

OFFICIAL

Council Meeting

Agenda

13 December 2023 at 6:30pm

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





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.

This meeting is being broadcast live on the internet and the recording of this meeting will be published on council's website www.ballarat.vic.gov.au in the days following the meeting.

Although every effort has been made to protect the privacy of the public, members of the public attending this meeting may be filmed. By remaining in the public gallery once the meeting commences, members of the public give their consent to being filmed, and for the recording of them to be made publicly available and used by council.

Information about broadcasting and publishing recordings of council meetings is available in council's Live Broadcasting and Recording of Council Meetings Procedure which is available on the council's website.

PUBLIC SUBMISSIONS

- Public representations may be made on any items listed on the agenda in a Council Meeting apart from those listed in the confidential section.
- Presentations must be submitted in writing, not more than 500 words by 2:00pm on the day of the relevant meeting:
 - i. In the [form approved](#); or
 - ii. by email to Council's prescribed email address;.or
 - iii. in person during normal office hours at the Council Offices at 25 Armstrong Street South, Ballarat.
- If a person submitting a presentation is not present in the gallery, their presentation will be read out subject to the time limits.

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The next meeting of the Ballarat City Council will be held on Wednesday 28 February 2024.

1. OPENING DECLARATION

Councillors: *"We, the Councillors of the City of Ballarat, declare that we will carry out our duties in the best interests of the community, and through collective leadership will maintain the highest standards of good governance."*

Mayor: *"I respectfully acknowledge the Wadawurrung and Dja Dja Wurrung People, the traditional custodians of the land, and I would like to welcome members of the public in the gallery."*

2. APOLOGIES FOR ABSENCE

3. DISCLOSURE OF INTEREST

4. MATTERS ARISING FROM THE MINUTES

5. CONFIRMATION OF MINUTES

6. PUBLIC QUESTION TIME

Note – all public representations will be heard before each item on the agenda.

QUESTION TIME

- Questions must be in English and must be 75 words or less and not include a preamble, other additional material, or multiple parts.
- Questions must be submitted via the [form](#) on Council's website, no later than 12:00pm on the day of the Council Meeting.
- **Please note:** no person may submit more than two questions at each meeting; questions may not be allowed if the time allotted for public question time has finished.
- If a person submitting a question is not present in the gallery during Public Question Time, their questions will be read out and a response provided at the meeting.

7. PETITIONS

7.1. OBJECTION TO PROPOSED POWERCOR ELECTRICAL SUBSTATION AT 203 YORK STREET

Division: Corporate Services
Director: John Hausler
Author/Position: Cameron Montgomery - Executive Manager Governance and Risk

PURPOSE

1. To receive two written petitions containing 193 signatories objecting to the proposed Powercor Electrical Substation at 203 York Street.

BACKGROUND

2. One petition was received on 21 November 2023 that contained 176 signatures and a second petition was received on 22 November 2023 that contained 17 signatures.
3. The petitions read as follows:

“To make strong representation on behalf of the residents and tourism of Ballarat and for the Council and Powercor to seriously consider any other locations suitable for the proposed substation away from a residential area”.

KEY MATTERS

4. In accordance with Rule 3.7.4 c) the Chief Executive Officer must arrange for petitions to be submitted to the next practicable meeting following their receipt.

OFFICER RECOMMENDATION

5. **That Council:**
 - 5.1. **Note the petitions be received; and**
 - 5.2. **That the petitions be referred to the Chief Executive Officer for consideration and response.**

ATTACHMENTS

1. Governance Review [7.1.1 - 2 pages]

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ALIGNMENT WITH COUNCIL VISION, COUNCIL PLAN, STRATEGIES AND POLICIES

1. The report aligns with Section 3.7.4 the City of Ballarat's Governance Rules.

COMMUNITY IMPACT

2. Petitions are a way the community can ensure that their views are heard by Council.

CLIMATE EMERGENCY AND ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS

3. There are no known implications.

ECONOMIC SUSTAINABILITY IMPLICATIONS

4. There are no known implications.

FINANCIAL IMPLICATIONS

5. There are no known implications.

LEGAL AND RISK CONSIDERATIONS

6. There are no known legal or risk considerations.

HUMAN RIGHTS CONSIDERATIONS

7. 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

8. There has been consultation with the submitter of the petition to ensure that petition is valid in accordance with Section 3.7.4 the City of Ballarat's Governance Rules.

