

OFFICIAL

# **Planning Delegated Committee Meeting**

## **Agenda**

**13 March 2024 at 6:30pm**

**Council Chamber, Town Hall, Sturt Street,  
Ballarat**



## PUBLIC SUBMISSIONS

- Public representations may be made on any items listed on the agenda in a Planning Meeting apart from those listed in the confidential section.
- If you do wish to attend the meeting in person to make a submission, please fill out the [form on our website](#).
- Members of the public who wish to make a submission on an agenda item but who are unable to attend the meeting in person may make a submission in writing:
  - Submissions must be submitted in writing via the [form on our website](#) by no later than 2:00pm on the day of Planning meeting; and
  - limited to no more than 200 words that will be read out by the Chief Executive Officer or nominated delegate at the meeting prior to the matter being considered.

**ORDER OF BUSINESS:**

**1. Acknowledgement Of Country .....4**

**2. Apologies For Absence.....4**

**3. Declaration Of Conflict Of Interests.....4**

**4. Confirmation Of Minutes.....4**

**5. Officer Briefing.....4**

**6. Planning Delegated Committee Reports .....5**

    6.1. Ballarat Planning Scheme Amendment C245ball: Heritage Protection for ‘Lintel  
        Grange Homestead Complex’ 127 Edmonston Road, Addington .....5

    6.2. 214 Creswick Road – Osborne House - Interim and Permanent Heritage Overlay....105

**7. General Business - Matters Arising From The Agenda .....141**

**8. Close .....141**

## 1. ACKNOWLEDGEMENT OF COUNTRY



The City of Ballarat acknowledges the Traditional Custodians of the land we live and work on, the Wadawurrung and Dja Dja Wurrung People, and recognises their continuing connection to the land and waterways. We pay our respects to their Elders past, present and emerging and extend this to all Aboriginal and Torres Strait Islander People.

## 2. APOLOGIES FOR ABSENCE

## 3. DECLARATION OF CONFLICT OF INTERESTS

## 4. CONFIRMATION OF MINUTES

## 5. OFFICER BRIEFING



## 6. PLANNING DELEGATED COMMITTEE REPORTS

### 6.1. BALLARAT PLANNING SCHEME AMENDMENT C245BALL: HERITAGE PROTECTION FOR 'LINTEL GRANGE HOMESTEAD COMPLEX' 127 EDMONSTON ROAD, ADDINGTON

**Division:** Development and Growth  
**Director:** Natalie Robertson  
**Author/Position:** Kellie Jantzen – Coordinator Strategic Planning

#### PURPOSE

1. To consider written submissions received to Planning Scheme Amendment C245ball pursuant to section 22(1) of the *Planning and Environment Act 1987*.
2. To acknowledge Council officers have been working to resolve submissions to Planning Scheme Amendment C245ball.
3. To determine whether to request the Minister for Planning appoint an Independent Planning Panel to consider submissions and Planning Scheme Amendment C245ball.
4. To consider endorsing a response to the issues raised in submissions to Planning Scheme Amendment C245ball, to form the basis of Council's position at the Panel hearing.

#### BACKGROUND

##### Amendment C241ball (Interim Heritage Overlay)

5. At its meeting on 12 July 2023, Council resolved to request the Minister for Planning apply an Interim Heritage Overlay to the Lintel Grange Homestead complex at 127 Edmonston Road, Addington under section 20(4) of the *Planning and Environment Act 1987*.
6. The Interim Heritage Overlay was applied to the property on 6 September 2023 by the Minister for Planning through Amendment C241ball.
7. An Interim Heritage Overlay is applied when a permanent heritage protection is pursued concurrently through a fully exhibited planning scheme amendment process and is valid for 12 months.

##### Amendment C245ball (Permanent Heritage Overlay)

8. At its meeting on 12 July 2023, Council resolved to request the Minister for Planning to authorise the preparation and exhibition of Planning Scheme Amendment C245ball (the amendment) pursuant to section 8A of the *Planning and Environment Act 1987*.
9. The amendment seeks to apply a Heritage Overlay to the 'Lintel Grange Homestead Complex' and its curtilage at 127 Edmonston Road, Addington on a permanent basis.
10. The amendment was placed on public exhibition from 28 September 2023 to 30 October 2023.

11. Notice of preparation of the amendment was given to all affected landowners, occupiers, adjacent properties, relevant Ministers, Heritage Victoria, and interested heritage groups prior to the start of exhibition. A public notice was published in the Ballarat Times and the Victorian Government Gazette.
12. A dedicated webpage on Council's MySay page provided the community with the amendment documentation. Hard copies of the amendment were available for public inspection at Council's customer service desk.
13. A total of fifty-one (51) submissions were received from community members and the landowners. Forty-seven (47) of these submissions object to the Planning Scheme Amendment. Four (4) support the amendment.
14. Council officers have undertaken further consultation with submitters and consequently twenty-eight (28) objecting submitters have withdrawn their objection/submission.
15. Council officers propose minor changes to the planning scheme amendment to resolve two (2) submissions.
16. A summary of the key issues raised in the remaining submissions and a recommended officer response is presented in paragraph 21 of this report.
17. A list of all submissions (resolved and unresolved) and officer response can be found in Attachment 2.
18. The next step in the amendment process is for all (remaining) submissions received through the exhibition period to be considered by Council and determine whether to refer the planning scheme amendment to an independent planning panel to consider the submissions, make any changes to the amendment in response to submissions or to abandon the amendment.
19. All submitters have been directly notified of this meeting.

## KEY MATTERS

### Summary of submissions

20. The four (4) submissions that support the amendment are from community members and highlight the need to preserve Ballarat's history by applying the Heritage Overlay to the property. This will identify the significance of the house to the area and identify its history and association with generations of the Edmonston family.
21. The key issues raised in the eighteen (18) objecting submissions are detailed in the below table, along with the Officer response:

Number of submissions relating to this issue	Key Issue/Concern and (submission number associated with Attachment 5)	Officer Response
5	Supports the demolition of the house. (4,5,6,7,11)	Noted.

18	The house is unsafe for health reasons and is in derelict condition. (Submissions 4-21)	Whilst potential property buyers should be aware of the range of issues that may affect the property and impose restrictions or obligations on them, Council officers have been working with the landowners and offered assistance to undertake the necessary technical assessment to determine the extent of issues with the existing homestead.
1	Current laws prevent another house being constructed due to wind turbines.	Ballarat Planning Scheme Clause 35.07 (Farming Zone) identifies a requirement of a planning permit for a dependent persons unit within one kilometer from a wind energy facility. This does not mean a dwelling is prohibited within this distance, however a permit is required.

22. As a consequence of officers not being able to resolve all objecting submissions, it is recommended that Council refers all submissions, including any late submissions, to the planning panel and request that panel recommend approval of Amendment C245ball with changes to the exhibited amendment.

### **Officer approach to submissions**

#### ***Consultation with landowners***

23. Council officers have consulted with the landowners of 127 Edmonston Road, Addington throughout the course of Amendment C245ball.
24. The landowners indicated their willingness to work with Council officers to retain as much of the house as possible.
25. Subsequent meetings between Council officers and the landowners have resulted in an agreement between the two parties that allows retention of the front section of the house, known to be of primary heritage significance, and demolition of the back section of the house, known to be of secondary heritage significance.
26. Council officers are working with the landowners to ensure any proposal to develop in addition to the existing homestead, is sympathetic to the existing built form and surrounds.
27. A full list of consultation dates and outcomes with the landowners can be found in Attachment 3.

**Consultation with submitters**

28. On 18 December 2023 and again on 15 January 2024 Council officer reached out to all objecting submitters (47) to inform them of the planning scheme amendment processes post exhibition, including the opportunity for them to withdraw their submission or discuss their concerns with Council officers (Attachment 2).
29. A total of twenty-eight (28) submitters consequently withdrew their submission.
30. Subsequently, Council officers invited the submitters to attend a public meeting to discuss their concerns raised in their submission, to be held on 13 February 2024 (Attachment 4).
31. No submitters responded to the invitation, however one objecting submitter withdrew their submission.
32. A full list of consultation dates and outcomes with the submitters can be found in Attachment 3.

**Proposed changes to the amendment as a result of consultation**

33. In response to consultation with the landowners, Council officers have made very minor changes to the amendment.
34. Changes have been made to the Statement of Significance and Heritage Citation to specifically refer to the later additions c1870-1900 to the dwelling as being of secondary heritage significance.
35. These changes are required to assist in decision making as part of any planning permit application.

**Proposed changes to the amendment recommended by officers**

36. The changes include amendments to the Statement of Significance to correctly define the part of the house found to be of primary heritage significance (Homestead built in 1860's) and secondary heritage significance (Homestead additions b/w 1870 and 1900) which was incorrectly defined in the exhibited documents as described in Figures 1 and 2.



Figure 1. Incorrectly defined.



Figure 2. Correctly defined.

**Independent Planning Panel**

37. The Planning Panel process provides for an independent review of submissions and offers a further opportunity for submitters to have their submissions considered and to directly address the Panel, including calling any expert evidence. This provides a fair, robust and transparent process enabling stakeholder interests to be fully considered and reconciled where possible.

38. In preparing its report and recommendations, the Panel will consider all written submissions referred to it.
39. The Panel will provide a report with recommendations to Council on whether the amendment should proceed. This will enable Council to make a final decision on whether to adopt the amendment as exhibited, adopt it with changes as recommended by the Panel, or to abandon the amendment.

## OPTIONS

40. After considering submissions, Council has the option to change the amendment in the manner requested through the submissions and refer the submissions to a Planning Panel for an independent assessment and recommendation, or to abandon the amendment or part of the amendment.
41. Under the requirements of the *Planning and Environment Act 1987*, Council is required to refer unresolved submissions to an independent Planning Panel if it wishes to progress the amendment.
42. Council officers' responses provided in the attachments include the basis of Council's position at an independent Planning Panel hearing.

## OFFICER RECOMMENDATION

### 43. That the Planning Delegated Committee resolves to:

- a. Consider all submissions received to Planning Scheme Amendment C245ball pursuant to section (22)1 of the *Planning and Environment Act 1987*.
- b. Acknowledge Council officer responses to issues raised in submissions received to Planning Scheme Amendment C245ball.
- c. Request the Minister for Planning to appoint an independent Planning Panel pursuant to Section 23 and the provisions of Part 8 of the *Planning and Environment Act 1987* to consider submissions received to Amendment C245ball.
- d. Support the proposed post-exhibition minor changes to Amendment C245ball to the Statement of Significance and Heritage Citation to better address the primary and secondary heritage significance elements of the Lintel Grange Homestead.
- e. Request officers present Council's support for the proposed changes to Planning Scheme Amendment C245ball, to the Independent Planning Panel.
- f. Authorise the Director Development and Growth to undertake administrative and minor changes to the amendment that do not change the intent of Amendment C245ball and present these changes to the independent Planning Panel for consideration.
- g. Note that all submissions beyond those considered in this Council report will be referred directly to Independent Planning Panel for consideration.



- h. Notify submitters of Council's resolution to request the appointment of an independent Planning Panel for Amendment C245ball by the Minister for Planning.**

## ATTACHMENTS

1. Governance Review [6.1.1 - 2 pages]
2. Attachment 2. List of all submissions resolved and unresolved [6.1.2 - 3 pages]
3. Attachment 3 Consultation timelines with landowners and submitters [6.1.3 - 2 pages]
4. Attachment 4. Public meeting notice [6.1.4 - 1 page]
5. Attachment 5. List of all submissions to refer to Panel [6.1.5 - 2 pages]
6. Ballarat C 245 ball Explanatory Report exhibited [6.1.6 - 5 pages]
7. Ballarat C 245 ball Instruction Sheet exhibited [6.1.7 - 1 page]
8. Ballarat C 241 ball 002 ho Map 01 Exhibited [6.1.8 - 1 page]
9. Ballarat C245ball Lintel Grange Citation post exhibition with changes [6.1.9 - 18 pages]
10. Ballarat C245ball Lintel Grange Statement of Significance post exhibition with changes [6.1.10 - 3 pages]
11. SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY (5) [6.1.11 - 26 pages]
12. SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY Compare (10) [6.1.12 - 26 pages]
13. SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME (3) [6.1.13 - 2 pages]
14. SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME Compare (7) [6.1.14 - 2 pages]

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**ALIGNMENT WITH COUNCIL VISION, COUNCIL PLAN, STRATEGIES AND POLICIES**

1. This report aligns with Council's Vision, Council Plan, Strategies and Policies.

**COMMUNITY IMPACT**

2. The amendment will have positive social and community impacts by seeking to protect and retain identified heritage fabric which has significance importance to the course or pattern of Victoria's cultural history, demonstrating the principal characteristics of a class of cultural places and objects and special association with the life or works of a person, or group of persons, of importance in Victoria's history.

**CLIMATE EMERGENCY AND ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS**

3. This amendment does not raise any direct climate emergency issues or environmental sustainability implications.

**ECONOMIC SUSTAINABILITY IMPLICATIONS**

4. There are no economic sustainability implications identified for the subject of this report.

**FINANCIAL IMPLICATIONS**

5. The amendment process will not have any significant financial implications to Council with the exception of the usual cost associated with the planning scheme amendment process.

**LEGAL AND RISK CONSIDERATIONS**

6. The amendment does not raise any legal risks or concerns of note. Section 9(1) of the *Local Government Act 2020* states that a Council must - in the performance of its role - give effect to the overarching governance principles of the [Local Government] Act.
7. This includes section 2 which states that: c) the economic, social, and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted, (d) the municipal community is to be engaged in strategic planning and strategic decision making, f) collaboration with other Councils and Governments and statutory bodies is to be sought' and, g) the ongoing financial viability of the Council is to be ensured.
8. The Amendment gives effect to the overarching governance principles by identifying land suitable for heritage protection subject to a robust assessment.
9. The *Planning and Environment Act 1987* (the Act) sets out the framework for the use, development, and protection of land in Victoria in the present and long-term interests of all Victorians.

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10. The amendment seeks to identify land suitable for heritage protection and manage new development through the planning scheme controls to minimise impacts to the heritage fabric of the place.
11. Divisions 1 and 2 of Part 3 of the Act set out the procedure for planning scheme amendments and the relevant provisions in relation to the notification of planning scheme amendments including the process for public submissions and the consideration of those submissions by the planning authority or an appointed panel. The recommendations set out in this report are consistent with the Act

**HUMAN RIGHTS CONSIDERATIONS**

12. It is considered that the report does not impact on any human rights identified in the *Charter of Human Rights and Responsibilities Act 2006*.

**COMMUNITY CONSULTATION AND ENGAGEMENT**

13. The amendment was exhibited in accordance with the Act which includes a requirement to give notice to all affected landowners, occupiers and prescribed Ministers, notices in the local newspapers and the Victorian Government Gazette.
14. Details of the community consultation and engagement have been provided in the Council report.

**GENDER EQUALITY ACT 2020**

15. There are no gender equality implications identified for the subject of this report.

**CONFLICTS OF INTEREST THAT HAVE ARISEN IN PREPARATION OF THE REPORT**

16. Council officers affirm that no general or material conflicts need to be declared in relation to the matter of this report.

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Position - Support or Object to Amendment	Submission Summary	Officer Response	Resolved / Submission Withdrawn
Support	supports the amendment because of the historical and aesthetic significance of the house and its association with the Edmonston family (he has a good understanding of the background and history of the house).	Noted.	N/A
Support	Supports the amendment because of the historical and aesthetic significance of the house and its association with the Edmonston family (he has a good understanding of the background and history of the house).	Noted.	N/A
Support	Supports the amendment because of the significance of the house to the area, its history and association with generations of Edmonston family.	Noted.	N/A
Object	Supports demolition because renovation is expensive and the house is in derelict condition. Mold test reports deem the house unsafe to live in. Family members have been sick because of the mold. Unable to build a home within 500m from a wind farm. Possible solutions to retain heritage: erect a sign out the front, keep trees, keep the stone slab out the front, reuse the bluestone in the landscaping of new build, move the driveway to preserve the Elm tree, use colonial bar windows as a nod to the old homes windows, use zincalume as roofing (nod to old house), restore the exterior of the barn, refurbish original sunshine gates or integrate the bluestone into the foundations of the verandah. This could be a strong nod towards heritage, which would be affordable and achievable for a family.	Council officers have been open to working with the landowners and have offered assistance to undertake the necessary technical assessment to determine the extent of issues with the existing homestead such as mold issues and informed the landowners of options to apply for funding through the Victorian Heritage Restoration Fund to assist in conservation works of the Homestead.  Council officers propose to amend the Statement of Significance and Heritage Citation to enable less restrictions on any proposal to include additions to the existing primary significant component of the homestead.  The sites is adjacent to the Waubra Wind Farm and is in the Farming Zone. Clause 35.07 (Farming Zone) identifies a planning permit is required for a dependant persons unit within one kilometre from a wind energy facility. This does not mean a dwelling is prohibited within this distance, however a permit is required.	Y
Object	Supports demolition to enable the family continue living in the area	Noted.	N
Object	supports demolition because the house is in derelict condition, is unliveable, unsafe	As per item 5.	Y
Object	supports the family to demolish the house.	Noted.	N
Object	supports demolition because the house is in derelict condition, is unliveable, unsafe. Conservation/renovation is costly.	As per item 5.	Y
Object	"supports demolition because the house is in derelict condition, is unliveable, unsafe. Conservation/renovation is costly. "	As per item 5.	Y
Object	"supports demolition because the house is in derelict condition, is unliveable, unsafe "	As per item 5.	N
Object	"supports demolition because the house is in derelict condition, is unliveable, unsafe "	As per item 5.	N
Object	The house is an accident - or worse, death - waiting to happen because it is unsafe on a number of levels. The heritage is to be found in the family, not the house itself	As per item 5.	N
Object	Black mould has made the house inhabitable Unsafe environment to raise their children	As per item 5.	N
Object	Black mould will be a constant health risk and cannot be removed	As per item 5.	Y
Object	Black mould will be a constant health risk and cannot be removed, and the building is unstable and a collapse hazard	As per item 5.	Y
Object	When living in the house the family suffered from sickness. Farming the property from off-site is difficult and raises security issues	As per item 5.	Y
Object	Black mould has been impossible to remove, the house floods "every time it rains", it is filled with pests and is unsafe and unliveable. A replacement house cannot be built elsewhere on the landownership because of wind turbines, the "Farming Zone Overlay" and flood-prone areas	The sites is adjacent to the Waubra Wind Farm and is in the Farming Zone. Clause 35.07 (Farming Zone) identifies a planning permit is required for a dependant persons unit within one kilometre from a wind energy facility. This does not mean a dwelling is prohibited within this distance, however a permit is required.	Y

Object	The house is unsafe and unliveable for the family and their children due to mould, rotted floors, doors and windows that do not close properly, and the plumbing doesn't work. Rebuilding elsewhere is impossible due to the wind turbines. There are no other Heritage Overlays nearby.	Potential property buyers should be aware of the range of issues that may affect the property and impose restrictions or obligations on them. Heritage Overlays can be applied to site specific locations if found to be of heritage significance. The sites is adjacent to the Waubra Wind Farm and is in the Farming Zone. Clause 35.07 (Farming Zone) identifies a planning permit is required for a dependant persons unit within one kilometre from a wind energy facility. This does not mean a dwelling is prohibited within this distance, however a permit is required.	Y
Object	The homestead is uninhabitable, providing health challenges due to damp, mould, and decay of the house. No other parcel of the farm is possible to build on.	As per item 5.	Y
Object	The house is in a derelict condition and can no longer be lived in	As per item 5.	Y
Object	Mould and mice enter the house; the house is completely unsafe. The risk of suicide amongst farmers is astronomical.	As per item 5.	Y
Object	The Edmonston family should be allowed to demolish and rebuild their uninhabitable home to ensure the safety and suitability for their family while continuing their community contributions.	As per item 5.	Y
Object	The Edmonston family should be supported in demolishing and rebuilding their home due to its unlivable condition, especially with extensive mould and dampness issues.	As per item 5.	Y
Object	Health and safety concerns due to extensive mould infestations justify the demolition and reconstruction of the Edmonston home, preserving the family's connection to the community.	As per item 5.	Y
Object	The house is unliveable and not of significant heritage value; the Edmonston family should be allowed to demolish and rebuild it on their land to maintain their presence in the community.	As per item 5.	Y
Object	The house's unliveable conditions will get worse if the house's is heritage listed.	Council officers have been open to working with the landowners and have offered further assistance financially to undertake the necessary technical assessment to determine the extent of issues with the existing homestead.  Council officers propose to amend the Statement of Significance and Heritage Citation to enable less restrictions on a proposal to include additions to the existing primary significant component of the homestead.	Y
Object	The Edmonston family's home is unliveable and poses health and safety risks, supporting their desire to demolish and rebuild.	As per item 5.	Y
Object	Due to its unsafe condition, health hazards, and lack of heritage significance, the Edmonston home should be demolished to enable the family to construct a new, safe dwelling on their land.	As per item 5.	N
Object	Demolishing the existing dwelling and allowing the Edmonston family to build a new home is essential for their safety and maintaining their presence on the family farm.	As per item 5.	N
Object	The house's unlivable condition, especially due to severe mould, justifies demolition to protect the family and preserve their community roots.	As per item 5.	Y
Object	Extensive mould and the home's condition warrant demolition and reconstruction to ensure the Edmonston family can remain in and contribute to the community.	As per item 5.	N
Object	the premises is unfit to live it due to the mould and concern that the Edmonstons will not be able to continue living on the property	As per item 5.	Y
Object	Known issues with flooding in the cellar that are unresolvable. The only way for the family to return the property is to build on the site of the existing house	As per item 5.	Y
Object	Consent to the demolition of the home because of mould issues. An attempt of solving issues with the building is not guarantee to resolve the issue. Support building a new home.	As per item 5.	Y
Object	The building isn't safe in its current state. Applying the Heritage Overlay will force the first settlers off the land. Council bullying a farming family into spending million of dollars on a house they cant sell. Issues with mould, structurally unsound, insect and pest filled, flood prone building. The cost of restoring the house is \$1.7million and is absurd. Unable to build elsewhere on the land due to the wind turbines. The building isn't significant or the property is not unique.	Potential property buyers should be aware of the range of issues that may affect the property and impose restrictions or obligations on them. Heritage expert advice conclude the property to have local heritage significance. The sites is adjacent to the Waubra Wind Farm and is in the Farming Zone. Clause 35.07 (Farming Zone) identifies a planning permit is required for a dependant persons unit within one kilometre from a wind energy facility. This does not mean a dwelling is prohibited within this distance, however a permit is required.	Y



