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# **West Moorabool Heritage Study Stage 2A**



## **Individual Citations Ballan**

### **Volume 4**

**Prepared By**

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

**October 2016**

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**INDIVIDUAL CITATIONS**

**BALLAN**

**VOLUME FOUR**

Commissioned by Moorabool Shire Council

Funded by the Victorian Government

**Prepared By**

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

**Support Staff:**

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**October 2016**

Cover Photo: 'Mayfield', 39 Steiglitz St, Ballan, c.1900. Source: *A Pictorial History of the Shire of Ballan*, p.68.

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## Executive Summary

### 1.0 Introduction

The Moorabool Shire Council commissioned Dr David Rowe, Authentic Heritage Services Pty Ltd and Wendy Jacobs, Architect and Heritage Consultant, to undertake Stage 2A of the West Moorabool Heritage Study in March 2014. The project was carried out over a two year period. A draft of the Heritage Study was provided to the Shire in February 2016. It was subsequently exhibited in June-August 2016 and then redrafted.

Volume 1 provides details about the methodology, significance assessment, criteria and thresholds adopted and it also provides recommendations for implementing the study results.

Volume 2 of the project is a Thematic Environmental History. It provides the principal historic and thematic basis for the project.

Volume 3 provides the assessments of the heritage precincts that are located at Blackwood, Ballan and Lal Lal. Proposed heritage overlay maps accompany each of the assessments.

This volume (Volume 4) consists of the heritage citations for each of the individual heritage places at Ballan assessed as part of Stage 2A of the study. Proposed heritage overlay maps accompany each of the assessments.

Volume 5 consists of the heritage citations for the individual heritage places at Blackwood, Bungaree, Gordon, Millbrook, Mt Egerton and Wallace assessed as part of Stage 2A of the study. Proposed heritage overlay maps accompany each of the assessments.

#### Project Aim

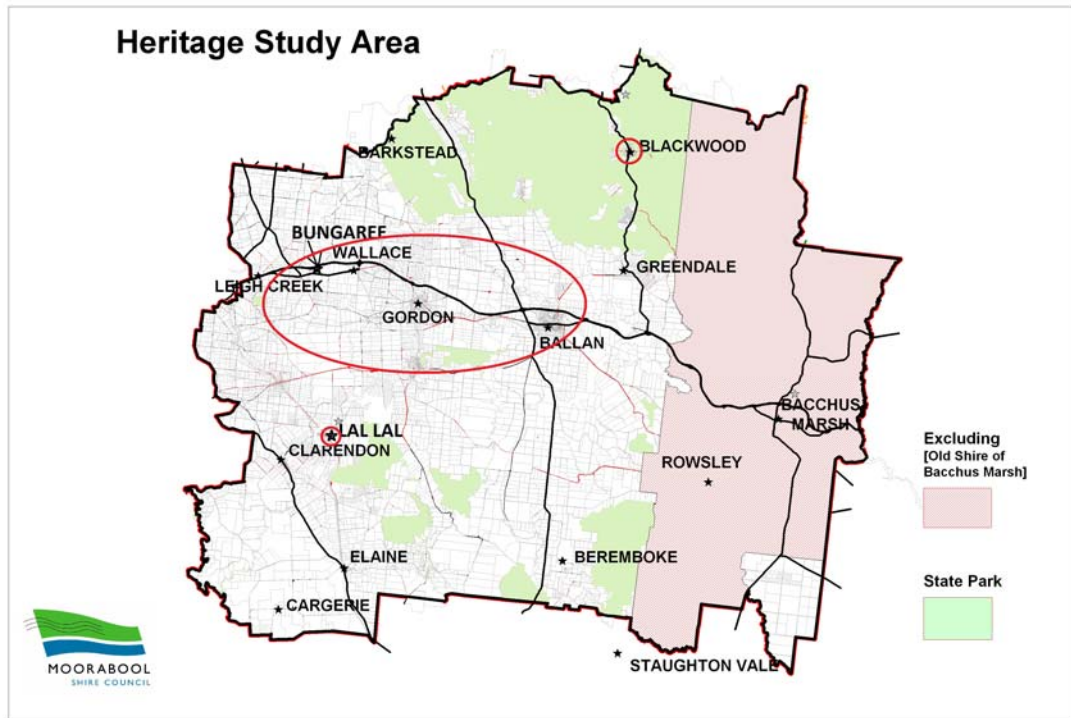
The aim of the project was to assess places of cultural heritage significance within the priority areas through fieldwork, historical research, targeted consultation, and comparative analysis, the results culminating in the preparation of heritage citations with statements of significance prepared using heritage assessment criteria in accordance with *VPP Practice Note: Applying the Heritage Overlay* (versions 2013 & 2015).

#### The Study Area

The Study Area is parts of the western portion of the Moorabool Shire. The Project Brief outlined the following priorities:

- Heritage Precincts.
- Ballan to Leigh Creek Corridor (the Ballan to Leigh Creek Corridor encapsulates the 19<sup>th</sup> century service town of Ballan, together the smaller centres of Gordon, Wallace, Bungaree, Leigh Creek and Warrenheip, following the original transport route between Melbourne and Ballarat, being both the original road route and railway line).
- Blackwood.

These priority areas are shown circled in the following map:



Source of base map: Moorabool Shire Council.

## 2.0 Recommendations

### 2.1 Consultation

#### 2.1.1 Internal Consultation

It is recommended that internal workshops are held with Moorabool Shire Councillors and Council staff about the outcomes of the heritage study and how places may be managed under the heritage overlay. Incorporated Plans (listing permit exemptions) should also form part of the workshop discussions (see later subsection for further details on the Incorporated Plans).

#### 2.1.2 Formal Exhibition

Although the West Moorabool Heritage Study Stage 2A has been exhibited and the views and information of submitters considered, it is recommended that affected owners and other stakeholders are given opportunity for further consultation as part of any planning scheme amendment to introduce the recommended heritage overlays. Several heritage assessments recommend that the condition, integrity and significance of the heritage places are confirmed by site visits (with permission from the respective owners).

