

OFFICIAL

# **Planning Delegated Committee Meeting**

## **Agenda**

**12 July 2023 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:**

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

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**7. General Business - Matters Arising From The Agenda .....41**

**8. Close .....41**

**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. INTERIM HERITAGE OVERLAY 127 EDMONSTON ROAD, ADDINGTON

**Division:** Development and Growth  
**Director:** Natalie Robertson  
**Author/Position:** Kellie Jantzen, Principal Strategic Planner

#### PURPOSE

1. On 7 June 2023, the City of Ballarat received a request pursuant to Section 29A of the *Building Act 1993* to demolish a dwelling and agricultural building at 127 Edmonston Road, Addington.
2. The request was considered by the City of Ballarat Statutory Planning Department. It was assessed 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.
3. The land at 127 Edmonston Road, Addington is zoned Farming Zone and the Environmental Significance Overlay – Schedule 3 (Water Catchment Areas) applies to the entirety of the site. The land is not subject to any site specific or precinct heritage controls under the Ballarat Planning Scheme.
4. The Statutory Planning Department referred the request to Council's Heritage Advisor and the Strategic Planning Department who undertook a desktop analysis to determine the heritage significance of the place.
5. A draft Heritage Citation including a Statement of Significance was prepared by Council's Heritage Advisor. This assessment determined that: *the dwelling 'Lintel Grange' meets the threshold for local significance associated with the history of Learmonth as a prosperous farming area. The land and residence are associated with the Edmonston family. Cr Charles Edmonston was an influential pastoralist, a progressive and prosperous cultivator and was heavily involved in the community once elected Councilor for the Ballarat Shire. It is found that the residence 'Lintel Grange' is a fine and intact farmhouse of substantial size, material, detailing, accomplished with the use of locally quarried granite and handmade bricks.*
6. Interim heritage controls are required to protect a dwelling or buildings from demolition while a planning scheme amendment for permanent heritage controls is being prepared and considered for a site identified for protection.
7. This report recommends to Council that a request be submitted to the Minister for Planning to implement an interim Heritage Overlay on the site, and to seek authorisation to proceed with a planning scheme amendment to apply permanent heritage controls.

## BACKGROUND

8. The following provides a chronology of events relating to the identification of the site at 127 Edmonston Road, Addington as warranting interim heritage protection:
9. On 7 June 2023, the City of Ballarat received a request pursuant to Section 29A of the *Building Act 1993* to demolish a dwelling and agricultural building at 127 Edmonston Road, Addington.
10. The City of Ballarat Statutory Planning Department assessed this request and determined 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.
11. On 7 June 2023, the Statutory Planning Department referred the request to Council's Heritage Advisor and the Strategic Planning Department who undertook further research on the property. It was determined by Council's Heritage Advisor that Lintel Grange is of historical, aesthetic and associative significance to the City of Ballarat.
12. A DRAFT report was delivered on 15 June 2023. The report notes the subject site has remained in the ownership of the Edmonston family since Charles Edmonston purchased the land in 1854. A family history book from 1998 written by Keith Edmonston shows the farmhouse was built in 1860s.
13. A copy of this report is attached.
14. On 16 June 2023, Council wrote to the Minister for Planning to advise of Council's intent to pursue interim and permanent heritage controls on the property, subject to Council resolution (this report). A copy of this letter is attached.
15. The landowner of 127 Edmonston Road, Addington was also notified in writing (16 June 2023) of the findings of the heritage assessment and intention to proceed with a request for interim heritage protection. A copy of this letter is attached.

## KEY MATTERS

### ***Interim Heritage Controls***

16. 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 identified for protection.
17. 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).
18. Before the expiry date of the Interim Heritage Overlay, City of Ballarat must prepare and submit a Planning Scheme Amendment to introduce permanent heritage controls to the identified site.

***Assessment of Heritage Significance***

19. This section provides a summary of the findings of the draft *Heritage Citation: Assessment of Lintel Grange, 127 Edmonston Road, Addington*:

What is significant?

