - Inventory</p>	
LAL08	Lal Lal Coal Mine		Copperwaites Road	Lal Lal, 3352	<p><b>Mapping Details</b></p> <p>Theme Theme 4.3: Exploiting Other Natural Resources Theme 4.5: The Land Transformation in the Shire</p> <p><b>Integrity</b></p> <p><b>Condition</b></p> <p><b>Significance Type</b> Archaeological - Inventory</p>	
LAL09	Lal Lal Railway Station & Water Tank	05	Eaglesons Road	Lal Lal, 3352	<p><b>Mapping Details</b></p> <p>Theme Theme 3.3: The Railway Network Theme 6.1: Building Towns</p> <p><b>Integrity</b> Moderately Intact</p> <p><b>Condition</b> Good</p> <p><b>Significance Type</b> Precinct</p>	



## Illustrated List of Places Identified in Stage 1 - June 2010

LAL23	Moorabool Falls	Off Harris Road	Lal Lal, 3352	<p><b>Mapping Details</b> 37<sup>0</sup>38.8S 144<sup>0</sup>2E</p> <p><b>Theme</b> Theme 1.1: Existing Natural Environment Theme 9.2: Recreation</p>	
<p><b>Vic Heritage Register</b></p> <p><b>Vic Heritage Inventory</b></p> <p><b>Heritage Overlay</b></p> <p><b>Nat Trust Register</b></p>				<p><b>Integrity</b></p> <p><b>Condition</b></p> <p><b>Significance Type Individual</b></p>	
LAL10	Lal Lal Iron Mine & Smelting Works incl. Blast Furnace	Iron Mine Road	Lal Lal, 3352	<p><b>Mapping Details</b></p> <p><b>Theme</b> Theme 4.3: Exploiting Other Natural Resources Theme 4.5: The Land Transformation in the Shire</p>	
<p><b>Vic Heritage Register</b> H1759</p> <p><b>Vic Heritage Inventory</b> H7722-0011</p> <p><b>Heritage Overlay</b> H046</p> <p><b>Nat Trust Register</b> B3081</p>				<p><b>Integrity</b></p> <p><b>Condition</b></p> <p><b>Significance Type Individual</b></p>	
LAL19	Champion Hill Reef Workings	Iron Mine Road	Lal Lal, 3352	<p><b>Mapping Details</b></p> <p><b>Theme</b> Theme 4.2: Gold Mining Theme 4.5: The Land Transformation in the Shire</p>	
<p><b>Vic Heritage Register</b></p> <p><b>Vic Heritage Inventory</b> H7722-0042</p> <p><b>Heritage Overlay</b></p> <p><b>Nat Trust Register</b></p>				<p><b>Integrity</b></p> <p><b>Condition</b></p> <p><b>Significance Type Archaeological - Inventory</b></p>	
LAL11	Lal Lal Falls & Reserve	Lal Lal Falls Road	Lal Lal, 3352	<p><b>Mapping Details</b></p> <p><b>Theme</b> Theme 1.1: Existing Natural Environment Theme 9.2: Recreation</p>	
<p><b>Vic Heritage Register</b></p> <p><b>Vic Heritage Inventory</b></p> <p><b>Heritage Overlay</b></p> <p><b>Nat Trust Register</b></p>				<p><b>Integrity</b></p> <p><b>Condition</b></p> <p><b>Significance Type Individual</b></p>	
LAL12	Old Lal Lal Hotel	10 Lal Lal Falls Road	Lal Lal, 3352	<p><b>Mapping Details</b></p> <p><b>Theme</b> Theme 5.5: Entertaining &amp; Socialising Theme 6.1: Building Towns</p>	
<p><b>Vic Heritage Register</b></p> <p><b>Vic Heritage Inventory</b></p> <p><b>Heritage Overlay</b></p> <p><b>Nat Trust Register</b></p>				<p><b>Integrity</b> Moderately Intact</p> <p><b>Condition</b> Poor</p> <p><b>Significance Type Precinct</b></p>	

## Illustrated List of Places Identified in Stage 1 - June 2010

LAL13 Former Forestry Commission Dwelling 25 Lal Lal Falls Road Lal Lal, 3352

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type** Precinct



LAL14 Lal Lal Railway Water Tower & Dam Offtake Corner Parkers & Clarendon Lal Lal Lal Lal, 3352

### Mapping Details

Theme Theme 3.3: The Railway Network  
Theme 6.1: Building Towns

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register** B2334

**Integrity** Substantially Intact

**Condition** Good

**Significance Type** Precinct



LAL15 School Teacher's Residence 08 Vaughan Street Lal Lal, 3352

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire  
Theme 8.2: Education

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type** Precinct



LAL16 Lal Lal Primary School 12 Vaughan Street Lal Lal, 3352

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 8.2: Education

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type** Precinct



LAL17 Blue Bridge Yendon Egerton Road Lal Lal, 3352

### Mapping Details

Theme Theme 3.2: Building Early Bridges

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**



**Integrity** Substantially Intact

**Condition** Good

**Significance Type** Individual



## Illustrated List of Places Identified in Stage 1 - June 2010

LAL18	Lal Lal House & Stables	313	Yendon Egerton Road	Lal Lal, 3352	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 2.2: Exploring, Surveying & Mapping]		
			Theme 2.3: Promoting Settlement		
			Theme 4.1: Farming & Agriculture		
			Theme 6.2: Building Homes in the Shire		
	<b>Vic Heritage Register</b>		<b>Integrity</b>		
	<b>Vic Heritage Inventory</b>		<b>Condition</b>		
	<b>Heritage Overlay</b>				<b>Significance Type Individual</b>
	<b>Nat Trust Register</b>				
LAL20	Lal Lal Railway Quarters Site	Opp	Yendon Lal Lal Road	Lal Lal, 3352	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 3.3: The Railway Network		
			Theme 6.1: Building Towns		
			Theme 6.2: Building Homes in the Shire		
	<b>Vic Heritage Register</b>		<b>Integrity</b> Ruinous		
	<b>Vic Heritage Inventory</b>		<b>Condition</b>		
	<b>Heritage Overlay</b>				<b>Significance Type Precinct</b>
	<b>Nat Trust Register</b>				
GEO - BL063	Kirk Reservoir Spillway			Leigh Creek, 3352	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 1.1: Existing Natural Environment		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b>		
	<b>Heritage Overlay</b>		<b>Condition</b>		<b>Significance Type Geological - Local</b>
	<b>Nat Trust Register</b>				
LCK01	Water Channel from Pincott Reservoir		Frawleys Road	Leigh Creek, 3352	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 4.4: Water Supplies		
	<b>Vic Heritage Register</b>		<b>Integrity</b> Moderately Intact		
	<b>Vic Heritage Inventory</b>		<b>Condition</b> Fair		
	<b>Heritage Overlay</b>				<b>Significance Type Individual</b>
	<b>Nat Trust Register</b>				
LCK02	Leigh Creek Schoolmaster's House Site	10	Frawleys Road	Leigh Creek, 3352	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 6.1: Building Towns		
			Theme 6.2: Building Homes in the Shire		
			Theme 8.2: Education		
	<b>Vic Heritage Register</b>		<b>Integrity</b>		
	<b>Vic Heritage Inventory</b> H7622-0013		<b>Condition</b>		<b>Significance Type Archaeological - Inventory</b>
	<b>Heritage Overlay</b>				
	<b>Nat Trust Register</b>				

## Illustrated List of Places Identified in Stage 1 - June 2010

LCK09	Graves Saw Mill Site & Tramway	Off	Frawleys Road	Leigh Creek, 3352	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 3.4: Early Tram Network Theme 4.3: Exploiting Other Natural Resources Theme 4.5: The Land Transformation in the Shire		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>				
	<b>Heritage Overlay</b>				
	<b>Nat Trust Register</b>				<b>Significance Type Archaeological - Inventory</b>
LCK03	The Mud Dairy	11	Reidys Road	Leigh Creek, 3352	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 4.1: Farming & Agriculture		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b> H7622-0016				
	<b>Heritage Overlay</b>				
	<b>Nat Trust Register</b>				<b>Significance Type Archaeological - Inventory</b>
LCK04	Former Bungaree Shire Office		Western Highway	Leigh Creek, 3352	
			<b>Mapping Details</b> 37°33.449S 144°57.573E		
			<b>Theme</b> Theme 6.1: Building Towns Theme 7.1: Local Government		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>				
	<b>Heritage Overlay</b>				
	<b>Nat Trust Register</b>				<b>Significance Type Individual</b>
LCK05	Former Leigh Creek Post Office	9155	Western Highway	Leigh Creek, 3352	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 3.5: Establishing & Maintaining Communications Theme 6.1: Building Towns		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b> H7622-0015				
	<b>Heritage Overlay</b>				
	<b>Nat Trust Register</b>				<b>Significance Type Archaeological - Inventory</b>
LCK06	Leigh Creek Hotel & Store	9174	Western Highway	Leigh Creek, 3352	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 5.4: Commerce Theme 5.5: Entertaining & Socialising Theme 6.1: Building Towns		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b> H7622-0014				
	<b>Heritage Overlay</b>				
	<b>Nat Trust Register</b>				<b>Significance Type Individual</b>



## Illustrated List of Places Identified in Stage 1 - June 2010

LCK08 Brick Stables 9221 Western Highway Leigh Creek, 3352  
 Mapping Details 37°33.564S 144°57.217E  
 Theme Theme 4.1: Farming & Agriculture



**Vic Heritage Register**

**Vic Heritage Inventory** H7622-0012

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Fair

**Significance Type** Individual

GEO - ML090 Maddingley Brown Coal Mine Maddingley, 3340  
 Mapping Details  
 Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type** Geological - Local

GEO - ML287 Maddingley Vertebrate Fossil Site Maddingley, 3340  
 Mapping Details  
 Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type** Geological - Local

GEO - ML020 Werribee Vale Road Weir Werribee Vale Road Maddingley, 3340  
 Mapping Details  
 Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type** Geological - Local

GEO - ML113 Lake Merrimu Southern Road Cuttings Merrimu  
 Mapping Details  
 Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type** Geological - Local

# Illustrated List of Places Identified in Stage 1 - June 2010

GEO - ML231 Merrimu Gravel Member Merrimu

## Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - Regional**

MIL01 Millbrook Primary School Millbrook, 3352

## Mapping Details

Theme Theme 8.2: Education

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

MIL02 Millbrook Reservoir Donnellans Road Millbrook, 3352

## Mapping Details

Theme Theme 4.4: Water Supplies

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Individual**



WAL10 Dwelling & Outbuildings (fmr Lal Lal Gardens) 010 Hennessys Road Millbrook, 3352

## Mapping Details

Theme Theme 2.3: Promoting Settlement  
Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Altered

**Condition** Fair

**Significance Type Individual**



MIL03 Brick Homestead McGuigans Road Millbrook, 3352

Mapping Details 37° 36.4S 144° 3E

Theme Theme 2.3: Promoting Settlement  
Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**




**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Individual**

## Illustrated List of Places Identified in Stage 1 - June 2010

MIL06	Railway Viaduct	McGuigans Road	Millbrook, 3352		
		Mapping Details			
		Theme	Theme 3.3: The Railway Network		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>				
	<b>Heritage Overlay</b>	<b>Integrity</b>			
	<b>Nat Trust Register</b>	<b>Condition</b>		<b>Significance Type</b>	<b>Not Significant</b>
MIL07	Greenes Springs & Toohey's Water Facility	Millbrook Egerton Road	Millbrook, 3352		
		Mapping Details	37° 35.5S 144° 4E		
		Theme	Theme 1.1: Existing Natural Environment Theme 4.4: Water Supplies		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>	<b>Integrity</b>	Substantially Intact		
	<b>Heritage Overlay</b>	<b>Condition</b>	Good	<b>Significance Type</b>	<b>Individual</b>
MIL09	Former Millbrook Post Office	Old Melbourne Road	Millbrook, 3352		
		Mapping Details			
		Theme	Theme 3.5: Establishing & Maintaining Communications		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>	<b>Integrity</b>			
	<b>Heritage Overlay</b>	<b>Condition</b>		<b>Significance Type</b>	<b>Conservation Desirable</b>
MIL10	Former St. Agnes Catholic Chapel	Old Melbourne Road	Millbrook, 3352		
		Mapping Details			
		Theme	Theme 8.1: Spiritual Life		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>	<b>Integrity</b>			
	<b>Heritage Overlay</b>	<b>Condition</b>		<b>Significance Type</b>	<b>Individual</b>
MIL04	Dwelling	2354 Old Melbourne Road	Millbrook, 3352		
		Mapping Details			
		Theme	Theme 2.3: Promoting Settlement Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>	<b>Integrity</b>	Moderately Intact		
	<b>Heritage Overlay</b>	<b>Condition</b>	Good	<b>Significance Type</b>	<b>Individual</b>

# Illustrated List of Places Identified in Stage 1 - June 2010

MIL05 Spread Eagle HS 1 Spread Eagle Road Millbrook, 3352

## Mapping Details

Theme Theme 4.3: Exploiting Other Natural Resources

### Vic Heritage Register

Vic Heritage Inventory H7722-0057

### Heritage Overlay

### Nat Trust Register

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

MGP01 Dwelling Barkstead Road Mollonghip, 3352

Mapping Details 37°28.5S 144°04.5E

Theme Theme 2.3: Promoting Settlement

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

### Vic Heritage Register

Vic Heritage Inventory

### Heritage Overlay

### Nat Trust Register

**Integrity** Substantially Intact

**Condition** Fair-Poor

**Significance Type Individual**



MGP02 Dwelling Barkstead Road Mollonghip, 3352

Mapping Details 37°30S 144°02.5E

Theme Theme 2.3: Promoting Settlement

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

### Vic Heritage Register

Vic Heritage Inventory

### Heritage Overlay

### Nat Trust Register

**Integrity** Moderately Intact

**Condition** Fair

**Significance Type Individual**



MGP03 Dwelling Barkstead Road Mollonghip, 3352

Mapping Details 37°29.5S 144°03E

Theme Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

### Vic Heritage Register

Vic Heritage Inventory

### Heritage Overlay

### Nat Trust Register

**Integrity** Substantially Intact

**Condition** Good

**Significance Type Conservation Desirable**



MGP04 Dwelling Corner Mollonghip Road & McPhans Mollonghip, 3352

Mapping Details 37°28S 144°02E

Theme Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire

### Vic Heritage Register

Vic Heritage Inventory

### Heritage Overlay

### Nat Trust Register

**Integrity** Substantially Intact

**Condition** Good

**Significance Type Individual**





## Illustrated List of Places Identified in Stage 1 - June 2010

MGP05	Dwelling	Ormond Road	Mollonghip, 3352						
		Mapping Details	37 <sup>0</sup> 28.5S 144 <sup>0</sup> 04E						
		Theme	Theme 4.1: Farming & Agriculture						
			Theme 6.2: Building Homes in the Shire						
		<b>Vic Heritage Register</b>							
		<b>Vic Heritage Inventory</b>							
		<b>Heritage Overlay</b>							
		<b>Nat Trust Register</b>							
		<b>Integrity</b>	Moderately Intact						
		<b>Condition</b>	Fair						
									<b>Significance Type Individual</b>
MOR01	Borhoneyghurk Homestead Ruins		Morrison's, 3334						
		Mapping Details							
		Theme	Theme 2.2: Exploring, Surveying & Mapping						
			Theme 4.1: Farming & Agriculture						
			Theme 6.2: Building Homes in the Shire						
		<b>Vic Heritage Register</b>							
		<b>Vic Heritage Inventory</b>							
		<b>Heritage Overlay</b>							
		<b>Nat Trust Register</b>							
		<b>Integrity</b>							
		<b>Condition</b>							
									<b>Significance Type Archaeological - Inventory</b>
MOR02	Morrison's Valley (from bridge to Dolly's Creek Road)		Morrison's, 3334						
		Mapping Details							
		Theme	Theme 1.1: Existing Natural Environment						
			Theme 4.2: Gold Mining						
		<b>Vic Heritage Register</b>							
		<b>Vic Heritage Inventory</b>							
		<b>Heritage Overlay</b>							
		<b>Nat Trust Register</b>							
		<b>Integrity</b>							
		<b>Condition</b>							
									<b>Significance Type Archaeological - Inventory</b>
MOR12	Swing Bridge Remnants		Morrison's, 3334						
		Mapping Details							
		Theme	Theme 3.2: Building Early Bridges						
		<b>Vic Heritage Register</b>							
		<b>Vic Heritage Inventory</b>							
		<b>Heritage Overlay</b>							
		<b>Nat Trust Register</b>							
		<b>Integrity</b>							
		<b>Condition</b>							
									<b>Significance Type Archaeological - Inventory</b>
GEO - ML157	Morrison's silcrete		Morrison's, 3334						
		Mapping Details							
		Theme	Theme 1.1: The Natural Environment						
		<b>Vic Heritage Register</b>							
		<b>Vic Heritage Inventory</b>							
		<b>Heritage Overlay</b>							
		<b>Nat Trust Register</b>							
		<b>Integrity</b>							
		<b>Condition</b>							
									<b>Significance Type Geological - State</b>



## Illustrated List of Places Identified in Stage 1 - June 2010

GEO - ML202 Moorabool River (east branch cliffs) Morrisons, 3334

Mapping Details

Theme Theme 1.1: The Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - Local**

GEO - ML240 Morrisons Isolated Spur Morrisons, 3334

Mapping Details

Theme Theme 1.1: The Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - Regional**

GEO - ML285 Morrisons (deformed Ordovician sediment) Morrisons, 3334

Mapping Details

Theme Theme 1.1: The Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - Local**

MOR03 Red Jacket Mine 1237 Ballan Meredith Road Morrisons, 3334

Mapping Details

Theme Theme 4.2: Gold Mining

Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory** H7722-0040

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

MOR04 Morrisons Cemetery Cemetery Lane Morrisons, 3334

Mapping Details

Theme Theme 6.1: Building Towns

Theme 8.5: Commemoration

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Fair

**Significance Type Individual**



## Illustrated List of Places Identified in Stage 1 - June 2010

MOR10 Shepherd's Daughter's Grave Off Chalk Mine Road Morrisons, 3334  
 Mapping Details  
 Theme Theme 8.5: Commemoration

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

MOR05 Borhoneyghurk Company Grant's Lane Morrisons, 3334  
 Mapping Details  
 Theme Theme 4.2: Gold Mining  
 Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory** H7722-0039

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

MOR08 Homestead Meredith Road Morrisons, 3334  
 Mapping Details  
 Theme Theme 4.1: Farming & Agriculture  
 Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Fair-Good

**Significance Type Individual**



MOR09 Clipswood Park 1225 Meredith Road Morrisons, 3334  
 Mapping Details 37° 46.5S 144° 8E  
 Theme Theme 4.1: Farming & Agriculture  
 Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Conservation Desirable**



MOR11 Shepherd's Graves Off Mt. Doran Egerton Road Morrisons, 3334  
 Mapping Details  
 Theme Theme 8.5: Commemoration

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**




**Nat Trust Register**

**Integrity**





**Condition**

**Significance Type Archaeological - Inventory**

## Illustrated List of Places Identified in Stage 1 - June 2010

MOR06	Former School	33	Parkinson Road	Morrison's, 3334	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 6.1: Building Towns Theme 8.2: Education		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b> Moderately Intact		
	<b>Heritage Overlay</b>		<b>Condition</b> Fair		
	<b>Nat Trust Register</b>				<b>Significance Type Individual</b>
MOR07	St. James' Anglican Church	1153	Tableland Road	Morrison's, 3334	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 6.1: Building Towns Theme 8.1: Spiritual Life		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b> Substantially Intact		
	<b>Heritage Overlay</b>		<b>Condition</b> Good		
	<b>Nat Trust Register</b>				<b>Significance Type Individual</b>
GEO - ML108	Mt Darriwil			Mt Darriwil	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 1.1: Existing Natural Environment		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b>		
	<b>Heritage Overlay</b>		<b>Condition</b>		
	<b>Nat Trust Register</b>				<b>Significance Type Geological - Local</b>
MTD01	Former Mount Doran State School		Mount Doran Road?	Mt Doran, 3334	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 8.2: Education		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b>		
	<b>Heritage Overlay</b>		<b>Condition</b>		
	<b>Nat Trust Register</b>				<b>Significance Type Archaeological - Inventory</b>
MTE20	Springbank Dairy			Mt Egerton, 3345	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 4.1: Farming & Agriculture Theme 5.2: Dairy Production		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b>		
	<b>Heritage Overlay</b>		<b>Condition</b>		
	<b>Nat Trust Register</b>				<b>Significance Type Individual</b>

# Illustrated List of Places Identified in Stage 1 - June 2010

MTE21	Mt Egerton Gold Mining Settlement Remnants		Mt Egerton, 3345		
		<b>Mapping Details</b>			
		Theme Theme 4.2: Gold Mining			
		Theme 4.5: The Land Transformation in the Shire			
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>				
	<b>Heritage Overlay</b>				
	<b>Nat Trust Register</b>				
		<b>Integrity</b>			
		<b>Condition</b>			
				<b>Significance Type</b>	<b>Archaeological - Inventory</b>
MTE02	Dwelling	Ballan Egerton Road	Mt Egerton, 3345		
		<b>Mapping Details</b>	37° 37.845S 144° 06.996E		
		Theme Theme 4.1: Farming & Agriculture			
		Theme 6.2: Building Homes in the Shire			
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>				
	<b>Heritage Overlay</b>				
	<b>Nat Trust Register</b>				
		<b>Integrity</b>	Moderately Intact - Altered		
		<b>Condition</b>	Good		
				<b>Significance Type</b>	<b>Conservation Desirable</b>
MTE03	Mount Egerton Government Battery	Blackhorse Lane	Mt Egerton, 3345		
		<b>Mapping Details</b>	37° 37.845S 144° 06.996E		
		Theme Theme 4.2: Gold Mining			
		Theme 4.5: The Land Transformation in the Shire			
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>	H7722-0045			
	<b>Heritage Overlay</b>				
	<b>Nat Trust Register</b>				
		<b>Integrity</b>	Moderately-Substantially Intact		
		<b>Condition</b>	Good		
				<b>Significance Type</b>	<b>Individual</b>
MTE04	New Blackhorse Mine	Blackhorse Lane	Mt Egerton, 3345		
		<b>Mapping Details</b>	37° 37.845S 144° 06.996E		
		Theme Theme 4.2: Gold Mining			
		Theme 4.5: The Land Transformation in the Shire			
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>				
	<b>Heritage Overlay</b>				
	<b>Nat Trust Register</b>				
		<b>Integrity</b>			
		<b>Condition</b>			
				<b>Significance Type</b>	<b>Archaeological - Inventory</b>
MTE05	Mt Egerton Cemetery	Cemetery Road	Mt Egerton, 3345		
		<b>Mapping Details</b>	37° 38.293S 144° 06.034E		
		Theme Theme 6.1: Building Towns			
		Theme 8.5: Commemoration			
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>				
	<b>Heritage Overlay</b>				
	<b>Nat Trust Register</b>				
		<b>Integrity</b>	Substantially Intact		
		<b>Condition</b>	Fair		
				<b>Significance Type</b>	<b>Individual</b>

## Illustrated List of Places Identified in Stage 1 - June 2010

MTE09 Former Uniting Church 02 Church Street Mt Egerton, 3345

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 8.1: Spiritual Life

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Fair

**Significance Type** Individual



MTE10 Dwelling 11 Church Street Mt Egerton, 3345

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Fair-Poor

**Significance Type** Individual



MTE15 Mt Egerton Primary School No. 1918 58 Church Street Mt Egerton, 3345

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 8.2: Education

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately-Substantially Intact

**Condition** Good

**Significance Type** Individual



MTE11 Dwelling 11 Main Road Mt Egerton, 3345

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Fair

**Significance Type** Individual



MTE14 Dwelling 53 Main Road Mt Egerton, 3345

### Mapping Details

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**





**Integrity** Altered

**Condition** Fair

**Significance Type** Not Significant



## Illustrated List of Places Identified in Stage 1 - June 2010

MTE16	Dwelling	60	Main Road	Mt Egerton, 3345	
		<b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire			
	<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>	<b>Integrity</b> Altered <b>Condition</b> Fair	<b>Significance Type</b> Not Significant		
MTE17	Mt. Egerton General Store	65	Main Road	Mt Egerton, 3345	
		<b>Mapping Details</b> Theme Theme 5.4: Commerce Theme 6.1: Building Towns			
	<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>	<b>Integrity</b> Moderately Intact <b>Condition</b> Good	<b>Significance Type</b> Individual		
MTE18	Mount Egerton Mechanics' Institute	69	Main Road	Mt Egerton, 3345	
		<b>Mapping Details</b> Theme Theme 5.5: Entertaining & Socialising Theme 6.1: Building Towns Theme 8.4: Community Organisations			
	<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>	<b>Integrity</b> Moderately Intact <b>Condition</b> Good	<b>Significance Type</b> Individual		
MTE06	Former Race Track		Manleys Road	Mt Egerton, 3345	
		<b>Mapping Details</b> Theme Theme 9.1: Sport			
	<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>	<b>Integrity</b> <b>Condition</b>	<b>Significance Type</b> Archaeological - Inventory		
MTE19	Mining Machinery	off	Reserve Road	Mt Egerton, 3345	
		<b>Mapping Details</b> Theme Theme 4.2: Gold Mining Theme 4.5: The Land Transformation in the Shire			
	<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>	<b>Integrity</b> <b>Condition</b>	<b>Significance Type</b> Archaeological - Inventory		

## Illustrated List of Places Identified in Stage 1 - June 2010

MTE07 Victorian Tile Trounces Lane & Victorian Mt Egerton, 3345  
Company Site  
Mapping Details  
Theme Theme 4.3: Exploiting Other Natural Resources

**Vic Heritage Register**

**Vic Heritage Inventory** H7722-0043

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type** Archaeological - Inventory

MTE08 The Manor Yendon Egerton Road Mt Egerton, 3345  
Mapping Details 37°38.172S 144°05.940E  
Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact - Altered

**Condition** Fair

**Significance Type** Conservation Desirable

MTE12 Dwelling 1155 Yendon Egerton Road Mt Egerton, 3345  
Mapping Details 37°38.213S 144°05.849E  
Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Fair

**Significance Type** Individual

MTE13 Dwelling 1201 Yendon Egerton Road Mt Egerton, 3345  
Mapping Details 37°38.084S 144°06.97E  
Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact - Altered

**Condition** Good

**Significance Type** Conservation Desirable

MW02 Eucalyptus Viminalis Ballan Anakie Road Mt Wallace, 3342  
Mapping Details  
Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register** T12063

**Integrity**

**Condition**

**Significance Type** Conservation Desirable



## Illustrated List of Places Identified in Stage 1 - June 2010

MW01 Mt. Wallace Jubilee Hall Mt Wallace Hall Lane Mt Wallace, 3342  
 Mapping Details 37<sup>0</sup>44S 144<sup>0</sup>13E  
 Theme Theme 5.5: Entertaining & Socialising



**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Altered  
**Condition** Good

**Significance Type Individual**

GEO - ML077 Myrniong Creek & Tributaries Myrniong, 3341  
 Mapping Details  
 Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity**  
**Condition**

**Significance Type Geological - Regional**

GEO - ML158 The Island Myrniong, 3341  
 Mapping Details  
 Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity**  
**Condition**

**Significance Type Geological - Regional**

NAV06 Dunnstown Quarry 144 Howards Road Navigators, 3352  
 Mapping Details  
 Theme

**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity**  
**Condition**

**Significance Type Archaeological - Inventory**

NAV01 Dwelling 20 Howards Road Navigators, 3352  
 Mapping Details  
 Theme Theme 6.1: Building Town  
 Theme 6.2: Building Homes in the Shire








**Vic Heritage Register**  
**Vic Heritage Inventory**  
**Heritage Overlay**  
**Nat Trust Register**

**Integrity** Moderately Intact  
**Condition** Good

**Significance Type Individual**

## Illustrated List of Places Identified in Stage 1 - June 2010

NAV02	Navigators Hall (former Catholic School)	Corner Lyons Road	Navigators, 3352	<p><b>Mapping Details</b></p> <p><b>Theme</b> Theme 5.5: Entertaining &amp; Socialising Theme 6.1: Building Towns Theme 8.1: Spiritual Life Theme 8.2: Education</p> <p><b>Integrity</b> Moderately Intact</p> <p><b>Condition</b> Good</p>	
<p><b>Vic Heritage Register</b></p> <p><b>Vic Heritage Inventory</b></p> <p><b>Heritage Overlay</b></p> <p><b>Nat Trust Register</b></p>				<p><b>Significance Type</b> Individual</p>	
NAV03	Dwelling & Stone Ruin	Corner Lyons Road & Yendon Road	Navigators, 3352	<p><b>Mapping Details</b></p> <p><b>Theme</b> Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire</p> <p><b>Integrity</b> Moderately Intact</p> <p><b>Condition</b> Fair</p>	
<p><b>Vic Heritage Register</b></p> <p><b>Vic Heritage Inventory</b></p> <p><b>Heritage Overlay</b></p> <p><b>Nat Trust Register</b></p>				<p><b>Significance Type</b> Conservation Desirable</p>	
NAV04	Navigators Railway Bridge	Navigators Yendon Road	Navigators, 3352	<p><b>Mapping Details</b></p> <p><b>Theme</b> Theme 3.2: Building Early Bridges Theme 3.3: The Railway Network</p> <p><b>Integrity</b> Substantially Intact</p> <p><b>Condition</b> Good</p>	
<p><b>Vic Heritage Register</b></p> <p><b>Vic Heritage Inventory</b></p> <p><b>Heritage Overlay</b> H044</p> <p><b>Nat Trust Register</b> B3166</p>				<p><b>Significance Type</b></p>	
NAV05	Former Hotel	399 Navigators Yendon Road	Navigators, 3352	<p><b>Mapping Details</b></p> <p><b>Theme</b> Theme 5.5: Entertaining &amp; Socialising Theme 6.1: Building Towns</p> <p><b>Integrity</b> Moderately Intact-Altered</p> <p><b>Condition</b> Fair</p>	
<p><b>Vic Heritage Register</b></p> <p><b>Vic Heritage Inventory</b></p> <p><b>Heritage Overlay</b></p> <p><b>Nat Trust Register</b></p>				<p><b>Significance Type</b> Individual</p>	
NEW01	Blue Mountain Cemetery	Tower Track	Newbury	<p><b>Mapping Details</b></p> <p><b>Theme</b> Theme 8.5: Commemoration</p> <p><b>Integrity</b> Moderately Intact</p> <p><b>Condition</b> Fair</p>	
<p><b>Vic Heritage Register</b></p> <p><b>Vic Heritage Inventory</b></p> <p><b>Heritage Overlay</b></p> <p><b>Nat Trust Register</b></p>				<p><b>Significance Type</b> Individual</p>	

# Illustrated List of Places Identified in Stage 1 - June 2010

GEO - ML162 Parwan Cave (H-4)

Parwan

## Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - Regional**

PO001 Dwelling 256 Ballarat Daylesford Road Pootilla, 3352

## Mapping Details

Theme Theme 6.2: Building Homes in the Shire



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Fair

**Significance Type Individual**

PO003 Clark Saw Mill site Off Ballarat Daylesford Road Pootilla, 3352

## Mapping Details

Theme Theme 4.3: Exploiting Other Natural Resources  
Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

PO004 Pincott Reservoir Frawleys Road Pootilla, 3352

Mapping Details 37°32'50"S, 143°56'56"E

Theme Theme 4.4: Water Supplies

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Individual**

PO002 Bungaree Cemetery Lewis Lane Pootilla, 3352

Mapping Details 37°31.3S 143°58.1E

Theme Theme 8.5: Commemoration



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Fair

**Significance Type Individual**

## Illustrated List of Places Identified in Stage 1 - June 2010

PCW02 Pykes Creek Old Western Highway Pykes Creek Weir,  
Reservoir & Tower  
Mapping Details 37° 35.5S 144° 18E  
Theme Theme 4.4: Water Supplies



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type Individual**

PCW03 Dwelling 040 Old Western Highway Pykes Creek Weir,  
Mapping Details  
Theme Theme 6.2: Building Homes in the Shire



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type Individual**

PCW04 Former Hotel Opp 49 Old Western Highway Pykes Creek Weir,  
Mapping Details  
Theme Theme 5.5: Entertaining & Socialising  
Theme 6.1: Building Towns



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register** B4291

**Integrity** Moderately Intact

**Condition** Poor

**Significance Type Individual**

GEO - ML251 Rowsley Depression Rowsley, 3310  
Mapping Details  
Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological**

SCO05 Attwood's Cottage Attwood's Road Scotsburn, 3357  
Mapping Details  
Theme Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register** B3635

**Integrity**

**Condition**

**Significance Type Individual**

## Illustrated List of Places Identified in Stage 1 - June 2010

SCO01 Mt. Boninyong 6754 Midland Highway Scotsburn, 3357

Homestead & Garden

### Mapping Details

**Theme** Theme 2.2: Exploring, Surveying & Mapping  
 Theme 2.3: Promoting Settlement  
 Theme 4.1: Farming & Agriculture  
 Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register** B1101, T11439

**Integrity** Not determined

**Condition** Good

**Significance Type** Individual



SCO02 Cottage - Old Inglis Yendon No. 2 Road Scotsburn, 3357

Homestead?

**Mapping Details** 37° 39.5S 144° 56E

**Theme** Theme 2.3: Promoting Settlement  
 Theme 4.1: Farming & Agriculture  
 Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Poor

**Significance Type** Individual



SCO03 Yuulong Homestead 30 Youlong Road Scotsburn, 3357

### Mapping Details

**Theme** Theme 2.3: Promoting Settlement  
 Theme 4.1: Farming & Agriculture  
 Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register** B3635

**Integrity** Not determined

**Condition** Good

**Significance Type** Individual



SCO04 Scotsburn Union Yuulong Road Scotsburn, 3357

Church

### Mapping Details

**Theme** Theme 8.1: Spiritual Life

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type** Individual



SR01 Simmons Reef Mine Site Scotsburn, 3458

### Mapping Details

**Theme** Theme 4.2: Gold Mining  
 Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory** H7723-1138

**Heritage Overlay**


**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type** Archaeological - Inventory

## Illustrated List of Places Identified in Stage 1 - June 2010

SR02	Simmons Reef Reservoir	Simmons Reef, 3458	<p><b>Mapping Details</b></p> <p>Theme Theme 4.2: Gold Mining Theme 4.4: Water Supplies Theme 4.5: The Land Transformation in the Shire</p>	
	<p><b>Vic Heritage Register</b></p> <p><b>Vic Heritage Inventory</b></p> <p><b>Heritage Overlay</b></p> <p><b>Nat Trust Register</b></p>	<p><b>Integrity</b></p> <p><b>Condition</b></p>	<p><b>Significance Type Individual</b></p>	
SR03	Povey's Grave	Simmons Reef, 3458	<p><b>Mapping Details</b></p> <p>Theme Theme 8.5: Commemoration</p>	
	<p><b>Vic Heritage Register</b></p> <p><b>Vic Heritage Inventory</b> H7723-0198</p> <p><b>Heritage Overlay</b></p> <p><b>Nat Trust Register</b></p>	<p><b>Integrity</b></p> <p><b>Condition</b></p>	<p><b>Significance Type Archaeological - Inventory</b></p>	
SR07	Imperial Mine Site	Simmons Reef, 3458	<p><b>Mapping Details</b></p> <p>Theme Theme 4.2: Gold Mining Theme 4.5: The Land Transformation in the Shire</p>	
	<p><b>Vic Heritage Register</b></p> <p><b>Vic Heritage Inventory</b></p> <p><b>Heritage Overlay</b></p> <p><b>Nat Trust Register</b></p>	<p><b>Integrity</b></p> <p><b>Condition</b></p>	<p><b>Significance Type Archaeological - Inventory</b></p>	
SR08	Simmons Reef Gold Mining Settlement Site	Simmons Reef, 3458	<p><b>Mapping Details</b></p> <p>Theme Theme 4.2: Gold Mining Theme 4.5: The Land Transformation in the Shire</p>	
	<p><b>Vic Heritage Register</b></p> <p><b>Vic Heritage Inventory</b></p> <p><b>Heritage Overlay</b></p> <p><b>Nat Trust Register</b></p>	<p><b>Integrity</b></p> <p><b>Condition</b></p>	<p><b>Significance Type Archaeological - Inventory</b></p>	
SR04	Crown Company Mine Site	Simmons Reef Road Simmons Reef, 3458	<p><b>Mapping Details</b></p> <p>Theme Theme 4.2: Gold Mining Theme 4.5: The Land Transformation in the Shire</p>	
	<p><b>Vic Heritage Register</b></p> <p><b>Vic Heritage Inventory</b> H7723-0498</p> <p><b>Heritage Overlay</b></p> <p><b>Nat Trust Register</b></p>	<p><b>Integrity</b></p> <p><b>Condition</b></p>	<p><b>Significance Type Archaeological - Inventory</b></p>	

## Illustrated List of Places Identified in Stage 1 - June 2010

SR05 Mine Manager's House 189 Simmons Reef Road Simmons Reef, 3458

### Mapping Details

**Theme** Theme 4.2: Gold Mining  
Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay** H030

**Nat Trust Register** B776

**Integrity** Moderately Intact

**Condition** Good

**Significance Type** Individual



SR06 Garden of St. Erth 189 Simmons Reef Road Simmons Reef, 3458

### Mapping Details

**Theme** Theme 4.2: Gold Mining  
Theme 4.5: The Land Transformation in the Shire  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay** H051

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type** Individual



SR09 Wheeler's Tramway Wombat State Forest Simmons Reef, 3458

### Mapping Details

**Theme** Theme 3.4: Early Tram Network  
Theme 4.3: Exploiting Other Natural Resources  
Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register** H2015

**Vic Heritage Inventory**

**Heritage Overlay** H053

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type** Individual



SPA03 Carroll's Mineral Springs & Hell Off Carrols Track Spargo Creek, 3461

Hole Creek Mineral Spring

**Mapping Details** 37° 29.5S, 144° 10.3E

**Theme** Theme 1.1: The Natural Environment  
Theme 9.2: Recreation

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type** Individual

SPA04 Hyatt Saw Mill Site Off Spargo Blakeville Road Spargo Creek, 3461

### Mapping Details

**Theme** Theme 4.3: Exploiting Other Natural Resources  
Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type** Archaeological - Inventory

## Illustrated List of Places Identified in Stage 1 - June 2010

SPA05 Hyatt Saw Mill Site Off Spargo Blakeville Road Spargo Creek, 3461

### Mapping Details

Theme Theme 4.3: Exploiting Other Natural Resources  
Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Archaeological - Inventory**

SPA01 Spargo Creek Mineral Springs Reserve Spargo Creek Road Spargo Creek, 3461

Mapping Details 37°29.5S 144°08.5E

Theme Theme 1.1: The Natural Environment  
Theme 4.4: Water Supplies  
Theme 9.2: Recreation

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Individual**



SPR01 Dwelling 111 Kanes Lane Springbank, 3352

Mapping Details 37°30.3S 144°03E

Theme Theme 2.3: Promoting Settlement  
Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type Individual**



SPR02 Dwelling 0652 Mollonghip Road Springbank, 3352

### Mapping Details

Theme Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type Conservation Desirable**



SPR03 Dwelling Ormond Road Springbank, 3352

Mapping Details 37°30.995S 144°03.484E

Theme Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type Individual**





## Illustrated List of Places Identified in Stage 1 - June 2010

SPR04 Dwelling Ormond Road Springbank, 3352

Mapping Details 37°29.5S 144°04E

Theme Theme 2.3: Promoting Settlement  
Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type Individual**



SPR05 Dwelling 150 Ormond Road Springbank, 3352

Mapping Details

Theme Theme 2.3: Promoting Settlement  
Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type Individual**



SPR06 Dwelling 433 Ormond Road Springbank, 3352

Mapping Details

Theme Theme 2.3: Promoting Settlement  
Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Poor

**Significance Type Individual**



SPR08 St. Michael's Catholic Church Springbank Road Springbank, 3352

Mapping Details 37°32.2S 144°03.5E

Theme Theme 6.1: Building Towns  
Theme 8.1: Spiritual Life

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Fair

**Significance Type Individual**



SPR09 St. Michael's Convent Springbank Road Springbank, 3352

Mapping Details 37°32.2S 144°03.5E

Theme Theme 6.1: Building Towns  
Theme 6.2: Building Homes in the Shire  
Theme 8.1: Spiritual Life

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Altered

**Condition** Good

**Significance Type Conservation Desirable**



## Illustrated List of Places Identified in Stage 1 - June 2010

SPR10 St. Michael's Catholic Springbank Road Springbank, 3352

Primary School

Mapping Details 37°32.2S 144°03.5E

Theme Theme 6.1: Building Towns

Theme 8.1: Spiritual Life

Theme 8.2: Education

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Fair

**Significance Type** Individual



SPR11 Dwelling Springbank Road Springbank, 3352

Mapping Details 37°31.5S 144°02.5E

Theme Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Altered

**Condition** Fair

**Significance Type** Conservation Desirable



SPR12 Dwelling 0606 Springbank Road Springbank, 3352

Mapping Details 37°31.5S 144°02.5E

Theme Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact - Altered

**Condition** Good

**Significance Type** Conservation Desirable



SPR13 Dwelling 1065 Springbank Road Springbank, 3352

Mapping Details 37°32.5S 144°05.5E

Theme Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type** Individual



Corcoran Saw Mill Site Off Springbank Road Springbank, 3352

Mapping Details

Theme Theme 4.3: Exploiting Other Natural Resources

Theme 4.5: The Land Transformation in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**






**Nat Trust Register**

**Integrity**






**Condition**

**Significance Type** Archaeological - Inventory






## Illustrated List of Places Identified in Stage 1 - June 2010

WAL02	Dwelling	Bungaree Wallace Road	Wallace, 3352		
		<b>Mapping Details</b>	37 <sup>o</sup> 33.422S 144 <sup>o</sup> 02.136E		
		<b>Theme</b>	Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire		
<b>Vic Heritage Register</b>					
<b>Vic Heritage Inventory</b>		<b>Integrity</b>	Moderately Intact - Altered		
<b>Heritage Overlay</b>		<b>Condition</b>	Poor		
<b>Nat Trust Register</b>				<b>Significance Type</b>	Conservation Desirable
					
WAL03	Dwelling	687 Bungaree Wallace Road	Wallace, 3352		
		<b>Mapping Details</b>			
		<b>Theme</b>	Theme 2.3: Promoting Settlement Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire		
<b>Vic Heritage Register</b>					
<b>Vic Heritage Inventory</b>		<b>Integrity</b>	Substantially Intact		
<b>Heritage Overlay</b>		<b>Condition</b>	Good		
<b>Nat Trust Register</b>				<b>Significance Type</b>	Individual
					
WAL04	Dwelling (former Holden's Chaff Milling)	720 Bungaree Wallace Road	Wallace, 3352		
		<b>Mapping Details</b>			
		<b>Theme</b>	Theme 5.1: Manufacturing from Crops Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire		
<b>Vic Heritage Register</b>					
<b>Vic Heritage Inventory</b>		<b>Integrity</b>	Moderately Intact		
<b>Heritage Overlay</b>		<b>Condition</b>	Good		
<b>Nat Trust Register</b>				<b>Significance Type</b>	Individual
					
WAL05	Former General Store (Holden's Chaff Milling)	720 Bungaree Wallace Road	Wallace, 3352		
		<b>Mapping Details</b>			
		<b>Theme</b>	Theme 3.3: The Railway Network Theme 5.4: Commerce Theme 5.1: Manufacturing from Crops Theme 6.1: Building Towns		
<b>Vic Heritage Register</b>					
<b>Vic Heritage Inventory</b>		<b>Integrity</b>	Moderately Intact		
<b>Heritage Overlay</b>		<b>Condition</b>	Fair		
<b>Nat Trust Register</b>				<b>Significance Type</b>	Individual
					
WAL06	Wallace Hotel	741 Bungaree Wallace Road	Wallace, 3352		
		<b>Mapping Details</b>			
		<b>Theme</b>	Theme 5.5: Entertaining & Socialising Theme 6.1: Building Towns		
<b>Vic Heritage Register</b>					
<b>Vic Heritage Inventory</b>		<b>Integrity</b>	Moderately Intact-Altered		
<b>Heritage Overlay</b>		<b>Condition</b>	Good		
<b>Nat Trust Register</b>				<b>Significance Type</b>	Individual
					





## Illustrated List of Places Identified in Stage 1 - June 2010

WAL07	Dwelling	111	Butter Factory Road	Wallace, 3352	
<b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>		<b>Integrity</b> Moderately Intact - Altered <b>Condition</b> Fair		<b>Significance Type</b> Conservation Desirable	
WAL08	Former Brick Stables	20	Erin Court	Wallace, 3352	
<b>Mapping Details</b> 37°33.232S 144°02.867E Theme Theme 4.1: Farming & Agriculture					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>		<b>Integrity</b> Moderately Intact <b>Condition</b> Poor		<b>Significance Type</b> Individual	
WAL09	Dwelling		Henessys Road	Wallace, 3352	
<b>Mapping Details</b> 37°34.386S 144°02.344E Theme Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>		<b>Integrity</b> Moderately Intact <b>Condition</b> Excellent		<b>Significance Type</b> Individual	
WAL11	Dwelling	088	Henessys Road	Wallace, 3352	
<b>Mapping Details</b> 37°34.369S 144°02.181E Theme Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>		<b>Integrity</b> Substantially Intact <b>Condition</b> Fair		<b>Significance Type</b> Individual	
WAL12	Ruinous Cottage	160	Henessys Road	Wallace, 3352	
<b>Mapping Details</b> Theme Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire					
<b>Vic Heritage Register</b> <b>Vic Heritage Inventory</b> <b>Heritage Overlay</b> <b>Nat Trust Register</b>		<b>Integrity</b> Altered <b>Condition</b> Poor		<b>Significance Type</b> Conservation Desirable	






## Illustrated List of Places Identified in Stage 1 - June 2010

WAL13	Dwelling		Old Western Highway	Wallace, 3352		
			<b>Mapping Details</b>	37°33.157S 144°04.190E		
			<b>Theme</b>	Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire		
<b>Vic Heritage Register</b>			<b>Integrity</b>	Altered		
<b>Vic Heritage Inventory</b>			<b>Condition</b>	Poor		
<b>Heritage Overlay</b>					<b>Significance Type</b>	Conservation Desirable
<b>Nat Trust Register</b>						
WAL14	Cottage Ruin		Old Western Highway	Wallace, 3352		
			<b>Mapping Details</b>	37°33.189S 144°03.887E		
			<b>Theme</b>	Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire		
<b>Vic Heritage Register</b>			<b>Integrity</b>	Ruinous		
<b>Vic Heritage Inventory</b>			<b>Condition</b>	Poor		
<b>Heritage Overlay</b>					<b>Significance Type</b>	Conservation Desirable
<b>Nat Trust Register</b>						
WAL15	Dwelling (associated with butter factory)	010	Old Western Highway	Wallace, 3352		
			<b>Mapping Details</b>			
			<b>Theme</b>	Theme 5.2: Dairy Production Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire		
<b>Vic Heritage Register</b>			<b>Integrity</b>	Substantially Intact		
<b>Vic Heritage Inventory</b>			<b>Condition</b>	Fair		
<b>Heritage Overlay</b>					<b>Significance Type</b>	Individual
<b>Nat Trust Register</b>						
WAL16	Millbrook & District Butter Factory & Creamery	010	Old Western Highway	Wallace, 3352		
			<b>Mapping Details</b>			
			<b>Theme</b>	Theme 5.2: Dairy Production Theme 6.1: Building Towns		
<b>Vic Heritage Register</b>			<b>Integrity</b>	Moderately Intact		
<b>Vic Heritage Inventory</b>			<b>Condition</b>	Fair		
<b>Heritage Overlay</b>					<b>Significance Type</b>	Individual
<b>Nat Trust Register</b>	B6385					
WAL17	Dwelling (associated with butter factory)	020	Old Western Highway	Wallace, 3352		
			<b>Mapping Details</b>			
			<b>Theme</b>	Theme 5.2: Dairy Production Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire		
<b>Vic Heritage Register</b>			<b>Integrity</b>	Moderately Intact		
<b>Vic Heritage Inventory</b>			<b>Condition</b>	Fair		
<b>Heritage Overlay</b>					<b>Significance Type</b>	Individual
<b>Nat Trust Register</b>						

## Illustrated List of Places Identified in Stage 1 - June 2010

WAL18	Dwelling (associated with Butter Factory)	024	Old Western Highway	Wallace, 3352	
<b>Mapping Details</b> <b>Theme</b> Theme 3.5: Establishing & Maintaining Communications Theme 5.2: Dairy Production Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire					
<b>Integrity</b> Moderately Intact <b>Condition</b> Poor					
<b>Significance Type Conservation Desirable</b>					
WAL19	Butter Factory Manager's House	040	Old Western Highway	Wallace, 3352	
<b>Mapping Details</b> 37 <sup>0</sup> 33.2652S 144 <sup>0</sup> 03.343E <b>Theme</b> Theme 5.2: Dairy Production Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire					
<b>Integrity</b> Moderately Intact <b>Condition</b> Excellent					
<b>Significance Type Individual</b>					
WAL01	Wallace Mechanics' Institute	05	Westcotts Road	Wallace, 3352	
<b>Mapping Details</b> <b>Theme</b> Theme 5.5: Entertaining & Socialising Theme 6.1: Building Towns Theme 8.4: Community Organisations					
<b>Integrity</b> <b>Condition</b>					
<b>Significance Type</b>					
WAL20	Dwelling	10	Westcotts Road	Wallace, 3352	
<b>Mapping Details</b> <b>Theme</b> Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire					
<b>Integrity</b> Altered <b>Condition</b> Good					
<b>Significance Type Conservation Desirable</b>					
WAL21	Wallace Masonic Temple	12	Westcotts Road	Wallace, 3352	
<b>Mapping Details</b> <b>Theme</b> Theme 6.1: Building Towns Theme 8.4: Community Organisations					
<b>Integrity</b> Substantially Intact <b>Condition</b> Fair					
<b>Significance Type Individual</b>					

## Illustrated List of Places Identified in Stage 1 - June 2010

WAL22	Former Methodist Church	30	Westcotts Road	Wallace, 3352	<p><b>Mapping Details</b> Theme Theme 8.1: Spiritual Life</p> <p><b>Integrity</b> Moderately Intact-Altered <b>Condition</b> Good</p> <p><b>Significance Type</b> Individual</p>	
WAL23	Dwelling	33	Westcotts Road	Wallace, 3352	<p><b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire</p> <p><b>Integrity</b> Moderately Intact <b>Condition</b> Good</p> <p><b>Significance Type</b> Conservation Desirable</p>	
WAL24	Dwelling	34	Westcotts Road	Wallace, 3352	<p><b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire</p> <p><b>Integrity</b> Moderately Intact-Altered <b>Condition</b> Good</p> <p><b>Significance Type</b> Conservation Desirable</p>	
WAL25	Dwelling	97	Westcotts Road	Wallace, 3352	<p><b>Mapping Details</b> Theme Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire</p> <p><b>Integrity</b> Moderately Intact <b>Condition</b> Good</p> <p><b>Significance Type</b> Individual</p>	
WAR10	Former Coghlan's Brewery Ruins			Warrenheip, 3352	<p><b>Mapping Details</b> Theme Theme 2.4: The Irish Catholic Settlers Theme 5.1: Manufacturing from Crops</p> <p><b>Integrity</b> <b>Condition</b></p> <p><b>Significance Type</b> Archaeological - Inventory</p>	

# Illustrated List of Places Identified in Stage 1 - June 2010

GEO - BL044 Mt Warrenheip Warrenheip, 3352

## Mapping Details

Theme Theme 1.1: The Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - Regional**

WAR02 Dwelling Dunnstown Road Warrenheip, 3352

Mapping Details 37°34.562S 144°57.062E

Theme Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact - Altered

**Condition** Good

**Significance Type Conservation Desirable**

WAR03 Dwelling 3021 Dunnstown Road Warrenheip, 3352

Mapping Details

Theme Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact - Altered

**Condition** Fair

**Significance Type Conservation Desirable**

WAR05 Killarney 3109 Dunnstown Road Warrenheip, 3352

Mapping Details

Theme Theme 2.3: Promoting Settlement

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay** HO48

**Nat Trust Register** B2955

**Integrity** Substantially Intact

**Condition** Good

**Significance Type Individual**

WAR06 Kryal Castle Frawleys Road Warrenheip, 3352

Mapping Details 37°46.676S 144°05.915E

Theme Theme 9.2: Recreation



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type Not Significant**



## Illustrated List of Places Identified in Stage 1 - June 2010

WAR07 Eucalyptus Radiata Gracefield Road Warrenheip, 3352

Mapping Details

Theme Theme 1.1: The Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register** T12063