GENDER EQUALITY ACT 2020

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

CONFLICTS OF INTEREST THAT HAVE ARISEN IN PREPARATION OF THE REPORT

10. 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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PROCUREMENT COLLABORATION

(For Contracts Only)

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8. CHIEF EXECUTIVE OFFICER REPORT

8.1. CHIEF EXECUTIVE OFFICER REPORT

Division: Executive Unit
Director: Evan King
Author/Position: Evan King - Chief Executive Officer

PURPOSE

1. The CEO's Operational Report highlights issues and outcomes affecting the organisation's performance as it delivers services and implements the Council's strategies and policy decisions.

BACKGROUND

2. The Council of the City of Ballarat is responsible for setting the municipality's strategic direction. The CEO of the City of Ballarat is the sole employee of the Council and is responsible for establishing the organisational structure and resource allocation to achieve the objectives set by the Council. This operational report provides greater detail about organisational activities and issues involved with service delivery.

KEY MATTERS

Ballarat's economic boom

3. Statistics from regional data specialists show the City of Ballarat is steadily growing in three key areas – population, jobs and the economy. Ballarat's Gross Regional Product (GRP), which tells the story of the city's economic performance, reached \$8.3 billion in 2022. This is a 10.3 per cent growth on 2021.
4. From 2016 to 2023, those that call Ballarat home grew by 13.2 per cent, with the current population forecast for 2023 at 117,240. According to the 2021 census, the largest age group moving to Ballarat in the five years prior were 20 to 39-year-olds, with this demographic accounting for more than 50 per cent of those moving to Ballarat.
5. Ballarat has also seen an average growth rate in jobs of 3.63 per cent each year between 2016 and 2021, with a total of 57,524 jobs in the municipality as at the last census. In the March 2023 quarter, there were approximately 9,500 total businesses registered in the City of Ballarat.
6. These statistics reflect that Ballarat is a city with a diverse economic base, making it an appealing destination to live, work and invest. It is notable that the jobs growth rate for Ballarat in recent years exceeds the population growth rate. This explains the workforce pressures some industries are experiencing and why we need to continue to welcome new residents to Ballarat to fill those vacancies.

Lake Lighting project switched on

7. On Friday 17 November, the Lake Wendouree and Victoria Park Link Lighting project was officially switched on. Member for Wendouree Juliana Addison and City of Ballarat

Mayor Cr Des Hudson marked the completion of the lighting project by attending Lake Wendouree to see the lights officially switch on at 5.30am.

8. The 225 green light poles around the lake and seven light poles along Morrison Street will now light a route around the Steve Moneghetti Track and from Lake Wendouree to nearby Victoria Park, creating a safer and more accessible environment for walkers, runners, rowers and the broader community.
9. The \$3,170,000 project is jointly funded by the State Government (\$2,500,000) and the City of Ballarat (\$670,000). Lake lighting was identified as the number one priority in the City of Ballarat's Lake Wendouree Master Plan in 2017 following extensive community and local resident engagement.

Alfredton Community Hub to open in Ballarat's west

10. Families with young children in the rapidly expanding western suburbs of Ballarat will soon have access to a new and expansive community facility. The community hub in Alfredton on Donegal Drive is nearing completion, with construction set to be finished and the facility handed over to the City of Ballarat by the end of 2023. Once fully fitted out, the facility is expected to be open in late January 2024, in time for Term 1 of the kindergarten/school year.
11. Construction works are progressing, with the car park and outdoor areas starting to take shape, and fit-out of the indoor spaces on track. Cabinetry and floor coverings will also soon be installed. The City of Ballarat project has a budget commitment of \$9.9 million, inclusive of \$2.25 million from the State Government's 2022-23 Building Blocks Capacity Building Grants.
12. In addition to three kindergarten rooms to accommodate 99 children at a time, the facility will also feature two community rooms, a meeting room, and associated staff facilities. The community rooms will be available for community booking, with more booking information to be delivered early in 2024.