20. 'Lintel Grange', the farmhouse, brick-lined cistern, granite plinths and kerbs, Dutch gable brick building, iron roofed dairy and brick barn are significant. The farmhouse was built in 1860s for Charles Edmonston and his family and developed into a grand farmhouse between 1860 and 1899. The outbuildings on the property have been replaced and dismantled several times. The bricks used in the outbuildings and the farmhouse have been built in a kiln on the property before 1900.
21. The farmhouse stands in Edmonston Road close to the former state school, Avenues of Honour and the Centenary of Pioneer families. It is a substantial farmhouse in Learmonth that has been actively used as a pastoral settlement in one family.
22. The residence is a Victorian farmhouse with double hipped roof and four chimneys constructed of bluestone, granite and brick. The granite has been locally quarried from Mount Bolton. It has nine cast iron posts on the front façade and north elevation, a timber door with cricket bat panels and double hung sash windows with granite lintels and sills. There is a brick-lined cistern on the South-Eastern side of the residence which supplied water. It is plastered currently. The granite plinths and kerbs either side of the driveway are also significant.

How is it significant?

23. Lintel Grange is of historical, aesthetic and, associative significance to the City of Ballarat.

Why is it significant?

24. Lintel Grange is of historical significance as an important Victorian pastoral settlement associated with the history of Learmonth as a prosperous farming area (Criterion A).
25. Lintel Grange is of aesthetic significance as a fine and intact farmhouse of substantial size, material, and detailing. The farmhouse is significant for the accomplished use of locally quarried granite and handmade bricks in its construction and for its Victorian front façade (Criterion E).
26. Lintel Grange is significant for its 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 Councilor 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 Councilor 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).

***Protection of the site***

27. The dwellings and outbuildings at 17 Holmes Street Ballarat Central are currently protected by the provisions of the *Building Act 1993*. The Section 29A request for demolition has been suspended pending the Interim Heritage Overlay request.

***Land ownership***

28. The land identified for protection is privately owned. The landowner has been advised in writing of the suspension of the 29A demolition request and Council's intent to pursue interim and more permanent heritage overlay controls on the property.

**OFFICER RECOMMENDATION**

That the Planning Delegated Committee:

29. Advise the Minister for Planning that the City of Ballarat has completed a heritage assessment of the dwelling (127 Edmonston Road, Addington) and the site has been identified to be of local heritage significance, based on the evidence of local significance detailed in the Heritage Citation.
30. 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 the site identified at 127 Edmonston Road, Addington until 12 July 2024.
31. Seek authorisation from the Minister for Planning to prepare a Planning Scheme Amendment to apply a permanent heritage control and associated provisions to the site identified for protection at 127 Edmonston Road, Addington, 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*.

**ATTACHMENTS**

1. Governance Review [6.1.1 - 2 pages]
2. DRAFT Heritage Citation [6.1.2 - 27 pages]
3. Notice of Interim HO Request landowner [6.1.3 - 1 page]
4. Request for Interim Heritage Control 127 Edmonston Road Addington [6.1.4 - 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 Victorias 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 land owners, 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 minimise 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 as a panel hearing.
16. Council officers will engage with Traditional Custodian 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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**Heritage advice (DRAFT): Assessment of Lintel Grange, 127 Edmonston Road Addington, Learmonth**

**1. Background**

**Place:** Lintel Grange

**Address:** 127 Edmonston Road Addington, Learmonth

**Architect:** Unknown

**Build date:** 1860s- 1899

**Recommendations:**

**Builder:** Unknown



Lintel Grange, the front facade on a site visit on 24/05/2023 observed as pictured.



Lintel Grange, the rear elevation on a site visit on 07/06/2023 observed as pictured.

## History

### Locality 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 exploded, peaking at about 64,000 in 1868. During the 1870s industries were established including 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. The railway lines to Maryborough and Ararat were opened in 1875, enabling Ballarat to become a significant commercial centre. Later in the 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.