**Integrity**

**Condition**

**Significance Type Conservation Desirable**

WAR09 Water Tower Mahers Road Warrenheip, 3352

Mapping Details 37°33.910S 144°57.316E

Theme Theme 4.4: Water Supplies



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Fair

**Significance Type Individual**

WAR14 Dwelling Old Melbourne Road Warrenheip, 3352

Mapping Details

Theme Theme 6.2: Building Homes in the Shire



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type Individual**

WAR11 Brick Dwelling Ti Tree Road Warrenheip, 3352

Mapping Details

Theme Theme 6.1: Building Towns

Theme 6.2: Building Homes in the Shire



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Fair

**Significance Type Individual**

WAR12 Farm Property 377 Ti Tree Road Warrenheip, 3352

Mapping Details

Theme Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**



**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Individual**

## Illustrated List of Places Identified in Stage 1 - June 2010

WAR13	Dwelling	450	Ti Tree Road	Warrenheip, 3352	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 6.2: Building Homes in the Shire		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b> Moderately Intact - Altered		
	<b>Heritage Overlay</b>		<b>Condition</b> Fair		
	<b>Nat Trust Register</b>			<b>Significance Type</b> Conservation Desirable	
WAR01	Warrenheip State School No. 1591	03	Warrenheip Road	Warrenheip, 3352	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 6.1: Building Towns Theme 8.2: Education		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b> Moderately Intact		
	<b>Heritage Overlay</b>		<b>Condition</b> Good		
	<b>Nat Trust Register</b>			<b>Significance Type</b> Individual	
WAR08	Historical Artefact Scatter	Off	Western Highway	Warrenheip, 3352	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 6.1: Building Towns		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b> H7622-0009		<b>Integrity</b>		
	<b>Heritage Overlay</b>		<b>Condition</b>		
	<b>Nat Trust Register</b>			<b>Significance Type</b> Archaeological - Inventory	
CH13	Dwelling (former Post Office)	Lot 2	Madderns Road	Wattle Flat, 3352	
			<b>Mapping Details</b> 37°29'50.4"S, 143°57'13.7"E		
			<b>Theme</b> Theme 3.5: Establishing & Maintainin Communications		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b>		
	<b>Heritage Overlay</b>		<b>Condition</b>		
	<b>Nat Trust Register</b>			<b>Significance Type</b> Conservation Desirable	
GEO - ML102	Parwan Valley			Yaloak Vale, 3342	
			<b>Mapping Details</b>		
			<b>Theme</b> Theme 1.1: The Natural Environment		
	<b>Vic Heritage Register</b>				
	<b>Vic Heritage Inventory</b>		<b>Integrity</b>		
	<b>Heritage Overlay</b>		<b>Condition</b>		
	<b>Nat Trust Register</b>			<b>Significance Type</b> Geological - Regional	

## Illustrated List of Places Identified in Stage 1 - June 2010

GEO - ML244 Mt Wallace Drained Yaloak Vale, 3342  
Lake

Mapping Details

Theme Theme 1.1: The Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - Local**

GEO - ML013 The Bluff Yaloak Vale, 3342

Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type**

YV01 Yaloak Vale 1730 Glenmore Road Yaloak Vale, 3342

Mapping Details 37°42'S 144°16.5'E

Theme Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Conservation Desirable**

YV02 Dwelling (part of Yaloak Vale?) Off Glenmore Road Yaloak Vale, 3342

Mapping Details 37°43.5'S 144°16.8'E

Theme Theme 4.1: Farming & Agriculture  
Theme 6.2: Building Homes in the Shire



**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Substantially Intact

**Condition** Good

**Significance Type Conservation Desirable**

GEO - ML275 Yaloak Valley Basalt Yaloak, 3342  
Outliers & Dolomite

Mapping Details

Theme Theme 1.1: Existing Natural Environment

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**






**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Geological - Regional**

## Illustrated List of Places Identified in Stage 1 - June 2010

Y01	Yallock Vale Homestead	4662	Ballan-Geelong Road	Yallock, 3342				
			<b>Mapping Details</b>					
			<b>Theme</b>	Theme 2.2: Exploring, Surveying & Mapping				
				Theme 2.3: Promoting Settlement				
				Theme 4.1: Farming & Agriculture				
				Theme 6.2: Building Homes in the Shire				
			<b>Integrity</b>	Substantially Intact?				
			<b>Condition</b>	Good				
							<b>Significance Type</b>	<b>Individual</b>
								
YEN16	Eucalypt with Survey Marker		Cnr Yendon No. 2 & Wroe's	Yendon, 3352				
			<b>Mapping Details</b>					
			<b>Theme</b>	Theme 2.2: Exploring, Surveying & Mapping.				
				Theme 3.1: Establishing Early Roads.				
			<b>Integrity</b>					
			<b>Condition</b>					
							<b>Significance Type</b>	<b>Conservation Desirable</b>
								
YEN15	Dry Stone Wall	089	Ditchfield Road North	Yendon, 3352				
			<b>Mapping Details</b>	37°37'18.9"S, 143°58'17.0"E				
			<b>Theme</b>	Theme 4.1: Farming & Agriculture.				
			<b>Integrity</b>	Moderately Intact				
			<b>Condition</b>	Fair				
							<b>Significance Type</b>	<b>Individual</b>
								
YEN13	Ditchfield House	057	Ditchfields Road North	Yendon, 3352				
			<b>Mapping Details</b>	37°37'28.7"S, 143°57'53.1"E				
			<b>Theme</b>	Theme 4.1: Farming & Agriculture				
				Theme 6.2: Building Homes in the Shire				
			<b>Integrity</b>					
			<b>Condition</b>					
							<b>Significance Type</b>	<b>Individual</b>
								
YEN14	Dry Stone Wall		Haines Street	Yendon, 3352				
			<b>Mapping Details</b>	37°37'44.4"S, 143°58'27.0"E				
			<b>Theme</b>	Theme 4.1: Farming & Agriculture				
			<b>Integrity</b>	Moderately Intact				
			<b>Condition</b>	Fair				
							<b>Significance Type</b>	<b>Individual</b>
								

## Illustrated List of Places Identified in Stage 1 - June 2010

YEN20 Grassdale 111 Harbours Road Yendon, 3352

### Mapping Details

Theme Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity**

**Condition**

**Significance Type Conservation Desirable**



YEN03 Rothbury 389 Lal Lal Yendon Road Yendon, 3352

Mapping Details 37°39.45S 144°05.92E

Theme Theme 2.3: Promoting Settlement

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

**Vic Heritage Register** H1697

**Vic Heritage Inventory**

**Heritage Overlay** H052

**Nat Trust Register** B7169

**Integrity** Substantially Intact

**Condition** Good

**Significance Type Individual**



YEN12 Former Yendon Main Street Yendon, 3352

General Store & Post Office

### Mapping Details

Theme Theme 3.5: Establishing & Maintaining Communications

Theme 5.4: Commerce

Theme 6.1: Building Towns

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Altered

**Condition** Fair

**Significance Type Conservation Desirable**



YEN14 Ryan Family Farm 097 Ryans Road Yendon, 3352

Mapping Details 37°37'40.1"S, 143°58'41.4"E

Theme Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**

**Nat Trust Register**

**Integrity** Moderately Intact

**Condition** Good

**Significance Type Individual**



YEN10 Peewur Homestead Ruins Off Spread Eagle Road Yendon, 3352

### Mapping Details

Theme Theme 2.2: Exploring, Surveying & Mapping

Theme 4.1: Farming & Agriculture

Theme 6.2: Building Homes in the Shire

**Vic Heritage Register**

**Vic Heritage Inventory**

**Heritage Overlay**






**Nat Trust Register**

**Integrity**



**Condition**

**Significance Type Archaeological - Inventory**

## Illustrated List of Places Identified in Stage 1 - June 2010

YEN11	Yendon Railway Station Site	Stalkers Road	Yendon, 3352						
		<b>Mapping Details</b>	37°38'19.8"S, 143°58'31.8"E						
		<b>Theme</b>	Theme 3.3: The Railway Network						
	<b>Vic Heritage Register</b>								
	<b>Vic Heritage Inventory</b>								
	<b>Heritage Overlay</b>								
	<b>Nat Trust Register</b>								
		<b>Integrity</b>							
		<b>Condition</b>							
									<b>Significance Type</b> Archaeological - Inventory
YEN16	Dry Stone Wall	Wroe's Road	Yendon, 3352						
		<b>Mapping Details</b>							
		<b>Theme</b>	Theme 4.1: Farming & Agriculture						
	<b>Vic Heritage Register</b>								
	<b>Vic Heritage Inventory</b>								
	<b>Heritage Overlay</b>								
	<b>Nat Trust Register</b>								
		<b>Integrity</b>							
		<b>Condition</b>							
									<b>Significance Type</b> Individual
YEN06	Former Forest Home Hotel	13 Yendon Egerton Road	Yendon, 3352						
		<b>Mapping Details</b>							
		<b>Theme</b>	Theme 5.5: Entertaining & Socialising Theme 6.1: Building Towns						
	<b>Vic Heritage Register</b>								
	<b>Vic Heritage Inventory</b>								
	<b>Heritage Overlay</b>								
	<b>Nat Trust Register</b>								
		<b>Integrity</b>	Altered						
		<b>Condition</b>	Good						
									<b>Significance Type</b> Conservation Desirable
YEN08	Former Yendon State School & Gates	52 Yendon Egerton Road	Yendon, 3352						
		<b>Mapping Details</b>							
		<b>Theme</b>	Theme 6.1: Building Towns Theme 8.2: Education Theme 8.5: Commemoration						
	<b>Vic Heritage Register</b>								
	<b>Vic Heritage Inventory</b>								
	<b>Heritage Overlay</b>								
	<b>Nat Trust Register</b>								
		<b>Integrity</b>	Moderately Intact - Altered						
		<b>Condition</b>	Fair						
									<b>Significance Type</b> Individual
YEN09	Dwelling	137 Yendon Lal Lal Road	Yendon, 3352						
		<b>Mapping Details</b>							
		<b>Theme</b>	Theme 6.1: Building Towns Theme 6.2: Building Homes in the Shire						
	<b>Vic Heritage Register</b>								
	<b>Vic Heritage Inventory</b>								
	<b>Heritage Overlay</b>								
	<b>Nat Trust Register</b>								
		<b>Integrity</b>	Altered						
		<b>Condition</b>	Fair						
									<b>Significance Type</b> Conservation Desirable

## Illustrated List of Places Identified in Stage 1 - June 2010

YEN10	Avenue of Honour	Yendon No. 1 Road	Yendon, 3352						
				<b>Mapping Details</b>					
				<b>Theme</b> Theme 8.5: Commemoration					
	<b>Vic Heritage Register</b>								
	<b>Vic Heritage Inventory</b>			<b>Integrity</b> Altered					
	<b>Heritage Overlay</b>			<b>Condition</b> Fair					
	<b>Nat Trust Register</b>							<b>Significance Type</b> Individual	
NAV06	Old Pound	Yendon No. 1 Road	Yendon, 3352						
				<b>Mapping Details</b>					
				<b>Theme</b> Theme 7.2: Law & Order					
	<b>Vic Heritage Register</b>								
	<b>Vic Heritage Inventory</b>			<b>Integrity</b>					
	<b>Heritage Overlay</b>			<b>Condition</b>					
	<b>Nat Trust Register</b>							<b>Significance Type</b> Archaeological - Inventory	
YEN18	Trial Saw Mill Tramway Remains	Yendon No. 1 Road (off)	Yendon, 3352						
				<b>Mapping Details</b>					
				<b>Theme</b> Theme 3.4: Early Tram Network Theme 4.3: Exploiting Other Natural Resources					
	<b>Vic Heritage Register</b>								
	<b>Vic Heritage Inventory</b>			<b>Integrity</b>					
	<b>Heritage Overlay</b>			<b>Condition</b>					
	<b>Nat Trust Register</b>							<b>Significance Type</b> Archaeological - Inventory	
YEN17	Trial Saw Mill Site	Yendon No. 2 Road	Yendon, 3352						
				<b>Mapping Details</b>					
				<b>Theme</b> Theme 4.3: Exploiting Other Natural Resources Theme 4.5: The Land Transformation in the Shire					
	<b>Vic Heritage Register</b>								
	<b>Vic Heritage Inventory</b>			<b>Integrity</b>					
	<b>Heritage Overlay</b>			<b>Condition</b>					
	<b>Nat Trust Register</b>							<b>Significance Type</b> Archaeological - Inventory	
YEN19	Kia Ora	Yendon No. 2 Road	Yendon, 3352						
				<b>Mapping Details</b>					
				<b>Theme</b> Theme 4.1: Farming & Agriculture Theme 6.2: Building Homes in the Shire					
	<b>Vic Heritage Register</b>								
	<b>Vic Heritage Inventory</b>			<b>Integrity</b>					
	<b>Heritage Overlay</b>			<b>Condition</b>					
	<b>Nat Trust Register</b>							<b>Significance Type</b> Individual	

## **Appendix 6.03: List of Archaeological Sites included on the Victorian Heritage Inventory**



# List of Archaeological Sites included on the Victorian Heritage Inventory

Place Number	Place Name	Place Address	
	Tryconnel Tunnel		
	Fairley's Track Slate Quarry		
	Paradise Mill Site		
	Fitzsimmons/Snowball Site		
	Quarry Track - Slate Quarry		
	Easter Monday Mill		
	Antimony Mine		
BA127	Ballan Homestead Site	Off	Hogans Road Ballan, 3342
BLA01	Hayden's Mill		Blackwood, 3458
BLA19	Dillons Tunnel		Golden Point Road Blackwood, 3458
BLA26	Hall/Orr Sawmill		Greenhills Road Blackwood, 3458
BLA49	Countess Company	Between	Snake & Peacock Gullies Blackwood, 3458
BLA50	Yankee-Big Reef Workings	Junctio	Snake & Peacock Gullies Blackwood, 3458
BLA60	Hayden's Incline [Mine?]		Wombat Track Blackwood, 3458
BLA61	Trojan Mine Site	North	Yankee Road Blackwood, 3458
BLA62	Yankee Creek Alluvial Workings	North	Yankee Road Blackwood, 3458
BVE01	Barkstead Town Site		Blakeville, 3342
BVE02	Blakeville Township		Blakeville, 3342
BVE11	McGie's Sawmill		Farm Road Blakeville, 3342
BVVE15	Benedetti Deep Lead Mine	North	Paradise Road Blakeville, 3342
BUN05	Witnish's Sawmill		Bunding-Blakeville Road Bunding, 3342
BRE29	Bluestone Quarry		Creswick-Bungaree Rd & Bungaree, 3352
DC01	Dollys Creek Site	East of	Egerton Road Dolly's Creek, 3334
DUN03	Dunnstown Railway Siding		Old Dunnstown-Yendon Road Dunnstown, 3352

## List of Archaeological Sites included on the Victorian Heritage Inventory

Place Number	Place Name		Place Address	
EL01	Elaine Dry Stone Wall 1	225	Elaine Blue Bridge Road	Elaine, 3334
EL09	Golden Reef Workings		Lewis Road	Elaine, 3334
EL16	Elaine Diggings		Mount Doran Road	Elaine, 3334
F02	Yoloak Rubbish Dump		Geelong Ballan Road	Fiskville, 3342
GOR01	Gordon Gold Mine			Gordon, 3345
GRE06	Witnish's Sawmill	153	Long Gully Road	Greendale, 3341
GRE12	Hall's Sawmill		Whisky Track	Greendale, 3341
LAL07	Lal Lal - Knights Brickworks Site	295	Clarendon-Lal Lal Road	Lal Lal, 3352
LAL08	Lal Lal Coal Mine		Copperwaites Road	Lal Lal, 3352
LAL10	Lal Lal Iron Mine & Smelting Works incl. Blast		Iron Mine Road	Lal Lal, 3352
LAL19	Champion Hill Reef Workings		Iron Mine Road	Lal Lal, 3352
LCK02	Leigh Creek Schoolmaster's House Site	10	Frawleys Road	Leigh Creek, 3352
LCK03	The Mud Dairy	11	Reidys Road	Leigh Creek, 3352
LCK05	Former Leigh Creek Post Office	9155	Western Highway	Leigh Creek, 3352
LCK06	Leigh Creek Hotel & Store	9174	Western Highway	Leigh Creek, 3352
LCK08	Brick Stables	9221	Western Highway	Leigh Creek, 3352
MIL05	Spread Eagle HS 1		Spread Eagle Road	Millbrook, 3352
MOR03	Red Jacket Mine	1237	Ballan Meredith Road	Morrison's, 3334
MOR05	Borhoneyghurk Company		Grant's Lane	Morrison's, 3334
MTE03	Mount Egerton Government Battery		Blackhorse Lane	Mt Egerton, 3345
MTE07	Victorian Tile Company Site		Trounces Lane & Victorian Tile	Mt Egerton, 3345
SR01	Simmons Reef Mine Site			Simmons Reef, 3458
SR03	Povey's Grave			Simmons Reef, 3458
SR04	Crown Company Mine Site		Simmons Reef Road	Simmons Reef, 3458

# List of Archaeological Sites included on the Victorian Heritage Inventory

Place Number	Place Name	Place Address		
WAR08	Historical Artefact Scatter	Off	Western Highway	Warrenheip, 3352

## **Appendix 6.04: List of Single Heritage Places of Individual Significance Type**

## List of Single Heritage Places of Individual Significance Type

Place Number	Place Name		Place Address	
BA107	Old Ballan Cemetery		Geelong-Ballan Road	Ballan
BA089	Dwelling	31	Atkinson Street	Ballan, 3342
BA087	Dwelling	45	Atkinson Street	Ballan, 3342
BA086	Dwelling	55	Atkinson Street	Ballan, 3342
BA085	Railway Dwelling	78	Atkinson Street	Ballan, 3342
BA084	Railway Dwelling	80	Atkinson Street	Ballan, 3342
BA110	Creamery Building		Ballan Egerton Road	Ballan, 3342
BA124	Ballan Recreation Reserve	03	Cowie Street	Ballan, 3342
BA078	Ballan Bowling Club	05	Cowie Street	Ballan, 3342
BA105	Dwelling	18	Duncan Street	Ballan, 3342
BA092	Dwelling	35	Edols Street	Ballan, 3342
BA093	State Savings Bank Dwelling	49	Edols Street	Ballan, 3342
BA058	Dwelling & Stone Outbuilding	030	Fisken Street	Ballan, 3342
BA104	New Ballan Cemetery (incl. Sexton's Hut)		Gosling Street	Ballan, 3342
BA002	Dwelling	034	Inglis Street	Ballan, 3342
BA004	Dwelling	036	Inglis Street	Ballan, 3342
BA005	White Thorne	042	Inglis Street	Ballan, 3342
BA006	Girraween	047	Inglis Street	Ballan, 3342
BA007	Dwelling	055	Inglis Street	Ballan, 3342
BA009	Dwelling	056	Inglis Street	Ballan, 3342
BA010	Guide House	060	Inglis Street	Ballan, 3342
BA008	Brick Dwelling	061	Inglis Street	Ballan, 3342
BA011	Dwelling	063	Inglis Street	Ballan, 3342
BA012	Dwelling	065	Inglis Street	Ballan, 3342

## List of Single Heritage Places of Individual Significance Type

Place Number	Place Name		Place Address	
BA014	St. Paul's Uniting (formerly Presbyterian) Church	073	Inglis Street	Ballan, 3342
BA016	Dwelling	075	Inglis Street	Ballan, 3342
BA017	Dwelling	077	Inglis Street	Ballan, 3342
BA018	Dwelling	078	Inglis Street	Ballan, 3342
BA019	Dwelling	079	Inglis Street	Ballan, 3342
BA020	Dwelling	081	Inglis Street	Ballan, 3342
BA021	Lucerne	088	Inglis Street	Ballan, 3342
BA023	Ballan Masonic Hall	092	Inglis Street	Ballan, 3342
BA024	Millfield	096	Inglis Street	Ballan, 3342
BA025	St. Brigid's Roman Catholic Church	098	Inglis Street	Ballan, 3342
BA026	Invergowie	101	Inglis Street	Ballan, 3342
BA030	Rayner Real Estate	117	Inglis Street	Ballan, 3342
BA031	Hardware Store (119/1)	119	Inglis Street	Ballan, 3342
BA032	Hardware Store (119/2)	119	Inglis Street	Ballan, 3342
BA034	Dwelling	122	Inglis Street	Ballan, 3342
BA036	Shanahan Merchandising	123	Inglis Street	Ballan, 3342
BA038	Ballan War Memorial Drinking Fountain	125	Inglis Street	Ballan, 3342
BA039	Former Chambers Red House General Drapers Store	130	Inglis Street	Ballan, 3342
BA040	Ballan Hotel	136	Inglis Street	Ballan, 3342
BA041	Ballan Mechanics Institute & Free Library	143	Inglis Street	Ballan, 3342
BA042	Ballan RSL (formerly Fayrefield Hats Factory)	146	Inglis Street	Ballan, 3342
BA043	Dwelling	150	Inglis Street	Ballan, 3342
BA075	The Ballan News Office	152	Inglis Street	Ballan, 3342
BA044	Commercial Hotel	153	Inglis Street	Ballan, 3342

## List of Single Heritage Places of Individual Significance Type

Place Number	Place Name		Place Address	
BA048	Ballan Community Health Centre (formerly Annen)	164	Inglis Street	Ballan, 3342
BA050	Semi-detached Dwellings	167	Inglis Street	Ballan, 3342
BA055	Ann Hardwick Gallery (2 dwellings)	169	Inglis Street	Ballan, 3342
BA051	Former Police Station & Lock Up	172	Inglis Street	Ballan, 3342
BA053	Former Brick Police Stables & Timber Lock Up	174	Inglis Street	Ballan, 3342
BA054	Westcott	188	Inglis Street	Ballan, 3342
BA118	Monteville		Monteville Lane	Ballan, 3342
BA134	Former Ballan Racecourse & Jockey Clubrooms		Old Melbourne Road	Ballan, 3342
BA001	Dwelling	201	Old Melbourne Road	Ballan, 3342
BA056	Hadham	439	Old Melbourne Road	Ballan, 3342
BA128 & GEO -	Ballan Mineral Springs		Shaws Road	Ballan, 3342
BA130	Stirling Park	027	Shaws Road	Ballan, 3342
BA057	St. John's Church of England	056	Simpson Street	Ballan, 3342
BA106	Dwelling	014	Stead Street	Ballan, 3342
BA100	Former Ballan Shire Offices	015	Stead Street	Ballan, 3342
BA102	Mayfield	39	Steiglitz Street	Ballan, 3342
BA099	Dwelling	59	Steiglitz Street	Ballan, 3342
BA097	Dwelling	91	Steiglitz Street	Ballan, 3342
BA096	Dwelling	93	Steiglitz Street	Ballan, 3342
BA094	Dwelling	97	Steiglitz Street	Ballan, 3342
BA090	Dwelling	08	Windle Street	Ballan, 3342
BA091	Dwelling	09	Windle Street	Ballan, 3342
BA015	Former Presbyterian Manse	21	Windle Street	Ballan, 3342
BAL03	Dwelling		Egerton Ballark Road	Ballark

## List of Single Heritage Places of Individual Significance Type

Place Number	Place Name		Place Address	
BR02	Meenda	34	Cummings Lane	Barrys Reef, 3458
BR06	Anderson's Cottage	1229	Greendale Trentham Road	Barrys Reef, 3458
BR07	Dwelling	1395	Greendale Trentham Road	Barrys Reef, 3458
BR09	Scout Camp		Mechanics Lane	Barrys Reef, 3458
BK02	Former Beremboke State School No. 1017		Blacks Road	Beremboke, 3342
BLA12	Blackwood Cemetery	35	Byres Road	Blackwood, 3458
BLA22	Dwelling	005	Golden Point Road East	Blackwood, 3458
BLA09	Blackwood Recreation Reserve		Recreation Reserve Road	Blackwood, 3458
BLA52	Former Residence & Stables	06	Terrill Street	Blackwood, 3458
BLA53	Dwelling		Whalebone Road	Blackwood, 3458
BLA63	Log Cabin	03	Whalebone Road	Blackwood, 3458
BLA57	Green Gables Log Cabin	20	Whalebone Road	Blackwood, 3458
BLA58	Mac-Haven Log Cabin	21	Whalebone Road	Blackwood, 3458
BLA54	Log Cabin	22	Whalebone Road	Blackwood, 3458
BVE05	Dwelling	659	Blakeville Road	Blakeville, 3342
BVE08	Blakeville Mechanics' Institute?	981	Blakeville Road	Blakeville, 3342
BVE12	Former Methodist Church	14	Lilburne Lane	Blakeville, 3342
BVE13	Former Blakeville Primary School	End	Lilburne Lane	Blakeville, 3342
BWH02	Moorabool Lodge & Outbuildings	570	Linehams Road	Bolwarrah, 3352
BU01	Avenue of Honour			Bullarook, 3352
BU04	Dwelling		Blackswamp Road	Bullarook, 3352
BU06	Former School Teacher's Dwelling		Springbank Road	Bullarook, 3352
BU07	Dwelling		Springbank Road	Bullarook, 3352
BU08	Dwelling		Springbank Road	Bullarook, 3352



## List of Single Heritage Places of Individual Significance Type

Place Number	Place Name		Place Address	
BUN01	Bills Horse Drinking Trough		Ballan Daylesford Road	Bunding, 3342
BUN03	Dwelling	406	Ballan Daylesford Road	Bunding, 3342
BUN04	Spreydon Woolshed & Outbuildings	Opp	Ballan Daylesford Road	Bunding, 3342
BRE03	Hawthorn Farm		Bungaree Wallace Road	Bungaree, 3352
BRE04	Dwelling		Bungaree Wallace Road	Bungaree, 3352
BRE05	St. Michael's Catholic School	186	Bungaree Wallace Road	Bungaree, 3352
BRE06	St. Michael's Convent	186	Bungaree Wallace Road	Bungaree, 3352
BRE07	St. Michael's Catholic Church	186	Bungaree Wallace Road	Bungaree, 3352
BRE08	St. Michael's Presbytery	186	Bungaree Wallace Road	Bungaree, 3352
BRE09	Bridge Hotel	190	Bungaree Wallace Road	Bungaree, 3352
BRE10	Bungaree Mechanics Institute Hall	221	Bungaree Wallace Road	Bungaree, 3352
BRE14	Dwelling	231	Bungaree Wallace Road	Bungaree, 3352
BRE15	Dwelling	243	Bungaree Wallace Road	Bungaree, 3352
BRE16	Former Morning Star Hotel	248	Bungaree Wallace Road	Bungaree, 3352
BRE18	Dwelling & Lock Up (at rear)	255	Bungaree Wallace Road	Bungaree, 3352
BRE19	St. John's Church of England & Hall	309	Bungaree Wallace Road	Bungaree, 3352
BRE21	Former Bungaree State School No. 1960 (Hist Society)	323	Bungaree Wallace Road	Bungaree, 3352
BRE22	Former London Bank of Australia Ltd	323	Bungaree Wallace Road	Bungaree, 3352
BRE25	Bungaree Primary School No. 1960	348	Bungaree Wallace Road	Bungaree, 3352
BRE26	Dwelling	535	Bungaree Wallace Road	Bungaree, 3352
BRE27	Dwelling & Stone Wall	537	Bungaree Wallace Road	Bungaree, 3352
BRE28	Dwelling	739	Bungaree Wallace Road	Bungaree, 3352
BRE31	Mayfield		Lesters Road	Bungaree, 3352
BRE33	Dwelling	18	Lesters Road	Bungaree, 3352

## List of Single Heritage Places of Individual Significance Type

Place Number	Place Name		Place Address	
BRE34	Dwelling	20	Lesters Road	Bungaree, 3352
BRE36	Dwelling	100	Murphys Road	Bungaree, 3352
BRE39	Clare Place		Torpys Road	Bungaree, 3352
CLA02	Stone Shed		Clarendon Lal Lal Road	Clarendon, 3352
CLA03	Dwelling	N236	Clarendon Lal Lal Road	Clarendon, 3352
CLA06	St. Mary's Catholic Church		Midland Highway	Clarendon, 3352
CLA07	Former Wesleyan Chapel		Midland Highway	Clarendon, 3352
CLA08	Clarendon Cemetery		Midland Highway	Clarendon, 3352
CLA10	Stone Outbuilding & Dry Stone Wall	6301	Midland Highway	Clarendon, 3352
CLA11	Former Clarendon Post Office & Dry Stone Wall	6329	Midland Highway	Clarendon, 3352
CLA12	The Carriers Arms	6347	Midland Highway	Clarendon, 3352
CT04	Dwelling		Mollongghip Road	Claretown, 3352
CT05	Dwelling		Mollongghip Road	Claretown, 3352
CT06	Former Inn/Hotel		Corner Springbank Road &	Claretown, 3352
CH01	St. Peter's Catholic Church		Ballarat Daylesford Road	Clarkes Hill, 3352
CH02	Dwelling	1081	Ballarat Daylesford Road	Clarkes Hill, 3352
CH03	Dwelling	996	Ballarat Daylesford Road	Clarkes Hill, 3352
CH04	Dwelling		Boundary Church Road	Clarkes Hill, 3352
CH05	Dwelling	362	Boundary Church Road	Clarkes Hill, 3352
CH07	Dwelling		Clarkes Hill Road	Clarkes Hill, 3352
CH08	Dwelling	183	Clarkes Hill Road	Clarkes Hill, 3352
CH09	Roisheen	241	Clarkes Hill Road	Clarkes Hill, 3352
CH10	Dwelling	M232	Clarkes Hill Road	Clarkes Hill, 3352
CH11	St. Mary's Catholic Primary School		Powells Road	Clarkes Hill, 3352

## List of Single Heritage Places of Individual Significance Type

Place Number	Place Name		Place Address	
DUN16	Dwelling			Dunnstown, 3352
DUN17	Dwelling			Dunnstown, 3352
DUN01	Shamrock Hotel	01	Dunnstown Yendon Road	Dunnstown, 3352
DUN11	Bluestone Dwelling	2485	Old Melbourne Road	Dunnstown, 3352
DUN05	Dwelling	2754	Old Melbourne Road	Dunnstown, 3352
DUN06	Owens (Former Dwelling & Store) & Well	2782	Old Melbourne Road	Dunnstown, 3352
DUN13	Dunnstown Football Ground	2855	Old Melbourne Road	Dunnstown, 3352
DUN12	Former Olive Branch Hotel	2881	Old Melbourne Road	Dunnstown, 3352
DUN10	Dwelling & former Warrenheip Lock Up	3040	Old Melbourne Road	Dunnstown, 3352
DUN07	St. Brendan's Catholic Church	01	Ti Tree Road	Dunnstown, 3352
DUN08	Our Lady of Fatima Catholic Primary School	01	Ti Tree Road	Dunnstown, 3352
DUN14	Dwelling	168	Ti Tree Road	Dunnstown, 3352
EL06	Mineral Springs	Off	Horsehill Road	Elaine, 3334
EL07	St. Sava Serbian Orthodox Monastery		Horsehill Road North	Elaine, 3334
EL12	St. Patrick's Catholic Church	5270	Midland Highway	Elaine, 3334
EL13	Dwelling	5274	Midland Highway	Elaine, 3334
EL14	Railway Hotel	5280	Midland Highway	Elaine, 3334
EL20	Elaine Mechanics' Institute		Pearsons Road	Elaine, 3334
EL21	Dwelling		Pearsons Street	Elaine, 3334
GP02	Ye Olde Royal Mail Hotel	100	Golden Point Road	Golden Point, 3458
GOR08	St. Patrick's Catholic Presbytery	10	Careys Road	Gordon, 3345
GOR39	Erin's Vale	161	Conroys Lane	Gordon, 3345
GOR07	Gordon Primary School No. 755	01	Dicker Street	Gordon, 3345
GOR02	Dwelling		Donnellans Road	Gordon, 3345

## List of Single Heritage Places of Individual Significance Type

Place Number	Place Name		Place Address	
GOR16	Oakvale Homestead	179	Donnellans Road	Gordon, 3345
GOR25	Dwelling	52	Donnellans Road	Gordon, 3345
GOR18	Former Store	32	Gordon Egerton Road	Gordon, 3345
GOR19	Dwelling	33	Gordon Egerton Road	Gordon, 3345
GOR20	Dwelling	35	Main Street	Gordon, 3345
GOR22	Dwelling	37	Main Street	Gordon, 3345
GOR24	Dwelling	46	Main Street	Gordon, 3345
GOR28	Dwelling & Outbuilding	58	Main Street	Gordon, 3345
GOR29	Former English Scottish & Australian Bank	64	Main Street	Gordon, 3345
GOR30	Gordon Post Office	65	Main Street	Gordon, 3345
GOR32	Gordon Public Hall & Mechanics' Institute	68	Main Street	Gordon, 3345
GOR33	Former Gordon Hotel	69	Main Street	Gordon, 3345
GOR34	Former Store & Mt Egerton Police Quarters	71	Main Street	Gordon, 3345
GOR35	Dwelling	82	Main Street	Gordon, 3345
GOR36	General Store	90	Main Street	Gordon, 3345
GOR37	Gordon Hotel	92	Main Street	Gordon, 3345
GOR11	Dwelling	1520	Millbrook Gordon Road	Gordon, 3345
GOR12	St. Patrick's Roman Catholic Church	1550	Millbrook Gordon Road	Gordon, 3345
GOR13	St. Patrick's Catholic School	1558	Millbrook Gordon Road	Gordon, 3345
GOR05	Gordon Cemetery		Old Melbourne Road	Gordon, 3345
GOR17	Dwelling	18	Old Melbourne Road	Gordon, 3345
GOR44	Gordon Pioneer Cemetery		Old Western Highway	Gordon, 3345
GOR27	Former Anglican Church	55	Old Western Highway	Gordon, 3345
GRE02	Dwelling	350	Greendale Myrniiong Rd	Greendale, 3341

## List of Single Heritage Places of Individual Significance Type

Place Number	Place Name		Place Address	
GRE09	Greendale Cemetery (incl. Sexton's Hut)	1-29	Napolean Street	Greendale, 3341
GRE11	Greendale Hotel & Store	03	Prince Street/Greendale	Greendale, 3341
KBT01	Our Lady Help of Christians Catholic Church	Cnr	Myrniong Korobeit Rd &	Korobeit, 3341
KOR01	Former St. Patrick's Catholic Church		Ballan Daylesford Road	Korweinguboora, 3461
KOR05	Mineral Springs Hotel		Ballan Daylesford Road	Korweinguboora, 3461
KOR06	Dwelling	1492	Ballan Daylesford Road	Korweinguboora, 3461
KOR16	Gunssers Springs	Off	Hocking Road	Korweinguboora, 3461
LAL06	Lal Lal Falls Hotel	424	Clarendon Yendon Road	Lal Lal, 3352
LAL23	Moorabool Falls	Off	Harris Road	Lal Lal, 3352
LAL11	Lal Lal Falls & Reserve		Lal Lal Falls Road	Lal Lal, 3352
LCK04	Former Bungaree Shire Office		Western Highway	Leigh Creek, 3352
LCK06	Leigh Creek Hotel & Store	9174	Western Highway	Leigh Creek, 3352
LCK08	Brick Stables	9221	Western Highway	Leigh Creek, 3352
MIL10	Former St. Agnes Catholic Chapel		Old Melbourne Road	Millbrook, 3352
MIL04	Dwelling	2354	Old Melbourne Road	Millbrook, 3352
MGP01	Dwelling		Barkstead Road	Molongghip, 3352
MGP02	Dwelling		Barkstead Road	Molongghip, 3352
MGP04	Dwelling	Corner	Molongghip Road & McPhans	Molongghip, 3352
MGP05	Dwelling		Ormond Road	Molongghip, 3352
MOR04	Morrison's Cemetery		Cemetery Lane	Morrison's, 3334
MOR06	Former School	33	Parkinson Road	Morrison's, 3334
MOR07	St. James' Anglican Church	1153	Tableland Road	Morrison's, 3334
MTE20	Springbank Dairy			Mt Egerton, 3345
MTE03	Mount Egerton Government Battery		Blackhorse Lane	Mt Egerton, 3345

## List of Single Heritage Places of Individual Significance Type

Place Number	Place Name		Place Address	
MTE05	Mt Egerton Cemetery		Cemetery Road	Mt Egerton, 3345
MTE09	Former Uniting Church	02	Church Street	Mt Egerton, 3345
MTE10	Dwelling	11	Church Street	Mt Egerton, 3345
MTE15	Mt Egerton Primary School No. 1918	58	Church Street	Mt Egerton, 3345
MTE11	Dwelling	11	Main Road	Mt Egerton, 3345
MTE17	Mt. Egerton General Store	65	Main Road	Mt Egerton, 3345
MTE18	Mount Egerton Mechanics' Institute	69	Main Road	Mt Egerton, 3345
MTE12	Dwelling	1155	Yendon Egerton Road	Mt Egerton, 3345
MW01	Mt. Wallace Jubilee Hall		Mt Wallace Hall Lane	Mt Wallace, 3342
NAV01	Dwelling	20	Howards Road	Navigators, 3352
NAV02	Navigators Hall (former Catholic School)		Corner Lyons Road	Navigators, 3352
NAV05	Former Hotel	399	Navigators Yendon Road	Navigators, 3352
NEW01	Blue Mountain Cemetery		Tower Track	Newbury
POO01	Dwelling	256	Ballarat Daylesford Road	Pootilla, 3352
POO02	Bungaree Cemetery		Lewis Lane	Pootilla, 3352
PCW03	Dwelling	040	Old Western Highway	Pykes Creek Weir, 3342
PCW04	Former Hotel		Opp 49 Old Western Highway	Pykes Creek Weir, 3342
SCO05	Attwood's Cottage		Attwood's Road	Scotsburn, 3357
SCO02	Cottage - Old Inglis Homestead?		Yendon No. 2 Road	Scotsburn, 3357
SCO04	Scotsburn Union Church		Yuulong Road	Scotsburn, 3357
SPA03	Carroll's Mineral Springs & Hell Hole Creek Mineral Spring	Off	Carrols Track	Spargo Creek, 3461
SPA01	Spargo Creek Mineral Springs Reserve		Spargo Creek Road	Spargo Creek, 3461
SPR01	Dwelling	111	Kanes Lane	Springbank, 3352
SPR03	Dwelling		Ormond Road	Springbank, 3352

## List of Single Heritage Places of Individual Significance Type

Place Number	Place Name		Place Address	
SPR04	Dwelling		Ormond Road	Springbank, 3352
SPR05	Dwelling	150	Ormond Road	Springbank, 3352
SPR06	Dwelling	433	Ormond Road	Springbank, 3352
SPR08	St. Michael's Catholic Church		Springbank Road	Springbank, 3352
SPR10	St. Michael's Catholic Primary School		Springbank Road	Springbank, 3352
SPR13	Dwelling	1065	Springbank Road	Springbank, 3352
WAL04	Dwelling (former Holden's Chaff Milling)	720	Bungaree Wallace Road	Wallace, 3352
WAL05	Former General Store (Holden's Chaff Milling)	720	Bungaree Wallace Road	Wallace, 3352
WAL06	Wallace Hotel	741	Bungaree Wallace Road	Wallace, 3352
WAL08	Former Brick Stables	20	Erin Court	Wallace, 3352
WAL09	Dwelling		Henessys Road	Wallace, 3352
WAL11	Dwelling	088	Henessys Road	Wallace, 3352
WAL15	Dwelling (associated with butter factory)	010	Old Western Highway	Wallace, 3352
WAL17	Dwelling (associated with butter factory)	020	Old Western Highway	Wallace, 3352
WAL19	Butter Factory Manager's House	040	Old Western Highway	Wallace, 3352
WAL21	Wallace Masonic Temple	12	Westcotts Road	Wallace, 3352
WAL22	Former Methodist Church	30	Westcotts Road	Wallace, 3352
WAL25	Dwelling	97	Westcotts Road	Wallace, 3352
WAR09	Water Tower		Mahers Road	Warrenheip, 3352
WAR14	Dwelling		Old Melbourne Road	Warrenheip, 3352
WAR11	Brick Dwelling		Ti Tree Road	Warrenheip, 3352
WAR12	Farm Property	377	Ti Tree Road	Warrenheip, 3352
WAR01	Warrenheip State School No. 1591	03	Warrenheip Road	Warrenheip, 3352
YEN14	Ryan Family Farm	097	Ryans Road	Yendon, 3352

## List of Single Heritage Places of Individual Significance Type

Place Number	Place Name		Place Address	
YEN08	Former Yendon State School & Gates	52	Yendon Egerton Road	Yendon, 3352
YEN10	Avenue of Honour		Yendon No. 1 Road	Yendon, 3352
YEN19	Kia Ora		Yendon No. 2 Road	Yendon, 3352



## **Appendix 6.05: List of Complex Heritage Places of Individual Significance Type**

## List of Complex Heritage Places of Individual Significance Type

Place Number	Place Name		Place Address	
BA108	Hunterston	360	Ballan Egerton Road	Ballan, 3342
BA121	Dwelling & Outbuildings	573	Ballan Greendale Road	Ballan, 3342
BAL02	Rosebank?		Ballark Egerton Road	Ballark
BAL04	Bungal	650	Egerton Ballark Road	Ballark
BLA16	Blackwood Mineral Springs & Ave of Honour		Caravan Park Road	Blackwood, 3458
EL05	Narmbool Homestead		Horsehill Road	Elaine, 3334
EL18	Iona Homestead		Horsehill Road West	Elaine, 3334
EL19	Larundel Homestead	183	Orrells Road	Elaine, 3334
F01	Beam Wireless Station (now CFA Training Centre)		Geelong Ballan Road	Fiskville, 3342
GOR09	Llandeilo	1001	Ballan Gordon Road	Gordon, 3345
GOR26	Dwelling	55	Boundary Road	Gordon, 3345
GOR40	Dwelling & Outbuildings		Denherts Road	Gordon, 3345
LAL18	Lal Lal House & Stables	313	Yendon Egerton Road	Lal Lal, 3352
MOR08	Homestead		Meredith Road	Morrison's, 3334
SCO01	Mt. Boninyong Homestead & Garden	6754	Midland Highway	Scotsburn, 3357
SCO03	Yuulong Homestead	30	Youlong Road	Scotsburn, 3357
WAL03	Dwelling	687	Bungaree Wallace Road	Wallace, 3352
WAL16	Millbrook & District Butter Factory & Creamery	010	Old Western Highway	Wallace, 3352
Y01	Yallock Vale Homestead	4662	Ballan-Geelong Road	Yaloak, 3342
YEN13	Ditchfield House	057	Ditchfields Road North	Yendon, 3352

## **Appendix 6.06: List of Conservation Desirable Places**

## List of Conservation Desirable Places

Place Number	Place Name		Place Address	
BA111	Ballan & District Soldiers Memorial Bush Nursing Hospital & Hostel	33	Cowie Street	Ballan
BA088	Dwelling	42	Atkinson Street	Ballan, 3342
BA080	Dwelling	90	Atkinson Street	Ballan, 3342
BA109	Former Police Camp		Ballan Egerton Road	Ballan, 3342
BA059	McLean Reserve (incl. Comfort Station, Aleppo Pine & Trough)	024	Fisken Street	Ballan, 3342
BA052	Historical Markers	Cnr	Inglis & Bradshaw Streets	Ballan, 3342
BA003	Dwelling	035	Inglis Street	Ballan, 3342
BA022	Lea Hurst	090	Inglis Street	Ballan, 3342
BA033	Dwelling	120	Inglis Street	Ballan, 3342
BA035	K.H. Conveyancing	121	Inglis Street	Ballan, 3342
BA045	Dwelling	154	Inglis Street	Ballan, 3342
BA047	Opportunity Shop (former Motor Garage?)	159	Inglis Street	Ballan, 3342
BA049	Dwelling	166	Inglis Street	Ballan, 3342
BA103	Dwelling	19	Lay Street	Ballan, 3342
BA095	Dwelling	95	Steiglitz Street	Ballan, 3342
BR08	Armstrong Cottage	1400	Greendale Trentham Road	Barrys Reef, 3458
BR10	Dwelling	10	Mechanics Lane	Barrys Reef, 3458
BK05	Former Beremboke Post Office		Blacks Road	Beremboke, 3342
BK04	Dwelling		Quigleys Road	Beremboke, 3342
BK01	Dwelling	90	Quigleys Road	Beremboke, 3342
BLA11	Dwelling	22	Byres Road	Blackwood, 3458
BLA17	Blackwood Caravan Park		Caravan Park Road	Blackwood, 3458
BLA51	Dwelling (School Camp)	04	Terrill Street	Blackwood, 3458
BLA55	Dwelling	06	Whalebone Road	Blackwood, 3458

## List of Conservation Desirable Places

Place Number	Place Name		Place Address	
BLA56	Dwelling	14	Whalebone Road	Blackwood, 3458
BVE03	Dwelling		Blakeville Road	Blakeville, 3342
BVE04	Dwelling		Blakeville Road	Blakeville, 3342
BVE06	Dwelling	724	Blakeville Road	Blakeville, 3342
BVE07	Dwelling	790	Blakeville Road	Blakeville, 3342
BVE09	Dwelling	981	Blakeville Road	Blakeville, 3342
BVE10	Dwelling		Corner Blakeville Road & George Lane	Blakeville, 3342
BVE14	Historical Marker		Outsid Lilburne Lane	Blakeville, 3342
BU10	Ruinous Dwelling		Wilson's Road	Bullarook, 3352
BUN02	Warrah	314	Ballan Daylesford Road	Bunding, 3342
BGL01	Gurra	2081	Ballan Meredith Road	Bungal, 3334
BRE11	Dwelling	225	Bungaree Wallace Road	Bungaree, 3352
BRE12	Dwelling	227	Bungaree Wallace Road	Bungaree, 3352
BRE13	Dwelling	229	Bungaree Wallace Road	Bungaree, 3352
BRE17	Dwelling	251	Bungaree Wallace Road	Bungaree, 3352
BRE20	Bungaree General Store	322	Bungaree Wallace Road	Bungaree, 3352
BRE23	Heritage Wall & War Memorial	323	Bungaree Wallace Road	Bungaree, 3352
BRE24	Dwelling	344	Bungaree Wallace Road	Bungaree, 3352
BRE30	Former Motor Garage		Lesters Road	Bungaree, 3352
BRE32	Dwelling	12	Lesters Road	Bungaree, 3352
BRE35	Dwelling		Corner Lesters Road & Triggs Road	Bungaree, 3352
BRE40	Timber Ruin & Chimney Stack		Torpys Road	Bungaree, 3352
CLA04	Former St. Alban's Anglican Church Elaine		Midland Highway	Clarendon, 3352
CLA05	Bentham Dairy-Creamery		Midland Highway	Clarendon, 3352

## List of Conservation Desirable Places

Place Number	Place Name		Place Address	
CLA09	Dwelling	593	Midland Highway	Clarendon, 3352
CLA13	Eucalyptus Obliqua	Lot 3	Pastoral Estate, off Midland	Clarendon, 3352
CT01	Dwelling		Coffeys Lane	Claretown, 3352
CT03	Ruinous Dwelling		Mollongghip Road	Claretown, 3352
CH06	Terra Cotta Outbuilding		Clarkes Hill Road	Clarkes Hill, 3352
CH13	Former Post Office		Madderns Road	Clarkes Hill, 3352
DUN18	Dwelling			Dunnstown, 3352
DUN15	Dwelling	2914	Old Melbourne Road	Dunnstown, 3352
EL06	Elaine Cemetery		Horsehill Road	Elaine, 3334
EL08	Larundel Estate Soldier Settlement Historical Marker	Junctio	Horsehill Road North	Elaine, 3334
EL10	Recreation Reserve		Midland Highway	Elaine, 3334
EL11	Elaine General Store	5266	Midland Highway	Elaine, 3334
EL15	Dwelling	5449	Midland Highway	Elaine, 3334
EL23	Dwelling	52	Settlement Road	Elaine, 3334
EL24	Dwelling	78	Settlement Road	Elaine, 3334
GL01	Wish Aui	1466	Glenmore Road	Glenmore, 3340
GP01	Dwelling	10	Albert Street	Golden Point, 3458
GOR38	Gordon Goldfields Plaque		Opp 01 Dicker Street	Gordon, 3345
GOR04	Dwelling		Gordon Egerton Road	Gordon, 3345
GOR21	Dwelling	37	Gordon Egerton Road	Gordon, 3345
GOR23	Dwelling	39	Main Street	Gordon, 3345
GOR15	Dwelling	1764	Melbourne Road	Gordon, 3345
GOR14	Dwelling	16	Tenneson Street	Gordon, 3345
GRE04	Dwelling	09	High Street	Greendale, 3341

## List of Conservation Desirable Places

Place Number	Place Name	Place Address	
KOR02	Dwelling	Ballan Daylesford Road	Korweinguboorra, 3461
KOR03	F Troop Cottage	Ballan Daylesford Road	Korweinguboorra, 3461
KOR04	Cottage	Ballan Daylesford Road	Korweinguboorra, 3461
KOR07	Loggers' Huts?	1975 or Ballan Daylesford Road	Korweinguboorra, 3461
MIL09	Former Millbrook Post Office	Old Melbourne Road	Millbrook, 3352
MGP03	Dwelling	Barkstead Road	Mollongghip, 3352
MOR09	Clipswood Park	1225 Meredith Road	Morrison's, 3334
MTE02	Dwelling	Ballan Egerton Road	Mt Egerton, 3345
MTE08	The Manor	Yendon Egerton Road	Mt Egerton, 3345
MTE13	Dwelling	1201 Yendon Egerton Road	Mt Egerton, 3345
MW02	Eucalyptus Viminalis	Ballan Anakie Road	Mt Wallace, 3342
NAV03	Dwelling & Stone Ruin	Corner Lyons Road & Yendon Road	Navigators, 3352
SPR02	Dwelling	0652 Mollongghip Road	Springbank, 3352
SPR09	St. Michael's Convent	Springbank Road	Springbank, 3352
SPR11	Dwelling	Springbank Road	Springbank, 3352
SPR12	Dwelling	0606 Springbank Road	Springbank, 3352
WAL02	Dwelling	Bungaree Wallace Road	Wallace, 3352
WAL07	Dwelling	111 Butter Factory Road	Wallace, 3352
WAL12	Ruinous Cottage	160 Hennessys Road	Wallace, 3352
WAL13	Dwelling	Old Western Highway	Wallace, 3352
WAL14	Cottage Ruin	Old Western Highway	Wallace, 3352
WAL18	Dwelling (associated with Butter Factory)	024 / Old Western Highway	Wallace, 3352
WAL20	Dwelling	10 Westcotts Road	Wallace, 3352
WAL23	Dwelling	33 Westcotts Road	Wallace, 3352

## List of Conservation Desirable Places

Place Number	Place Name		Place Address	
WAL24	Dwelling	34	Westcotts Road	Wallace, 3352
WAR02	Dwelling		Dunnstown Road	Warrenheip, 3352
WAR03	Dwelling	3021	Dunnstown Road	Warrenheip, 3352
WAR07	Eucalyptus Radiata		Gracefield Road	Warrenheip, 3352
WAR13	Dwelling	450	Ti Tree Road	Warrenheip, 3352
CH13	Dwelling (former Post Office)	Lot 2	Madderns Road	Wattle Flat, 3352
YV01	Yaloak Vale	1730	Glenmore Road	Yaloak Vale, 3342
YV02	Dwelling (part of Yaloak Vale?)	Off	Glenmore Road	Yaloak Vale, 3342
YEN16	Eucalypt with Survey Marker		Cnr Yendon No. 2 & Wroe's	Yendon, 3352
YEN20	Grassdale	111	Harbours Road	Yendon, 3352
YEN12	Former Yendon General Store & Post Office		Main Street	Yendon, 3352
YEN06	Former Forest Home Hotel	13	Yendon Egerton Road	Yendon, 3352
YEN09	Dwelling	137	Yendon Lal Lal Road	Yendon, 3352