Continuous Voices design competition launched

13. A significant milestone has been reached towards the development of the Continuous Voices Memorial – a place to acknowledge the truth, trauma and ongoing legacy suffered by victims of sexual abuse across the local region and the whole of Australia. The City of Ballarat recently launched a national design competition to identify design professionals to lead collaborative teams to create the memorial, which will be located near Lake 2 in Victoria Park.
14. Working in collaboration with the Reference Group, made up of survivors of abuse and advocates for change, the City of Ballarat is now conducting a two-stage competition to select a preferred design for the memorial. The first stage will be to gather several high-quality design proposals, from which three preferred design options will be selected by the expert panel for further development and consideration. Each of the three final proposals will receive \$5000 to continue working with the Reference Group to develop a comprehensive project plan, before one design concept is chosen.
15. The design competition brief is now open and the first phase will close on 2 February 2024. The final three shortlisted proposals will be identified by 1 March 2024 and the final design selected by 10 May 2024. It is expected the project will be delivered in 2026.

16. The City of Ballarat has committed \$520,000 to the \$1.5 million project, which has already received a \$500,000 commitment from the State Government. A further \$500,000 in funding is still being sought.

New cell opens for waste disposal

17. The City of Ballarat's new \$5.7 million cell at the Ballarat Regional Landfill has begun taking the municipality's household waste. Known as Cell 1 Stage 2, the cell (a large space dug at a landfill site where waste is compacted and layered within the ground) covers an area of 19,900m² and will hold 325,000m³ of household waste. It is estimated it will reach capacity in three years.
18. Everything residents throw in their household waste bin is disposed of at the Ballarat Regional Landfill at Smythesdale. More than 23,000 tonnes of waste from 50,000 homes has been sent to the landfill in the 2022/23 financial year. Waste is also received from the Ballarat Transfer Station, surrounding municipalities and commercial volumes.
19. Cell I Stage 2, which recently received its Environment Protection Authority landfill licence, will be the 14th cell at the Ballarat Regional Landfill. The entire landfill is expected to reach capacity with eight more cells by 2040. The City of Ballarat will then need to consider other options, which could include trucking waste to other landfills or sourcing alternate options.
20. Construction of the new cell began in September 2022 and was completed in June 2023. The City of Ballarat expects to begin work constructing the next cell in 2025.

Learmonth Netball Courts completed

21. The future is bright at the Learmonth Football Netball Club after the completion of a vital project to deliver modern netball facilities. City of Ballarat Mayor, Cr Des Hudson was recently joined by Member for Ripon, Martha Haylett MP to officially open the Learmonth Netball Courts and Lighting Project.
22. The \$781,703 project received \$531,703 in City of Ballarat funding and \$250,000 from the State Government's 2021/22 Local Sports Infrastructure Fund. The project delivered two new netball courts inclusive of LED sports lighting to 200 LUX, a shelter and fencing to current Netball Victoria Facility Guidelines.

Ballarat Library works almost complete

23. The countdown is on until major redevelopment works at the Ballarat Library are complete. In what will be a significant milestone for the \$7.48 million project, it is expected that the contractors will hand the facility over to the City of Ballarat in December 2023. Once this occurs, work will begin to start moving all necessary equipment and approximately 75,000 library resources back into the Doveton Street facility. It is expected the central library will reopen to the public in March 2024.
24. The entirety of the structural work has now been completed at the library, with only the final additions remaining before the facility is handed back to the City of Ballarat. The final works to be carried out include minor flooring and painting. The project is the library's first major redevelopment and expansion since 1993. The redevelopment includes refurbishing the second level of the building for library and community program use, a new entrance, purpose-built teaching areas, quiet areas, open space for socialisation, and specialised children's and family areas.

25. The City of Ballarat is contributing \$6.98 million to the project, with the State Government contributing \$500,000 from the Living Libraries Infrastructure Program.

Working towards a new open space strategy

26. The City of Ballarat is seeking feedback from the community on a number of topics related to open spaces, including what is their favourite open area in the city and why. The strategy will guide the improvement and development of public open spaces, parks, reserves and natural spaces across the city. The feedback will help shape the draft Open Space Strategy 2024, which will be presented back to the community early next year for further consultation through collaborative workshops as well as an online component.