Lake Learmonth, a large freshwater lake northeast of Lake Burrumbeet, attracted pastoral settlers in the late 1830s, and was the impetus for a settlement in the area. The Wadawurrung name for the lake is tombin/tombine, meaning freshwater mussels (Smyth 1878, vol. 2, 179, 217). A settlement on the north side of Lake Learmonth was formalised with the survey of the Village of Learmonth in 1859 (Plan, SLV). Several buildings were erected that year. The first hotel at Learmonth, the Stag Hotel, which was built in 1854, predated the town survey. Learmonth was named in honour of the Scottish brothers Thomas and Somerville Learmonth, who took up a pastoral run in the area in 1838. Prior to the Learmonth brothers, settlers had referred to the lake as Little Burrumbeet (Urquhart 1850s). A cemetery was reserved in 1859 and a Presbyterian school opened in c1861, which became a common school (number 226) in 1863 and later became state school in 1873 (VIC Government 2022). The school closed in 1974. The Learmonth police district was established in c1859. When the Shire of Ballarat was formed in 1863, the shire offices were established at Learmonth. This generated further growth of the township. Shire offices were built in 1875. Other public buildings included a post office, courthouse, and a mechanics institute and public library. The town was also provided with a recreation reserve, a bowling club, and an agricultural show reserve. It was well provided with water, drawing its own water supply from a natural spring on the hill north of the township. A creek with its source on a nearby hill supplied the lake (Whitworth 1865, 220). Scottish settlers predominated in the development of the area. A visitor noted in the 1870s that 'Nearly all the farmers in the area are Scotchmen' (Kennedy 1876, 24). Benefitting from rich agricultural land, Learmonth became a prosperous farming area. A branch of the National Bank opened in 1866. By 1865 there were five hotels and two flour mills (Whitworth 1865, 220). A number of churches were established in the 1860s, including Presbyterian, Catholic and Wesleyan. A new Presbyterian church, funded by the Learmonth family, was built c1870.

Learmonth continued to prosper through the late nineteenth and early twentieth century though its population did not grow significantly. A branch railway to Waubra that passed through Learmonth was constructed in 1888-1890. In 1964 new shire offices were built at Wendouree and the former shire office building were retained for use by the Learmonth Historical Society.

### Contextual History

The subject site is located in the suburb of Addington, also formerly known as Mount Bolton, which is a small hamlet located to the northwest of Lake Learmonth and on the western edge of Ballarat

municipality. It took its name from the Parish of Addington, surveyed in 1854-55. 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. The rich soil in the district was well suited to farming and the area was developed for agriculture from the mid-1850s, particularly for cropping. The area was also well-watered with a number of permanent springs. Addington was opened up for selection in the early 1860s and a farmers' common reserved for selectors in 1861.



Addington School No. 226 (realestate.com.au)

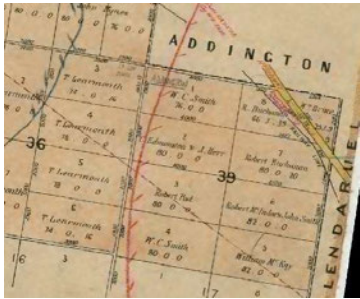
#### **Arriving and settling**

##### *Pastoral homesteads, Farmhouses and farm buildings*

The subject site is part of a broad pastoral landscape in Learmonth. It represents a main theme- Arriving and settling- in Ballarat Thematic Environmental History. Despite being significant in the history of Ballarat, there are not many surviving cases that represent this theme.

#### **Place History**

The subject site is located on part of Crown Allotment 2, section 39 parish of Ercildoun, country of Talbot, containing 80 acres purchased by Charles Edmonston in 1856 (The Star 1856, 4). The subject site has remained in the ownership of Edmonston family since Charles Edmonston purchased the land in 1854. The site was actively used as a farmland after the purchase of land (Edmonston 1998, 13). Edmonston's probate files dated October 1907 note that the land has the following improvements thereon viz 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).



Parish of Ercildoun (Run 614; Ercildoun; Shaw J; Ercildoun, 1856, Historic Plan Collection (VPRS8168, PROV)

A family history book from 1998 written by Keith Edmonston shows the farmhouse was built in 1860s. There is no available information on the architect. The reason is likely to be the fact that Lintel Grange was originally a four-bedroom residence that was later extended to a grand farmhouse. According to this book, the design of the house is a copy from a house which Cr. Charles Edmonston knew well in Scotland. The name 'Lintel Grange' chosen by the founder refers to a country home with farm buildings made of granite. Lintel Grange is made of bluestone and white Mount Bolton Granite which Cr C. Edmonston considered equal to Aberdeen granite (where he used to run a retail business) in quality (Ballarat Star 1888, 2). The granite was quarried at the Rocks on allotment 4, dressed by skilful stonemasons and used for foundations, door and window frames (Edmonston 1998, 15). The plinths and curbs on the driveway are made of granite as well.