It is recommended that Incorporated Plans (listing permit exemptions) are prepared by Council staff and exhibited as part of any planning scheme amendment to introduced heritage overlays.

## 2.2 Heritage Overlays

### 2.2.1 Heritage Precincts

It is recommended that the 6 heritage precincts (including the 79 places within the precincts) listed as follows are included as heritage overlays in the Schedule to the Heritage Overlay in the Moorabool Planning Scheme, through a planning scheme amendment.

#### A. Ballan

##### Fisken Street Heritage Precinct

Principally a residential precinct, the southern landmark is the Ballan Railway Station complex. The places included in the precinct, and the respective significance of each of the places, are:

- 78 Atkinson Street – Dwelling (contributory).
- 80 Atkinson Street – Dwelling (contributory).
- 81 Atkinson Street - Ballan Railway Station complex (local).
- 2 Fisken Street – Dwelling (contributory).
- 3 Fisken Street – Dwelling (contributory).
- 4 Fisken Street – Dwelling (non contributory).
- 6 Fisken Street – Units (non contributory).
- 8 Fisken Street – Dwelling (contributory).
- 9 Fisken Street – Dwelling (contributory).
- 11 Fisken Street – Dwelling (contributory).
- 12 Fisken Street – Dwelling (contributory).
- 13 Fisken Street – Dwelling (contributory).
- 14 Fisken Street – Dwelling (contributory).
- 15 Fisken Street – Dwelling (non contributory).
- 16 Fisken Street – Dwelling (non contributory).
- 17 Fisken Street – Ruddle House (contributory).
- 18 Fisken Street – Dwelling (non contributory).
- 19 Fisken Street – Dwelling (contributory).
- 20 Fisken Street – Dwelling (contributory).
- 21 Fisken Street – Dwelling (non contributory).
- 21a Fisken Street – Unit (at rear) (non contributory).
- 22 & 22A Fisken Street – Shop and Dwelling (contributory).
- 23 Fisken Street – Dwelling (contributory).
- 24 Fisken Street – Memorial Aleppo Pine tree, McLean Reserve (contributory).
- 24 Fisken Street – Bills Trough (contributory).
- 25 Fisken Street – Teresa Graham Memorial Oak Tree (contributory).
- 25 Fisken Street – Dwelling (non contributory).
- 27 Fisken Street – Ballan Fire Station (Federation era brick building only) (contributory).
- Fisken Street. – Avenue of Oak Trees (mainly between Steiglitz & Atkinson Streets) (contributory).

**91-97 Steiglitz Street Heritage Precinct**

This small precinct is a grouping of four Victorian and Late Victorian styled dwellings. These dwellings are:

- 91 Steiglitz Street (contributory).
- 93 Steiglitz Street (contributory).
- 95 Steiglitz Street (conservation desirable).
- 97 Steiglitz Street (contributory).

**B. Blackwood****13-25 Golden Point Road Heritage Precinct**

This small precinct comprises three places (two being representative examples of residential development in the late 1860s) and remnants of a water race. The places are:

- 13 Golden Point Road - Dwelling (contributory).
- 13 Golden Point Road – Garage & Outbuilding (non contributory).
- 15 Golden Point Road - Dwelling (contributory).
- 13-25 Golden Point Road – Remnant Water Race (contributory).
- 25 Golden Point Road - Dwelling (conservation desirable).

**Martin Street Heritage Precinct**

This precinct is the 19<sup>th</sup> and early 20<sup>th</sup> century commercial hub of Red Hill, a goldfields settlement at Blackwood. It includes a small number of commercial and public infrastructure buildings and dwellings, a landmark Oak tree and garden settings. The places are:

- 1 Golden Point Road - Blackwood Hotel (local).
- Martin Street (north of Blackwood Hotel) – Algerian Oak tree (local).
- 11 Martin Street – ‘Myrtleford’ (contributory).
- 13 Martin Street – Dwelling (non contributory).
- 15 Martin Street – former National Bank of Australasia (contributory).
- 19 Martin Street – vacant land (non contributory).
- 21 Martin Street – Blackwood Merchant & Blackwood Antique Merchant stores (contributory).
- 24 Martin Street – Dwelling (contributory).
- 25 Martin Street – Dwelling (non contributory).
- 20 Fiske Street – Dwelling (contributory).
- 26 Martin Street – former Post & Telegraph Office (local).
- 29 Martin Street – Blackwood House (contributory).
- 30 Martin Street – Dwelling (non contributory).

**Prayer Hill Heritage Precinct**

This is a unique precinct on the crown of the hill in the former Red Hill settlement, Blackwood, that includes three churches, Blackwood Mechanics’ institute and a number of dwellings within a picturesque bushland setting. The places are:

- Cnr Byres Road & Martin Street – War Memorial & Stamper Battery (contributory).
- 54 Byres Road – Ma’ Place (former All Saints’ Parsonage) (contributory).
- 60 Byres Road – All Saints’ Anglican Church (local).
- 74 Byres Road – St. Malachy’s Catholic Church (local).
- 24 Golden Point Road – Dwelling (non contributory).
- 28 Golden Point Road – ‘Kanagra’ (contributory).



- Lots 25B, C & F Golden Point Road – Public Hall (former Mechanics’ Institute) (conservation desirable).
- 2 Martin Street – Former Bootmaker’s Shop & Dwelling (contributory).
- Lot 16 Martin Street – Blackwood Uniting Church (contributory).
- 3 Prayer Hill Lane - Dwelling (non contributory).
- 5 Prayer Hill Lane – Dwelling (non contributory).
- 10 Prayer Hill Lane – ‘Ambleside’ (contributory).

### **Simmons Reef Road Heritage Precinct**

This precinct is an intact residential area comprising a small number of Victorian dwellings and two former stores. The places are:

- 1069 Greendale Trentham Road – Bromwich Bed & Breakfast (contributory).
- 1071 Greendale Trentham Road – Blackwood Cobb & Co. Tea Rooms (contributory).
- 1077 Greendale Trentham Road – Dwelling (former newsagency & emporium) (contributory).
- 1077 Greendale Trentham Road (rear) – remnant Water Race (contributory).
- 6 Simmons Reef Road – ‘Byres House’ (contributory).
- 6-8 Simmons Reef Road (rear) – remnant Water Race (contributory).
- 7 Simmons Reef Road – Dwelling (contributory).
- 8 Simmons Reef Road – Dwelling (contributory).
- 9 Simmons Reef Road – Dwelling (contributory).
- 9 Simmons Reef Road – remnant Water Race (contributory).
- 11 Simmons Reef Road – ‘Woodbine Cottage’ (contributory).