Object	The house is always flooded, full of wasps or bees. The fire could not be lit as is deemed unsafe. Any construction work to the house is impossible. The house is derelict and unlivable and unsafe. The family is an assets to the local community.	As per item 5.	Y
Object	Support the demolition of the property as the house is unlivable and unsafe.	As per item 5.	Y
Object	Support the demolition of the property as the house is unlivable and unsafe.	As per item 5.	N
Object	House is becoming unlivable because of mould. No guarantee that the black mould wont return. Restricted to where they can live on the property due to the wind turbines in the vicinity	Potential property buyers should be aware of the range of issues that may affect the property and impose restrictions or obligations on them. The sites is adjacent to the Waubra Wind Farm and is in the Farming Zone. Clause 35.07 (Farming Zone) identifies a planning permit is required for a dependant persons unit within one kilometre from a wind energy facility. This does not mean a dwelling is prohibited within this distance, however a permit is required.	Y
Object	The house is not suitable to live in.	As per item 5.	Y
Support	Protection of the house complies with the intent to preserve history in the area.	Noted.	N/A
Object	The house is in a derelict condition, is unliveable, unsafe.	As per item 5.	N
Object	The house is unstable, unsafe, horrific, a concern and safety issue and no one can live in it.	As per item 5.	N
Object	The house is in a derelict condition, is unliveable, completely unsafe.	As per item 5.	N
Object	The house has constant damp and mould and bug and rodent infestations; it is unhygienic and unliveable. The family cannot build elsewhere on their land and renovations are unreasonably expensive	As per item 5.	Y
Object	The house is derelict and in imminent danger of collapse with floors that have fallen through, mould that is out of control, and permanent damp.	Potential property buyers should be aware of the range of issues that may affect the property and impose restrictions or obligations on them.	N
Object	The house is non-liveable and a major health concern	Potential property buyers should be aware of the range of issues that may affect the property and impose restrictions or obligations on them.	N
Object	There are no other suitable locations for a dwelling on the farm because the family wants to build near the gardens that have been planted in the last 30 years. Current laws also prevent another house being constructed due to wind turbines, flood issues, and a highway. Several identical houses are nearby but none is heritage listed. The house is rundown and simple and of no significant stature. Council is attempting to change the law retrospectively to suit them, which is detrimental, illogical, and potentially devastating.	Potential property buyers should be aware of the range of issues that may affect the property and impose restrictions or obligations on them. The sites is adjacent to the Waubra Wind Farm and is in the Farming Zone. Clause 35.07 (Farming Zone) identifies a planning permit is required for a dependant persons unit within one kilometre from a wind energy facility. This does not mean a dwelling is prohibited within this distance, however a permit is required.	N
Object	The house is in a derelict condition, is unsafe and uninhabitable due to mould, and its removal places an unreasonable burden of costs on the owners	As per item 5.	N
Object	The house is in a derelict and unsafe condition	As per item 5.	N
Object	Does not understand why anyone gets a say on what a family does with their home	Not a planning / heritage consideration	Y

**Attachment 2. Consultation with landowners and submitters****Table 1. Consultation with landowners 127 Edmonston Road, Addington.**

<b>6 July 2023</b>	Council officers met with the landowners to help explain the process of proposing an Interim Heritage Overlay on a property and potential heritage funding opportunities.
<b>10 August 2023</b>	Council officers visited the Learmonth Historical Society to research the history and story of the homestead, and attended the site to gain an understanding of the site conditions
<b>17 August 2023</b>	<p>Council officers offered the landowners further on-site investigations at Councils cost to establish an understand of how to protect the heritage significance and balance the current needs of the landowners and their family.</p> <p>Council officers also informed the landowners of options to apply for funding through the Victorian Heritage Restoration Fund to assist in conservation works of the Homestead. The further on-site investigations offered to the landowners included:</p> <ul style="list-style-type: none"> <li>• A materials conservator and a water engineer to provide advice as to what water damage has occurred and potential water issues in the future that could be rectified.</li> <li>• An independent heritage consultant to prepare a report and recommendations on heritage significance of the place (including house and outbuildings) including advice on the existing heritage citation.</li> </ul> <p>The landowners denied the further on-site investigation offered by Council officers.</p>
<b>27 October 2023</b>	<p>Council officers met with the landowners to exchange options of potentially retaining the house or part of the house.</p> <p>At this time, Council officers indicated that based on the heritage significance of the dwelling, that there were two options to consider which would still retain at least part of the dwelling.</p> <ul style="list-style-type: none"> <li>• Option 1: Retain the entire homestead identified as being of local heritage significance.</li> <li>• Option 2: Retain the front section of the house known as the primary significance, and demolish the remainder of the dwelling which is considered to be of secondary significance. An extension could then be constructed at the rear.</li> </ul> <p>The landowners declined Council officers' options to retain any part of the homestead, indicating an alternative option which was to include the reuse of the original bluestone from the homestead as landscaping and to form the</p>

	<p>foundations of the new proposed dwelling and an interpretation sign allocated at the front of the property of the original site.</p> <p>It was determined at this meeting that no mutual ground could be reached.</p>
<b>22 November 2023</b>	<p>Council officers met with landowners specifically to exchange options of potentially retaining the house or part of the house.</p> <p>The landowners indicated their willingness to work with Council to retain the house.</p> <p>It was decided that the landowners would engage a draftsman to draw floor plan concepts for house plans to then discuss with Council officers</p>
<b>5 February 2024</b>	<p>Council officers met with landowners to provide an update on the Planning Scheme Amendment process and landowners to provide an update on progress on new floorplan. New floorplans were subsequently submitted.</p>
<b>9 February 2024</b>	<p>Council officers met with landowners to discuss floorplans and understand next steps in planning scheme amendment process and planning permit application for new dwelling.</p>

**Table 2. Consultation with Submitters – Post exhibition**

<b>18 December 2023</b>	<p>Council officers invited, via email, submitters to discuss their concerns with Council to try and resolve submissions, while also outlining the steps in which to take if they wanted to withdraw their submission.</p>
<b>15 January 2024</b>	<p>Council officers reminded the submitters to discuss their concerns with Council to try and resolve submissions, while also outlining the steps in which to take if they wanted to withdraw their submission.</p>
<b>5 February 2024</b>	<p>Council officers invited the submitters to attend a public meeting about the meeting to discuss their concerns.</p>
<b>12 February 2024</b>	<p>No submitters attended the public meeting.</p>

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Date: 5 February 2024  
Our Ref: C254ball  
Enquiries: 03 5320 5827

Dear Sir/Madam

**Re: PLANNING SCHEME AMENDMENT C254BALL  
127 EDMONSTON ROAD, ADDINGTON VIC 3353**

You are invited to attend a consultation meeting to discuss the above Planning Scheme Amendment and the matters raised in your submission to the amendment. While this process is not a statutory requirement under the *Planning and Environment Act 1987*, it is a process City of Ballarat is offering to those parties that have made a written submission to the proposed Amendment.

The date, time and location of the meeting is as follows:

**Date and Time:** 13 February 2024 at 5:00 PM - 6:00 PM  
**Venue:** Committee Room 1, Town Hall, Sturt St, Ballarat

If you wish to attend the consultation meeting, please confirm your attendance prior to the meeting date by e-mail to [peterdreimanis@ballarat.vic.gov.au](mailto:peterdreimanis@ballarat.vic.gov.au) or ph:03 5320 5827.

*Note: Attendance of this meeting is voluntary, however if attendance is not confirmed by the above date the meeting may be cancelled. Meetings can only be attended by those that have made a written submission to the application.*

Should you have any questions in relation to this matter, please contact Peter Dreimanis by email to [peterdreimanis@ballarat.vic.gov.au](mailto:peterdreimanis@ballarat.vic.gov.au) or ph:03 5320 5827.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Peter Dreimanis".

Peter Dreimanis  
Strategic Planner

Position - Support or Object to Amendment	Submission Summary	Officer Response	Resolved / Submission Withdrawn
Support	supports the amendment because of the historical and aesthetic significance of the house and its association with the Edmonston family (he has a good understanding of the background and history of the house).	Noted.	N/A
Support	Supports the amendment because of the historical and aesthetic significance of the house and its association with the Edmonston family (he has a good understanding of the background and history of the house).	Noted.	N/A
Support	Supports the amendment because of the significance of the house to the area, its history and association with generations of Edmonston family.	Noted.	N/A
Object	Supports demolition to enable the family continue living in the area	Noted.	N
Object	supports the family to demolish the house.	Noted.	N
Object	"supports demolition because the house is in derelict condition, is unliveable, unsafe "	<p>Council officers have been open to working with the landowners and have offered assistance to undertake the necessary technical assessment to determine the extent of issues with the existing homestead such as mold issues and informed the landowners of options to apply for funding through the Victorian Heritage Restoration Fund to assist in conservation works of the Homestead.</p> <p>Council officers propose to amend the Statement of Significance and Heritage Citation to enable less restrictions on any proposal to include additions to the existing primary significant component of the homestead.</p> <p>The sites is adjacent to the Waubra Wind Farm and is in the Farming Zone.                      Clause 35.07 (Farming Zone) identifies a planning permit is required for a dependant persons unit within one kilometre from a wind energy facility. This does not mean a dwelling is prohibited within this distance, however a permit is required.</p>	N
Object	"supports demolition because the house is in derelict condition, is unliveable, unsafe "	As per item 7.	N
Object	The house is an accident - or worse, death - waiting to happen because it is unsafe on a number of levels. The heritage is to be found in the family, not the house itself	As per item 7.	N
Object	Black mould has made the house inhabitable Unsafe environment to raise their children	As per item 7.	N
Object	Due to its unsafe condition, health hazards, and lack of heritage significance, the Edmonston home should be demolished to enable the family to construct a new, safe dwelling on their land.	As per item 7.	N
Object	Demolishing the existing dwelling and allowing the Edmonston family to build a new home is essential for their safety and maintaining their presence on the family farm.	As per item 7	N
Object	Extensive mould and the home's condition warrant demolition and reconstruction to ensure the Edmonston family can remain in and contribute to the community.	As per item 7	N
Object	Support the demolition of the property as the house is unlivable and unsafe.	As per item 7	N
Support	Protection of the house complies with the intent to preserve history in the area.	Noted.	N/A
Object	The house is in a derelict condition, is unliveable, unsafe.	As per item 7	N
Object	The house is unstable, unsafe, horrific, a concern and safety issue and no one can live in it.	As per item 7	N
Object	The house is in a derelict condition, is unliveable, completely unsafe.	As per item 7	N



Object	The house is derelict and in imminent danger of collapse with floors that have fallen through, mould that is out of control, and permanent damp.	As per item 7	N
Object	The house is non-liveable and a major health concern	As per item 7	N
Object	There are no other suitable locations for a dwelling on the farm because the family wants to build near the gardens that have been planted in the last 30 years. Current laws also prevent another house being constructed due to wind turbines, flood issues, and a highway. Several identical houses are nearby but none is heritage listed. The house is rundown and simple and of no significant stature. Council is attempting to change the law retrospectively to suit them, which is detrimental, illogical, and potentially devastating.	As per item 7.  The sites is adjacent to the Waubra Wind Farm and is in the Farming Zone. Clause 35.07 (Farming Zone) identifies a planning permit is required for a dependant persons unit within one kilometre from a wind energy facility. This does not mean a dwelling is prohibited within this distance, however a permit is required.	N
Object	The house is in a derelict condition, is unsafe and uninhabitable due to mould, and its removal places an unreasonable burden of costs on the owners	As per item 7.	N
Object	The house is in a derelict and unsafe condition	As per item 7.	N

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**BALLARAT PLANNING SCHEME**  
**AMENDMENT C245BALL**  
**EXPLANATORY REPORT**

**Overview**

The amendment applies the Heritage Overlay to part of 127 Edmonston Road, Addington known as 'Lintel Grange Homestead Complex' and its curtilage.

The application of the Heritage Overlay is supported by the '*Lintel Grange Homestead Statement of Significance*' (City of Ballarat, July 2023) that finds the property to be of local heritage significance.

**Where you may inspect this amendment**

The amendment is available for public inspection, free of charge, during office hours at the following places:

City of Ballarat  
Phoenix Building  
25 Armstrong Street South  
Ballarat Central VIC 3350

The amendment can be inspected free of charge at the City of Ballarat website at [www.ballarat.vic.gov.au](http://www.ballarat.vic.gov.au)

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

**Submissions**

Any person who may be affected by the amendment make a submission to the planning authority. Submissions about the amendment must be received by **Monday 30 October 2023**.

A submission must be sent to: City of Ballarat, PO Box 655, Ballarat VIC 3350, or via email to [strategicplanningsubmissions@ballarat.vic.gov.au](mailto:strategicplanningsubmissions@ballarat.vic.gov.au)

**Panel hearing dates**

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: 18 December 2023
- panel hearing: 22 January 2024

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### **Details of the amendment**

#### **Who is the planning authority?**

This amendment has been prepared by Ballarat City Council.

The amendment has been made at the request of the Ballarat City Council.

#### **Land affected by the amendment**

The land affected by the amendment is part of 127 Edmonston Road, Addington (Figure 1), including the curtilage.

The site is in the Farming Zone (FZ) and the Environmental Significance Overlay Schedule 3 - Water Catchments (ESO3) applies to the entirety of the site.



Figure 1. Heritage Overlay boundary (blue). Property boundary (yellow).

#### **What the amendment does**

The amendment applies the Heritage Overlay to part of the land at 127 Edmonston Road, Addington known as 'Lintel Grange Homestead Complex' and its curtilage on a permanent basis.

Specifically, the amendment:

- Amends the Schedule to Clause 43.01 (Heritage Overlay) to:
  - Apply permanent heritage protection to the Lintel Grange Homestead Complex (HO232) including:
    - The 1860 bluestone and white Mount Bolton granite homestead, comprising the first four rooms of the dwelling, the rendered chimneys, symmetrically arranged façade with decorative double hung sash windows on either side of the 6-panel front door.

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- The later additions c1870-1900 to the dwelling set to the rear of the c1860 bluestone and granite homestead, including a substantial underground cellar and the late Victorian cast iron post supported verandah.
  - A rendered dome brick well to the south of the homestead and associated hand water pump.
  - The pre 1900 outbuildings constructed of brick, bluestone, granite, galvanised iron and timber located to the north, east and south of the homestead.
  - Mature Privet hedge around the homestead.
  - Mature trees, including Weeping Nootka Cypress, Ash Tree and Walnut Tree (species to be confirmed when in leaf).
  - The granite piers and slabs located at the vehicular entrance to the property.
- Include permanent tree controls for the mature Weeping Nootka Cypress, the Ash and the Walnut Trees and the Privet Hedge.
  - Identify that the granite piers and slabs at entry and farm outbuildings constructed of brick, bluestone and timber, are not exempt from notice and review under Clause 43.01-4 (Exemption from notice and review) on a permanent basis.
  - List the '*Lintel Grange Homestead Statement of Significance* (City of Ballarat, July 2023)'.
  - Deletes reference to the interim control and the expiry date associated with the interim heritage protection for the site as part of Planning Scheme Amendment C241ball.
  - Amends the Schedule to Clause 72.04 (Document Incorporated in this Planning Scheme) to include '*Lintel Grange Homestead Statement of Significance* (City of Ballarat, July 2023)'.
  - Amends Planning Scheme Map No. 1HO to apply the Heritage Overlay (HO232) to the Lintel Grange Homestead Complex at 127 Edmonston Road, Addington and its curtilage on a permanent basis.

**Strategic assessment of the amendment****Why is the amendment required?**

The amendment is required to provide heritage protection to the Lintel Grange Homestead Complex at 127 Edmonston Road, Addington, and its curtilage on a permanent basis.

In June 2023, an application was made to Council for demolition consent under Section 29A of the *Building Act 1993* to demolish the dwelling and agricultural building at 127 Edmonston Road, Addington.

An investigation undertaken by council's Heritage Advisor found the Homestead Complex to warrant permanent heritage protection under the Ballarat Planning Scheme for its heritage significance as an early small farming enterprise established prior to the first of the Land Selection Acts in 1860 and its long and continuing association with the Edmonston family. Cr Charles Edmonston was an influential pastoralist, a progressive and prosperous cultivator and was heavily involved in the community. It is found that Lintel Grange homestead is of aesthetic (architectural) significance as example of a restrained classical mid-Victorian homestead. The use of white local granite is of particular interest, being very finely tooled and extensively used in window and door surrounds, under eave, base of walls and in quoins which provide relief from the heavy bluestone of which the majority of the dwelling is constructed.

To ensure additional heritage elements are considered and protected in any planning permit proposal, specific heritage controls for trees and outbuildings are identified in the Schedule to the Heritage Overlay, including:

- Granite piers and slabs at entry.

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- The pre 1900 outbuildings constructed of brick, bluestone, granite, galvanised iron and timber located to the north, east and south of the homestead.
- Mature Privet Hedge around the homestead.
- Mature trees, including Weeping Nootka Cypress, Ash Tree and Walnut Tree.

The Heritage Overlay boundary applies to a polygon area that contains the identified significant heritage elements that continue into the curtilage.

As the site has been found to be of heritage significance, the application for demolition consent under Section 29A of the *Building Act 1993* (the Building Act) to demolish the dwelling and agricultural building has been suspended in accordance with the Building Act, whilst interim heritage protection is being sought through Ballarat Planning Scheme Amendment C241ball. Interim heritage protection will apply heritage protection to the property on an interim basis for 12 months whilst permanent heritage protection is being sought through this amendment.

#### **How does the amendment implement the objectives of planning in Victoria?**

The amendment implements the objectives of planning in Victoria detailed in section 4(1) of the *Planning and Environment Act 1987* being:

- (a) *'to provide for the fair, orderly, economic and sustainable use, and development of land'*
- (b) *'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.'*
- (c) *'to balance the present and future interests of all Victorians.'*

The amendment implements these objectives by ensuring the conservation of heritage buildings significant to Ballarat. Heritage is one of the most valued features in Ballarat by the local and wider community and preserving these cultural attributes will balance the present and future interest of all Victorians.

#### **How does the amendment address any environmental, social and economic effects?**

The amendment is expected to have positive social and environmental effects by protecting and promoting places of cultural heritage which is an integral part of Ballarat's social fabric. The amendment will encourage reuses, restorations, and adaptation of heritage places. Retention of these places will minimise building waste associated with demolition and the construction of new buildings.

The amendment will not have significant adverse effects on the environment or economics.

#### **Does the amendment address relevant bushfire risk?**

The site is within a designated Bushfire Prone Area. Clause 13.02-1S (Bushfire) requires a planning scheme amendment properly assess bushfire risk. The amendment does not allow for the intensification of development of land and is unlikely to result in any significant increase to the risk to life, property, community, infrastructure, or the natural environment from bushfire.

#### **Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

The amendment complies with the requirements of *Ministerial Direction on the Form and Content of Planning Schemes* under section 7(5) of the *Planning and Environment Act 1987* by including a heritage place in the Schedule to Clause 43.01 (Heritage Overlay) and other heritage controls as recommended by the heritage assessments.

The amendment complies with the requirements of *Ministerial Direction No 11 – Strategic Assessments of Amendments* by ensuring the inclusion of comprehensive discussion in this explanatory report about the strategic considerations that support the amendment and by providing an

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assessment on the impact of new planning provisions in the resource and administrative costs of the responsible authority.

**How does the amendment support or implement the Planning Policy Framework and any adopted State policy?**

The amendment supports the Planning Policy Framework, including Clause 15 (Built Environment and Heritage) with the objective to 'protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value'. The amendment identifies and documents a place of heritage significance, providing its protection through the Ballarat Planning Scheme.

The amendment supports Clause 15.03-1S (Heritage Conservation) by identifying and documenting a place of cultural significance, providing for the conservation and enhancement of that place that is of aesthetic, architectural, cultural and social significance, encouraging appropriate development that respects places with identified heritage values, encouraging the conservation and restoration of contributory elements of a heritage place and ensuring an appropriate setting and context of heritage place is maintained or enhanced.

**How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The amendment supports Clause 21.06 (Heritage) that recognises the heritage and historic character of Ballarat as a valued feature of Ballarat and must be protected and retained into the future.

**Does the amendment make proper use of the Victoria Planning Provisions?**

The amendment makes proper use of the Victorian Planning Provisions by applying the Heritage Overlay to the site. The Heritage Overlay is the most appropriate planning tool to identify places of heritage significance. The Heritage Overlay requires a planning permit to be granted for buildings and works, including demolition and provides a framework to manage heritage values of each place/precinct.

**How does the amendment address the views of any relevant agency?**

The views of relevant agencies including Heritage Victoria will be sought as part of the exhibition process for this amendment.

**Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment is not expected to impact on the transport system as the proposed controls are intended to protect the heritage significance of the place.

**Resource and administrative costs****• What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

It is not expected that the new planning provisions will have any significant impact on the resource and administrative costs of the responsible authority. There may be minor increases in planning permit applications. Any additional work created by the additional heritage controls can be resourced with current staff levels.

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*Planning and Environment Act 1987*

**BALLARAT PLANNING SCHEME**

**AMENDMENT C245ball**

**INSTRUCTION SHEET**

The planning authority for this amendment is the Ballarat City Council.

The Ballarat Planning Scheme is amended as follows:

**Planning Scheme Maps**

The Planning Scheme Maps are amended by a total of 1 attached map sheets.

***Overlay Maps***

1. Amend Planning Scheme Map No's. 1HO, in the manner shown on the 1 attached map marked "Ballarat Planning Scheme, Amendment C245ball".

**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

2. In **Overlays** – Clause 43.01, replace Schedule with a new Schedule in the form of the attached document.
3. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

End of document

# BALLARAT PLANNING SCHEME - LOCAL PROVISION AMENDMENT C241ball



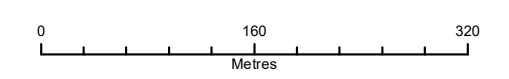
**LEGEND**

- HO - Heritage Overlay
- Local Government Area

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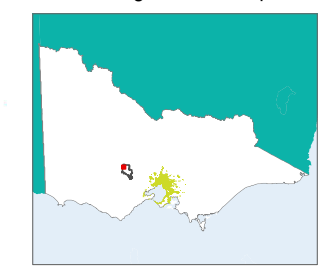
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 Planning Group  
 Print Date: 02/08/2023  
 Amendment Version: 1



Department of Transport and Planning

Part of Planning Scheme Map 1HO



## Lintel Grange Homestead Complex Heritage Citation

### 127 Edmonston Road Addington, Learmonth

### July 2023

<b>Place Name:</b>	Lintel Grange Homestead Complex
<b>Address:</b>	127 Edmonston Road, Addington
<b>Architect:</b>	Unknown
<b>Builder:</b>	Unknown
<b>Build date:</b>	c.1860 -c.1899
<b>Significance</b>	Local Significance (possibly state)
<b>Additional Controls</b>	<b>Tree Controls</b> –Yes, Walnut, Ash, Nootka Cypress and Golden Privet hedge. <b>Outbuildings and Fences why are not exempt under clause 43.01?</b> – Yes – granite piers and slabs at entry, farm outbuildings constructed of brick, bluestone and timber.

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Figure 1 Lintel Grange Homestead (c.1860) facade. Verandah c.1890

## History

### Contextual History

Addington, formerly known as Mount Bolton, is a small hamlet located to the northwest of Lake Learmonth and on the western edge of the City of Ballarat municipality. The locality is part of the traditional lands of the Wadawurrung who have lived on and cared for their country for tens of thousands of years.

There are several granite hills in the area, including Bald Hill and Mount Bolton. The area was part of the Burrumbeet pastoral run, taken up by the Learmonth brothers in 1838, and takes its name from

the Parish of Addington, surveyed 1854-1855, although the name was not changed until the 1887, when the railway line was established (Edmonston,1998:15). Addington was opened up for selection in the early 1860s and a farmers' common reserved for selectors in 1861.

Addington forms part of the broad pastoral landscape surrounding Lake Learmonth, and the township of Learmonth established on its banks in the 1850s. The abundance of natural springs and rich volcanic soil in the district was well suited to a broad range of farming enterprises, particularly grazing and cropping from the mid-1850s.

### Place History

Charles Edmonston and Archibald Kerr purchased Allotment 2, Section 39, an 80-acre allotment in the Parish of Ercildoune in September 1856 for 308 pounds (Edmonston, 1998:13). The partnership between Edmonston and Kerr was soon dissolved after Kerr purchased Allotment 1 (directly to the north), and the property has remained in the ownership of the Edmonston family continually until the present day. Charles Edmonston, born in Aberdeenshire, Scotland in 1821 emigrated to Australia (aged 32) in 1854, and immediately proceeded to Creswick where he joined Archibald Kerr mining at Long Point prior to purchasing land at Mount Bolton (now Addington) (Edmonston, 1998:11).