## **Appendix 6.07: List of Archaeological Sites for Further Assessment**

## List of Archaeological Sites for Further Assessment

Place Number	Place Name		Place Address	
BA112	Ruin		Aldreds Lane	Ballan North, 3342
BA113	Stone Hut Ruins		Stone Hut Road	Ballan North, 3342
BA133	Yankee Saw Mill Site	Off	Western Park Road	Ballan North, 3342
BA117	Flour Mill Ruins		Mill Park Street	Ballan, 3342
BA133	Former Hotel (House & Office)		Western Highway	Ballan, 3342
BA134	Dwelling next to former hotel		Western Highway	Ballan, 3342
BAL05	Chimney Stack & Ruin	662	Egerton Ballark Road	Ballark
BARK01	O'Heir Saw Mill Site	Off	Barkstead South Road	Barkstead, 3364
BARK02	Anderson Saw Mill Site	Off	Barkstead South Road	Barkstead, 3364
BARK03	Anderson Tram Line		Bullarto to Korweinguboora	Barkstead, 3364
BR03	New Sultan Reef Mine	Off	Greendale Trentham Forest	Barrys Reef, 3458
BR10	Wightman Saw Mill Site & Tramway	Off	Greendale Trentham Road	Barrys Reef, 3458
BLA08	Rock Cut Tunnel, ford & water race	via	Ambler Lane Track	Blackwood, 3458
BLA42	Broken Back Mine		O'Briens Road	Blackwood, 3458
BLA43	Black Snake Mine		O'Briens Road	Blackwood, 3458
BLA09	Blackwood Recreation Reserve		Recreation Reserve Road	Blackwood, 3458
BVE01	Barkstead Town Site			Blakeville, 3342
BVE02	Blakeville Township			Blakeville, 3342
BVE16	Hyatt Saw Mill Site	Off	Blakeville Road	Blakeville, 3342
BVE17	O'Hehir Saw Mill Site	Off	Blakeville Road	Blakeville, 3342
BVE18	Saw Mill Tramway	Off	Blakeville Road	Blakeville, 3342
BWH07	Band of Hope Saw Mill Site	Off	Kearce Road	Bolwarrah, 3352
BWH05	Hyatt Saw Mill Site	Off	Linehans orad	Bolwarrah, 3352
BWH06	Crowley Saw Mill Site	Off	Linehans orad	Bolwarrah, 3352

## List of Archaeological Sites for Further Assessment

Place Number	Place Name		Place Address	
BWH04	Cottee Saw Mill Site	Off	Linehans Road	Bolwarrah, 3352
BWH03	Utopia Shingle Mill Site	Off	Ormond Road	Bolwarrah, 3352
	Victoria Mill Site	Off	Burkes Road	Bullarook, 3352
	Victoria Mill Tramway	Off	Burkes Road	Bullarook, 3352
BRE45	Lal Lal Saw Mill Site	Off	Barkstead Road	Bungaree, 3352
BRE38	Former Bungaree Racecourse Railway Siding	Off	Shields Lane	Bungaree, 3352
BRE41	Bungaree Race Course Grandstand Ruins		Triggs Lane	Bungaree, 3352
CH12	Clark Saw Mill	Off	Powells Road	Clarkes Hill, 3352
DC01	Dollys Creek Site		East of Egerton Road	Dolly's Creek, 3334
EL16	Elaine Diggings		Mount Doran Road	Elaine, 3334
EL25	Chimney Ruin & Timber Outbuilding	78	Settlement Road	Elaine, 3334
GOR41	Site of former Mt. Hope Hotel	63	Main Street	Gordon, 3345
GOR43	Blake Saw Mill Site	Off	Mills Lane	Gordon, 3345
GOR42	Costin Saw Mill Site	Off	Old Western Highway	Gordon, 3345
GRH01	Hall Saw Mill Site	Off	Greenhills Road	Green Hills
GRH02	Orr Saw Mill Site	Off	Greenhills Road	Green Hills
GRE12	Stone Culvert		Ballan Greendale Road	Greendale, 3341
KOR10	O'Heir Saw Mill Site	Off	Ballan Daylesford road	Korweinguboora, 3461
KOR11	Woodward Saw Mill Site	Off	Ballan Daylesford road	Korweinguboora, 3461
KOR13	Clark Saw Mill Site	Off	Ballan Daylesford Road	Korweinguboora, 3461
KOR14	Wood Saw Mill Site	Off	Ballan Daylesford Road	Korweinguboora, 3461
KOR15	Crowley Saw Mill Site	Off	Werribee Track	Korweinguboora, 3461
LAL24	Lal Lal Racecourse Branch Railway Line Remnants			Lal Lal, 3352
LAL25	Water race Remains (Lal Lal to Mt Doran)			Lal Lal, 3352

## List of Archaeological Sites for Further Assessment

Place Number	Place Name		Place Address	
LAL02	Lal Lal Scenic Reserve (fmr Race Course)		Carey Road	Lal Lal, 3352
LAL20	Lal Lal Railway Quarters Site	Opp	Yendon Lal Lal Road	Lal Lal, 3352
LCK09	Graves Saw Mill Site & Tramway	Off	Frawleys Road	Leigh Creek, 3352
MIL01	Millbrook Primary School			Millbrook, 3352
MOR01	Borhoneyghurk Homestead Ruins			Morrison's, 3334
MOR02	Morrison's Valley (from bridge to Dolly's Creek Road)			Morrison's, 3334
MOR12	Swing Bridge Remnants			Morrison's, 3334
MOR10	Shepherd's Daughter's Grave	Off	Chalk Mine Road	Morrison's, 3334
MOR11	Shepherd's Graves	Off	Mt. Doran Egerton Road	Morrison's, 3334
MTD01	Former Mount Doran State School		Mount Doran Road?	Mt Doran, 3334
MTE21	Mt Egerton Gold Mining Settlement Remnants			Mt Egerton, 3345
MTE04	New Blackhorse Mine		Blackhorse Lane	Mt Egerton, 3345
MTE06	Former Race Track		Manleys Road	Mt Egerton, 3345
MTE19	Mining Machinery	off	Reserve Road	Mt Egerton, 3345
NAV06	Dunnstown Quarry	144	Howards Road	Navigators, 3352
POO03	Clark Saw Mill site	Off	Ballarat Daylesford Road	Pootilla, 3352
SR07	Imperial Mine Site			Simmons Reef, 3458
SR08	Simmons Reef Gold Mining Settlement Site			Simmons Reef, 3458
SPA04	Hyatt Saw Mill Site	Off	Spargo Blakeville Road	Spargo Creek, 3461
SPA05	Hyatt Saw Mill Site	Off	Spargo Blakeville Road	Spargo Creek, 3461
	Corcoran Saw Mill Site	Off	Springbank Road	Springbank, 3352
WAR10	Former Coghlan's Brewery Ruins			Warrenheip, 3352
YEN10	Peewur Homestead Ruins	Off	Spread Eagle Road	Yendon, 3352
YEN11	Yendon Railway Station Site		Stalkers Road	Yendon, 3352

## List of Archaeological Sites for Further Assessment

Place Number	Place Name	Place Address	
NAV06	Old Pound	Yendon No. 1 Road	Yendon, 3352
YEN18	Trial Saw Mill Tramway Remains	Yendon No. 1 Road (off)	Yendon, 3352
YEN17	Trial Saw Mill Site	Yendon No. 2 Road	Yendon, 3352

## **Appendix 6.08: List of Dry Stone Walls for Further Assessment**

## List of Dry Stone Walls for Further Assessment

Place Number	Place Name	Place Address	
BRE37	Stone Walls	Reidys Road	Bungaree, 3352
CLA01	Dry Stone Walls		Clarendon, 3352
CLA10	Stone Outbuilding & Dry Stone Wall	6301 Midland Highway	Clarendon, 3352
CLA11	Former Clarendon Post Office & Dry Stone Wall	6329 Midland Highway	Clarendon, 3352
DUN02	Stone Wall	360 Hewitsons Road	Dunnstown, 3352
SCO02	Cottage - Old Inglis Homestead?	Yendon No. 2 Road	Scotsburn, 3357
YEN15	Dry Stone Wall	089 Ditchfield Road North	Yendon, 3352
YEN14	Dry Stone Wall	Haines Street	Yendon, 3352
YEN16	Dry Stone Wall	Wroe's Road	Yendon, 3352

## **Appendix 6.09: List of Geological Sites for Further Assessment**



# List of Geological Sites for Further Assessment

Place Number	Place Name	Place Address
GEO - ML022	Trestle Bridge Anticline	
GEO - ML038	Picnic Point Anticline	
GEO - ML085	Lerderderg Gorge	
GEO - ML087	Gatehouse 24	
GEO - ML092	Korkuperrimul Creek	
GEO - ML094	Alkemades Quarry	
GEO - ML095	Parwan Vertebrate Beds	
GEO - ML102	Parwan Valley	
GEO - ML123	Anthony's Cutting	
GEO - ML183	Parwan Creek	
GEO - ML201	Lerderderg River Permian Sequence	
GEO - ML225	Bald Hill Fault	
GEO - ML269	Tabletop Hill Landslips	
GEO - ML277	Ripley Bridge Basalt Pavement	
GEO - ML283	Mt Gorong	
GEO - ML294	Lerderderg River Terraces (Morven)	
GEO - ML316	Werribee Gorge Hanging Valley	
GEO - ML041	Pyramid Rock (Werribee Gorge)	Bacchus Marsh
GEO - ML080	Werribee Gorge	Bacchus Marsh
GEO - ML091	Mortons Quarry Permian Glacial Sequence	Bacchus Marsh
GEO - ML104	Bacchus Marsh Council Trench	Bacchus Marsh
GEO - ML224	Bacchus Marsh Basin	Bacchus Marsh
GEO - ML252	Rowsley Fault	Bacchus Marsh
GEO - ML372	Cataract Creek Falls & Basalt Columns	Bacchus Marsh

## List of Geological Sites for Further Assessment

Place Number	Place Name	Place Address	
GEO - ML373	Hine's Clay Pit		Bacchus Marsh
GEO - ML161	Mt Hydewell		Ballan, 3342
GEO - ML227	Bostock Reservoir Fault Exposure		Ballan, 3342
BA128 & GEO -	Ballan Mineral Springs	Shaws Road	Ballan, 3342
GEO - ML067	Moorabool River (Ballark Conglomerate)		Ballark
GEO - ML218	Brisbane Ranges Fault Scarp		Balliang East, 3340
GEO - ML261	Swamp Road Swamp		Balliang East, 3340
GEO - ML138	Spring Hill		Balliang East, 3340
GEO - ML208	Nerowie Road Depression	Nerowie Road	Balliang East, 3340
GEO - ML253	Sharkey Road Swamp	Sharkey Road	Balliang East, 3340
GEO - ML065	Mt Blackwood		Blackwood, 3458
GEO - ML291	Lerderderg Valley Alluvial Fan		Blackwood, 3458
BLA16	Blackwood Mineral Springs & Ave of Honour	Caravan Park Road	Blackwood, 3458
GEO - ML195	Bald Hill		Blakeville, 3342
GEO - ML288	Werribee River Valley		Blakeville, 3342
GEO - BL052	Mt Mercer Cargerie Road Cuttings	Cargerie Road	Cargerie, 3334
GEO - ML371	Antimony Mine, Pyrete Range		Coimadai, 3340
GEO - ML089	Darley Firebrick Pit		Darley
GEO - ML093	Coopers Quarry		Darley
GEO - ML199	Boral Pit		Darley
GEO - ML200	Buckley Road	Buckley Road	Darley
EL06	Mineral Springs	Off Horsehill Road	Elaine, 3334
GEO - ML373	Hine's Clay Pit		Glenmore, 3340
GEO - ML159	Black Hill		Gordon, 3345

## List of Geological Sites for Further Assessment

Place Number	Place Name	Place Address	
GEO - ML219	Dales Creek - Coimadai Fault		Greendale, 3341
GEO - ML221	Pykes Creek Permian Glacial Features		Greendale, 3341
GEO - ML278	Pykes Hill		Greendale, 3341
GEO - ML256	Spring Creek Fault		Ingliston, 3342
GEO - ML134	Ingliston Road Graptolite Cuttings	Ingliston Road	Ingliston, 3342
KOR16	Gunssers Springs	Off Hocking Road	Korweinguboorra, 3461
GEO - ML160	Lal Lal Swamp & Lunette		Lal Lal, 3352
GEO - ML177	Lal Lal & Moorabool Falls		Lal Lal, 3352
GEO - ML178	Lal Lal Iron Ore Deposit		Lal Lal, 3352
GEO - BL063	Kirk Reservoir Spillway		Leigh Creek, 3352
GEO - ML090	Maddingley Brown Coal Mine		Maddingley, 3340
GEO - ML287	Maddingley Vertebrate Fossil Site		Maddingley, 3340
GEO - ML020	Werribee Vale Road Weir	Werribee Vale Road	Maddingley, 3340
GEO - ML113	Lake Merrimu Southern Road Cuttings		Merrimu
GEO - ML231	Merrimu Gravel Member		Merrimu
MIL07	Greenes Springs & Toohey's Water Facility	Millbrook Egerton Road	Millbrook, 3352
GEO - ML157	Morrison's silcrete		Morrison's, 3334
GEO - ML202	Moorabool River (east branch cliffs)		Morrison's, 3334
GEO - ML240	Morrison's Isolated Spur		Morrison's, 3334
GEO - ML285	Morrison's (deformed Ordovician sediment)		Morrison's, 3334
GEO - ML108	Mt Darriwil		Mt Darriwil
GEO - ML077	Myrniong Creek & Tributaries		Myrniong, 3341
GEO - ML158	The Island		Myrniong, 3341
GEO - ML162	Parwan Cave (H-4)		Parwan

## List of Geological Sites for Further Assessment

Place Number	Place Name		Place Address
GEO - ML251	Rowsley Depression		Rowsley, 3310
SPA03	Carroll's Mineral Springs & Hell Hole Creek Mineral Spring	Off	Carrols Track Spargo Creek, 3461
SPA01	Spargo Creek Mineral Springs Reserve		Spargo Creek Road Spargo Creek, 3461
GEO - BL044	Mt Warrenheip		Warrenheip, 3352
GEO - ML102	Parwan Valley		Yaloak Vale, 3342
GEO - ML244	Mt Wallace Drained Lake		Yaloak Vale, 3342
GEO - ML013	The Bluff		Yaloak Vale, 3342
GEO - ML275	Yaloak Valley Basalt Outliers & Dolomite		Yaloak, 3342

## **Appendix 6.10: List of Places Requiring Access**

## List of Places Requiring Access

Place Number	Place Name		Place Address	
BA108	Hunterston	360	Ballan Egerton Road	Ballan, 3342
BA121	Dwelling & Outbuildings	573	Ballan Greendale Road	Ballan, 3342
BA122	Ballanee Homestead	135	Ballanee Road	Ballan, 3342
BA123	Carween Homestead		Carween Lane	Ballan, 3342
BA130	Stirling Park	027	Shaws Road	Ballan, 3342
BAL01	Ballark Homestead (incl. Cemetery)	1579	Ballan Meredith Road	Ballark
BAL02	Rosebank?		Ballark Egerton Road	Ballark
BAL04	Bungal	650	Egerton Ballark Road	Ballark
BVE05	Dwelling	659	Blakeville Road	Blakeville, 3342
BU04	Dwelling		Blackswamp Road	Bullarook, 3352
BU08	Dwelling		Springbank Road	Bullarook, 3352
BUN08	Railway Weir		Kennedy's Lane	Bunding, 3342
BGL02	Bungeeltap Homestead (incl. Cemetery)		Egerton Bungeeltap Road	Bungal, 3334
BGL03	Emly Park Homestead	1008	Egerton Bungeeltap Road	Bungal, 3334
BRE34	Dwelling	20	Lesters Road	Bungaree, 3352
EL05	Narmbool Homestead		Horsehill Road	Elaine, 3334
EL18	Iona Homestead		Horsehill Road West	Elaine, 3334
EL19	Larundel Homestead	183	Orrells Road	Elaine, 3334
F01	Beam Wireless Station (now CFA Training Centre)		Geelong Ballan Road	Fiskville, 3342
GOR09	Llandeilo	1001	Ballan Gordon Road	Gordon, 3345
GOR26	Dwelling	55	Boundary Road	Gordon, 3345
GOR39	Erin's Vale	161	Conroys Lane	Gordon, 3345
GRE05	La Cote/Shuter's Cottage		LaCote Road	Greendale, 3341
GRE07	Glenpedder Homestead		Myrniiong-Greendale Road	Greendale, 3341

## List of Places Requiring Access

Place Number	Place Name		Place Address	
GRE10	Former Greendale State School No. 918		Napoleon Street	Greendale, 3341
ING01	Ingliston Homestead (incl. Cemetery)		Ingliston Road	Ingliston, 3342
KOR09	Korweinguboorra Reservoir		Reservoir Track	Korweinguboorra, 3461
LAL18	Lal Lal House & Stables	313	Yendon Egerton Road	Lal Lal, 3352
MIL02	Millbrook Reservoir		Donnellans Road	Millbrook, 3352
MIL03	Brick Homestead		McGuigans Road	Millbrook, 3352
MOR08	Homestead		Meredith Road	Morrison's, 3334
POO01	Dwelling	256	Ballarat Daylesford Road	Pootilla, 3352
POO04	Pincott Reservoir		Frawleys Road	Pootilla, 3352
SCO01	Mt. Boninyong Homestead & Garden	6754	Midland Highway	Scotsburn, 3357
SCO03	Yuulong Homestead	30	Youlong Road	Scotsburn, 3357
SPR05	Dwelling	150	Ormond Road	Springbank, 3352
WAL03	Dwelling	687	Bungaree Wallace Road	Wallace, 3352
WAR05	Killarney	3109	Dunnstown Road	Warrenheip, 3352
WAR12	Farm Property	377	Ti Tree Road	Warrenheip, 3352
Y01	Yallock Vale Homestead	4662	Ballan-Geelong Road	Yaloak, 3342
YEN13	Ditchfield House	057	Ditchfields Road North	Yendon, 3352
YEN19	Kia Ora		Yendon No. 2 Road	Yendon, 3352

# Attachment - Item 10.2.2(b)





## Department of Planning and Community Development

File No: 09/007942  
EDOCS: 2239456

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Mr R Croxford  
Chief Executive Officer  
Moorabool Shire Council  
PO Box 18  
BALLAN VIC 3342

MOORABOOL SHIRE COUNCIL  
CENTRAL RECORDS  
18 JUN 2012

File No. 13/01/001

Dear Mr Croxford

### MOORABOOL SHIRE HERITAGE STUDY (WESTERN REGION)

Heritage Victoria is aware of recent press articles which highlight the lack of funding to complete the Moorabool Shire (Western Region) Heritage Study (copies attached). Our office has also been contacted by the Bungaree and District Historical Society imploring us to make funding available for the heritage study. In the light of these press articles, it is appropriate that I inform you of my advice to the Bungaree and District Historical Society.

The completion of heritage studies in instances where geographic gaps exist due to council amalgamations in the 1990s has been a priority for many years. However, given the demands across the State, it is necessary to prioritise where public funding is directed. With limited resources, this office is reluctant to recommend further public funding where previous heritage studies are still to be implemented and where conditions attached to existing grants have not been discharged.

As my predecessor advised the then Chief Executive Officer of the Shire in January 2001 and again in 2002:

*A study of the balance of the Shire could be supported in a future year provided that the Council implements the existing 1995 Bacchus Marsh Heritage Study through an amendment to the Heritage Overlay of the planning scheme.*

The original *Bacchus Marsh Heritage Study* was completed in 1995 with substantial assistance provided by the Commonwealth and State Governments. A condition of the grant funding in 1993 was that "... the study recommendations are to be incorporated as far as possible into the Local Section of the Bacchus Marsh Planning Scheme".

#### Statement

Any personal information about you or a third party in your correspondence will be protected in accordance with the provisions of the Information Privacy Act 2000. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Manager Privacy, Department of Planning and Community Development, PO Box 2392, Melbourne, VIC 3001.



We appreciate that the heritage study was completed at the time of council amalgamations and that this may have been a factor delaying its implementation. However, other rural councils in this same situation have managed to implement their heritage studies.

We were pleased when in 2000/01, Moorabool began work on a scheme amendment to implement the *Bacchus Marsh Heritage Study*. Our office worked closely with planners from the Shire at that time, providing support, attending meetings at Bacchus Marsh and reviewing documentation. You can understand our concern when Council chose not to proceed with that amendment.

Given the passage of time, Council sought funding in 2007/08 to implement the *Bacchus Marsh Heritage Study* and \$15,000 was provided by Heritage Victoria for this purpose. There was an expectation that this task should be well advanced by June 2009. I accept that the implementation of a heritage study through the planning scheme can be a challenging process in the face of objections. However, most councils can achieve the process in a shorter timeframe than that which has transpired for Amendment C6.

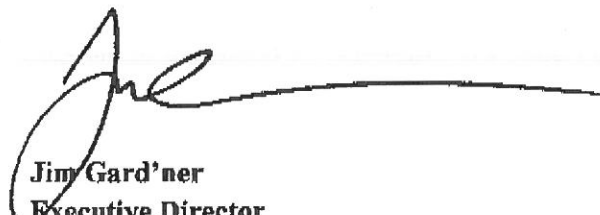
It is clear from the Historical Society's letter that they have been advised that "due to lengthy mandatory interviews for affected parties we are advised that this [Amendment C6] may take possibly another 2-3 years". I have advised the Society that there is no reason why this should be so. This is not the experience of most councils. For example, Golden Plains Shire exhibited its heritage amendment in April 2010, the same month that Moorabool exhibited Amendment C6. While Golden Plains had fewer individual heritage places, it did propose overlays for ten heritage precincts and twelve heritage landscapes. The Shire has considered submissions, Panel hearings have been held and the amendment was finalised in February 2012. This can be contrasted with Moorabool, where Council considered submissions in late 2010 but is still to request a Panel.

I understand the concerns that heritage places may be threatened pending the Western Region heritage study. While it is not ideal, a process does exist under the *Building Act 1993* where the consent of the council is required to the major demolition of a building. This process enables a vigilant council to "stop the clock" in the event of the potential demolition of a heritage place.

I am optimistic that funding may be available for completing the Western Region Heritage Study when the Shire has implemented Amendment C6. To that end and given the funding that was provided in 2008/09 to implement the *Bacchus Marsh Heritage Study*, could you please forward to me a timetable for the finalisation of Amendment C6.

If you have any queries or wish to discuss the matter further, please contact Geoff Austin from this office on 9208 3007 or by email to [Geoff.austin@dpcd.vic.gov.au](mailto:Geoff.austin@dpcd.vic.gov.au)

Yours sincerely



Jim Gardner  
Executive Director  
Heritage Victoria



# Good things come to those who wait, 17 years!

**THE BAILLIEU GOVERNMENT** has approved a heritage planning overlay in Bacchus Marsh that has been 17 years in the making.

The study used to back up the planning decision dates back to 1995 - and is as old as Moorabool Shire Council itself.

The approval now means the rest of Moorabool is a small step closer towards getting its own planning protection for heritage buildings and structures.

Councillors were told of the State Planning Minister's approval at the February 15 meeting.

Heritage overlays cannot be applied

until they are justified with an academic study.

Moorabool Council has been told it cannot apply for Heritage Victoria funds for a study in the western half of the shire until the eastern half has been fully dealt with.

Woodlands Councillor Pat Toohey was unimpressed with the delay.

"It's been ticked off by the Minister after 17 years," he said.

"I'm disappointed it's taken 17 years.

"I'm disappointed we're being told there's no funding for the rest of the shire.

"Moorabool had to put up its own

money to fund the first (Eastern) stage of the study.

"It's unacceptable that we are being told no money is available until certain things are done.

"It's important that Heritage Victoria steps up to the plate and understands that we need to protect heritage in the west of the shire."

The Woodlands, Bungal and West Moorabool wards include various aboriginal sites around Lal Lal Falls and Gordon, an 1840s homestead at Ingliston, the 150-year-old Geelong-Ballarat rail line and St John's Anglican Church Ballan which turns 150 next month.



# Heritage study hold up

**By Kate Taylor**

Moorabool Shire Councilor Pat Toohey has slammed a Heritage Victoria decision not to fund a heritage study for the Western half of the Shire until a long-running study on the Eastern half of the Shire is completed.

Cr Toohey says the Western study is continually being held up because Heritage Victoria refuses to fund it until council completes the heritage study being undertaken in the Eastern half of the Shire - a project which has so far taken 17 years.

"Council funded the first stage for the Western half, which is now completed - we now need a review for the second stage, a more intensive study of the locations identified in the first stage," Cr Toohey said.

The first stage of the West-

ern project cost council \$40,000 and the second stage is estimated to cost around \$100,000, while the second part of the Eastern project - which involves having the Planning Minister appoint a panel and seeking submissions from the community - would cost council an additional \$40,000 in unbudgeted funds.

"It's quite a costly process, but we are moving forward with that and we have our officers working on that process - but that could take another couple of years."

In the meantime, the second part of the Western project remains unfunded.

"The rest of the Shire shouldn't be held at ransom, or hold this judgement by Heritage Victoria over their head by saying 'we're not going to fund other

projects in the Shire until this one is finished' - that's unreasonable by Heritage Victoria."

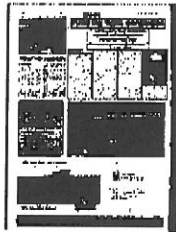
Cr Toohey said council spends about \$400,000 annually on the Avenue of Honour with maintenance, safety and renewal, which is a State Government responsibility and leaves council with less money to spend on heritage elsewhere.

"We then don't expect Heritage Victoria and the State Government to step away from their responsibilities when it comes to other heritage in the Shire, and we would be happy if the State Government would commit annual amounts of funding to the Avenue of Honour which would allow us to spend money on the rest of the Shire," Cr Toohey said.

A Heritage Victoria spokesperson explained the fund-

ing position.

"Heritage Victoria is keen to assist councils to complete heritage studies and has long acknowledged the need for a heritage study to be undertaken of the western portion of the Moorabool Shire. There is also a long standing policy to direct heritage funding to those councils which have demonstrated a commitment to implementing their heritage study through appropriate measures such as Heritage Overlays. To qualify for further funding, councils need to demonstrate that any existing heritage studies have been implemented and that previous grants have been satisfactorily discharged," she said.



# Funding fight continues

*"...we're looking for a partnership approach and we'd appreciate support from the State Government and Heritage Victoria.."*

*- Cr. Pat Toohey (pictured)*

**By Kate Taylor**

Heritage in Moorabool has been getting a boost lately – and now Councillor Pat Toohey is calling for more people to step forward.

Cr Toohey brought the matter up at the 16 May council meeting having attended a Heritage Advisory Committee meeting that day.

"We continued the discussion around the terms of reference and the reinvigoration of the Heritage Advisory Committee with the intention to continue to seek further interested groups and members of the community to participate in heritage throughout the shire," he said.

Cr Toohey also said that people can help in the fight for funding from Heritage Victoria, following comments from a spokesperson that the body would not fund a heritage study for the Western half of the shire until a long-running study being undertaken for the Eastern half of the shire is completed.

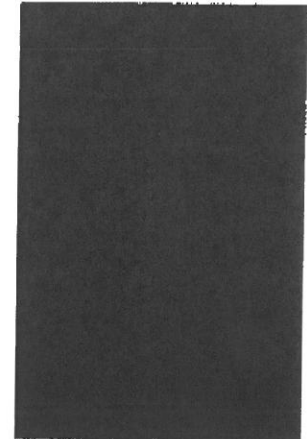
"There was also further discussion (at the meeting) around continuing to advocate to Heritage Victoria for funding for the Western end of the shire, given that the proposed budget that's on the table at the moment holds the necessary funding to carry out the panel process for the completion of the East Moorabool Her-

itage Study.

"The message was, we continue to put forward the funds and we're looking for a partnership approach and we'd appreciate support from the State Government and Heritage Victoria on funding heritage issues throughout the shire."

However the Heritage Victoria spokesperson advised that putting the panel process in the budget is not enough.

"The allocation of funds for part of the process doesn't necessarily mean the implementation of 'the study recommendations' by incorporation 'into the Local Section of the Planning Scheme' as required under the original grant



conditions but is certainly a step in the right direction.

"When that is complete, there will be the opportunity for the next phase," the spokesperson said.

Dr Tracey Avery  
Executive Director  
Heritage Victoria  
GPO Box 2392  
MELBOURNE 3001

23 October 2012  
REF:  
File:  
Your Ref: EDOCS: 2239456  
Your File: 09/007942

Dear Dr Avery

### **Moorabool Shire Heritage Study Western Region**

I am writing regarding the progress by Council regarding the issues outlined in Heritage Victoria's letter of 18 June 2012. Since the receipt of your correspondence Council officers have had dialogue with Heritage Victoria staff to forward plan the progression of Amendment C6 and the West Moorabool Shire Heritage Study (Western Region).

#### Bacchus Marsh Heritage Study Implementation Timeline

C6 Pt 1 Approved February 2012

#### C6 Pt2

- June 2012 Request made for Flying Squad assistance to prepare Panel submission to Council. Finalisation of Statements of Significance (reviewed and selected sites revised by the Heritage Advisor)
- August 2012 Council response to submissions / request panel based on assessment of sites in accordance with Council selection criteria for including residential properties in the Heritage Overlay and revision of statements of significance to comply with current requirements.
- September 2012 Council resolved to request that the Minister for Planning appoint a Panel to hear submissions to C6 Pt 2.
- November 2012 Council will formally request the Minister for Planning appoint a Panel to hear submissions to C6 Pt 2. (Currently preparing a detailed package of information for the Panel)

It is envisaged that a directions hearing will be held in 2012 and the Panel hearing will be in early 2013. As Council intends to submit to Panel a full package of amendment documentation to support Council's position for comment by Panel, Council should be in a position to consider the Panel's position and make resolution in regards to the amendment by mid 2013.

#### Moorabool Shire Heritage Study (Western Region) – Stage 2 Implementation Process

Stage 1 of the Moorabool Shire Heritage Study (Western Region) 'the Study' was completed in June 2010. Council resources have been focused on the growth priorities of Council and ensuring that the process of including the Bacchus Marsh Heritage Study into the planning scheme was completed.

There are limited resources available in the 2012-13 financial year for full implementation of stage 2 of the Study as the focus will be on meeting Council's strategic work program,

including the completion of Amendment C6. The advice from the Stage 1 heritage consultants was that the indicative costs of undertaking Stage 2 would be as follows:

Individual places	\$150,000
Heritage Precinct (Ballan)	\$10,000
Water Infrastructure	\$12,000
Archaeological sites	no estimate provided
Other costs	\$35,000

Given the scale of work involved in completing Stage 2 Council is considering the potential to stage implementation of the Study across several financial years (if required), the planning of which will occur in the 2012-13 financial year. Council is currently undertaking the Ballan Structure Plan, and is using the indicative list of places to guide its preparation.

Council would like to work collaboratively with Heritage Victoria to advance either undertaking the project in one year or, if the staged option is required for fiscal reasons, to determine the 'status' of individual places and amendment processes to occur within discreet financial years.

Council also sees opportunities to work closely with Heritage Victoria to progress the implementation of Stage 1 of the study by:

- Investigating opportunities for wider use of the Heritage Inventory to identify potential sites identified by the Study
- Promoting the state agency / corporations documenting the heritage values of water infrastructure sites in accordance with the Victorian Government Cultural Heritage Asset Management Principles.
- Investigating ways in which to map and provide address searchable access to sites identified by Stage 1 of the Study.
- Promoting the archaeology provisions of the Heritage Act within Moorabool Shire

Council is also in the process of investigating preparing a Moorabool Heritage Strategy in accordance with the Heritage Victoria "Local Government Heritage Strategy" guidelines. As a first step it is proposed that Council officers work with the Moorabool Heritage Advisory Committee (MHAC) to establish the issues and priorities. MHAC is keen to progress the study and its member historical societies are commencing data collection for indicative places.

I look forward to working with you in the process of documenting, protecting, managing and promoting the diverse heritage of Moorabool Shire. If you have any queries or wish to discuss the matter any further please contact Lisa Gervasoni, Strategic Planning Co-ordinator on 03 5366 7100.

Yours sincerely,



**Gavin Alford**  
**Manager Strategic and Sustainable Development**

To

1. Heritage Victoria
2. 2.Minister for Planning

This letter is in regard to the future of the Moorabool Shire Heritage Study (Western Region). In 2010 the Moorabool Shire committed \$40,000 of Shire funds to have Stage 1 conducted with the funds going towards employing a heritage consulting firm to identify buildings and structures of significance and then present a Draft Thematic History. For a reasonably small shire this was a considerable sum and showed the Shire's commitment to preserving our history. My concern is that at a recent Moorabool Shire Heritage Advisory Committee (MHAC) meeting we were advised that funding for Stage 2 and any subsequent stage will not be allocated by Heritage Victoria until the completion of the Study for the Eastern section of the Shire ie Bacchus Marsh. This Study commenced in 1993 and because of Shire amalgamation and other factors the Study languished for a number of years. Recently the Moorabool Shire and the MHAC have made inroads to complete the implementation of the Bacchus Marsh Heritage Study which has resulted in the gazettal of Amendment C6 (Part 1). In an effort to speed up the process, the Shire split the amendment so that the properties and structures where there was no controversy became Part 1. The next stage of the process for Amendment C6 is to proceed with Part 2. However due to lengthy mandatory interviews for affected parties we are advised that this may take possibly another 2 -3 years.

In the meantime the Study for the Western Region is only at draft stage and cannot continue until Heritage Victoria allocates funds. Members of the MHAC are very concerned that there is considerable development in this part of the Shire which includes Ballan, Bungaree, Blackwood and Gordon. Without a Heritage Overlay historical structures and buildings have little or no protection. Already in Bungaree, the area in which I live, in recent years we have lost the Railway Station, Tinney's Chaff Mill and Police Station amongst others. I have been working with students from the Bungaree Primary School in helping them appreciate their town. It is sad to stand with them in front of vacant blocks and try to get them to picture what used to be there. A Heritage Overlay would protect what is left for their children.

Members of Bungaree and District Historical Society urge you to help us protect our heritage before it is too late.

Please ensure that funding for Stage 2 of the Moorabool Shire Heritage Study is allocated, so that the verification process can go ahead and then a Heritage Overlay be implemented as quickly as possible.

Thank You

Dennis Spielvogel

President

Bungaree and District Historical Society





## Department of Planning and Community Development

18 January 2008

Mr N Manning  
Strategic Planner  
Moorabool Shire Council  
PO Box 18  
BALLAN VIC 3342

MOORABOOL SHIRE COUNCIL  
CENTRAL RECORDS

23 JAN 2008

File No. 13/01/001  
06/03/004

1 Spring Street  
Melbourne, Victoria 3000  
GPO Box 2392  
Melbourne, Victoria 3001  
Australia  
Telephone (03) 9208 3333  
Facsimile (03) 9208 3680

Dear Mr Manning

**VICTORIA'S HERITAGE GRANTS ROUND 3 – 2007-08  
(LOCAL GOVERNMENT HERITAGE STUDIES)  
Moorabool Heritage Study (balance of the Shire) - Stage One**

Thank you for your recent application for funding from *Victoria's Heritage Grants* to undertake a heritage study of the balance of the Moorabool Shire. I regret to advise that your application has been unsuccessful on this occasion.

A large number of worthy submissions were received this year, and other projects have been assessed as having higher priority. A list of funded projects is attached for your information.

While this office recognises the need and importance of a comprehensive heritage study of the balance of the Shire, an obstacle to providing funding is the need for your Council to implement the existing 1995 Bacchus Marsh Heritage Study through an amendment to the Heritage Overlay of the planning scheme.

I am pleased that we have been able to assist you with a grant towards the implementation of the Bacchus Marsh Heritage Study. Once implementation has progressed, we would be pleased to consider a funding application for a heritage study of the balance of the Shire.

If you have any questions, please contact Geoff Austin, Manager – Local Government Services on 03 9637 9292.

Yours sincerely

 Ray Tonkin  
Executive Director Heritage Victoria



**VICTORIA'S HERITAGE GRANTS – 2007-08 – LOCAL GOVERNMENT HERITAGE STUDIES COMPONENT**

STUDY/PROJECT	RECIPIENT	GRANT
<b>Alpine Heritage Study (Stage 3 implementation grant)</b> Grant to assist Council to prepare and exhibit an amendment to implement the Stage 2 study.	Alpine Shore Council	15,000
<b>Bass Coast Heritage Study (Stage 3 implementation grant)</b> Grant to assist Council to prepare and exhibit an amendment to implement the Stage 2 study.	Bass Coast Shire Council	15,000
<b>Baw Baw Heritage Study (Stage 2)</b> This grant will assist with the documentation of 207 high priority places identified in Stage 1.	Baw Baw Shire Council	91,000
<b>Darebin Heritage Study (Stage 2- northern areas)</b> The study primarily focuses on the northern areas of the municipality not covered by existing heritage studies.	City of Darebin	30,000
<b>East Gippsland Heritage Study (Stage 3 implementation grant)</b> Grant to assist Council to prepare and exhibit an amendment to implement the Stage 2 study.	East Gippsland Shire Council	15,000
<b>Glen Eira Heritage Study Digitisation</b> Grant to assist Council to digitise existing heritage study data.	Glen Eira Shire Council	5,000
<b>Greater Bendigo Heritage Study Digitisation</b> Grant to assist Council to digitise existing heritage study data.	City of Greater Bendigo	5,000
<b>Greater Shepparton Heritage Study (Stage 2 – Tatura, Shepparton, Mooroopna Gaps Study – supplementary funding)</b> The study will focus on the urban areas of Tatura, Shepparton and Mooroopna where gaps exist in the existing heritage study.	City of Greater Shepparton	8,000
<b>Macedon Ranges Heritage Study Digitisation</b> Grant to assist Council to digitise existing heritage study data.	Macedon Ranges Shire Council	5,000
<b>Mitchell Heritage Study (Stage 3 implementation grant)</b> Grant to assist Council to prepare and exhibit an amendment to implement the Stage 2 study.	Mitchell Shire Council	9,000
<b>Moira Heritage Study (Stage 3 implementation grant)</b> Grant to assist Council to prepare and exhibit an amendment to implement the Stage 2 study.	Moira Shire Council	15,000
<b>Moorabool Heritage Study (Stage 3 implementation grant)</b> Grant to assist Council to prepare and exhibit an amendment to implement the Stage 2 study.	Moorabool Shire Council	15,000
<b>Moreland Heritage Study Digitisation</b> Grant to assist Council to digitise existing heritage study data.	Moreland City Council	5,000
<b>Mount Alexander Heritage Study Digitisation</b> Grant to assist Council to digitise existing heritage study data.	Mount Alexander Shire Council	5,000
<b>Moyne Heritage Study (Stage 3 implementation grant)</b> Grant to assist Council to prepare and exhibit an amendment to implement the Stage 2 study.	Moyne Shire Council	15,000
<b>Murrindindi Heritage Study (Stage 2 – supplementary funding)</b> Grants of \$65,000 were provided in Round 2 of 2006-07 for Stage 2. The grant of \$25,000 represents top-up funding and should ensure that all high priority places are documented.	Murrindindi Shire Council	25,000
<b>Towong Heritage Study (Stage 2 – supplementary funding)</b> This grant of \$17,000 will enable the assessment of additional places that were beyond the scope of the original budget.	Towong Shire Council	17,000
<b>Yarriambiack Heritage Study (Stage 1 – supplementary funding)</b> A grant of \$35,000 was provided in Round 2 of 2006-07. The grant represents top-up funding to enable this project to commence.	Yarriambiack Shire Council	5,000
<b>TOTAL</b>		<b>300,000</b>

# Attachment - Item 10.2.3(a)



<b>Policy No.:</b>	GD017	<b>GD017 – Privacy Policy</b>
<b>Review Date:</b>	Annually	
<b>Revision No.:</b>	002	
<b>Policy Manual Version No.:</b>	001	
<b>Adopted by:</b>	Moorabool Shire Council	

## 1. Purpose and Scope of the Policy

The *Privacy and Data Protection Act 2014* requires Victorian councils to comply with a set of Privacy Principles and adopt policies on the management and handling of personal information of individuals.

The *Health Records Act 2001* created a framework to protect the privacy of individuals' health information. It regulates the collection and handling of health information.

This Privacy Policy explains how Moorabool Shire Council will collect, hold, use and disclose personal and health information of individuals, how individuals can gain access to their information, and correct inaccuracies, and how an individual may complain about possible breaches of privacy.

## 2. Policy

Moorabool Shire Council is committed to protecting individuals' right to privacy and the responsible and fair handling of personal and health information, consistent with the Privacy and Data Protection Act 2014 and the Health Records Act 2001. Accordingly, Council will adhere to the ten Information Privacy Principles, Schedule 1 of the Privacy and Data Protection Act 2014, when undertaking its functions and activities, so that the privacy of individuals can be protected.

## 3. Definitions that apply to this Policy

<b>Personal Information</b>	Information or opinion, whether true or not and whether recorded in material form or not, about a living individual whose identity is apparent, or can reasonably be ascertained from the information or opinion.
<b>Sensitive Information</b>	Information or opinion about an individuals ethnic origins, religious beliefs, political opinions or association, philosophical beliefs, members of professional association or trade union, sexual preferences or practices and criminal record.
<b>Health Information</b>	Information or opinion about the physical, mental psychological health of an individual, disability of an individual or a health service provided or to be provided to an individual but does not include information about an individual who has been deceased for more than 30 years.

<b>Information Privacy Principles (IPP)</b>	Information Privacy Principles are set down in Schedule 1 of the Privacy and Data Protection Act 2014.
<b>Health Privacy Principles (HPP)</b>	Health Privacy Principles are set down in Schedule 1 of the Health Records Act 2001.

#### 4. Information Privacy Principles & Health Privacy Principles

##### a. Collection (IPP 1 & HPP 1)

Council will only collect personal, sensitive and health information that is necessary for its functions and activities. In some instances, Council is required by law to collect this information. Council will only collect sensitive information and health information where an individual has consented or as permitted under the *Acts*.

If it is reasonable and practicable to do so, Council will collect personal, sensitive and health information about an individual directly from that individual. When doing so, it will inform the individual of the matters set out in the *Acts*, including the purpose/s for which the information is collected, and will use lawful and fair means. If council collects this information about an individual from someone else, it will take reasonable steps to make the individual concerned aware of these matters.

##### b. Use and Disclosure (IPP 2 & HPP 2)

Council will only use personal, sensitive or health information within Council, or disclose it outside Council, for the purpose for which it was collected or in accordance with the *Acts* (e.g. where an individual has consented or where an individual would reasonably expect this to occur).

For example, under Section 14(2) of the Fences Act 1968; "A municipal council may disclose the name and address of an owner of land if the municipal council is satisfied the person to whom the name and address is given will use the name and address for the purpose of giving a fencing notice".

##### c. Data Quality (IPP 3 & HPP 3)

Council will endeavour to ensure that the personal information it collects, uses or discloses is accurate, complete and up-to-date.

##### d. Data Security (IPP 4 & HPP 4)

Council will endeavour to maintain a security system for storing personal, sensitive and health information. Technological and operational policies and procedures are in place to protect this information from misuse and loss and from unauthorised modification or disclosure. Council will dispose of this information in accordance with the Privacy Principles.

##### e. Openness (IPP 5 & HPP 5)

Council's Privacy Policy and Privacy Statement detail Council's management of personal information. Both of these documents are available publically.

On request Council will inform an individual in general terms on the types of personal information it holds and for what purposes and how it collects, holds, uses and discloses that information.

##### f. Access and Correction (IPP 6 & HPP 6)

An individual can access their personal information, including health information, by contacting Council's Privacy Officer (Ph: 5366 7100). Access will be provided except in the circumstances outlined in the Act, for example, where the information relates to legal proceedings, where the *Freedom of Information Act 1982* applies, (in relation to health information, granting access would pose a threat to life or health) or where the information was given in confidence by another person.

If an individual believes that their information is inaccurate, incomplete or out of date, they may request Council to correct it. The request will be dealt with in accordance with relevant legislation.

**g. Unique Identifiers (IPP 7 & HPP 7)**

Council will not assign unique identifiers to individuals unless the assignment of the identifier is necessary to perform any of council's functions or is required by law. Council will also not apply any unique identifier already in use by another organisation unless the individual consents to the use and disclosure or the conditions for use and disclosure set out in the *Acts* are satisfied.

**h. Anonymity (IPP 8 & HPP 8)**

Where lawful and practicable, Council will give an individual the option of not identifying themselves when supplying information or entering into transactions with it.

**i. Trans-border Data Flow (IPP 9 & HPP 9)**

Council may transfer personal information outside of Victoria only if the data transfer conforms with the reasons and conditions outlined in the *Acts*.

**j. Sensitive Information (IPP 10)**

Council will not collect sensitive information about an individual except for circumstances specified under the *Acts*.

**k. Transfer or closure of the practice of a health service provider (HPP10)**

Council will transfer personal information to another health service provider in Victoria if it ceases continue to provide health services after it has gone through an approved notification process as set out in the *Health Records Act*.

**l. Making information available to another health service provider (HPP 11)**

If an individual requests a health service provider to make health information relating to the individual held by the provider available to another health service provider or authorises another health service provider to request the Council to make health information relating to the individual available, the Council must provide a copy or written summary of health information about an individual to another health service provider information.

**5. Core accountabilities**

Council shall nominate a Privacy Officer who shall have the following duties:

- a. Manage formal reporting to government as required by the above *Acts*.
- b. Lead the design, implementation, maintenance and monitoring of processes, skills and activities required to implement this policy, and related policy and procedure, for the whole organisation.

- c. Advise and assist people who may have a question or issue in relation to matters covered by this policy as to their rights, options and procedures for resolving their issue.
- d. Receive and manage resolution of any formal information privacy complaints, as required by this policy and relevant legislation.

Council shall develop and implement procedures and associated documents to ensure that confidentiality, security and integrity of personal and health information are maintained to a reasonable standard during its required life.

All Councillors, Managers, Staff, Volunteers, Contractors and members of Council's Committees are accountable for implementation of this policy and associated policies and procedures in relation to Council information and processes.

### 6. Complaints

Individual who feel aggrieved by council's handling of their personal information are encouraged to contact council's Privacy Officer (Ph: 5366 7100). Resolution of the complaint, in the form of a written response, will be made within 45 days of lodgement of the complaint. All complaints must be in writing and addressed to:

Privacy Officer  
Moorabool Shire Council  
PO Box 18  
BALLAN VIC 3342

In the event where a breach has been detected, the matter will be investigated by Council to assess and contain the breach, determine the risks involved and who is to be notified, in addition to identifying preventative measures of a future breach. The attached 'Investigation of Privacy (Data) Breach Report' is to be completed to outline the privacy breach investigation.

Alternatively complaints may be made directly to the Privacy and Data Protection Commissioner. However, the Commissioner may decline to hear the complaint if the person has not first made a complaint to Council.

The Privacy Commissioner can be contacted as follows:

Privacy Victoria  
Level 11, 10-16 Queen Street  
MELBOURNE VIC 3000

Telephone: 1300 666 444  
Email: [enquiries@privacy.vic.gov.au](mailto:enquiries@privacy.vic.gov.au)

### 7. External Contractors

Where external contractors deal with Personal Information on the behalf of Council, they will be required to comply with the Privacy and Data Protection Act 2014 and the Health Records Act 2001 along with this Policy.

### 8. Related Legislation/Policies/Guidelines

**Policies:**

Website Privacy Statement

### **Legislative requirement**

Local Government Act 1989

Privacy and Data Protection Act 2014

Health Records Act 2001

Freedom of Information Act 1982

Fences Act 1968

Public Records Act 1973

Victorian Charter of Human Rights & Responsibilities Act 2006

### **9. Council Plan Reference – Key Performance Area**

Key Result Area: Representation and Leadership of our Community

Objective: Good governance through open and transparent processes and strong accountability to the community

Strategy: Ensure policies and good governance are in accordance with legislative requirements and best practice.

### **10. Review**

This policy will be reviewed annually, or otherwise in accordance with any changes in legislation.

### **11. Attachments**

Investigation of Privacy (Data) Breach Report.



# Attachment - Item 10.2.3(b)

# Investigation of Privacy (Data) Breach Report

**Report Date:**

**Incident Description:**

**Date incident discovered:**

**How was the incident discovered and who discovered it?**

**Location of incident:**

**Personal Information Involved**

## **Step 1. Contain the breach and do a preliminary assessment**

---

*Consider the following preliminary questions:*

- a) *What personal information does the breach involve?*
- b) *What was the cause of the breach?*
- c) *What is the extent of the breach?*
- d) *What are the harms (to affected individuals) that could potentially be caused by the breach?*
- e) *How can the breached be contained?*
- f) *Who has been notified?*

The following staff were immediately notified:

## **Step 2: Evaluate the risks associated with the breach**

---

*Consider the following factors:*

- g) the type of personal information involved*
- h) the context of the affected information and the breach*
- i) the cause and extent of the breach*
- j) the risk of serious harm to the affected individuals*
- k) the risk of others harms.*

## **Step 3: Notification**

---

*Consider the particular circumstances of the breach and:*

- a) a decide whether to notify affected individuals, and if so*
- b) consider when and how notification should occur, who should make the notification and who should be notified.*
- c) consider what information should be included in the notification, and*
- d) consider who else (other than the affected individuals) should be notified.*

## **Step 4: Prevent future breaches**

### **Authorisation**

---

**Report Author:**

**Name:**

**Title:**

**Manager:**

**Name:**

**Signature:**

---

---

**General Manager:**

**Name:**

**Signature**

---

---

# Attachment - Item 10.2.4

# Moorabool Shire Council – Retail Strategy 2041

March 2016



## **MacroPlan Dimasi**

### MELBOURNE

Level 4  
356 Collins Street  
Melbourne VIC 3000  
(03) 9600 0500

### GOLD COAST

Level 2, The Wave  
89 – 91 Surf Parade  
Broadbeach QLD 4218  
(07) 3221 8166

### SYDNEY

Level 6  
39 Martin Place  
Sydney NSW 2000  
(02) 9221 5211

### PERTH

Level 1  
89 St Georges Terrace  
Perth WA 6000  
(08) 9225 7200

### BRISBANE

Level 15  
111 Eagle Street  
Brisbane QLD 4000  
(07) 3221 8166

### ADELAIDE

Ground Floor  
89 King William Street  
Adelaide SA 5000  
(08) 8221 6332

## **Prepared for: Moorabool Shire Council**

### **MacroPlan Dimasi staff responsible for this report:**

Tony Dimasi, Managing Director – Retail

Ellis Davies, Manager – Retail

Megan Aulich, Consultant

Ziggy Gelman, Analyst

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# Glossary

**Activity centres:** Activity centres provide a focus for retail facilities, services, employment, housing, transport and social interaction and include major town centres, neighbourhood centres and local centres.

**Retail:** The definition of retail used in this report includes spending on food, non-food and retail services and is detailed in Section 1.4.

**Regional shopping centre:** A regional shopping centre typically includes at least one full line department store, a full line discount department store, one or more supermarkets and approximately 100 specialty shops. Gross leasable area (GLA) of retail floorspace totals at least 30,000 sq.m.

**Sub-regional shopping centre:** A sub-regional shopping centre is medium sized centre typically anchored by at least one full line discount department store, a major supermarket and including approximately 40 specialty shops. Total GLA of retail ranges between 10,000 and 30,000 sq.m.

**Neighbourhood centre:** A local shopping centre comprising a supermarket and a range of specialty shops. Total GLA of retail floorspace is generally, though not always, less than 10,000 sq.m.

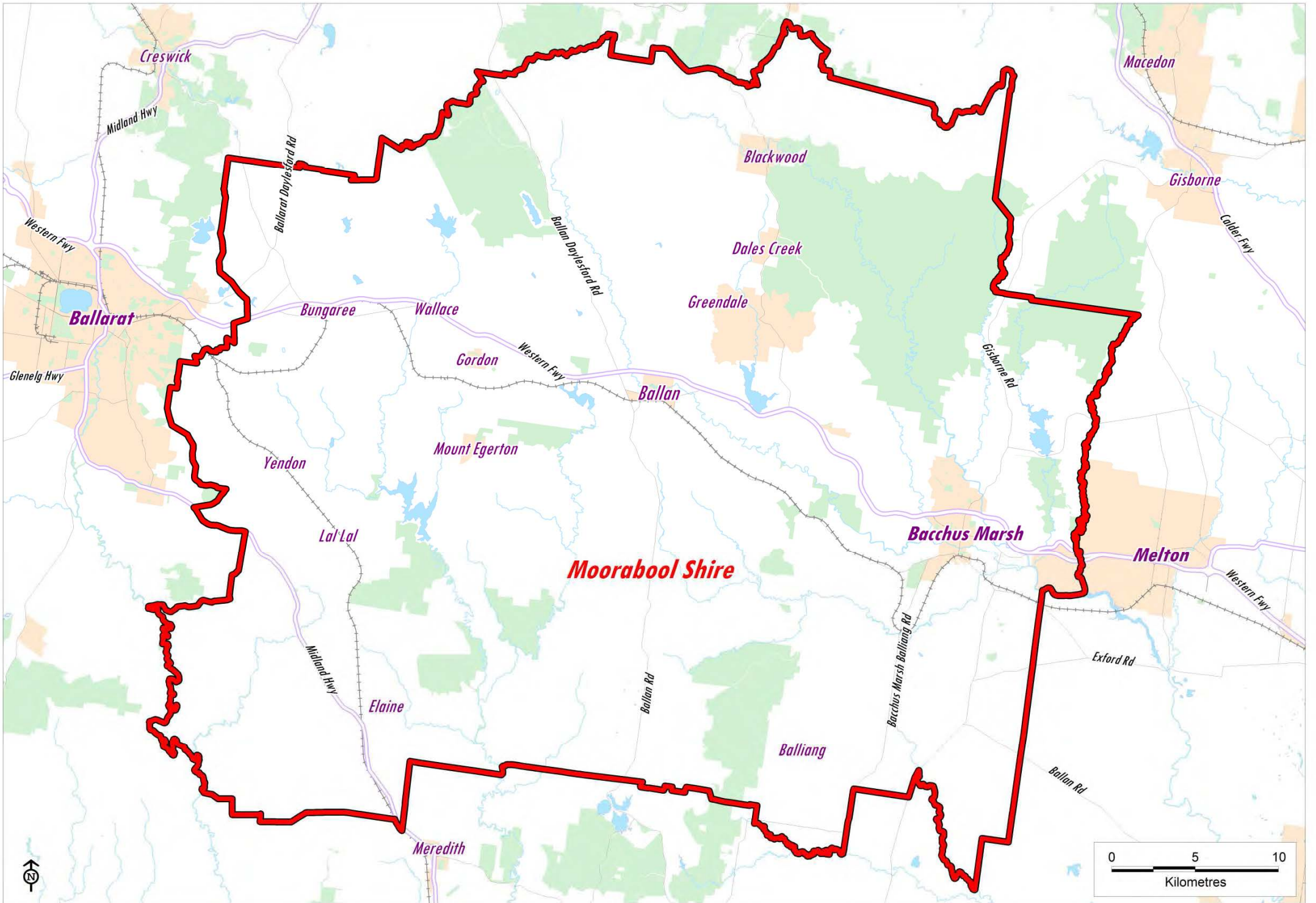
**Metropolitan Melbourne:** The area of Melbourne which includes 31 municipalities within the designated Melbourne urban growth boundary.