### **Whalebone Road Heritage Precinct**

A small precinct, it is especially identified by modestly-scaled log huts constructed in the early 20<sup>th</sup> century. The places are:

- 3 Richards Road – Log Hut (contributory).
- 3 Richards Road – Dwelling & Outbuilding (non contributory).
- 11 Whalebone Road – Dwelling (contributory).
- 20 Whalebone Road – ‘Green Gables’ Log Hut (contributory).
- 21 Whalebone Road – ‘Mac Haven’ Log Hut (contributory).
- 21 Whalebone Road – Dwelling (non contributory).
- 22 Whalebone Road – Two Log Huts (contributory).
- 22 Whalebone Road – Outbuilding (non contributory).

### **C. Lal Lal Heritage Precinct**

The original centre of the small 19<sup>th</sup> century rural settlement of Lal Lal forms a precinct identified by the railway station, hotel, dwellings, hall, ruins, avenue of honour and settings. The places are:

- Clarendon-Lal Lal Road - Avenue of Honour of Cypress and Pine Trees (local).
- 391 Clarendon-Lal Lal Road: -Dwelling (contributory).
- 410 Clarendon-Lal Lal Road: -Dwelling (contributory).
- 410 Clarendon-Lal Lal Road - Outbuildings (non contributory).
- 412 Clarendon-Lal Lal Road - Soldiers’ Memorial Hall (contributory).
- 421 Clarendon-Lal Lal Road - Dwelling (contributory).
- 421 Clarendon-Lal Lal Road - Brick shop and mechanics’ garage (non contributory).
- 424 Clarendon-Lal Lal Road - Lal Lal Falls Hotel (local).
- 424 Clarendon-Lal Lal Road - Memorial Pine Trees (local).
- 424 Clarendon-Lal Lal Road - Outbuildings to rear and side of the Lal Lal Falls Hotel (non contributory).

- 5 Eaglesons Road - Lal Lal Railway Station complex (local).
- 10 Lal Lal Falls Road - Old Lal Lal Falls Hotel Kitchen ruins (contributory).
- 10 Lal Lal Falls Road - Other buildings and structures on the site of the Old Lal Lal Hotel Kitchen Ruins (non contributory).
- Off Parkers Road - Lal Lal water tower (local).
- 8 Vaughan Street - Former School Teacher's residence (local).
- 12 Vaughan Street - Lal Lal Primary School (local).

### 2.2.2 Individual Heritage Overlays

It is recommended that the 108 places identified as having heritage significance listed as follows are included as heritage overlays in the Schedule to the Heritage Overlay in the Moorabool Planning Scheme, through a planning scheme amendment.

#### Ballan

- 31 Atkinson St, Ballan (BA084) – Dwelling.
- 45 Atkinson St, Ballan (BA087) – Dwelling.
- 55 Atkinson St, Ballan (BA086) – Dwelling.
- 360 Ballan Egerton Rd, Ballan (BA108) – ‘Hunterston’ (recommended for the Victorian Heritage Register).
- 1001 Ballan Gordon Rd, Ballan (GOR009) – ‘Llandeilo’ (complex place).
- Ballan Greendale Rd, Ballan (BA076) – Caledonian Park (complex place).
- 1-5 Cowie St, Ballan (BA124) – Recreation Reserve (complex place).
- 18 Duncan St, Ballan (BA105) – Dwelling.
- 35 Edols Rd, Ballan (BA092) – Dwelling.
- 49 Edols St, Ballan (BA093) – Dwelling.
- 30 Fiske St, Ballan (BA058) – Dwelling & Former Bake House.
- Geelong Ballan Rd, Ballan (BA107) – Ballan Old Cemetery.
- Gosling St, Ballan (BA104) – Ballan New Cemetery.
- 34 Inglis St, Ballan (BA002) – Dwelling.
- 36 Inglis St, Ballan (BA004) – Dwelling.
- 42 Inglis St, Ballan (BA005) – ‘White Thorn’.
- 47 Inglis St, Ballan (BA006) – ‘Girraween’.
- 56 Inglis St, Ballan (BA009) – Dwelling.
- 63 Inglis St, Ballan (BA011) – Dwelling.
- 65 Inglis St, Ballan (BA012) – Dwelling.
- 73 Inglis St, Ballan (BA014) – St. Paul's Uniting Church Complex (complex place).
- 77 Inglis St, Ballan (BA017) – ‘Everleigh’.
- 78 Inglis St, Ballan (BA018) – Dwelling.
- 79-81 Inglis St, Ballan (BA020) – Former Dr Salter's Residence & Medical Rooms (complex place).
- 88 Inglis St, Ballan (BA021) – ‘Lucerne’.
- 90 Inglis St, Ballan (BA022) – ‘Lea Hurst’.
- 92 Inglis St, Ballan (BA023) – Former Masonic Hall.
- 96 Inglis St, Ballan (BA024) – ‘The Mill Cottage’.
- 98 Inglis St, Ballan (BA025) – St. Brigid's Catholic Church (complex place).
- 101 Inglis St, Ballan (BA026) – ‘Invergowie’.
- 122 Inglis St, Ballan (BA034) – ‘The Avenue’.
- 123 Inglis St, Ballan (BA036) – Former Saddlery Store.
- 125 Inglis St, Ballan (BA038) – War Memorial Fountain.
- 130 Inglis St, Ballan (BA039) – Former Chambers Red House Drapery Store.
- 136 Inglis St, Ballan (BA040) – Ballan Hotel.
- 143 Inglis St, Ballan (BA041) – Ballan Mechanics' Institute.
- 146 Inglis St, Ballan (BA042) – Ballan RSL Clubrooms & Bakery.