Figure 2 Figure 2 Parish of Ercildoune (Run 614; Ercildoune, 1856, Historic Plan Collection). Source: VPRS8168, PROV

The first dwelling (no longer extant) was a rudimentary structure, believed to have been located in the northwest corner of the 80-acre allotment, where a large Poplar now stands (Edmonston, 1998:14). The earliest structure which survives on site is the well, believed to have been dug and constructed between 1856 and 1860. The extant homestead has been constructed in various stages from c.1860. The earliest portion of the homestead consisted of a symmetrical four room building with slate hip roof, constructed of finely tooled face bluestone with tuckpointing, and very finely tooled white Mount Bolton granite used for quoins, wall base detail, door and window frames,

architraves, sills and lintels. While the design and layout of the building is fairly typical for the mid-Victorian period, family history recounts that Charles Edmonston designed the building based on a place he was familiar with in Scotland (Edmonston, 1998:15). There is some conjecture as to whether the granite was quarried on the nearby farm 'The Rocks' or Mount Bolton itself. The property was named Lintel Grange by Charles Edmonston after the construction of the c.1860 homestead in reference to the massive granite blocks used for decorative detailing, and its pastoral setting (Edmonston, 1998:15).

Later additions to the dwelling include a bedroom to the rear of the southern portion of the house and then a section to the rear and extending further on the southern wing which is partly two-storey, responding to the topography of the site. In 1890, a verandah was constructed across the façade and southern and northern elevations. The verandah was supported by six cast iron posts with the balance being of timber, with a hip roof of corrugated galvanised iron, and cast-iron frieze and brackets. The last major addition to the house took place in c.1899 and comprised a passage, dining room with bay window, scullery and bedroom, which 'filled in' the northeast corner to create a large rectangular footprint similar to what is extant.

Other minor structures were established in the late nineteenth century immediate to the main homestead (no longer extant) including a bath-house and a dairy.

A substantial stone wall (no longer extant) was constructed along the whole frontage of the 80-acre allotment on the Addington-Weatherboard Road in 1879 by Patrick Crow, and various substantial outbuildings associated with the running of the pastoral enterprise were constructed in the immediate vicinity of the house in the 1880s and 1890s (Edmonston, 1998). A two-storey brick grain barn was constructed in 1880, using bricks made from locally obtained clay. A substantial 10 stall stable with loose box and chaff room, constructed of stone, timber and weatherboard with bluestone and granite flagged floor was erected in 1885. A substantial hayshed, round brick water tank were also constructed during this period (Edmonston, 1998:15-17). Charles Edmonston died in 1906, and his probate papers (dated October 1907) describe the property as comprising "...brick house of 11 rooms, 10 stall stable of wood, brick barn blacksmith shop of wood, wash house, cow shed and hay shed valued for probate at 1600 pounds" (Probate and Administration Files (VPRS28), 98/987). Edmonston's probate files also note furniture and effects including a dining room, hall, five bedrooms, breakfast room, men's dining room, storeroom, dairy, kitchen (Probate and Administration Files (VPRS28), 98/987).

The property has continued to remain as a farming enterprise throughout several generations of the Edmonston family, in whose ownership it remains.

### **Associations**

#### *Edmonston Family, owners of subject site 1856- current*

Charles Edmonston, born 1821 in Aberdeenshire arrived in Melbourne from Glasgow, Scotland on the passenger ship, Eleutheria in 1854. He proceeded directly to the Creswick gold fields, where he met up with fellow Aberdeenshire emigrant, Archibald Kerr and established diggings at Long Gully near Creswick. The agricultural history of the Edmonston family commenced with Charles Edmonston and Archibald Kerr establishing a partnership to purchase the subject site (80 acres) in 1856, which was quickly put under cultivation for farming purposes. Charles Edmonston and Kerr soon dissolved their partnership, each farming on adjacent allotment in their own right, and establishing small farms. Edmonston prospered, and became an influential pastoralist within the district, considered a progressive and prosperous cultivator and was heavily involved in the community. He was elected Councillor for the Ballarat shire, member for west riding and President

for two terms. He was a Justice of the Peace, honorary treasurer of the Waubra Cemetery Trust and the Waubra Presbyterian Church, and member and councillor of the Ballarat Agricultural and Pastoral Society (McCallum 1921, 9). Charles married Elizabeth Leys in 1862 and had eight children, four sons, two daughters and two stillborn babies.

Charles Edmonston Snr passed away at age 84 years at his residence on 8 May 1906. He was considered to have led a life of 'nobility and usefulness to the community honoured by his association therewith' (The Ballarat Star 1906, 6).

The family pastoral business was carried on by his son, Charles Edmonston Jnr (1869-1960). His other two sons were also farmers and graziers on their own properties: David (1873-1949) farmed in Ballan, and Donald (1876-1959) at 'Glencairn' at Mount Bolton. Donald continued his father's public service interest. He was elected in eastern riding of the Lexton Shire with two years as President. Furthermore, he was made a J.P. at the end of his term, was a Council member of Ballarat Agricultural and Pastoral Society and succeeded his father as treasurer of the Waubra Presbyterian Church. During World War One, Donald Edmonston was President of the Waubra Patriotic Committee, a Director of the Waubra Farmer's Co-Operative Association – in which he was delegate for several Chamber of Agriculture annual conventions. He was also leading office-bearer of the Waubra Race Club (Ballarat Star 1921).

Keith Charles Edmonston (1913-?) was already farming with his father, Charles. When Charles passed away in 1960 Keith continued to run the farming enterprise. He was elected into the Council of Ballarat in 1970 and became Shire President in 1977 and 1985.

David Charles Edmonston (b.1951), son of Keith Charles and his wife Loretta undertook renovations in 1982. At this time, a large bay window was constructed in the East wall of the kitchen, the bedrooms were remodelled, a bathroom and a rumpus room added. The closed-in back verandah (?) was demolished and external bricks were plastered. Further, the roof was completely renewed in 1990 and new iron placed on front and side verandahs (Edmonton 1998, 81).

## **Description**

### ***Setting***

The Lintel Grange Homestead complex is set within a rural landscape, a short distance south of the hamlet of Addington. The rural landscape is generally flat areas of gentle slopes and evidence of the former volcanic activity in the form of large hills and granite outcrops associated with Mount Bolton, Mount Ercildoune and Mount Misery. The pastoral landscape is broken into small regular lots largely associated with intensive cropping activities. There are other nineteenth and twentieth century homestead complexes located within the immediate vicinity.

Lintel Grange Homestead Complex is comprised of a bluestone, granite and brick homestead constructed mainly between c.1860 and 1900 in several stages, a nineteenth century domed brick rendered well, several late nineteenth century farm outbuildings constructed of bluestone, brick and timber and a number of mature trees and hedges. A substantial stone wall is located on the opposite site of the road. Early photographs show a drystone wall immediately in front of the house which is no longer extant

The homestead addresses Edmonston Road, and is set well back from the road frontage, within a substantial farmyard. The vehicular access and driveway are located to the northwest corner of the frontage and defined by two granite piers on either side of the entry and sections of granite. The garden has few early trees surviving, including a Nootka Cypress, an Ash Tree, Lombardy Poplar and Walnut (species to be confirmed when trees are in leaf) and an early (c1929) Golden Privet hedge



surrounding the homestead. A relatively modern formal box hedge parterre and fountain associated with brick paving is located between the privet hedge and the façade of the homestead.



Figure 3 Lintel Grange Homestead Complex, aerial image dated 3 April, 2023. Source: NearMap (accessed 27 June, 2023)

### **The Homestead**

The homestead building was constructed in various stages between c.1860 and c.1900, which is evident in the change of materials and styles in the composite parts of the building. The earliest portion dates from c.1860 and comprises the façade and first two rooms on either side of a central passage. This portion of the building is constructed of finely tooled bluestone, tuckpointed on the facade, with substantial detailing in very finely finished white Mount Bolton Granite, quarried locally.

The bluestone walls on the south and north elevations have been cement rendered in the post WW2 period. The granite in this portion of the building is used to both decorative effects, in quoins on the corners of the façade, and in wide door and window surrounds, bands of granite under the eave and at the base of the walls as well as for practical details such as the inset door and window frames and solid lintels.

An M hip roof clad in galvanised corrugated iron extends over this portion of the building, with two substantial, symmetrically arranged rendered masonry chimneys which have been finely finished. This portion of the building is surrounded on three sides by a later (c.1890) verandah with an introduced cement slab base, a mixture of cast iron and timber posts, a cast iron frieze and a simple



concave hip roof, also clad in corrugated galvanised iron. The restrained classical façade comprises of a centrally arranged 6 panel timber door with raised cricket bat panel detail on each panel, surrounded by a timber door frame with narrow side lights and generous fan light inset with clear glazing. A double hung timber sash window is located on each side of the door. The glazing of these windows includes mullions set to create a geometric border within the larger pane, creating small squares in each corner, with red glazing in these sections. On both north and south elevations of this c.1860 portion of the building, the use of granite lintels and window surrounds is also evident, with multipaned double hung timber sash windows.

Later additions to the building are located to the rear of the 1860s section and are generally constructed in brick, although the use of the granite sills and window surrounds is continued throughout (to be confirmed). The first addition to the building (an additional bedroom) was added c.1870-1880 to the rear of the original dwelling on the south side. This is clearly evident in the paired arrangement of the 12 pane double hung sash windows which are set at an elevated height (compared to the height in the original building) and the change in render from a basic cement render to the mock ashlar rendered surface on this elevation.



*Figure 4 southern elevation of the homestead, showing the two different renders applied to the walls.*

Another addition to extend the southern wing was undertaken c.1880, which included the construction of a substantial cellar beneath the rear of the new addition. Evidence of this subsequent development is clear when reading the building from the exterior, namely the increase to a two storey scale as the building steps down to accommodate the topography of the site and the stepping down of both the verandah roof (introduced) and the verandah floor. A large brick domed well (rendered) is located immediately adjacent to the southern elevation of the c.1880s portion of the house. At this stage the building would have been roughly P shape in plan.

The last major addition to the building (other than the verandah, discussed previously c.1890) was undertaken in 1899, and 'filled in' the gap to the rear of the original building on the north side to create a rectangular footprint as is evident today. This section comprised central passage linking the two rear wings, dining room with bay window at ground level, scullery and bedroom. A substantial rendered masonry chimney was also added at this time, and subfloor cellar integrated into the design below the two-storey section at the rear. A cement render with mock ashlar blockwork pattern has been applied to the later additions to the rear. The entry to the cellar is set beneath the bay window on the west elevation.

#### *The Outbuildings*

There are a number of early outbuildings set to the north, east and south of the homestead. These include a two-storey barn with Dutch gable galvanised iron roof constructed of locally made brick (c.1880), an outbuilding clearly for agricultural purposes (original use unknown) constructed of a mix of bluestone, timber and brick (c.1880) and a stable constructed of bluestone and locally made brick. These have not been inspected in detail but are clearly early, and described in family history documentation written by David Edmonston. The post supported 1890s hayshed (located to the south of the homestead) was recently demolished.



*Figure 5 Brick grain store with dutch gable roof. Source: City of Ballarat, May 2023.*

There is one modern galvanised iron shed to the south, and the concrete slab of a new shed under construction. Other modern farm structures including grain silos and tanks etc. are located within the farmyard area.



*Figure 6 Brick Stable building to the north east of the homestead. Source: City of Ballarat, May 2023*



*Figure 7 Brick grain store with bluestone and brick outbuilding to the rear.*



### ***The Garden***

It does not appear that there was ever a substantially laid out garden. Typical of selection era homestead complexes - established on relatively small holdings which expanded over time, the ornamental garden area appears have been limited to some ornamental trees and shrubs located within the front setback of the property, an orchard and vegetable gardens set to the rear and boundary plantings. It is known that a drystone wall was erected at the front of the house in the nineteenth century which was still in place c.1998 (Edmonston, 1998) but is no longer extant. The boundary of the homestead garden is defined by a Golden Privet hedge on four sides established c.1929, a species and feature which was popular in the interwar period for both urban and rural gardens. Early ornamental trees do survive within the front setback including Weeping Nootka Cypress, a substantial Ash (species to be confirmed when in leaf), a Black Walnut (to be confirmed when in leaf). A number of Pine trees which once formed the southern boundary of the farmyard have recently been removed, as have a number of ornamental trees.

Numerous ornamental trees from later periods (mainly post c.1970) are evident throughout the site



*Figure 8 Substantial mature Ash tree and Golden Privet hedge below at front of property. Source: City of Ballarat, May 2023*



Figure 9 Vehicular entry, including granite piers and slabs with Weeping Nootka Cypress and brick barn to the rear of image. Source: City of Ballarat, May 2023.

### Comparative analysis

#### ***Included on the Heritage Overlay for the City of Ballarat***

There is only one other homestead complex identified within the Heritage Overlay of the Ballarat Planning Scheme, Roxburgh Dairy Farm (HO212).



Figure 10 Roxburgh Farm, Smythes Creek (HO12). Source: Roxburgh Farm Citation, HERMES database.



Despite the very limited representation within the Heritage Overlay, pastoralism is a key theme which has shaped the municipality from the late 1830s to the present day. It is known that there was extensive development occurring in the pastoral areas of the municipality from the late 1830s continuing the Land Acts of the 1860s and 1890s and in the early nineteenth century. The development of small farms associated with Land Selection and prior land sales and later expansion of these farms has creating distinctive patterns of development and cultural landscape elements throughout the rural areas of the municipality. These include homesteads, outbuildings, drystone walls, subdivision patterns, road networks and other elements.



*Figure 11 Aerial image of Roxburgh Farm, February 2023 (note the partial demolition of the cow shed and dairy outbuildings, and the arrangement of dwelling, garden elements etc.)*

Roxburgh is identified as being of historical significance as an intact example of a nineteenth century farm complex, and retains the 1870s timber homestead with additions to the rear which purport to incorporate an earlier 1850s timber dwelling an substantial late nineteenth century and early twentieth century timber outbuildings (now partially demolished due to deterioration) associated with the function of the farm, which was a major dairy farm supplying much of Ballarat's milk in the turn of the century. There is also a garden immediately surrounding the house including a small orchard, number of Canary Island Palms and substantial privet hedge associated with the early twentieth century use of the place.

Both Roxburgh and Lintel Grange were established prior to the Land Selection Acts, modest parcels of land being purchased from the Crown for both properties in 1856. The early cottage at Roxburgh which is reputed to be integrated into the rear additions of the homestead is not clearly legible, and has had its integrity compromised by the additions to all sides, loss of original window openings, chimneys and context, in contrast to the c.1860 bluestone and granite dwelling which forms the façade and first four rooms of Lintel Grange Homestead, which retains its original form, detailing,

chimneys and materials (although the roof has been extended and re-clad and verandah added in c.1890). Alterations and extensions to Lintel Grange have been undertaken with sensitivity the original part of the dwelling, extending to the rear and allowing the original design to retain primacy. The 1870s timber dwelling at Roxburgh Farm is highly intact.

The outbuildings at Lintel Grange, constructed in the late nineteenth century of locally made bricks, face bluestone and timber, generally with galvanised iron roofs are of a more substantial construction, and appear to be in better condition than those at Roxburgh Farm. The most substantial farm outbuilding at the latter, a large cow shed, was partially demolished because of storm damage in 2021, and those which do survive are in poor condition but are extremely intact, retaining timber shingle roofs and internal timber stalls, byres and bluestone cobbles. While the Roxburgh Farm outbuildings are very intact, they are also in poor condition, in contrast to those at Lintel Grange, which appear to be externally intact and in reasonably good condition (viewed from the public realm). The range of outbuildings at Lintel Grange also provides a more complete view of a nineteenth century farming operation, including elements relating to the running of the farm itself, including grain (and produce) store, stables and other outbuildings. The garden elements at both properties appear to date from the late nineteenth and earlier twentieth century, and while Roxburgh is a more compact garden, both retain a typical range of plantings for the period.

As there are no other locally significant comparative examples within the municipality included on the Heritage Overlay, regard is given to examples of pastoral properties of State Significance within the municipality, and locally significant examples within adjacent municipalities.

***Included on the Victorian Heritage Register***

The only farming property included on the Victorian Heritage Register within the municipality is Ballantrae, located on the Midland Highway Buninyong (VHR H0551). Constructed c.1857, Ballantrae is a highly decorative and exceptional example of a mid-Victorian picturesque gothic design. It is identified as historically significant as an example of a residence built by a prominent merchant and as an exceptional example of a Picturesque Gothic Revival House and for its elaborate exterior timber carving. While originally established as a farming enterprise in the mid to late 1850s, and the existing house was constructed in its current form by 1859, it now presents as a 'town residence' rather than a pastoral homestead or farming complex. The architectural styles expressed by the extremely decorative picturesque gothic Ballantrae, and the restrained classicism of Lintel Grange Homestead are opposing ends of the architectural expression of the period, but both demonstrate unusual detailing which is not commonly seen – at Ballantrae the use of carved external timber decoration which is highly intact and appropriate to the style of the dwelling, and at Lintel Grange, the use of local Mount Bolton granite, which is also of a very high quality finish, appropriate to the style of the building and entirely within keeping of the style. The retention of the late Victorian outbuildings provides a greater context of Lintel Grange as a farming enterprise than Ballantrae.



Figure 12 Ballantrae, Buninyong (Victorian Heritage Register). Source: Heritage Victoria Citation

#### **Examples in adjacent municipalities**

##### *Vallence's Farm, Moorabool Shire HO174*

Vallence's Farm is a complex of buildings which date variously from the 1860s through to the early Edwardian period. The earliest structures include a partially underground brick lined dairy/store and substantial timber vertical slab outbuilding and red brick homestead (c.1864) with Edwardian additions. A red brick Edwardian homestead (which replaced an earlier dwelling is also located on site. Identified as being of historical significance for its demonstration of the early settlement of the Maddingley area for farming purposes and of aesthetic significance as an excellent intact example of a 19th century farm complex, including a homestead, barn, and dairy.

The Vallence's Farm site presents a comparable example to Lintel Grange, demonstrating a central homestead surrounded by buildings, including, unusually, a partially subterranean store or dairy. The timber slab shed is likely to predate the dairy/store and the homestead, using primitive vernacular construction which was common in the 1840-1850 period but few examples survive, particularly at this substantial scale. The Lintel Grange example is perhaps a more intact set of homestead and pastoral buildings associated with farming enterprise than Vallence's Farm





Figure 13 Vallenge's Farm -Subterranean store/dairy . Source: Heritage Advisor's personal collection, 2021.



Figure 14 Vallenge's Farm - vertical slab outbuilding



Figure 15 Vallance's Farm Homestead Building (c.1864), included in Moorabool Heritage Overlay (HO174). Source: Heritage Advisor's personal collection, dated 2021.

*Millbank House, Bacchus Marsh – Victorian Heritage Register (H0263)*

The **Millbank House** in Bacchus Marsh is an early stone and brick homestead complex built in 1855 has remained in the ownership of the same family for over 125 years. The place is identified as being of architectural significance as a relatively intact example of an early stone and brick homestead, and is one of the earliest in the district. The main house, although progressively altered, survives with much of its early architecture and materials intact. It is of further significance as it demonstrates patterns of occupancy over time.

The first part of the house, constructed of local free stone dates from c.1855 as a farming homestead after first establishing a wattle and daub hut on the site. Numerous alterations and additions were carried out over subsequent decades. Major additions included a bichromatic brick, hipped roof section which was added to the north, probably in the 1870s. Further major alterations were carried out c1920-1930. These included the brick additions to the north and south ends of the house, a new verandah at the front and various internal alterations. Remnants of outbuildings, possibly farm buildings such as a dairy and store, remain to the west of the site in a very dilapidated condition. These incorporate a variety of materials such as vertical timber slabs, a wall daubed with mud, and some clearly recycled materials. Surrounding the house there are a number of substantial early ornamental trees which are also significant.

There are a number of clear similarities between Millbank and Lintel Grange, including their early date, intactness of the early portion of the building, subsequent changes to the main house over time and the presence of outbuildings demonstrating the former farming use of the homestead complex. The integrity and intactness of both sites appears to be consistent, with Lintel Grange retaining a greater range of the original outbuildings, still in good condition and use.





Figure 16 Millbank House, Bacchus Marsh - included on the Victorian Heritage Register (showing the early freestone section and later brick section and significant trees). Source: Heritage Victoria Citation

#### *Ercildoune Homestead, Ercildoune – Victorian Heritage Register H0313*

Ercildoune is a very substantial homestead complex established by the Learmonth brothers from 1854. The earliest portion of the homestead and many of the outbuildings date from this time. The homestead continued to be added to throughout the nineteenth and early twentieth century, and numerous outbuildings and a substantial garden was also established during this period. Ercildoune has the appearance of a small rural settlement, comprising an array of buildings and elements including the homestead, caretaker's residence, manager's residence, gatehouse, garden plantings and structures, cemetery, waterways and hydro-electric scheme, wind breaks, and a series of farm buildings, including a barn and shearing sheds.

Lintel Grange, like Ercildoune is an early pastoral complex, with a homestead established in the mid nineteenth century which was added to in subsequent stages. The use of granite in construction of the homestead is very unusual, and while Ercildoune employs this as the principal



Figure 17 Ercildoune Homestead - Victorian Heritage Register. Source: Heritage Victoria Citation.

building material, it is also used extensively at Lintel Grange. Unlike Ercildoune, both the homestead, outbuildings and garden of Lintel Grange is relatively modest in form, composition and scale, without a strong architectural style demonstrated by Ercildoune, which is uncommon in the use of the Scottish Baronial Style.

## Statement of Significance

### ***What is significant?***

The Lintel Grange Homestead Complex constructed c.1860, with later additions between c.1870-1900 is significant.

The elements which contribute to the significance of the place are:

- The 1860 bluestone and white Mount Bolton granite homestead, comprising the first four rooms of the dwelling, the rendered chimneys, symmetrically arranged façade with decorative double hung sash windows on either side of the 6-panel front door.
- The later additions c1870-1900, found to be of secondary heritage significance, to the dwelling set to the rear of the c1860 bluestone and granite homestead, including a substantial underground cellar and the late Victorian cast iron post supported verandah.
- A rendered dome brick well to the south of the homestead and associated hand water pump.
- The pre 1900 outbuildings constructed of brick, bluestone, granite, galvanised iron and timber located to the north, east and south of the homestead.
- Mature Privet hedge around the homestead.
- Mature trees, including Weeping Nootka Cypress, Ash Tree and Walnut Tree
- The granite piers and slabs located at the vehicular entrance to the property.

Modern outbuildings, silos, fencing and other farm structures are not significant.

### ***How is it significant?***

Lintel Grange Homestead Complex is of local historical, aesthetic, associative significance to the City of Ballarat.

### ***Why is it significant?***

Lintel Grange Homestead Complex is of historical significance as an early small farming enterprise established prior to the first of the Land Selection Acts in 1860. The original land purchase of 80 acres was purchased by Charles Edmonston and A. Kerr in 1856, although the partnership dissolved within a few years when Kerr purchased the adjacent 80-acre lot. The establishment of a permanent finely constructed restrained Victorian bluestone and granite dwelling in c1860 indicates the early success in Edmonston's farming enterprise. The subsequent additions which were undertaken to the dwelling between c. 1870 and c.1900 and are of secondary heritage significance to the original dwelling, reflect the growing success and prosperity of the establishment farming business, which was also reflected in the acquisition of adjacent farmland over this period. The homestead which is comprised of a complex of highly intact Victorian buildings, including homestead, outbuildings and mature trees and privet hedge are of further historical significance as they demonstrate the close connection and way of life where there is little separation between the residential and enterprise related activities and structures. The outbuildings which surround the homestead demonstrate the various early pastoral interests of the farm and its daily running, including a grain barn (later used for the storage of other crops), stable for horses and equipment and others. It has functioned

consistently as a homestead complex at the centre of a farming enterprise from c.1860 and has been retained within the same family for multiple generations. (Criterion A)

Lintel Grange homestead is of aesthetic (architectural) significance as example of a restrained classical mid-Victorian homestead. The use of white local granite is of particular interest, being very finely tooled and extensively used in window and door surrounds, under eave, base of walls and in quoins which provide relief from the heavy bluestone of which the majority of the dwelling is constructed. (Criterion E)

Lintel Grange is significant for its long and continuing association with the Edmonston family. Cr Charles Edmonston was an influential pastoralist, a progressive and prosperous cultivator and was heavily involved in the community. He arrived in Melbourne from Glasgow in 1854. He was elected Councillor for the Ballarat shire, member for west riding and President for two terms. He was a Justice of the Peace, honorary treasurer of the Waubra Cemetery Trust and the Waubra Presbyterian Church, and member and councillor of the Ballarat Agricultural and Pastoral Society (McCallum 1921, 9). The family pastoral business and public service interest continued after Charles' death. Members of the family are commemorated on the Avenues of Honour plaque and the Centenary of Pioneer families (Criterion H).