The residence consisted of four main front rooms and later the double windowed bedroom on the South side was added and later the back portion, double storied, with seven steps leading down to the kitchen and seven more leading to the upper room. At this time, the Northeast of the house was not built and cooking was done either on the big open fireplace in the kitchen, which incidentally has a bread oven attached, or in a fireplace in a room located under a room in the north side of the house. The residence did not have a verandah originally. In 1890s six cast iron verandah posts were purchased from Mr Bromley of Ballarat for the front facade. The verandah was built between May and December 1890. The work was finished by using wooden posts on East, South and North. Three further cast iron posts were purchased and erected on the Northern verandah after Charles' death. Between October and December 1899, a new room was built for the house which transformed the structure to an oblong shape. A slightly different coloured brick marked the point with the previous wall from the foundations to the eaves. This was completely obliterated when David and Loretta Edmonston had the East side of the house plastered, added a new portion consisting of the side passage and large dining room with a bay window, a kitchen scullery and bedroom above. In December 1899, a "bath house" was added to the house which was only externally accessible. Also, a dairy had been erected on the South side of the original kitchen and the house was slate roofed.

According to the family book, farmyard buildings were not particularly valuable with the exception of a stone wall, barn, stable and a hayshed. According to this document, the stone wall along the Addington-Weatherboard Road has been a district landmark. The stone wall was built by Patrick Crow commencing from August 1879 and continuing uninterrupted until October that year. The wall was a quarter of a mile (approx. 400 metres) with three gate openings and two creek crossings. The stone wall is still remaining today. In early 1890s, a double-storied brick barn was built with the bricks made on the property. Later, it was replaced by silos and a shearing shed. In 1885, a new iron roofed stable replaced the old stable. It was built of stone, timber and weatherboards. It included 10 stalls, a large loose box and chaff room attached. It was paved using a granite slab from the district. This stable has been used as a storage since the 1950s. A large brick-lined cistern is located on the South-Eastern side of the dwelling, with a cast water pump. The cistern supplied water to the house. In addition to the barn,

all the bricks used in the building of Lintel Grange came from a kiln on the property. The kiln also supplied bricks to other buildings in the area such as those donated for the foundations of the Waubra Mechanics Hall. The kiln was dismantled in 1900.

### **Associations**

*Edmonston Family, owner of subject site 1856- current*

Despite little information about the history of the place, there are many articles about the family.

Charles Edmonston arrived in Melbourne from Glasgow, Scotland on the passenger ship, Eleutheria in 1854. The agricultural history of the Edmonston family commenced with him acquiring a farm property at Addington. Charles Edmonston was an influential pastoralist, 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.

Edmonston had a mixed farming practice of crops and livestock. For instance, in 1868 he had '120 acres of white crop, mostly wheat, the remainder oats and fallow' (Ballarat Star 1868 4). In 1877 he sold a small draft of ewes for 12s 3d. and 81 fat lambs at 7s 2d to 10s.9d (The Argus 1877, 7). In the 1880s he was the owner of the Addington Hotel (land 27, Res & hotel in Addington parish, Nav 37, 3), a place where numerous meetings occurred for landholders and the community (1885-1893 Rate Books (VPRS13004), PROV). Edmonston acquired this Hotel inadvertently as the land was bought for grazing sheep (Edmonston 1998, 27). The Addington Hotel was established by 1865 (Bailliere's 1865) and worked as a hotel until April 1913 when the tenant surrendered the licence (Edmonston 1998, 27). The hotel was complimented by a chaff-mill; one providing work and the other providing accommodation. Much Lintel Grange hay was forked into the mill.

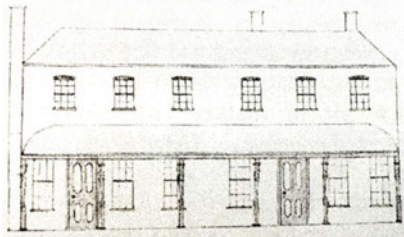
Charles Edmonston Snr passed away at age 84 years at his residence on 8 May 1906. He was considered to have led a life of 'nobility and usefulness to the community honoured by his association therewith' (The Ballarat Star 1906, 6).

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 with farm life. 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 was already growing his own crops. He commenced managing the farm in the early 1980's ((Edmonston 1998, 81). The current owner, fifth generation Charles Alexander Edmonston (b.1987) continues working the land as a farmer and agronomist, and until recently lived in the home with his family.

In 1917 the Addington Avenue of Honour was planted to commemorate those from the local community who served in World War One (Avenues of Honour). Second generation, Charles Edmonston is named on the plaque. In 1934, the Centenary of Pioneer families in Addington was celebrated with the erection of a monument (Victorian Collections).



The Addington hotel pictured in Edmonston 1898.