- 150 Inglis St, Ballan (BA043, 075) – Former Ballan Times Printing Office & Dwelling (complex place).
- 153 Inglis St, Ballan (BA044) – Commercial Hotel.
- 164 Inglis St, Ballan (BA048) – Ballan Health Care (formerly ‘Annean’).
- 169 Inglis St, Ballan (BA050) – ‘Mossfield’.
- 172-174 Inglis St, Ballan (BA051) – Former Police Residence, Stables & Lock ups (complex place).
- 188 Inglis St, Ballan (BA054) – ‘Westcott’.
- 439 Old Melbourne Rd, Ballan (BA056) – ‘Hadham’.
- 27 Shaws Rd, Ballan (BA130) – ‘Stirling Park’.
- 56 Simpson St, Ballan (BA057) – St. John’s Anglican Church (complex place).
- 39 Steiglitz St, Ballan (BA102) – ‘Mayfield’.
- 59 Steiglitz St, Ballan (BA099) – ‘Ramsgate’.
- 63 Steiglitz St, Ballan (BA098) – ‘Longley’.

### Blackwood

- 4 Albert Street, Blackwood (GP01) – Dwelling.
- 35 Byres Road, Blackwood (BLA12) – Blackwood Cemetery.
- Caravan Park Rd, Blackwood (BLA16) – Blackwood Mineral Springs (complex place).
- 14 Clarendon St, Blackwood (GP03) – Former Blackwood Police Quarters & Court House (complex place) (recommended for the Victorian Heritage Register).
- 111 Golden Point Rd, Blackwood (GP04) – Dwelling.
- Martin St, Blackwood (BLA73) – Blackwood & District Historical Society (former Police Stables).
- 5 Old Golden Point Rd, Blackwood (BLA22) – ‘Hillside’.
- Recreation Reserve Rd, Blackwood (BLA09) – Blackwood Cricket & Recreation Reserve.
- 6 Terrill Street, Blackwood – Dwelling.
- 14 Victoria St, Blackwood (GP06) – Dwelling.

### Bungaree

- 145 Bungaree Wallace Rd, Bungaree (BRE003) – ‘Hawthorn Farm’.
- 186 Bungaree Wallace Rd, Bungaree (BRE05-08) – St Michael’s Catholic Church, School, Presbytery & Convent (complex place).
- 190 Bungaree Wallace Rd, Bungaree (BRE009) – Bridge Hotel.
- 221 Bungaree Wallace Rd, Bungaree (BRE10) - Bungaree Mechanics’ Institute.
- 231 Bungaree Wallace Rd, Bungaree (BRE14) – Dwelling.
- 243 Bungaree Wallace Rd, Bungaree (BRE15) – Dwelling.
- 248 Bungaree Wallace Rd, Bungaree (BRE016) – Former Morning Star Hotel.
- 255 Bungaree Wallace Rd, Bungaree (BRE018) – Former Police Residence & Lock Up (recommended for the Victorian Heritage Register).
- 309 Bungaree Wallace Rd, Bungaree (BRE019) – St. John’s Anglican Church & Hall (complex place).
- 323 Bungaree Wallace Rd, Bungaree (BRE022) – Former London Bank of Australia (recommended for the Victorian Heritage Register).
- 323 Bungaree Wallace Rd, Bungaree (BRE21) – former State School No. 1960.
- 348 Bungaree Wallace Rd, Bungaree (BRE25) – Bungaree Primary School No. 1960.
- 447 Bungaree Wallace Rd, Bungaree (BRE004) – ‘Sunny Rise’ (complex place).
- 535-537 Bungaree Wallace Rd, Bungaree (BRE26-27) – Victorian dwelling at 535 Bungaree Wallace Rd & Canary Island & Cypress trees at 535-537 Bungaree Wallace Rd (complex place).
- 196 Lesters Rd, Bungaree (BRE31) – ‘Mayfield’ (complex place).
- 100 Murphys Rd, Bungaree (BRE36) – Dwelling.

- 64 Torpys Rd, Bungaree (BRE039) – ‘Clare Place’ (complex place).

### **Gordon**

- 55 Boundary Rd, Gordon (GOR026) – ‘Summerhill’.
- 55 Brougham St, Gordon (GOR027) – Former St. Mark’s Anglican Church.
- 10 Careys Rd, Gordon (GOR012 & 08) – St. Patrick’s Catholic Church & Presbytery (complex place).
- 1 Dicker St, Gordon (GOR007) – Gordon Primary School.
- 179 Donnellans Rd, Gordon (GOR016) – ‘Oakvale’.
- 35 Main St, Gordon (GOR020) – Dwelling.
- 46 Main St, Gordon (GOR024) – Dwelling.
- 56-60 Main St, Gordon (GOR028) – Dwelling.
- 64 Main St, Gordon (GOR029) – Former London Chartered Bank.
- 67 Main St, Gordon (GOR030) – Gordon Post Office.
- 68 Main St, Gordon (GOR032) – Gordon Public Hall.
- 69 Main St, Gordon (GOR033) – Former Hotel.
- 71 Main St, Gordon (GOR034) – Dwelling & Outbuilding.
- 82 Main St, Gordon (GOR035) – Dwelling & Former Store & Bakery.
- 90 Main St, Gordon (GOR036) – General Store.
- 92 Main St, Gordon (GOR037) – Gordon Hotel.
- Old Melbourne Rd, Gordon (GOR005) – New Gordon Cemetery.
- 1558 & 1564 Old Melbourne Rd, Gordon (GOR013) – St. Patrick’s Catholic School & Convent (complex place).
- Old Western Highway, Gordon (GOR44) – Kerrit Bareet Cemetery (Gordons Burial Ground).
- 32 Russell St, Gordon (GOR018) – Dwelling & Former Store.
- 33 Russell St, Gordon (GOR019) – Dwelling.

### **Millbrook**

- 108 Donnellans Rd, Millbrook (GOR002) – ‘Woodlawn’.
- 91 Ryans Rd, Millbrook (YEN014) – Former Ryan Family Farm.
- 52 Sullivans Rd, Millbrook (GOR025) – ‘The Pines’.