**Peri-urban regions:** The areas located immediately beyond the Melbourne urban growth boundary.

Throughout the report there are a number of references to the following acronyms and abbreviations.

Acronym	Term
ABS	Australian Bureau of Statistics
DDS	Discount department store
ERP	Estimated resident population
FLG	Food, liquor and groceries
RTD	Retail turnover density

Abbreviation	Name
Growth Plan	Central Highlands Regional Growth Plan
Planning Scheme	Moorabool Planning Scheme
Council	Moorabool Shire Council
Moorabool	Moorabool Shire





Main Street, Bacchus Marsh

## Executive summary

### Vision

That retailing in Moorabool will be the catalyst for thriving activity centres that meet the growing community's retail, services and recreation needs, providing employment opportunities for residents and engaging places for people to interact.

The key findings of this Strategy which led to this vision are set out below.

### Region and location context

Moorabool Shire (referred to as Moorabool in this report) is a large municipality located in Central Victoria approximately 60 km west of the Melbourne CBD. Moorabool is easily accessible from the two largest regional cities in Victoria, namely Geelong and Ballarat, which are located 57 km to the west and south of Bacchus Marsh respectively. Moorabool includes some 64 towns/localities, with the majority being small rural communities. Bacchus Marsh is the largest town in the municipality, with the Bacchus Marsh region accounting for around 65% of Moorabool's population. Many residents of Bacchus Marsh travel to the western parts of Melbourne for work.

The Western Freeway is one of two key transport routes linking Moorabool with Melbourne, providing convenient access for residents of Moorabool to Melton to the east and Ballarat to the west. The other is the Melbourne – Ballarat rail line with stations at Bacchus Marsh and Ballan. Both Melton and Ballarat include major retail shopping precincts providing a broad range of food and non-food facilities. Geelong and the broader Melbourne region are also easily accessible from Moorabool, and include a range of major shopping centres as well as their CBD.

### Population

The population within Moorabool is estimated at 31,200 as at June 2014, including 20,300 people in the Bacchus Marsh region, which extends some 5 km around Bacchus Marsh and includes the town of Myrning (refer Map 1). Recent population growth is estimated to have been strong within Moorabool, averaging 2.7% per annum between 2011 and 2014, primarily driven by a number of residential developments in Bacchus Marsh.

Moorabool Shire population, 2011-2041*						
Region	Est. population		Forecast population			
	2011	2014	2016	2021	2031	2041
Bacchus Marsh	18,330	20,280	21,620	24,920	30,670	35,870
Central (Ballan)	6,990	7,350	7,590	8,190	9,690	11,590
Western	<u>3,490</u>	<u>3,550</u>	<u>3,570</u>	<u>3,620</u>	<u>3,870</u>	<u>4,270</u>
<b>Total Moorabool Shire</b>	<b>28,810</b>	<b>31,180</b>	<b>32,780</b>	<b>36,730</b>	<b>44,230</b>	<b>51,730</b>
Region	Average annual growth (no.)					
	2011-14	2014-16	2016-21	2021-31	2031-41	
Bacchus Marsh	650	670	660	575	520	
Central (Ballan)	120	120	120	150	190	
Western	<u>20</u>	<u>10</u>	<u>10</u>	<u>25</u>	<u>40</u>	
<b>Total Moorabool Shire</b>	<b>790</b>	<b>800</b>	<b>790</b>	<b>750</b>	<b>750</b>	
Region	Average annual growth (%)					
	2011-14	2014-16	2016-21	2021-31	2031-41	
Bacchus Marsh	3.4%	3.3%	2.9%	2.1%	1.6%	
Central (Ballan)	1.7%	1.6%	1.5%	1.7%	1.8%	
Western	<u>0.6%</u>	<u>0.3%</u>	<u>0.3%</u>	<u>0.7%</u>	<u>1.0%</u>	
<b>Total Moorabool Shire</b>	<b>2.7%</b>	<b>2.5%</b>	<b>2.3%</b>	<b>1.8%</b>	<b>1.5%</b>	

\*As at June

Source: ABS Census 2011; Victoria In Future, May 2014; Forecast.id; MacroPlan Dimasi

Strong growth is expected to continue for the foreseeable future, with the population of Moorabool estimated to grow to 51,700 by 2041, an increase of 20,550 residents. Much of this growth is estimated to occur within the Bacchus Marsh region, which is estimated to almost double in population to 35,900 residents by 2041. A large amount of land is planned for residential developments in Moorabool, most notably at the Stonehill Estate in West Maddingley and the Underbank Stud Farm west of Bacchus Marsh.

### Peri-urban designation

Moorabool has been identified as a peri-urban area as part of the Victorian Government's *Plan Melbourne*, which states that one of the aims of peri-urban areas is to attract population growth away from Melbourne. Moorabool offers an attractive country lifestyle different to that of metropolitan Melbourne, though still well connected with the capital city. In particular, the major towns of Moorabool (Bacchus Marsh and Ballan) are both located on a major transport corridor, which includes the Western Freeway and the Melbourne - Ballarat rail corridor. *Plan Melbourne* specifically lists Bacchus Marsh and Ballan as potential peri-urban towns which could accommodate substantial population growth.

### Retail trends

Generally, retail sales in Australia are steadily gathering momentum following a weak post-GFC period, with recent trends (past 2 years) showing steady year on year increases. These increases have been mainly underpinned by sound population growth generally across Australia; recovery in the housing market; slowly improving consumer confidence; and a very low interest rate environment by Australian standards.

Across the major retail categories, department stores and discount department stores continue to experience a tough trading environment, as they cater for the more discretionary spending market, which has suffered since the GFC. Food retailing, comprising fresh food (e.g. groceries) and food catering (restaurants, cafés, take-away food outlets), on the other hand, continues to perform strongly, underpinning a paradigm shift in consumer attitudes towards eating out.

### Stakeholder consultations

A range of stakeholders, including customers, local retailers and Moorabool Shire's Economic Development Reference Group, were consulted to gain their views on a number of factors that have an influence on the retail sector in Moorabool.

The key **strengths** of retailing in Moorabool identified from these consultations include the community feel of the area; the opportunity for local employment; and customer service, with the latter valued highly in the Ballan Town Centre. The key **issues** raised include the traffic congestion and lack of carparking in the Bacchus Marsh Town Centre; the lack of variety in shops; a large incidence of escape expenditure for non-food retail goods; and the somewhat limited trading hours of many retailers, particularly on the weekends. The limited range of retail services was identified as a key issue for the Ballan Town Centre.

The key **recommendations** from these stakeholders to improve retailing in Moorabool include better traffic management; more effective parking and signage; longer trading hours; a desire for the retention of the local feel of Moorabool; and the need for major and warehouse style retailers to draw and retain customers.

## Regions

For the purpose of the analysis set out in this report Moorabool has been divided into three main regions. Two of these regions (Bacchus Marsh and Central) reflect the areas of most relevance for the retail centres of Bacchus Marsh and Ballan. The Western region is the part of Moorabool located in close proximity to Ballarat, the residents of which at present relate much more to Ballarat than Moorabool in terms of their shopping behaviours.

Region	Towns/localities
Bacchus Marsh	Bacchus Marsh Darley Maddingley Balliang Balliang East Hopetoun Park Myrniong
Central (Ballan)	Ballan Barkstead Blackwood Gordon Greendale Mount Egerton Korweinguboora / Spargo Creek
Western	Bungaree Clarendon Dunnstown Elaine Lal Lal Wallace Yendon

## Retail floorspace demand and supply

The provision of retail floorspace per person throughout Australia at present is estimated at around 2.2 sq.m. The indicative total retail floorspace demand by residents of Moorabool, based on a population of 31,200, is estimated at approximately 69,000 sq.m (26,350 sq.m of food and 42,780 of non-food). Much of this demand is, and will continue to be, satisfied by the broader and larger provisions of retail facilities located beyond Moorabool, such as those at Melton, Ballarat and Melbourne.

The retail floorspace supply within Moorabool is estimated at approximately 31,200 sq.m, based on a survey completed by MacroPlan Dimasi in September 2014. The majority of this floorspace, some 80%, is located within the Bacchus Marsh region, mostly within the Bacchus Marsh Town Centre which includes The Village Bacchus Marsh, a sub-regional shopping centre anchored by Coles and Aldi supermarkets and a small Target Country; a Foodworks supermarket; and a large number of food and non-food specialty stores.

Map 2 illustrates the physical layout of the Bacchus Marsh Town Centre by broad retail category, with vacant and Council owned land also highlighted. The map also shows the expansion area of The Village Bacchus Marsh to the west, and the Foodworks supermarket located in the north-western part of the town centre.

## Escape expenditure

More than half of the retail expenditure by the residents of Moorabool is currently escaping the municipality, and being directed to facilities primarily at Melton and Ballarat. Most food expenditure is being retained and directed to facilities within Moorabool, while the majority of non-food

expenditure is escaping the municipality. The amount of retail expenditure escaping Moorabool by retail category, having regard to recent customer telephone survey conducted by AFS (Australian Fieldwork Solutions), is estimated as follows:

- Around 30% for spending on FLG (i.e. supermarkets, bakeries, butchers);
- 20 – 25% for food catering spending (i.e. cafés, restaurants);
- 70 – 75% of apparel spending (i.e. clothing, footwear);
- 80 – 85% of household goods spending (i.e. hardware, electrical goods);
- 70 – 75% of leisure goods spending (i.e. stationary, books, sports);
- 55 – 60% of general retail spending (i.e. pharmacy, florist); and
- 40 – 45% of retail services (i.e. hairdressing, beauty).

### **Bacchus Marsh out-of-centre potential**

The floorspace supply/demand analysis indicates that around 6,000 sq.m of bulky goods/homemaker floorspace is supportable in Bacchus Marsh. An out-of-centre development is considered required given lack of large sites in the Bacchus Marsh Town Centre, which need to be retained for the current gaps in the traditional retail offer.

Creating a bulky goods/homemaker hub in Bacchus Marsh, and attracting a number of large format retailers, would contribute significantly to reducing the amount of non-food retail expenditure escaping Moorabool.

### **Guideline supportable floorspace**

A baseline 'guideline' supportable retail floorspace in Moorabool, which is a theoretical supportable floorspace provision if a better range of retail facilities were offered, is estimated based on retention rates assumed to be achievable. It is estimated that around 80% of FLG spending, some 60-70% of spending on food catering, general retail and retail services, and between 40% - 50% of spending on other non-food goods can be retained within Moorabool. In total, around 65% of total retail expenditure is estimated to be potentially retained within Moorabool if a wider range of retail facilities are provided in line with the Shire's growing population.

The current guideline supportable retail floorspace in Moorabool is estimated at around 45,500 sq.m, indicating that there is currently a shortfall of retail floorspace in the municipality of some 14,300 sq.m. This gives a broad estimate of the quantum of floorspace supportable and should be viewed as indicative only. As the population of Moorabool increases, the indicative undersupply of retail floorspace is estimated to increase to around 40,000 sq.m by 2031, and to approach 55,000 sq.m by 2041 if no further additions were to be made.

### **Bacchus Marsh Town Centre potential**

The analysis indicates the following amount of retail floorspace could potentially be supportable in the Bacchus Marsh Town Centre once certain population thresholds are reached:

- At 25,000 residents (by 2021) - around 47,000 sq.m, or 20,000 sq.m greater than the current provision. The additional floorspace would require approximately 5 - 6 hectares of land.

- At 30,000 residents (by 2031) - around 60,000 sq.m, or 30,000 - 35,000 sq.m greater than the current provision. The additional floorspace would require approximately 8 - 10 hectares of land.
- At 35,000 residents (by 2041) - around 70,000 sq.m, or 40,000 - 45,000 sq.m greater than the current provision. The additional floorspace would require approximately 10 - 12 hectares of land.

### **West Maddingley and Darley potential**

There is currently sufficient market demand for Darley Plaza to be expanded to include a larger supermarket and additional specialty shops, potentially including around 4,000 – 6,000 sq.m of retail floorspace, though site constraints restrict the centre’s ability to be easily expanded.

In the longer term, a new centre of around 4,000 – 6,000 sq.m is considered supportable at West Maddingley to serve existing and future residents.

### **Ballan Town Centre potential**

There is currently demand for additional FLG floorspace in Ballan, which could potentially be met through an expansion of the existing supermarket, subject to land constraints, and additional fresh food specialty stores. By 2021, Ballan Town Centre is considered able to support a medium sized supermarket, a greater range of supporting fresh food stores, a few new cafes/restaurants, additional convenience retail stores, a discount variety outlet and more retail services such as additional hairdressers.

By 2041, once the population of the Ballan (Central) region reaches 11,500 residents, a total of around 13,000 – 14,000 sq.m of retail floorspace is considered supportable in the region. Potentially around 8,000 – 9,000 of this retail floorspace could be provided within the Ballan Town Centre; 3,000 - 4,000 sq.m in Gordon; and around 1,000 sq.m elsewhere in the region.

### **Small Town potential**

As the population of the small towns in Moorabool increases, there will be potential for additional retail facilities, particularly in Gordon and Wallace / Bungaree. An indication of the amount of retail floorspace which may be supportable within a town once it reaches certain population thresholds is as follows:

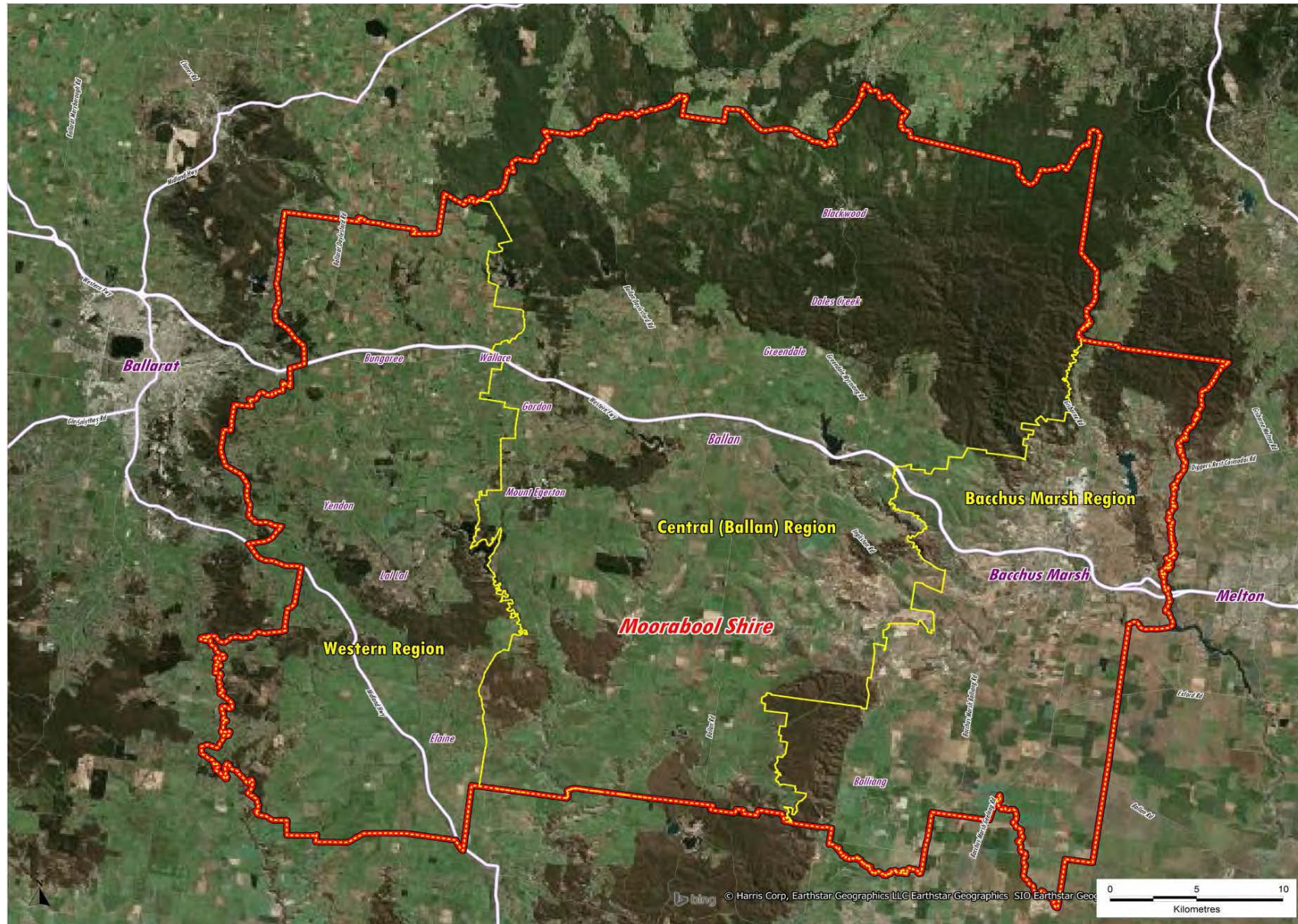
- 1,000 residents - A foodstore of 300 - 500 sq.m and some 10 specialty stores;
- 2,000 residents - A small supermarket of 500 – 1,000 sq.m and around 15 - 20 specialty stores; and
- 3,000 residents - A medium supermarket of 1,000 – 1,500 sq.m and around 20 - 30 specialty stores.



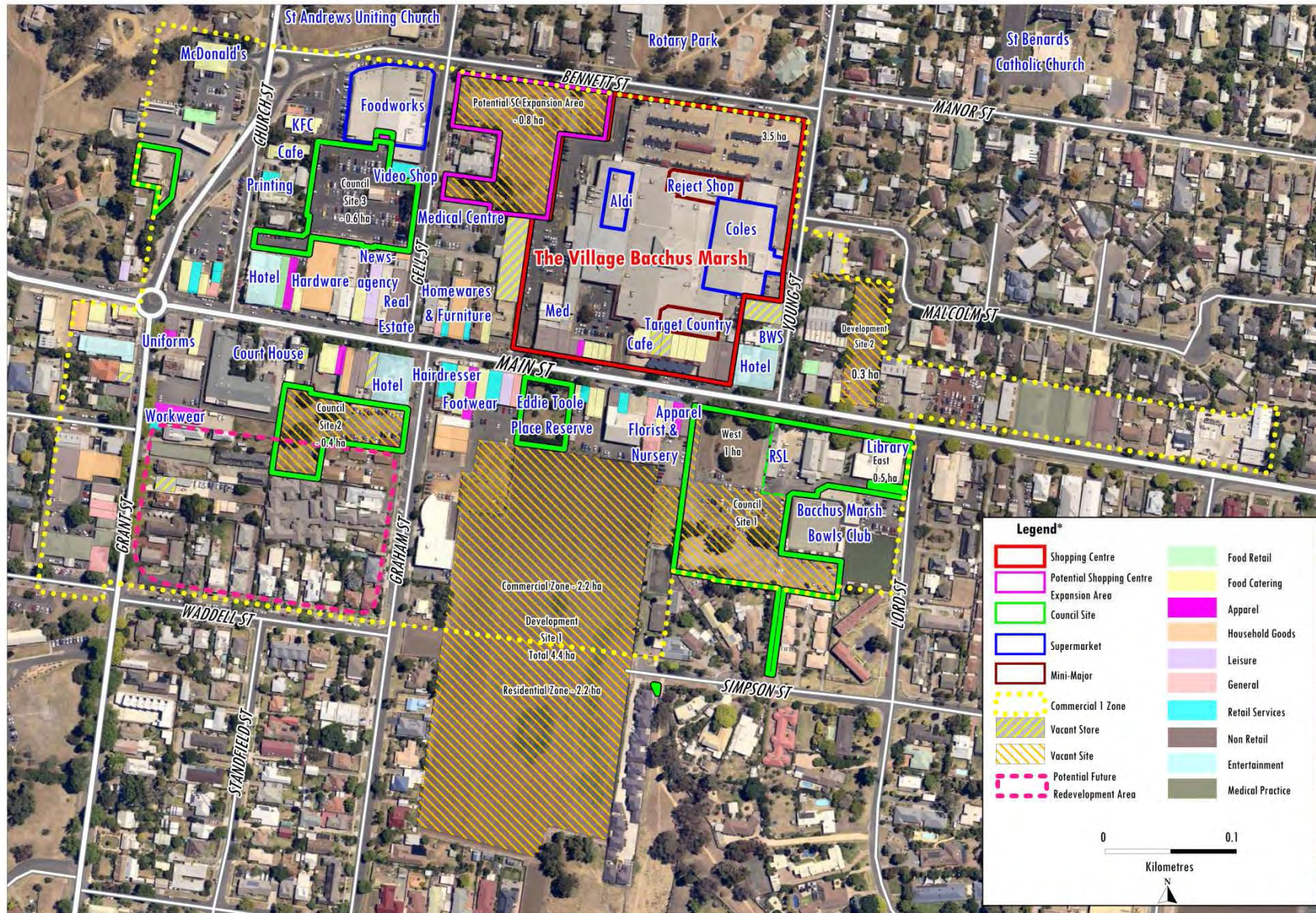
## Recommendations

- 1 Optimise the retail mix and encourage a concentration of facilities within the Bacchus Marsh Town Centre.
- 2 Position the Bacchus Marsh Town Centre for growth, in keeping with its role as the key activity centre for Moorabool, and improve movement in the town centre.
- 3 Create a sense of place for the Bacchus Marsh Town Centre.
- 4 Provide a broader range of facilities and services in and around Bacchus Marsh Town Centre.
- 5 Develop Moorabool as a retail tourism destination.
- 6 New/expansions of activity centres to serve growth areas.
- 7 Out-of-centre development in Bacchus Marsh.
- 9 Facilitate the improvement of the retail offer at the Ballan Town Centre.
- 10 Encourage the small towns to reach their potential.

The recommendations have led to a number of **actions** which are detailed in Section 9.



**Map 1: Moorabool Shire**



**Map 2: Bacchus Marsh Town Centre**

## Report structure

This strategy is structured as follows:

- **Section 1** provides the context of the report, detailing the key objectives, issues and policy relating to the Retail Strategy, as well as providing an overview of the retail terms used throughout the report.
- **Section 2** includes an overview of the regional and competitive context and the peri-urban designation of Moorabool.
- **Section 3** reviews the current retail trends, and how they relate to Moorabool.
- **Section 4** provides a breakdown of Moorabool into three regions and a number of sub-regions. The section examines the current and projected population levels within Moorabool; provides estimates of the retail expenditure capacity of the population; reviews of the socio-demographic profile of residents; and provides an employment profile of Moorabool.
- **Section 5** details the current supply of retail and non-retail floorspace within Moorabool.
- **Section 6** includes an analysis of the total market demand for retail floorspace by residents of Moorabool, based on population and retail expenditure.
- **Section 7** provides a summary of the stakeholder views and the discussions with major retailers.
- **Section 8** includes the importance of having a hierarchy of activity centres, and an analysis of the current and potential future retail floorspace needs of Moorabool residents; as well we the potential retail outlooks for Bacchus Marsh, Ballan and small towns within Moorabool.
- **Section 9** provides a number of key recommendations and actions to be considered by Council.

# Big Apple Tourist Orchard



Big Apple Tourist Orchard, Bacchus Marsh Road, Bacchus Marsh

Source: <http://tedsmakemyday.blogspot.com.au/2012/05/bacchus-marsh-just-skip-and-jump-from.html>

## Section 1: Introduction and study context

MacroPlan Dimasi was commissioned by Moorabool Shire Council (Council) to prepare a retail strategy for the municipality. The Strategy examines the retail sector's role in the broader Moorabool economy and in optimising the provision of local services and facilities to meet the needs of the residents of Moorabool. The retail strategy is to form part of Moorabool's planning for growth under the **Moorabool 2041 Framework (M2041)**.

### 1.1 Key objectives

The main purpose of M2041 is to provide Council with the necessary data analysis and recommendations to inform policy direction in the future. The key objectives of the strategy are to:

- Identify the significant retail trends in Australia, and consider how these trends are likely to influence retailing in Moorabool;
- Investigate the expected rates of population growth in the municipality, and the areas where this growth is likely to occur;
- Provide an understanding of the views of key stakeholders, including local residents, local business owners, Council and major retailers;
- Develop a vision for the retail landscape in Moorabool to 2041, particularly allowing for the substantial population growth projected for the Shire; and

- Provide clear and actionable recommendations which can assist Council to update the planning scheme as appropriate in order to deliver its objectives on retail policy.

The strategy has regard to previous retail studies completed for Council, including *'Growing Moorabool' Economic Development Strategy and Action Plan* (SGS Economics & Planning, April 2006); and *A Strategy for Retail Business Development in Ballan* (Essential Economics, March 2001).

### 1.2 Key issues

There are a number of key issues facing the retail sector in Moorabool, with the following identified as particularly pertinent:

- the changing national retail landscape and the impacts of technology and the digital environment on the retail sector;
- the level of escape retail expenditure by residents of Moorabool, i.e. expenditure that is directed to facilities located beyond the municipality;
- the lack of larger format retail stores in Moorabool, and the potential needs and impacts of out-of-centre developments;
- the need to ensure a broad range of retail facilities is provided within Moorabool which meets the needs of the growing community; and
- The ability of the retail sector to provide employment opportunities for residents of Moorabool.

### 1.3 Policy framework

The *Central Highlands Regional Growth Plan* (referred to as the Growth Plan) provides guidance for the region on land use planning and development for the municipalities of Ararat, Ballarat, Golden Plains, Hepburn, Moorabool and Pyrenees. The plan aims to “*Position the Central Highlands region to 2030 and beyond to provide a productive, sustainable and liveable region for its people*” (p.2). The key relevant principles and directions identified include (p.77 - 81):

- “*The region’s economy should be strengthened so that it is more diversified and resilient:*
  - *Encourage greater economic self-sufficiency for the region;*
  - *Pursue economic development opportunities based on the emerging and existing strengths of the region;*
  - *Support growth through the development of employment opportunities in towns identified for population growth;*
- The development of sustainable and vibrant communities should be supported by enhancing the level of access to key services:
  - *Encourage services, facilities and housing that meet the diverse needs of the community;*
  - *Build on local opportunities to support resilience of small towns;*
- Land use patterns, development and infrastructure should make the region more self-reliant and sustainable:
  - *Develop communities that provide local jobs and services”.*

The Moorabool Planning Scheme (the Planning Scheme) provides further policy guidance for activity centres through both the State Planning Policy

Framework and the Local Planning Policy Framework. Key relevant objectives set out in the Planning Scheme include:

- “*To build up activity centres as a focus for high-quality development, activity and living for the whole community by developing a network of activity centres*” (Clause 11.01-1);
- “*To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community*” (Clause 11.01-2);
- “*To encourage development which meet the communities’ needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities*” (Clause 17.01-1);
- “*To promote an accelerated rate of population and local employment growth to support the provision of improved social and physical infrastructure in the Shire*” (Clause 21.03-2)
- “*To plan and manage sustainable urban growth that is concentrated in and around the Shire’s major towns*” (Clause 21.03-2);
- “*To reinforce Bacchus Marsh’s and Ballan’s role as regional centres for employment, shopping, tourism, industry, business, and cultural services*” (Clause 21.04-3);
- “*Support the development and facilitation of increased local employment opportunities in order to strengthen the local economy*” (Clause 21.04-5);
- “*To consolidate and enhance the development of the inner area of Bacchus Marsh*” (Clause 21.07-2); and

- "To identify and manage urban growth opportunities driven by the upcoming sewerage of Gordon and other growth drivers" (Clause 21.09-1).

In summary the objectives of policy in relation to retailing in Moorabool encompass the following:

- Encourage the concentration of retail and commercial development in activity centres;
- Ensuring all existing and future development meets the needs of the community and is easily accessible; and
- That future development aims to make the region more self-sufficient and sustainable.

#### 1.4 Retail definition

The definition of retail used in this report, includes spending on food, non-food and retail services and is described as follows:

##### Food retailing:

- Take-home food, liquor and groceries (FLG) – all food and grocery items, typically sold in supermarkets and specialty fresh food stores, plus packaged beer, wine and spirits.
- Food catering – cafés, take-away food outlets and restaurants.

##### Non-food retailing:

- Apparel – clothing, footwear, fashion, accessories, and jewellery.
- Household Goods – giftware, electrical, computers, furniture, homewares, and hardware goods.

- Leisure Retail – sporting goods, music, DVDs, games, books, newsagents and film processing/photography.
- General Retail – pharmaceutical goods, cosmetics, toys and mobile phones.

**Bulky goods/homemaker** is a sub-sector of non-food retail and includes large format retail stores which sell items such as whitegoods, furniture, camping goods and large sporting items.

##### Retail services:

- Retail Services – Optometry, hair and beauty, key cutting, shoe repairs and dry cleaning.

In all shopping precincts a range of 'non-retail' facilities are provided, which are typical shopfronts that do not sell retail products or offer retail services – such as banks, retail estate agencies, travel agencies, medical centres, tattoo parlours and massage outlets. Some entertainment facilities, such as pubs can also be included as shopfronts in town centres.

In this strategy, the term **shopfront** therefore refers to all majors (department stores, discount department stores, supermarkets and mini-majors) and specialty shops typically located in shopping centres and in strip centres, including all retail and non-retail uses. This term is used as, at times, it is not necessary to distinguish between retail and non-retail shopfront uses, and also acknowledges that some shopfront uses can and do change regularly between retail and non-retail.

In this report, retail expenditure is defined in accordance with ABS definitions, thus it excludes all spending on motor vehicles and motor vehicle parts.





**Map 2.1: Regional context**

## Section 2: Region overview

### 2.1 Region and location context

Moorabool is located approximately 40 km west of the Melbourne CBD (refer Map 2.1). Geelong and Ballarat are located about 57 km to the south and west, respectively, of Bacchus Marsh.

Moorabool offers a country lifestyle with easy accessibility to the broad range of services and facilities available in western Melbourne, and particularly in Melton. The main drivers of the local economy include construction, agriculture and horticulture, health care and education. Moorabool comprises 64 towns/localities, while more than 70% of the municipality's 210,954 hectares consist of national/state parks or water catchments.

Substantial population growth has been occurring in the municipality in recent years, and Moorabool has been identified as a peri-urban area in the Victorian Government's *Plan Melbourne*. This strong growth is expected to continue and even accelerate for the foreseeable future, with the population of Moorabool projected to increase from 31,200 in 2014 to 51,700 by 2041, **an increase of 20,500 residents**.

**Moorabool is located in Central Victoria, roughly equidistant from Melbourne, Geelong and Ballarat. It has been identified as a peri-urban area and is experiencing strong population growth.**

The Western Freeway is the key transport route linking Moorabool with both Melbourne to the east and Ballarat to the west. The town centres of both Bacchus Marsh and Ballan are located near the freeway. The Western Freeway is also the principal road link between Melbourne and Adelaide, with over 70,000 vehicles using the freeway every day.

The Melbourne – Ballarat V-line train service provides excellent public transport linkages from Moorabool to Melbourne and Ballarat, with train stops at both Bacchus Marsh and Ballan. A V-line coach service runs through the western part of the municipality, connecting the towns of Elaine, Clarendon, Lal Lal, Yendon and Navigators with Geelong, Ballarat and Bendigo.

The main north-south traffic routes through Moorabool include Bacchus Marsh-Geelong Road and Gisborne Road, which provide direct access from Bacchus Marsh to Geelong in the south and to Gisborne in the north. In the south-western part of Moorabool, Ballan Road provides convenient access from Bacchus Marsh to the rapid growth region of Wyndham/Werribee. Other major north-south roads include Ballan-Daylesford Road and Geelong-Ballan Road, which run through the centre of Moorabool.

#### Competitive facilities

The Western Freeway extends through Moorabool and provides convenient access for residents of Moorabool to Melton to the east and Ballarat to the west. Both Melton and Ballarat include major retail shopping precincts providing a broad range of food and non-food facilities. The broader

Melbourne region is also easily accessible from Moorabool, and includes a range of major shopping centres as well as the central business district (CBD). The most relevant retail centres/precincts to Moorabool include the following:

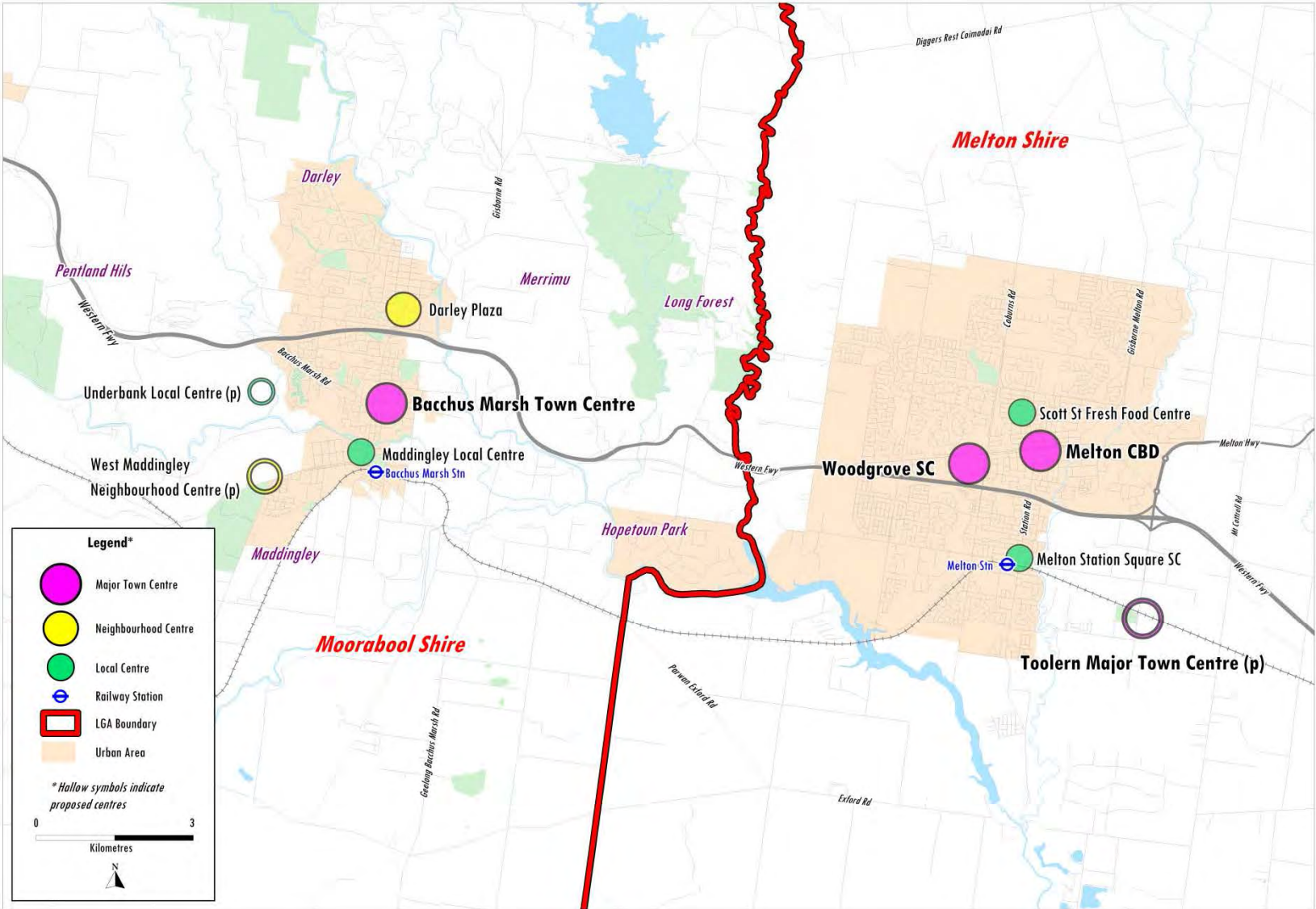
- The main enclosed shopping centre in **Melton** is Woodgrove SC, which was expanded in October 2013 and is now anchored by Big W and Kmart discount department stores (dds), as well as Coles, Woolworths and Aldi supermarkets. The centre also includes a wide range of mini-major stores and specialty stores and in total contains nearly 50,000 sq.m of retail floorspace. The main strip (town) centre in Melton is on High Street, while a number of smaller supermarket centres are located throughout the urban area. A range of bulky goods facilities is also provided in Melton, including a Bunnings Warehouse.
- **Ballarat** is a large regional city and contains a number of major retail areas, the most significant being the Central Business Area (CBA), Wendouree and Sebastopol. The Ballarat CBA includes over 200,000 sq.m of retail floorspace with Myer, Target, Big W and Harris Scarfe being the major non-food shopping anchors, while Woolworths, Coles and Aldi supermarkets are also provided. Ballarat also contains a broad range of bulky goods stores, with the majority located at the Wendouree Homemaker Centre, while a number of large hardware stores are also located throughout the city, including Bunnings, Masters and Home Hardware.
- **Watergardens** is a regional shopping centre located on Melton Highway in the north-western Melbourne suburb of Taylors Lakes. The centre includes a broad range of traditional retail facilities, totalling around 60,000 sq.m of floorspace, while a major bulky

goods/homemaker precinct also adjoins the centre, comprising approximately 57,000 sq.m of floorspace.

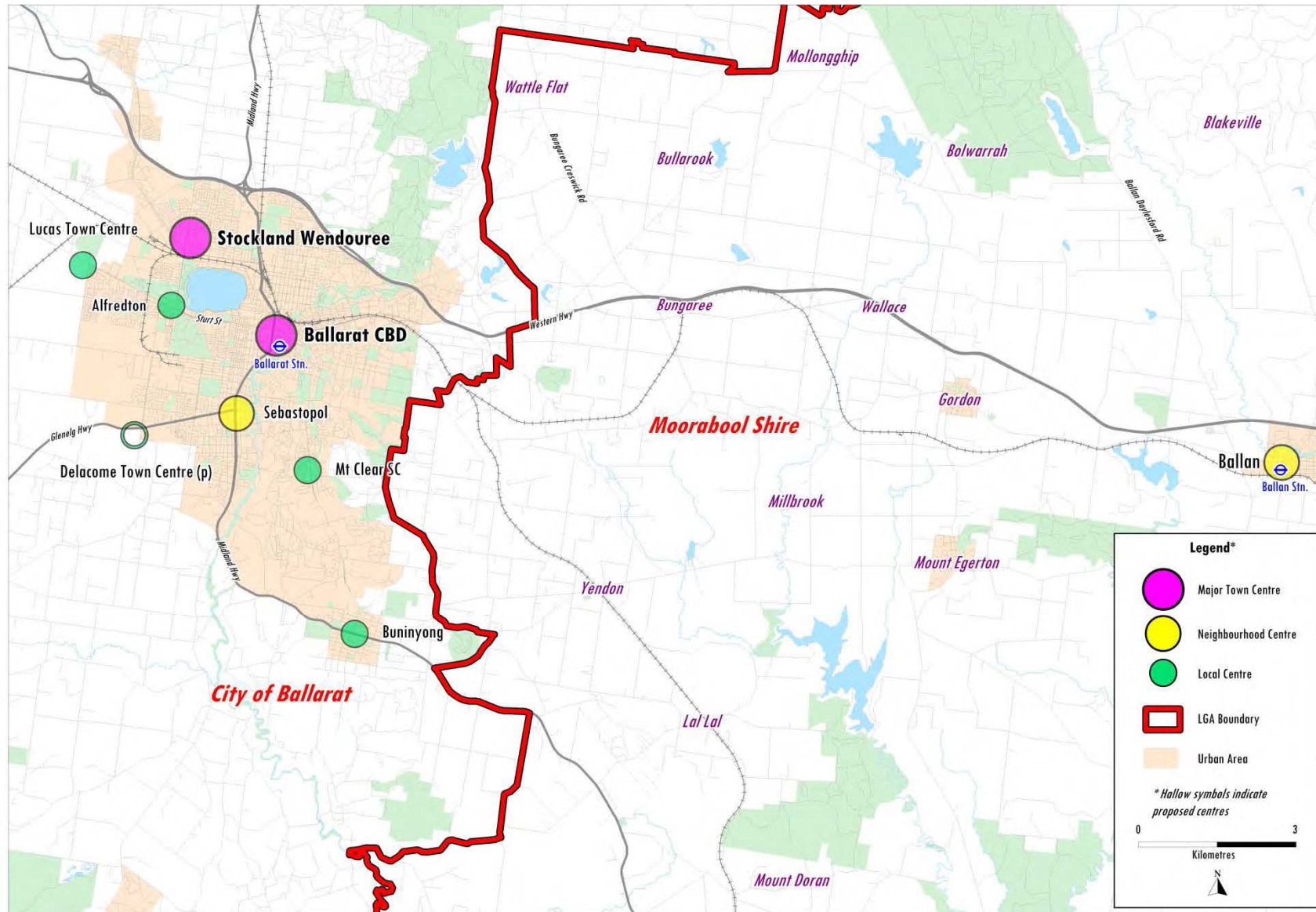
- **Highpoint** is the premier regional shopping centre in western Melbourne, located in the suburb of Maribyrnong. The centre has recently been expanded and is now one of the largest shopping centres in Australia with approximately 150,000 sq.m of floorspace. A wide range of bulky goods/homemaker retail facilities is also provided opposite the centre.
- **Melbourne CBD** offers the largest concentration of retail facilities in the state. The retail core is generally located around Swanston Street and Bourke Street, and accommodates flagship Myer and David Jones department stores as well as a number of recently added flagship international retailers including H&M, Uniqlo and Zara. A number of large, high quality shopping centres also form part of the CBD including Emporium, Melbourne Central and QV.

The town of **Daylesford** is also worth acknowledging, as it is a popular tourism and leisure destination located approximately 55km north-west of Bacchus Marsh. The Daylesford-Hepburn Springs region is well known for its natural mineral springs, and Daylesford provides a number of food destinations and accommodation options for visitors.

In summary, Moorabool provides a linkage between the urban areas of Melbourne with the regional city of Ballarat, and has been identified as a peri-urban area. Moorabool is well connected with the western parts of Melbourne in particular and Ballarat via strong road and rail linkages, and many people in Moorabool work and shop in those larger urban areas.



Map 2.2: Bacchus Marsh and Melton – Competitive context



**Map 2.3: Ballan/Western Moorabool and Ballarat – Competitive context**

## 2.2 Peri-urban designation/role

Moorabool has been identified as a peri-urban area under the Victorian Government's *Plan Melbourne*, and is one of a number of designated peri-urban areas surrounding Melbourne, each presenting unique opportunities and constraints. Some of the fastest growing municipalities in Victoria are located in peri-urban areas, signifying their popularity. Peri-urban areas are increasingly becoming sought-after places to live, as they offer residents an attractive semi-rural lifestyle close to the employment opportunities available in Melbourne. One of the aims of peri-urban areas in *Plan Melbourne* is to attract population growth away from Melbourne.

Moorabool is well positioned to capitalise on its peri-urban status, offering an attractive country lifestyle different to that of metropolitan Melbourne, though still very well connected with the capital city. *Plan Melbourne* specifically lists Bacchus Marsh and Ballan as potential peri-urban towns which could accommodate substantial population growth.

The designation of Moorabool as a peri-urban area presents a number of opportunities for the Shire. The increased population will substantially contribute to the local economy and present the retail sector in particular with an opportunity to expand and evolve to cater for the large number of new residents, enabling Moorabool to progressively reach population thresholds required to support a number of larger retail offerings. It will also result in an increased rate base for Council.

The increased population will, however, present a number of challenges for Moorabool, particularly financially, with the Shire needing to contribute to the infrastructure which will be required to accommodate the population growth. It is also important for Council to protect the high-value agricultural/horticultural activities, natural resources and cultural assets within the municipality.

Planning for the future is therefore very important, and needs to be appropriately managed. Such planning will enable significant population growth to occur in Moorabool, without impacting unduly on the existing strengths of the region, such as the semi-rural lifestyle and the natural resources. In this regard, the Growth Plan provides a regional approach to planning, identifying the range of opportunities and challenges presented by the anticipated population growth in the region, and how to best manage this growth.



Example of peri-urban development

Source: <http://www.sustainablemelbourne.com/tag/peri-urban/>

### 2.3 Tourism

Tourism is a key industry in Moorabool with a number of events attracting visitors from Victoria, Australia and overseas. Key events in the region are listed in the table following, with the largest including the Strawberries & Cherries Festival and the Harvest Festival.

The Shire of Moorabool is located within the Daylesford and Macedon Ranges (DMR) region. The DMR region includes the towns of Bacchus Marsh, Ballan, Daylesford, Lancefield, Romsey, Kyneton, Woodend, Gisborne and Hepburn Springs. According to the Daylesford & Macedon Ranges Market Profile (year ending December 2013, Tourism Victoria) the region had over 2 million visitors in 2013. Over 76% of these visitors were domestic day trips, with 21% being domestic overnight visitors and the remaining 3% from overseas.

Most tourism data for Moorabool is released at the DMR region level. In 2012 Moorabool Council commissioned Urban Enterprise to further analyse the regional data to get results specific to Moorabool. The analysis found the following:

- 16 % of visitors to the DMR region visited Moorabool;
- The most significant age group for day trips to Moorabool was 45-64 year olds (36%) followed by 25-44 year olds (33%);
- Of those on day trips 83% were visiting for social and other purposes with 14% partaking in outdoor or nature activities;

The Moorabool Destination Management Plan 2013-2018 (Simon McArthur and Associates) provides an overview of tourism in Moorabool and recommended actions and timing to strengthen and build on the existing offer. The plan includes a list of the top 5 economic generating events for day trippers. These include:

- Strawberries and Cherries Festival (est. \$584,000);
- Show, Shine & Swap Meet (est. \$352,000);
- David Calleja Memorial Car Show (est. \$336,000);
- Bacchus Marsh Harvest Festival (est. \$196,000);
- Ballan Autumn Festival (est. \$188,000).

The plan also includes an audit of operational attractions in 2009 and 2013. It shows that there are 8 food and wine establishments that in 2013 were no longer operating, however there were 10 new establishments. There were also 10 new bed and breakfast establishments.

	Major Events	Monthly events	Other attractions
<b>Bacchus Marsh</b>	<ul style="list-style-type: none"> <li>• Harvest Festival</li> </ul>	<ul style="list-style-type: none"> <li>• Bacchus Marsh Hospital Ladies Auxiliary Caravan</li> <li>• Country Craft Market</li> <li>• Darley Market</li> </ul>	<ul style="list-style-type: none"> <li>• Bacchus Marsh Rotary Art Show</li> </ul>
<b>Ballan</b>	<ul style="list-style-type: none"> <li>• Ballan Vintage Machinery Rally &amp; Tractor Pull</li> </ul>	<ul style="list-style-type: none"> <li>• Ballan Farmers Market</li> <li>• Ballan Market</li> </ul>	<ul style="list-style-type: none"> <li>• Ballan Autumn Festival</li> <li>• Ballan Art Show</li> <li>• Ballan Quilt and Craft Show</li> </ul>
<b>Moorabool Other</b>	<ul style="list-style-type: none"> <li>• Myrning Music Festival</li> <li>• Strawberries &amp; Cherries festival</li> </ul>	<ul style="list-style-type: none"> <li>• Greendale Market</li> </ul>	<ul style="list-style-type: none"> <li>• Brisbane Ranges National Park</li> <li>• MooraFest</li> <li>• Yuulong Estate Lavender Festival</li> <li>• Wombat State Forest</li> <li>• Lerderderg Gorge</li> <li>• Werribee Gorge</li> <li>• Blackwood Easter Woodshop</li> <li>• Australia Day Greendale Pub Woodchop Championship</li> <li>• Spring Festival at Garden of St Erth</li> <li>• David Calleja Memorial Car Show</li> </ul>

Source: Visit Moorabool Website (<http://www.visitmoorabool.com.au>) Nov 2014



Strawberries and Cherries Festival

<http://www.weeklytimesnow.com.au/business/horticulture/thousands-of-fruit-lovers-descend-on-bacchus-marsh-at-the-weekend-for-strawberry-and-cherry-festival/story-fnker6g8-1227132808789>



A number of the towns in Moorabool are popular destinations with visitors, with the key highlights below.

### **Bacchus Marsh**

A popular way to arrive in Bacchus Marsh is via the Avenue of Honour. Other popular activities include taking a historic tour through town, picking fruit at a local farm, visiting the farmers markets, sampling local wine, and walking around the surrounding parks and reserves.

### **Ballan**

Existing tourist attractions in Ballan include the weekly Ballan Farmers Market and Ballan Market, the 1,000 weathervanes project (currently 47), the mineral springs, and annual festivals (Autumn Festival and the Ballan District Vintage Machinery Festival). The Brisbane Ranges National Park is also a popular destination just 30 minutes south of Ballan.

### **Lal Lal**

Lal Lal is a destination in its own right, with tourists visiting to see the historic town as well as Lal Lal falls. South of Lal Lal is the town of Elaine where the Narmbool Lodge is located.

### **Gordon**

The town of Gordon contains a number of unique shops, experiences and history, including a number of art galleries, craft shops and the Yuulong Lavender Estate. A short drive west of Gordon along the Western Freeway leads to Kryal Castle, another popular destination.

### **Myrning**

Myrning includes the recently renovated restaurant The Plough, and also provides the annual Myrning Classic Car Spring and the Myrning Music Festival.

### **Blackwood**

The Wombat State Forest is a popular destination near Blackwood, with other nearby attractions including The Garden of St Erth, The Lerderderg State Park and The Gorge.



Top row: Weathervanes in Ballan

Bottom left: Lal Lal Falls

Bottom right: Wombat State Forest entrance sign

Photo sources: [ballanweathervanes.com.au](http://ballanweathervanes.com.au),  
[http://andrewthomasphotographer.blogspot.com.au/2011\\_01\\_01\\_archive.html](http://andrewthomasphotographer.blogspot.com.au/2011_01_01_archive.html),  
<https://www.flickr.com/photos/spacountry/7806034854/>

## Section 3: Retail trends and their implications

The retail sector throughout Australia generally enjoyed an extended period of strong and steady growth for some 15 years leading up to the global financial crisis (GFC) in 2008. Following the GFC, retailing throughout Australia remained strong in 2009, underpinned by federal government stimulus spending, including handouts to families, designed specifically to support the retail sector.

However, retail sales were then very weak for the 2-year period 2009 – 2011, as the realities of the GFC started to impact on the Australian economy and Australian consumers, particularly paying back excessive credit levels which had been run up in the pre-GFC period. Nonetheless, overall, the impacts on the Australian retail sector from the GFC were relatively benign compared with other western economies, many of which saw reductions of 10% or more in their respective retail sectors. By contrast, within Australia the worst outcome was a reduction in growth rates in the retail sector, from pre-GFC levels of 4% – 6% annually to post-GFC levels of 1% – 3%.

Generally, retail sales in Australia are steadily gathering momentum, with recent trends (past 2 years) showing steady year on year increases. These increases have been mainly underpinned by sound population growth generally across Australia; recovery in the housing market; slowly improving consumer confidence; and a very low interest rate environment by Australian standards.