Addington Pioneer Memorial (Victorian Collections)



Addington Avenue of Honour and Plaque including second generation Charles Edmonston’s name (Avenues of Honour, accessed 8/6/2023)



**Description**

*Setting*

Lintel Grange is a grand farmhouse located on Edmonston Road meeting the Addington Avenue of Honour and facing Mount Bolton in the North. The Farmhouse sits at the North-Western part of the land with several outbuildings on its North, East and South. There is a fountain surrounded with circular hedging on the West of the residence. The residence and fountain are bounded by a hedging. A gable roofed brick barn with finial and timber louvred window is located on the North side near the driveway. There is a cast iron water pump in front of the barn. On the East side of the residence, there is a Dutch gabled brick building with an iron gable roofed shed behind it clad in stone and brick. The other shedding on the South appears to be more recent. Simple Picket fencing and hedges enclose the property. Two granite plinths are located on either side of the driveway. There are cream picket fences on the front boundary and on the North between the brick barn and the farmhouse.

*Farmhouse*

The Edmonston farmhouse is a substantial Victorian building with a three-sided verandah, bullnose profile and cast-iron detailing. The front façade facing the Edmonston Road is tuckpointed bluestone with light coloured granite quoins, a band of light-coloured granite under the eave and timber window frames. The two windows on the main façade have granite lintels and sills. The three windows on the north and south of the façade are part of the original four-bedroom residence. The side and rear elevations are stucco. The double hipped roof has four chimneys. The rear half of the building has a noticeable colour difference to the front half and the rear verandah is also a darker colour suggesting additional works in 1982. The north side elevation is plastered. The bottom parts of the walls are made of granite. There is a bay window with weatherboard and brick base on top of the cellar on the north elevation. The windows are double hung timber sash windows. The farmhouse has a high level of external intactness.



The front façade



Cast iron posts on the Western facade



The timber door and window on the Western façade and granite surrounds



Tuckpointed bluestone, granite quoins and window surrounds



The Northern elevation shows the bay window and a cellar on the far end of the verandah.



Left: The Southern elevation with colour difference shows additions over decades. Right: The Eastern elevation.



The Southern elevation looking towards East.



The brick cistern and water pump

The farmhouse has undergone a major refurbishment in 1982 by David Charles Edmonston and his wife Loretta. A large bay window was constructed in the East wall of the kitchen (Edmonton 1998, 81). 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.

*The Outbuildings*



Left: The aerial photo of the property

There is minimal evidence to show the exact date of outbuildings. However, as all the bricks used in the farmhouse and outbuildings were built in a kiln on site before 1900, it is likely that the brick barn, Dutch gable brick building and iron roofed stable were built before this time.



Left: Rear of dairy/ cow shed; Right: Dutch gable brick building and iron roofed stone and brick dairy in the back



The dairy



The brick barn



The date of the farmhouse and outbuildings

*The Garden*

The property contains many mature plantings, including a spruce, an American ash in the front yard and others dotted around the site. There are hedges on the site including a golden privet hedge planted in 1929 along the front boundary and sides. There is timber fencing at the entrance and driveway.



Front streetscape shows the ash tree and privet hedge.



North side of front boundary; Right: South side of front boundary



The entrance looking across to the barn. There are granite plinths and kerbs either side of the driveway.

**Comparative analysis**

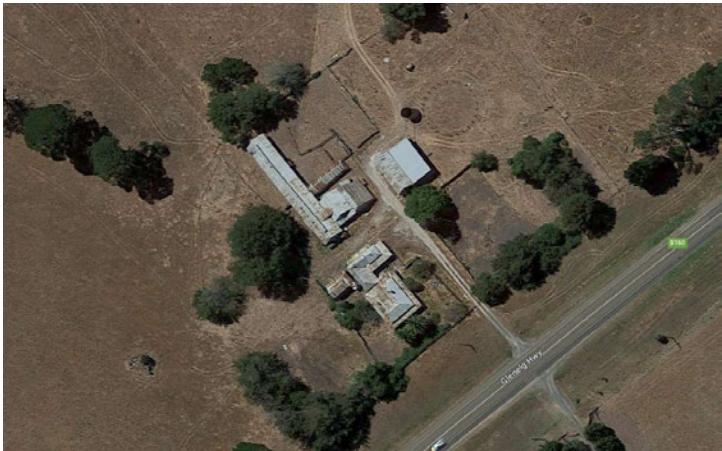
As noted in the history, there were not many Victorian era pastoral settlements built in Ballarat during mid-nineteenth century. The farm complex at 127 Edmonston Rd Addington is an early and substantially intact example of a grand Victorian farmhouse that has functioned consistently as a pastoral settlement as early as 1868 and has survived to the present day (Ballarat Star 1868, 4). It is of historical significance as a rare surviving 19<sup>th</sup> Century building in Ballarat representing the early pastoral history of Learmonth and Victoria. The complex embodies an agricultural way of life and has hosted functions for the community such as Dowling Forest Ploughing Match and display of improved farm implements (Ballarat Star 1894, 4). The farmhouse represents key characteristics of a grand Victorian farmhouse including symmetrical elevation, large hipped roof, double hung sash timber windows, external chimneys, local granite (possibly from Mount Bolton), cast iron lacework, picket fences.