### **Mount Egerton**

- Ballan Egerton Rd, Mt Egerton (BA110) – Former ‘The Pines’ Dairy.

### **Wallace**

- 634 Bungaree Wallace Rd, Wallace (WAL03) – Dwelling.
- 720 Bungaree Wallace Rd, Wallace (WAL04-05) Former Holden’s Chaff Mill Dwelling & Store (complex place).
- 4 Erin Court, Wallace (WAL08) – former ‘Maryville’ Stables.
- 10-24 Old Western Hwy, Wallace (WAL016) – Fmr Wallace Millbrook & District Factory & Creamery Complex (complex place).
- 12 Westcotts Rd, Wallace (WAL021) – Former Masonic Temple.
- 30 Westcotts Rd, Wallace (WAL022) – Former Wallace Methodist Church.
- 97 Westcotts Rd, Wallace (WAL025) – ‘Wellwood’.

### 2.2.3 Additional Heritage Controls in the Schedule to the Heritage Overlay

#### A. External Paint Controls

It is recommended that those identified face brick and masonry places, including specific rendered masonry places, are included in the Schedule to the Heritage Overlay with external paint controls. Although Clause 43.01-1 of the Moorabool Planning Scheme already requires a planning permit to externally paint an unpainted surface, the inclusion of these places in the relevant column of the Schedule reinforces this control:

#### A.1 Places in Heritage Precincts

##### Fisken Street Heritage Precinct, Ballan

- 81 Atkinson Street – Ballan Railway Station.
- 27 Fisken Street – Ballan Fire Station (Federation era brick building only).

##### Lal Lal Heritage Precinct

- 424 Clarendon-Lal Lal Road – Lal Lal Falls Hotel.
- 5 Eaglesons Road – Lal Lal Railway Station complex.
- 10 Lal Lal Falls Road – Old Lal Lal Falls Hotel.
- Off Parkers Road – Lal Lal Water Tower.

#### A.2 Individual Heritage Places

##### Ballan

- 360 Ballan Egerton Road – ‘Hunterston’ (main dwelling only).
- 30 Fisken St – Stone Bake House only.
- Geelong Ballan Road – Old Ballan Cemetery.
- Gosling Street – Ballan New Cemetery.
- 73 Inglis Street – St. Paul’s Church (church building only).
- 92 Inglis Street – Former Masonic Hall.
- 96 Inglis Street – The Mill Cottage.
- 98 Inglis Street – St. Brigid’s Catholic Church (church building only).
- 125 Inglis Street – War Memorial Fountain.
- 143 Inglis Street – Ballan Mechanics’ Institute front wing & main hall.
- 172-174 Inglis Street – Former Police Residence, Stables & Lock Ups.
- 188 Inglis Street – ‘Westcott’ (dwelling only).
- 56 Simpson Street – St. John’s Anglican Church (church building only).

##### Blackwood

- 35 Byres Road – Blackwood Cemetery.
- Caravan Park Road – Rendered masonry walls to pavilions (Blackwood Mineral Springs).
- Recreation Reserve Road – Stone Gate Piers only (Blackwood Cricket & Recreation Reserve).

##### Bungaree

- 186 Bungaree Wallace Road – Presbytery, Church, former Convent and Former School.
- 190 Bungaree Wallace Road – Bridge Hotel (hotel building only).
- 221 Bungaree Wallace Road – Bungaree Mechanics’ Institute & Free Library.
- 248 Bungaree Wallace Road – Former Morning Star Hotel (hotel building only).
- 309 Bungaree Wallace Road – St. John’s Anglican Church (church building only).
- 323 Bungaree Wallace Road – Former Bungaree State School.
- 348 Bungaree Wallace Road – Bungaree Primary School (original school building only).

**Gordon**

- 10 Careys Road – St. Patrick’s Catholic Church & Presbytery (church & presbytery buildings only).
- 1 Dicker Street – Gordon Primary School (original school building only).
- 179 Donnellans Road – ‘Oakvale’.
- 64 Main Street – Former London Chartered Bank (bank building only).
- 92 Main Street – Gordon Hotel (hotel building only).
- Old Melbourne Road – New Gordon Cemetery.
- 1558 & 1564 Old Melbourne Road – St. Patrick’s Catholic School & Convent (original school building only).
- Old Western Highway – Kerrit Bareet Cemetery (existing headstone only).

**Millbrook**

- 108 Donnellans Road – ‘Woodlawn’ (dwelling only).
- 91 Ryans Road – Former Ryan Family Farm (main dwelling only).

**Wallace**

- 720 Bungaree Wallace Road – Former Holden’s Chaff Mill operations (store only).
- 4 Erin Court – Former ‘Maryville’ Stables.
- 10-24 Old Western Highway – Former Wallace Millbrook & District Butter Factory & Creamery Company Ltd. (early brick factory, chimney stack, brick Bungalow and terra cotta block tank only).
- 12 Westcotts Road – Wallace Masonic Temple.

**B. Internal Alteration Controls**

It is recommended that internal alteration controls apply to:

- 143 Inglis Street – Ballan Mechanics’ Institute front wing & main hall.

**C. Tree Controls**

It is recommended that the following place be included in the Schedule to the Heritage Overlay with tree controls, given that trees are considered to contribute to the significance of these places. It is recognised that exemptions from the need for a planning permit for the removal of the some listed trees may already apply under Clause 42.48 Bushfire Protection Exemptions in the Moorabool Planning Scheme, but these exemptions could be considered in conjunction with the locations and contexts of the trees outlined:

**C.1 Places in Heritage Precincts****Fisken Street Heritage Precinct, Ballan**

- 24 Fisken Street – Aleppo Pine Tree in McLean Reserve.
- 25 Fisken Street, on nature strip – Memorial Oak Tree.
- Fisken Street (between Steiglitz & Atkinson Streets) – Avenue of Oak Trees.

**Martin Street Heritage Precinct, Blackwood**

- 22 Martin Street – Algerian Oak Tree.

**Prayer Hill Heritage Precinct, Blackwood**

- 54 Byres Road – Exotic trees.
- 60 Byres Road – Exotic trees.
- 28 Golden Point Road – Exotic trees.
- 10 Prayer Hill Lane – Bunya Bunya Pines (2).