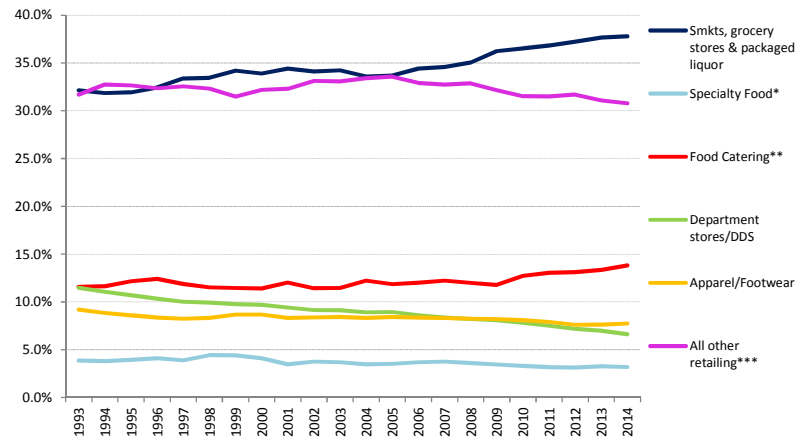
### **Retail sales by category**

Across the major retail categories, department stores and dds continue to experience a tough trading environment, as they cater for the more discretionary spending market, which has suffered since the GFC. Food retailing, comprising fresh food (e.g. groceries) and food catering (restaurants, cafés, take-away food outlets), on the other hand, continues to perform strongly, underpinning a paradigm shift in consumer attitudes towards eating out.

Supermarkets and food specialty sales have been growing strongly, despite some deflation in food and grocery prices. However, non-food specialty sales are not performing as strongly, as discretionary spending continues to be impacted from depressed customer sentiment, which has recently been further negatively impacted following the release of the 2014 federal budget. Chart 3.1 shows the readily evident post-GFC trends in retail expenditure behaviour throughout Australia, highlighting the growth in supermarkets and grocery stores as well as food catering, and the significant declines in non-food retailing generally, but particularly in department stores/discount department stores (dds).

Chart 3.1

ABS Retail Trade: Percent of Total Retail Trade by Category (1993 - 2014)



\*Specialty food includes fresh meat, fish and poultry, fruit and vegetables, and other specialty food retailers not captured by the above categories.  
 \*\*Food Catering includes take-away food, cafes and restaurants.  
 \*\*\*All other retailing includes furniture/floor coverings, electrical/electronics, hardware /garden, newspapers/books, other recreational goods, pharmaceuticals and other retailing n.e.c.  
 Source: ABS Retail Trade Cat.8501.0, Aug 2013

International retailers continue to show very strong interest in entering Australia, evidenced by the recent opening of ‘fast fashion’ global retailers Uniqlo and H&M in the Melbourne CBD, joining the previously arrived Zara and Topshop. Though not all global retailers are expected to succeed, their entry is reshaping the shopping centre landscape, putting some downward pressure on rental levels, as they are seen as ‘must-haves’ and have a strong bargaining position.

The dds, as well as the mid-market specialty fashion retailers, have suffered the most from the new international entrants. As a consequence, some regional shopping centres are likely to suffer, some sub-regional

shopping centres will need to re-invent themselves, and some more domestic retailers may fail.

As part of the fallout of the post-GFC trends, Australian department stores and, even more so, dds have reported generally poor results, particularly Target and Big W. Over the past two years, Target has reported same store sales declines of 3.3% in 2013 and 5.3% in 2014. Big W has reported same store sales declines of 0.7% and 3.1% over the same period.

One of the repercussions of these trends has been a significantly lower trading environment for dds and department store operators, other than Kmart which continues to trade solidly (though not outstandingly) and is still looking to open at least some new stores in sub-regional type locations. By contrast, both Big W and Target are now much more focused on locating at regional shopping centres (anchored by department stores such as Myer or David Jones), and are generally less inclined to consider locations at sub-regional shopping centres or in regional towns – locations which those chains were aggressively seeking in the pre-GFC period.

**Online Retailing**

Online retailing combined with falling expenditure on discretionary retailing generally has placed significant pressure on some retail categories over the past 3 – 4 years. At present online retailing accounts for almost 6% of total retail sales in Australia, and has been growing at rates between 15% – 20% annually over the past few years. However, the rate of growth has now started to decrease (down from 20+% to around 7% over recent months) and many retail categories have not been particularly affected.

The combination of factors which has led to a rapid deceleration in the rate of growth of online retail purchasing by Australian consumers has included the following:

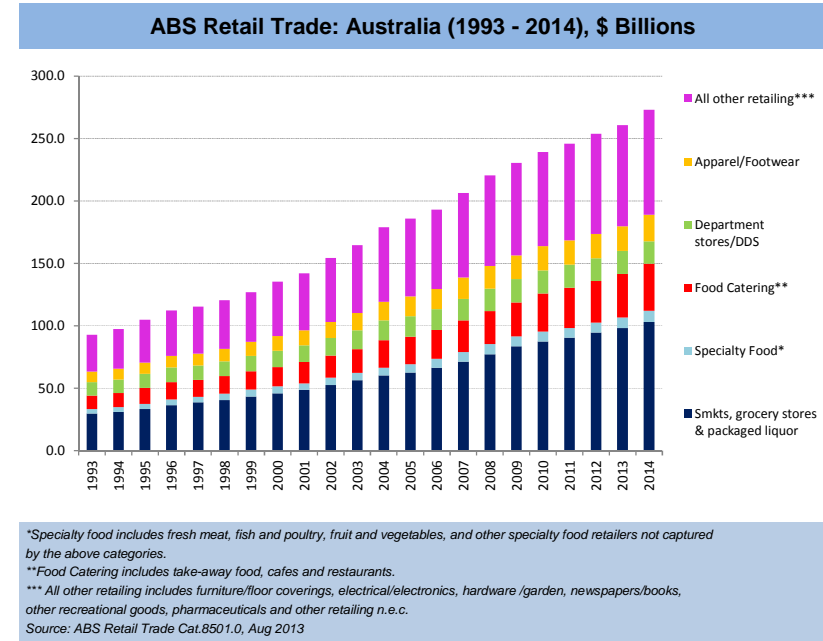
- A much weaker Australian dollar over the past 3 – 4 months.
- Improved competitiveness, and pricing, of bricks and mortar retailers, which have also significantly improved their online offers, thereby helping to reduce the attractiveness of online retailing relative to bricks and mortar retailing.
- Increasing bricks and mortar presence of international retailers within Australia which previously were only available via the online channel to Australian consumers.
- The general shift to more food purchasing (both take-home food and in particular take-away food and cafés/restaurants) which in Australia suffers only minimal online penetration.

The extensive physical improvements of major shopping centres now underway throughout Australia – a trend which is generally more relevant to major metropolitan areas rather than peri-urban regions such as Moorabool– is yet another factor which in the future will improve the attractiveness of bricks and mortar retailing relative to online. Shopping centre improvements include creating places where people can meet and interact as well as go shopping to encourage people to visit the centres for a variety of reasons.

Clearly, food catering (cafes, restaurants and take-away food outlets) has been minimally affected by the online retailing trend, and that category has continued to grow very strongly, including in the post-GFC period. Similarly, take-home food retailing (food and groceries purchased at supermarkets, specialty stores, fresh food markets) is largely protected from online retailing, with Australians having shown relatively limited interest in purchasing their food and groceries online. Again, the take-home food category has continued to grow strongly, even in the post-GFC period, as previously noted.

Chart 3.2 shows the shifts in relative contribution to total retail sales in Australia over the past two decades.

Chart 3.2



Real growth in retail sales has also been negatively impacted in the post-GFC period by a range of economic and social factors. Firstly, there has been an increased rollout of cheaper goods, particularly by mainstream retailers. For example, Kmart is increasingly sourcing directly from overseas suppliers and driving down prices in the dds sector. Shoppers are also increasingly using the internet to purchase retail goods, with lower prices being one of the most important considerations.

The downward pressure on the price of retail goods is not only contained to non-food items, with fresh food also experiencing price deflation over recent years. However, this has not been an outcome of the GFC, and has been primarily led by large retailers, most notably by Wesfarmers (Coles supermarkets) as a competitive strategy. The ongoing downward pressure on price has particularly hit some independent traders, who are unable to compete on price as easily as major retailers.

Shopping centres have also increasingly been seeking to include a wider range of non-retail uses/services to support the retail offer, in line with the changing expenditure behaviours of Australian households. Charts 3.3 and 3.4 following highlight the pressures on Australian households in relation to the more essential non-retail requirements of the household budget – housing, transport, education and health. Rising costs for these services have resulted in an ever increasing share of the household budget being devoted to non-retail uses, as shown in the charts.

Chart 3.3

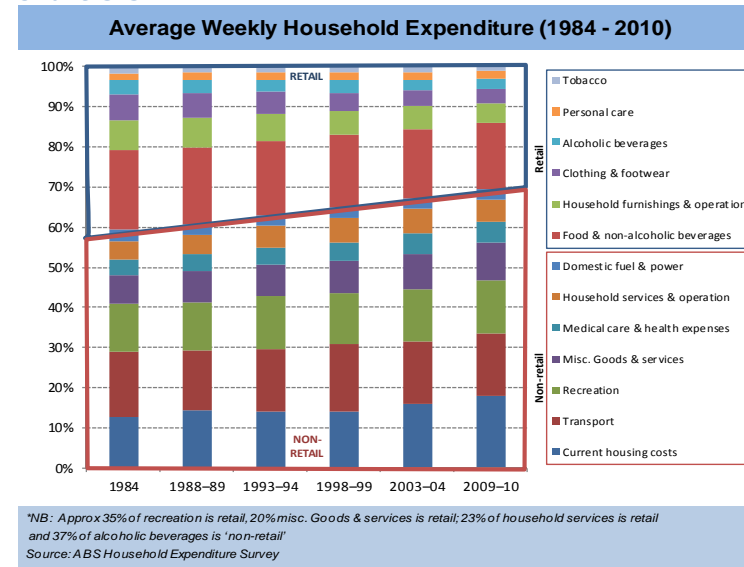
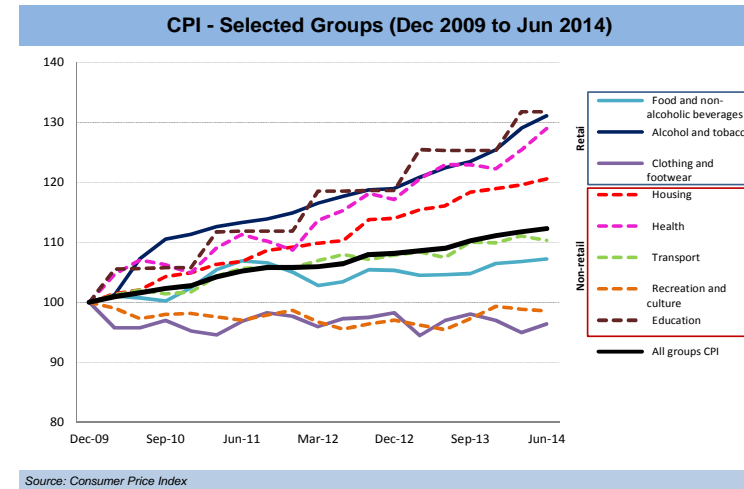


Chart 3.4



As a consequence of the combination of factors outlined above, the general outlook for the Australian retail sector is reasonably optimistic, but with an expectation that growth in the retail sector over the next one to two decades will generally be lower than the growth rates enjoyed in the 15 years pre-GFC. A combination of factors in the decade and a half between 1993 and 2008 saw a long period of particularly strong growth in the retail sector, driven by steady year on year economic growth, increasing household incomes, house prices, and a rapid rise in household borrowings to fund consumption, including retail consumption.

By contrast, the five years since 2009 have already seen significant changes in a number of those trends, in particular with households reduced borrowings, and with non-retail demand on the household budget constraining household's ability and willingness to continue spending on discretionary retail goods.

For the next decade we expect to see improvement in the retail sector compared with the past five years, however, with steady growth anticipated to be generally in the range of 3% – 4%, rather than the 5% – 6% recorded for many of the years between 1993 and 2008.

The services economy is expected to continue growing at generally faster rates than the retail sector, in line with the trends witnessed over the past decade. Continuing upward pressures on costs for health, housing, transport and education, together with a steadily aging population, are expected to underpin higher inflation rates generally for the services sector as compared with the retail sector.

### **Implications for future retail development in Moorabool**

The various retail developments which have occurred across the municipalities to the east and west of Moorabool over the past 15 years are typical of the retail development patterns witnessed generally across Australia over that period. Some examples of the developments completed over this period include the following:

- Expansions to higher order shopping centres, both sub-regional shopping centres and regional shopping centres, typically adding dds, supermarkets, and a range of specialty stores and services, many of which are national brand stores. Relevant centres which have undergone expansions/developments of this nature include the following:
  - Woodgrove Shopping Centre at Melton
  - Watergardens at Sydenham
  - Highpoint Shopping Centre
  - Brimbank Shopping Centre
  - Caroline Springs Square
- Delivery of an increasing number of supermarket developments, via a combination of new neighbourhood centres built on greenfield/brownfield sites, as well as redevelopments of existing stores or vacant sites within town centres. The following is a list of relevant examples of this type of development:
  - Watervale Shopping Centre at Burnside Heights
  - Taylors Hill Shopping Centre
  - Lucas Town Centre at Alfredton

- Large footprint new store entrants, typically built in homemaker centres or as freestanding locations. The most obvious example being the new Masters Home Improvement superstore being rolled out by Woolworths. That in turn has elicited a competitive response by Wesfarmers' Bunnings Hardware format that has resulted in a number of new Bunnings stores being built at locations which were previously not being considered, as well as existing Bunnings stores being significantly expanded. For example, the recent development of both Masters and Bunnings stores, directly opposite each other, at Burnside.
- New homemaker centre developments, primarily in the pre-GFC period, though not so much post-GFC, which substantially increased the provision of floorspace within or near major retail precincts, although that space was generally low turnover space and not built within existing centres. Examples of this type of development in the broad region surrounding Moorabool include the following:
  - Along Melton Highway in Sydenham opposite Watergardens Town Centre;
  - On the western side of Rosamond Road opposite Highpoint Shopping Centre in Maribyrnong;
  - Wendouree Homemaker Centre at Ballarat.

One of the most significant implications of the recent trends in the Australian retail landscape, particularly the arrival of new international retailers, is that the big centres are getting and will continue to get bigger, while the more 'in between' centres have been harder hit. This trend is likely to continue

Regional shopping centres are the natural homes for the new global retailers, which command very large trade areas, and generate enormous sales volumes. Those retailers are simply not interested in locating in lower order centres.

The attraction of new global retailers to regional shopping centres then has a snowball effect, making those centres even more popular destinations, both for consumers and for the supporting range of specialty retailers, who wish to be located at the best centres where the customers interested in undertaking comparison shopping are visiting.

The cycle described above then continues to make life more difficult for the lower order centres, particularly sub-regional shopping centres which in the past have been largely dependent on dds as their primary non-food shopping anchors.

These trends are more pertinent to the major metropolitan areas, in particular the state capital cities, where large regional shopping centres are available – such as Chadstone Shopping Centre, Westfield Doncaster, Highpoint and even, following further planned expansions, Watergardens at Sydenham.

In regional cities and towns such as Bacchus Marsh, the issue is not so much that regional shopping centres are getting bigger, since centres of that scale generally do not exist. Rather, the more important issue is that additions of new non-food anchor stores (e.g. dds) or expansions to existing centres based on additional non-food anchor stores are generally less likely to occur in the foreseeable future than they were in the pre-GFC period.

This reduced likelihood of further expansions/additions of such facilities is not so much a result of the GFC, but rather the result of the changing retail landscape within Australia, which in part has been driven by the events of the GFC, but certainly not in total. In a number of specific instances, retail operators which in the pre-GFC period were quite aggressively seeking out new store locations in regional cities and provincial towns, often for smaller format stores, have now abandoned that policy. They are instead tending to focus on larger format stores in regional shopping centre locations. As a consequence, towns such as Bacchus Marsh which were certainly on the radar for new store locations for these operators have fallen down the priority list.

The trends in the food categories remain strong, and apply to all areas (i.e. major metropolitan areas, provincial cities and towns, and even rural areas). Subject to appropriate threshold population levels being achieved (with a full scale national chain supermarket typically requiring a population threshold of around 7,000 – 8,000 people to be viable) the rollout of new supermarket based developments will continue. However, even for supermarkets the rate at which new additions will occur is likely to be considerably slower than has been the case over the past decade, primarily because many of the existing gaps have been progressively filled. Aldi, for example, has now opened stores at most of the cities and towns across Victoria, including at Bacchus Marsh, so the rate at which new Aldi stores will be added over the next decade is expected to be considerably slower.

One of the key drivers of future demand for supermarkets will of course be population growth, thus those areas across the region where future residential development is planned will be priorities for the appropriate addition of supermarkets and related convenience shopping facilities.

In addition, we can expect to see an increased focus on catered food (take-away food, cafés & restaurants) as an important driver of new retail development – the recent expansion of Woodgrove Shopping Centre at Melton being a good example of these influences. Increasingly, major shopping centres will be using catered food options (extensive foodcourts, new generation café courts, as well as recently emerging restaurant precincts) as additional anchors, adding to the list of traditional anchor stores which has typically included department stores, discount department stores and major supermarkets. Some of Australia's larger centres are already doing so.

Smaller centres, including centres such as Bacchus Marsh Town Centre, will however also have the opportunity to improve their offers through an increased focus on catered food options.

Overall, the future growth of lower-order retail centres (i.e. centres other than regional shopping centres), be they enclosed, managed malls, town centres or village centres, will be generally more limited and more difficult to deliver than was the case in the 10 – 15 years pre-GFC.

Reflecting the changing priorities of the household budget, shopping centre developments in Australia are now also increasingly looking to incorporate uses such as medical (sophisticated medical centres which contain general practitioners, dental, physiotherapy, massage, and other related uses), gymnasiums, spas, and a wider range of non-retail uses such as professional services, community services and commercial uses.

Centres in provincial cities and smaller towns are therefore more likely to be fine-tuned, with generally lower expansion demand than was available in the pre-GFC period – at least in terms of retail uses – over the next decade.





Trader at the Bacchus Marsh Harvest Festival

Photo source: <http://www.visitmoorabool.com.au/feast-of-march/bmhf>

## Section 4: Population and retail expenditure analysis

This section details the estimated current and projected population and retail expenditure levels within Moorabool, together with a review of the socio-demographic profile of residents.

### 4.1 Moorabool regions and sub-regions

Moorabool covers an extensive area and includes two main town centres - Bacchus Marsh and Ballan. For the purposes of the analysis presented in this Strategy, the municipality has been divided into three regions - **Bacchus Marsh; Central (Ballan);** and **Western**. The first two of these regions reflect the areas of most relevance to the town centres of Bacchus Marsh and Ballan, while the Western region is the part of Moorabool located in close proximity to Ballarat. This breakdown allows for a detailed retail floorspace analysis to be undertaken for each of the regions, which are all different and have different opportunities and challenges.

Moorabool was divided into the above three regions based on the following key considerations:

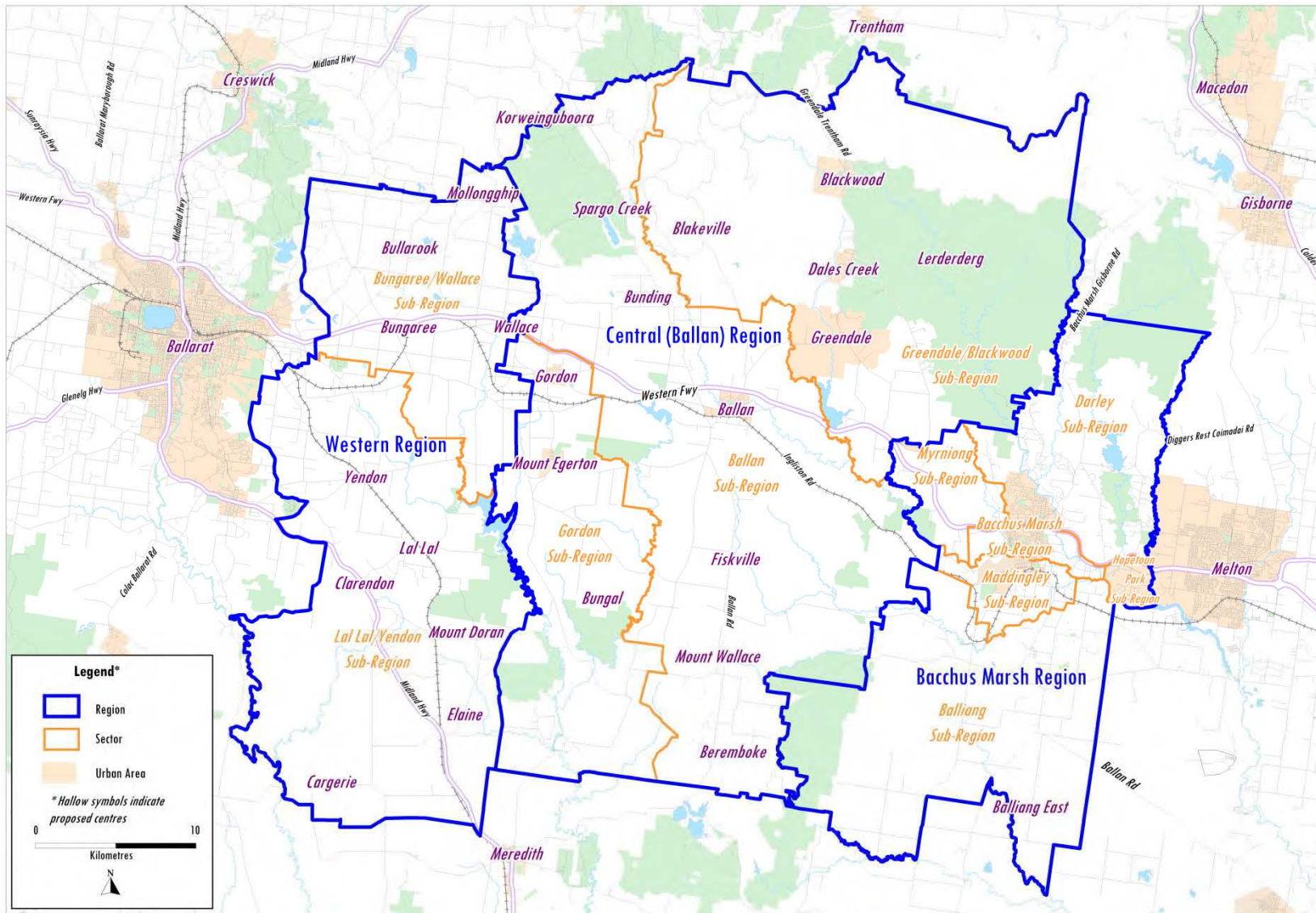
- the location of the major provision of retail facilities within Moorabool, primarily at Bacchus Marsh and Ballan;
- the large number of small towns located throughout Moorabool;
- the accessibility of the town centres at Bacchus Marsh and Ballan from the various towns within Moorabool;

- the available road network and public transport options provided throughout Moorabool; and
- the range of retail facilities provided at competitive locations in the surrounding areas, particularly at Melton to the east and Ballarat to the west.

Map 4.1 illustrates the regions and sub-regions defined for Moorabool.



Former Myrning Hotel



**Map 4.1: Moorabool Shire – Regions and sub-regions**

The **Bacchus Marsh region** encompasses the eastern extent of Moorabool and includes the urban area of Bacchus Marsh (including Darley and Maddingley), as well as the towns/localities of Myrning, Hopetoun Park, Balliang, Balliang East, Rowsley, Parwan, Merrimu and Pentland Hills. Residents within this region are expected to readily use the retail facilities at the Bacchus Marsh Town Centre and Darley Plaza, and are also located in close proximity to the broad range of retail facilities provided at Melton, most notably Woodgrove Shopping Centre.

The **Central (Ballan) region** is located west of the Bacchus Marsh region and includes Ballan as well as the towns/localities of Greendale, Dales Creek, Blackwood, Spargo Creek, Korweinguboorra, Barkstead, Bunding, Mount Wallace, Glenmore, Gordon and Mount Egerton. Ballan contains the only major retail centre in this region, and residents within the region would likely use Ballan for supermarket and other convenience shopping needs, while accessing Bacchus Marsh, Melton and Ballarat for their broader retail needs.

The **Western region** encompasses the western part of Moorabool and includes the towns/localities of Bungaree, Wallace, Claretown, Clarkes Hill, Dunnstown, Yendon, Lal Lal, Clarendon and Elaine. The region contains a limited provision of retail facilities. Residents are likely to travel to Ballarat for a large proportion of their shopping needs.

The **Bacchus Marsh region** is divided into the following sub-regions:

- The **Bacchus Marsh sub-region** includes central Bacchus Marsh and is bordered by the Western Freeway in the north and Werribee River in the south. It also includes the land located on either side of Korkuperrimul Creek known as Underbank Stud Farm, which is to be developed for residential uses.
- The **Darley sub-region** extends north of the Western Freeway and includes the growing suburb of Darley and rural areas to the north.
- The **Maddingley sub-region** extends south of the Werribee River, encompassing the suburb of Maddingley, including the West Maddingley Growth Area.
- The **Myrning sub-region** extends north-west from Bacchus Marsh along the Western Freeway to the town of Myrning.
- The **Hopetoun Park sub-region** encompasses Hopetoun Park, which is located halfway between Bacchus Marsh and Melton.
- The **Balliang sub-region** is located south of Bacchus Marsh and extends to the southern extent of Moorabool.

## Section 4: Population and retail expenditure analysis

The **Central (Ballan) region** is divided into the following sub-regions:

- The **Ballan sub-region** includes the town of Ballan and extends to the north along Ballan–Daylesford Road, and to the south along Ballan–Meredith Road.
- The **Greendale/Blackwood sub-region** generally extends north of the Western Freeway along Greendale–Trentham Forest Road.
- The **Gordon sub-region** extends south of the Western Freeway, and includes the towns of Gordon, Mount Egerton and Morrisons.

The **Western region** is divided into the following two sub-regions:

- The **Bungaree/Wallace sub-region** extends west along the Western Freeway from Wallace to Leigh Creek.
- The **Lal Lal/Yendon sub-region** generally extends south of Dunnstown to Elaine and Cargerie.

The regions and sub-regions defined for Moorabool are summarised below.

Region	Sub-region
Bacchus Marsh	Bacchus Marsh Darley Maddingley Balliang Hopetoun Park Myrning
Central (Ballan)	Ballan Gordon Greendale/Blackwood
Western	Bungaree/Wallace Lal Lal/Yendon



Old Melbourne Road, Ballan

Source: [http://tedsmakemyday.blogspot.com.au/2012\\_04\\_01\\_archive.html](http://tedsmakemyday.blogspot.com.au/2012_04_01_archive.html)

## 4.2 Moorabool– population forecasts

The population within Moorabool is estimated at 31,200 as at June 2014. Recent population growth is estimated to have been strong within Moorabool, averaging 2.7% per annum between 2011 and 2014, primarily driven by a number of residential developments in the Bacchus Marsh region. In comparison, the annual average growth rate for the state of Victoria is estimated at 1.8% over that period<sup>1</sup>. In particular, Moorabool was one of the fastest growing municipalities in regional Victoria over 2012-13<sup>2</sup>.

Moorabool is projected to reach a population of 36,700 by 2021, increasing further to approximately 51,700 by 2041, reflecting an average annual growth rate of 1.9% over the forecast period. It is expected that most of the Shire's growth will continue to be concentrated within the Bacchus Marsh region.

There is the potential for higher rates of population growth to occur within this region if additional services such as sewerage, gas and water infrastructure were to be provided in the small rural towns located in the area, such as Bungaree and Wallace. However, we expect that the majority of the population growth will occur in the major centres of Bacchus Marsh and Ballan, which is reflected in our population forecasts.

Map 4.2 illustrates the extent of the sub-regions within the Bacchus Marsh region.

<sup>1</sup>Victoria in Future 2014, Department of Transport; Planning and Local Infrastructure (May 2014)

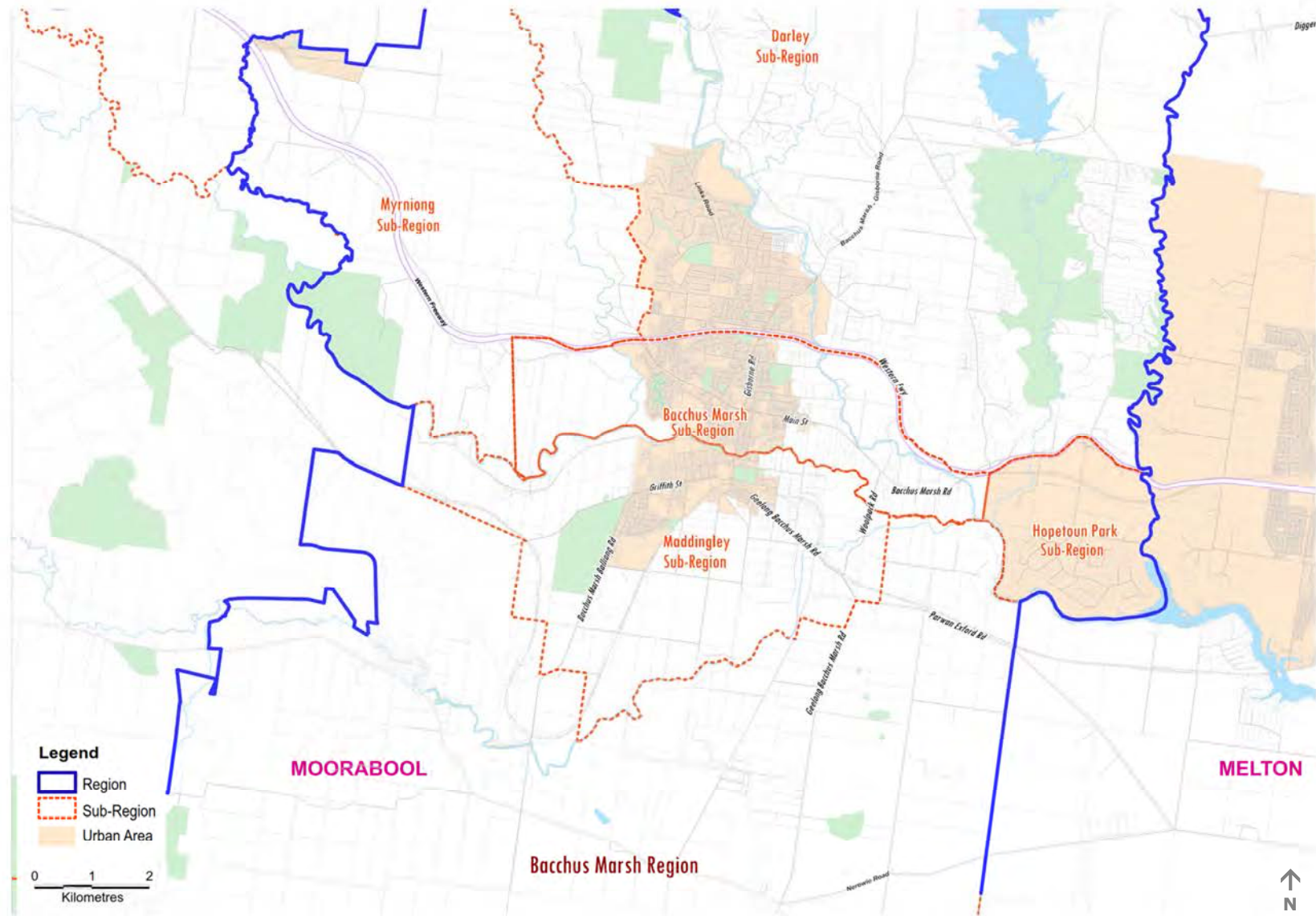
<sup>2</sup>Regional Population Growth, Australia (3218.0), Australian Bureau of Statistics (April 2014)

**Table 4.1**

Moorabool Shire population, 2011-2041*						
Region	Est. population			Forecast population		
	2011	2014	2016	2021	2031	2041
Bacchus Marsh	18,330	20,280	21,620	24,920	30,670	35,870
Central (Ballan)	6,990	7,350	7,590	8,190	9,690	11,590
Western	<u>3,490</u>	<u>3,550</u>	<u>3,570</u>	<u>3,620</u>	<u>3,870</u>	<u>4,270</u>
<b>Total Moorabool Shire</b>	<b>28,810</b>	<b>31,180</b>	<b>32,780</b>	<b>36,730</b>	<b>44,230</b>	<b>51,730</b>
Region	Average annual growth (no.)					
	2011-14	2014-16	2016-21	2021-31	2031-41	
Bacchus Marsh		650	670	660	575	520
Central (Ballan)		120	120	120	150	190
Western		<u>20</u>	<u>10</u>	<u>10</u>	<u>25</u>	<u>40</u>
<b>Total Moorabool Shire</b>		<b>790</b>	<b>800</b>	<b>790</b>	<b>750</b>	<b>750</b>
Region	Average annual growth (%)					
	2011-14	2014-16	2016-21	2021-31	2031-41	
Bacchus Marsh		3.4%	3.3%	2.9%	2.1%	1.6%
Central (Ballan)		1.7%	1.6%	1.5%	1.7%	1.8%
Western		<u>0.6%</u>	<u>0.3%</u>	<u>0.3%</u>	<u>0.7%</u>	<u>1.0%</u>
<b>Total Moorabool Shire</b>		<b>2.7%</b>	<b>2.5%</b>	<b>2.3%</b>	<b>1.8%</b>	<b>1.5%</b>

\*As at June

Source: ABS Census 2011; Victoria In Future, May 2014; Forecast.id; MacroPlan Dimasi



**Map 4.2: Bacchus Marsh context**

### 4.3 Bacchus Marsh region – population forecasts

Bacchus Marsh is the major population centre of Moorabool, and is the closest major town to Melton and Melbourne, being located on the eastern boundary of Moorabool. The Bacchus Marsh region has been defined to include the urban area of Bacchus Marsh, including the suburbs of Darley and Maddingley, as well as the towns of Myrniong, Hopetoun Park, Balliang and Balliang East.

The population of the Bacchus Marsh region is estimated at 20,280 as at June 2014, with estimated recent annual growth averaging 650 people between 2011 and 2014. This growth is expected to increase steadily over the forecast period, with a large amount of land planned for residential development within and adjacent to the Bacchus Marsh urban area, most notably at the Stonehill Estate in West Maddingley.

There is also a significant amount of land located to the west of Bacchus Marsh at Underbank Stud Farm, which is currently under consideration for rezoning for residential development. If this land is rezoned, it will contribute to population growth in Bacchus Marsh over the medium to long term.

Table 4.2

Bacchus Marsh region population, 2011-2041*						
Sub-region	Est. population			Forecast population		
	2011	2014	2016	2021	2031	2041
• Bacchus Marsh	5,920	6,310	6,670	7,670	10,170	12,670
• Darley	8,450	9,290	9,750	10,750	11,250	11,750
• Maddingley	2,390	2,930	3,330	4,430	6,930	8,930
• Myrniong	380	410	430	480	580	680
• Hopetoun Park	580	700	780	880	930	930
• Balliang	<u>610</u>	<u>640</u>	<u>660</u>	<u>710</u>	<u>810</u>	<u>910</u>
<b>Total Bacchus Marsh</b>	<b>18,330</b>	<b>20,280</b>	<b>21,620</b>	<b>24,920</b>	<b>30,670</b>	<b>35,870</b>

Sub-region	Average annual growth (no.)				
	2011-14	2014-16	2016-21	2021-31	2031-41
• Bacchus Marsh	130	180	200	250	250
• Darley	280	230	200	50	50
• Maddingley	180	200	220	250	200
• Myrniong	10	10	10	10	10
• Hopetoun Park	40	40	20	5	0
• Balliang	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>
<b>Total Bacchus Marsh</b>	<b>650</b>	<b>670</b>	<b>660</b>	<b>575</b>	<b>520</b>

Sub-region	Average annual growth (%)				
	2011-14	2014-16	2016-21	2021-31	2031-41
• Bacchus Marsh	2.1%	2.8%	2.8%	2.9%	2.2%
• Darley	3.2%	2.4%	2.0%	0.5%	0.4%
• Maddingley	7.0%	6.6%	5.9%	4.6%	2.6%
• Myrniong	2.6%	2.4%	2.2%	1.9%	1.6%
• Hopetoun Park	6.5%	5.6%	2.4%	0.6%	0.0%
• Balliang	<u>1.6%</u>	<u>1.6%</u>	<u>1.5%</u>	<u>1.3%</u>	<u>1.2%</u>
<b>Total Bacchus Marsh</b>	<b>3.4%</b>	<b>3.3%</b>	<b>2.9%</b>	<b>2.1%</b>	<b>1.6%</b>

\*As at June  
Source: ABS Census 2011; Victoria In Future, May 2014; Forecast.id; MacroPlan Dimasi



#### 4.4 Central (Ballan) region – population forecasts

The Central (Ballan) region of Moorabool contains the towns of Ballan, Gordon, Mount Egerton, Greendale, Dales Creek, Blackwood, Spargo Creek and Barkstead. Ballan is located in the centre of Moorabool, and is the second largest population centre of Moorabool. The population of the Central (Ballan) region is estimated at 7,350 as at June 2014.

The town of Ballan is estimated to include the majority of the growth in the Central (Ballan) region. There is a significant amount of land currently zoned for development located to the north-east of the town centre, with more land available to be zoned for residential development located beyond the current urban area.

The population of the Central (Ballan) region is projected to reach 8,190 by 2021, increasing further to 11,590 by 2041, reflecting an average annual growth rate of 1.6% over the forecast period.

Table 4.3

Central (Ballan) region population, 2011-2041*						
Sub-region	Est. population			Forecast population		
	2011	2014	2016	2021	2031	2041
• Ballan	3,770	3,980	4,120	4,470	5,470	6,670
• Greendale/Blackwood	1,630	1,690	1,730	1,830	2,030	2,230
• Gordon	<u>1,590</u>	<u>1,680</u>	<u>1,740</u>	<u>1,890</u>	<u>2,190</u>	<u>2,690</u>
<b>Total Central (Ballan)</b>	<b>6,990</b>	<b>7,350</b>	<b>7,590</b>	<b>8,190</b>	<b>9,690</b>	<b>11,590</b>

Sub-region	Average annual growth (no.)				
	2011-14	2014-16	2016-21	2021-31	2031-41
• Ballan	70	70	70	100	120
• Greendale/Blackwood	20	20	20	20	20
• Gordon	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>50</u>
<b>Total Central (Ballan)</b>	<b>120</b>	<b>120</b>	<b>120</b>	<b>150</b>	<b>190</b>

Sub-region	Average annual growth (%)				
	2011-14	2014-16	2016-21	2021-31	2031-41
• Ballan	1.8%	1.7%	1.6%	2.0%	2.0%
• Greendale/Blackwood	1.2%	1.2%	1.1%	1.0%	0.9%
• Gordon	<u>1.9%</u>	<u>1.8%</u>	<u>1.7%</u>	<u>1.5%</u>	<u>2.1%</u>
<b>Total Central (Ballan)</b>	<b>1.7%</b>	<b>1.6%</b>	<b>1.5%</b>	<b>1.7%</b>	<b>1.8%</b>

\*As at June  
Source: ABS Census 2011; Victoria In Future, May 2014; Forecast.id; MacroPlan Dimasi

#### 4.5 Western region – population forecasts

The population of the Western region of Moorabool is estimated at 3,550 as at June 2014. The small towns which populate this region include Wallace, Bungaree, Dunnstown, Yendon, Lal Lal, Clarendon and Elaine. These towns are located relatively closer to Ballarat than Bacchus Marsh.

Population growth within the region is estimated to be low. The population of the Western region is projected to reach 4,270 by 2041, reflecting an average annual growth rate of 0.4% over the forecast period.

Urban Enterprise’s Moorabool West Small Towns Residential Assessment (Draft – November 2014) analyses potential residential market demand in the small towns of Western Moorabool, namely Bungaree, Wallace, and Dunnstown. The report presents a number of urban growth scenarios for the three towns depending on varying levels of infrastructure investment. The report also details AECOM’s study to assess the opportunities, challenges, and viability of providing reticulated utility services to Bungaree, Wallace and Dunnstown, and provides a potential capacity population for the towns of Bungaree and Wallace based on available land.

If additional infrastructure is provided in these small towns, particularly Gordon, Bungaree and Wallace, the population growth within the towns may be greater than is detailed in Table 4.4. This potential higher growth scenario is addressed in Section 8.7 of this Strategy.

Table 4.4

Western region population, 2011-2041*						
Sub-region	Est. population			Forecast population		
	2011	2014	2016	2021	2031	2041
• Bungaree/Wallace	1,170	1,170	1,170	1,170	1,320	1,620
• Lal Lal/Yendon	<u>2,320</u>	<u>2,380</u>	<u>2,400</u>	<u>2,450</u>	<u>2,550</u>	<u>2,650</u>
<b>Total Western</b>	<b>3,490</b>	<b>3,550</b>	<b>3,570</b>	<b>3,620</b>	<b>3,870</b>	<b>4,270</b>
Sub-region	Average annual growth (no.)					
	2011-14	2014-16	2016-21	2021-31	2031-41	
• Bungaree/Wallace	0	0	0	15	30	
• Lal Lal/Yendon	<u>20</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	
<b>Total Western</b>	<b>20</b>	<b>10</b>	<b>10</b>	<b>25</b>	<b>40</b>	
Sub-region	Average annual growth (%)					
	2011-14	2014-16	2016-21	2021-31	2031-41	
• Bungaree/Wallace	0.0%	0.0%	0.0%	1.2%	2.1%	
• Lal Lal/Yendon	<u>0.9%</u>	<u>0.4%</u>	<u>0.4%</u>	<u>0.4%</u>	<u>0.4%</u>	
<b>Total Western</b>	<b>0.6%</b>	<b>0.3%</b>	<b>0.3%</b>	<b>0.7%</b>	<b>1.0%</b>	

\*As at June

Source: ABS Census 2011; Victoria In Future, May 2014; Forecast.id; MacroPlan Dimasi

#### 4.6 Socio-demographic profile

The socio-demographic profile of the Moorabool population is based on the results from the 2011 ABS Census of Population and Housing. The key features of Moorabool's population are compared with the benchmarks for metropolitan Melbourne and total Australia, with the following highlights:

- The average age of Moorabool residents is higher than the Melbourne metropolitan average; however, it is consistent with the Australian average. The age profile of the Bacchus Marsh region is slightly younger than the Central (Ballan) and Western regions, which both have a significantly higher than average proportion of residents aged 60 years and above; while all regions have a higher than average proportion of young children, especially in the Bacchus Marsh region.
- The average income levels throughout Moorabool are lower than the respective Melbourne metropolitan and Australian averages, on both a per capita and per household basis.
- Home ownership levels throughout Moorabool are significantly above the Melbourne metropolitan and Australian averages, especially in the Central (Ballan) and Western regions.
- The proportion of Australian born residents within Moorabool is significantly above the respective Melbourne metropolitan and Australian benchmarks, particularly in the Western region.

- In terms of family structure, Moorabool contains an average proportion of couple families with dependent children households compared to the Melbourne metropolitan average; and higher than average proportions of couples without children, particularly in the Central (Ballan) and Western regions.

In summary, the socio-demographic profile of Moorabool is typical of a semi-rural area, and reflects the attraction of the rural areas to retirees, while Bacchus Marsh is popular with younger families.



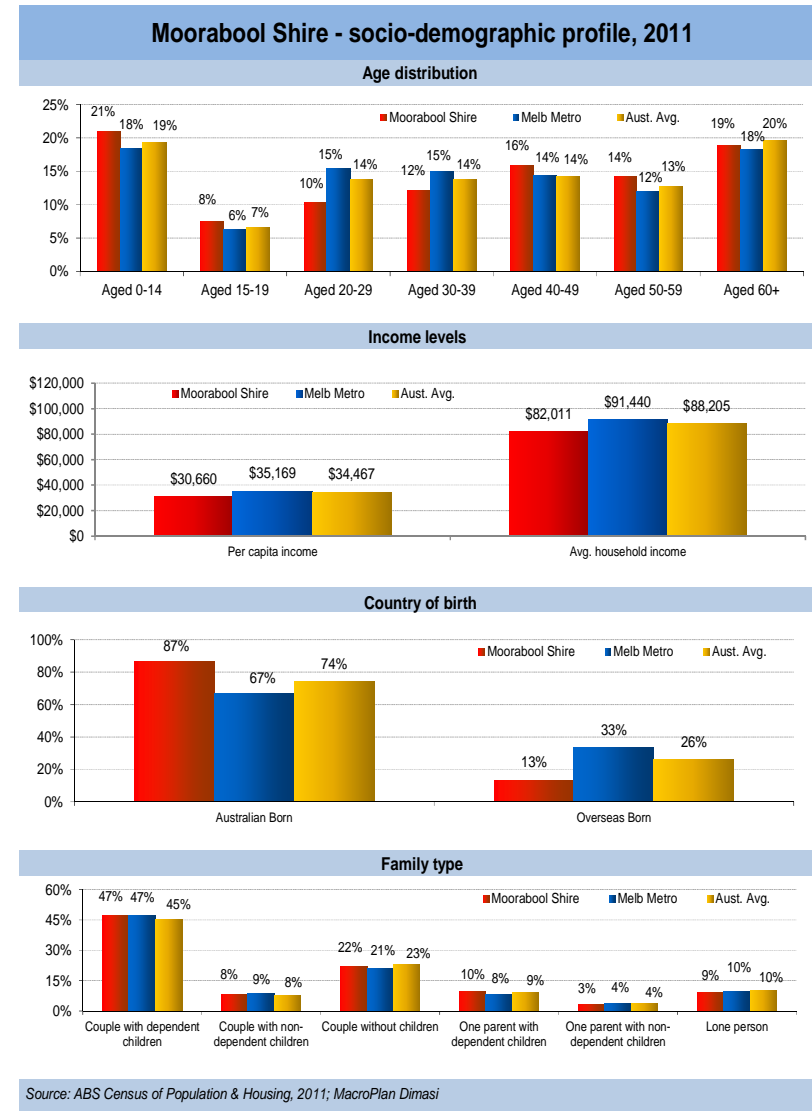
Bacchus Marsh Retirement Village, Bacchus Marsh

Table 4.5

Moorabool Shire - socio-demographic profile, 2011						
Census item	Bacchus Marsh Region	Central (Ballan) Region	Western Region	Moorabool Shire	Melb Metro avg.	Aust. avg.
Per capita income	\$30,879	\$30,085	\$29,686	\$30,542	\$35,169	\$34,467
Var. from Melb Metro benchmark	-12.2%	-14.5%	-15.6%	-13.2%		
Avg. household income	\$83,762	\$77,647	\$77,539	\$81,459	\$91,440	\$88,205
Var. from Melb Metro benchmark	-8.4%	-15.1%	-15.2%	-10.9%		
Avg. household size	2.7	2.6	2.6	2.7	2.6	2.6
<b>Age distribution (% of population)</b>						
Aged 0-14	21.6%	19.6%	20.4%	20.9%	18.5%	19.3%
Aged 15-19	7.5%	7.6%	7.9%	7.6%	6.3%	6.5%
Aged 20-29	11.2%	7.8%	7.2%	9.9%	15.4%	13.8%
Aged 30-39	12.5%	11.4%	10.2%	11.9%	15.0%	13.8%
Aged 40-49	15.4%	17.5%	15.8%	15.9%	14.5%	14.2%
Aged 50-59	13.7%	15.3%	15.3%	14.3%	12.1%	12.8%
Aged 60+	18.1%	20.9%	23.3%	19.4%	18.2%	19.6%
Average age	37.0	39.3	39.8	37.9	37.3	37.9
<b>Housing status (% of households)</b>						
Owner (total)	79.4%	86.5%	87.0%	82.0%	71.3%	68.7%
• Owner (outright)	31.5%	36.9%	48.6%	34.9%	33.5%	32.9%
• Owner (with mortgage)	47.9%	49.6%	38.3%	47.1%	37.7%	35.8%
Renter	20.2%	12.6%	12.3%	17.4%	28.0%	30.4%
Other	0.5%	1.0%	0.7%	0.6%	0.8%	0.9%
<b>Birthplace (% of population)</b>						
Australian born	86.8%	86.2%	91.7%	87.3%	66.7%	74.0%
Overseas born	13.2%	13.8%	8.3%	12.7%	33.3%	26.0%
• Asia	1.4%	0.4%	0.5%	1.0%	13.4%	8.6%
• Europe	9.1%	11.1%	6.4%	9.2%	12.7%	10.5%
• Other	2.7%	2.3%	1.4%	2.5%	7.2%	7.0%
<b>Family type (% of households)</b>						
Couple with dep't children	47.3%	45.8%	49.3%	47.2%	47.4%	45.3%
Couple with non-dep't child.	8.8%	7.6%	8.7%	8.5%	8.7%	7.7%
Couple without children	20.3%	26.3%	24.4%	22.3%	21.0%	23.0%
One parent with dep't child.	10.2%	7.8%	5.7%	9.0%	8.2%	9.2%
One parent w non-dep't child.	3.6%	2.6%	2.9%	3.2%	3.8%	3.5%
Other family	0.8%	0.4%	0.5%	0.6%	1.3%	1.1%
Lone person	9.1%	9.6%	8.4%	9.1%	9.6%	10.2%

Source: ABS Census of Population & Housing, 2011; MacroPlan Dimasi

Chart 4.1



### 4.7 Employment profile

The following Charts 4.2 and 4.3 detail the number of people employed by industry within Moorabool, sourced from the ABS Journey To Work Data from the 2011 and 2006 Censuses, including for the following:

- Place of Work – the number of people who work within Moorabool; and
- Place of Residence – the number of residents who are employed, whether within or outside of Moorabool.

The ‘Place of Work’ data shows the importance of **retail trade** for residents of Moorabool, which is the largest industry in terms of the number of people employed within Moorabool. The high number of people employed within **health care and social assistance** reflects the wide range of health facilities within Bacchus Marsh, including the Bacchus Marsh & Melton Regional Hospital which also serves the Melton region. **Education and training** is also important in terms of the number of people employed within Moorabool, while the high number of **construction** workers within Moorabool partly reflects the high levels of residential development within the area. **Agriculture, forestry and fishing** is the next most important industry in terms number of people employed, and is the only sector in which there is a greater number of jobs in Moorabool than residents employed within the industry. Overall, there are 6,081 people who work within Moorabool.

The ‘Place of Residence’ data reveals that 13,326 Moorabool residents are employed, and therefore more than half are employed outside the Shire. The largest employing industries for residents of Moorabool include construction, health care and social assistance, retail trade, manufacturing and education & training.

In terms of the major changes from 2006 – 2011, the biggest decline over the period for people employed within Moorabool has been within the manufacturing and agriculture industries, with number of jobs declining by 20% and 12% respectively. The biggest increases have been in the industries of professional services, construction, health care, and accommodation and food services, which have all increased by around a third over the five year period. The rise in professional services reflects the changing role and function of Moorabool, and in particular Bacchus Marsh, as a growing region located on the fringe of metropolitan Melbourne.