As the architect of Lintel Grange is unknown, comparisons will be drawn from the category of farmhouses, pastoral settlements, homesteads in Ballarat and adjacent shires, with a focus on those built in mid-Victorian era (including a few examples of farmhouses built in late Victorian period).

Surviving early farmhouses in Ballarat and adjacent shires show varying styles including Gothic Revival, Scottish Baronial, Victorian Italianate.

**Roxburgh Dairy Farm** (HO212) is the only farmhouse listed in the HO in Ballarat municipality. The curtilage of HO212 contains the c1850s cottage, 1870s weatherboard farmhouse with double-hipped iron roof, a verandah on all four sides, a pair of Canary Island Palms, a collection of farm outbuildings from the late 19th C and early 20th C and the archaeological site of a third farmhouse of c1890s on the east side of the entrance drive.





Roxburgh Dairy Farm (624 Glenelg Highway, Smythes Creek), Google street view

**Farmhouses of local significance in adjacent shires:**

The 1864 brick **Vallence’s Farm** (HO174) is of local historical significance to the shire of Moorabool for its demonstration of the early settlement of the Maddingley area for farming purposes. It is also of aesthetic significance as an excellent intact example of a 19th century farm complex, including a

homestead, barn, and dairy. The homestead is of architectural significance as an early and substantial farm residence in the area (Photos needed – google maps -unsure if still exists?)

**Tulleigh** homestead located in Casterton, in the Glenelg Shire is of architectural and historical significance at a local level. It is considered a substantial and rare example of homesteads constructed as a result of the 1860's Land Selection Acts. Built in the 1870's of local ironstone and brickwork it illustrates the type of farm property that was established by selectors in the 1860's and 1870's.



Tulleigh (Heritage Victoria database accessed 15/6/2023)

**Pinewood Homestead** in Toolern Vale, in the Melton Shire is of architectural and historical significance at a local level. It is illustrative of original Victorian design qualities such as symmetrical composition, hipped roof, rendered chimneys and single storey height. Further qualities include bluestone walls and double hung timber framed windows. The old trees within the setting of the homestead contribute to its significance. Historically it is one of the few remaining bluestone farming homesteads in the municipality. Pinewood is associated with the Beaty family, a pastoral family. Grandson of property founder, John Beaty was Melton Shire President six times.



Pinewood Homestead (Heritage Victoria database accessed 15/6/2023)

**Farmhouses of local significance in adjacent shires (Later examples):**

**The Farmhouse “Clifton”** (HO193) in Moorabool Shire is an Edwardian brick farmhouse, with several Italianate residual characteristics, built in 1908 on a property first settled in the 1850s. It is of local historical significance as a representative embodiment of an agricultural way of life and its confident social values, before the First World War. It has local architectural significance as a representative example as a farmhouse in this architectural style.



The Farmhouse Clifton, Google street view

**Farmhouse "Morven"** (Ho142) in Moorabool Shire is a relatively intact farmhouse complex built in 1896. The complex is of local historical significance as an embodiment of a way of life, its social values and an agricultural practice. It has architectural significance locally as a representative intact surviving example of an Italianate farmhouse and its setting. The garden layout is individually significant at regional level as a rare relatively intact surviving late nineteenth century example.



The Farmhouse Morven, Google street view

**Farmhouses of State significance:**

There is one 1860s farmhouse on the VHR with a high level of intactness and details in Ballarat municipality. **Ballantrae** (VHR Number H0551) (7208 Midland Highway Buninyong) was built in 1857 in Gothic Revival style and is notable for its exterior timber carving. Despite being designed in different styles, Lintel Grange is comparable with Ballantrae in the level of intactness. Ballantrae is historically and architecturally significant to the State of Victoria as an example of a residence built

by a merchant who made his fortune during the gold rushes. Lintel Grange has a comparable significance to the State of Victoria as a Victorian era pastoral settlement.