**Simmons Reef Road Heritage Precinct, Blackwood**

- Simmons Reef Road - Pin Oak and Elm street trees.

**Lal Lal Heritage Precinct, Lal Lal**

- Clarendon-Lal Lal Road – Avenue of Honour.
- 424 Clarendon-Lal Lal Road – Memorial Trees (outside Lal Lal Falls Hotel).

**C.2 Individual Heritage Places****Ballan**

- Ballan Greendale Road – Rows of Cypress Trees and other Exotic Trees.
- 1-5 Cowie Street – Rows of Cypress Trees and individual Cypress Trees (Ballan Recreation Reserve).
- 73 Inglis Street – Blue Spruce Trees (at front of St. Paul’s Church complex).
- Gosling Street – Cypress and Fir Trees (Ballan New Cemetery).
- 27 Shaws Road – Golden Cypress Trees & Hedge (‘Stirling Park’).
- 56 Simpson Street – Cypress and Monterey Pine Trees (St. John’s Anglican Church).

**Blackwood**

- 35 Byres Road – Spruce trees (Blackwood Cemetery).
- Caravan Park Road – Two memorial Pine trees adjacent to bridge (Blackwood Mineral Springs).
- Recreation Reserve Road – Pinus Radiata Trees (Blackwood Recreation Reserve).
- 6 Terrill Street – Dwelling.

**Bungaree**

- 186 Bungaree Wallace Road – Cypress trees adjacent to the grotto only (St. Michael’s Catholic Church complex).
- 447 Bungaree Wallace Road – Golden Cypress Trees and mature Exotic trees near main dwelling (‘Sunny Rise’).
- 535-537 Bungaree Wallace Road – Canary Island Palm and Cypress Trees at rear of dwellings.
- 196 Lesters Road – Mature exotic trees in front garden and along driveway (‘Mayfield’).
- 64 Torpys Road – hedges to front and side boundaries to ‘Clare Place’ and original homestead ruin.

**Gordon**

- 55 Brougham Street – Mature Cypress tree in south-east corner of former St. Mark’s Anglican Church site.
- 10 Careys Road – Rows of Cypress hedges and other Cypress trees (St. Patrick’s Catholic Church and Presbytery).

**Millbrook**

- 91 Ryans Road – Mature exotic trees adjacent to main dwelling (former Ryan Family Farm).
- 52 Sullivans Road – Mature exotic trees adjacent to ‘The Pines’ dwelling.

**Mount Egerton**

- Ballan Egerton Road – Palm Tree (former ‘The Pines’ Dairy).

**Wallace**

- 634 Bungaree Wallace Road – Mature Cypress trees at front and rear.

**D. Fences &/or Outbuildings of Note**

It is recommended that the following fences and/or outbuildings of note are listed in the relevant column in the Schedule to the Heritage Overlay:

**Ballan**

- 1001 Ballan Gordon Road – Gable timber and stone outbuildings (subject to confirmation with a site visit) – ‘Llandeilo’.
- 30 Fiskin Street – Stone bake house.
- Gosling Street – octagonal robing room & gabled sexton’s buildings (Ballan New Cemetery).
- 98 Inglis Street – Metal entrance gates fronting Inglis Street (St. Brigid’s Catholic Church).
- 101 Inglis Street – Front timber picket fence along western boundary portion.
- 172-174 Inglis Street – Stables & Lock Ups (former Police Residence).
- 188 Inglis Street – ‘Westcott’ stables.
- 56 Simpson Street – Stone gate piers & associated metal gates (St. John’s Anglican Church).
- 63 Steiglitz Street – Outbuildings attached to rear west corner of ‘Longley’ dwelling.

**Bungaree**

- 447 Bungaree Wallace Road – Original Dwelling & Associated Gabled Outbuildings, possibly dry stone walls [to be confirmed with site visit] (‘Sunny Rise’).
- 255 Bungaree Wallace Road – Former Police Lock Up.
- 309 Bungaree Wallace Road – Parish Hall (St. John’s Anglican Church).
- 64 Torpys Road – Original Homestead Ruin (adjoining ‘Clare Place’).

**Gordon**

- 71 Main Street – Gabled outbuilding.

**Millbrook**

- 108 Donnellans Road – Outbuilding adjoining the south-west corner of ‘Wood Lawn’.
- 91 Ryans Road – Elongated gabled outbuilding and chimney stack (former Ryan Family Farm).

**E. Prohibited Uses May be Permitted**

It is recommended that “yes” is included in the relevant column in the Schedule to the Heritage Overlay for Prohibited Uses May be Permitted for the following places:

**Fiskin Street Heritage Precinct, Ballan**

- 81 Atkinson Street – Ballan Railway Station.
- 22A Fiskin Street – Shop and Dwelling.
- 27 Fiskin Street – Ballan Fire Station.
- 143 Inglis Street – Ballan Mechanics’ Institute.
- 164 Inglis Street – Ballan Health Care (formerly ‘Annean’).
- 172-174 Inglis Street – Former Police Residence, Stables & Lock Ups.

**Martin Street Heritage Precinct, Blackwood**

- 1 Golden Point Road – Blackwood Hotel.
- 15 Martin Street – former National Bank of Australasia.
- 21 Martin Street – The Blackwood Merchant & Blackwood Antique Merchant stores.
- 26 Martin Street – former Post & Telegraph Office.



**Prayer Hill Heritage Precinct, Blackwood**

- 60 Byres Road - All Saints' Anglican Church.
- 74 Byres Road - St. Malachy's Catholic Church.
- Lots 25B, C & F Golden Point Road - Public Hall (former Mechanics' Institute).
- Lot 16 Martin Street – Blackwood Uniting Church.

**Simmons Reef Road Heritage Precinct, Blackwood**

- 1071 Greendale Trentham Road – Blackwood Cobb & Co. Tea Rooms.
- 1077 Greendale Trentham Road – Dwelling (former newsagency & emporium).