Chart 4.2

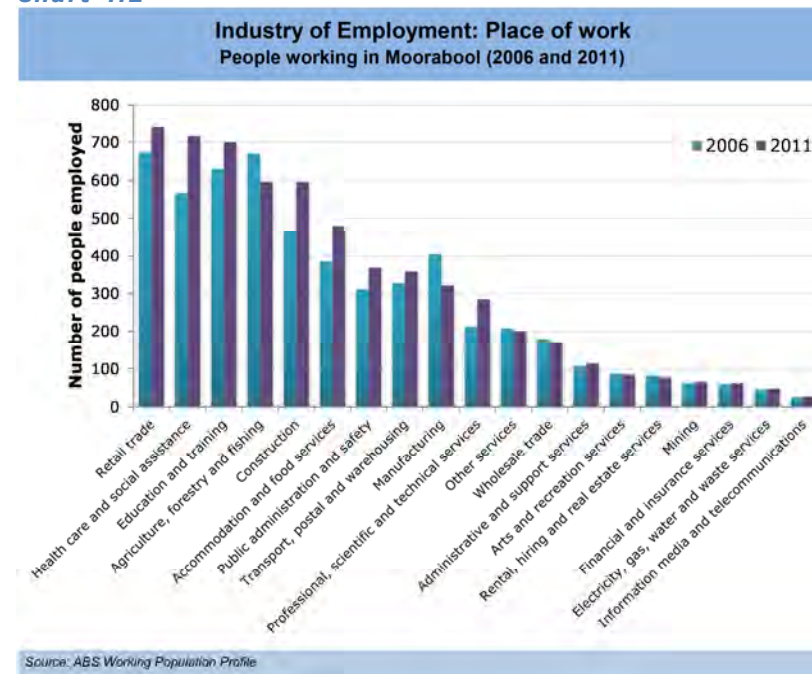
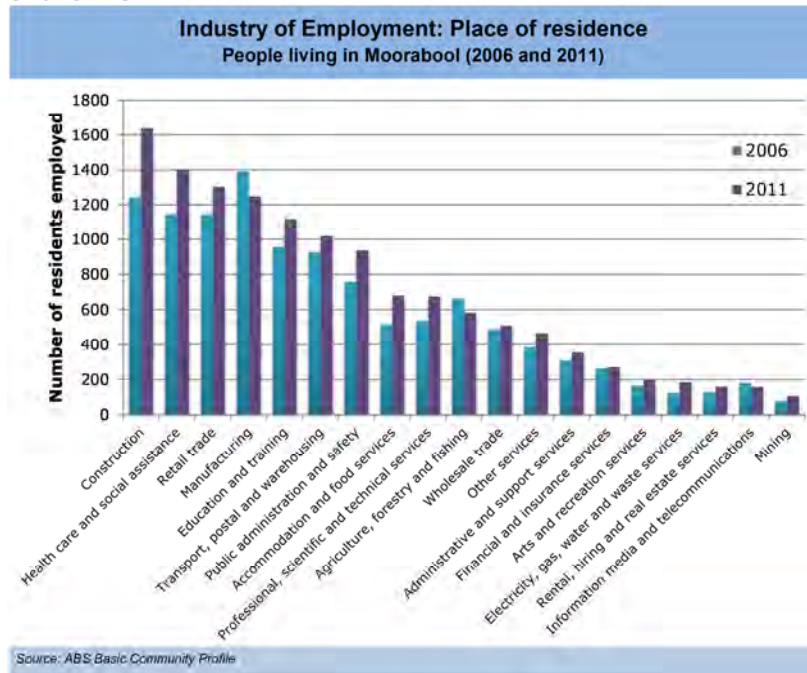


Chart 4.3



### 4.8 Retail expenditure

The per capita retail spending levels of Moorabool residents are compared with benchmarks for metropolitan Melbourne and total Australia. All spending estimates in this report include GST.

The calculation of retail expenditure capacity of the Moorabool population is based on detailed household expenditure data sourced from MarketInfo, which is developed by Market Data Systems (MDS). MarketInfo utilises a detailed micro-simulation model of household expenditure behaviour for all residents of Australia. The model takes into account information from a

wide variety of sources, including the regular ABS Household Expenditure Surveys, national accounts data, Census data and other information. The MarketInfo estimates of household spending prepared independently by MDS are commonly used by all parties in economic impact assessments.

The MarketInfo dataset from MDS starts with the Household Expenditure Survey, a comprehensive exercise conducted by the ABS every five years. In the latest survey, just under 7,000 households across Australia were asked to provide complete details of their spending over a specific period.

In addition to a thorough interview, each member of the household in question over the age of 15 is required to keep a diary of every expenditure made over a two week period. The respondents itemise all outings by attaching grocery receipts as well as accurately recording all of the transactions which may range from taxi fares to insurance and alimony payments, to the amount of pocket money given to children in the household. Complete financial and social information about the entire household is also provided.

All these data are then matched with Census, Centrelink, National Accounts and other data collected by State and National Governments to create a model of spending that is at the heart of MarketInfo. Micro simulation techniques are the method by which these detailed calculations are performed.

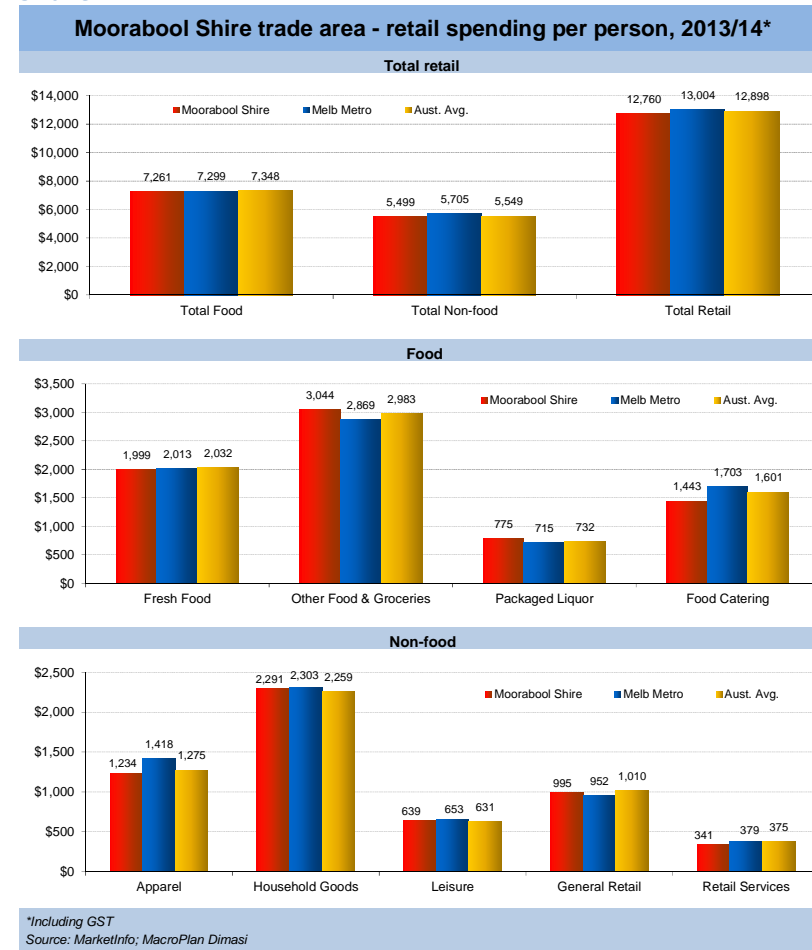
MarketInfo calculates spending levels down to the Statistical Area Level 1 (SA1) the smallest defined area used by the ABS. Each SA1 covers an area of approximately 160 households. MarketInfo is able to draw down to this level because it starts with the unit records from the Household Expenditure Survey and uses the spending and other information from all

of the nearly 7,000 surveyed households as the basis for modelling these actual results to the broader community.

Total retail expenditure is detailed in a number of categories, as follows:

- Take-home food and groceries (F&G) – all food and grocery items typically sold in supermarkets and specialty fresh food stores.
- Packaged liquor – packaged beer, wine and spirits such as those purchased at bottle-shops and liquor outlets. The combination of take-home food and groceries and packaged liquor is referred to as FLG expenditure.
- Food catering – cafés, take-away outlets and restaurants, including liquor consumed on such premises.
- Apparel – clothing, footwear, fashion accessories and jewellery.
- Household Goods – giftware, electrical, computers, furniture, homewares, and hardware goods.
- Leisure retail – sporting goods, music, DVDs, games, books, newsagents and film processing/photography.
- General Retail – pharmaceutical goods, cosmetics, toys, florists, mobile phones.
- Retail Services – retail services such as key cutting, shoe repairs, hair and beauty.

Chart 4.4



The key spending categories for the Moorabool population are compared with the benchmarks for metropolitan Melbourne and total Australia, with the following highlights (refer Chart 4.4):

- Per capita spending on fresh food is comparable with the metropolitan Melbourne average.
- Per capita spending on 'other food and groceries' (i.e. excluding fresh food) is 6% above the average for metropolitan Melbourne.
- Per capita spending on general retail goods is 5% above the average.
- Spending on household goods is comparable to the metropolitan Melbourne benchmark.
- Per capita spending on food catering, apparel and retail services are significantly lower than the averages for metropolitan Melbourne.

**Overall, per capita spending levels within Moorabool are comparable with the benchmarks for metropolitan Melbourne for most retail categories, reflecting its location and function as an emerging regional centre situated on the fringe of metropolitan Melbourne.**



Coles supermarket, The Village Bacchus Marsh



Projections of the retail expenditure capacity for residents of each region and the total for Moorabool are now provided. For the purposes of showing real growth (as opposed to inflationary growth), all forecasts of future retail expenditure capacity in this report are expressed in constant 2013/14 dollar terms, i.e. excluding retail inflation.

Total retail spending by Moorabool residents is projected to increase from \$392 million in 2014 to \$811 million by 2041, expressed in constant 2013/14 dollar terms. These estimates reflect average annual growth of \$15.5 million over the forecast period. Total retail spending for the Bacchus Marsh region is projected to increase, in real terms, from \$253 million to \$559 million over this period.

The average annual real growth rate for Moorabool over the forecast period to 2041 is estimated at 2.7%, and includes the following components:

- Population growth, which is estimated to average 1.9% per annum; and
- Real growth in per capita retail expenditure, which is projected to average 0.8% per annum.

**Table 4.6**

<b>Moorabool Shire - retail expenditure (\$M), 2014-2041*</b>									
Sector	Forecast retail spend (\$M)							Avg. ann. growth	
	2014	2017	2021	2026	2031	2036	2041	(\$M)	(%)
<b>Bacchus Marsh Region</b>									
• Bacchus Marsh	80	89	102	124	147	173	200	4.5	3.4%
• Darley	115	126	140	151	161	171	183	2.5	1.7%
• Maddingley	35	43	56	74	95	114	135	3.7	5.1%
• Myrniong	5	6	7	8	9	10	11	0.2	2.7%
• Hopetoun Park	9	10	12	13	14	14	15	0.2	2.0%
• Balliang	<u>9</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>13</u>	<u>14</u>	<u>16</u>	<u>0.3</u>	<u>2.1%</u>
Total Bacchus Marsh	253	283	327	381	439	497	559	11.4	3.0%
<b>Central (Ballan) Region</b>									
• Ballan	50	54	59	68	78	91	104	2.0	2.8%
• Greendale/Blackwood	23	25	27	29	32	35	38	0.6	1.8%
• Gordon	<u>21</u>	<u>23</u>	<u>25</u>	<u>29</u>	<u>32</u>	<u>37</u>	<u>43</u>	<u>0.8</u>	<u>2.6%</u>
Total Central (Ballan)	95	101	111	126	142	163	185	3.3	2.5%
<b>Western Region</b>									
• Bungaree/Wallace	14	15	15	16	18	21	24	0.4	2.0%
• Lal Lal/Yendon	<u>30</u>	<u>31</u>	<u>33</u>	<u>35</u>	<u>37</u>	<u>40</u>	<u>42</u>	<u>0.4</u>	<u>1.2%</u>
Total Western	45	46	48	51	56	61	67	0.8	1.5%
<b>Total Moorabool Shire</b>	<b>392</b>	<b>430</b>	<b>486</b>	<b>559</b>	<b>637</b>	<b>721</b>	<b>811</b>	<b>15.5</b>	<b>2.7%</b>

\*Constant 2013/14 dollars & including GST  
Source: MarketInfo; MacroPlan Dimasi

The following table details the estimated retail spending capacity of the Moorabool population by category (with the category definitions listed previously), with the following highlights:

- FLG expenditure by Moorabool residents is by far the most significant retail category, accounting for almost half of the total retail expenditure in Moorabool.
- Spending on household goods, which is the most important expenditure category for bulky goods retailing, is the second largest retail category for residents of Moorabool.
- Retail expenditure on food catering is forecast to be the fastest growing retail category for the Moorabool population, increasing on average by 3.1% per annum (in real terms) from 2014-2041.

The estimated retail spending capacities of the Bacchus Marsh, Central (Ballan) and Western region’s populations by category are detailed in Appendix 2.

**Table 4.7**

Moorabool Shire - retail expenditure by category (\$M), 2014-2041*								
Year ending June	FLG	Food catering	Apparel	Household goods	Leisure	General retail	Retail services	Total retail
2014	179	44	38	70	20	31	10	<b>392</b>
2017	197	49	41	76	22	34	11	<b>430</b>
2021	223	56	46	85	24	39	13	<b>486</b>
2026	258	66	51	95	28	45	15	<b>559</b>
2031	296	77	58	107	31	52	17	<b>637</b>
2036	337	88	64	118	35	59	19	<b>721</b>
2041	381	101	70	130	39	68	21	<b>811</b>
<u>Average annual growth (\$M)</u>								
2014-2041	7.5	2.1	1.2	2.2	0.7	1.4	0.4	<b>15.5</b>
<u>Average annual growth (%)</u>								
2014-2041	2.8%	3.1%	2.3%	2.3%	2.6%	3.0%	2.6%	<b>2.7%</b>
<small>*Constant 2013/14 dollars &amp; including GST Source: MarketInfo; MacroPlan Dimasi</small>								



Baby Black Café, Church St, Bacchus Marsh



Ballan Post Office

## Section 5: Retail floorspace supply

This section provides a detailed review of the existing provision of retail and non-retail floorspace within Moorabool. The floorspace estimates are based on a detailed survey of shopfront floorspace in Moorabool, conducted in September 2014.

### 5.1 Moorabool – retail floorspace supply

The major concentrations of retail floorspace within Moorabool are provided in the Bacchus Marsh and Ballan Town Centres.

The Village Bacchus Marsh is a sub-regional shopping centre located in the Bacchus Marsh Town Centre, and is anchored by two supermarkets (Coles and Aldi) and a small dds (Target Country). Also located in the town centre is a Foodworks supermarket and a large number of food and non-food specialty stores, as well as a range of non-retail facilities.

Darley Plaza is located to the north of the Bacchus Marsh Town Centre, and is anchored by a Champions IGA supermarket, while a number of shops are provided at Maddingley on Grant Street.

The Ballan Town Centre contains the only other supermarket in Moorabool, along with a range of mostly food and non-retail specialty stores.

There are a number of other small towns within Moorabool that contain retail stores - mostly general stores and hotels.

The shopfront floorspace supply within Moorabool is estimated at 43,930 sq.m as at September 2014, including approximately 33,660 sq.m of retail floorspace. The majority of this floorspace, some 80%, is located within the Bacchus Marsh region, mostly within the Bacchus Marsh Town Centre.

Table 5.1 details the number of shops by category in each region, while Table 5.2 provides the estimates of floorspace.



The Village Bacchus Marsh, Main Street

Table 5.1

Moorabool Shire - estimated shopfronts (no.), 2014*				
Category	Bacchus Marsh region	Central (Ballan) region	Western region	Total Moorabool Shire
Supermarket	4	1		5
Other food, liquor and groceries	15	6	2	23
Food catering	<u>39</u>	<u>11</u>		<u>50</u>
<b>Total food</b>	<b>58</b>	<b>18</b>	<b>2</b>	<b>78</b>
DDS	1			1
Apparel	20	4		24
Household goods	12	5		17
Leisure	5	2		7
General retail	7	1		8
Retail services	<u>20</u>	<u>3</u>		<u>23</u>
<b>Total non-food</b>	<b>65</b>	<b>15</b>		<b>80</b>
<b>Total retail</b>	<b>123</b>	<b>33</b>	<b>2</b>	<b>158</b>
Non-retail**	22	7		29
Entertainment	<u>5</u>	<u>5</u>	<u>4</u>	<u>14</u>
<b>Total non-retail</b>	<b>27</b>	<b>12</b>	<b>4</b>	<b>43</b>
Vacant	<u>24</u>	<u>4</u>	<u>2</u>	<u>30</u>
<b>Total</b>	<b>174</b>	<b>49</b>	<b>8</b>	<b>231</b>

\*Based on surveys conducted September 2014

\*\*Non-retail includes banks, real estate agencies, travel agencies, tattoo parlours, massage centres, antique stores, pet services and printing

Source: MacroPlan Dimasi

Table 5.2

Moorabool Shire - estimated shopfront floorspace (sq.m), 2014*				
Category	Bacchus Marsh region	Central (Ballan) region	Western region	Total Moorabool Shire
Supermarket	9,150	950		10,100
Other food, liquor and groceries	1,600	530	300	2,430
Food catering	<u>4,620</u>	<u>1,080</u>	<u>100</u>	<u>5,800</u>
<b>Total food</b>	<b>15,370</b>	<b>2,560</b>	<b>400</b>	<b>18,330</b>
DDS	910			910
Apparel	2,340	340		2,680
Household goods	3,550	920		4,470
Leisure	600	130	160	890
General retail	1,820	80		1,900
Retail services	<u>1,790</u>	<u>240</u>		<u>2,030</u>
<b>Total non-food</b>	<b>11,010</b>	<b>1,710</b>	<b>160</b>	<b>12,880</b>
<b>Total retail</b>	<b>26,380</b>	<b>4,270</b>	<b>560</b>	<b>31,210</b>
Non-retail**	2,520	700		3,220
Entertainment	<u>1,780</u>	<u>1,800</u>	<u>1,850</u>	<u>5,430</u>
<b>Total non-retail</b>	<b>4,300</b>	<b>2,500</b>	<b>1,850</b>	<b>8,650</b>
Vacant	<u>3,110</u>	<u>560</u>	<u>400</u>	<u>4,070</u>
<b>Total</b>	<b>33,790</b>	<b>7,330</b>	<b>2,810</b>	<b>43,930</b>

\*Based on surveys conducted September 2014

\*\*Non-retail includes banks, real estate agencies, travel agencies, tattoo parlours, massage centres, antique stores, pet services and printing

Source: MacroPlan Dimasi

## 5.2 Bacchus Marsh region – retail floorspace supply

### Bacchus Marsh sub-region

The Bacchus Marsh Town Centre generally extends along Main Street between Lord Street in the east and Grant Street in the west, and along Gisborne Road and Grant Streets between Bennett Street in the north and Waddell & Simpson Streets to the south (refer Map 5.1).

The Bacchus Marsh Town Centre contains the only sub-regional shopping centre in Moorabool, namely The Village Bacchus Marsh, which is anchored by a Coles supermarket of approximately 3,500 sq.m, an Aldi supermarket of 1,350 sq.m and a Target Country of some 900 sq.m. The centre contains three mini-major stores, namely The Reject Shop, Raffaele Furniture and Nova Pharmacy, along with 29 retail specialty stores – largely focused on food catering and apparel – six non-retail stores and some 12 vacancies. Several stores front Main Street - comprising mostly food catering outlets and real estate agencies. The Village is currently undergoing a redevelopment to include an expanded Coles supermarket, a slightly expanded Aldi supermarket and additional mini-major and specialty shops.

The town centre also contains a Foodworks supermarket of approximately 3,000 sq.m and a range of specialty stores including a substantial provision of food catering outlets (i.e. cafes/restaurants). The 3,550 sq.m of floorspace in the household goods categories includes 2 hardware stores.

Non-retail stores within the town centre consist mostly of real estate agencies, travel agencies and banks. There are several accountants and other professional related services, primarily located along Grant Street which also includes a number of vacancies. Wilson Trade Centre is located on South Maddingley Road in Maddingley and sells mostly trade supplies, and is therefore not included in the estimates of retail floorspace.

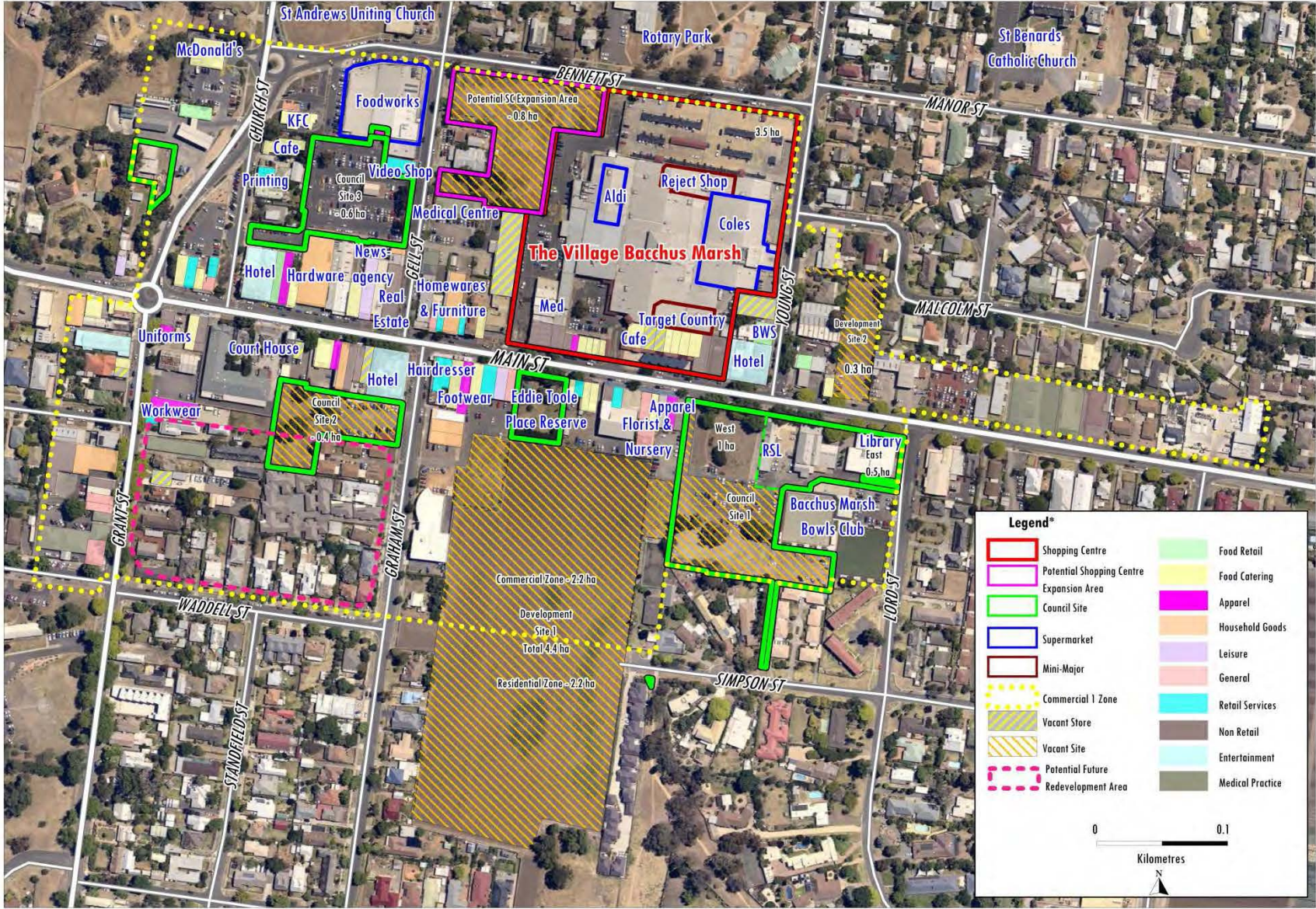
There are a number of sizable vacant sites and several council owned sites located within the Bacchus Marsh Town Centre, including the following:

- Development Site 1, which is a large site located to the south of Main Street with approximately 2.2 hectares zoned Commercial 1 (an additional 2.2 hectares to the south is zoned Residential);
- Development Site 2, which is located on Main Street to the east of The Village and is approximately 2,860 sq.m in size;
- Council Site 1, which is located south of Main Street and includes a number of existing community uses, such as the Library, as well as land currently used for carparking (total land is 1.5 hectares);
- Council Site 2, which is located on Graham Street a short distance south of Main Street and is 4,260 sq.m in size; and
- Council Site 3, which is located south of the Foodworks supermarket is used for carparking and is 5,970 sq.m in size.

Map 5.1 also outlines a potential future redevelopment area which is within the Commercial 1 zone located to the south of Main Street and bound by Graham, Waddell and Grant Streets. There may be opportunities for future developed in this area subject to the heritage overlay.

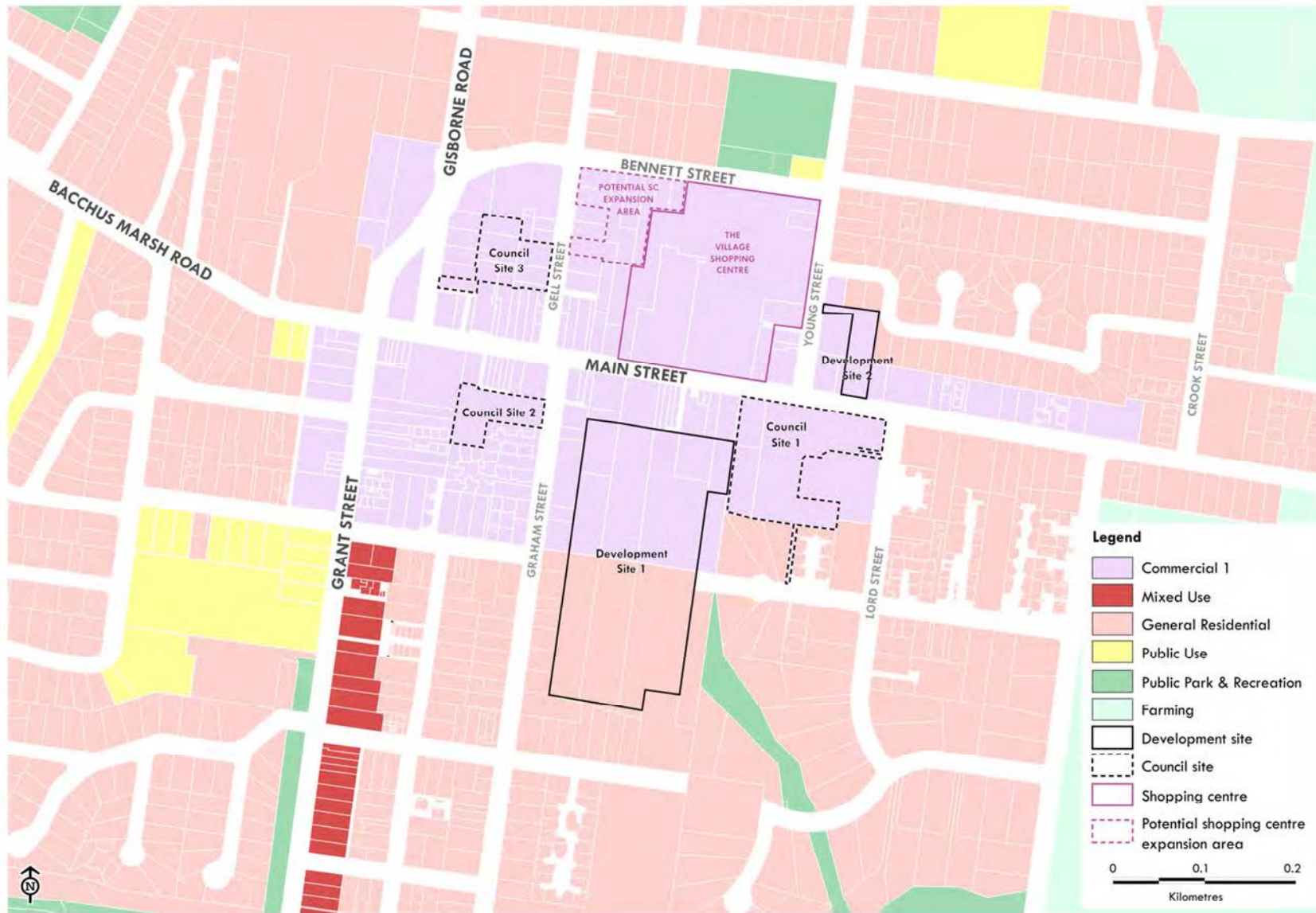
Map 5.2 illustrates the various zonings in central Bacchus Marsh. The Bacchus Marsh Town Centre is zoned Commercial 1, which stretches along Main Street from Grant Street / Gisborne Road in the west to generally Lord Street in the east. The Commercial 1 zone is predominantly surrounded by General Residential, while a Mixed Use zone stretches south along Grant Street. Council Site 1, Council Site 2 and Development Site 2 are zoned Commercial 1, while Development Site 1 is zoned half Commercial 1 and half Residential.

Beyond the town centre, there is a small service oriented centre located on the corner of Gisborne Road and Clifton Drive which includes a vet, accountant, health clinic and chiropractor. There is also a childcare and kindergarten centre located on the opposite side of Clifton Drive.



Map 5.1: Bacchus Marsh Town Centre





**Map 5.2: Bacchus Marsh Zoning Map**

Moorabool Shire Council - Retail Strategy 2041

Table 5.2

Bacchus Marsh region - estimated shopfront floorspace (sq.m), 2014*									
Category	Bacchus Marsh TC			Sub-region			Maddingley	Myrniong	Total Bacchus Marsh Region
	The Village BM	Balance	Total	Darley Plaza	Darley Balance	Total			
Supermarket	4,850	3,000	7,850	1,300		1,300			9,150
Other food, liquor and groceries	90	1,010	1,100	100	150	250	250		1,600
Food catering	<u>1,100</u>	<u>2,330</u>	<u>3,430</u>	<u>80</u>	<u>160</u>	<u>240</u>	<u>300</u>	<u>650</u>	<u>4,620</u>
<b>Total food</b>	<b>6,040</b>	<b>6,340</b>	<b>12,380</b>	<b>1,480</b>	<b>310</b>	<b>1,790</b>	<b>550</b>	<b>650</b>	<b>15,370</b>
DDS	910		910						910
Apparel	1,040	1,120	2,160		100	100	80		2,340
Household goods	1,070	2,480	3,550						3,550
Leisure	240	360	600						600
General retail	1,440	260	1,700	120		120			1,820
Retail services	<u>160</u>	<u>1,390</u>	<u>1,550</u>		<u>160</u>	<u>160</u>	<u>80</u>		<u>1,790</u>
<b>Total non-food</b>	<b>4,860</b>	<b>5,610</b>	<b>10,470</b>	<b>120</b>	<b>260</b>	<b>380</b>	<b>160</b>		<b>11,010</b>
<b>Total retail</b>	<b>10,900</b>	<b>11,950</b>	<b>22,850</b>	<b>1,600</b>	<b>570</b>	<b>2,170</b>	<b>710</b>	<b>650</b>	<b>26,380</b>
Non-retail**	1,060	1,220	2,280	80	80	160	80		2,520
Entertainment		<u>1,380</u>	<u>1,380</u>				<u>400</u>		<u>1,780</u>
<b>Total non-retail</b>	<b>1,060</b>	<b>2,600</b>	<b>3,660</b>	<b>80</b>	<b>80</b>	<b>160</b>	<b>480</b>		<b>4,300</b>
Vacant	<u>1,420</u>	<u>1,490</u>	<u>2,910</u>		<u>200</u>	<u>200</u>			<u>3,110</u>
<b>Total</b>	<b>13,380</b>	<b>16,040</b>	<b>29,420</b>	<b>1,680</b>	<b>850</b>	<b>2,530</b>	<b>1,190</b>	<b>650</b>	<b>33,790</b>

\*Based on surveys conducted September 2014

\*\*Non-retail includes banks, real estate agencies, travel agencies, tattoo parlours, massage centres, antique stores, pet services and printing

Source: MacroPlan Dimasi

### Darley sub-region

Beyond the Bacchus Marsh Town Centre, the only other substantial retail centre within the Bacchus Marsh region is Darley Plaza, located in the suburb of Darley. Darley Plaza comprises a Champions IGA supermarket of approximately 1,300 sq.m, a pharmacy, a small convenience store, a café/bakery and a tattoo parlour. There are current plans for a minor expansion of Darley Plaza.

Also in Darley is the Bacchus Marsh Business Centre on Albert Street, which includes two take-away food shops, a hairdresser, a laundromat, a real estate agency, a trade supply store and a vacancy. The Darley General Store is located on Nelson Street, adjacent to the Darley Primary School, while a car wash and an opportunity shop are located on Holts Lane, west of Gisborne Road.

Underbank is a planned residential development located west of the urban area of Bacchus Marsh. There may be potential in the future for some retail facilities to be provided within the estate once it approaches capacity.

### Maddingley sub-region

The Maddingley sub-region contains a number of retail and non-retail shops fronting Grant Street to the south of the Werribee River, including a hotel, a liquor drive-thru outlet, a convenience store, an Indian restaurant, a children’s apparel store, a pet washing service and a petrol station which includes a take-away food shop.

Also located in Maddingley is the Bacchus Marsh Leisure Centre, which is located on Labilliere Street a short distance west of Grant Street. It includes a health club, sports courts and swimming pool. There is also an accountant’s office located on Labillere Street.

South of the train line, on South Maddingley Road, is Wilson’s Home Trade Centre; while on Griffiths Street to the west is a small industrial precinct with two fitness centres and a café.

A Neighbourhood Centre is proposed within the Stonehill residential estate in West Maddingley, which is planned to contain approximately 1,500 residential lots upon completion.

### Myrning sub-region

The sole retail facility in Myrning is The Plough, a contemporary dining restaurant located on Main Street. The town also contains a primary school and is host to a number of annual festivals.



West Maddingley Neighbourhood Centre site

### 5.3 Central (Ballan) region – retail floorspace supply

#### Ballan sub-region

The Ballan Town Centre is the only substantial retail centre within Moorabool outside Bacchus Marsh. It is anchored by an IGA supermarket of approximately 950 sq.m, with other retail facilities including a bakery, two cafés, two take-away food stores, a pharmacy, a newsagency, a True Value Hardware store, a number of apparel stores, two opportunity shops, a computer shop, a giftware store, two beauty salons, a laundromat and two hotels. Map 5.3 shows the existing uses and vacant sites within Ballan Town Centre, while Map 5.4 shows the planning zones.

In terms of non-retail stores, the town centre contains four real estate agents, two banks and a trade supply store. There are also two vacant shopfronts and three vacant sites within the town centre.

Other retail facilities in the Ballan sub-region include two service stations with attached fast food outlets located on the Western Freeway. On the east-bound side is a BP service station with associated convenience and café facilities, as well as a KFC restaurant; while on the west-bound side is BP service station and a McDonalds restaurant.

#### Gordon sub-region

The township of Gordon contains a general store, which incorporates a newsagency, fish and chip take-away facilities and a bakery; the Gordon Hotel and associated bottle shop; an antique store; and a post office.

Beyond Gordon, in the town of Mount Egerton, there is a vacant store which was previously the Mount Egerton general store.

#### Blackwood/Greendale sub-region

Within Blackwood is The Blackwood Merchant, a café which has recently taken over the site of the Blackwood General Store, and the Blackwood Hotel. Both are located on Martin Street. There is also a vacant store located the Main Street which was previously a mechanic.

The Greendale Hotel is the only retail premise in Greendale, which contains a general store and café as well as the hotel facility.

The Garden of St Erth is located on Simmons Reef Road in Blackwood and includes a nursery, gift shop and café.



Blackwood Merchant café, Main Street

Table 5.3

Central (Ballan) region - estimated shopfront floorspace (sq.m), 2014*										
Category	Ballan			Sub-region Gordon			Blackwood/Greendale			Total Central (Ballan) Region
	Ballan TC	Western Fwy	Total	Gordon	Mount Egerton	Total	Blackwood	Greendale	Total	
Supermarket	950		950							950
Other food, liquor and groceries	80	200	280	200		200		50	50	530
Food catering	<u>320</u>	<u>460</u>	<u>780</u>	<u>150</u>		<u>150</u>	<u>150</u>		<u>150</u>	<u>1,080</u>
<b>Total food</b>	<b>1,350</b>	<b>660</b>	<b>2,010</b>	<b>350</b>		<b>350</b>	<b>150</b>	<b>50</b>	<b>200</b>	<b>2,560</b>
DDS										
Apparel	340		340							340
Household goods	920		920							920
Leisure	80		80	50		50				130
General retail	80		80							80
Retail services	<u>240</u>		<u>240</u>							<u>240</u>
<b>Total non-food</b>	<b>1,660</b>		<b>1,660</b>	<b>50</b>		<b>50</b>				<b>1,710</b>
<b>Total retail</b>	<b>3,010</b>	<b>660</b>	<b>3,670</b>	<b>400</b>		<b>400</b>	<b>150</b>	<b>50</b>	<b>200</b>	<b>4,270</b>
Non-retail**	500		500	200		200				700
Entertainment	<u>700</u>		<u>700</u>	<u>400</u>		<u>400</u>	<u>350</u>	<u>350</u>	<u>700</u>	<u>1,800</u>
<b>Total non-retail</b>	<b>1,200</b>		<b>1,200</b>	<b>600</b>		<b>600</b>	<b>350</b>	<b>350</b>	<b>700</b>	<b>2,500</b>
Vacant	<u>160</u>		<u>160</u>		<u>200</u>	<u>200</u>	<u>200</u>		<u>200</u>	<u>560</u>
<b>Total</b>	<b>4,370</b>	<b>660</b>	<b>5,030</b>	<b>1,000</b>	<b>200</b>	<b>1,200</b>	<b>700</b>	<b>400</b>	<b>1,100</b>	<b>7,330</b>

\*Based on surveys conducted September 2014  
 \*\*Non-retail includes banks, real estate agencies, and antique stores  
 Source: MacroPlan Dimasi



Map 5.3: Ballan Town Centre



**Map 5.4: Ballan Zoning Map**

## 5.4 Western region – retail floorspace supply

### Bungaree/Wallace sub-region

A general store is located in Bungaree on Bungaree–Wallace Road which includes a petrol station, newsagency and take-away food facilities.

The Wallace Hotel is the only retail facility in Wallace, which also comprises restaurant facilities.

The Leigh Creek Roadhouse is located on the Western Highway and caters to the convenience and takeaway food needs of passers-by and local residents

### Lal Lal/Yendon sub-region

Lal Lal Falls Hotel is located on Clarendon Lal Lal Road, with a vacant store located at the former Lal Lal General Store site.

There is also a vacant shopfront at the former Yendon General Store, which closed in the early 2000's.

The Shamrock Hotel is located on Old Melbourne Road and is the only retail store in Dunnstown.

The township of Elaine contains the Elaine General Store and the Railway Hotel on the Midland Highway.

Table 5.4

Western region - estimated shopfront floorspace (sq.m), 2014*			
Category	Sub-region		Total Western Region
	Bungaree/Wallace Total	Lal Lal/Yendon Total	
Total food	150	250	400
Total non-food	80	80	160
<b>Total retail</b>	<b>230</b>	<b>330</b>	<b>560</b>
<b>Total non-retail</b>	<b>550</b>	<b>1,300</b>	<b>1,850</b>
Vacant		400	400
<b>Total</b>	<b>780</b>	<b>2,030</b>	<b>2,810</b>

\*Based on surveys conducted September 2014  
Source: MacroPlan Dimasi



Shamrock Hotel, Old Melbourne Road, Dunnstown





LAL LAL FALLS  
HOTEL

LAL LAL FALLS  
HOTEL

FAMMARTINO'S  
**LAL LAL FALLS HOTEL**  
GREAT BEER • GREAT MEALS • GREAT MUSIC  
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BAR  
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Lal Lal Falls Hotel

## Section 6: Retail floorspace demand

This section details the total market demand for retail floorspace by residents of Moorabool, without accounting for escape expenditure or demand from beyond Moorabool. It determines the overall demand for retail floorspace by residents within Moorabool, whether residents access facilities within or beyond the municipality.

Modelling retail demand for a given area is an inexact task, and for that reason there are a number of methodologies available to test retail floorspace demand. In undertaking the overall demand modelling for Moorabool, we have utilised two methodologies which are widely used in economic studies of this nature, as follows:

- A retail demand per capita methodology; and
- A retail expenditure methodology.

The results should be viewed as indicative only, and provide a broad estimate of the total demand for retail floorspace generated by retail expenditure of Moorabool residents. These estimates do not detail the amount of retail floorspace which may be supportable within the municipality, which is considered later in this Strategy.

### 6.1 Per capita methodology

The provision of retail floorspace per person throughout Australia at present is estimated at around 2.23 sq.m. There are no official figures measuring retail floorspace on a national basis, with the Australian Bureau of Statistics having ceased the 5-yearly Retail Census in 1991/92. Having regard to data previously available from retail censuses, and also allowing for the amount of retail floorspace which have been built over the past 20 years, a figure in the order of 2.23 sq.m is considered a robust estimate.

Historically, the level of retail floorspace provision throughout Australia has increased steadily over the past 50 years, driven by both supply and demand factors. On the demand side, the real incomes of Australian residents have improved steadily over this period, due to the robust health of the Australian economy. On the supply side, development trends within the retail industry have seen new store types introduced on an ongoing basis to improve consumers' amenity and shopping experience.

The following Table 6.1 details the estimated breakup of the current national provision of retail floorspace per capita into store types/retail categories, and presents the indicative retail floorspace demand for residents of Moorabool based on an estimated population of 31,000 in 2014. This demand is compared with the estimated retail floorspace supply within Moorabool (refer Section 5) to provide an indicative view of which categories are well supplied and which may be undersupplied.

The analysis indicates that there is significant under supply of FLG; apparel, household goods, leisure & general retail; and bulky goods floorspace in Moorabool, while smaller underprovision exist in the food catering and retail services categories.

Much of the demand for discretionary spending (i.e. apparel and household goods) is, and will realistically continue to be, satisfied by the broader and larger retail facilities located beyond Moorabool, such as those at Melton, the broader Melbourne region, and Ballarat.

**Table 6.1**

Moorabool Shire - indicative retail floorspace demand (sq.m), 2014				
Per capita methodology				
Category	Aust. avg. (per capita)	Indicative demand <sup>1</sup>	Estimated supply <sup>2</sup>	Difference
FLG	0.60	18,600	12,530	-6,070
Food catering	<u>0.25</u>	<u>7,750</u>	<u>5,800</u>	<u>-1,950</u>
<b>Total food</b>	<b>0.85</b>	<b>26,350</b>	<b>18,330</b>	<b>-8,020</b>
Apparel, household goods, leisure, general retail*	0.70	21,700	8,550	-13,150
Bulky goods	0.60	18,600	2,300	-16,300
Retail services	<u>0.08</u>	<u>2,480</u>	<u>2,030</u>	<u>-450</u>
<b>Total non-food</b>	<b>1.38</b>	<b>42,780</b>	<b>12,880</b>	<b>-29,900</b>
<b>Total retail floorspace</b>	<b>2.23</b>	<b>69,130</b>	<b>31,210</b>	<b>-37,920</b>

<sup>1</sup>Based on the Moorabool Shire population as at June 2014 of 31,000  
<sup>2</sup>Based on surveys conducted September 2014  
\*Excluding bulky goods  
Source: MacroPlan Dimasi

## 6.2 Expenditure methodology

This sub-section then repeats the exercise based on an expenditure methodology. Firstly, the amount of retail expenditure by product group generated by the resident population of Moorabool is determined (as calculated in Section 4) and detailed in Table 6.2.

The estimated retail expenditure pool is translated into an estimate of retail floorspace demand by applying appropriate industry standard retail turnover densities (RTDs) by category. These RTDs are the average levels of sales per sq.m typically achieved by retailers in each category, and are based on our retail experience; standard industry data sources; and knowledge of the trading performance of retailers throughout Victoria.

The analysis indicates that overall demand for retail floorspace by residents of Moorabool is estimated at around 68,500 sq.m in 2014.

**Table 6.2**

Moorabool Shire - indicative retail floorspace demand, 2014*								
Expenditure methodology								
Year ending June	FLG	Food catering	Apparel	Household goods	Leisure	General retail	Retail services	Total
Retail expenditure (\$M)	178.7	44.5	37.9	70.3	19.7	30.7	10.5	<b>392.2</b>
RTD (\$/sq.m)*	9,000	6,000	4,000	3,500	5,000	6,000	4,000	<b>5,730</b>
F'space demand (sq.m)	19,860	7,410	9,470	20,080	3,930	5,110	2,620	<b>68,480</b>

\*Constant 2013/14 dollars & including GST  
Source: MarketInfo; MacroPlan Dimasi

Table 6.3 provides a comparison of the indicative retail floorspace demand by residents of Moorabool with the estimated retail floorspace supply within Moorabool in 2014. It provides a broad overview of the varying degree in which demand is being met for each retail category.

The analysis indicates that there is a net demand for additional retail facilities in all categories except food catering. However, this does not take into account the extent in which food catering facilities serve visitors to Moorabool.

Table 6.4 shows the indicative amounts of retail floorspace demand for Moorabool over the period from 2014 to 2041. The figures assist in giving a general understanding of how the total quantum of floorspace demand increases over time as the population of the municipality increases. In broad terms, total retail floorspace demand is expected to more than double over the period to 2041, increasing by around 70,000 sq.m. As stated previously, even in the long term some of this demand will continue to be satisfied by retail facilities located beyond Moorabool, such as those at Melton, the broader Melbourne region and Ballarat.

We have allowed the RTDs to increase over time to allow for increases in real spending growth, assumed to average 0.7% per annum.

**Table 6.3**

<b>Moorabool Shire - indicative retail floorspace demand (sq.m), 2014</b>			
<b>Expenditure methodology - comparison</b>			
Category	Indicative demand <sup>1</sup>	Current supply <sup>2</sup>	Difference
FLG	19,860	12,530	-7,330
Food catering	<u>7,410</u>	<u>5,800</u>	<u>-1,610</u>
<b>Total food</b>	<b>27,270</b>	<b>18,330</b>	<b>-8,940</b>
Apparel	9,470	3,590	-5,880
Household goods	20,080	4,470	-15,610
Leisure	3,930	890	-3,040
General retail	5,110	1,900	-3,210
Retail services	<u>2,620</u>	<u>2,030</u>	<u>-590</u>
<b>Total non-food</b>	<b>41,210</b>	<b>12,880</b>	<b>-28,330</b>
<b>Total retail</b>	<b>68,480</b>	<b>31,210</b>	<b>-37,270</b>

<sup>1</sup>Based on 2013/14 retail expenditure  
<sup>2</sup>Based on surveys conducted September 2014  
Source: MarketInfo; MacroPlan Dimasi

**Table 6.4**

<b>Moorabool Shire - indicative retail floorspace demand (sq.m), 2014-2041*</b>									
<b>Expenditure methodology - forecast</b>									
Year ending June	Est. population (no.)	FLG	Food catering	Apparel	Household goods	Leisure	General retail	Retail services	Total
2014	<b>31,180</b>	19,860	7,410	9,470	20,080	3,930	5,110	2,620	<b>68,480</b>
2017	<b>33,570</b>	21,870	8,220	10,280	21,780	4,300	5,650	2,860	<b>74,960</b>
2021	<b>36,730</b>	24,800	9,410	11,420	24,180	4,830	6,440	3,210	<b>84,290</b>
2026	<b>40,480</b>	28,690	11,020	12,870	27,260	5,530	7,490	3,670	<b>96,530</b>
2031	<b>44,230</b>	32,900	12,800	14,380	30,440	6,270	8,650	4,160	<b>109,600</b>
2036	<b>47,980</b>	37,450	14,740	15,960	33,750	7,050	9,910	4,680	<b>123,540</b>
2041	<b>51,730</b>	42,360	16,880	17,590	37,200	7,880	11,280	5,240	<b>138,430</b>

<sup>\*</sup>Constant 2013/14 dollars & including GST  
Source: MarketInfo; MacroPlan Dimasi

### 6.3 Out-of-centre development

Out-of-centre development is referred to as development that is not provided within a town centre. In general, such development is required to allow for the accommodation of bulky goods/homemaker facilities, which are typically very large footprint/low turnover stores which require large site areas that are generally not available within traditional town centres and which would not, in any case, represent the highest and best use of town centre sites in most instances. Bulky goods/homemaker facilities are classified as Restricted Retail in the Planning Scheme, which is defined as land used to sell or hire:

- Automotive parts and accessories;
- Camping, outdoor and recreation goods;
- Electric light fittings;
- Animal supplies including equestrian and pet goods;
- Floor and window coverings;
- Furniture, bedding, furnishings, fabric, manchester and homewares;
- Household appliances, household electrical goods and home entertainment goods;
- Party supplies;
- Swimming pools;
- Office equipment and supplies;
- Baby and children's goods, children's play equipment and accessories;
- Sporting, cycling, leisure, fitness goods and accessories; or

- Goods and accessories which:
  - Require a large area for handling, display and storage of goods; or
  - Require direct vehicle access to the building by customers for the purpose of loading or unloading goods into or from their vehicles after purchase or hire.

It does not include the sale of food, clothing and footwear unless ancillary to the primary use.

*Source: Victorian Planning Provisions, Clause 74 - Definitions*

In the case of Bacchus Marsh, there are no existing out-of-centre developments of any significant scale. In the future, as the population grows and the demand for new large format stores increases, an out-of-centre development may be required. There is limited land available within the Bacchus Marsh Town Centre, and this land should ideally be reserved to be developed for additional "traditional" retail facilities, which as outlined previously will be required in the future. The definition of traditional retail facilities covers department stores, discount department stores, supermarkets, mini-majors, retail specialty stores and retail services i.e. the normal retail facilities which form the basis of town centres or shopping centres.

The challenges associated with locating bulky goods/homemaker facilities in the Bacchus Marsh Town Centre include the lack of appropriate vacant sites; existing difficulties with congestion and parking; and the **preference to preserve any significant sites in the town centre for future traditional retail** facilities.

It is likely that in the future Council will continue to be approached with proposals for bulky goods/homemaker facilities in locations outside the Bacchus Marsh Town Centre, and outside the designated activity centre hierarchy. In 2015, an application for a restricted retail development at a site on Gisborne Road, immediately south of the Western Highway, was received by Council, which was later refused. If Council is open to including bulky goods/homemaker facilities in the retail mesh of Moorabool, it is preferable that they be clustered in one location, creating a bulky goods/homemaker destination. Ideally this would be located on a major traffic route, and slightly removed from the main town centre.

There are numerous examples of planned out-of-centre developments in areas similar to Moorabool. In Traralgon, for example, the majority of the large format stores are located on the Princes Highway east of the Traralgon Town Centre.

Creating a bulky goods/homemaker hub in Bacchus Marsh, and attracting a number of large format retailers, would contribute significantly to reducing the amount of non-food retail expenditure escaping Moorabool. Currently many residents travel to Melton and other parts of Melbourne for comparison shopping given the lack of such facilities in Bacchus Marsh. Results from the telephone survey outlined previously, showed that around 80% of large household goods spending by Moorabool Shire residents is directed outside the Shire. This accounts for hundreds of jobs which are being supported by the spending of Moorabool residents but which are located beyond the Shire boundary. The development of a number of bulky goods/homemaker stores in Bacchus Marsh would greatly reduce the need for residents of Moorabool to access such facilities located outside Moorabool, thus increasing the amount of retail expenditure being retained within Moorabool and reducing vehicle trips.

Table 6.5 provides a summary of the total indicative demand for bulky goods/homemaker floorspace by residents of Moorabool, based on a demand per capita methodology as detailed previously in this section. There is no precise figure of the amount of bulky goods/homemaker floorspace in Australia, though based on all available information it is estimated that the provision of bulky goods/homemaker floorspace per person is around 0.6 sq.m. Applying this average to the population of Moorabool, the indicative bulky goods/homemaker floorspace demand is estimated at 18,700 sq.m in 2014, with around 12,000 sq.m of the demand from residents of the Bacchus Marsh region. There is currently around 2,300 sq.m of bulky goods/homemaker floorspace provided in Moorabool, or around 12% of total demand.

**Table 6.5**

<b>Moorabool Shire - Bulky goods floorspace indicative demand (sq.m), 2014 - 2041*</b>				
Year ended June	Bacchus Marsh region	Central (Ballan) region	Western region	Total Moorabool
Current supply**	1,700	600	-	<b>2,300</b>
2014	12,168	4,410	2,130	<b>18,710</b>
2017	13,368	4,626	2,148	<b>20,140</b>
2021	14,952	4,914	2,172	<b>22,040</b>
2026	16,692	5,364	2,232	<b>24,290</b>
2031	18,402	5,814	2,322	<b>26,540</b>
2036	19,962	6,384	2,442	<b>28,790</b>
2041	21,522	6,954	2,562	<b>31,040</b>

\*Based on 0.6 sq.m of bulky goods floorspace per person  
\*\*Based on a survey completed September 2014  
Source: MacroPlan Dimasi

There is no exact amount of bulky goods/homemaker floorspace which is appropriate or supportable within Moorabool. On the one hand it is highly unlikely that the total demand of bulky goods/homemaker floorspace will be met by facilities within Moorabool, particularly reflecting the surrounding competitive context. On the other hand, the current floorspace provision of 12% of floorspace demand is very low.

The type and range of bulky goods/homemaker facilities supportable in Moorabool will mostly depend on certain population thresholds being reached. These threshold levels in the most part reflect the views of individual retailers based on current market conditions. Nevertheless, an indicative amount of supportable bulky goods/homemaker floorspace can be estimated based on the demand by residents of Moorabool.

In broad terms, it is reasonable to expect that over time, particularly as the population of Moorabool increases, **at least half of the bulky goods/homemaker floorspace demand** could be provided for by facilities within Moorabool, excluding the Western region due to its close proximity to Ballarat. Therefore, at present it is considered that around 8,000 – 8,500 sq.m of bulky goods/homemaker floorspace is supportable in Moorabool. The current under-provision is estimated at around 6,000 sq.m. This under-provision is estimated to increase to around 7,000 – 8,000 sq.m by 2021, if no new bulky goods/homemaker facilities are developed, and to around 9,800 sq.m by 2031 and 12,000 sq.m by 2041. Table 6.6 summaries the guideline supportable and estimated under supply of bulky goods floorspace in Moorabool over the period from 2014 – 2041.