Ballantrae H0551 (Heritage Victoria Database accessed 31/05/2023)

There are several other homesteads of historical significance for associations with the development of a locality in adjacent municipalities. **Ravenswood homestead** (probably built in 1866) is of historical significance for its associations with the early development of the Bendigo district, in particular the gold rush. Further, Ravenswood is of historical significance for its associations with some of the wealthiest squatters and landowners in Victoria. It is also architecturally significant as an early, and possibly the first, substantial homestead built in the district.



Ravenswood homestead (Heritage Victoria database accessed 1/06/2023)

The **Millbank House** in Bacchus Marsh (H0263) is an early stone and brick homestead complex built in 1855 has remained in an important Bacchus Marsh family for 123 years. The property is of state historical significance as a representative embodiment of a way of life, demonstrating the changing sequence of patterns of occupancy, over time.



Millbank House, Google street view



MillBank (Heritage Victoria database accessed 1/06/2023)

The **Ercildoune homestead** (H0313- Pyrenees Shire) built in 1854 is of historical importance for its association with pastoral pioneers and settlers and for it is a large and relatively complete collection of buildings relating to operation as a centre for merino breeding and fine wool growing.

Ercildoune is of architectural importance for its fine and unusual collection of granite buildings and structures, including the homestead, water tower, gatehouse, old men's quarters, stables, walled garden and fences. The Ercildoune homestead is of architectural importance as a substantially intact example of a pastoral homestead constructed in the rare Scottish Baronial style.



Ercildoune (Heritage Victoria database accessed 1/06/2023)

**Colbinabbin homestead** (H1730- Campaspe Shire) built in 1867 is of architectural and historical significance as an important example of a substantial homestead built with the proceeds of gold discoveries and subsequent pastoral wealth. Colbinabbin Homestead is of historical significance for its associations with its owner John Winter and the prominent Winter and Winter-Irving families who were among the largest pastoral landholders in Victoria. Colbinabbin Homestead is of architectural significance as a fine example of the Victorian Italianate style. The house is also of note for its distinctive planning layout.



Colbinabbin homestead (Heritage Victoria database accessed 1/6/2023)

**The Hermitage**, Barnawatha (H0279 – Indigo Shire) built in the mid-1850's is of architectural and historical significance. It is an example of a vernacular style farmhouse built from local granite which is further enhanced by its use in rough form. Historically it speaks of early pastoral development of North-East Victoria. Its association is linked not only to a well-known early settler to the district and first elected member of Parliament, David Reid but to prominent early pastoralist families, Docker and Whitehead. It further demonstrates the 1850's gold mining impact on settlement patterns in the region.



The Hermitage (Heritage Victoria database accessed 15/6/2023)

**Glenample Homestead**, Princetown (H0392 – Corangamite Shire) built between 1866 and 1869 is of historical and architectural significance. It stands on part of the original Kernans' Station pastoral lease which commenced in 1847. The homestead was built with locally quarried limestone and

sandstone. Part of the significance is contributed to the accomplished use of limestone. The early pastoral run was important in the development of the isolated Victorian south-west coastal region.



Glenample Homestead (Heritage Victoria database accessed 15/6/2023)

**Faraday Primary School No. 797**, Faraday (H1704 – Mount Alexander Shire) built in 1869 is of historical and architectural significance. It is one of only two common schools constructed of granite in Victoria. Whilst exhibiting the key characteristics of Common School design, it demonstrates those characteristics constructed in local materials. It further displays the use of local materials and craftsmanship at a period when local isolated communities were unable to access manufacturing centres.



Faraday Primary School No. 797 (Heritage Victoria database accessed 15/6/2023)

**Properties flagged during our Heritage Gaps review ((some) are in the process of being assessed)**

**Mossmount** (1207 Winter Street Buninyong) was a 17-acre garden and nursery built in 1865 and had a significant role in supplying stocks to the goldfields. The dwelling is designed in the Gothic style



Mossmount



Ceres Homestead (Heritage Victoria database accessed 1/6/2023)



**Brown Hill Manse**



201 Melbourne Rd Brown Hill Manse

**Barnfield** (National Trust Heritage Listing) is believed to be the first brick building in the area, Barnfield is a typical farmhouse built in stages, each of a different form of construction. The brick facade facing to the road is built in Flemish bond which contrasts with the English bond of the side walls.