Her Majesty's Theatre construction update

27. A vital project to bring one of Ballarat's most beloved facilities into the 21st century remains on track for completion. The Her Majesty's Theatre Stage 3 works are currently being undertaken to improve the capability, accessibility, and safety of the 148-year-old theatre. When finished, the project will provide full accessibility to the theatre for patrons, staff and performers through the construction of two new lifts, an improved front-of-house area, new toilet facilities, administration area and associated compliance works.
28. Construction is due for completion in mid-2024, followed by an estimated two-month operational period to re-establish the facility as Ballarat's beating heart of creative and artistic life. Since Stage 3 works began at Her Majesty's the construction team has encountered several latent conditions (existing structural issues) during the course of the works that have required rectification. The issues included rotten floor structures, unstable ground conditions, contaminated soil, historic fire damage, and other issues associated with a building that will celebrate its 150th year in 2025.

Events

29. Preparations are underway at Victoria Park for the return of **Spilt Milk music festival** with more than 40,000 people expected to pack Victoria Park for the one-day festival on Saturday 2 December. In what will be the third time the event has been held in Ballarat, it will feature more than 20 Australian and international acts, headlined by American artist *Post Malone*. In 2022 the event contributed an estimated \$5 million to the Ballarat economy, more than triple the average Saturday expenditure in the city. With accommodation options already exhausted, almost 10,000 more tickets sold this year and the festival being sold out for months, the economic impact is expected to be even greater this year.
30. Ballarat is preparing to celebrate 21 years of cycling national championships with the **2024 Federation University RoadNats Ballarat** being held in January 2024. The January event will mark the 18th consecutive year that Ballarat has hosted the championships, and the 21st year since it first held them in 2002. The annual event brings together Australia's top cyclists and para-cyclists to compete for the coveted green-and-gold jersey of national champion. The national championships are expected to attract 20,000 visitors to the Ballarat region. Ballarat is incredibly proud to have hosted the road nationals for almost two consecutive decades, playing a major role in helping grow the event into what it is today.
31. Ballarat's outstanding older residents have been officially recognised for their contributions to the city in a special **City of Ballarat Seniors Awards ceremony**. The

awards seek to recognise Ballarat's ageing community members, aged 55 and over, and their commitment and contribution to our community. The awards are a great way to ensure the city's older residents felt valued, respected and included. The 2023 award winners were: Ballarat Senior of the Year - Maureen Doonan, Ageing Well Award - Mary Douglas, Equity Diversity and Inclusion Award - Cheryl Szöllösi, Healthy and Active Living Award - Stuart Bell and Volunteer Award - Steve Burgess.

32. Sebastopol's MR Power Park hosted its first ever official skating competition on Saturday 4 November. Organised by the City of Ballarat Youth Services team, MR Power Park hosted a **YMCA Action Sports Skate Park Leagues event** as part of the Western Victoria series. The event saw competitions held for skaters, roller skaters, as well as BMX and scooter riders. It was the first official skating competition held at the Grant Street facility since the MR Power Park transformation project was completed in April 2023. The \$740,000 project was made possible by \$440,000 in State Government funding and a \$300,000 contribution from the City of Ballarat.

OFFICER RECOMMENDATION

33. That Council:

33.1 Receive and note the CEO's Operational Report.

ATTACHMENTS

Nil

9. OFFICER REPORTS

9.1. BALLARAT PLANNING SCHEME AMENDMENT C240BALL: FIVE HERITAGE PLACES AND ONE RESIDENTIAL HERITAGE PRECINCT

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

PURPOSE

1. To acknowledge that Council officers have undertaken further mediation with one submitter who objected to Amendment C240ball and that there are outstanding matters.
2. To consider splitting Amendment C240ball to the Ballarat Planning into two parts being Part 1 and Part 2:
 - a. Part 1 – Apply the Heritage Overlay to Mossmont House and Garden at 1207 Winter Street, Buninyong, St Marks Anglican Parsonage at 201 Melbourne Road, Brown Hill, ‘Victory House’ at 742 Geelong Road, Canadian, Holmes Street Residential Precinct including 7,9,11,13,15,17,19 Holmes Street, Ballarat Central and delete the expired interim heritage control known as HO224 that relates to the former Eureka Lead Sluicing Shed at 113 Lofven Street, Nerrina.
 - b. Part 2 – Apply the Heritage Overlay to ‘Bournedale’ Selkirk House and Garden at 618 Howitt Street, Ballarat North and the Miner’s Right/John Pearce House at 89 Magpie Street, Golden Point.
3. To consider adopting Ballarat Planning Scheme C240ball (Part 1) as exhibited and submit the Amendment to the Minister for Planning for approval.
4. To consider requesting the Minister for Planning appoint an Independent Planning Panel to consider Planning Scheme Amendment C240ball (Part 2) and the submissions to the amendment.