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## Lintel Grange Homestead Complex

### Statement of Significance, July 2023

<b>Heritage Place:</b>	127 Edmonston Road, Addington	<b>PS ref no:</b>	HO232
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Figure 1. Lintel Grange Homestead (c.1860) façade. Verandah c.1890

#### What is significant?

The Lintel Grange Homestead Complex constructed c.1860, with later additions between c.1870-1900 is significant.

The elements which contribute to the significance of the place are:

- The 1860 bluestone and white Mount Bolton granite homestead, comprising the first four rooms of the dwelling, the rendered chimneys, symmetrically arranged façade with decorative double hung sash windows on either side of the 6-panel front door.
- The later additions c1870-1900, **found to be of secondary heritage significance to the dwelling**, set to the rear of the c1860 bluestone and granite homestead, including a substantial underground cellar and the late Victorian cast iron post supported verandah,
- A rendered dome brick well to the south of the homestead and associated hand water pump.
- The pre 1900 outbuildings constructed of brick, bluestone, granite, galvanised iron and timber located to the north and east of the homestead.
- Mature Privet hedge around the homestead.
- Mature trees, including Weeping Nootka Cypress, Ash Tree and Walnut Tree
- The granite piers and slabs located at the vehicular entrance to the property.

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Modern outbuildings, silos, fencing and other farm structures are not significant.

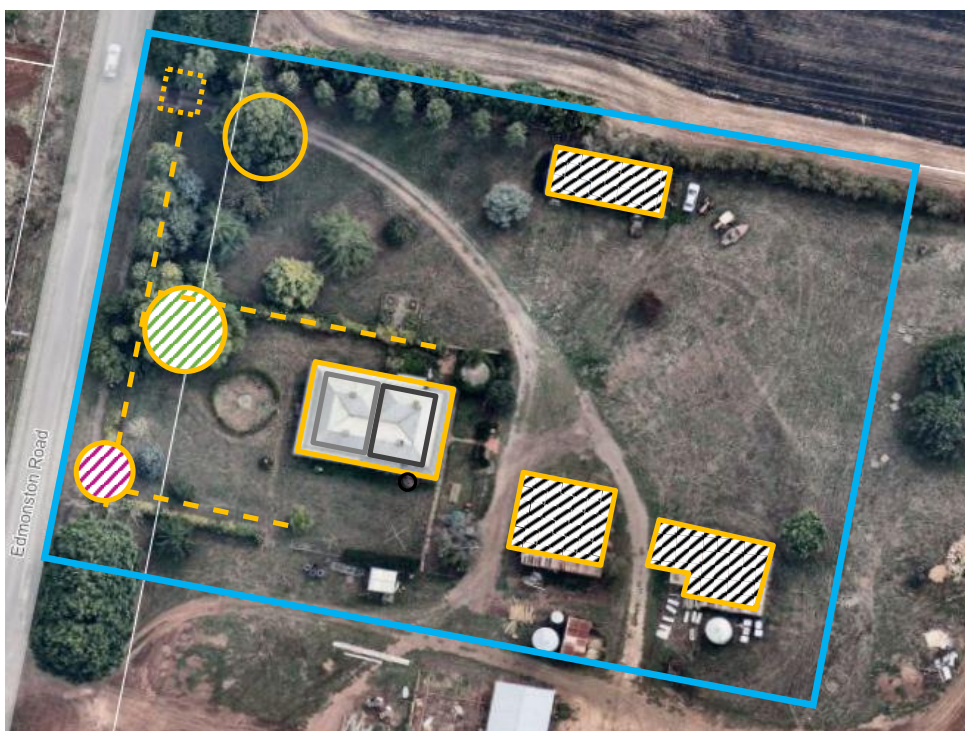













Figure 2. The elements which contribute to the significance of the place

- |   |                                |   |                             |   |  |
|---|--------------------------------|---|-----------------------------|---|--|
|  | Farmhouse including verandah   |  | Privet Hedge                |  | Rendered dome brick well and hand water pump |
|  | Homestead Built 1860's         |  | Granite Plinths and kerbs   |  | Heritage Overlay Boundary                    |
|  | Homestead additions c1870-1900 |  | Weeping Nootka Cypress tree |  | Walnut tree                                  |
|  | Outbuildings pre-1900's        |  | Ash tree                    |   |  |

**How is it significant?**

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Lintel Grange Homestead Complex is of local historical, aesthetic, associative significance to the City of Ballarat.

**Why is it significant?**

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Lintel Grange Homestead Complex is of historical significance as an early small farming enterprise established prior to the first of the Land Selection Acts in 1860. The original land purchase of 80 acres was purchased by Charles Edmonston and A. Kerr in 1856, although the partnership dissolved within a

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few years when Kerr purchased the adjacent 80-acre lot. The establishment of a permanent finely constructed restrained Victorian bluestone and granite dwelling in c1860 indicates the early success in Edmonston's farming enterprise. The subsequent additions which were undertaken to the dwelling between c. 1870 and c. 1900, **and are of secondary heritage significance to the original dwelling**, reflect the growing success and prosperity of the establishment farming business, which was also reflected in the acquisition of adjacent farmland over this period. The homestead which is comprised of a complex of highly intact Victorian buildings, including homestead, outbuildings and mature trees and privet hedge are of further historical significance as they demonstrate the close connection and way of life where there is little separation between the residential and enterprise related activities and structures. The outbuildings which surround the homestead demonstrate the various early pastoral interests of the farm and its daily running, including a grain barn (later used for the storage of other crops), stable for horses and equipment and others. It has functioned consistently as a homestead complex at the centre of a farming enterprise from c.1860 and has been retained within the same family for multiple generations. (Criterion A)

Lintel Grange homestead is of aesthetic (architectural) significance as example of a restrained classical mid-Victorian homestead. The use of white local granite is of particular interest, being very finely tooled and extensively used in window and door surrounds, under eave, base of walls and in quoins which provide relief from the heavy bluestone of which the majority of the dwelling is constructed. (Criterion E)

Lintel Grange is significant for its long and continuing association with the Edmonston family. Cr Charles Edmonston was an influential pastoralist, a progressive and prosperous cultivator and was heavily involved in the community. He arrived in Melbourne from Glasgow in 1854. He was elected Councillor for the Ballarat shire, member for west riding and President for two terms. He was a Justice of the Peace, honorary treasurer of the Waubra Cemetery Trust and the Waubra Presbyterian Church, and member and councillor of the Ballarat Agricultural and Pastoral Society (McCallum 1921, 9). The family pastoral business and public service interest continued after Charles' death. Members of the family are commemorated on the Avenues of Honour plaque and the Centenary of Pioneer families (Criterion H).

**Primary Source**

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*Lintel Grange Homestead and Complex Heritage Citation (Ballarat City Council, July 2023)*

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**BALLARAT PLANNING SCHEME**

28/02/2019  
GC117

**SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY**

**1.0**

**Application requirements**

28/02/2019  
GC117

None specified.

**2.0**

**Heritage places**

--/--  
Proposed C245ball

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

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1	Lauderdale 7 Prince Street, Alfredton	-	-	-	-	-	Yes Ref No H486	No	No
HO2	Beaufort House 9a Beaufort Avenue, Alfredton	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO5	Ebenezer Presbyterian Church and Hall 212 Armstrong Street South, Ballarat Central	Yes	Yes	No	Yes	Yes - cast iron fence	No (On National Estate Register)	No	No
HO6	Former Ebenezer Manse 214 Armstrong Street South, Ballarat Central	Yes	Yes	No	Yes	Yes - cast iron fence	No	No	No
HO8	Synagogue 2-4 Barkly (Cnr Princes Street), Ballarat East	-	-	-	-	-	Yes Ref No H106	No	No
HO9	Former Ballarat East Free Library 25-29 Barkly Street, Ballarat East	-	-	-	-	-	Yes Ref No H1493	No	No
HO10	Lamp Post	Yes	No	No	Yes	No	No	No	No

**BALLARAT PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Barkly Street and East Street Intersection, Ballarat East and Bakery Hill								
HO11	Ballarat East Fire Station 20-22 Barkly Street, Ballarat East	-	-	-	-	-	Yes Ref No H1001	No	No
HO12	Clowance 518 Barkly Street (Cnr Cameron Street), Golden Point	-	-	-	-	-	Yes Ref No H1898	No	No
HO13	Ballarat Botanical Gardens Gillies Street and Wendouree Parade, Lake Wendouree	-	-	-	-	-	Yes Ref No H2252	Yes	No
HO16	North View Villa 108 Burnbank Street, Lake Wendouree	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO17	Former Police Station, Ballarat 15 Camp Street, Ballarat Central	-	-	-	-	-	Yes Ref No H1544	No	No
HO18	Former Court House Camp Street, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO20	Ballarat Trades Hall 24 Camp Street, Ballarat Central	-	-	-	-	-	Yes Ref No H657	No	No
HO21	Terraces 30-32 Camp Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO22	Colemans Spring and adjacent land 102 Caffrey Street and 201-203 Herriott Street, Buninyong	Yes for all	Refer specific area	Refer specific area	Yes	Refer specific area	No	Refer specific area	No

## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO23	Former Ranger Barracks 1-61 Curtis Street, Ballarat Central	-	-	-	-	-	Yes Ref No H1949	No	No
HO24	Former South British Insurance Co. Ltd. 211 Dana Street (cnr Armstrong Street South), Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO25	Dana House, Former hostel 506 Dana Street (cnr Lyons Street South), Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO26	Primary School No. 33 Dana Street Primary School 401 Dana Street, Ballarat Central	-	-	-	-	-	Yes Ref No H1714	Yes	No
HO27	Former Wesleyan Church and Sunday School 101 Dana Street (Cnr Lydiard Street), Ballarat Central	-	-	-	-	-	Yes Ref No H1089	Yes	No
HO28	Former Chapter House 102 Dana Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO29	Ballarat Club 203 Dana Street, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO30	Yarrowee Hall 1 Darling Street, Redan	-	-	-	-	-	Yes Ref No H1168	No	No
HO31	Former Congregational Church and Hall Dawson Street North and 503 Mair Street, Ballarat Central	-	-	-	-	-	Yes Ref No H995	Yes	No
HO32	Former Baptist Church	-	-	-	-	-	Yes	No	No

**BALLARAT PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	9/3 Dawson Street South, Ballarat Central						Ref No H107		
HO33	Lutheran Church 204A Doveton Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO36	St John of God Hospital (Bailey's House) Drummond Street North, Lake Wendouree	Yes	No	No	Yes	Yes - fence	No	No	No
HO37	House 217 Drummond Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO38	Former Ballarat-Buninyong Railway Land between Elizabeth and Forest Streets, Buninyong	Yes for all	Refer specific area	Refer specific area	Yes	Refer specific area	No	Refer specific area	No
HO39	Montrose Cottage 111 Eureka Street, Ballarat East	-	-	-	-	-	Yes Ref No H108	Yes	No
HO40	House 1104 Eyre Street, Newington	Yes	No	No	Yes	No	No	No	No
HO41	Former Water and Sewerage Authority Office 6 Grenville Street South (Lots 1-4 on PS 544004H) (South Western Cnr Grenville and Lewis Streets), Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO42	Manchester Unity Hall 9 Grenville Street South, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO43	Former Protestant Hall 10 Grenville Street South, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No

**BALLARAT PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO44	Former Ballarat Woollen & Worsted Mill 14 Hill Street (Cnr Humffray Street South), Mount Pleasant	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO45	Former Myer Woollen Mills 502 Howitt Street, Ballarat North	Yes	No	No	Yes	No	No	No	No
HO46	Former Methodist Church 116-118 Humffray Street North, Brown Hill	Yes	No	No	Yes	No	No	No	No
HO48	House 328 Ligar Street, Soldiers Hill	Yes	No	No	Yes	No	No	No	No
HO50	Christ Church Anglican Cathedral & Christ Church Hall 49 and 49A Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO53	Gas Lamps In front of 10-16 Lydiard Street South and outside Craig's Royal Hotel, Ballarat Central	-	-	-	-	-	Yes Ref No H977	No	No
HO54	Ballarat School of Mines (Federation University Australia) 107 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H1463	No	No
HO57	Former Ballarat Post Office 2-6 Lydiard Street North (NE Cnr Lydiard Street North and Sturt Street), Ballarat Central	-	-	-	-	-	Yes Ref No H1018	Yes	No
HO59	Ballarat Railway Complex	-	-	-	-	-	Yes Ref No H902	Yes	No

**BALLARAT PLANNING SCHEME**

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	140 Lydiard Street North, Ballarat Central, 75 Humffray Street North, Bakery Hill, 60 Corbett Street, Ballarat East, 202 Lydiard Street North, Soldiers Hill, Scott Parade, Ballarat East and Nolan Street, Soldiers Hill.								
HO62	Former National Mutual Building 2 Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO63	Former National Bank of Australasia 5 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO64	Former Union Bank Building 4-6 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H109	No	No
HO65	Former Mining Exchange 8-14 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H391	Yes	No
HO66	Former ANZ (also known as ES&A) Bank 9 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H110	No	No
HO67	Craig's Royal Hotel 10-16 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H111	No	No
HO68	Former Bank of New South Wales 13 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H112	No	No
HO69	Old Colonists Association 16-24 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H116	Yes	No
HO70	Her Majesty's Theatre	-	-	-	-	-	Yes Ref No H648	Yes	No

**BALLARAT PLANNING SCHEME**

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	Royal South Street Memorial Theatre, Academy of Music 17 Lydiard Street South, Ballarat Central								
HO71	George Hotel 25 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H113	No	No
HO72	Alexandria Tea Rooms 26-34 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H115	Yes	No
HO73	Counsel Chambers 26 Lydiard Street South, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO74	Furnival Chambers 28-36 Lydiard Street South, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO75	Chancery House 38 Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO76	Fine Art Gallery, Ballarat 38-48 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H680	No	No
HO77	Former Neil W Jones Real Estate 50 Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO78	Land 53 Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO79	Shop 60 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO80	Office (Former Union Trustee Building)	Yes	No	No	Yes	No	No	No	No

**BALLARAT PLANNING SCHEME**

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	101-103 Lydiard Street North, Ballarat Central						(On National Estate Register)		
HO81	Former J J Goller & Co 114 Lydiard Street North, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO82	Former Warehouse 118 - 122 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO83	Provincial Hotel 121 Lydiard Street North (Cnr Ararat Street), Ballarat Central	-	-	-	-	-	Yes Ref No H432	No	No
HO84	Former Reid's Coffee Palace 128 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H469	Yes	No
HO85	St Patrick's Presbytery (3 Lyons Street South, Ballarat Central), and O'Collins Hall (8 Dawson Street South, Ballarat Central)	Yes	No	No	Yes	No	No	No	No
HO86	Ballarat Terrace 227-231 Lydiard Street North, Soldiers Hill	Yes	No	No	Yes	Yes - front fences	No	No	No
HO87	Former Terrace 18-20 Lyons Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO88	Ballarat Municipal Observatory 439 Cobden Street (Cnr Magpie Street), Mount Pleasant	-	-	-	-	-	Yes Ref No H936	Yes	No
HO89	Former Pratt's Warehouse	-	-	-	-	-	Yes Ref No H955	No	No



**BALLARAT PLANNING SCHEME**

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	101-103 Mair Street (Cnr Camp Street), Ballarat Central								
HO90	House 505 Mair Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO91	Verandah and Shop 805 Mair Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO92	Aquinas College 1200 Mair Street, Lake Wendouree	Yes	No	Yes	Yes	No	No	No	No
HO93	Former Titheridge and Growcott 15-19 Main Road, Bakery Hill	Yes	No	No	Yes	No	No	No	No
HO94	Ballarat East Post Office 21 Main Road, Bakery Hill	Yes	No	No	Yes	Yes	No	No	No
HO95	Nazareth House 218 Mill Street, Lake Wendouree	Yes	Yes	No	Yes	Yes - fence	No	No	No
HO96	House 411A Neill Street, Soldiers Hill	Yes	No	Yes	Yes	Yes - lantern	No	No	No
HO97	Cemetery, Chinese Section, Alter 1250 Doveton Street North, Invermay Park	Yes	No	No	Yes	No	No	No	No
HO98	Cemetery, Chinese Section, Oven 1250 Doveton Street North, Invermay Park	Yes	No	No	Yes	No	No	No	No
HO100	Old Curiosity Shop 7 Queen Street, Ballarat East	-	-	-	-	-	Yes Ref No H1982	No	No

**BALLARAT PLANNING SCHEME**

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HO101	House 14 Seymour Crescent, Soldiers Hill	Yes	No	No	Yes	No	No	No	No
HO102	House 16 Seymour Crescent, Soldiers Hill	Yes	No	No	Yes	Yes - fence, retaining wall and plinth	No	No	No
HO104	Ballarat Town Hall 225 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H978	Yes	No
HO105	Titanic Memorial Bandstand Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H971	No	No
HO106	Queen Alexandra Bandstand Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H972	No	No
HO107	St Patrick's Cathedral & Hall 501 Sturt Street, south-west corner of Dawson Street, Ballarat Central	-	-	-	-	-	Yes Ref No H997	No	No
HO108	Grandstand City Oval, 1402-1406 Sturt Street, Lake Wendouree	Yes	Yes	No	Yes	No	No (On National Estate Register)	No	No
HO109	Union Hotel 11 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO110	Former The Log Tavern 23 Sturt Street, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO111	Camp Hotel	Yes	No	No	Yes	No	No	No	No

**BALLARAT PLANNING SCHEME**

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	36-38 Sturt Street, Ballarat Central						(On National Estate Register)		
HO112	Former Chamber of Commerce 42-46 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO113	Former State Savings Bank 48 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO114	Ballaarat Mechanics Institute 113-121 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H987	Yes	No
HO115	Former Unicorn Hotel façade and verandah 127 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H1911	No	No
HO116	Former ANZ Bank 200-202 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H114	No	No
HO117	Myer (Mitchell's Building) 301-305 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO118	St Andrews Uniting Church 502 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H44	No	No
HO119	Former Broadwood Flats 608-608A Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO120	Former Ballarat City Fire Station 702 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H2236	Yes	No

**BALLARAT PLANNING SCHEME**

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HO121	House 704 Sturt Street, Ballarat Central	Yes	No	No	Yes	Yes - fence, coach house/stable	No (On National Estate Register)	No	No
HO122	Former Residence 802 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H529	Yes	No
HO123	St Peter's Church of England 1307 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO124	House and Garden 1421 Sturt Street, Newington	Yes	No	Yes	Yes	Yes - fence	No (Garden on National Estate Register)	No	No
HO125	Former Bishop's Palace 1444 Sturt Street, Lake Wendouree	-	-	-	-	-	Yes Ref No H413	Yes	No
HO126	Former Mary's Mount Convent (Loreto Abbey) 1600 Sturt Street, Lake Wendouree	-	-	-	-	-	Yes Ref No H1017	Yes	No
HO127	Former Primary School 602 Urquhart Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO129	Terrace Houses 21, 23, 25 Victoria Avenue, Lake Wendouree	Yes	No	No	Yes	No	No	No	No
HO131	House and garden 111 Webster Street, Lake Wendouree	Yes	No	Yes	Yes	No	No (Garden on National Estate Register)	No	No

**BALLARAT PLANNING SCHEME**

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HO132	Lakeview Hotel 22 Wendouree Parade, Lake Wendouree	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO133	Ballantrae 7208 Midland Hwy, Buninyong	-	-	-	-	-	Yes Ref No H551	No	No
HO134	Buninyong Town Hall and Court House 313 Learmonth Street, Buninyong	-	-	-	-	-	Yes Ref No H758	No	No
HO135	Former Library 408 Warrenheip Street, Buninyong	-	-	-	-	-	Yes Ref No H488	No	No
HO136	Former Primary School No. 668 456 Remembrance Drive (Cnr Draffins Road), Windermere	-	-	-	-	-	Yes Ref No H763	No	No
HO137	Former Ballarat Shire Hall 326 High Street, Learmonth	Yes	Yes	No	Yes	No	No (On National Estate Register)	No	No
HO138	Barnfield Cottage and Barn 195 Kennedys Road, Miners Rest	No	No	No	Yes	No	No (On National Estate Register)	No	No
HO139	Progress Hall (Former Methodist Church) 24 Church Street (Cnr Hillcrest Road), Nerrina	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO140	St James Church of England	Yes	No	No	Yes	No	No	No	No

**BALLARAT PLANNING SCHEME**

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	120 Hillcrest Road, Nerrina								
HO141	Primary School No. 2093 Little Bendigo State School 30 Monte Street, Nerrina	-	-	-	-	-	Yes Ref No H1632	No	No
HO142	Former St Joseph's Orphanage 208-240 Grant Street (Crown Allotments 2, 3 & 4, Section 35, Township of Sebastopol), Sebastopol	Yes, All face brick and stone buildings	Yes, ground floor entrance and stair hall (north end) and central passage of the former Orphanage building (building 2)	Yes, Front garden setting include the fir trees, and the rear cypress and pine trees forming part of the setting to the lake	Yes	Yes	No	No	No
HO143	Yuille Cairn, Yuille Station Park, 37 Vickers Street, Sebastopol	Yes, Yuille Cairn only	No	No	Yes	No	No	No	No
HO144	MUIOOF(Manchester Unity Independent Order of Oddfellows) Lodge (former Southern Star Mine Office), 113 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO145	Sebastopol State School No. 1167 (former), 185-187 Yarrowee Street, Sebastopol	Yes	No	Yes, English Oaks, English	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

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				Elms, Bhutan Cypress boundary plantings					
HO149	Olympic Rings Lake Wendouree Foreshore, Lake Wendouree	Yes	No	No	Yes	No	No	No	No
HO151	Gnarr Creek Air Vent Tower Corner Creswick Road and Doveton Street North, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO153	Old Ballarat Cemetery 904 Macarthur Street (Cnr Creswick Road), Lake Wendouree	Yes	No	No	Yes	No	No	No	No
HO154	Avenue of Honour and Arch of Victory Including all memorial name plaques, the Memorial Cairn and Cross of Remembrance, the Memorial Rotunda and Roll of Honour, and the Memorial Wall. Ballarat-Burumbeet Road, Alfredton, Cardigan, Windermere, Weatherboard, Burumbeet and Lucas.	-	-	-	-	-	Yes Ref No H2089	No	No
HO155	Stone Mileposts Glenelg Highway (between Ballarat and Scarsdale), Smythes Creek and Delacombe	-	-	-	-	-	Yes Ref No H1701	No	No
HO156	Former Redemptorist Monastery	Yes	No	No	Yes	No	No	No	No



BALLARAT PLANNING SCHEME

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	300 and 300B Gillies Street North, 1320 and 1322 Howitt Street, and 11-37 Monastery Drive (NE Corner Howitt and Gillies Streets), Wendouree								
HO157	House 301 Wendouree Parade, Lake Wendouree	Yes	No	No	Yes	No	No	No	No
HO158	Buninyong Botanic Gardens Gong Reservoir 201-209 Scott Street and 705 Inglis Street, Buninyong	-	-	-	-	-	Yes Ref No H1826	No	No
HO159	Former Female Refuge Complex 183 Scott Parade, Ballarat East	-	-	-	-	-	Yes Ref No H1893	No	No
HO160	Eureka Historic Precinct 501-525 Eureka Street, Eureka	-	-	-	-	-	Yes Ref No H1874	No	No
HO161	Ballarat High School 25 Gillies Street North (Cnr Sturt Street West), Lake Gardens	-	-	-	-	-	Yes Ref No H1797	No	No
HO162	House 108 Pleasant Street North, Lake Wendouree	Yes	No	No	Yes	No	No	No	No
HO163	Lake Wendouree Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO164	West Ballarat Heritage Precinct <b>Incorporated plan:</b>	No	No	Yes	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