**Lal Lal Heritage Precinct**

- 424 Clarendon-Lal Lal Road – Lal Lal Falls Hotel.
- 5 Eaglesons Road – Lal Lal Railway Station complex.

**Individual Heritage Places****Ballan**

- 1-5 Cowie Street – Ballan Recreation Reserve.
- 73 Inglis Street – St. Paul's Uniting Church complex.
- 92 Inglis Street – Former Masonic Hall.
- 96 Inglis Street – The Mill Cottage.
- 98 Inglis Street – St. Brigid's Catholic Church.
- 123 Inglis Street – Former Saddlery Store.
- 130 Inglis Street – Former Chambers' Red House Drapery Store.
- 136 Inglis Street – Ballan Hotel.
- 146 Inglis Street – Ballan RSL Clubrooms & Bakery.
- 150 Inglis Street – Former Ballan Times Printing Office & Dwelling.
- 151-153 Inglis Street – Commercial Hotel.
- 56 Simpson Street – St. John's Anglican Church.

**Blackwood**

- Caravan Park Road – Blackwood Mineral Springs.
- Martin Street – Blackwood & District Historical Society (former Police Stables).
- Recreation Reserve Road – Blackwood Recreation Reserve.

**Bungaree**

- 186 Bungaree Wallace Road – St. Michael's Catholic Church complex.
- 190 Bungaree Wallace Road – Bridge Hotel.
- 221 Bungaree Wallace Road – Bungaree Mechanics' Institute & Free Library.
- 248 Bungaree Wallace Road – Former Morning Star Hotel.
- 255 Bungaree Wallace Road – Former Police Residence and Lock Up.
- 309 Bungaree Wallace Road – St. John's Anglican Church and Hall.
- 323 Bungaree Wallace Road – Former London Bank of Australia.

**Gordon**

- 55 Brougham Street – Former St. Mark's Anglican Church.
- 10 Careys Road – St. Patrick's Catholic Church and Presbytery.
- 1 Dicker Street – Gordon Primary School.
- 64 Main Street – Former London Chartered Bank.
- 65 Main Street – Gordon Post Office.
- 68 Main Street – Gordon Public Hall.
- 69 Main Street – Former Hotel.
- 82 Main Street – Dwelling and Former Store and Bakery.
- 90 Main Street – General Store.

- 92 Main Street – Gordon Hotel.
- 1558 & 1564 Old Melbourne Road – St. Patrick’s Catholic School & Convent.
- 32 Russell Street – Dwelling and Former Store.

### **Mount Egerton**

- Ballan Egerton Road – Former ‘The Pines’ Dairy.

### **Wallace**

- 720 Bungaree Wallace Road – Dwelling and Store (former Holden’s Chaff Mill operations).
- 10-24 Old Western Highway – Former Wallace Millbrook & District Butter Factory & Creamery Company Ltd.
- 12 Westcotts Road – Wallace Masonic Temple.
- 30 Westcotts Road – Former Wallace Methodist Church.

## **F. Incorporated Plans – Permit Exemptions**

It is recommended that Incorporated Plans are prepared for planning permit exemptions for specific buildings and works as outlined in the heritage assessments for each of the heritage places. The Mitchell Shire HO Permit Exemptions Incorporated Plan 2014 could be used as a basis for the preparation of the Incorporated Plan for permit exemptions for places under individual heritage overlays. The Incorporated Plans should be formally exhibited with the Heritage Study.

### **Township Places**

In township contexts it is recommended that the Incorporated Plan provide permit exemptions for:

- Construction of an outbuilding (which is behind the rear façade of the significant dwelling and of non-reflective construction);
- Construction of a rear verandah or pergola not visible the road;
- Construction or extension of a rear deck no higher than 800 mm;
- Demolition of side or rear fences.
- Installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines;
- Construction or extension of a domestic swimming pool, spa, mechanical equipment and fencing at the rear of the dwelling
- Construction of side and rear fences to match existing or are timber paling fences no higher than 1800 mm (and side fences that are raked to the height of the front fence in the front setback).

### **Rural Places**

In rural contexts, it is recommended that the Incorporated Plan provide permit exemptions for:

- Construction of an outbuilding (which is behind the rear façade of the significant dwelling and of non-reflective construction);
- Construction of a rear verandah or pergola not visible from the road;
- Construction of a rear verandah or pergola not visible the road;
- Demolition of side or rear fences,

- Installation of domestic services not located on the front roof and wall planes of the dwelling (and set back from the front wall by no less than 4 metres) or project beyond roof ridgelines;
- Construction or extension of a domestic swimming pool, spa, mechanical equipment and associated fencing at the rear of the dwelling.
- Construction of rural/agricultural fencing to match existing rural/agricultural fencing.
- Upgrades and construction of driveways and roadways physically distant from significant buildings, outbuildings, trees and gardens.

## 2.3 Nominations for the Victorian Heritage Register

Given their potential state significance, it is recommended that the following places are nominated for the Victorian Heritage Register:

- 360 Ballan Egerton Road, Ballan – ‘Hunterston’.
- 14 Clarendon Street, Blackwood – Former Blackwood Police Quarters & Court House.
- 255 Bungaree Wallace Road, Bungaree – Former Police Residence & Lock Up.
- 323 Bungaree Wallace Road – Former London Bank of Australia.

In accordance with the Project Brief, the above list of places has been peer-reviewed by an officer from Heritage Victoria.

## 2.4 HERMES

It is recommended that any changes resulting from consultations and a planning scheme amendment are reflected in HERMES.

It is recommended that the Moorabool Shire Council prepare a heritage page on its website, giving basic details on the purpose and application of the heritage overlay, suggested resources and contacts, definitions for heritage conservation and a link to the Victorian Heritage Database.

## 2.5 Moorabool Planning Scheme

### Clause 21.06: Heritage – Municipal Strategic Statement

It is recommended that the Municipal Strategic Statement is refreshed given the completion of Stage 2A of the West Moorabool Heritage Study.

### Clause 22: Local Heritage Policy

It is recommended that consideration is given to the preparation of a local heritage policy to guide the protection, conservation and management of heritage places in the Shire, including those identified in the West Moorabool Heritage Study Stage 2A.