BACKGROUND

5. At its meeting on 13 September 2023, Council considered all submissions received to Planning Scheme Amendment C240ball (the amendment) including three (3) supporting submissions and one (1) objecting submission.
6. Council resolved to defer the amendment pending mediation with submitters and land holders (PDC21/23) of ‘Bournedale’ Selkirk house and garden at 618 Howitt St, Ballarat North.
7. The amendment applies the Heritage Overlay to five individual properties and one residential heritage precinct, including:
 - a. Miner’s Right/John Pearce House at 89 Magpie Street, Golden Point
 - b. Mossmont House and Garden at 1207 Winter Street, Buninyong
 - c. St Marks Anglican Parsonage at 201 Melbourne Road, Brown Hill
 - d. ‘Bournedale’ Selkirk House and Garden at 618 Howitt Street, Ballarat North
 - e. ‘Victory House’ at 742 Geelong Road, Canadian

- f. Holmes Street Residential Precinct including 7,9,11,13,15,17,19 Holmes Street, Ballarat Central 7.
8. The amendment also deletes the expired interim heritage control known as HO224. This expired interim heritage control relates to the former Eureka Lead Sluicing Shed at 113 Lofven Street, Nerrina.

KEY MATTERS

Mediation: 618 Howitt St

9. As per resolution of Council officers undertook mediation with the submitter and land holders of 'Bournedale' Selkirk house and garden at 618 Howitt St, Ballarat North.
10. The submitter objects to the extent of the proposed Heritage Overlay (HO). In particular, the submitter purports that the HO should not extend to the whole site and that it unnecessarily constrains development potential on areas that are not significant.
11. A planning application for redevelopment of a neighbouring site (614 Howitt St, Ballarat North) as a medical center has been submitted to Council. The planning application proposes car parking on an area where the HO is proposed.
12. Council officers met with the submitter (objector) who advised they were seeking independent expert heritage and horticultural advice (the advice) to support the objection.
13. This advice has been provided to Council and finds that the HO should only apply to part of the property as it suggests the entire property does not contain significant heritage elements and the HO is not warranted for that part.
14. As per the Statement of Significance, the recommendation includes both the house and garden as both together in context contribute to the significance of the place.
15. Significant built form, plantings and garden elements are spread across the entire extent of the cadastral boundary as recommended by heritage expert advice in accordance with *Planning Practice Note 1 (Applying the Heritage Overlay) (PPN01)*.
16. Council officers have been unable to resolve the objection based on the mediation.

89 Magpie Street, Golden Point

17. Council officers recommend any application of the Heritage Overlay to this property should be considered by Planning Panels Victoria.

Applying the Heritage Overlay to sites with no objections

18. Current unresolved submissions relate to the application of the HO to 618 Howitt Street, Ballarat North.

19. Council officers recommend splitting the amendment into two parts being Part 1 and Part 2:
- a. Part 1 – Apply the Heritage Overlay to Mossmont House and Garden at 1207 Winter Street, Buninyong, St Marks Anglican Parsonage at 201 Melbourne Road, Brown Hill, ‘Victory House’ at 742 Geelong Road, Canadian, Holmes Street Residential Precinct including 7,9,11,13,15,17,19 Holmes Street, Ballarat Central and delete the expired interim heritage control known as HO224 that relates to the former Eureka Lead Sluicing Shed at 113 Lofven Street, Nerrina.
 - b. Part 2 – Apply the Heritage Overlay to ‘Bournedale’ Selkirk House and Garden at 618 Howitt Street, Ballarat North and the Miner’s Right/John Pearce House at 89 Magpie Street, Golden Point.
20. Splitting the amendment allows Council to adopt Part 1 (no objections) and submit the amendment to the Minister for Planning for approval without the delay of resolving the matters for the two sites identified in Part 2.
21. Seeking Ministerial approval for Part 1 will:
- Provide certainty to landowners of the application of the Heritage Overlay to the sites identified in Part 1.
 - Allow consideration of the heritage character and values for any planning permit application for sites identified in Part 1, when approved, without waiting for resolution of matters for sites in Part 2.
 - Ensure consistency with the objectives of Planning in Victoria outlined in Section 4 of the *Planning and Environment Act 1987*, including to:
 - i. Encourage the achievement of planning objectives through positive actions by City of Ballarat.
 - ii. Ensure sound strategic planning at a regional level.
22. In respect of Part 2, Council officers recommended it is referred to an Independent Planning Panel to consider the Amendment and submissions and make recommendations for Council.