Barnfield, Kennedys Road,, BALLARAT NORTH VIC 3350 (Heritage Victoria Database accessed 1/6/2023)



The Laurels farm and mill (National Trust Database accessed 31/05/2023)



The Laurels farm and mill (Heritage Victoria Database accessed 1/6/2023)



45 Battys Road Learmonth



'Labona' 207 Donovans Rd Learmonth

### **Assessment of significance**

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

'Lintel Grange', the farmhouse, brick-lined cistern, granite plinths and kerbs, Dutch gable brick building, iron roofed dairy and brick barn are significant. The farmhouse was built in 1860s for Charles Edmonston and his family and developed into a grand farmhouse between 1860 and 1899. The outbuildings on the property have been replaced and dismantled several times. The bricks used in the outbuildings and the farmhouse have been built in a kiln on the property before 1900.

The farmhouse stands in Edmonston Road close to the former stater school, Avenues of Honour and the Centenary of Pioneer families. It is a substantial farmhouse in Learmonth that has been actively used as a pastoral settlement in one family.

The residence is a Victorian farmhouse with double hipped roof and four chimneys constructed of bluestone, granite and brick. The granite has been locally quarried from Mount Bolton. It has nine cast iron posts on the front façade and north elevation, a timber door with cricket bat panels and double hung sash windows with granite lintels and sills. There is a brick-lined cistern on the South-Eastern side of the residence which supplied water. It is plastered currently. The granite plinths and kerbs either side of the driveway are also significant.

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

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

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

Lintel Grange is of historical significance as an important Victorian pastoral settlement associated with the history of Learmonth as a prosperous farming area (Criterion A).

Lintel Grange is of aesthetic significance as a fine and intact farmhouse of substantial size, material, detailing. The farmhouse is significant for the accomplished use of locally-quarried granite and handmade bricks in its construction and for its Victorian front façade (Criterion E).

Lintel Grange is significant for its 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).

**Statutory recommendations**

In recognition of the local heritage significance of 'Lintel grange' the farmhouse, granite plinths and kerbs, brick-lined cistern, Dutch gable brick building, iron roofed dairy and brick barn at 127 Edmonston Road, Addington, Learmonth it should be protected in the Ballarat Heritage Overlay.

Tree controls – Yes (including Privet hedge and American ash)

Outbuildings / Fence controls – Yes (granite plinths and kerbs, picket fences on the front boundary and on the North between the brick barn and the farmhouse, Dutch gable brick building, iron roofed dairy and brick barn)

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Edmonston Farmland Pty Ltd  
127 Edmonston Road,  
Addington  
VIC 3352

Date: 16 June 2023  
Our Ref: 127 Edmonston Road, Addington  
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 CONTROL  
127 EDMONSTON ROAD, ADDINGTON**

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 127 Edmonston Road, Addington 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 and outbuildings 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.

In terms of the request for interim protection, firstly Heritage Victoria will assess whether State level protection is warranted. Secondly, 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.

Should you wish to discuss this matter further please contact Terry Natt, Manager Strategic Planning via email – [REDACTED] or telephone [REDACTED]

Yours sincerely

A handwritten signature in black ink, appearing to read "Terry Natt".

Terry Natt  
Manager Strategic Planning

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 Transport and Planning

Date: 16 June 2023  
Our Ref: 127 Edmonston Road, Addington  
Enquiries: (61) 03 5320 5500  
Direct Email: [strategicplanning@ballarat.vic.gov.au](mailto:strategicplanning@ballarat.vic.gov.au)

Dear Minister

**REQUEST FOR INTERIM HERITAGE CONTROL  
127 EDMONSTON ROAD, ADDINGTON**

An application has been 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.

The site has been identified to be of potential heritage significance associated with the history of Learmonth as a prosperous farming area. The land and residence are associated with the Edmonston family. Cr Charles Edmonston was an influential pastoralist, a progressive and prosperous cultivator and was heavily involved in the community. The residence 'Lintel Grange' is a fine and intact farmhouse of substantial size, material, detailing, accomplished with the use of locally quarried granite and handmade bricks.

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 is attached.

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 meeting on 12 July 2023. 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 relevant property owner will be advised of this request for an interim amendment.

If you have any queries regarding this matter please contact Terry Natt, Manager Strategic Planning by email [REDACTED] or telephone 03 5320 5500

Yours sincerely



Terry Natt  
Manager Strategic Planning

CC – Edmonston Farmland Pty Ltd



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

**8. CLOSE**