### Reference Documents

It is recommended that the West Moorabool Heritage Study Stage 2A including the Report (vol. 1), Thematic History (vol. 2), Heritage Precincts (vol. 3) and Individual Places (vols. 4-5) are included as a Reference Document in the Moorabool Planning Scheme.

## 2.6 Heritage Information/Guidance Sheets

It is recommended that consideration is given to the inclusion of *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications* prepared for the Victorian Heritage Council, draft, February 2007) as one basis for assisting Council planners and affected owners in making changes to heritage places identified in the West Moorabool Heritage Study Stage 2A.

More ideally, it is recommended that illustrated Heritage Information Sheets are prepared that give illustrated practice advice on specific, local heritage matters including (but not limited to):

- Front Fences.
- Signage.
- Repairs.
- Demolition.
- Additions.
- Carports and Garages.

## 2.7 Additional Heritage Assessments: Stage 2B

### Priority Single Heritage Places

It is recommended that the 124 single priority heritage places identified in Stage 1 of the West Moorabool Heritage Study and not assessed as part of Stage 2A of the Heritage Study are assessed as part of a study in the immediate future. See Appendix 7.04 for an illustrated list of these places.

### Priority Complex Heritage Places (Places with more than one building and may include significant settings and other fabric)

It is recommended that the 11 complex priority heritage places identified in Stage 1 of the West Moorabool Heritage Study and not assessed as part of Stage 2A of the Heritage Study are assessed as part of a study in the immediate. See Appendix 7.05 for an illustrated list of these places.

### Single Built Heritage Places with Existing Heritage Overlays

It is recommended that the 12 single built heritage places with existing heritage overlays and without heritage assessments form part of a study in the immediate future. This would give a basis to the significance of these places and greatly assist in the assessment of planning permit applications. See Appendix 7.06 for an illustrated list of these places.

### Complex Built Heritage Places with Existing Heritage Overlays

It is recommended that the 9 complex built heritage places with existing heritage overlays and without heritage assessments form part of a study in the immediate future. This would give a basis to the significance of these places and greatly assist in the assessment of planning permit applications. See Appendix 7.07 for an illustrated list of these places.

### Archaeological Sites

It is recommended that the 75 archaeological sites identified in Stage 1 and not assessed in Stage 2A of the West Moorabool Heritage Study are assessed as part of a future Study. See Appendix 7.08 for a list of these places.

### Dry Stone Walls

It is recommended that the 9 dry stone walls (and any other dry stone walls) identified in Stage 1 of the West Moorabool Heritage study are assessed as part of a future study. The known dry stone walls are:

- Reidys Road, Bungaree (BRE37).
- Clarendon (CLA01).
- 6301 Midland Highway, Clarendon (CLA10).
- 6329 Midland Highway, Clarendon (CLA11).
- 360 Hewitsons Road, Dunnstown (DUN02).
- Yendon No. 2 Road, Scotsburn (SCO02).
- 89 Ditchfield Road North, Yendon (YEN15).
- Haines Street, Yendon (YEN14).
- Wroe's Road, Yendon (YEN16).

### Water Infrastructure Sites

It is recommended that the 18 heritage water infrastructure sites (including 13 major infrastructure sites and 5 local water supply sites) identified in Stage 1 and not assessed in Stage 2A of the West Moorabool Heritage Study are assessed as part of a future study. These water infrastructure sites are:

#### Major Infrastructure Sites

- Shaws Road, Ballan (BA129) – Bostock Reservoir.
- Linehams Road, Bolwarrah (BWH01) – Moorabool Reservoir (including Lodge & Gardens).
- Springbank Road, Bullarook (BU05) – Water Channel from Beal Reservoir.
- Wilsons Road, Bullarook (BU09) – Wilsons Reservoir (including surrounds & buildings).
- Denhert's Road, Bunding (BUN06) – Bolwarra Weir (formerly Hunt's Dam).
- Denherts Road, Bunding (BUN07) – Ballan Water Channel.
- Barkstead Road, Claretown (CT02) – Beales Reservoir.
- Reservoir Track, Korweinguboorra (KOR09) – Korweinguboorra Reservoir.
- Lal Lal (LAL01) – Lal Lal Reservoir (formerly Bungal Dam).
- Frawleys Road, Leigh Creek (LCK01) – Water Channel from Pincott Reservoir.
- Donnellans Road, Millbrook (MIL02) – Millbrook Reservoir.
- Frawleys Road, Pootilla (POO04) – Pincott Reservoir.
- Old Western Highway, Pykes Creek Weir (PCW02) – Pykes Creek Reservoir & Tower.

#### Local Water Supply Sites

- Blackwood (BLA06) – Shaws Lake Swimming Pool & Lookout.
- Kennedy's Lane, Bunding (BUN08) – Railway Weir.
- Wades Road, Bungaree (BRE43) – Water Channel.
- Millbrook Egerton Road, Millbrook (MIL07) – Greenes Springs & Toohy's Water Facility.
- Simmons Reef (SR02) – Simmons Reef Reservoir.

### Bridges

It is recommended that the 2 heritage bridges identified in Stage 1 and not assessed in Stage 2A of the West Moorabool Heritage Study are assessed as part of a future study. These bridges are:

- Bungaree Wallace Road, Bungaree (BRE44) Bluestone Bridge.
- Yendon Egerton Road, Lal Lal (LAL17) – Blue Bridge.

Other heritage bridges identified on any current Moorabool Shire bridge mapping and numbering system should also be assessed at this stage.

**Geological Sites**

It is recommended that the 80 geological sites (most having been identified by the Geological Association of Australia) in Stage 1 and not assessed in Stage 2A of the West Moorabool Heritage Study are assessed as part of a future study. See Appendix 7.09 for a list of these places.

**2.8 Heritage Advisory Service**

It is recommended that the Moorabool Shire Council establish a heritage advisory service by engaging a suitably qualified heritage consultant. Given the notable number of proposed heritage overlays, in addition to the heritage overlays already in the Moorabool Planning Scheme, a heritage advisor is vital in ensuring the appropriate conservation of places in the municipality and assisting owners and planners with change and development to heritage places.