Eureka Lead Sluicing Shed - 113 Lofven St Nerrina

23. The amendment also includes deletion of an expired interim heritage control known as HO224 that relates to the former Eureka Lead Sluicing Shed at 113 Lofven Street, Nerrina. The interim heritage protection was implemented into the Ballarat Planning Scheme via Amendment C211 on 15 December 2020 and expired on 31 March 2021. Permanent heritage controls are no longer warranted as the Sluicing shed was destroyed due to natural causes.

NEXT STEPS

24. Council officers recommend that the amendment is split into two parts being Part 1 and Part 2.
25. Council officers request Council consider that Part 2 of the amendment is referred to a planning panel process. Under the *Planning and Environment Act 1987*, Council will then be required to consider submissions and the panel report and determine whether to adopt the amendment, make changes to the amendment, or abandon the amendment.

26. If Council adopts Part 1 of the amendment, it will then be submitted to the Minister for Planning who will consider it for approval.

OFFICER RECOMMENDATION

27. That Council resolves to:

27.1 Split Amendment C240ball to the Ballarat Planning into two parts being Part 1 and Part 2:

- a. **Part 1 – Apply the Heritage Overlay to Mossmont House and Garden at 1207 Winter Street, Buninyong, St Marks Anglican Parsonage at 201 Melbourne Road, Brown Hill, ‘Victory House’ at 742 Geelong Road, Canadian, Holmes Street Residential Precinct including 7,9,11,13,15,17,19 Holmes Street, Ballarat Central and delete the expired interim heritage control known as HO224 that relates to the former Eureka Lead Sluicing Shed at 113 Lofven Street, Nerrina.**
- b. **Part 2 – Apply the Heritage Overlay to ‘Bournedale’ Selkirk House and Garden at 618 Howitt Street, Ballarat North and the Miner’s Right/John Pearce House at 89 Magpie Street, Golden Point.**

27.2 Adopt part of Ballarat Planning Scheme C240ball Part 1 as exhibited in accordance with Section 29 of the *Planning and Environment Act 1987*.

27.3 Submit Amendment C240ball Part 1 to the Minister for Planning for approval in accordance with Section 31(1) of the *Planning and Environment Act 1987*.

27.4 Request the Minister for Planning appoint an Independent Planning Panel for Planning Scheme Amendment C240ball (Part 2) pursuant to Section 23 and the provisions of Part 8 of the *Planning and Environment Act 1987* to consider the amendment and submissions.

27.5 Authorise the Director Development and Growth to undertake administrative changes to Amendment C240ball Part 1 and Part 2 and associated planning controls that do not change the intent of the controls.

27.6 Notify submitters of Council’s resolution to request the appointment of an Independent Planning Panel for Planning Scheme Amendment C240ball Part 2.

ATTACHMENTS

1. Governance Review [9.1.1 - 2 pages]
2. Ballarat C240ball Part 1 Explanatory Report [9.1.2 - 9 pages]
3. Ballarat C240ball Part 1 Instruction Sheet [9.1.3 - 1 page]
4. Ballarat C 240 ball Part 1 001 H O 226 Map 28 [9.1.4 - 1 page]
5. Ballarat C 240 ball Part 1 003 H O 228 Map 28 [9.1.5 - 1 page]
6. Ballarat C 240 ball Part 1 004 H O 229 Map 42 [9.1.6 - 1 page]
7. Ballarat C 240 ball Part 1 005 H O 230 Map 25 [9.1.7 - 1 page]
8. Ballarat C 240 ball Part 1 006 H O 231 Map 23 [9.1.8 - 1 page]
9. Ballarat C 240 ball Part 1 006 d-ho Map 18 [9.1.9 - 1 page]