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	Ballarat Planning Scheme Heritage Control 2004								
HO165	Victoria Park Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO166	Central Ballarat Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO167	Sturt Street Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	Yes	No	Yes	Yes	No	No	No	No
HO168	South Ballarat Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO169	Waller Estate Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO170	Soldiers Hill Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No

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HO171	Lydiard Street Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	Yes	No	Yes	Yes	No	No  (Ballarat Central Conservation Area on National Estate Register)	No	No
HO172	Creeks and River Channels Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO173	Mount Pleasant / Golden Point Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO174	Black Hill Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO175	Humffray Street Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO176	Bridge Mall / Bakery Hill Heritage Precinct <b>Incorporated plan:</b>	Yes	No	Yes	Yes	No	No	No	No

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	Ballarat Planning Scheme Heritage Control 2004								
HO177	Victoria Street Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	Yes VAHR 7622-0186
HO178	Ballarat East Civic Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO179	Eureka Street Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO180	Learmonth Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO181	Buninyong Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	Yes	No	Yes	Yes	No	No	No	No
HO182	Eureka Memorials, Old Ballarat Cemetery 904 Macarthur Street (cnr Creswick Road), Ballarat Central	-	-	-	-	-	Yes Ref No H1007	No	No
HO183	St Aidan's Heritage Precinct	No	No	Yes	Yes	No	No	No	No

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	<b>Incorporated plan:</b> Ballarat Heritage Precincts Study Part A 2006								
HO184	Colpin Avenue Heritage Precinct <b>Incorporated plan:</b> Ballarat Heritage Precincts Study Part A 2006	No	No	Yes	Yes	No	No	No	No
HO185	Dowling Street Heritage Precinct <b>Incorporated plan:</b> Ballarat Heritage Precincts Study Part A 2006	No	No	Yes	Yes	No	No	No	No
HO186	Old Showgrounds Heritage Precinct <b>Incorporated plan:</b> Ballarat Heritage Precincts Study Part A 2006	No	No	Yes	Yes	No	No	No	No
HO187	Creswick Road/Macarthur Street Heritage Precinct <b>Incorporated plan:</b> Ballarat Heritage Precincts Study Part A 2006	No	No	Yes	Yes	No	No	No	No
HO188	Barkly Street/Humffray Street South Heritage Precinct <b>Incorporated plan:</b> Ballarat Heritage Precincts Study Part A 2006	No	No	Yes	Yes	No	No	No	No
HO189	Scar Tree Lot S2 Cuthberts Road, Alfredton	No	No	Yes	Yes	No	No	No	Yes
HO190	Former Ballarat RAAF Base 1 Airport Access Road, Mitchell Park	-	-	-	-	-	Yes Ref No H2113	Yes	No
HO191	St Pauls Anglican Church	-	-	-	-	-	Yes	Yes	No

**BALLARAT PLANNING SCHEME**

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	3 Humffray Street South, Bakery Hill						Ref No H401		
HO192	Regent Picture Theatre 49 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H2221	Yes	No
HO194	Former Prince of Wales & Bonshaw Company gold mining site and residence 362 Albert St, Sebastopol	No	No	No	Yes	No	No	No	No
HO195	Former St. James Presbyterian Church 10 Creswick Street, Miners Rest	Yes	No	No	Yes	No	No	Yes	No
HO196	Selkirk House 436 Wendouree Parade, Ballarat	Yes	No	No	Yes	No	No	No	No
HO197	Gateway and curtilage including two mature trees (elm trees), driveway and four mature trees (three elm trees and a pine tree) Arranmore, Howe Street, Miners Rest	Yes	No	Yes	Yes	No	No	No	No
HO198	House 'Edale', 99 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO199	Clontarn (former Southern Star Mine Managers Residence), 122 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO200	Sebastopol Post Office (former), 176 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO201	Melbourne House store, 186A Albert Street, Sebastopol	Yes	No	No	Yes	No	No	No	No
HO202	Bank of Victoria (former), 197 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No



**BALLARAT PLANNING SCHEME**

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HO203	Holy Trinity Church Complex (Church, Hall, Sunday School and trees), 227 Albert Street, Sebastopol	No	No	Yes 2 English Elms on rear property boundary	Yes	No	No	No	No
HO204	Ballarat South Uniting Church Mission Centre, 104-6 Albert Street, Sebastopol	No	No	No	Yes	Yes, low brick front fence and iron gates	No	No	No
HO205	Masonic Lodge, 173-175 Albert Street, Sebastopol	Yes	No	No	Yes	No	No	No	No
HO206	Sebastopol Town Hall Complex, 183-185 Albert Street, Sebastopol	No	No	Yes, English Elm fronting Wilson Lane	Yes	No	No	No	No
HO207	Row of 1920s Shops, 206, 206a-c Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO208	Carmel Welsh Presbyterian Church Complex, including former manse and trees, 261- 265 Albert Street, Sebastopol	No	No	Yes, All mature trees within the complex - English Oak, Giant Redwood and English Elms	Yes	Yes, Memorial entrance to church including brick piers; low brick fence to manse at 261 Albert Street.	No	No	No

**BALLARAT PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO209	Royal Mail Hotel, 288-290 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO210	1940s Garage, 129 Beverin Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO211	RSL Memorial Hall, 10 Birdwood Avenue, Sebastopol	No	No	No	Yes	No	No	No	No
HO212	Roxburgh Dairy Farm (former) 624 Glenelg Highway, Smythes Creek  The curtilage contains the c1850s cottage, 1870s farmhouse, a pair of Canary Island Palms, a collection of farm outbuildings from the late 19 <sup>th</sup> C and early 20 <sup>th</sup> C and the archaeological site of a third farmhouse of c1890s on the east side of the entrance drive.	No	No	Yes, 2 Canary Island Palms	Yes	No	No	No	No
HO213	Smythes Creek State School No. 1504 (former), 606 Glenelg Highway, Smythes Creek	No	No	No	Yes	No	No	No	No
HO214	House, 4 Hertford Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO215	Redan State School No. 1289, 32-48 Hertford Street, Sebastopol	No	No	Yes, Lawson's Cypress planted in 1953	Yes	Yes – Jubilee Gates (cnr. Hertford & Albert Streets)	No	No	No
HO216	Copernicus Hall, 26-28 Orion Street, Sebastopol	No	No	No	Yes	Yes	No	No	No
HO217	Ploughman's Arms Hotel (former), 300 Tait Street, Bonshaw	No	No	No	Yes	No	No	Yes	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	The curtilage includes the extent of the fabric dating 1880s – 1920s including the larger timber building and rear timber extension and stables.								
HO218	Interwar Bungalow Heritage Precinct 2: 90, 92, 94, 96, 98, 100 Albert Street, Sebastopol	No	No	No	Yes	Yes, All front fences	No	No	No
HO219	Cornish Row Heritage Precinct 363-377 Albert Street, Sebastopol	Yes, 371 & 373 Albert Street	No	No	Yes	No	No	No	No
HO220	Timber Mining Cottage Series: 133 Albert Street, Sebastopol 9, 37 & 49-51 Birdwood Avenue, Sebastopol 32 & 38 Charlotte Street, Sebastopol 21 & 23 Victoria Street, Sebastopol 10 Walker Street, Sebastopol 49 Wilsons Lane, Sebastopol 197 & 209 Yarrowee Street, Sebastopol	No	No	No	Yes	Yes	No	No	No
HO221	Late Victorian Timber Residence Series: 77, 102, 155, 160, 168, 193, 208, 230, 240, 280 Albert Street, Sebastopol 140 Beverin Street, Sebastopol 3 Bridge Street, Sebastopol 100 & 114 Grant Street Sebastopol 1 & 7 Kent Street Sebastopol 101 & 103 Vickers Street, Sebastopol	No	No	Yes, three Canary Island Palms at 73, 160 and 168 Albert Street	Yes	Yes	No	No	No

## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	62 & 73 Yarrowee Street, Sebastopol								
HO222	Late Federation Residence Series: 166 & 226 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO223	Redan Prince of Wales Store (former) 2 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO224 Interim control Expiry date: 31 March 2021	Former Eureka Lead Gold Sluicing Company Pumping Site 113 Lofven Street and Crown Allotment 22C Section AA, Nerrina <b>Statement of Significance:</b> Former Eureka Lead Gold Sluicing Company Pumping Site Statement of Significance, 2019	No	No	No	Yes	No	No	No	No
HO225	Ballarat Saleyards (former) 1020 La Trobe Street, Delacombe <b>Statement of Significance:</b> Ballarat Saleyards (former) - Statement of Significance, November 2019	Yes	Yes	No	Yes	Yes	No	No	No
HO232	Lintel Grange Homestead Complex 127 Edmonston Road, Addington <b>Statement of Significance</b> <i>Lintel Grange Homestead Complex Statement of Significance</i> (City of Ballarat, July 2023)	No	No	Yes - Mature Privet hedge, Mature Ash and Walnut Trees and Weeping Nootka Cypress	Yes	Yes - Granite piers and slabs at entry, the pre 1900 outbuildings constructed of brick, bluestone, granite, galvanised iron and timber located	No	No	No

**BALLARAT PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
						to the north and east of the homestead			

BALLARAT PLANNING SCHEME

28/02/2019  
GC117

**SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY**

**1.0**

**Application requirements**

28/02/2019  
GC117

None specified.

**2.0**

**Heritage places**

28/03/2023  
V6229 Proposed C245ball

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



PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1	Lauderdale 7 Prince Street, Alfredton	-	-	-	-	-	Yes Ref No H486	No	No
HO2	Beaufort House 9a Beaufort Avenue, Alfredton	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO5	Ebenezer Presbyterian Church and Hall 212 Armstrong Street South, Ballarat Central	Yes	Yes	No	Yes	Yes - cast iron fence	No (On National Estate Register)	No	No
HO6	Former Ebenezer Manse 214 Armstrong Street South, Ballarat Central	Yes	Yes	No	Yes	Yes - cast iron fence	No	No	No
HO8	Synagogue 2-4 Barkly (Cnr Princes Street), Ballarat East	-	-	-	-	-	Yes Ref No H106	No	No
HO9	Former Ballarat East Free Library 25-29 Barkly Street, Ballarat East	-	-	-	-	-	Yes Ref No H1493	No	No
HO10	Lamp Post	Yes	No	No	Yes	No	No	No	No



**BALLARAT PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Barkly Street and East Street Intersection, Ballarat East and Bakery Hill								
HO11	Ballarat East Fire Station 20-22 Barkly Street, Ballarat East	-	-	-	-	-	Yes Ref No H1001	No	No
HO12	Clowance 518 Barkly Street (Cnr Cameron Street), Golden Point	-	-	-	-	-	Yes Ref No H1898	No	No
HO13	Ballarat Botanical Gardens Gillies Street and Wendouree Parade, Lake Wendouree	-	-	-	-	-	Yes Ref No H2252	Yes	No
HO16	North View Villa 108 Burnbank Street, Lake Wendouree	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO17	Former Police Station, Ballarat 15 Camp Street, Ballarat Central	-	-	-	-	-	Yes Ref No H1544	No	No
HO18	Former Court House Camp Street, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO20	Ballarat Trades Hall 24 Camp Street, Ballarat Central	-	-	-	-	-	Yes Ref No H657	No	No
HO21	Terraces 30-32 Camp Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO22	Colemans Spring and adjacent land 102 Caffrey Street and 201-203 Herriott Street, Buninyong	Yes for all	Refer specific area	Refer specific area	Yes	Refer specific area	No	Refer specific area	No

## BALLARAT PLANNING SCHEME

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HO23	Former Ranger Barracks 1-61 Curtis Street, Ballarat Central	-	-	-	-	-	Yes Ref No H1949	No	No
HO24	Former South British Insurance Co. Ltd. 211 Dana Street (cnr Armstrong Street South), Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO25	Dana House, Former hostel 506 Dana Street (cnr Lyons Street South), Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO26	Primary School No. 33 Dana Street Primary School 401 Dana Street, Ballarat Central	-	-	-	-	-	Yes Ref No H1714	Yes	No
HO27	Former Wesleyan Church and Sunday School 101 Dana Street (Cnr Lydiard Street), Ballarat Central	-	-	-	-	-	Yes Ref No H1089	Yes	No
HO28	Former Chapter House 102 Dana Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO29	Ballarat Club 203 Dana Street, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO30	Yarrowee Hall 1 Darling Street, Redan	-	-	-	-	-	Yes Ref No H1168	No	No
HO31	Former Congregational Church and Hall Dawson Street North and 503 Mair Street, Ballarat Central	-	-	-	-	-	Yes Ref No H995	Yes	No
HO32	Former Baptist Church	-	-	-	-	-	Yes	No	No

**BALLARAT PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	9/3 Dawson Street South, Ballarat Central						Ref No H107		
HO33	Lutheran Church 204A Doveton Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO36	St John of God Hospital (Bailey's House) Drummond Street North, Lake Wendouree	Yes	No	No	Yes	Yes - fence	No	No	No
HO37	House 217 Drummond Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO38	Former Ballarat-Buninyong Railway Land between Elizabeth and Forest Streets, Buninyong	Yes for all	Refer specific area	Refer specific area	Yes	Refer specific area	No	Refer specific area	No
HO39	Montrose Cottage 111 Eureka Street, Ballarat East	-	-	-	-	-	Yes Ref No H108	Yes	No
HO40	House 1104 Eyre Street, Newington	Yes	No	No	Yes	No	No	No	No
HO41	Former Water and Sewerage Authority Office 6 Grenville Street South (Lots 1-4 on PS 544004H) (South Western Cnr Grenville and Lewis Streets), Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO42	Manchester Unity Hall 9 Grenville Street South, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO43	Former Protestant Hall 10 Grenville Street South, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No

**BALLARAT PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO44	Former Ballarat Woollen & Worsted Mill 14 Hill Street (Cnr Humffray Street South), Mount Pleasant	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO45	Former Myer Woollen Mills 502 Howitt Street, Ballarat North	Yes	No	No	Yes	No	No	No	No
HO46	Former Methodist Church 116-118 Humffray Street North, Brown Hill	Yes	No	No	Yes	No	No	No	No
HO48	House 328 Ligar Street, Soldiers Hill	Yes	No	No	Yes	No	No	No	No
HO50	Christ Church Anglican Cathedral & Christ Church Hall 49 and 49A Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO53	Gas Lamps In front of 10-16 Lydiard Street South and outside Craig's Royal Hotel, Ballarat Central	-	-	-	-	-	Yes Ref No H977	No	No
HO54	Ballarat School of Mines (Federation University Australia) 107 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H1463	No	No
HO57	Former Ballarat Post Office 2-6 Lydiard Street North (NE Cnr Lydiard Street North and Sturt Street), Ballarat Central	-	-	-	-	-	Yes Ref No H1018	Yes	No
HO59	Ballarat Railway Complex	-	-	-	-	-	Yes Ref No H902	Yes	No

**BALLARAT PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	140 Lydiard Street North, Ballarat Central, 75 Humffray Street North, Bakery Hill, 60 Corbett Street, Ballarat East, 202 Lydiard Street North, Soldiers Hill, Scott Parade, Ballarat East and Nolan Street, Soldiers Hill.								
HO62	Former National Mutual Building 2 Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO63	Former National Bank of Australasia 5 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO64	Former Union Bank Building 4-6 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H109	No	No
HO65	Former Mining Exchange 8-14 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H391	Yes	No
HO66	Former ANZ (also known as ES&A) Bank 9 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H110	No	No
HO67	Craig's Royal Hotel 10-16 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H111	No	No
HO68	Former Bank of New South Wales 13 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H112	No	No
HO69	Old Colonists Association 16-24 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H116	Yes	No
HO70	Her Majesty's Theatre	-	-	-	-	-	Yes Ref No H648	Yes	No

**BALLARAT PLANNING SCHEME**

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	Royal South Street Memorial Theatre, Academy of Music 17 Lydiard Street South, Ballarat Central								
HO71	George Hotel 25 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H113	No	No
HO72	Alexandria Tea Rooms 26-34 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H115	Yes	No
HO73	Counsel Chambers 26 Lydiard Street South, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO74	Furnival Chambers 28-36 Lydiard Street South, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO75	Chancery House 38 Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO76	Fine Art Gallery, Ballarat 38-48 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H680	No	No
HO77	Former Neil W Jones Real Estate 50 Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO78	Land 53 Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO79	Shop 60 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO80	Office (Former Union Trustee Building)	Yes	No	No	Yes	No	No	No	No



**BALLARAT PLANNING SCHEME**

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	101-103 Lydiard Street North, Ballarat Central						(On National Estate Register)		
HO81	Former J J Goller & Co 114 Lydiard Street North, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO82	Former Warehouse 118 - 122 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO83	Provincial Hotel 121 Lydiard Street North (Cnr Ararat Street), Ballarat Central	-	-	-	-	-	Yes Ref No H432	No	No
HO84	Former Reid's Coffee Palace 128 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H469	Yes	No
HO85	St Patrick's Presbytery (3 Lyons Street South, Ballarat Central), and O'Collins Hall (8 Dawson Street South, Ballarat Central)	Yes	No	No	Yes	No	No	No	No
HO86	Ballarat Terrace 227-231 Lydiard Street North, Soldiers Hill	Yes	No	No	Yes	Yes - front fences	No	No	No
HO87	Former Terrace 18-20 Lyons Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO88	Ballarat Municipal Observatory 439 Cobden Street (Cnr Magpie Street), Mount Pleasant	-	-	-	-	-	Yes Ref No H936	Yes	No
HO89	Former Pratt's Warehouse	-	-	-	-	-	Yes Ref No H955	No	No

**BALLARAT PLANNING SCHEME**

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	101-103 Mair Street (Cnr Camp Street), Ballarat Central								
HO90	House 505 Mair Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO91	Verandah and Shop 805 Mair Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO92	Aquinas College 1200 Mair Street, Lake Wendouree	Yes	No	Yes	Yes	No	No	No	No
HO93	Former Titheridge and Growcott 15-19 Main Road, Bakery Hill	Yes	No	No	Yes	No	No	No	No
HO94	Ballarat East Post Office 21 Main Road, Bakery Hill	Yes	No	No	Yes	Yes	No	No	No
HO95	Nazareth House 218 Mill Street, Lake Wendouree	Yes	Yes	No	Yes	Yes - fence	No	No	No
HO96	House 411A Neill Street, Soldiers Hill	Yes	No	Yes	Yes	Yes - lantern	No	No	No
HO97	Cemetery, Chinese Section, Alter 1250 Doveton Street North, Invermay Park	Yes	No	No	Yes	No	No	No	No
HO98	Cemetery, Chinese Section, Oven 1250 Doveton Street North, Invermay Park	Yes	No	No	Yes	No	No	No	No
HO100	Old Curiosity Shop 7 Queen Street, Ballarat East	-	-	-	-	-	Yes Ref No H1982	No	No

**BALLARAT PLANNING SCHEME**

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HO101	House 14 Seymour Crescent, Soldiers Hill	Yes	No	No	Yes	No	No	No	No
HO102	House 16 Seymour Crescent, Soldiers Hill	Yes	No	No	Yes	Yes - fence, retaining wall and plinth	No	No	No
HO104	Ballarat Town Hall 225 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H978	Yes	No
HO105	Titanic Memorial Bandstand Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H971	No	No
HO106	Queen Alexandra Bandstand Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H972	No	No
HO107	St Patrick's Cathedral & Hall 501 Sturt Street, south-west corner of Dawson Street, Ballarat Central	-	-	-	-	-	Yes Ref No H997	No	No
HO108	Grandstand City Oval, 1402-1406 Sturt Street, Lake Wendouree	Yes	Yes	No	Yes	No	No (On National Estate Register)	No	No
HO109	Union Hotel 11 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO110	Former The Log Tavern 23 Sturt Street, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO111	Camp Hotel	Yes	No	No	Yes	No	No	No	No

**BALLARAT PLANNING SCHEME**

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	36-38 Sturt Street, Ballarat Central						(On National Estate Register)		
HO112	Former Chamber of Commerce 42-46 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO113	Former State Savings Bank 48 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO114	Ballaarat Mechanics Institute 113-121 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H987	Yes	No
HO115	Former Unicorn Hotel façade and verandah 127 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H1911	No	No
HO116	Former ANZ Bank 200-202 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H114	No	No
HO117	Myer (Mitchell's Building) 301-305 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO118	St Andrews Uniting Church 502 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H44	No	No
HO119	Former Broadwood Flats 608-608A Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO120	Former Ballarat City Fire Station 702 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H2236	Yes	No

**BALLARAT PLANNING SCHEME**

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HO121	House 704 Sturt Street, Ballarat Central	Yes	No	No	Yes	Yes - fence, coach house/stable	No (On National Estate Register)	No	No
HO122	Former Residence 802 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H529	Yes	No
HO123	St Peter's Church of England 1307 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO124	House and Garden 1421 Sturt Street, Newington	Yes	No	Yes	Yes	Yes - fence	No (Garden on National Estate Register)	No	No
HO125	Former Bishop's Palace 1444 Sturt Street, Lake Wendouree	-	-	-	-	-	Yes Ref No H413	Yes	No
HO126	Former Mary's Mount Convent (Loreto Abbey) 1600 Sturt Street, Lake Wendouree	-	-	-	-	-	Yes Ref No H1017	Yes	No
HO127	Former Primary School 602 Urquhart Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO129	Terrace Houses 21, 23, 25 Victoria Avenue, Lake Wendouree	Yes	No	No	Yes	No	No	No	No
HO131	House and garden 111 Webster Street, Lake Wendouree	Yes	No	Yes	Yes	No	No (Garden on National Estate Register)	No	No

## BALLARAT PLANNING SCHEME

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HO132	Lakeview Hotel 22 Wendouree Parade, Lake Wendouree	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO133	Ballantrae 7208 Midland Hwy, Buninyong	-	-	-	-	-	Yes Ref No H551	No	No
HO134	Buninyong Town Hall and Court House 313 Learmonth Street, Buninyong	-	-	-	-	-	Yes Ref No H758	No	No
HO135	Former Library 408 Warrenheip Street, Buninyong	-	-	-	-	-	Yes Ref No H488	No	No
HO136	Former Primary School No. 668 456 Remembrance Drive (Cnr Draffins Road), Windermere	-	-	-	-	-	Yes Ref No H763	No	No
HO137	Former Ballarat Shire Hall 326 High Street, Learmonth	Yes	Yes	No	Yes	No	No (On National Estate Register)	No	No
HO138	Barnfield Cottage and Barn 195 Kennedys Road, Miners Rest	No	No	No	Yes	No	No (On National Estate Register)	No	No
HO139	Progress Hall (Former Methodist Church) 24 Church Street (Cnr Hillcrest Road), Nerrina	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO140	St James Church of England	Yes	No	No	Yes	No	No	No	No

**BALLARAT PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	120 Hillcrest Road, Nerrina								
HO141	Primary School No. 2093 Little Bendigo State School 30 Monte Street, Nerrina	-	-	-	-	-	Yes Ref No H1632	No	No
HO142	Former St Joseph's Orphanage 208-240 Grant Street (Crown Allotments 2, 3 & 4, Section 35, Township of Sebastopol), Sebastopol	Yes, All face brick and stone buildings	Yes, ground floor entrance and stair hall (north end) and central passage of the former Orphanage building (building 2)	Yes, Front garden setting include the fir trees, and the rear cypress and pine trees forming part of the setting to the lake	Yes	Yes	No	No	No
HO143	Yuille Cairn, Yuille Station Park, 37 Vickers Street, Sebastopol	Yes, Yuille Cairn only	No	No	Yes	No	No	No	No
HO144	MUIOOF(Manchester Unity Independent Order of Oddfellows) Lodge (former Southern Star Mine Office), 113 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO145	Sebastopol State School No. 1167 (former), 185-187 Yarrowee Street, Sebastopol	Yes	No	Yes, English Oaks, English	Yes	No	No	No	No



BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
				Elms, Bhutan Cypress boundary plantings					
HO149	Olympic Rings Lake Wendouree Foreshore, Lake Wendouree	Yes	No	No	Yes	No	No	No	No
HO151	Gnarr Creek Air Vent Tower Corner Creswick Road and Doveton Street North, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO153	Old Ballarat Cemetery 904 Macarthur Street (Cnr Creswick Road), Lake Wendouree	Yes	No	No	Yes	No	No	No	No
HO154	Avenue of Honour and Arch of Victory Including all memorial name plaques, the Memorial Cairn and Cross of Remembrance, the Memorial Rotunda and Roll of Honour, and the Memorial Wall. Ballarat-Burrumbeet Road, Alfredton, Cardigan, Windermere, Weatherboard, Burrumbeet and Lucas.	-	-	-	-	-	Yes Ref No H2089	No	No
HO155	Stone Mileposts Glenelg Highway (between Ballarat and Scarsdale), Smythes Creek and Delacombe	-	-	-	-	-	Yes Ref No H1701	No	No
HO156	Former Redemptorist Monastery	Yes	No	No	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	300 and 300B Gillies Street North, 1320 and 1322 Howitt Street, and 11-37 Monastery Drive (NE Corner Howitt and Gillies Streets), Wendouree								
HO157	House 301 Wendouree Parade, Lake Wendouree	Yes	No	No	Yes	No	No	No	No
HO158	Buninyong Botanic Gardens Gong Reservoir 201-209 Scott Street and 705 Inglis Street, Buninyong	-	-	-	-	-	Yes Ref No H1826	No	No
HO159	Former Female Refuge Complex 183 Scott Parade, Ballarat East	-	-	-	-	-	Yes Ref No H1893	No	No
HO160	Eureka Historic Precinct 501-525 Eureka Street, Eureka	-	-	-	-	-	Yes Ref No H1874	No	No
HO161	Ballarat High School 25 Gillies Street North (Cnr Sturt Street West), Lake Gardens	-	-	-	-	-	Yes Ref No H1797	No	No
HO162	House 108 Pleasant Street North, Lake Wendouree	Yes	No	No	Yes	No	No	No	No
HO163	Lake Wendouree Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO164	West Ballarat Heritage Precinct <b>Incorporated plan:</b>	No	No	Yes	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Ballarat Planning Scheme Heritage Control 2004								
HO165	Victoria Park Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO166	Central Ballarat Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO167	Sturt Street Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	Yes	No	Yes	Yes	No	No	No	No
HO168	South Ballarat Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO169	Waller Estate Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO170	Soldiers Hill Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No

**BALLARAT PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO171	Lydiard Street Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	Yes	No	Yes	Yes	No	No (Ballarat Central Conservation Area on National Estate Register)	No	No
HO172	Creeks and River Channels Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO173	Mount Pleasant / Golden Point Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO174	Black Hill Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO175	Humffray Street Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO176	Bridge Mall / Bakery Hill Heritage Precinct <b>Incorporated plan:</b>	Yes	No	Yes	Yes	No	No	No	No

**BALLARAT PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Ballarat Planning Scheme Heritage Control 2004								
HO177	Victoria Street Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	Yes VAHR 7622-0186
HO178	Ballarat East Civic Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO179	Eureka Street Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO180	Learmonth Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO181	Buninyong Heritage Precinct <b>Incorporated plan:</b> Ballarat Planning Scheme Heritage Control 2004	Yes	No	Yes	Yes	No	No	No	No
HO182	Eureka Memorials, Old Ballarat Cemetery 904 Macarthur Street (cnr Creswick Road), Ballarat Central	-	-	-	-	-	Yes Ref No H1007	No	No
HO183	St Aidan's Heritage Precinct	No	No	Yes	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<b>Incorporated plan:</b> Ballarat Heritage Precincts Study Part A 2006								
HO184	Colpin Avenue Heritage Precinct <b>Incorporated plan:</b> Ballarat Heritage Precincts Study Part A 2006	No	No	Yes	Yes	No	No	No	No
HO185	Dowling Street Heritage Precinct <b>Incorporated plan:</b> Ballarat Heritage Precincts Study Part A 2006	No	No	Yes	Yes	No	No	No	No
HO186	Old Showgrounds Heritage Precinct <b>Incorporated plan:</b> Ballarat Heritage Precincts Study Part A 2006	No	No	Yes	Yes	No	No	No	No
HO187	Creswick Road/Macarthur Street Heritage Precinct <b>Incorporated plan:</b> Ballarat Heritage Precincts Study Part A 2006	No	No	Yes	Yes	No	No	No	No
HO188	Barkly Street/Humffray Street South Heritage Precinct <b>Incorporated plan:</b> Ballarat Heritage Precincts Study Part A 2006	No	No	Yes	Yes	No	No	No	No
HO189	Scar Tree Lot S2 Cuthberts Road, Alfredton	No	No	Yes	Yes	No	No	No	Yes
HO190	Former Ballarat RAAF Base 1 Airport Access Road, Mitchell Park	-	-	-	-	-	Yes Ref No H2113	Yes	No
HO191	St Pauls Anglican Church	-	-	-	-	-	Yes	Yes	No

**BALLARAT PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	3 Humffray Street South, Bakery Hill						Ref No H401		
HO192	Regent Picture Theatre 49 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H2221	Yes	No
HO194	Former Prince of Wales & Bonshaw Company gold mining site and residence 362 Albert St, Sebastopol	No	No	No	Yes	No	No	No	No
HO195	Former St. James Presbyterian Church 10 Creswick Street, Miners Rest	Yes	No	No	Yes	No	No	Yes	No
HO196	Selkirk House 436 Wendouree Parade, Ballarat	Yes	No	No	Yes	No	No	No	No
HO197	Gateway and curtilage including two mature trees (elm trees), driveway and four mature trees (three elm trees and a pine tree) Arranmore, Howe Street, Miners Rest	Yes	No	Yes	Yes	No	No	No	No
HO198	House 'Edale', 99 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO199	Clontarf (former Southern Star Mine Managers Residence), 122 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO200	Sebastopol Post Office (former), 176 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO201	Melbourne House store, 186A Albert Street, Sebastopol	Yes	No	No	Yes	No	No	No	No
HO202	Bank of Victoria (former), 197 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No



**BALLARAT PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO203	Holy Trinity Church Complex (Church, Hall, Sunday School and trees), 227 Albert Street, Sebastopol	No	No	Yes 2 English Elms on rear property boundary	Yes	No	No	No	No
HO204	Ballarat South Uniting Church Mission Centre, 104-6 Albert Street, Sebastopol	No	No	No	Yes	Yes, low brick front fence and iron gates	No	No	No
HO205	Masonic Lodge, 173-175 Albert Street, Sebastopol	Yes	No	No	Yes	No	No	No	No
HO206	Sebastopol Town Hall Complex, 183-185 Albert Street, Sebastopol	No	No	Yes, English Elm fronting Wilson Lane	Yes	No	No	No	No
HO207	Row of 1920s Shops, 206, 206a-c Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO208	Carmel Welsh Presbyterian Church Complex, including former manse and trees, 261- 265 Albert Street, Sebastopol	No	No	Yes, All mature trees within the complex - English Oak, Giant Redwood and English Elms	Yes	Yes, Memorial entrance to church including brick piers; low brick fence to manse at 261 Albert Street.	No	No	No

**BALLARAT PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO209	Royal Mail Hotel, 288-290 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO210	1940s Garage, 129 Beverin Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO211	RSL Memorial Hall, 10 Birdwood Avenue, Sebastopol	No	No	No	Yes	No	No	No	No
HO212	Roxburgh Dairy Farm (former) 624 Glenelg Highway, Smythes Creek  The curtilage contains the c1850s cottage, 1870s farmhouse, a pair of Canary Island Palms, a collection of farm outbuildings from the late 19 <sup>th</sup> C and early 20 <sup>th</sup> C and the archaeological site of a third farmhouse of c1890s on the east side of the entrance drive.	No	No	Yes, 2 Canary Island Palms	Yes	No	No	No	No
HO213	Smythes Creek State School No. 1504 (former), 606 Glenelg Highway, Smythes Creek	No	No	No	Yes	No	No	No	No
HO214	House, 4 Hertford Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO215	Redan State School No. 1289, 32-48 Hertford Street, Sebastopol	No	No	Yes, Lawson's Cypress planted in 1953	Yes	Yes – Jubilee Gates (cnr. Hertford & Albert Streets)	No	No	No
HO216	Copernicus Hall, 26-28 Orion Street, Sebastopol	No	No	No	Yes	Yes	No	No	No
HO217	Ploughman's Arms Hotel (former), 300 Tait Street, Bonshaw	No	No	No	Yes	No	No	Yes	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	The curtilage includes the extent of the fabric dating 1880s – 1920s including the larger timber building and rear timber extension and stables.								
HO218	Interwar Bungalow Heritage Precinct 2: 90, 92, 94, 96, 98, 100 Albert Street, Sebastopol	No	No	No	Yes	Yes, All front fences	No	No	No
HO219	Cornish Row Heritage Precinct 363-377 Albert Street, Sebastopol	Yes, 371 & 373 Albert Street	No	No	Yes	No	No	No	No
HO220	Timber Mining Cottage Series: 133 Albert Street, Sebastopol 9, 37 & 49-51 Birdwood Avenue, Sebastopol 32 & 38 Charlotte Street, Sebastopol 21 & 23 Victoria Street, Sebastopol 10 Walker Street, Sebastopol 49 Wilsons Lane, Sebastopol 197 & 209 Yarrowee Street, Sebastopol	No	No	No	Yes	Yes	No	No	No
HO221	Late Victorian Timber Residence Series: 77, 102, 155, 160, 168, 193, 208, 230, 240, 280 Albert Street, Sebastopol 140 Beverin Street, Sebastopol 3 Bridge Street, Sebastopol 100 & 114 Grant Street Sebastopol 1 & 7 Kent Street Sebastopol 101 & 103 Vickers Street, Sebastopol	No	No	Yes, three Canary Island Palms at 73, 160 and 168 Albert Street	Yes	Yes	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	62 & 73 Yarrowee Street, Sebastopol								
HO222	Late Federation Residence Series: 166 & 226 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO223	Redan Prince of Wales Store (former) 2 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO224 Interim control Expiry date: 31 March 2021	Former Eureka Lead Gold Sluicing Company Pumping Site 113 Lofven Street and Crown Allotment 22C Section AA, Nerrina <b>Statement of Significance:</b> Former Eureka Lead Gold Sluicing Company Pumping Site Statement of Significance, 2019	No	No	No	Yes	No	No	No	No
HO225	Ballarat Saleyards (former) 1020 La Trobe Street, Delacombe <b>Statement of Significance:</b> Ballarat Saleyards (former) - Statement of Significance, November 2019	Yes	Yes	No	Yes	Yes	No	No	No
HO232	<u>Lintel Grange Homestead Complex</u> <u>127 Edmonston Road, Addington</u> <b>Statement of Significance</b> <u>Lintel Grange Homestead Complex</u> <u>Statement of Significance (City of Ballarat, July 2023)</u>	No	No	Yes - Mature Privet hedge, Mature Ash and Walnut Trees and Weeping Nootka Cypress	Yes	Yes - Granite piers and slabs at entry, the pre 1900 outbuildings constructed of brick, bluestone, granite, galvanised iron and timber	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
						located to the north and east of the homestead			

## BALLARAT PLANNING SCHEME

23/08/2018  
GC95**SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME****1.0**

Proposed C245ball

**Incorporated documents**

<b>Name of document</b>	<b>Introduced by:</b>
Alfredton West Precinct Structure Plan 2011	C150
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited, 2015	VC107
Ballarat & Queen's Anglican Grammar School Foundation Ltd, Lot 2 (PS622085) Gillies Road, Mount Rowan 9 April 2013	C169
Ballarat Base Hospital New Facilities Project, April 2013	C171
Ballarat GovHub Incorporated Document, January 2018	C209
Ballarat Heritage Precincts – Statements of Significance, 2006 (revised August 2014)	C164
Ballarat Heritage Precincts Study Part A 2006 – Incorporated Plan (revised June 2014)	C182
Ballarat Heritage Precincts Study Part A 2006 – Statements of Significance	C107
Ballarat Line Upgrade Incorporated Document, August 2018	GC95
Ballarat Planning Scheme Heritage Control 2004 – Incorporated Plan (revised October 2015)	C199
Ballarat Saleyards (former) - Statement of Significance, November 2019	C222ball
Ballarat Station Precinct Redevelopment Incorporated Document, August 2016 (Amended April 2021)	C229ball
Ballarat Strategy Plan 1998	NPS1
Ballarat Terminal Station Incorporated Document September 2017	C208
Ballarat Tourism Marketing Strategy 1995	NPS1
Ballarat West Development Contributions Plan July 2014 (Amended June 2017)	GC75
Ballarat West Groundwater Supply Project - Incorporated Plan	C112
Ballarat West Native Vegetation Precinct Plan 8 March 2012	C158
Ballarat West Precinct Structure Plan October 2016	C203
Ballarat Western Link Road (Stage 2) Incorporated Document, September 2016	C170
Burrumbeet Creek Catchment Local Floodplain Development Plan 2015 – Incorporated Document	C178
Central Victoria Livestock Exchange, Ballarat October 2015	C185
Eureka Stadium Upgrade Project Incorporated Document, March 2016	C197
Former Eureka Gold Sluicing Company pumping site Statement of Significance, 2019	C211ball
Goulburn-Murray Water Native Vegetation Code of Practice, February 2011	C153
Invermay Miniature Railway July 2002 - Incorporated Plan	C50
Invermay Regional Study and Land Management Plan 1991	NPS1
Koala Plan of Management - Koala Planning Map July 2006	C95
Lake Federation Resort Draft Master Plan A C511 CP 055b, dated August 2004	C64

**BALLARAT PLANNING SCHEME**

<b>Name of document</b>	<b>Introduced by:</b>
Lake Federation Resort Main Components Plan C511 CP 039c dated August 2004	C64
Lake Federation Resort Staging Plan C511 CP 037b dated August 2004	C64
<i>Lintel Grange Homestead Complex Statement of Significance</i> (City of Ballarat, July 2023)	C245ball
Plan for the future development of the Western Freeway titled "Proposed Works Area" and dated 26/7/2000	C13

## BALLARAT PLANNING SCHEME

23/08/2018  
GC95**SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME****1.0 Incorporated documents**26/05/2024  
C222ball Proposed C245ball

<b>Name of document</b>	<b>Introduced by:</b>
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Ballarat Heritage Precincts Study Part A 2006 – Incorporated Plan (revised June 2014)	C182
Ballarat Heritage Precincts Study Part A 2006 – Statements of Significance	C107
Ballarat Line Upgrade Incorporated Document, August 2018	GC95
Ballarat Planning Scheme Heritage Control 2004 – Incorporated Plan (revised October 2015)	C199
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Plan for the future development of the Western Freeway titled "Proposed Works Area" and dated 26/7/2000	C13

## 6.2. 214 CRESWICK ROAD – OSBORNE HOUSE - INTERIM AND PERMANENT HERITAGE OVERLAY

**Division:** Development and Growth  
**Director:** Natalie Robertson  
**Author/Position:** Kellie Jantzen – Coordinator Strategic Planning

### PURPOSE

1. On 19 December 2023, the City of Ballarat received a request pursuant to section 29A of the *Building Act 1993* to demolish a dwelling and outbuildings on land at 214 Creswick Road, Ballarat Central, known as Lot 1 on Title Plan 681361B (Figure 1).
2. The request was considered by the City of Ballarat Statutory Planning department. It was identified that the dwelling and outbuildings on the land may have heritage significance and further review would be required prior to the determination of the section 29A request for demolition.



Figure 1 - Aerial Image of the Site, Source: City of Ballarat, Intramaps, 19 February 2024.

3. The land at 214 Creswick Road, Ballarat Central is currently zoned Commercial 1 Zone (C1Z). The purpose of this zone is to provide for residential uses at densities complementary to the role and scale of the commercial centre and create a mix of commercial centres for retail, office, business, entertainment and community uses.
4. The land is not currently subject to a site-specific or precinct heritage overlay under the Ballarat Planning Scheme.



Figure 2 - Front elevation of house at 214 Creswick Road. (Source: Natica Schmeder, 2022)

5. Upon referral to Council's Heritage Advisor, a heritage assessment, including a citation and Statement of Significance was prepared by Landmark Heritage Pty Ltd and David Helms Heritage Planning (Attachment 2).
6. The heritage assessment determined that the dwelling and outbuildings at 214 Creswick Road, Ballarat Central, meet the threshold of local significance as:
  - The house was designed by the prominent and prolific Ballarat architect Percy Richards in 1912 for ironfounder, Joseph Osborne.
  - The house is a substantial and well-detailed Federation house that demonstrates the transition from the Queen Anne to Arts & Crafts style.
  - The garage or 'motor house' is historically significant as a very early and rare example, which was built at a time when very few people could afford to own a motor vehicle, demonstrating the transition from horse to motor transport in the early twentieth century.
  - The building has associations with the iron and metalworking industries of Ballarat which were instrumental in the development of the mining industry and supported the strong pastoral industry.



Figure 3 - View of the motor garage from Creswick Road (Source: Google Maps)



Figure 4 - Images of the laundry outbuilding and a chimney of the dwelling; Source: City of Ballarat, 2024.



7. Interim heritage controls are required to protect the buildings from demolition while a planning scheme amendment for permanent heritage controls is being prepared and considered for a site identified for permanent protection.
8. This report recommends that as a place of local heritage significance, the house at 214 Creswick Road, Ballarat Central should be included in the Heritage Overlay (HO) as an individual place with specific controls as set out in the following table.

The HO extent should include the whole of the property as defined by the title boundaries.

External paint controls apply	No
Internal alteration controls apply	No
Tree controls apply	No
Solar energy system controls apply	Yes – house only
Outbuildings or fences not exempt under Clause 43.01-4	Yes – brick outbuildings
Included on the Victorian Heritage Register under the Heritage Act 2017	No
Prohibited uses permitted	No
Aboriginal heritage place	No

9. It is recommended that a request be submitted to the Minister for Planning to implement interim heritage controls on the site, and to seek authorisation to proceed with a planning scheme amendment to apply permanent heritage controls.

## BACKGROUND

10. The following provides a chronology of events relating to the identification of 214 Creswick Road, Ballarat Central as warranting interim heritage protection.
11. On 7 November 2023 the City of Ballarat received a request pursuant to the *Building Act 1993*, PLO/2023/160/29A to demolish all the outbuildings and retain the dwelling. This was supported on 16 November 2023, subject to the recording of the outbuildings along the northern boundary.
12. Subsequent to this, on 19 December 2023, the City of Ballarat received a request pursuant to Section 29A of the *Building Act 1993*, PLO/2023/178/29A, to demolish the dwelling and outbuildings on land at 214 Creswick Road, Ballarat Central, known as Lot 1 on Title Plan 681361B.
13. The request was considered by the City of Ballarat Statutory Planning Department. It was identified that the dwelling and outbuildings on the land may have heritage significance and further review would be required prior to the determination of the section 29A request for demolition. Further information was requested from the applicant, being a demolition plan.
14. On the 2 January 2024 the Statutory Planning department referred the request to Council's Heritage Advisor and the Strategic Planning department who undertook a site inspection and further research on the property. It was identified by Council's

Heritage Advisor that the dwelling and outbuildings at 214 Creswick Road, Ballarat Central, were of local heritage significance.

15. A heritage assessment by Landmark Heritage Pty Ltd and David Helms Heritage Planning was commissioned to determine the heritage significance of the place at 214 Creswick Road, Ballarat Central.
16. The heritage assessment, including a citation and Statement of Significance has been prepared. (Attachment 2) This assessment determined that the dwelling and outbuildings at 214 Creswick Road, Ballarat Central meet the threshold of local significance as it:
  - is of local historic and representative significance to the City of Ballarat, and
  - should be included in the Heritage Overlay (HO) as an individual place with specific controls as described in the heritage citation, which also recommends the extent should include the whole of the property as defined by the title boundaries.
17. On 16 February 2024, the applicant for the building permit (demolition) and the landowner were advised of this request for an amendment for interim heritage controls. A copy of these emails and letter are attached.
18. Also on 16 February 2024, the Minister for Planning was advised of the application to demolish the dwelling, and a preliminary request was made to the Minister under section 20(4) of the *Planning and Environment Act 1987* to apply an Interim Heritage Overlay to the property, suspending the request for demolition consent under section 29A of the *Building Act 1993*. A copy of this letter is attached.

## KEY MATTERS

### Interim and Permanent Heritage Controls

19. Interim heritage controls are required to protect a dwelling or buildings from demolition while an amendment for permanent heritage controls is being prepared and considered for a site or precinct identified for protection.
20. The City of Ballarat can request the Minister for Planning to exercise power of Ministerial Intervention, pursuant to section 20(4) of the *Planning and Environment Act 1987*, to apply an Interim Heritage Overlay to the land identified for protection. The request must state an expiry date for the Interim Heritage Overlay (which is generally 12 months).
21. Before the expiry date of the Interim Heritage Overlay, the City of Ballarat must prepare and submit a planning scheme amendment to introduce permanent heritage controls to the identified site.

### Assessment of Heritage Significance

22. This section provides a summary of the findings of the Citation and Statement of Significance for 214 Creswick Road, Ballarat Central (Attachment 2).

#### What is significant?

23. The house and outbuildings including the former laundry, stable, and garage designed by Percy Richards in 1912 and 1913 at 214 Creswick Road, Ballarat Central

are significant. The 1912-14 form, materiality and detailing of the buildings contributes to the significance of the place.

How is it significant?

24. The house at 214 Creswick Road, Ballarat Central is of local historic and representative significance to the City of Ballarat.

Why is it significant?

25. The garage or 'motor house' is historically significant as a very early and rare example, which was built at a time when very few people could afford to own a motor vehicle. The garage and the adjacent stable demonstrates the transition from horse to motor transport in the early twentieth century. (Criteria A and B).
26. The house is significant as a representative example of a substantial and well-detailed Federation house that demonstrates the transition from the Queen Anne to Arts & Crafts style. This is demonstrated by the complex hip and gable roof form embellished with terracotta ridgecapping and finials, casement windows with Art Nouveau leadlights as well as multiple bay windows, red facebrick with smooth render banding to walls and chimneys, and timber verandah fretwork and eaves brackets in keeping with the Queen Anne style, and jointed brickwork, roughcast render below the eaves, square-edged timber shingles to the verandah gable, and heavy brick piers to the verandah, in keeping with the Arts & Crafts style. (Criterion D).
27. The house is an excellent example of the work of prominent and prolific local architect, Percy Richards, demonstrating his fine use of detail and the evolution of his style from highly embellished early Federation to the stronger lines of the interwar era. The house is distinguished by its very high level of intactness, which includes original unpainted render, slate roof cladding and terracotta embellishments, and the retention of all original brick outbuildings, also designed by Richards, comprising the former laundry, stable and garage. (Criterion D).

**Protection of the site**

28. The dwelling and outbuildings at 214 Creswick Road, Ballarat Central are currently protected by the provisions of the *Building Act 1993*. The section 29A request for demolition has been suspended pending the outcome of any Interim Heritage Overlay request.

**Land ownership**

29. The land identified for protection is privately owned. The applicant and landowner of 214 Creswick Road, Ballarat Central has been advised in writing of the suspension of the section 29A demolition request and has been advised in writing of Council's intent to pursue interim and more permanent heritage overlay controls on the affected site.