**Table 6.6**

Moorabool Shire - Guideline supportable bulky goods floorspace (sq.m), 2014 - 2041*					
Assumes 50% retention of estimated demand of Bacchus Marsh and Central (Ballan) regions					
Year ended	Bacchus Marsh	Central (Ballan)	Western	Total Moorabool	
June	region	region	region	Supportable	Under supply**
2014	6,084	2,205	-	<b>8,300</b>	<b>6,000</b>
2017	6,684	2,313	-	<b>9,000</b>	<b>6,700</b>
2021	7,476	2,457	-	<b>9,950</b>	<b>7,650</b>
2026	8,346	2,682	-	<b>11,050</b>	<b>8,750</b>
2031	9,201	2,907	-	<b>12,100</b>	<b>9,800</b>
2036	9,981	3,192	-	<b>13,150</b>	<b>10,850</b>
2041	10,761	3,477	-	<b>14,250</b>	<b>11,950</b>

\*Based on 0.6 sq.m of bulky goods floorspace per person  
 \*\*Guideline supportable floorspace less estimated current supply  
 Source: MacroPlan Dimasi

In terms of threshold population levels, all of the comparably sized towns to Bacchus Marsh - Bairnsdale, Warragul and Sale as detailed previously - include a small Bunnings hardware store, a Harvey Norman outlet and a handful of other bulky goods/homemaker stores.

Once the population of Bacchus Marsh reaches 25,000 residents by around 2021, there is expected to be demand for around 5 – 10 additional large format retailers. By **2031, when the population of Bacchus Marsh exceeds 30,000, a broad range of bulky goods/homemaker facilities are considered supportable.** The stores located at Traralgon, as detailed previously, indicate the types of retailers which may be interested in locating at Bacchus Marsh in the future. The challenge for

Bacchus Marsh is reaching a consensus as to where a bulky goods/homemaker facility should ultimately occur.

Given the amount of bulky goods/homemaker floorspace potentially supportable, an out-of-centre development is highly likely to be required as the limited land available within Bacchus Marsh Town Centre should ideally be retained to address the current and projected future gaps in the traditional retail offer.

The addition of a bulky goods/homemaker precinct in Moorabool would create local jobs, particularly in retail in the region and reduce the level of expenditure escaping the region. Given the clear undersupply of bulky goods/homemaker floorspace in Moorabool it is recommended that Council start planning for a bulky goods/homemaker hub development in the Bacchus Marsh region.

This study has previously stated that there are limited floorspace opportunities within the Bacchus Marsh Town Centre. A bulky goods/homemaker centre is considered unlikely to reflect the highest and best use of this scarce town centre land.

The key site attributes for an out-of-centre bulky goods/homemaker development typically include the following:

- Located on an arterial road, highly visible and well exposed to passing traffic;
- Easily accessible for local residents, as well as residents in the broader surrounding region;
- Sufficient size to cluster similar uses;
- A relatively flat site; and

- Sympathetic to surrounding uses (particularly sensitive residential uses) with adequate buffer separation provided as appropriate.

Additional detailed research will be required in relation to the future provision of bulky goods/homemaker floorspace in Moorabool. The research should comprise an overview of the current and future trends for bulky good/homemaker retailing in Australia; a comparative analysis of a number of other towns/cities comparable to Bacchus Marsh and Moorabool Shire; an analysis of the likely bulky goods/homemaker retailers which could locate in Moorabool; an assessment of principles, locational criteria and weighting of criteria which can guide Council in its consideration of any bulky goods/homemaker proposals; and preferred zones and controls to cater effectively for these uses.





Farmers Market on Bacchus Marsh Road

Source: <http://tedsmakemyday.blogspot.com.au/2012/05/bacchus-marsh-just-skip-and-jump-from.html>

## Section 7: Stakeholders and major retailers

This section summarises the views of a range of stakeholders who were interviewed as part of this strategy, as well the views of major retailers who may be interested in opening stores in Moorabool in the future.

### 7.1 Stakeholder views - Summary

As part of preparing this Strategy, a range of stakeholders were consulted/surveyed to gain their views on a number of factors that influence the retail sector in Moorabool. It included a telephone survey of 250 residents throughout Moorabool; a survey of Moorabool's 'Economic Development Reference Group' (refer to Appendix 1 for further details); and face to face interviews with local retail and other businesses in Moorabool. The results of these consultations/surveys are presented in [Appendix 1](#) of this Strategy, with the key learnings and conclusions summaries as follows:

#### Resident spending behaviour

- Residents of the Bacchus Marsh region typically direct most of their supermarket and fresh food expenditure to facilities within Moorabool, while a majority of spending on pharmaceutical goods, newspapers and retail services is also retained within Moorabool. Residents of Bacchus Marsh direct the majority of their apparel and household goods expenditure to facilities located beyond Moorabool – mostly to Woodgrove Shopping Centre at Melton.

- Residents of the Central (Ballan) region direct around half of their spending at supermarkets, specialty food stores, food catering outlets, pharmacies and newsagencies to facilities within Moorabool. Retention rates for apparel, household goods and retail services are lower at around 20% – 30%. For Central (Ballan) residents, the most popular shopping precincts outside Moorabool include Ballarat, and to a lesser degree Melton.
- Western region residents direct a majority of their retail expenditure to facilities located beyond Moorabool, mostly at Ballarat, reflecting the close proximity of the regional city to the western region.

#### Strengths

- The key strengths of the retail sector identified from these consultations included the community feel of the area; the fact that the retail sector provides employment opportunities for local residents; friendly customer service; the location of the facilities in close proximity to their home; and the fresh food offer at the Bacchus Marsh Town Centre.

#### Weaknesses/issues

- A number of weaknesses/issues were raised including the limited range of non-food facilities and retail services; the congestion, particularly at peak times; the limited carparking provision in the Bacchus Marsh Town Centre and the lack of particular retailers such as electronic/whitegoods stores. The limited range of retail services was identified as a key issue for the Ballan Town Centre.

### Stakeholder suggestions

- Some of the key suggestions to improve retailing in the municipality included the following:
  - Encouraging a greater variety of shops in Bacchus Marsh;
  - Investing in streetscaping in the Bacchus Marsh and Ballan Town Centres;
  - Encouraging the increase of trading hours;
  - Investigating the opportunities for niche rural style retailers with a desire to retain the local feel of Moorabool;
  - Increasing the provision of carparking in Bacchus Marsh;
  - Improving linkages between Bacchus Marsh Village and the Main Street;
  - Investing in infrastructure to improve congestion;
  - Creating a Chamber of Commerce in Bacchus Marsh; and
  - Increasing the amount of advertising of the range of activities and facilities within the Bacchus Marsh and Ballan Town Centres.

### 7.2 Major retailer discussion

Specific consultations have been undertaken with a substantial number of national retailers as part of the information gathering for the preparation of this strategy. These retailers were asked about their views and future plans regarding Moorabool and specifically Bacchus Marsh. The responses in general reflect the trends outlined above, and are summarised below.

#### Discount department stores

- Target is the only national discount department store (dds) operator currently represented in Bacchus Marsh, with a small store (900 sq.m) in The Village Bacchus Marsh. Target has expressed a view, over the medium to longer term, to expand the store to a larger format outlet of around 3,500 sq.m. However, Target's view is that this is a medium term rather than short term plan.
- Big W is one dds operator which has significantly changed its strategy in the post-GFC period, and is now tending to focus on larger stores at regional centre locations, rather than smaller stores in provincial cities or large towns. Big W is therefore considered highly unlikely prospect for Bacchus Marsh at any point in the foreseeable future.
- Kmart has been the most successful dds operator in the post-GFC period, and has been rolling out new stores to a greater extent than either Big W or Target, although those stores have generally been in major metropolitan areas. Kmart considers Bacchus Marsh to be too small at present to support a store, but remains interested in a possible future store, though a substantially greater population will be required.

### Supermarkets

A full scale supermarket (say of 3,000+ sq.m) typically requires a trade area population of around 7,000 – 8,000 in order to trade successfully. In provincial cities and country towns, the threshold can be a little lower, since typically supermarkets in such areas retained a significantly higher proportion of the available take-home food and grocery expenditure than is the case in major metropolitan areas. In large part, that situation is due to the fact that alternative food and grocery providers (e.g. fresh food specialty stores such as greengrocers, butchers, bakeries, fish mongers, delicatessens, etc.) are sparsely represented in non-metropolitan areas.

For lower population thresholds of course smaller foodstore offers, e.g. a smaller IGA supermarket or convenience store operated by IGA or Foodworks, can provide a significant food and grocery shopping presence but not with the range and depth of items available at a chain supermarket.

At present within Moorabool there are five supermarket outlets – Coles and Aldi in The Village; Foodworks in the Bacchus Marsh Town Centre; a sizeable IGA supermarket at Darley Plaza; and a similarly sizeable IGA supermarket at Ballan.

Our consultations with the supermarket operators have shown that Coles is comfortable with its representation in the Bacchus Marsh Town Centre, and is planning to expand their existing store, but does not as yet see any opportunities for a second store elsewhere in Moorabool.

Woolworths is committed to obtaining representation within Moorabool, but realistically considers that only the Bacchus Marsh Town Centre would offer a viable opportunity.

Aldi is content with its one store in Moorabool, within the Bacchus Marsh Town Centre, with no other opportunities identified at this point, unless and until the Shire population has increased significantly.

Foodworks is very content with its existing supermarket in the Bacchus Marsh Town Centre, and may consider new opportunities in the future.

### Mini-majors

Many of the national mini-majors we contacted were already present at Woodgrove Shopping Centre and are not actively looking for new sites in the area. However, in the medium to long term, as the population of Bacchus Marsh continues to increase, they indicated they would investigate Bacchus Marsh for potential opportunities.



Ballan Farmers Market

Photo source: <http://www.ballanfarmersmarket.com/our-beautiful-venue.html>



## Section 8: Future retail floorspace provision

This section outlines the importance of having a hierarchy of activity centres and addresses the current and potential future retail floorspace needs of Moorabool residents.

### 8.1 Activity centres – policy and principles

#### What is an activity centre?

Activity centres are defined as “centres that provide a focus for services, employment, housing, transport and social interaction” (Plan Melbourne, 2014).

In the context of Moorabool, activity centres are clusters of uses where people can make multi-purpose trips at a single location. Activity centres can be places to shop; work; learn; meet people; access public transport; access health and community services; and access professional and commercial services.

#### Policy Context

Previous strategies and documents that have addressed activity centres and retailing in Moorabool include:

- Ballan Structure Plan: Consultation Draft (2013);
- Bacchus Marsh Activity Centre Structure Plan (2011);
- Bacchus Marsh Retail and Commercial Assessment (2008);

- ‘Growing Moorabool’ Economic Development Strategy and Action Plan (2006); and
- A strategy for retail business development in Bacchus Marsh Town Centre (2001).

The activity centre hierarchy proposed in this Strategy takes into consideration the previous studies undertaken and is based on knowledge and experience of the retail industry in Moorabool and more broadly throughout Victoria and Australia.

#### Network of activity centres

Moorabool Shire includes a network of activity centres with varying roles and functions that is expected to grow with the expanding population. Benefits of a strong network of activity centres include:

- Maintaining the primacy of the Bacchus Marsh Town Centre and providing a network of supporting activity centres;
- Giving investors and stakeholders a clear understanding of Council’s plans for activity centres into the future; and
- Planning for conveniently located activity centres that are easily accessible to the local population.

### Principles

Recommended principles to create a strong network of activity centres include:

- Maximising Bacchus Marsh's important retail and service role

This includes supporting investment for major retail stores and services to locate within the most appropriate centre. As a major town centre, Bacchus Marsh is the preferred location for significant retail and service investment.
- Create inviting, accessible, sustainable and multi-purpose centres for the community

All activity centres within Moorabool should aim to serve as multi-purpose destinations with a wide range of activities to ensure they remain commercially viable and provide employment opportunities. This can include co-location of community facilities, retail stores and services, and professional and commercial services, and should be conveniently located for existing and future residents.
- Maintain and consolidate the network of existing and planned activity centres

Ensuring that activity centres develop in a manner consistent with the preferred activity centre hierarchy will strengthen the major town centre and ensure that neighbourhood and local centres have suitable and supportable retail floorspace. A strong activity centre hierarchy will aid in minimising potential escape expenditure to surrounding areas by providing stores and services within Moorabool Shire.

When making decisions relating to activity centres it is recommended that applicants consider the decision making guidelines addressed below.

### Decision-making framework

When assessing future retail developments council should refer to this decision-making framework. While all development is strongly encouraged to locate within the designated activity centre hierarchy this strategy recognises that there are exceptions. Significant retail developments or developments which are proposed to be located outside of the designated activity centre hierarchy should provide a submission to Council that addresses the applications compliance with the following:

- State and local planning policy;
- Zone and overlay controls;
- Moorabool Shire Council Retail Strategy 2041;
- The relevant Structure Plan applying to the specific activity centre, where applicable; and
- All other relevant Council policy.

Submissions should also be accompanied by the following where requested by Council:

- Trade area and catchment details;
- Economic impacts on surrounding stores and services;
- Assessment of net community benefit; and
- Any additional information requested by Council.

## 8.2 Hierarchy of activity centres

As part of this strategy, a hierarchy of activity centres has been defined. Creating a clear hierarchy of activity centres that identifies the preferred location for retail uses is important in maintaining the primacy of the Bacchus Marsh Town Centre and ensuring future retail is situated at the most appropriate location.

Each existing and likely future shopping centre has been designated as Major Town Centre, Neighbourhood Centre or Local Centre. These designations should be viewed as somewhat flexible, for example if the population of an area increases more than was previously expected, then a Local Centre may need to be reclassified as a Neighbourhood Centre. The hierarchy of centres should be used as a guide to the general type and range of facilities likely to be supportable at each site. It should not be used to preclude development if there is demand for such facilities.

Map 8.1 illustrates the hierarchy of centres within the Bacchus Marsh region, which includes the following:

- The Bacchus Marsh Major Town Centre;
- Darley Plaza as a Neighbourhood Centre;
- Maddingley Local Centre on Grant Street;
- West Maddingley as a future Neighbourhood Centre; and
- A possible future Local Centre at the proposed Underbank development.

Table 8.1 provides a summary of the activity centres located in Moorabool, as well as the key elements of the different centre classifications.

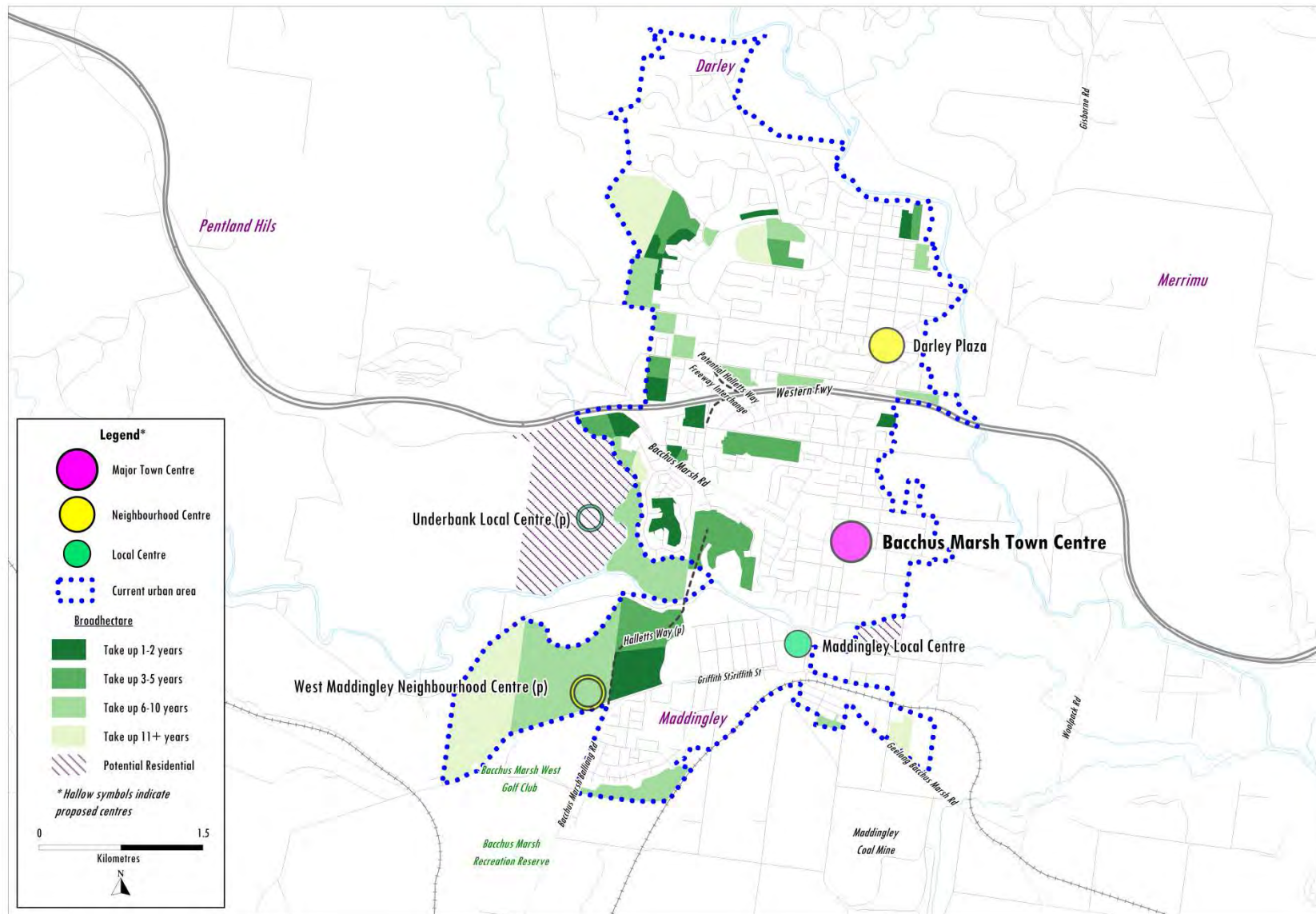
### Supermarket sizes:

There is no industry wide definition of the different sizes of supermarkets, and the store size is highly dependent on the operator. Major Coles and Woolworths supermarkets typically range in size from 2,800 to 4,500 sq.m or larger; Aldi – 1,300 to 1,500 sq.m; Supa IGA – 1,000 to 2,500 sq.m; IGA – 500 to 1,500 sq.m; and Foodworks – 500 to 2,000 sq.m. In this strategy supermarket sizes are defined as follows:

- Large supermarkets as 2,500 sq.m and larger;
- Medium supermarkets as 800 sq.m to 2,500 sq.m; and
- Smaller supermarkets/foodstores as less than 800 sq.m.

However, this range should be viewed as indicative, and the size of any new supermarkets would need to be based on a range of considerations.





**Map 8.1: Bacchus Marsh – Retail hierarchy**

Table 8.1

	<b>Major Town Centre</b>	<b>Neighbourhood Centre</b>	<b>Local Centre</b>
<b>Role</b>	Major Town Centres serve large catchments and provide a range of convenience and discretionary shopping facilities. They typically include a variety of retail, professional, commercial, entertainment and community services.	Neighbourhood Centres cater for most daily/weekly convenience shopping needs, are typically anchored by a supermarket and including a range of supporting stores and services.	Local Centres cater for convenience daily shopping needs with limited supporting stores.
<b>Centres in Moorabool</b>	Bacchus Marsh Town Centre	<u>Existing</u> <ul style="list-style-type: none"> <li>• Ballan</li> <li>• Darley Plaza</li> </ul> <u>Proposed</u> <ul style="list-style-type: none"> <li>• West Maddingley</li> </ul>	<u>Existing</u> <ul style="list-style-type: none"> <li>• Maddingley Local Centre</li> </ul> <u>Proposed</u> <ul style="list-style-type: none"> <li>• Underbank Local Centre</li> </ul>
<b>Catchment population</b>	Greater than 10,000.	5,000 – 10,000 people.	Less than 5,000 people.
<b>Key retail elements</b>	<ul style="list-style-type: none"> <li>• Discount department store/s.</li> <li>• A number of supermarkets.</li> </ul>	<ul style="list-style-type: none"> <li>• Large supermarket (typically 2,500 sq.m or greater).</li> </ul>	<ul style="list-style-type: none"> <li>• Medium supermarket (typically 800 – 2,500 sq.m).</li> </ul>
<b>Supporting stores and services</b>	<ul style="list-style-type: none"> <li>• A full range of retail stores and services.</li> <li>• Banking services.</li> <li>• Medical services.</li> <li>• Commercial and professional services.</li> <li>• Community facilities.</li> <li>• Entertainment facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• A range of supporting retail stores and services, particularly food and convenience stores.</li> <li>• Medical services.</li> <li>• Some commercial and professional services.</li> </ul>	<ul style="list-style-type: none"> <li>• Supporting local stores mostly convenience in nature.</li> <li>• Some non-retail facilities.</li> </ul>
<b>Typical shopfront floorspace range*</b>	n.a.	4,000 – 8,000 sq.m	1,500 – 3,000 sq.m

\*Shopfront floorspace: Refers all major and specialty retail and non-retail shops typically located in shopping centres and in high street strip centres. In general, the proportion of retail floorspace ranges from around 80 – 90% of total shopfront floorspace.

### 8.3 Retail expenditure retained and captured

Table 8.2 details a calculation of retail expenditure currently directed to facilities in Moorabool by retail category. The key estimates in the table include the amount of retail expenditure generated by Moorabool residents and retained within the Shire, and the proportion of expenditure captured from beyond the municipality.

The retention rates applied have been estimated based on the results of the telephone survey as previously outlined. These retention rates were applied at the category level for each of the three regions (i.e. Bacchus Marsh, Central (Ballan), and Western) with the figures provided in Appendix 2.

Retail facilities within Moorabool also capture business from people living beyond the municipality, i.e. from visitors/tourists. The demand from beyond Moorabool is estimated to vary across different retail categories, from around 5% for the non-food categories up to 30% for food catering. The high proportion for food catering reflects the fact that many tourists spend at cafés and restaurants during their visit.

Overall, **46% of total retail expenditure is estimated to be retained within Moorabool**, and therefore a high proportion of the retail expenditure generated by residents is escaping Moorabool. While the majority of spending on food and groceries, food catering, and retail services (e.g. optometrists, hairdressers and beauty salons) is directed to retailers within Moorabool, spending on apparel, leisure items and household goods is mostly directed to larger shopping precincts located beyond Moorabool, particularly in Melton and Ballarat.

**Table 8.2**

Moorabool Shire - estimated retail expenditure retained and captured, 2014* (Current situation)								
	FLG	Food catering	Apparel	Household goods	Leisure	General retail	Retail services	Total retail
Retail expenditure by Moorabool residents (\$M)	178.7	44.5	37.9	70.3	19.7	30.7	10.5	<b>392.2</b>
Proportion retained within Moorabool Shire (%)**	63%	54%	27%	18%	24%	40%	52%	<b>46%</b>
Estimated expenditure retained within Moorabool Shire (\$M)	112.1	24.2	10.1	12.9	4.8	12.2	5.5	<b>181.6</b>
Estimated demand from beyond Moorabool Shire (%)	10%	30%	5%	5%	5%	5%	10%	<b>12%</b>
<b>Total expenditure directed to retail facilities within Moorabool Shire (\$M)</b>	<b>124.5</b>	<b>34.4</b>	<b>10.6</b>	<b>13.5</b>	<b>5.1</b>	<b>12.8</b>	<b>6.1</b>	<b>207.0</b>

\*Constant 2013/14 dollars & including GST  
\*\*Based on telephone survey of residents conducted in September 2014  
Source: AFS; MarketInfo; MacroPlan Dimasi

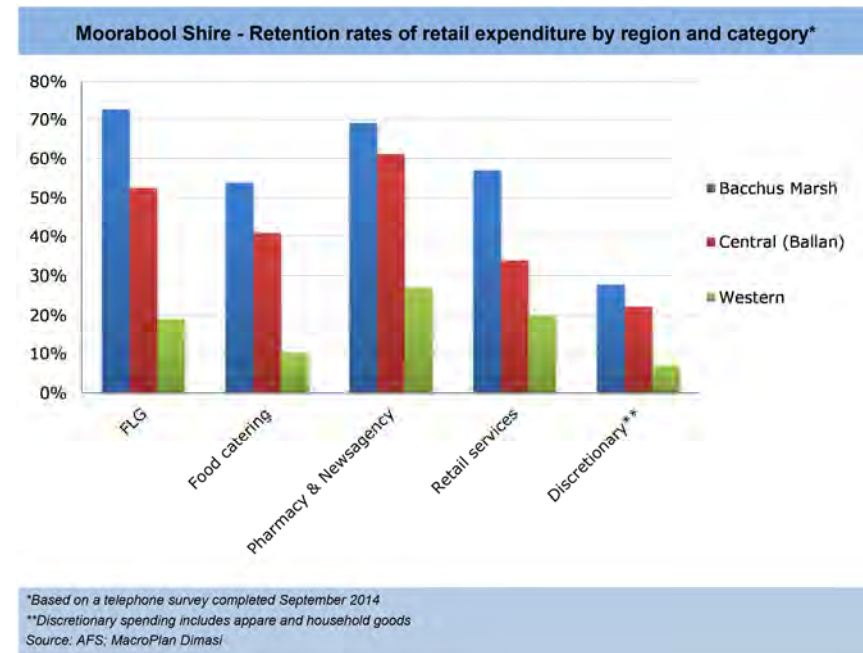
When reviewing the amount of residents' retail expenditure retained within, or escaping from, Moorabool, it is important to understand the regional breakup of the Shire, as residents of the three defined regions - Bacchus Marsh, Central (Ballan) and Western - all have vastly different rates of retention, reflecting their respective proximity to retail facilities located outside the Shire. This analysis for each region is provided in *Appendix 1* and is summarised in the following Chart 8.1, with the key findings as follows:

- Around three quarters of FLG spending (take-home food, packaged liquor and groceries) by residents of the Bacchus Marsh region is directed to stores within Moorabool, which reflects the fact that the

region contains four supermarkets – three supermarkets within the Bacchus Marsh Town Centre and a Champions IGA at Darley Plaza.

- Around half of the FLG spending of residents within the Central (Ballan) region is directed to stores within Moorabool. Residents of this region have good access to the Supa IGA within the Ballan Town Centre and relatively good access to Bacchus Marsh and Darley, but can also quite easily access the supermarkets at Ballarat and Melton.
- Less than 20% of Western region residents' FLG expenditure is retained within Moorabool. This low rate of retention reflects both the relative isolation of these residents from supermarket facilities within Moorabool and the close proximity of these residents to the extensive facilities available in Ballarat.
- Expenditure retention rates by region for food catering broadly resemble the patterns of FLG expenditure, though at lower rates. This partly reflects that many residents of Moorabool work outside the municipality, and would spend money at take-away food stores and cafes while at work.
- The patterns of expenditure retention for the other retail categories broadly follow the same directional trends but are generally lower compared to food expenditure. By far the lowest retention rates are in discretionary spending (i.e. spending on apparel and household goods), which range from 28% for the Bacchus Marsh region to only around 8% for the Western region.

Chart 8.1



### Net escape expenditure

As detailed previously, a substantial amount of retail expenditure by residents of Moorabool is currently escaping the Shire, being directed to facilities primarily at Melton and Ballarat. While most food and groceries expenditure is being retained and directed to retail facilities within Moorabool, the majority of non-food expenditure is escaping the municipality.

The proportion of retail expenditure escaping Moorabool varies considerably across the three regions, with the percentage escaping being the lowest in the Bacchus Marsh region, while the Western region presents the highest rate of escape expenditure, as would be expected. More than half of the overall retail expenditure of the Bacchus Marsh region is retained within the municipality, and this also holds true for the Bacchus Marsh region across retail categories other than apparel, household goods, and leisure retailing i.e. the comparison shopping categories.

The proportions of net escape expenditure (allowing for captured expenditure by visitors) for total Moorabool by retail category are broadly estimated as follows:

- Around 30% for spending on FLG (i.e. supermarkets, bakeries, butchers);
- 20 – 25% for food catering spending (i.e. cafés, restaurants);
- 70 – 75% of apparel spending (i.e. clothing, footwear);
- 80 – 85% of household goods spending (i.e. hardware, electrical goods);
- 70 – 75% of leisure goods spending (i.e. stationary, books, sports);
- 55 – 60% of general retail spending (i.e. pharmacy, florist); and
- 40 – 45% of retail services (i.e. hairdressing, beauty).

The 2006 Strategy by SGS Economic & Planning estimated that in 2001 net escape retail expenditure for Moorabool was 37%, with the highest rates of escape expenditure exhibited within the department store and clothing & soft goods categories. The latest survey indicates that net escape expenditure has increased to approximately 46%, perhaps reflecting the recent expansion of Woodgrove Shopping Centre in Melton, but also the fact that, in relative terms, the overall retail offer in Moorabool has not grown/improved relative to the alternative destinations.

### Escape expenditure opportunity

The current rate of escape expenditure indicates that residents of Moorabool are directing nearly half of their retail expenditure to facilities located outside Moorabool. This firstly impacts the amount of retail floorspace supportable in the municipality, but also impacts on the amount of investment in Moorabool as well as employment opportunities for local residents. This final point is reflected in the employment profile of Moorabool (refer Section 4.7), which shows that more than half of the employed residents of Moorabool work outside the municipality.

Encouraging the development of additional retail facilities, particularly a broader range of retail facilities such as bulky goods/homemaker stores, will reduce the amount of retail expenditure escaping Moorabool. This will result in additional investment in the municipality and provide jobs for local residents. In particular, retail provides employment opportunities for the youth, which is important for Moorabool as there is high youth unemployment in the region.

A lack of local employment results in more residents needing to travel outside the region to find employment, which adds to congestion and increases environmental costs. Providing local retail jobs will result in more

people working in Moorabool, particularly younger residents. Furthermore, local jobs will encourage growth in expenditure potential in the region, as people shop near their place of work, with local jobs resulting in less expenditure escaping the region.

As a majority of residents currently work outside Moorabool they have more opportunities to shop outside the municipality, thus exacerbating the level of escape expenditure. However, this also presents an opportunity, because as the population of Bacchus Marsh increases, there is the potential to increase retention rates of retail expenditure over time as additional retailers consider Moorabool for new stores. This would create employment opportunities for local residents, who are then likely to shop more often in Moorabool, which will contribute to the local economy and encourage additional investment.

### Health of retailers

Over the past 6 years since the GFC, the retail sector overall has performed at subdued levels. While retail sales in Australia have steadily gathered momentum over the past 2 years, in general the retail sector in regional areas has been slower to show signs of steady growth. Nevertheless, based on discussions with retailers, and a thorough inspection of retail facilities within Moorabool, most retail businesses are stable or growing, though the majority were clearly impacted to some degree by the expansion of Woodgrove Shopping Centre in Melton.

The Bacchus Marsh Town Centre appears to be performing well, with 4 vacant shopfronts out of 63 (6%), which is within the normal vacancy range of a healthy centre of around 3% - 7%. These figures exclude The Village which is currently being expanded. The retailers located on Grant

Street appear to be trading more moderately which is reflected in the number of vacant shopfronts – 5 out of 24 (21%).

Darley Plaza includes a supermarket and a number of specialty shops which appear to be performing reasonably, with no vacancies at the centre.

The Maddingley Centre on Grant Street, which includes nine shops, appears to be trading sustainably, with no vacancies evident at an inspection in September 2014.

The performances of the retail stores at Ballan appear to be quite varied. A number of retailers are trading well, while other businesses have indicated that they are in a state of decline. Over time the retail mix at Ballan is likely to change to reflect the needs of local residents.

### 8.4 Guideline retail floorspace provision: baseline

The previous sub-section dealt with the current situation in Moorabool. This sub-section investigates a baseline 'guideline' retail floorspace provision, which is a theoretical supportable floorspace provision if a better range of retail facilities were offered. It is calculated by applying higher retention rates (particularly to the Bacchus Marsh and Central regions) which are considered achievable if new retail facilities are developed.

There is no right or wrong answer as to the amount of retail floorspace which is appropriate or supportable within Moorabool. Across Australia, there are many municipalities comparable in scale to Moorabool with floorspace provisions that are well above the national average of approximately 2.2 – 2.3 sq.m per person, and there are many with lower provisions. At present, Moorabool has a particularly low provision.

The level of retail floorspace provided in individual towns or municipalities across Australia reflects a number of factors, including, often, a number of unintended consequences. In some municipalities, for example, there may be a substantial population across the municipality, but no one significant urban area affording a level of population concentration with which major retailers are comfortable. As a consequence, major retailers are often dissuaded from locating in such areas.

On the other hand, there may be municipal areas with lower overall populations, but one significant town, which concentrates the population at one locality. In those situations, often the provision of retail facilities will be very high relative to population, both because many larger retailers see the town as a potentially profitable opportunity, and because the town serves the role of providing retail facilities for the broader region.

There is also the question of population thresholds which need to be achieved for various levels of retail facilities to become viable. For example, typically a full scale national supermarket (Coles or Woolworths) will require a main catchment or trade area population of around 7,000 – 8,000 to be viable. However, it is not unusual when the population threshold exceeds around 10,000, that both groups will be able to be comfortably represented. Examples of towns of this nature and scale are Hamilton and Seymour.

In order to support higher order shopping facilities (i.e. significant non-food anchor stores, such as discount department stores, even a smaller dds) a higher population threshold is normally required. Historically, a main trade area population threshold of around 15,000, with at least one town offering a substantial concentration of that population in one locality, has been able to support a small discount department store, e.g. Target Country – Bacchus Marsh at present is such an example.

In order to accommodate a larger discount department store, and bearing in mind that 'larger' can mean anywhere between 5,000 sq.m and 7,500 sq.m in today's climate, a significantly higher population threshold is required. Furthermore, in the post-GFC period as discussed previously in Section 3 of this report, the tendency has been for requisite thresholds to increase, reflecting greater reluctance on the part of the dds operators to consider smaller towns and localities post-GFC.

Because of these principles, it also follows that Moorabool can reasonably expect to see higher rates of retention of residents' retail expenditure, particularly non-food expenditure, as the population continues to grow, and once the available population reaches requisite threshold levels. Threshold levels are not definitive or precise, rather they will reflect the views of individual retailers at different points in time, and indeed population thresholds can themselves change over time in response to the evolving retail climate, as noted above. In broad terms, however, significant changes in the likely order of retention particularly of non-food retail expenditure can be expected for a municipality like Moorabool when the following occurs:

- When the available population at any one locality exceeds 25,000, and the total trade area or catchment population (i.e. including the subject locality and the surrounding areas which are reasonably likely to also direct a significant share of their retail expenditure to that locality) exceeds 35,000, then a 'full scale' discount department store is likely to prove supportable. At such levels, Moorabool could reasonably expect to see a Kmart discount department store, for example, becoming interested in locating at Bacchus Marsh, and/or Target expanding its existing relatively small store within the town.

- When the population of any one locality exceeds 30,000, and the catchment area population, including surrounding towns or rural areas, exceeds 40,000, then a substantial 'sub-regional' centre with an extensive provision of non-food specialty shopping is also likely to be supportable. At that point, the rate of retention of available non-food spending will increase significantly, potentially to around 50%.

Based on our discussions with major retailers, Moorabool is somewhat disadvantaged in terms of its perceived attraction for significant non-food anchor stores because of its location – sandwiched between Melton to its east and Ballarat to its west. Many major retailers tend to the view, as expressed in a number of instances in discussions conducted for the purposes of preparing this strategy, that Moorabool can effectively be covered by representation in Melton and Ballarat, rather than directly within Moorabool itself. That view reflects the perception in the broader market at this point that Bacchus Marsh is a relatively small town (and for many retailers, Bacchus Marsh equals Moorabool) and that historically the growth in Bacchus Marsh has been modest. As Bacchus Marsh grows more substantially and there is ready physical evidence of that growth, the perceptions of these retailers will almost certainly change.

The above discussion therefore highlights the fact that the supportable provision of retail floorspace within Moorabool, and the provision which the market will be prepared to deliver, are not necessarily always the same thing. It also highlights the fact that to a significant extent the provision of retail floorspace within Moorabool is at the whim of the market, and particularly of the major retailers. However, a coherent, well-articulated and well publicised strategy will, over time, provide Moorabool with the best possible opportunity to attract and encourage the optimal mix of retail facilities.

Having regard to the caveats outlined above, the approximate amounts of expenditure generated by Moorabool residents that could reasonably be retained within the Shire, assuming that the facilities and infrastructure within Bacchus Marsh and Ballan are upgraded and the centres generally improved, are presented in the following Table 8.3.

**Table 8.3**

Moorabool Shire - guideline supportable retail floorspace, 2014*								
	FLG	Food catering	Apparel	Household goods	Leisure	General retail	Retail services	Total retail
Retail expenditure by Moorabool Shire residents (\$M)	178.7	44.5	37.9	70.3	19.7	30.7	10.5	<b>392.2</b>
<u>Proportion of expenditure retained by region (%)</u>								
Bacchus Marsh	90%	75%	50%	50%	50%	75%	80%	<b>74%</b>
Central (Ballan)	75%	65%	50%	40%	50%	65%	70%	<b>63%</b>
Western	25%	15%	10%	5%	30%	20%	20%	<b>19%</b>
Estimated expenditure retained within Moorabool Shire (%)	<b>79%</b>	<b>66%</b>	<b>45%</b>	<b>42%</b>	<b>48%</b>	<b>66%</b>	<b>71%</b>	<b>65%</b>
Estimated expenditure retained within Moorabool Shire (\$M)	141.2	29.2	17.2	29.8	9.4	20.3	7.4	<b>254.5</b>
Estimated demand from beyond Moorabool Shire (%)	10%	30%	5%	5%	5%	5%	10%	<b>12%</b>
<b>Total potential retail expenditure available (\$M)</b>	<b>156.8</b>	<b>41.9</b>	<b>18.1</b>	<b>31.4</b>	<b>9.9</b>	<b>21.3</b>	<b>8.3</b>	<b>287.8</b>
RTD (\$/sq.m)*	9,000	6,000	4,000	3,500	5,000	6,000	4,000	<b>6,300</b>
<b>Guideline supportable retail floorspace (sq.m)</b>	<b>17,430</b>	<b>6,980</b>	<b>4,530</b>	<b>8,980</b>	<b>1,970</b>	<b>3,560</b>	<b>2,070</b>	<b>45,520</b>
*Constant 2013/14 dollars & including GST Source: MarketInfo; MacroPlan Dimasi								



The key assessments and estimates underpinning the calculations are as follows:

- 90% of spending at supermarkets by residents within the Bacchus Marsh region is considered to be potentially retained by stores within Moorabool;
- Around half of Bacchus Marsh and Central (Ballan) residents' spending on apparel and household goods is assessed to be potentially retained within Moorabool;
- Given the fact that residents of the Western region are located closer to Ballarat than to Bacchus Marsh, and primarily shop at Ballarat for most of their retail needs, any improvements to Bacchus Marsh, or potentially Ballan, are considered likely to have little impact on their retail expenditure within Moorabool. However, if the towns in the Western region increase their populations to levels which can support a more extensive provision of retail facilities, then the rate of retention from the Western region could potentially be increased. This point is discussed further later in this section.

In total, around 65% of total retail expenditure is estimated to be potentially retained within Moorabool if a wider range of retail facilities are provided.

Retail turnover densities (RTDs) by category have then been applied to translate the estimated retail expenditure pool in to the guideline retail floorspace provision for Moorabool. The RTD is simply the level of sales per sq.m which retailers in each category typically achieve in order to trade reasonably successfully. Adopted RTD levels for this analysis are as follows:

- FLG retailers (including any supermarket provided): \$9,000 per sq.m;
- Food catering: \$6,000 per sq.m;
- Apparel: \$4,000 per sq.m;
- Household goods: \$3,500 per sq.m;
- Leisure: \$5,000 per sq.m;
- General retail: \$6,000 per sq.m; and
- Retail services: \$4,000 per sq.m

It is again stressed, however, that the estimates shown above represent merely a guideline, under the set of assumptions and estimates that we have adopted. Whilst this is considered to be a 'reasonable' likely outcome, it is possible that higher rates of retention could be targeted for Moorabool Shire, though we would expect they would be difficult to achieve.

Table 8.4 compares the current retail floorspace provision within Moorabool (Section 5), to the guideline retail floorspace provision at 2014. The differences indicate an estimated underprovision or overprovision of floorspace within each retail category for Moorabool. Key findings include:

- A 4,900 sq.m shortfall in FLG floorspace, which indicates that a new large supermarket may be supportable;
- A significant underprovision of households goods floorspace (such as electrical goods and homewares);
- Shortfalls in the food catering, apparel, leisure, general retail categories; and
- Retail services are generally well provided – at least in quantum.

**Table 8.4**

Moorabool Shire - guideline supportable retail floorspace (sq.m), 2014*								
	FLG	Food catering	Apparel	Household goods	Leisure	General retail	Retail services	Total retail
Current**	12,530	5,800	3,590	4,470	890	1,900	2,030	31,210
Guideline	17,430	6,980	4,530	8,980	1,970	3,560	2,070	45,520
Difference	-4,900	-1,180	-940	-4,510	-1,080	-1,660	-40	-14,310

\*Constant 2013/14 dollars & including GST  
\*\*Based on floorspace survey conducted in September 2014  
Source: MarketInfo; MacroPlan Dimasi

Table 8.5 then projects the guideline retail floorspace provision over the period 2014 – 2041, based on projected real growth in retail expenditure by the population of Moorabool.

**Table 8.5**

Moorabool Shire - guideline supportable retail floorspace (sq.m), 2014-2041*										
Year ending June	Est. population (no.)	FLG	Food catering	Apparel	Household goods	Leisure	General retail	Retail services	Total retail	Cumulative undersupply
Current supply**		12,530	5,800	3,590	4,470	890	1,900	2,030	31,210	
2014	31,180	17,430	6,980	4,530	8,980	1,970	3,560	2,070	45,520	14,310
2017	33,570	19,190	7,690	4,990	9,890	2,170	3,920	2,280	50,130	18,920
2021	36,730	21,650	8,680	5,630	11,150	2,450	4,420	2,570	56,550	25,340
2026	40,480	24,550	9,840	6,390	12,650	2,780	5,010	2,910	64,130	32,920
2031	44,230	27,440	10,990	7,140	14,130	3,110	5,600	3,250	71,660	40,450
2036	47,980	30,190	12,100	7,850	15,550	3,420	6,160	3,580	78,850	47,640
2041	51,730	32,980	13,210	8,580	16,990	3,740	6,730	3,910	86,140	54,930

\*Constant 2013/14 dollars & including GST  
\*\*Based on floorspace survey conducted in September 2014  
Source: MarketInfo; MacroPlan Dimasi

## 8.5 Bacchus Marsh potential

### Bacchus Marsh current potential

The previous sub-section highlighted the current potential for a substantial amount of additional retail floorspace within Moorabool, and more specifically within the Bacchus Marsh region (as detailed in Appendix 2).

The analysis for the Bacchus Marsh region highlights the current potential for additional FLG floorspace within the Bacchus Marsh Town Centre, including additional supermarket facilities and fresh food specialty stores. There is also an apparent underprovision of apparel and household goods (such as electrical goods and homewares) floorspace. These underprovisions were also highlighted in the views of stakeholders, which particularly identified the lack of electrical/whitegoods stores in Bacchus Marsh.

Map 8.2 highlights the vacant sites within the Bacchus Marsh Town Centre, which could be utilised for the development of additional retail facilities in the future. In particular, the large vacant site located to the south of Main Street (Development Site 1), could potentially be utilised to **help create a vibrant retail heart within the town centre**, benefiting from its strategic location opposite The Village Shopping Centre, which is currently being upgraded. The site presents a unique opportunity within the middle of the Bacchus Marsh Town Centre. The adjacent Council Site 1 could also be developed to include community uses, and possibly some retail facilities such as food and beverages stores, to provide a linkage with any new development on Development Site 1 with the existing community facilities in the town centre such as the Library.

The key additions to the Bacchus Marsh Town Centre which are expected to be supportable in the future, and the potential locations where the facilities could be provided, are as follows:

- Another full scale supermarket. This would provide competition to the Coles supermarket which is currently being expanded. A full scale supermarket could potentially be located on the northern part of Development Site 1. A full scale supermarket of say, 3,500 – 4,000 sq.m, together with requisite carparking, would require a site area of approximately 1 hectare. In order to allow for other specialty store uses normally provided with such a development, and which are required to enable the project's viability, a total site area of close to 2 hectares is required. It can be noted in this regard that the total site area of Bacchus Marsh Village, for example, is approximately 3.5 hectares.
- An expanded Target store. The existing Target is provided at The Village and this is the logical location for an expanded store. A modest expansion of the Target store could be accommodated within the existing envelope of The Village, while allowing for the potential expansion area available to The Village which is identified on Map 8.2, a larger expansion could be accommodated in due course.
- A full scale dds. This would most likely be a smaller than average sized store of perhaps 5,000 sq.m. The dds may be able to be provided on the southern part of Development Site 1 or as part of a potential future expansion of The Village. Again, allowing for requisite carparking, a site area in excess of 1 hectare would be required just to accommodate a new discount department store of this scale. However, a dds on its own is unlikely to be a viable development alternative given the relatively low rental capacity of such an operator, and a development which can provide a full scale dds would

require a range of high rated paying specialty uses, meaning that a total site area of greater than 1 hectare, and realistically closer to 1.5 – 2 hectares, would be required.

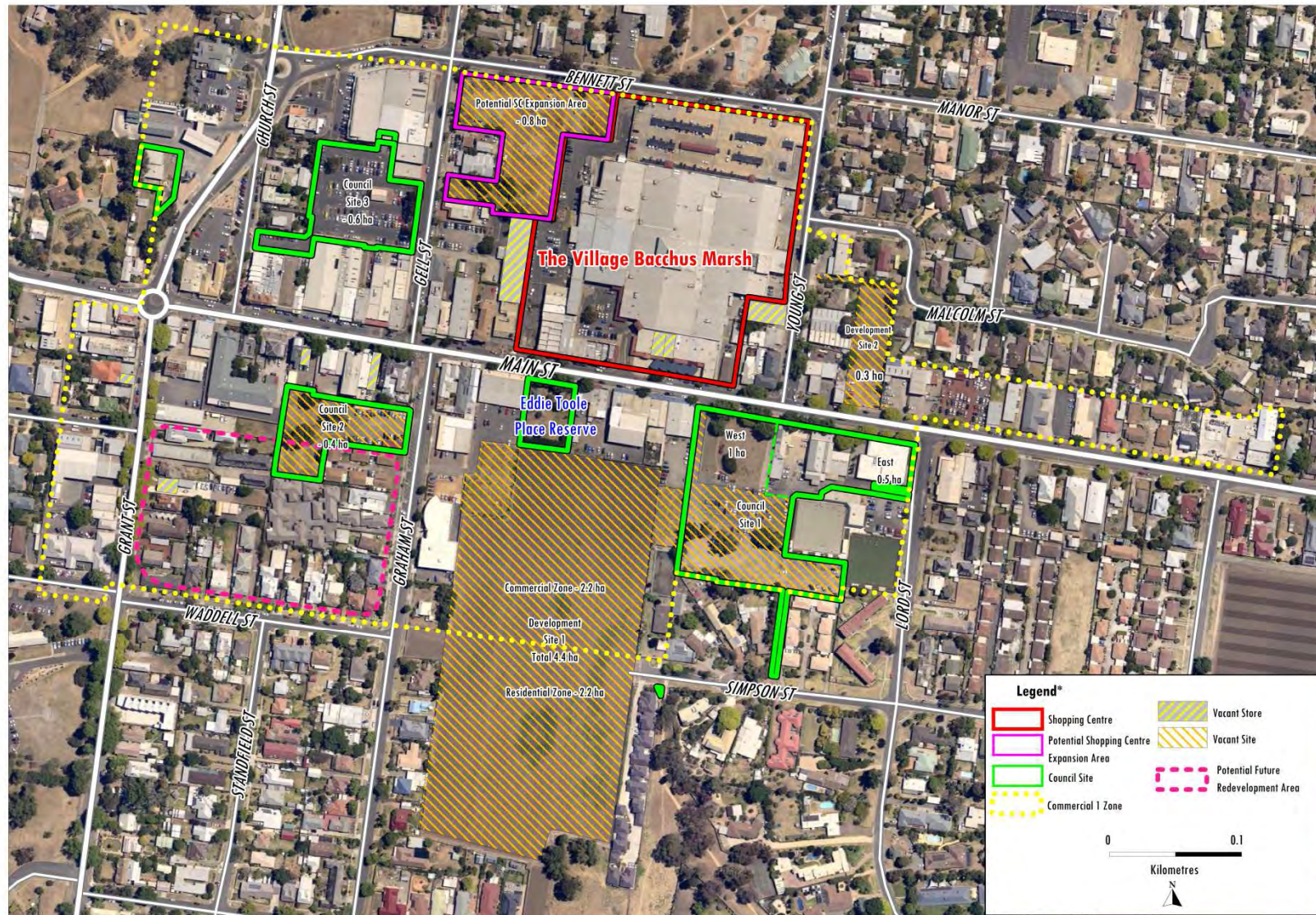
- A food & beverage precinct. A dining precinct would assist in the activation the town centre during the evenings and on weekends, and ideally could form part of a future development on Council Site 1, linking with Development Site 1, thereby helping to integrate any development on Development Site 1 effectively with the main street, and at the same time creating a focus for the town centre.
- Improve fresh food offer. An expanded fresh food offer could potentially be linked to a permanent farmers market highlighting the fresh produce of the region, which could also be used to encourage additional visitation to the town centre. Such an offer could also be considered for Council Site 1.
- Expanded non-food offer. As the population grows additional non-food stores and retail services will need to be provided, potentially on Development Site 1 or as part of a future expansion of The Village.

Overall, when considering the amount of additional retail floorspace that is required in Bacchus Marsh over the longer term, there are not too many opportunities available in the town centre. Therefore, good planning of the available sites is critical, to ensure an optimal mix of retail facilities can be

provided in the town centre in the future. This is fundamental to enable the town centre to grow and adapt to meet the expectations and needs of the growing community. Therefore, the available sites should be retained for the development of traditional retail facilities, and any bulky goods/homeamker facilities should be encouraged to be provided in an out-of-town location. This will assist in ensuring Bacchus Marsh fulfills its potential as a successful and vibrant town centre serving the surrounding residents.

A number of bulky goods/homemaker facilities are considered supportable in Bacchus Marsh in the future, and are recommended to be located in an out-of-centre development. An out-of-centre location for these types of facilities is considered preferable given the land constraints in the town centre and the desire to retain any available land for future traditional retail facilities. Further detail of the need/potential for an out-of-centre development is provided later in this sub-section.

The roll out of the National Broadband Network (NBN) in Bacchus Marsh, Darley and Maddingley provides further opportunities for businesses that rely on high speed internet to locate within the region, particularly the professional and commercial services.



**Map 8.2: Bacchus Marsh – vacant and council owned sites**

Grant Street service precinct

The mixed use precinct on Grant Street to the south of Main Street currently includes a range of retail and commercial facilities such as accountant offices. There is excellent potential for Grant Street to become a key services precinct in the future, drawing on its location slightly removed, but still easily accessible, from the main retail facilities within the Bacchus Marsh Town Centre.

Grant Street also includes a range of medical services, based around the Bacchus Marsh & Melton Regional Hospital, such as medical centres, podiatrists, chiropractors and physiotherapists. The number and range of these services could also be increased in the future as the population increases, cementing Bacchus Marsh as a key destination for health services and related facilities in the surrounding region.

Entertainment facilities

As the population of Moorabool increases, there will be growing demand for additional entertainment facilities in Bacchus Marsh, and there may be potential to create an entertainment hub within the town. The types of entertainment uses which could potentially be accommodated in Bacchus Marsh in the foreseeable future include the following:

- Ten pin bowling – which is generally popular with all ages. There are no ten pin bowling facilities located in Melton, with the closest options to Bacchus Marsh located in Ballarat (operated by Oz Ten Pin) and Taylors Lakes in western Melbourne (operated by AMF Bowling);
- Mini golf – which is also popular with all ages. The closest facilities to Bacchus Marsh are located in Ballarat and Sunbury, with courses typically operated independently;
- Go-karting – which is targeted towards older children and teenagers. An indoor go-kart facility is located in Ballarat and in Sunshine in western Melbourne;
- Laser tag – which is popular with older children and teenagers and typically accompanies other entertainment facilities such as go-karting or bowling. There are laser tag facilities available at the go-kart centres in Ballarat and Sunshine;
- Indoor bike/skate park – which generally locate in low rent warehouses in industrial precincts and typically range in size between 1,000 and 1,500 sq.m. They are mostly popular with teenagers with operators in Melbourne including TheShed, Bunker, Rampit and Rampfest;
- Indoor trampolining centre – which is an emerging entertainment use in the Australian market targeted towards users ranging from young children up to adults. These facilities range in size from 1,000 to 3,000 sq.m and there are three main operators – Sky Zone, Bounce Inc., and Flip Out, with a number of centres located in Melbourne;
- Young children’s indoor play centre – which can include play pits, climbing equipment, playgrounds and games for kids, such as the ‘Junglemania Kids Indoor Play Centre’ in Taylors Lakes; and
- Cinemas - there are a number of cinema complexes located in areas surrounding Moorabool, including at Melton, Sunbury, Ballarat, Geelong and western Melbourne. The cinemas in Melton and Sunbury each serve catchment populations of around **80,000 people**, and therefore the potential for a major cinema complex at Bacchus Marsh is likely to be a much longer term opportunity.