10. Ballarat C 240 ball Part 1 Holmes Street Residential Precinct Heritage Citation [9.1.10 - 21 pages]
11. Ballarat C 240 ball Part 1 Holmes Street Residential Precinct Statement of Significance December 202 [9.1.11 - 3 pages]
12. Ballarat C 240 ball Part 1 Mossmont House and Garden 1207 Winter Street Buninyong Statement of Sign [9.1.12 - 2 pages]
13. Ballarat C 240 ball Part 1 Mossmont House and Garden Heritage Citation [9.1.13 - 27 pages]
14. Ballarat C 240 ball Part 1 SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY [9.1.14 - 34 pages]
15. Ballarat C 240 ball Part 1 SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME [9.1.15 - 2 pages]
16. Ballarat C 240 ball Part 1 St Mark's Anglican Parsonage 201 Melbourne Road Brown Hill Statement of S [9.1.16 - 2 pages]
17. Ballarat C 240 ball Part 1 St Mark's Anglican Parsonage Heritage Citation [9.1.17 - 18 pages]
18. Ballarat C 240 ball Part 1 Victory House 742 Geelong Road Canadian Heritage Citation [9.1.18 - 24 pages]
19. Ballarat C 240 ball Part 1 Victory House Statement of Significance November 2022 [9.1.19 - 3 pages]
20. Ballarat C240ball Part 2 Instruction Sheet Exhibition [9.1.20 - 1 page]
21. Ballarat C240ball Part 2 Explanatory Report Exhibition [9.1.21 - 8 pages]
22. Ballarat C 240 ball Part 2 002 H O 227 Map 16 Exhibition [9.1.22 - 1 page]
23. Ballarat C 240 ball Part 2 003 H O 228 Map 28 Authorisation [9.1.23 - 1 page]
24. Ballarat C 240 ball Part 2 Bournedale Selkirk House and Garden Heritage Citation Exhibition [9.1.24 - 40 pages]
25. Ballarat C 240 ball Part 2 Bournedale Selkirk House and Garden Statement of Significance May 2023 Po [9.1.25 - 3 pages]
26. Ballarat C 240 ball Part 2 Miners Right John Pearce House Heritage Citation Exhibition [9.1.26 - 19 pages]
27. Ballarat C 240 ball Part 2 Miners Right John Pearce House Statement of Significance November 2022 Ex [9.1.27 - 2 pages]
28. Ballarat C 240 ball Part 2 SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY [9.1.28 - 36 pages]
29. Ballarat C 240 ball Part 2 SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME [9.1.29 - 2 pages]

OFFICIAL

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 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 *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.
14. Details of the community consultation and engagement have been provided in an earlier 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.

OFFICIAL

Planning and Environment Act 1987

**BALLARAT PLANNING SCHEME
AMENDMENT C240BALL PART 1
EXPLANATORY REPORT**

Who is the planning authority?

This amendment has been prepared by the Ballarat City Council who is the planning authority for this amendment.

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

Land affected by the amendment

The land affected by the amendment includes 4 individual properties across Ballarat, including:

- 1207 Winter Street, Buninyong (CA 109)
- 201 Melbourne Road, Brown Hill (Pt CA 13 Sec 210)
- 742 Geelong Road, Canadian (CA 14C Sec 14)
- 113 Lovfen Street, Nerrina (CA 26 Sec AA)

The amendment also applies to the Holmes Street Residential Precinct, comprising of 7,9,11,13,15,17,19 Holmes Street, Ballarat Central (Lot 10 LP3940, Lot 1 TP746776, Lot 1 TP101715, Lot 1 TP689192, Lot 1 TP689227, Lot 1 TP698127, Lot 3 LP3940), including the road reserve.

A mapping reference table is attached at Attachment 1 to this Explanatory Report.

What the amendment does

The amendment applies the Heritage Overlay to three individual heritage sites and one residential precinct known as Holmes Street Residential Precinct found to be of local heritage significance in Ballarat. It also makes administrative changes to remove an expired interim Heritage Overlay for the heritage place 'Former Eureka Lead Gold Sluicing Company Pumping Site' that no longer exists.