## OFFICER RECOMMENDATION

### 30. That the Planning Delegated Committee:

- 30.1. Advise the Minister for Planning that the City of Ballarat has completed a heritage assessment of 214 Creswick Road, Ballarat Central which is identified to be of local heritage significance, based on the evidence detailed in the Heritage Citation and Statement of Significance (26 February 2024).
- 30.2. Request the Minister for Planning exercise power of Ministerial intervention pursuant to section 20(4) of the *Planning and Environment Act 1987*, to apply an Interim Heritage Overlay and associated provisions to 214 Creswick Road, Ballarat Central, until 13 March 2025.
- 30.3. Seek authorisation from the Minister for Planning to prepare a Planning Scheme Amendment to apply a permanent heritage control and associated provisions to 214 Creswick Road, Ballarat Central, pursuant to section 8A of the *Planning and Environment Act 1987*, and to place the amendment on exhibition pursuant to section 19 of the *Planning and Environment Act 1987*.
- 30.4. Following receipt of authorisation from the Minister for Planning, exhibit the amendment in accordance with section 19 of the *Planning and Environment Act 1987*.
- 30.5. Authorise the Director Development and Growth to undertake administrative changes to the amendment that do not change the intent of the amendment, or any changes required under the Minister for Planning's authorisation, prior to the commencement of exhibition.

## ATTACHMENTS

1. Governance Review [6.2.1 - 2 pages]
2. Heritage Assessment, Citation including Statement of Significance 214 Creswick Rd Ballarat Central 260224 [6.2.2 - 17 pages]
3. Request for IHO to Minister Kilkeny 16022024 [6.2.3 - 3 pages]
4. Notice to Applicant of IHO Request 16022024 [6.2.4 - 3 pages]
5. Notice to Landowner of IHO Request 16022024 [6.2.5 - 4 pages]



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**ALIGNMENT WITH COUNCIL VISION, COUNCIL PLAN, STRATEGIES AND POLICIES**

1. This report aligns with Council's Vision, Council Plan, Strategies and Policies

**COMMUNITY IMPACT**

2. The amendment will have positive social and community impacts by seeking to protect and retain identified heritage fabric which has significance and importance to the course or pattern of Victoria's cultural history, demonstrating the principal characteristics of a class of cultural places and objects and special association with the life or works of a person, or group of persons, of importance in Victoria's history.

**CLIMATE EMERGENCY AND ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS**

3. This amendment does not raise any direct climate emergency issues or environmental sustainability implications.

**ECONOMIC SUSTAINABILITY IMPLICATIONS**

4. There are no economic sustainability implications identified for the subject of this report.

**FINANCIAL IMPLICATIONS**

5. The amendment process will not have any significant financial implications to Council, with the exception of the usual cost associated with the planning scheme amendment process.
6. As the proponent is the Planning Authority, the City of Ballarat will be responsible for all amendment related costs including notification of landowners, planning panel hearing fees and engagement of legal representation and expert witnesses at a panel hearing.

**LEGAL AND RISK CONSIDERATIONS**

7. The amendment does not raise any legal risks or concerns of note.
8. Section 9(1) of the *Local Government Act 2020* states that a Council must - in the performance of its role - give effect to the overarching governance principles of the Act. This includes Section 2 which states that:
  - c) the economic, social, and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted,
  - (d) the municipal community is to be engaged in strategic planning and strategic decision making,
  - f) collaboration with other Councils and Governments and statutory bodies is to be sought' and,
  - g) the ongoing financial viability of the Council is to be ensured.

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9. The Amendment gives effect to the overarching governance principles by identifying land suitable for heritage protection subject to a robust assessment.
10. The *Planning and Environment Act 1987* (the Act) sets out the framework for the use, development, and protection of land in Victoria in the present and long-term interests of all Victorians.
11. The Amendment seeks to identify land suitable for heritage protection and manage new development through the planning scheme controls, to minimize detrimental impacts to the heritage fabric of the place.
12. Divisions 1 and 2 of Part 3 of the Act set out the procedure for planning scheme amendments and the relevant provisions in relation to the notification of planning scheme amendments including the process for public submissions and the consideration of those submissions by the planning authority or an appointed panel. The recommendations set out in this report are consistent with the Act.

**HUMAN RIGHTS CONSIDERATIONS**

13. It is considered that the report does not impact on any human rights identified in the *Charter of Human Rights and Responsibilities Act 2006*.

**COMMUNITY CONSULTATION AND ENGAGEMENT**

14. The amendment will be prepared and exhibited in accordance with the *Planning and Environment Act 1987* which includes a requirement to give notice to all affected landowners, occupiers and prescribed Ministers, notices in the local newspapers and the Victorian Government Gazette. The exhibition of an Amendment will be undertaken subject to ministerial authorisation.
15. Interested parties will be able to make submissions which will be considered by Council and are likely to be referred to an independent planning panel where submitters may present their submissions at a panel hearing.
16. Council officers will engage with First Nations people and resident groups during exhibition of the Amendment.

**GENDER EQUALITY ACT 2020**

17. There are no gender equality implications identified for the subject of this report.

**CONFLICTS OF INTEREST THAT HAVE ARISEN IN PREPARATION OF THE REPORT**

18. Council officers affirm that no general or material conflicts need to be declared in relation to the matter of this report.

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[Natica@landmarkheritage.com.au](mailto:Natica@landmarkheritage.com.au)

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**Heritage Advice: Assessment of 214 Creswick Road, Ballarat (Draft)**

**Prepared for: Annabel Neylon, Heritage Advisor, City of Ballarat**

**Date: 26 February 2024**

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## **1. Background**

Landmark Heritage Pty Ltd has been engaged by the City of Ballarat to carry out a heritage assessment of the property at 214 Creswick Road, Ballarat Central, and make appropriate statutory recommendations based on the outcome of the assessment.

This assessment has been carried out by Natica Schmeder of Landmark Heritage Pty Ltd with David Helms of David Helms Heritage Planning in accordance with Planning Practice Note 1: *Applying the heritage overlay* (PPN1) and other relevant guidelines including the Burra Charter. It has included a site inspection (February 2024), historic research and comparative analysis to establish the significance of the place.

The assessment has concluded that 214 Creswick Road, Ballarat Central, comprising the brick house and outbuildings designed by Percy Richards and built for the Osborne family in 1912-14:

- Is of local historic and representative significance to the City of Ballarat, and
- Should be included in the Heritage Overlay (HO) as an individual place with specific controls as described in the Statutory Recommendations section. The HO extent should include the whole of the property as defined by the title boundaries.

Attached is the heritage citation for this place.

Sincerely,



Natica Schmeder  
Landmark Heritage Pty Ltd

Landmark Heritage Pty Ltd, 26 February 2024

## House (Osborne House)

**Address:** 214 Creswick Road, Ballarat Central

**Significance:** Local

**Recommendation:** Include in the Heritage Overlay (HO) as an individual place.



Front elevation of house at 214 Creswick Road. (Source: Natica Schmeder, 2022)

## History

### Thematic context

#### *Victoria's Framework of Historical Themes*

6: Building towns, cities and the garden state: 6.4 Making regional centres, 6.7 Making homes for Victorians

### Contextual history

Ballarat is located on Wadawurrung country.

European settlement dates from the 1830s when sheep grazing and farming were established, followed soon after by a settlement at Buninyong. Gold was first discovered in the area in 1851, prompting the establishment of townships at Mount Clear, Sebastopol and Warrenheip. The township of Ballarat emerged as a service centre to the diggings, with land sales dating from 1852. Due largely to the gold rush, the population peaked at about 64,000 in 1868 (idcommunity 2022). The Ballarat (west) borough

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was proclaimed on 17 December 1855 and the Ballarat East borough was proclaimed on 5 May 1857. A railway line connecting Ballarat and Geelong opened in 1862 (Victorian Places 2015).

During the 1870s, industries were established, including deep lead mines, woollen mills, flour mills, tanneries, boot-making enterprises, meat-preservation works, brickmaking and breweries. When a recession hit the mining industry in 1870, the population declined significantly. However, the manufacturing industry and agricultural sector kept the economy afloat (idcommunity 2022).

Railway lines to Maryborough and Ararat were opened in 1875, and to Melbourne in 1889, enabling Ballarat to become a significant commercial centre. In the late nineteenth century other industries were established, including sawmilling, cordial factories, and viticulture. Throughout the twentieth century Ballarat prospered as a major administrative, manufacturing, and commercial service centre (idcommunity 2022).

To cater for Ballarat's growing population, residential subdivisions, many on former gold mining land, were undertaken from the 1860s, particularly after local industries provided permanent employment that in turn facilitated the growth of a settled population and an increase in home ownership. As settlement progressed in the suburbs of Ballarat and the surrounding towns in the 1870s and 1880s, the small rudimentary timber cottages of the 1850s were replaced with larger homes. By the late-nineteenth century, some who had made significant fortunes from mining and other commercial ventures in Ballarat built grand, architect-designed homes.

There was significant residential development in central Ballarat and its earlier suburbs in the early 1900s and up until the beginning of the First World War.

### **Place history**

Ballarat architect Percy Richards designed the house at 214 Creswick Road (hereafter referred to as the 'Osborne House') in 1912 for ironfounder, Joseph Osborne. Osborne had a weatherboard house on the site prior to the new building, which was listed with a footprint of 50x150ft, and a value of £36 in 1912 (PROV1). On 10 December 1912, Richards applied for a building permit to construct a new 'brick residence' on the corner of Trench Street for Osborne (City of Ballarat Building Register). The 1913 rate book lists the new brick dwelling with eight rooms, a value of £90 and housing five people (PROV1). Osborne lived here with his wife, Annie and children, Harrie/Harry Fawcett, Lilian Ellen, and Norman Joseph.

On 1 November 1913, Richards applied for a building permit to construct a 'brick motor house, stable & stall' for J. Osborne on Creswick Road (City of Ballarat Building Register).

The house and outbuildings including the laundry (adjacent to the Trench Street boundary) and the 'motor house' and stable (southeast corner) are shown on the 1922 sewerage plan for this area (see Figure 1). These buildings are also visible in the 1934 aerial (Figure 2).

Osborne died on 8 September 1935, aged 68 years, at this residence. In his will he left the house and contents to his wife, Annie. His daughter, Lilian was left money, his son Norman received his machinery and tools (PROV). The house remained in the ownership of the Osborne family until 1955 (Landata).

The Osborne House is situated on part of Crown Allotment 14, Town and Parish of Ballarat. The four acre allotment, which extended from Creswick Road to Gnarr Creek, was purchased by R. Smith in November 1853 (Town of Ballarat Plan).

Land along both sides of Creswick Road was subdivided from the 1860s onwards to provide building allotments for Ballarat's growing population.

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By 1897 CA14 was jointly owned by Dorothea Cavanaugh and Harriet Rockett. Their title also included parts of CA15 and CA16 immediately to the north. They subdivided their land creating Trench Street and Joseph Osborne acquired the two lots that form the subject property in 1899 and 1901. In 1915 he consolidated the two lots into one. After his death in 1935 the property was jointly owned by his children Harrie and Lilian until 1955 when it was sold to Mona Thompson (Landata).

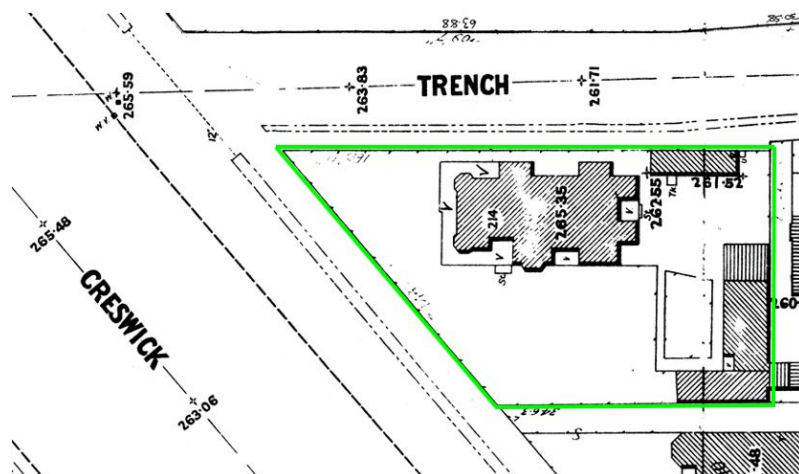


Figure 1. 214 Creswick Road (property outlined in green), showing the house and outbuildings, 1922. (Ballarat Sewerage Authority, Detail Plan No. 2 with annotations)





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*Figure 2. Aerial view of 214 Creswick Road (property outlined in green) in 1934, note the garden area to the south of the house. (Australian Aerial Photography, MAP2805, Run 6, Frame 13246, 12 Mar. 1943 with annotations)*

## Associations

### **Joseph Osborne**

Little is known about Joseph Osborne. He was the son of John Osborne who was born at St Stephen's Parish, Cornwall, England and arrived in Victoria in 1854. John Osborne came to Ballarat where he worked as a miner for some time and later as a cooper. He settled in Creswick Road around c.1860 and resided there until his death in 1906 when he was remembered as one of Ballarat's 'old identities' (*Ballarat Star*, 6 August 1906, p.2).

Joseph Osborne, an ironfounder, was the proprietor of James Smith's agricultural foundry in Creswick Road (*Ballarat Star*, 6 August 1902, p.2). This was one of several ironworking foundries established in Ballarat. It was located north of Holmes Street, at 116 Creswick Road (*Sands & McDougall's Directory of Victoria*, 1915, p.752).

The iron and metalworking industries of Ballarat were instrumental in the development of the mining industry and were responsive to mining requirements and demands. Access to firms able to repair and build the required machinery quickly and efficiently helped Ballarat extract gold at a competitive rate. Several innovative firms such as the Soho Foundry, Nettle's Foundry, Grenville Foundry and others competed to supply the myriad of mining requirements for tools, parts, engines and boilers and some specialised as a result. Others, like the Phoenix Foundry, diversified into the railway business when mining demands began to drop. But the pastoral industry was also strong and once Ballarat became a railhead, supplies could be transported on favourable economic terms to a much larger market. Ballarat's foundries (ten by 1860) and agricultural implement works had from the mid-1850s sought solid and spacious sites in the West. The foundry of Kelly and Preston, the largest manufacturer of farm implements in the 1850s, was also in Creswick Road, not far from the Hay Market (Hansen Partnership Pty. Ltd. et al, 2003:19).

By 1915, Osborne's company, the James Smith Foundry, had also pivoted to the agricultural market, advertising 'travelling chaffchutters, chaff-bagging machines, horse works, corn crushers, saw benches, elevators, bag loaders, hay presses, etc.', but nothing related to mining (*Sands & McDougall's Directory of Victoria*, 1915, p.752).

### **Percy Selwyn Richards**

Perceval Selwyn (Percy) Richards was born in 1865 in Christchurch, New Zealand. In 1881 Richards was articled to Frederick Strouts, a member of the Royal Institute of British Architects and founding member of the first association of New Zealand architects (Federation University 2021).

Richards arrived in Melbourne in 1887 and worked with socialite-architect John Beswicke on several large houses and on the Dandenong and Brighton town halls. After losing his job due to the 1890s economic depression, Richards moved to Ballarat to work as an assistant in the architectural firm of William Brazenor. While employed by Brazenor he designed at least two large homesteads – Kongbool in 1898 for James Robertson at Balmoral (now in Southern Grampians Shire) and Gazette Homestead in 1899 for Dr and Mrs. William Cross. By 1901 Richards had started his own practice, inheriting Brazenor's clients after the death of the latter architect (Federation University 2021).

Shortly after establishing his office, Richards commenced articles with his first pupil, Arthur Lanyon Clark in 1902, who left the office in 1910. Richards commenced articles with his second pupil Herbert Leslie Coburn in 1906. Coburn became Richards junior partner in 1917. Richards final pupil was his eldest son, Geoffrey Selwyn Richards, who, following completion of articles in his father's office and architectural

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studies at the Ballarat School of Mines and Melbourne University, returned to Ballarat in 1922. That year, he and Coburn were made named partners of the office, creating PS Richards, Coburn and Richards. This practice operated until 1932, after which Leslie Coburn established his own office in Ballarat. After this departure, the practice was renamed PS & GS Richards, and operated under this style even after Percy's retirement in 1946 (Ravenscroft 2014:8).

Percy Richards also taught Architecture and Building Construction at the Ballarat Technical Art School, a division of the Ballarat School of Mines, from 1918 to 1921. He died in 1952 (Federation University 2021).

As well as Richards' work for the Ballarat and District Anglican Diocese, he also designed Ballarat and Clarendon College, and the ANA Hall in Ballarat (Federation University 2021). Other projects included the Camp Hotel, 38 Sturt Street, Ballarat (1907) and the Provincial Hotel, 121 Lydiard Street, Ballarat (1909).

Richards also designed many substantial brick and timber houses for well-to-do Ballarat residents in the early twentieth century. These are discussed in the Comparative Analysis.

The PS Richards, Coburn and Richards practice designed a great number of medium and substantial houses during its ten years of operation, many in Lake Wendouree and Newington.

## Description

Osborne House is situated at the south-east corner with Trench Street. While the east side of this section of Creswick Road had mostly residential development between Holmes and Trench streets by the 1920s, with large industrial sites to the north of Trench Street, today is occupied by car yards and other big-box commercial sites from Doveton Street north to Ronald Street. The only exceptions are the subject house, and a Victorian-era villa adjacent to it, at 210 Creswick Road. Creswick Road forms part of the Midland Highway, and this section is quite wide, with four main traffic lanes, three grassed road reserves, and service lanes on either side.

The subject site is irregular in plan, with a roughly rectilinear east (rear) section and an acutely angled west (front) section, following the angled path of Creswick Road. The subject house stands on the northern half of the site, set behind a triangular front garden. The house is aligned with the east-west running Trench Street, so it presents at an angle when viewed from Creswick Road. This skew provides good views of both the front (west) and south side elevations from Creswick Road. There is a metal palisade fence along the front boundary and timber paling fence along the north boundary.

The house is a substantial, red-brick and roughcast late Federation villa, which exhibits a transition from the Queen Anne style to the Arts & Crafts style that characterised the late 1910s and early 1920s. In plan, it is roughly rectangular, with projecting and recessing bays along the sides and rear, and a return verandah which wraps around the front third of the building.

The principal roof form is a high hip, clad in slates with decorative terracotta ridgecapping and finials. Rafter tails are expressed. The roof is punctuated by shallowly projecting bays on the side elevations (with hipped roofs, apart from a gabled bay at the centre of the south elevation). The return verandah incorporates a broad projecting gable. The house has five chimneys of identical design (apart from shaft size), with contrasting broad bands of red brick and smooth (unpainted) render to the shaft, and a narrow moulded cornice and terracotta chimney pots to the top.

The front return verandah is incorporated into the main roofline, which was a key characteristic of the Federation style. It is supported on substantial brick piers, constructed with curved "specials" to the corners, and stop-chamfering at the base. At the top of each pier is a band of roughcast render,



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embellished with a cast floral boss. The gabled verandah bay, located at the north end facing forward, is the visual focus of the front façade. The gable apex is filled with square-cut timber shingles (overpainted). It rests on paired brick piers, wide and narrow. The broad eaves rest on solid timber brackets at their base and the jettied gable apex rests on two similar brackets and a line of deep modillions. The central opening has largely solid timber fretwork, with a row of circular openings to the frieze, and a similar pierced circular design to the brackets below. The narrow flanking openings, set between the pairs of piers, have similar details, but with a lattice at the centre. All other bays of the return verandah have a lattice frieze and simple curved brackets. There are identical lengths of lattice frieze and brackets to the small, recessed verandahs on the north and south side elevations. The verandah floor has a red brick base, bluestone nosing, and red, brown, and cream tessellated tiles to its floor.

Like the verandah piers, the walls of the house are primarily of red facebrick, with plain jointing (that is, no tuckpointing). The upper band of the projecting bays on the north and south sides are finished with roughcast render.

All windows beneath the return verandah, and to the southern gabled bay, are casements with Art Nouveau-style leadlight highlights. They form semi-hexagonal bay windows to the north-west and south-west corners. The southern gabled bay has elaborate eaves brackets, incorporating a lattice detail. The bay window is canted and sits beneath deep eaves which rest on deep modillions. The remaining windows, on the side elevations (and presumably the rear) are double-hung sashes.

The wide front doorway is located at the southern end of the return verandah. It could not be viewed in detail from the public domain.

Externally, the house is highly intact to its 1913 form. The only alterations noted are the loss of part of the lattice frieze and the brackets to one verandah bay on the south side (a consequence of the installation of a disabled ramp beside the verandah), the painting of window sills, and the use of Colorbond quadrant profile gutters (this profile was not available until 1920). Notably, all the roughcast render and the chimney render has remained in its original, unpainted state.

The area to the south of the house is currently gravelled and serves as a car yard. As shown in the 1934 aerial photograph (Figure 2), this originally formed part of the garden around the house.

There are several early outbuildings on the site, constructed in 1913-14. There is a former laundry on the northern boundary, just behind the house and probably built at the same time. In the southern half of the site, there are two outbuildings at the south-east (rear) corner, including an early garage facing Creswick Road, and a hipped-roof building along the rear boundary which appears to be the former stable.

The outbuilding directly behind the house, along the Trench Street boundary, is constructed of the same red brick. It has parapets to three sides, and a skillion roof. A chimney – a simpler version of those seen on the house – at its north-west corner indicates that the laundry was located here. While this outbuilding has a blank wall to the street, there is a double-hung sash window to the narrow west elevation (for the laundry), and a tiny high-set window and doorway to the east elevation. All openings have flat brick arches, and windows have bluestone sills.

The hipped-roof stables situated along the rear boundary is only partially visible from the public domain. It retains old roofing iron. The hatching on the 1922 Ballarat Sewer Plan (Figure 1) indicates that its walls are 'Brick or Stone', and considering the other buildings on site, it is likely to be of brick. Its level of intactness is unknown, as there are later structures concealing it on the west and north sides.

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The final outbuilding is built abutting the south wall of the hipped-roof building, though it projects farther forward and is clearly visible from Creswick Road. This is the 1913-14 'motor house', or garage. The side walls are of red facebrick with a concrete (or rendered) parapet at the top. The front façade is also of brick and render but has been overpainted. It features a characteristic late Edwardian composition of flat piers that oversail the parapet, and an ox-bow arched cornice just below them. The original timber garage doors have been replaced with a tilt-up metal door.



*(Top left) House, south elevation (Top right) House, north elevation (Bottom left) House, detail of verandah (Bottom right) Former laundry/outbuilding on north/Trench Street boundary (note chimney) (Source: City of Ballarat 2024)*

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## Comparative analysis

Osborne House is appropriately compared against one class of place: Federation houses and outbuildings in the City of Ballarat, especially those designed by P.S. Richards. It is also instructive to consider other Federation-era buildings including well-known commercial designs by Richards.

### Federation houses

Broadly, there are three main Federation residential styles:

- Federation Queen Anne.
- Federation Arts and Crafts.
- Federation Bungalow.

The Federation Queen Anne style was one of the most popular in the first decades of the twentieth century. Houses were designed in a picturesque manner with asymmetrical forms, dominant and complex roofs with multiple hips and gables, conical towers, dormer windows and tall chimneys. They typically incorporated diagonally projecting corner bays with surrounding verandahs (with turned and fretted woodwork), a variety of bay window forms and casement windows, often with decorative coloured or Art Nouveau leadlight glass. Gable ends were elaborated with timber or stucco detail.

The Federation Arts and Crafts style in Australia drew on precedents established by the nineteenth century Arts and Crafts movement in England (and in the United States) as demonstrated through the work of important architects such as C.F.A. Voysey. Buildings make free use of traditional (usually English) vernacular motifs to achieve an 'unassuming, homely, well-established character' (Apperly et al, 1989:140). The style is characterised by 'earthy' natural colours, textures, and materials such as face brick, roughcast render, timber shingles and stonework. The roof is a dominant element, usually steeply pitched with prominent and often bracketed eaves. Tall tapering chimneys battered wall buttresses and bay windows are also characteristic elements of the style.

The influence of the Arts and Crafts movement is often seen in Federation Bungalows, which are characterised by simple massing and roof forms, deep verandahs, wide eaves and dominant dormers or balconies in first floor roof spaces, and the use of natural materials. It has been described as an unpretentious and 'homely' style, which 'cast off the picturesque complexities' of the Queen Anne style. In Victoria the style peaked in popularity around the early 1910s and can be regarded as a transitional style between the Federation Queen Anne and the California Bungalow style of the interwar period (Apperly et al, 1989:144-5).