An example of an operator which provides a number of entertainment facilities aimed at young teenagers in the one location is Fun City in Sunshine, which includes Go Karts, Laser Tag and an arcade game centre.

### Office space

An assessment of the estimated need or demand for office space in Moorabool is beyond the scope of this strategy, however, as the population of the Shire increases the demand for office floorspace will also increase. The ideal location for new office space is considered to be within or adjacent to the Bacchus Marsh Town Centre, perhaps on Grant Street or provided on upper levels of any future developments in the town centre. Providing office space in the town centre would assist to activate the retail core in Bacchus Marsh, with workers contributing to the demand for additional retail facilities.

### Comparable towns

Learnings as to the potential for Bacchus Marsh, at present and in the future, can be drawn from a comparative analysis of other Victorian towns. Though no two areas are the same, the selected towns are considered to possess broadly comparable attributes to Bacchus Marsh, and serve broadly similarly population catchments.

The selected towns which broadly satisfy these attributes for Bacchus Marsh at present (i.e. a catchment population of approximately 20,000 residents) are Bairnsdale, Warragul and Sale. The retail provisions within the comparable towns are summarised as follows:

- The three towns all include dds facilities; full scale stores of over 6,000 sq.m in both Bairnsdale and Sale, with a 3,500 sq.m

Target Country in Warragul. Bairnsdale also includes a second smaller dds of around 2,000 sq.m (Target Country).

- Each of the towns contains two large supermarkets (over 2,500 sq.m in size) and a number of smaller supermarkets, with all three containing over 10,000 sq.m of supermarket floorspace.
- The three towns all include more extensive ranges of food and non-food facilities, providing a broad variety of retailers.
- The towns all contain a range of bulky goods/homemaker retailers, including hardware, electrical and large homeware stores, with all three towns containing a large Harvey Norman outlet. Bairnsdale contains a small 'out-of-centre' homemaker/bulky goods development leading into the town centre (approximately 2 km west) which includes a 5,000 sq.m Bunnings, Carpet Choice, Repco and some large bedding and furniture stores. Warragul contains an out-of-town Bunnings hardware store (located 2 km to the east), while the majority of the bulky goods/homemaker facilities in Sale (including a Bunnings store) are located in the sizable town centre.

Generally, the provisions of retail facilities within these towns are significantly more extensive than that which is currently available at Bacchus Marsh. The reasons for this situation are, in our view, partly historical, and partly the fact that each of these towns is situated a substantial distance from larger urban centres, unlike Bacchus Marsh which is seen by many to be located quite close to Melton in particular for the purposes of retail servicing.

**Bacchus Marsh at 25,000 residents**

By 2021, the Bacchus Marsh region is estimated to contain almost 25,000 residents. By that time, the guideline retail floorspace potential analysis indicates that around 46,000 – 47,000 sq.m of retail floorspace is supportable, which is some 20,000 sq.m greater than the current provision (refer Appendix 2).

At 25,000 residents, the Bacchus Marsh Town Centre is expected to be able to support the following additional retail facilities:

- An increase in the amount of retail floorspace – at least 3,500 sq.m - possibly achieved by an expansion of the existing Target store;
  - An increase in the provision of supermarket floorspace, potentially achieved through the addition of a new large supermarket (i.e. Woolworths), together with a wider selection of fresh food specialty operators;
  - A range of mini-majors (i.e. tenants ranging in size from around 400 sq.m to 1,500 sq.m), potentially including large apparel/sporting goods stores; major electrical goods outlets (e.g. The Good Guys); discount variety stores; and large format chemists (e.g. Priceline / Chemist Warehouse);
  - Additional food catering outlets, with the analysis indicating that some 2,000 sq.m of additional food catering would be supportable by 2021. This figure could be even higher if existing and new facilities attract additional visitation to the town centre;
- A broader range of specialty shops offering increased choice to local residents (a list of retailers located in other broadly comparable regional Victoria towns, but not currently provided in Bacchus Marsh, are listed in Table 8.6); and
  - A small bulky goods/homemaker precinct, most likely located in an out-of-town location. Such a centre or precinct could include a number of stores selling items such as hardware, furniture, bedding and electrical goods.



Table 8.6

Typical retailers located in regional Victoria - not located in Bacchus Marsh					
Category/Retailers					
<u>Food and Liquor</u>					
Boost Juice	BreadTop	Brumby's	Lenard's	The Cheesecake Shop	
<u>Food catering</u>					
Coffee Club	Fancy Fillings	Hungry Jacks	Nando's	Pizza Hut	Sushi Sushi
Cold Rock Ice Cream	Gloria Jean's Coffees	Muffin Break	New Zealand Natural	Red Rooster	Wendys
<u>Apparel/Fashion</u>					
Angus & Coote	Country Road	Jay Jay's	Prouds	Sportsco	The Athlete's Foot
Aussie Sox	Diva Accessories	Jeanswest	Pumpkin Patch	Sportsgirl	Westco
Autograph	Dotti	Katies	Rivers	Strandbags	Williams The Shoeman
Betts & Betts	Equip	Michael Hill Jeweller	Rockmans	Sunglass Hut	Witchery
Bras 'n Things	Factorie	Noni B	Roger David	Supre	Wittner Shoes
Brown Sugar	Gazman	Novo	Rubi Shoes	Sussan	yd
Casual Guy	Goldmark Jewellers	Payless Shoes	Showcase Jewellers	Suzanne Grae	Zamels
Cotton On	Jacqui E	Portmans	Spendless Shoes	Tarocash	
<u>Household goods</u>					
Adairs	Beacon Lighting	Bed Bath N Table	Carpet Call	Godfreys	House
<u>Leisure</u>					
Aussie Disposals	EB Games	NewsXpress	Nextra	Sanity	Typo
<u>General retail</u>					
Allphones	Chem-mart Pharmacy	Hairhouse Warehouse	Telechoice	Terry White Chemist	Toyworld
Amcal Pharmacy	Guardian Pharmacy	My Chemist	Telstra	The Body Shop	Vodafone

Source: MacroPlan Dimasi

**In broad terms, the 20,000 sq.m of additional floorspace would require approximately 5 - 6 hectares of land, depending on the mix added and the provision of carparking provided.** Some of the required floorspace could be met by locating bulky goods/homemaker stores in an out-of-centre development. The traditional retail facilities could be provided on the vacant sites in the town centre which total 4 hectares of land zoned Commercial.

#### Comparable towns

As a comparison, other Victorian towns which serve population catchments in the order of 25,000 residents include Horsham, Moe and Morwell. The provisions of retail facilities in these towns are summarised as follows:

- All of the towns contain at least one full scale dds, while Morwell has a second major dds and Horsham contains a second mid-sized dds (a 3,000 sq.m Target). The retail offer at Morwell town centre is split between the town centre and Mid Valley Shopping Centre located approximately 3 km to the east.
- All of the towns contain major Coles and Woolworths supermarkets, which creates a competitive supermarket landscape, together with several other medium and smaller supermarkets.
- There is a range of both food and non-food specialties located in each town, typically provided on several main streets.
- A broad range of bulky goods/homemaker facilities is provided in each town, as follows:
  - Horsham contains a broad range of bulky goods stores which are mostly located within the town centre including hardware (3 stores), furniture and whitegoods (2 stores), car accessories

(3 stores), computer and electrical (2 stores), and fabrics/furnishings (3 stores).

- Moe contains a number of bulky good/homemaker tenancies located within the town centre, including Harvey Norman, Better Home Living, Repco, Supercheap Auto and Home Hardware.
- In Morwell, Harvey Norman is located within the town centre and Home Hardware approximately 1.1 km to the north. The remaining larger format retailers are located near Mid Valley Shopping Centre, and include Bunnings, Dick Smith and Repco.

#### **Bacchus Marsh at 30,000 residents**

By 2031, the Bacchus Marsh region is estimated to contain over 30,000 residents, with the guideline retail floorspace potential analysis indicating that more than double the current provision will be supportable, i.e. around 60,000 sq.m.

At over 30,000 residents, the Bacchus Marsh Town Centre is expected to be able to support a much broader range of retail facilities, including the following additions:

- A full scale dds of around 6,000 sq.m and possibly a smaller dds of 2,000 – 3,000 sq.m. Potentially a tenant such as Harris Scarfe would consider Bacchus Marsh for a store opportunity at that point;
- Expansions of the supermarkets and additional fresh food retailing;
- A much broader range of mini majors, with many national and independent operators (refer to the mini-majors present at Traralgon, detailed following, as an example of the types of operators who may be interested in opening stores in Bacchus Marsh);

- A wider range of food catering facilities, with the analysis indicating that around 8,500 – 9,000 sq.m of food catering floorspace would be supportable in the Bacchus Marsh region (currently 4,600 sq.m);
- Additional specialty stores, refer to Table 8.6 previously for a list of retailers located in regional Victoria that are not currently located in Bacchus Marsh;
- Additional retail services (such as hairdressers, beauty salons and optometrists), with the analysis indicating that around 10 – 12 additional outlets would be supportable by 2021; and
- A major bulky goods/homemaker node located in an out-of-centre location. It could potentially include a major hardware store together with a range of other large format retailers.

**In broad terms, the 30,000 – 35,000 sq.m of additional floorspace would require approximately 8 - 10 hectares of land, depending on the mix added and the provision of carparking provided.**

There is currently around 6 – 7 hectares of land available for development in the Bacchus Marsh Town Centre including the following:

- Development Site 1 – 4.4 hectares of which half is zoned Commercial;
- Development Site 2 – 0.3 hectares;
- Council site 2 – 0.4 hectares;
- Expansion area of The Village – 0.8 hectares; and
- Possibly part of the Council Site 1, which could include a mix of community and possibly some complementary retail uses – 1 hectare.

**Therefore, by 2031 the indicative amount of supportable retail floorspace in the Bacchus Marsh Town Centre would require more land than what is available in the identified sites. This emphasises the need to retain these sites for the development of traditional retail uses and the need to locate bulky goods/homemaker stores in an out-of-centre development.**

### Comparable town

Traralgon is located in eastern Victoria with a catchment population of approximately 30,000 residents. It is situated between a number of other major regional towns, including Warragul, Moe, Morwell and Sale. The Traralgon Town Centre contains an estimated 72,000 sq.m of retail floorspace spread across 230 establishments. A summary of the major retail facilities in Traralgon is as follows:

- Traralgon contains a large Kmart dds of over 8,000 sq.m and a Target Country of 3,500 sq.m. There is also a Harris Scarfe of 2,000 sq.m;
- Traralgon contains around 14,000 sq.m of supermarket floorspace, including large Coles and Woolworths stores, an Aldi store and six independent supermarkets;
- A number of mini-majors are provided including Priceline, Chemist Warehouse, Dan Murphy's, The Reject Shop, Planet Surf, JB Hi-Fi, Dick Smith, Toy World, Best & Less, Betta Home Living, Forty Winks, Repco, and Vast Interiors; and
- There is a very large provision of bulky goods/homemaker retailers in Traralgon. Some smaller bulky goods/homemaker retailers are located in the town centre, while the majority of the large format retailers are located outside the town centre (around 1 km west) on the Princes

Highway including Bunnings, Harvey Norman, Spotlight, Officeworks, Forty Winks, Snooze, The Good Guys, BCF and various household related retailers such as Fantastic Furniture, Vast Interior and Betta Home Living.

### **Bacchus Marsh at 35,000 residents**

By 2041, the Bacchus Marsh region is estimated to contain around 35,000 residents, with the guideline retail floorspace potential analysis indicating that some 70,000 sq.m of retail floorspace would be supportable.

Overall, the range and mix of retail facilities supportable would be similar to that listed above for Bacchus Marsh at 30,000 residents, though with possible expansions of the anchor tenants and additional speciality stores which could satisfy the demand for around 10,000 sq.m of additional retail floorspace.

### **Maddingley**

The existing small shopping centre in Maddingley on Grant Street has limited potential to be expanded, given both land constraints and its location in close proximity to the Bacchus Marsh Town Centre. The existing shops are expected to be able to continue to perform their current role in the future, as in providing a limited range of facilities and services for local residents.

There is considered limited potential for a shopping centre or substantial retail facilities to be provided near the Bacchus Marsh train station, or on the Mixed Use zoned site located to the east on Bacchus Marsh - Geelong Road. This reflects the location of the site at the eastern edge of the urban area, and the lack of residents located in the surrounding area.

### West Maddingley (proposed)

A shopping centre has approval to be developed on a 2 hectare parcel of land on McCormacks Road in Maddingley, as part of the Stonehill residential estate. The site is located in the growth area of Maddingley and is well positioned to serve both existing and future residents within the surrounding area. The site also borders Halletts Way, which is planned to be extended north over Werribee River and connect with Bacchus Marsh Road and the Western Freeway. The Halletts Way connection will provide direct access to the site from the western parts of Bacchus Marsh. A school and other community facilities are proposed to be developed adjacent to the site. The population of the Maddingley sub-region (refer Section 4) is estimated at 2,930 in 2014, and is projected to reach over 8,930 residents by 2041.

Allowing for the above, **the proposed West Maddingley shopping centre on McCormacks Road is expected to eventually support around 4,000 - 6,000 sq.m of shopfront floorspace, anchored by a medium or large supermarket.** The centre may need to be developed in stages, with a small supermarket possibly anchoring the first stage. A population threshold of around 6,000 in growing areas is typically required to support a large supermarket, and such a level is likely to be reached within the Maddingley sub-region by around 2027/28.

### Darley

Darley Plaza is located at the intersection of Bacchus Marsh-Gisborne Road and Grey Street. It is anchored by a 1,300 sq.m Champions IGA supermarket and includes 3 shops (a pharmacy, a café/bakery and a tattoo parlour) as well as a service station / convenience store, on a site of approximately 0.7 hectares (refer Map 8.3)

The population of the Darley sub-region is estimated at 9,290 in 2014, and is projected to grow to 11,750 by 2041 (refer Section 4). **A population catchment of this scale could support a Neighbourhood Centre of around 4,000 – 6,000 sq.m anchored by a larger supermarket**, which would require approximately 1.5 – 2 hectares of land. However, the population of Darley is also reasonably well served by the Bacchus Marsh Town Centre, which contains three supermarkets.

The biggest issue facing a potential expansion of Darley Plaza is land constraints (refer Map 8.3). A future significant expansion of the centre would require some surrounding residential land to be acquired (in addition to the vacant site on Jonathan Drive). While the local population catchment would currently support an expansion of Darley Plaza, particularly a larger supermarket, a potential expansion of the centre would come down to being economically viable.

Any future expansion of the centre, if it could be delivered, would provide local residents with improved shopping choice and convenience. It would also reduce the number of times residents of Darley would need to travel

to the Bacchus Marsh Town Centre, thus taking some pressure off the traffic congestion in the town centre. Darley Plaza is currently proposed to undergo a minor expansion, and would also benefit from refurbishment and improvements to its overall presentation.

Any future expansion of the centre, if it could be delivered, would provide local residents with improved shopping choice and convenience. It would also reduce the number of times residents of Darley would need to travel to the Bacchus Marsh Town Centre, thus taking some pressure off the traffic congestion in the town centre. Darley Plaza is currently proposed to undergo a minor expansion, and would also benefit from refurbishment and improvements to its overall presentation.

The population of Darley is of course also part of the primary trade area population for the much larger Bacchus Marsh Town Centre, which contains three substantial supermarkets. The population of Darley, therefore, should not be seen as needing to be 'self-contained' with regard to its retail needs – rather, the Darley Neighbourhood Centre should be encouraged to provide an appropriate level of convenient food and grocery shopping as well as supporting daily/weekly convenience shopping and services. A substantial proportion, potentially the majority, of even the food & grocery expenditure of Darley residents will continue to be directed to the Bacchus Marsh Town Centre, simply because of the primacy of that centre, and the very broad range of food & grocery shopping alternatives which it currently offers, and will offer even more so in the future.



**Map 8.3: Darley Plaza local context**

### 8.6 Ballan potential

There is a significant amount of land currently zoned for residential development in Ballan, and the population of the town is expected to grow to 6,670 people by 2041. The broader Central (Ballan) region is estimated to contain a population of around 11,590 at that time.

The Ballan Town Centre currently contains a small IGA supermarket of approximately 950 sq.m and a limited range of specialty shops, and many local residents travel to Bacchus Marsh, Ballarat and Melton for their supermarket and other retail shopping needs. Currently, there is an estimated 3,000 sq.m of retail floorspace within the Ballan Town Centre, with a total of 4,270 sq.m within the Ballan (Central) region.

Around half of the supermarket spending by residents within the Central (Ballan) region is directed to stores within Moorabool, according to the customer telephone survey results as detailed in *Appendix 1*, with around half of this spending estimated to be directed to the supermarkets at Bacchus Marsh. Therefore, there is potential for the amount of supermarket floorspace in Ballan to be increased.

There is a good opportunity for local expenditure retention rates to be improved, particularly in FLG spending. We estimate that there is currently an underprovision of FLG floorspace of around 1,500 – 1,700 sq.m in the region. If the amount of supermarket floorspace in Ballan was expanded, then local retention rates would be improved, and fewer residents would be travelling to Bacchus Marsh or beyond for their supermarket and other retail needs. This would also support the provision of a wider range of other supporting retail facilities in the town centre. Land constraints may limit the expansion capabilities of the existing supermarket (refer previous

Map 5.3), and an additional supermarket may be required on another site in the longer term. The Consultation Draft of the Ballan Structure Plan states that three key sites in the Ballan Town Centre have been identified for development. This presents opportunities for additional civic and retail uses in the town centre.

#### Potential retail floorspace supportable

The following provides a summary of the amount of retail floorspace considered supportable at various population thresholds. It is worth noting that as the population of Ballan increases, and the range of facilities in the town centre is increased, then the Ballan Town Centre will serve a catchment which will increase over time. In broad terms, the guideline retail floorspace potential analysis indicates the following:

- As stated previously, there is estimated demand for some 1,500 – 1,700 sq.m of additional FLG floorspace, which could be achieved by an expansion of the existing supermarket, subject to land constraints, and additional fresh food specialty stores.
- By 2021 the population of the Central (Ballan) region is estimated at 8,200, and a total of around 8,000 – 9,000 sq.m of retail floorspace is considered likely to be supportable. The key elements could include a medium sized supermarket, a greater range of supporting fresh food stores, cafes/restaurants, additional convenience retail stores, a discount variety outlet and more retail services such as additional hairdressers.

- By 2031, when the population of the Central (Ballan) region is estimated to reach around 9,700 people, the analysis suggests the potential for a large supermarket (or two medium sized supermarkets) in Ballan, and a total of 11,000 – 12,000 sq.m of retail floorspace in the region. A small proportion of this retail floorspace could be provided in Gordon, potential around 2,000 - 2,500 sq.m, as detailed later in this Strategy. By 2031, the Ballan Town Centre could include additional fresh food retailers, a much broader range of cafes and restaurants, a number of additional discretionary retailers such as apparel and homeware stores, and more retail services such as optometrist.
- By 2041, once the population of the region reaches 11,500 residents, a total of around 13,000 – 14,000 sq.m of retail floorspace is considered supportable in the Ballan (Central) region. Potentially around 8,000 – 9,000 of this retail floorspace could be provided within the Ballan Town Centre; 3,000 - 4,000 sq.m in Gordon; and around 1,000 sq.m elsewhere in the region.

There is around 12,000 sq.m of vacant land within the Ballan Town Centre, which could potentially accommodate around 8,000 – 9,000 sq.m of retail floorspace. This amount of floorspace would sustain the indicative floorspace demand in the Ballan Town Centre up to around 2041.

### Comparable towns

Some examples of towns which serve a population catchment similar to Ballan include the following:

- Whittlesea is located on the outer fringe of metropolitan Melbourne, approximately 10 km north of Mernda, and is anchored by an IGA supermarket of approximately 2,200 sq.m as well as a smaller Foodworks supermarket of approximately 600 sq.m. The town includes approximately 45 specialty stores.
- Bannockburn is located around 20 km west of Geelong and is anchored by a small Safeway supermarket of approximately 2,200 sq.m, and includes some 30 shopfront stores.



### 8.7 Small towns potential

There may be potential for increased residential demand/growth in a number of small towns located in Moorabool, possibly at Gordon, Bungaree and Wallace, provided that additional services, such as sewerage, gas and water infrastructure, are developed. If the population of the towns reach certain population thresholds, there may be potential for additional retail facilities in the towns. In the case of Gordon, any new retail facilities will also serve residents of Mt Egerton given the close proximity of the two towns. However, it is important to note that as the provision of retail facilities in the Ballan Town Centre increases, residents of the towns will be likely to shop more regularly at Ballan.

Residents of these smaller towns are typically attracted to the larger centres at Ballarat, Bacchus Marsh and Melton, with residents of the Western region predominantly shopping at Ballarat. However, if the population of the towns were to grow substantially, they may be able to support a range of retail facilities in their own right.

In order to provide an indication of the amount of retail floorspace which may be supportable within each town, we have considered the amount of floorspace supportable when the towns reach different population thresholds, as follows:

- 1,000 residents;
- 2,000 residents; and
- 3,000 residents.

We have also detailed what is provided at other Victorian towns, as an example of the types of retailers which may be supportable when the population of the towns reach the certain population thresholds.

#### 1,000 people:

- A foodstore of 300 – 500 sq.m.
- A small number of specialty shops, potentially around 10 stores, of around 100 sq.m each.
- A limited range of non-retail stores, such as a bank and a real estate agent, of around 150 sq.m each.

The following towns in regional Victoria serve a catchment population of around 1,000 residents and include the following facilities:

- Elmore (located north-east of Bendigo) – IGA X-Press (400 sq.m) and 10 specialty stores;
- Violet Town (located south-east of Shepparton) – IGA (350 sq.m) and 15 specialties;
- Murtoa (located north-east of Horsham) – IGA X-Press (500 sq.m) and 15 specialty stores;

In these towns the retail specialty stores typically include facilities such as a bakery, a convenience store (i.e. milk bar), 1 – 2 take-away food stores, a café, a newsagency, a hardware store and a pharmacy.

The non-retail specialty stores typically include 1 – 2 hotels, a post office, a bank, a real estate agent and a petrol station.

2,000 people:

- A small supermarket of 500 – 1,000 sq.m.
- A small number of specialty shops, potentially around 15 - 20 stores.
- A limited range of non-retail facilities.

The following towns in regional Victoria serve a catchment population of around 2,000 residents and include the following facilities:

- Mortlake (located north of Warrnambool) – IGA (500 sq.m) and 15 specialty stores;
- Winchelsea (located between Geelong and Colac) – IGA (750 sq.m) and 13 specialties;
- Beaufort (located between Ballarat and Ararat) – Supa IGA (800 sq.m) and 20 specialty stores;
- Timboon (located east of Warrnambool) – IGA (750 sq.m) and 15 specialty stores;
- Nagambie (located between Shepparton and Seymour) – IGA (1,000 sq.m) and 20 specialty stores.

Typical retail specialty stores include a bakery, a butcher, a convenience outlet, 2 - 3 take-away food stores, 1 – 2 cafés, 1 – 2 restaurants, a newsagency, an opportunity shop, a hair/beauty salon, a hardware store and a pharmacy.

The non-retail specialty stores include facilities such as 1 – 2 hotels, a post office, a bank, a real estate agency, an antique store and a trade supply outlet (i.e. building/flooring supplies).

3,000 people:

- A medium supermarket of 1,000 – 1,500 sq.m.
- A number of specialty shops, potentially around 20 - 30 stores.
- A range of non-retail facilities and services.

The following towns in regional Victoria serve a catchment population of around 3,000 residents and include the following facilities:

- Heathcote (located south-east of Bendigo) – Supa IGA (1,200 sq.m) and 25 specialties;
- Euroa (located between Seymour and Benalla) – Supa IGA (1,200 sq.m) and 30 specialty stores;
- Rochester (located between Bendigo and Echuca) – Supa IGA (1,200 sq.m) and 20 specialty stores;
- Nhill (located north-west of Horsham) – Supa IGA (1,500 sq.m) and 30 specialty stores;
- Riddells Creek (located some 10 km north-east of Gisborne) – Foodworks (600 sq.m) and 15 specialty stores, but with a proposal for a larger supermarket seeking planning approval.

Typical retail specialty stores include 1 – 2 bakeries, a butcher, a fresh produce store, 3 - 4 take-away food stores, 2 – 3 cafés, 1 – 2 restaurants, a newsagency, florist, an opportunity shop, a craft/giftware store, a hair/beauty salon, a small hardware store, a discount variety store, a furniture store, a pharmacy and a laundromat.

The non-retail specialty stores include facilities such as 2 – 3 hotels, a post office, 1 – 2 banks, 2 – 3 real estate agency, a trade supply outlet

## Rural Small Towns

	<b>Gordon</b>	<b>Wallace / Bungaree</b>	<b>Myrniong</b>	<b>Elaine</b>	<b>Blackwood</b>
<b>Population Forecasts</b>	<b>2014:</b> 1,680 <b>2021:</b> 1,890 <b>2031:</b> 2,190 <b>2041:</b> 2,690	<b>2014:</b> 1,170 <b>2021:</b> 1,170 <b>2031:</b> 1,320 <b>2041:</b> 1,620	<b>2014:</b> 410 <b>2021:</b> 480 <b>2031:</b> 580 <b>2041:</b> 680	<b>2014:</b> 340 <b>2021:</b> 350 <b>2031:</b> 360 <b>2041:</b> 380	<b>2014:</b> 310 <b>2021:</b> 320 <b>2031:</b> 330 <b>2041:</b> 340
<b>Current Retail Supply</b>	<ul style="list-style-type: none"> <li>• General store (incorporates a newsagency, fish &amp; chips, bakery and café)</li> <li>• While The Billy Boils cafe</li> <li>• Gordon Hotel and bottle shop</li> <li>• Antique store</li> <li>• Post office</li> </ul>	<ul style="list-style-type: none"> <li>• General store (incorporates petrol station, newsagency and take away food facilities)</li> <li>• Wallace Hotel</li> </ul>	<ul style="list-style-type: none"> <li>• The Plough</li> </ul>	<ul style="list-style-type: none"> <li>• Elaine General Store</li> <li>• Railway Hotel</li> </ul>	<ul style="list-style-type: none"> <li>• Blackwood Hotel</li> <li>• Blackwood Merchant</li> </ul>
<b>Attractions</b>	<ul style="list-style-type: none"> <li>• Historic streetscape</li> <li>• Unique stores</li> </ul>	<ul style="list-style-type: none"> <li>• Wallace Hotel</li> </ul>	<ul style="list-style-type: none"> <li>• The Plough</li> <li>• Myrniong Music Festival</li> <li>• Myrniong Classic Car Sprint</li> </ul>	<ul style="list-style-type: none"> <li>• Narmbool Lodge</li> </ul>	<ul style="list-style-type: none"> <li>• Lerderderg State Forest</li> <li>• Wombat State Forest</li> </ul>
<b>Potential Opportunities</b>	<ul style="list-style-type: none"> <li>• Small supermarket</li> <li>• Cafés / restaurants</li> <li>• Fresh food store</li> <li>• Retail services</li> </ul>	<ul style="list-style-type: none"> <li>• Additional food stores</li> <li>• Small supermarket over the longer term</li> </ul>			

A potential opportunity for many of the small towns is also increasing the provision of retail and other uses which cater to the tourism market.

Limited growth is expected for the towns of Lal Lal, Blackwood, Greendale and Dunnstown, as a result the existing retail offer of these towns is not likely to change in the foreseeable future.

### Gordon/Mount Egerton

The Gordon Town Centre is currently governed by the Gordon Structure Plan 2011. The existing retail and commercial offer is a part of the Township Zone fronting Main Street. A revised structure plan was formed in 2013 but has not been adopted into the planning scheme. In January 2014, Planning Panels Victoria suggested that further analysis of supportable retail and commercial floorspace in Gordon be completed and made the following comment.

*"This analysis should identify the likely demand for and type of businesses required to service the Gordon community and the extent of land that will need to be rezoned to accommodate these uses. In considering the future zoning of this 'core town centre' of Gordon, it would also be appropriate to consider the zone mix that would support the objective 'to encourage medium density dwellings in the central area of Gordon'." (p.ii)*

Once the population of Gordon/Mount Egerton approaches 2,000 residents, potentially by around 2021, Gordon is expected to be able to support a small supermarket of 500 – 1,000 sq.m, around 15 - 20 specialty stores and some non-retail facilities such as a real estate agent and a bank, in addition to the existing post office. Therefore, potentially around 3,000 sq.m of shopfront floorspace is supportable, which would require approximately 0.5 – 0.8 hectares of land.

By 2041, once the population of Gordon/Mount Egerton reaches 2,700 - 3,000 residents, around 4,500 sq.m of shopfront floorspace is potentially supportable. This would require approximately 0.7 – 1.2 hectares of land depending on additional carparking requirements.

### Bungaree/Wallace case study

According to Urban Enterprise's *Moorabool West Small Towns Residential Assessment (Draft – October 2014)*, Council considers a realistic population for Wallace and Bungaree in the short-to-medium term is 1,000 residents per town; with the capacity to grow further if there was additional demand. The staging of this growth is as follows:

- **Stage 1** would accommodate a total of 1,000 people, either totally in Bungaree or split evenly across the two towns.
- **Stage 2**, subject to demand, would see an increase in the population to 2,000 people, with a limit of 1,000 people per town.

The current provision of retail floorspace in the area consists of the Bungaree Store, a general store of approximately 250 sq.m (which includes associated facilities such as petrol, post office and newsagency) and the Wallace Hotel, which includes a restaurant.

Under Stage 1, based on the analysis detailed previously, the catchment population could accommodate a foodstore of around 500 sq.m, together with around 10 specialty stores. The population catchment in Stage 2 could support a foodstore in each town or one small supermarket of around 1,000 sq.m, along with a total of around 20 supporting retail specialty stores across the two towns.

## 8.8 Success stories – case study

### **Baw Baw Council**

Baw Baw is a peri-urban council working to find its niche on the outskirts of Melbourne. Similar to Moorabool, Baw Baw borders the boundary of metropolitan Melbourne, is a key area for future growth, is located on the rail network, has a larger town (Warragul) with a supporting smaller town (Drouin) nearby and has experienced high population growth rates since the previous census period. The Council's vision is:

*"Happy, healthy people sharing prosperity and knowledge from living sustainably and in harmony with our rural identity, thriving villages, productive and inspiring landscapes."*

To this end, Baw Baw has three key business initiatives to sustain and support local businesses and the community.

#### Buy Local

This initiative promotes locally grown, made and designed products which can be purchased from local owned outlets in Baw Baw. Council has developed a comprehensive website ([www.buybawbaw.com.au](http://www.buybawbaw.com.au)), which enables the user to:

- Look for a retailer;
- Find a producer or wholesaler;
- Add their own business;
- Find information on establishing a business;
- Attend workshops and seminars.

#### Hydroponics

Council is working to promote the benefits of hydroponics as a sustainable alternative, able to grow consistent supplies of high quality produce. Council will assist local businesses to enter the hydroponics industry by facilitating the process from planning to meeting with necessary authorities.

#### Baw Baw Halal

Baw Baw Halal Program is an initiative which assists local businesses to identify their suitability to produce halal products and as a result expand their markets. It also matches buyers with halal certified Baw Baw businesses.

These initiatives are examples of ways that Council can work with local producers, makers and businesses to support and grow their markets.

### **Renew Australia**

Renew Australia is working to activate towns and cities by liaising with property owners to create short term leases to transform otherwise empty tenancies into temporary workspaces for artists, creative projects, and community initiatives. The initiative is based on the Renew Newcastle program which has been highly successful at regenerating activity in the city. The initiative has since been adapted for cities and towns around Australia including:

- Empty Space Goldfields (collaboration between Hepburn Shire and Goldfields Shire) for the towns of:
  - Clunes
  - Creswick
  - Talbot

- Stockland Spaces – a pilot initiative to incubate new artistic and creative projects in Stockland owned buildings in Victoria and NSW. Currently active in:
  - Point Cook Town Centre
  - Stockland Nowra
  - Vincentia Shopping Village
- Dockland Spaces – an initiative commissioned by City of Melbourne, MAB Corporation and Places Victoria to activate currently underutilised spaces through short term leases to creative enterprises and independent local initiatives.
- Greensborough Comes Alive – a Chamber of Commerce initiative aiming to activate the strip shopping centre precinct in Main and Grimshaw Streets Greensborough.

### **Horsham**

Horsham Rural City Council is located approximately 240 km north west of Moorabool Shire. Population figures for the town of Horsham are roughly comparable to Bacchus Marsh. To support future growth in businesses in the council area Horsham Rural City Council has an Investment Attraction Policy which includes strategies for attracting business investment to the community. The Council offers incentives to new businesses which increase relative to the economic, social and community benefits of each business.

### **Hamilton**

The town of Hamilton sits within Southern Grampians Shire Council, and is located 100km from the South Australian border. The town has experienced a slight loss of population over recent years. Council has introduced the *Greater Hamilton: One Place. Many Possibilities* initiative to reinvent Hamilton. Council initiated the branding projects and is encouraging local businesses and agencies to embrace the brand to make Hamilton and the surrounding towns greater.

### **Shepparton**

Greater Shepparton Shire Council is seeking funding from the government for key projects in Shepparton. The *Make Shepparton Greater* campaign, which was initiated by Council, seeks funding for a number of priority projects, including:

- Shepparton CBD Revitalisation;
- Goulburn Valley Health Redevelopment;
- Shepparton Court Redevelopment.

This initiative gives clear direction of funding priorities, and some of the projects are already partially/fully funded. Each of these will generate a number of jobs during construction with the health precinct and court redevelopment also generating a large number of ongoing jobs for the region.



Bacchus Marsh Avenue of Honour

Photo source: <http://www.maryhaines.com.au/>

## Section 9: Vision, recommendations and actions

### Vision

That retailing in Moorabool will be the catalyst for thriving activity centres that meet the growing community's retail, services and recreation needs, providing employment opportunities for residents and engaging places for people to interact.

### Recommendations

The recommendations arising from this study are set out below, having regard to the objectives of the study and key issues facing Moorabool as detailed previously in Section 1. We have identified a list of the key recommendations which, we consider, will most assist Council in delivering the objectives of the retail strategy.

#### **1 Optimise the retail mix and encourage a concentration of facilities within the Bacchus Marsh Town Centre**

The mix of retail facilities available – both food and, even more so, non-food – will be the key driver of visitation to, and long term health of, the Bacchus Marsh Town Centre. The extent and quality of the retail mix available will not be the sole driver of visitation, however, it will be critical, and delivery of an optimal retail mix will also be a key enabler of the other objectives for the centre, discussed further below.

Council of course cannot directly determine the retail mix within the town centre, however, via a range of policies, and also as a result of ownership of a number of strategic sites, Council is well placed to have a significant impact on the quality of the town centre's retail mix.

Optimising the retail mix within the Bacchus Marsh Town Centre will be determined both by what happens within the town centre and what happens outside it. In that regard, the analysis shows that critical mass, in terms of requisite population thresholds, is a key consideration of a number of major retailers in their decision making. As a principle, we recommend that agglomeration and concentration of retail facilities is an objective, as opposed to potential fragmentation. In other words, to the greatest extent possible, the focus of additional retail floorspace, particularly anchor stores, should in our view be primarily the Bacchus Marsh Town Centre.

That is not to suggest that appropriate retail facilities should not be provided elsewhere, and particularly in areas within Moorabool that are currently undergoing growth or will undergo growth in the future. In particular, the existing shopping centre at Darley and the proposed centre at West Maddingley will play a critical role serving the local catchments. Rather, it is to recommend that the provisions of such facilities outside the town centre should always have regard for the overarching role which only the Bacchus Marsh Town Centre can play within Moorabool.

In order to assist in the optimisation of the retail mix and the concentration of facilities provided within the Bacchus Marsh Town Centre, Council can assist by encouraging potential development sites to be identified and preserved for the accommodation of the required future retail floorspace. Inspection of the Bacchus Marsh Town Centre shows that there are relatively few such sites available, particularly of a sufficient scale to accommodate future larger footprint requirements – e.g. a



Woolworths supermarket, a Kmart or Big W discount department store, or a full size Target discount department store. Therefore, it is imperative that those sites which do exist be identified and ideally encouraged to be utilised for the accommodation of such uses.

A review and update of the planning scheme should be undertaken to ensure the recommendations in this Retail Strategy are incorporated into the planning scheme. The future role of Council owned land should also be examined in detail, and a view of the most appropriate future uses for these sites to achieve Council's vision for the town centre should be formulated.

### **2 Position the Bacchus Marsh Town Centre for growth, in keeping with its role as the key activity centre for Moorabool, and improve movement in the town centre**

In order to be able to grow, the functionality of the Bacchus Marsh Town Centre – i.e. its ability to service a growing population with high quality accessibility and high levels of amenity – will need to be improved. Traffic congestion is, based on feedback from Moorabool residents, an increasing issue for Bacchus Marsh Town Centre, and is perceived to be impacting negatively on the town centre, with concerns raised by retailers as well as residents. As the population of Bacchus Marsh continues to grow, traffic congestion can be expected to worsen, in the absence of infrastructure investment to address the traffic issues.

Halletts Way is a planned new north-south thoroughfare to be developed west of the town centre, which will be accessible from the Western Freeway to the north, linking through to the Maddingley growth area to the south. Accelerating such infrastructure investment wherever possible is highly recommended, as it will alleviate traffic congestion in central

Bacchus Marsh and that in turn is highly likely to have a range of economic and social benefits including improved accessibility of the town centre.

Moorabool Council are already working towards addressing the existing traffic congestion issues through the following pieces of work:

- Bacchus Marsh Futures Framework Plan, which in partnership with Metropolitan Planning Authority, Moorabool Council has prepared to plan for structural infrastructure challenges associated with growth in the municipality.
- Bacchus Marsh Transport Study, which is being prepared by Cardno on behalf of Council to examine transport issues in the Bacchus Marsh region.

Effective movement and access within the Bacchus Marsh Town Centre for pedestrians is also fundamental in creating a vibrant centre. To this end, it is essential that Council works with developers to ensure the following considerations are met:

- Prioritise pedestrian access between new developments and the existing facilities;
- Ensure all new developments are well linked both by pedestrian walkways and roads to the existing activity centre, residential areas and surrounding uses; and
- Ensure sufficient car parks are supplied for new developments.

The provision of additional, modern carparking facilities as part of new developments within the town centre (e.g. a new supermarket development) will improve the overall quality of the available carparking facilities within Bacchus Marsh, and that is a key factor to be taken into consideration when assessing such proposals.

To improve transport and access within Moorabool it is also recommended that transport hubs are integrated into the Bacchus Marsh Town Centre, providing convenient access to the retail core.

Above all, any new development, whether retail facilities, community uses or public places, needs to have strong pedestrian linkages to the existing retail core, to encourage strong interaction between uses and a more active and vibrant town centre.

An updated structure plan for the Bacchus Marsh Activity Centre could assist, particularly examining the potential for improvements to the road network and cycle ways, as well as providing a clear parking strategy which focuses on including more effective and clearly signed car parking in the town centre.

Other initiatives which could be considered to position Bacchus Marsh for growth include encouraging trades groups, investigate special rate schemes, and develop a clearer branding of Main Street as a unique offering in the surrounding region.

### **3 Create a sense of place for the Bacchus Marsh Town Centre**

Council has the opportunity to impact both what the Bacchus Marsh Town Centre contains and how effectively it functions, as well as the sense of place that the centre can convey to the growing population of Moorabool, and its visitors. A central heart or focal point, which is community oriented but can be a vibrant space, based around some retail services, e.g. food & beverage, offers the most realistic and most attractive option to assist in creating such a sense of place.

While the precise nature of any initiative which Council might take will need to have regard to community needs and aspirations, we recommend that Council consider how some of the key town centre sites which are under the ownership of Council can be most effectively utilised to assist in delivering this objective. Council could begin by undertaking an audit of all existing vacant sites to identify the most appropriate location for a potential public plaza or town square.

As the Shire's population grows, the provision of an improved retail mix as well as better accessibility and higher levels of amenity will enable the Bacchus Marsh Town Centre to grow strongly, to the benefit of existing retailers and service providers, as well as new ones which can be attracted to the centre. The creation of a sense of place in this context can further assist in the growth of the centre, by helping to make the town centre an attractive destination in and of itself, over and above the retail mix which the centre offers. Such an objective, while it may seem a little nebulous, has been shown to add considerably to the health and wellbeing of an activity centre, and in turn to the affection with which the community regards that centre.

Future development in Bacchus Marsh also provides the opportunity to ensure all proposals include high quality urban design outcomes that complement the town centre, as well as providing links between any new developments and the existing retail core.

It is also recommended that community facilities and services be integrated into existing town centre to enable residents to make multi-purpose trips into the centre. In particular, there is the opportunity to provide further community facilities and dedicated meeting places in the vicinity of the library and the RSL to further enhance the civic role of the town centre. Any future community uses or public places should be well linked to the retail core of the town centre to enhance its character and sense of place. Council could also encourage, where possible, for agency facilities to also locate centrally within the town centre.

#### **4 Provide a broader range of facilities and services in and around Bacchus Marsh Town Centre**

As the population of Bacchus Marsh increases, and land in the town centre is more sought-after, office space and professional services could be encouraged to locate in the mixed use precinct along Grant Street. Given its proximity to the core Bacchus Marsh Town Centre, Grant Street is the ideal location for commercial and professional services, and an opportunity exists to create a key services precinct.

The range of medical services in Bacchus Marsh could also be increased in the future as the population grows, in a precinct surrounding the Bacchus Marsh & Melton Regional Hospital. This would cement Bacchus Marsh as a key destination for health services and related facilities in the surrounding region.

In addition to a strong medical precinct, Bacchus Marsh would also benefit from a more extensive range of entertainment facilities to cater for the changing needs of the community, particularly as many young families are moving into the area. There may also be the potential to create an entertainment hub within Bacchus Marsh. Increasing the provision of entertainment options in Bacchus Marsh could have flow on benefits to the retail sector, as it would reduce the need for residents to travel outside Moorabool to access such facilities, thus potentially also reducing escape retail expenditure.

Council's main role in this recommendation would be to 'sell' Bacchus Marsh to potential investors and to encourage and enable any future development.

#### **5 Develop Moorabool as a retail tourism destination**

Council should encourage the expansion of retail facilities based around, or catering to, tourism in line with the Moorabool Destination Management Plan 2013-2018 (DMP). Moorabool is already a popular destination for visitors, particularly domestic day trips but also overnight visitors. Attracting additional visitation is important as it contributes directly to the local economy. In particular, Moorabool has the potential to take advantage of its proximity to Melbourne.

Surrounding tourist attractions should be promoted together with the Bacchus Marsh and Ballan town centres, to encourage longer visits with the potential of capturing additional expenditure of visitors. Businesses which cater to the visitor market, particularly food and beverage outlets, should be encouraged to open during peak tourist times including throughout the weekends.

The DMP was prepared for Moorabool Shire in May 2013, and sets out a strategy to increase visitation to the region. Plans such as this, together with targeted marketing campaigns and encouraging appropriate development, can assist in making Moorabool a more popular tourist destination, particularly for day trippers from Melbourne and Geelong.

One of the key features of Moorabool is its agriculture industry. Expanding on the existing produce outlets located on The Avenue of Honour would allow the range of local and regional produce to be showcased, and such a concept could build on this. This type of development could be located on a council owned site within the Bacchus Marsh Town Centre to attract more people to the area.

The creation of a sense of place for the Bacchus Marsh Town Centre, and the recommended provision of an improved food & beverage offer, ideally as a key element of that sense of place, would dovetail nicely with the objective of further developing and promoting Moorabool as a visitor destination.

## **6 New/expansions of activity centres to serve growth areas**

Moorabool is a growing municipality and as a result will be able to support additional or expanded activity centres to serve the main growth areas. Any new development should not undermine the primacy of the Bacchus Marsh Town Centre as the main activity centre in Moorabool, nor should it have an adverse impact on the vibrancy of the town centre. Activity centres should be planned in conjunction with population growth in new residential areas, and development should be encouraged to proceed as soon as it is supportable to serve existing residents.

The main existing and proposed activity centres in the growth areas of Bacchus Marsh include the following:

- Darley Plaza – There is sufficient market demand for an expansion of the centre to include a larger supermarket and additional specialty shops and services, though site constraints may restrict the centre’s ability to be expanded, subject to acquiring adjacent properties. In the short to medium term, in terms of market demand, a centre of around 4,000 – 6,000 sq.m is considered supportable in Darley, potentially including a significantly larger supermarket plus in the order of 10 – 15 specialty shops and services. Some community uses could also be provided to create a more vibrant centre.
- West Maddingley (Stonehill) – A new centre is proposed to serve the growth area of West Maddingley, which should be encouraged to proceed in the short term to serve existing residents. Over the longer term, a centre of around 4,000 – 6,000 sq.m is considered supportable at West Maddingley.

As new growth areas are identified there may be demand for additional activity centres to serve local catchments. Any new centre would need to serve a population of around 2,000 – 3,000 residents to be viable. A medium/large supermarket is considered supportable once the population of an area exceeds 5,000 residents.

### **7 Out-of-centre development in Bacchus Marsh**

It is recommended that out-of-centre development be permitted in Bacchus Marsh (i.e. outside of the town centre) to facilitate the development of a bulky goods/homemaker centre. There are only a limited number of vacant sites in the Bacchus Marsh Town Centre which are available for development, and these sites should be reserved for traditional retail uses. The demand for out-of-centre development will increase as the population of Moorabool continues to grow.

An out-of-centre development would allow for a range of large format bulky goods/homemaker stores to be provided in Bacchus Marsh, which are currently lacking. This would reduce the need for residents to travel outside Moorabool to access such facilities, thus greatly reducing the amount of retail expenditure escaping the municipality.

The key site attributes for an out-of-centre development typically include the following:

- Located on an arterial road, highly visible and well exposed to passing traffic;
- Easily accessible for local residents, as well as residents in the broader surrounding region;
- Sufficient size to cluster similar uses;
- A relatively flat site; and
- Sympathetic to surrounding uses (particularly sensitive residential uses) with adequate buffer separation provided as appropriate.

Based on the indicative demand, the current under-provision and estimated retention rates, around 6,000 sq.m of bulky goods/homemaker floorspace is considered supportable in an out-of-centre development in

Moorabool. The estimated under-provision of bulky goods/homemaker floorspace in Moorabool is estimated to increase to around 7,500 sq.m by 2021, around 9,800 sq.m by 2031, and around 12,000 sq.m by 2041.

Any proposal for bulky goods retailing in Bacchus Marsh, on any site, should be subject to further assessment against the criteria set out in the Strategy, including any appropriate overlays to address site specific issues.

### **8 Facilitate the improvement of the retail offer at the Ballan Town Centre**

A broader range of retail facilities and services are considered supportable at the Ballan Town Centre as the population of the town increases. In particular, there is demand for additional food and convenience facilities, as well as retail services. Council has the opportunity to invest in streetscape improvements in Ballan, and could promote it as a historic town.

This Strategy identifies a number of vacant sites along Inglis and Steiglitz Streets, between Stead and Cowie Streets totalling around 12,000 sq.m, which are zoned Commercial 1.

By 2041, once the population of the Ballan (Central) region reaches 11,500 residents, a total of around 13,000 – 14,000 sq.m of retail floorspace is considered supportable in the region. Potentially around 8,000 – 9,000 of this retail floorspace could be provided within the Ballan Town Centre; 3,000 - 4,000 sq.m in Gordon; and around 1,000 sq.m elsewhere in the region.

The Ballan Town Centre at present is arguably underperforming relative to the potential available to it. Improvements to the town centre, to take up more of the available potential, could include a larger supermarket offer as

well as an improved food & beverage offer, more fresh food retailing, and additional services.

Like the Bacchus Marsh Town Centre, there are relatively few large development sites available within the Ballan Town Centre, though Council does own some land within the town centre. Therefore, Council can and should play an important role in enabling the future growth of the Ballan Town Centre by examining the optimal uses for the various sites which are under Council control.

### **9 Encourage the small towns to reach their potential**

The population of some of the small towns within Moorabool is forecast to grow, particularly in Gordon and to a lesser extent Bungaree/Wallace. This growth will put demands on existing infrastructure and may require further infrastructure development. An indication of the amount of retail floorspace which may be supportable within a town once it reaches certain population thresholds is as follows:

- 1,000 residents - A foodstore of 300 - 500 sq.m and some 10 specialty stores;
- 2,000 residents - A small supermarket of 500 - 1,000 sq.m and around 15 - 20 specialty stores; and
- 3,000 residents - A medium supermarket of 1,000 - 1,500 sq.m and around 20 - 30 specialty stores.

Gordon/Mount Egerton is expected to experience the most growth with an existing population of 1,680, growing to 1,890 by 2021 and up to 2,690 by 2041. As this occurs, potential opportunities for Gordon include a small

supermarket, additional cafes/restaurants, fresh food stores, retail services and some non-food specialty stores.

The Bungaree/Wallace sub-region has an existing population of approximately 1,170 people, forecast to grow to 1,620 by 2041. Over the medium to longer term this presents opportunities for a small foodstore to be developed in town, as well as additional specialty stores.

The small towns of Blackwood and Myrniong are unlikely to experience significant population growth in the future, however the towns do have tourism potential due to their proximity to the Wombat State Forest, Lerderderg State Forest, the Garden of St Erth, and a number of popular wineries and restaurants.

The remaining small towns in Moorabool are expected to experience very modest growth and no major retail opportunities have been identified in this strategy.

ACTION	DESCRIPTION
Action 1	Agree on/recognise the primacy of Bacchus Marsh Town Centre, and the need for the centre to be enabled to grow to meet aspirations of current and future residents of Moorabool.
Action 2	Identify appropriate sites to accommodate future growth of Bacchus Marsh Town Centre, especially the larger footprint uses, such as an additional supermarket and full scale discount department store. The availability of such sites will be critical to the future health and growth of the centre, and it is evident that there are limited opportunities in the Bacchus Marsh Town Centre to accommodate such uses. Council’s own sites within the town centre can play a very significant role in this regard.
Action 3	Follow through as quickly as possible on addressing (and alleviating) the traffic congestion issues for the Bacchus Marsh Town Centre.
Action 4	Agree on the desirability of creating a well understood “sense of place” for the Bacchus Marsh Town Centre. Potentially, a public plaza/town square and a mix of municipal, state agency or community organisation shop fronts together with small-scale food and beverage outlets, together with improved streetscape/beautification can be key ingredients in delivering such a “heart” for the town centre.
Action 5	Implement the existing Destination Management Plan 2013 - 2018 (prepared for Moorabool Shire and Tourism Moorabool) focusing on creating a sense of place for the town centres of Bacchus Marsh and Ballan, as well as for the smaller towns.
Action 6	Agree that large footprint bulky goods / homemaker retail uses cannot realistically be accommodated within or adjacent to the Bacchus Marsh Town Centre, and identify appropriate areas for the accommodation of such uses in the future.
Action 7	Encourage redevelopment of Darley Plaza, both to improve/expand its retail and services offer, and to improve its urban design aspect.
Action 8	Enable Ballan Town Centre to grow by being proactive about identifying available development sites in the town centre.
Action 9	Recognise that Gordon/Mount Edgerton, and potentially Wallace/Bungaree, will accommodate sufficient growth which will support additional retail facilities in the future, but with Gordon expected to accommodate the greatest provision. Council can assist by accommodating and facilitating that growth.

ACTION	DESCRIPTION
Action 10	Prepare a separate strategy for Darley to promote opportunities for increased commercial development. This should include an analysis of potential sites suitable for use or redevelopment for commercial purposes, with the objective of providing a retail and services “village hub” for the large Darley population north of the freeway, but one which will be complementary with the primary role of the Bacchus Marsh Town Centre.
Action 11	Proactively encourage the delivery, at the earliest possible date, of the West Maddingley Neighbourhood Centre retail components, subject to acceptability of the opportunity costs of the appropriate mechanism to do so.