Osborne House is a substantial, red-brick and roughcast late Federation villa, which exhibits a transition from the Queen Anne style to the Arts & Crafts style. While it shares Arts & Crafts influence with the Federation Bungalow type, its complex roof form is in keeping with Federation Queen Anne villas. Its transitional design is demonstrated by:

- Complex roof form comprising a principal high hip broken by numerous decorative gables, and embellished with terracotta ridgescaping and finials, in keeping with the Queen Anne style.
- Casement windows with Art Nouveau leadlights at the front half of the house, as well as multiple bay windows, in keeping with the Queen Anne style.
- Timber verandah fretwork and eaves brackets, in keeping with the Queen Anne style.
- Red facebrick with render banding to walls and chimneys, in keeping with the Queen Anne and Edwardian Baroque styles.
- Jointed brickwork, instead of tuckpointed, in keeping with the Arts & Crafts style.

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- Roughcast render below the eaves, in keeping with the Arts & Crafts style.
- Square-edged timber shingles to the verandah gable, in keeping with the Arts & Crafts style.
- Heavy brick piers to the verandah, in keeping with the Arts & Crafts style.
- The motor garage, of 1913-14, with the flat piers that oversail the parapet, and an ox-bow arched cornice just below them is comparable to Edwardian Baroque commercial buildings of the period.



*View of the motor garage from Creswick Road (Source: Google Maps)*

### **Federation houses and buildings designed by Percy Richards**

Percy Richards designed dozens of medium to large residences, in timber and brick, for well-to-do Ballarat families in the first decades of the twentieth century.

Table 1 provides a selection of designs (listed in chronological order by build date) known to be Richards' work and currently in the HO. These provide a relatively comprehensive picture of Federation-era residential architecture in Ballarat, and allow both an understanding of how the house at 214 Creswick Road fits within Richards' oeuvre and general architectural trends of that time, as well as how its design quality and intactness compare to other residences in the HO.

Table 2 provides images of two Federation era hotels designed by Richards, which further demonstrate how Richards was using and adapting architectural trends at the time.






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**Table 1 – Federation houses designed by Percy Richards (Chronological order by build date)**

<p>House, 223 Wendouree Parade, Lake Wendouree, c.1902 (HO164 West Ballarat Heritage Precinct) Image: Google Maps</p>	
<p>Glenville, 222 Drummond Street North, Ballarat Central, 1904 (HO166 Central Ballarat Heritage Precinct) Image: Natica Schmeder, 2022</p>	
<p>House, 17 Wendouree Parade, Lake Wendouree, 1904 (HO166 Central Ballarat Heritage Precinct) Image: Domain.com.au</p>	

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<p>House, 1536 Sturt Street, Lake Wendouree, c1905 (HO164)</p> <p>Image: Natica Schmeder, 2022</p>	
<p>House for FC Smith, 708 Dana Street, Ballarat Central, 1905 (HO168 South Ballarat Heritage Precinct)</p> <p>Image: Google Maps</p>	
<p>Dumbarton (now part of Clarendon College), 1423 Sturt Street, Newington, 1909 (HO164)</p> <p>Image: Google Maps</p>	

Landmark Heritage Pty Ltd, 26 February 2024

<p>9 Errard Street North, Ballarat Central, 1910 (HO166) Image: Google Maps</p>	
<p>1442 Sturt Street, Lake Wendouree, 1912 (HO164) Image: Google Maps</p>	
<p>1 Service Street, Lake Wendouree, 1913 (HO164) Image: Realestate.com.au</p>	<p>Listed March 2022</p> 



Landmark Heritage Pty Ltd, 26 February 2024

<p>1430 Sturt Street, Lake Wendouree, 1915 (HO164) Image: Google Maps</p>	
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**Table 2 – Federation hotels designed by Percy Richards**

<p>Provincial Hotel, 121 Lydiard Street North, Ballarat Central, 1908-10 (VHR H432)</p>	
<p>Former Camp Hotel, 36 Sturt Street, Ballarat Central, 1907 (HO111)</p>	



Landmark Heritage Pty Ltd, 26 February 2024

Percy Richards' designs, depicted above, illustrate an evolving approach to the Federation Queen Anne style, beginning with the use of ornate timber fretwork to verandahs (for example, 223 Wendouree Parade and 708 Dana Street) which is particularly characteristic of his timber houses. Houses from the second half of the first decade are the most highly embellished, featuring decorative towers that emphasise the diagonal axis of the houses (for example, 17 Wendouree Parade and 1423 & 1536 Sturt Street). Most feature casement windows and leadlight highlights to principal elevations. Roofs tend to be high hips, punctuated with projecting gables or occasionally projecting hipped bays. It is only by 1915, that Richards began to radically simplify roof forms, in keeping with the Federation Bungalow style (for example, 1430 Sturt Street). While the earlier houses had half-timbering in their projecting gables, there is a shift in the 1910s to roughcast render (for example, 9 Errard Street North) and timber shingles (for example, 1 Service Street), in keeping with the Arts & Crafts palette.

In comparison to the other Richards-designed houses, Osborne House is one of the most substantial, along with 17 Wendouree Parade, 1423 Sturt Street, and 1536 Sturt Street.

The use of a lattice pattern to the verandah fretwork is also seen on some of his earlier houses (for example, 222 Drummond Street North, 1536 Sturt Street), and can be considered one of his signatures.

While Osborne House shares some Arts & Crafts detailing with his houses of a similar age (9 Errard Street North of 1910, 1 Service Street of 1913), it represents a more fully fledged approach as seen in its robust brick and roughcast verandah piers, which are a world away from the delicate Federation turned timber posts seen at the turn of the century (for example, 223 Wendouree Parade, 222 Drummond Street North).

While quite different in overall design, Richards' Camp Hotel, of 1907, employs bold brick and smooth render banding, characteristic of the Edwardian Baroque style, which is seen on the Osborne House chimneys.

Overall, Osborne House is an excellent example of Percy Richards' work, demonstrating his fine use of detail and the evolution of his style from highly embellished early Federation to the stronger lines of the interwar era. The place is distinguished by its very high level of intactness, which includes original unpainted render, slate roof cladding and terracotta embellishments, and the retention of all original outbuildings, including an extremely early purpose-built garage.

There are no other known examples of such a complete complex of Federation residential outbuildings in the City of Ballarat. The presence of both a stable and motor garage on the site demonstrates the transition to motor transport that occurred during the early twentieth century. The first motor vehicles in Australia (steam, then petrol) appeared around the turn of the twentieth century, but it was the introduction of the Model T Ford around c.1905-09 that popularised driving in Australia and contributed to a massive increase in car ownership. In the decade from 1920 to 1930 vehicle registrations increased from 99,270 to 571,471 (Catrice & Summerton 1997:10-11). At first, many cars were stored in pre-existing horse stables, but purpose-built 'motor houses' began to appear on residential properties by the early 1920s. The 'motor house' at Osborne House, built in 1913, is the oldest known example in the City of Ballarat and may be one of the oldest in Victoria. By comparison, the former Hawthorn Motor Garage, which is the oldest known purpose-built commercial motor garage in Victoria, was built in 1912 (VHR H2296).

### **Statement of significance**

The following statement of significance has been prepared in accordance with PPN1 using the 'Model' or HERCON heritage criteria.

Landmark Heritage Pty Ltd, 26 February 2024

### What is significant?

The house and outbuildings including the former laundry, stable, and garage designed by Percy Richards in 1912 and 1913 at 214 Creswick Road, Ballarat Central are significant. The 1912-14 form, materiality and detailing of the buildings contributes to the significance of the place.

Alterations and additions to the house and outbuildings are not significant.

### How is it significant?

The house at 214 Creswick Road, Ballarat Central is of local historic and representative significance to the City of Ballarat.

### Why is it significant?

The garage or 'motor house' is historically significant as a very early and rare example, which was built at a time when very few people could afford to own a motor vehicle. The garage and the adjacent stable demonstrates the transition from horse to motor transport in the early twentieth century. (Criteria A and B)

The house is significant as a representative example of a substantial and well-detailed Federation house that demonstrates the transition from the Queen Anne to Arts & Crafts style. This is demonstrated by the complex hip and gable roof form embellished with terracotta ridgescaping and finials, casement windows with Art Nouveau leadlights as well as multiple bay windows, red facebrick with smooth render banding to walls and chimneys, and timber verandah fretwork and eaves brackets in keeping with the Queen Anne style, and jointed brickwork, roughcast render below the eaves, square-edged timber shingles to the verandah gable, and heavy brick piers to the verandah, in keeping with the Arts & Crafts style. (Criterion D)

The house is an excellent example of the work of prominent and prolific local architect, Percy Richards, demonstrating his fine use of detail and the evolution of his style from highly embellished early Federation to the stronger lines of the interwar era. The house is distinguished by its very high level of intactness, which includes original unpainted render, slate roof cladding and terracotta embellishments, and the retention of all original brick outbuildings, also designed by Richards, comprising the former laundry, stable and garage. (Criterion D)

### Statutory recommendations

As a place of local heritage significance, the house at 214 Creswick Road, Ballarat Central should be included in the heritage overlay as an individual place with specific controls as set out in the following table.

The HO extent should include the whole of the property as defined by the title boundaries.

External paint controls apply	No
Internal alteration controls apply	No
Tree controls apply	No
Solar energy system controls apply	Yes – house only
Outbuildings or fences not exempt under Clause 43.01-4	Yes – brick outbuildings
Included on the Victorian Heritage Register under the Heritage Act 2017	No
Prohibited uses permitted	No
Aboriginal heritage place	No

Landmark Heritage Pty Ltd, 26 February 2024

## References

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idcommunity 2022, 'City of Ballarat', <https://profile.id.com.au/ballarat/about>, accessed 21 October 2022.

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Victorian Places 2015, 'Ballarat', Monash University and University of Queensland, <https://victorianplaces.com.au/>, accessed 21 October 2022.

PO Box 655  
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AUSTRALIA

Telephone: 03 5320 5500  
Facsimile: 03 5333 4061



The Hon Sonya Kilkenny  
Minister for Planning  
C/- Regional Planning Services  
Department of Environment, Land, Water and  
Planning

Date: 16 February 2024  
Our Ref: 214 Creswick Road, Ballarat Central  
Enquiries: (61) 03 5320 5500  
Direct Email: [strategicplanning@ballarat.vic.gov.au](mailto:strategicplanning@ballarat.vic.gov.au)

Dear Minister

### **REQUEST FOR INTERIM HERITAGE CONTROLS 214 CRESWICK ROAD, BALLARAT CENTRAL**

An application has been made to Council for demolition consent under Section 29A of the *Building Act 1993* to demolish all dwellings at 214 Creswick Road, Ballarat Central.

The site has been identified to be of potential heritage significance associated with the history of Ballarat. The property at 214 Creswick Road, Ballarat Central was designed by renowned local architect, Percival Selwyn Richards for Ironfounder, Joseph Osborne in 1912. Built in the Queen Anne style, it is a decorative and imposing single storey red brick and stucco residence. Richards designed both residential and commercial buildings, which include the Camp Hotel and Provincial Hotel.

Council has commissioned a heritage assessment to confirm heritage significance, in order to support the property being included in the Heritage Overlay in the Ballarat Planning Scheme. The draft heritage citation will be completed shortly.

Council requests a ministerial amendment under Section 20(4) of the *Planning and Environment Act 1987* to apply an interim Heritage Overlay to the property, thereby suspending the request for consent.

This matter is proposed to be further considered by Council at its forthcoming Planning Delegated Committee meeting on 13 March 2024. At that meeting, Council's endorsement of this request will be sought along with a resolution that Council seek authorisation to prepare a planning scheme amendment to introduce a permanent Heritage Overlay for the subject property.

In terms of the General Practice Note *Ministerial Powers of Intervention in Planning and Heritage Matters*, it is considered that this request meets criteria three and four, namely:

*The matter will be the introduction of an interim provision or requirement and substantially the same provision or requirement is also subject to a separate process of review (such as the introduction of permanent controls in a planning scheme).*

*The matter will raise issues of fairness or public interest, where:*

- *there is a need for urgency and the public interest would be served by immediate action;*

The property owner will also be advised of this request for an interim amendment.

If you have any queries regarding this matter please contact Kellie Jantzen, Coordinator Strategic Planning by email [kelliejantzen@ballarat.vic.gov.au](mailto:kelliejantzen@ballarat.vic.gov.au) or telephone 0487 695 797.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'J. Cuscaden', with a long horizontal stroke extending to the right.

Joanna Cuscaden  
Executive Manager Development Facilitation

CC – S A Skinner  
CC – T V Austin

**From:** [Terry Natt](#)  
**To:** [Sonya.Kilkenny@parliament.vic.gov.au](mailto:Sonya.Kilkenny@parliament.vic.gov.au)  
**Cc:** [Kellie Jantzen](#); [Annabel Neylon](#); [Connor Perrott](#); [Stephen Murphy](#); [Peter Dreimanis](#); [Emma Bryant \(DELWP\)](#)  
**Subject:** Request for Interim Heritage Overlay: 214 Creswick Rd, Ballarat Central  
**Date:** Friday, 16 February 2024 3:40:00 PM  
**Attachments:** [Minister Interim HO Request.pdf](#)

---

Dear Minister Kilkenny,

An application has been made to the City of Ballarat for demolition consent under Section 29A of the *Building Act 1993* to demolish a dwelling at 214 Creswick Rd, Ballarat Central.

The site has been identified to be of potential heritage significance. Council has commissioned a heritage assessment to confirm heritage significance, in order to support the property being included in the Heritage Overlay in the Ballarat Planning Scheme.

Council requests a ministerial amendment under Section 20(4) of the *Planning and Environment Act 1987* to apply an interim Heritage Overlay to the property, thereby suspending the request for consent.

Please find attached a letter formally confirming Councils position. A draft heritage citation will be completed shortly and forwarded to DTP Grampians Regional Planning Services

The DTP Grampians Regional Planning Service has been advised of Councils intent to seek interim heritage protection on the subject property. We will work with officers to facilitate this request.

Should you have any queries, please contact me via my number below.

Kind regards,

**Terry Natt** | Manager Strategic Planning

**City of Ballarat** | PO Box 655, Ballarat VIC 3353

**M:** 0409 313 746 | [www.ballarat.vic.gov.au](http://www.ballarat.vic.gov.au)

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*The City of Ballarat acknowledges the Traditional Custodians of the land we live and work on, the Wadawurrung and Dja Dja Wurrung People, and recognises their continuing connection to the land and waterways. We pay our respects to their Elders past, present and emerging and extend this to all Aboriginal and Torres Strait Islander People*

PO Box 655  
Ballarat Vic 3353  
AUSTRALIA

Telephone: 03 5320 5500  
Facsimile: 03 5333 4061



S A Skinner  
113 Webster Street  
Lake Wendouree  
VIC 3350

Date: 16 February 2024

Our Ref: 214 Creswick Road, Ballarat Central

Enquiries: (61) 03 5320 5500

Direct Email: [strategicplanning@ballarat.vic.gov.au](mailto:strategicplanning@ballarat.vic.gov.au)

Dear Sir/Madam,

**REQUEST FOR INTERIM HERITAGE CONTROLS  
214 CRESWICK ROAD, BALLARAT CENTRAL**

We are writing to you in reference to the dwelling and associated outbuildings located on the above property. The purpose of this letter is to notify you as the applicant under Section 29A of the *Building Act 1993* for 214 Creswick Road, Ballarat Central that a request has been submitted to the Minister for Planning and Heritage Victoria for interim heritage protection of the dwelling and outbuildings on your property.

Given the current application Under Section 29A of the *Building Act 1993*, for a building permit for the demolition of the buildings on the land, initial heritage advice has been received that indicates that the existing dwelling may have heritage significance that is worthy of protection.

A heritage assessment of the buildings on the property will be prepared, in order to determine extent of heritage significance and the requirement for protection.

The Department of Transport and Planning (DTP) have been advised that Council's endorsement of the request for an interim heritage overlay in the Ballarat Planning Scheme will be sought at the first available council meeting. At this meeting a report will be presented, that will include the heritage assessment and recommendations to formally progress planning scheme amendments, for both interim and permanent heritage controls.

If you have any queries regarding this matter please contact Kellie Jantzen, Coordinator Strategic Planning by email [kelliejantzen@ballarat.vic.gov.au](mailto:kelliejantzen@ballarat.vic.gov.au) or telephone 0487 695 797.

Yours sincerely

A handwritten signature in blue ink, appearing to be "J. Cuscaden".

Joanna Cuscaden  
Executive Manager Development Facilitation

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## FORM B

**Response to request for report and consent to proposed demolition under Section 29A of the Building Act 1993**

To:  
S A Skinner  
113 Webster Street, LAKE WENDOUREE VIC 3350

Building Surveyor Registration Number (if applicable)	
Application Number	PLO/2023/178/29A
From	City of Ballarat
Property Address	214 Creswick Road, BALLARAT CENTRAL VIC 3350, 214 Creswick Road, BALLARAT CENTRAL VIC 3350, 214A Creswick Road, BALLARAT CENTRAL VIC 3350
Proposal	Demolition of all dwellings. Site to be cleared for future Planning application..

**A: ~~CONSENT TO PROPOSED DEMOLITION GIVEN~~**

This is to advise that:

(a)	<del>A planning permit is not required for demolition of the building detailed above and consent to the proposed demolition is given.</del>
<b>OR</b>	
(b)	<del>A planning permit is required for demolition of the building detailed above and planning permit no. _____ has been granted for this demolition. Consent to the proposed demolition is given. All work must be in accordance with the planning permit.</del>

**B: ~~CONSENT TO PROPOSED DEMOLITION REFUSED~~**

~~This is to advise that a planning permit is required for the demolition work applied for and has not been obtained. Therefore consent to the proposed demolition is refused.~~

**C: ~~SUSPENSION OF APPLICATION FOR BUILDING PERMIT FOR DEMOLITION~~**

This is to advise that:

~~An application has been made to the Minister for Planning under Section 20(1) of the *Planning and Environment Act 1987* for an amendment to the planning scheme in relation to the land on which the building detailed above is located.~~

**OR**

The Planning Authority has applied to the Minister for Planning for an exemption from the requirement to give notice of an amendment under section 20(4) of the *Planning and Environment Act 1987*.

Consideration of the application for the building permit for the proposed demolition is suspended pending further notification from the responsible authority.

Authorised signatory for the responsible authority:

Dated: 13 February 2024



**From:** [Strategic Planning](#)  
**To:** [Sarah Skinner](#)  
**Subject:** 214 Creswick Road Ballarat Central - Request for Interim Heritage Overlay  
**Date:** Friday, 16 February 2024 3:51:00 PM  
**Attachments:** [S29A - 214 Creswick Road Ballarat Central-1.pdf](#)  
[Notice of Interim HO Request\\_applicant.pdf](#)

---

Hi Sarah,

Further to our earlier discussion, please see attached correspondence.

Regards

**Terry Natt** | Manager Strategic Planning

**City of Ballarat** | PO Box 655, Ballarat VIC 3353

**M:** 0409 313 746 | [www.ballarat.vic.gov.au](http://www.ballarat.vic.gov.au)

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T V Austin  
16 Cardigan Avenue  
Alfredton  
VIC 3350

Date: 16 February 2024

Our Ref: 214 Creswick Road, Ballarat Central

Enquiries: (61) 03 5320 5500

Direct Email: [strategicplanning@ballarat.vic.gov.au](mailto:strategicplanning@ballarat.vic.gov.au)

Dear Sir/Madam,

**REQUEST FOR INTERIM HERITAGE CONTROLS  
214 CRESWICK ROAD, BALLARAT CENTRAL**

We are writing to you in reference to the dwelling and associated outbuildings located on the above property. The purpose of this letter is to notify you as the landowners of 214 Creswick Road, Ballarat Central that a request has been submitted to the Minister for Planning and Heritage Victoria for interim heritage protection of the dwelling and outbuildings on your property.

Given the current application Under Section 29A of the *Building Act 1993*, for a building permit for the demolition of the buildings on the land, initial heritage advice has been received that indicates that the existing dwelling may have heritage significance that is worthy of protection.

A heritage assessment of the buildings on the property will be prepared, in order to determine extent of heritage significance and the requirement for protection.

The Department of Transport and Planning (DTP) have been advised that Council's endorsement of the request for an interim heritage overlay in the Ballarat Planning Scheme will be sought at the first available council meeting. At this meeting a report will be presented, that will include the heritage assessment and recommendations to formally progress planning scheme amendments, for both interim and permanent heritage controls.

If you have any queries regarding this matter please contact Kellie Jantzen, Coordinator Strategic Planning by email [kelliejantzen@ballarat.vic.gov.au](mailto:kelliejantzen@ballarat.vic.gov.au) or telephone 0487 695 797.

Yours sincerely

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Joanna Cuscaden  
Executive Manager Development Facilitation

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## FORM B

**Response to request for report and consent to proposed demolition under Section 29A of the Building Act 1993**

To:  
S A Skinner  
113 Webster Street, LAKE WENDOUREE VIC 3350

Building Surveyor Registration Number (if applicable)	
Application Number	PLO/2023/178/29A
From	City of Ballarat
Property Address	214 Creswick Road, BALLARAT CENTRAL VIC 3350, 214 Creswick Road, BALLARAT CENTRAL VIC 3350, 214A Creswick Road, BALLARAT CENTRAL VIC 3350
Proposal	Demolition of all dwellings. Site to be cleared for future Planning application..

**A: ~~CONSENT TO PROPOSED DEMOLITION GIVEN~~**

This is to advise that:

(a) ~~A planning permit is not required for demolition of the building detailed above and consent to the proposed demolition is given.~~

~~OR~~

(b) ~~A planning permit is required for demolition of the building detailed above and planning permit no. \_\_\_\_\_ has been granted for this demolition. Consent to the proposed demolition is given. All work must be in accordance with the planning permit.~~

**B: ~~CONSENT TO PROPOSED DEMOLITION REFUSED~~**

~~This is to advise that a planning permit is required for the demolition work applied for and has not been obtained. Therefore consent to the proposed demolition is refused.~~

**C: ~~SUSPENSION OF APPLICATION FOR BUILDING PERMIT FOR DEMOLITION~~**

This is to advise that:

~~An application has been made to the Minister for Planning under Section 20(1) of the *Planning and Environment Act 1987* for an amendment to the planning scheme in relation to the land on which the building detailed above is located.~~

~~OR~~

~~The Planning Authority has applied to the Minister for Planning for an exemption from the requirement to give notice of an amendment under section 20(4) of the *Planning and Environment Act 1987*.~~

~~Consideration of the application for the building permit for the proposed demolition is suspended pending further notification from the responsible authority.~~

Authorised signatory for the responsible authority:

Dated: 13 February 2024

PO Box 655  
Ballarat Vic 3353  
AUSTRALIA

Telephone: 03 5320 5500  
Facsimile: 03 5333 4061



The Hon Sonya Kilkenny  
Minister for Planning  
C/- Regional Planning Services  
Department of Environment, Land, Water and  
Planning

Date: 16 February 2024  
Our Ref: 214 Creswick Road, Ballarat Central  
Enquiries: (61) 03 5320 5500  
Direct Email: [strategicplanning@ballarat.vic.gov.au](mailto:strategicplanning@ballarat.vic.gov.au)

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Council has commissioned a heritage assessment to confirm heritage significance, in order to support the property being included in the Heritage Overlay in the Ballarat Planning Scheme. The draft heritage citation will be completed shortly.

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*The matter will raise issues of fairness or public interest, where:*

- *there is a need for urgency and the public interest would be served by immediate action;*

The property owner will also be advised of this request for an interim amendment.

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Yours sincerely

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Joanna Cuscaden  
Executive Manager Development Facilitation

CC – S A Skinner  
CC – T V Austin

**7. GENERAL BUSINESS - MATTERS ARISING FROM THE AGENDA**

**8. CLOSE**