Specifically, the amendment:

- Amends the Schedule to Clause 43.01 (Heritage Overlay) to:
 - Apply the Heritage Overlay to:
 - 'Victory' house at 742 Geelong Road, Canadian (HO226)
 - Including tree controls for the mature Cypress hedges.
 - Mossmont House and Garden at 1207 Winter Street, Buninyong (HO229)
 - Including tree controls for the mature specimens of Elm (*Ulmus* sp.), Tulip Tree (*Liriodendron tulipifera*), Flowering plum trees (*Prunus* sp.), Hawthorns (*Crataegus* sp.) and Holly (*Ilex aquifolium*). The brick

building on the south side of the house is not exempt under Clause 43.01-4.

- St Marks Anglican Parsonage at 201 Melbourne Road, Brown Hill (HO230)
 - Including tree controls for the mature Dutch Elm (*Ulmus x hollandica*) and English Oaks (*Quercus robur*).
- 'Holmes Street Residential Precinct', Ballarat Central (HO231)
- Delete expired interim heritage control known as HO224 that relates to the former Eureka Lead Sluicing Shed at 113 Lofven Street, Nerrina.
- Amends the Schedule to Clause 72.04 - Documents Incorporated in this Planning Scheme to include the Statement of Significance for each heritage place as an Incorporated document, including:
 - *'Victory' House Statement of Significance* (City of Ballarat, May 2023)
 - *Mossmont House and Garden Statement of Significance* (Landmark Heritage Pty Ltd., November 2022)
 - *Holmes Street Residential Precinct Statement of Significance* (Landmark Heritage Pty Ltd., December 2022)
 - *St Mark's Anglican Parsonage Statement of Significance* (Landmark Heritage Pty Ltd., November 2022)
- Amends Planning Scheme Maps 16HO, 23HO, 25HO, 28HO and 42HO to include HO226, HO229, HO230 and HO231 in the Ballarat Planning Scheme.
- Amends Planning Scheme Map 18HO to delete HO224.

Strategic Assessment

Why is the amendment required?

The amendment is required to protect the heritage significance of three heritage places and one residential precinct. Heritage and historic character of Ballarat is the most valued feature by the community and the inclusion of these heritage sites/precinct will ensure the character and values are considered as part of any planning permit application for the ongoing protection of these heritage resources.

Heritage assessments for each site/precinct confirms the local heritage significance and the worthy inclusion of each site/precinct in the Heritage Overlay.

Further heritage controls for four sites will ensure additional heritage elements on each site are considered and protected in any planning permit proposal. The Statement of Significance for each site describes these additional controls:

1. The Victory House Statement of Significance confirms additional heritage protection is required for the mature Cypress Hedge because it is found to be contemporary to the date of the house and is the only surviving element of what was an intensively planted garden at the front of the house.
2. The Mossmont House and Garden Statement of Significance confirms additional heritage protection is required for the mature specimens of Elm (*Ulmus sp.*), Tulip Tree (*Liriodendron tulipifera*), Flowering plum trees (*Prunus sp.*), Hawthorns (*Crataegus sp.*) and Holly (*Ilex aquifolium*) because it provides the earliest known nursery established in the Ballarat area. The brick outbuilding on the south side of the house is a contributory element of the site and is therefore not exempt under Clause 43.01-4.
3. The St Mark's Anglican Parsonage Statement of Significance confirms additional heritage protection is required for the mature Dutch Elm (*Ulmus x hollandica*) and English Oaks

(*Quercus robur*) as the garden creates an attractive composition that illustrates the rural origins of Brown Hill.

The specific controls, for each site are outlined in Appendix 1, as are details of the heritage significance of each property and the justification of the heritage protection.

The amendment is also required to delete expired interim heritage control known as HO224 that relates to the former Eureka Lead Sluicing Shed at 113 Lofven Street, Nerrina. The interim heritage protection was implemented into the Ballarat Planning Scheme via Amendment C211 on 15 December 2020 and expired on 31 March 2021. Permanent heritage controls are no longer warranted as the Sluicing shed was destroyed due to natural causes.

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?

All sites except 'Holmes Street Residential Precinct are in 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 and the Statement of Significance in the Schedule to Clause 43.01 (Heritage Overlay) and other heritage controls as recommended by individual heritage assessments.

The amendment complies with the requirements *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 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 places of heritage significance, providing its protection through the Ballarat Planning Scheme.

The amendment supports Clause 15.03-1S (Heritage Conservation) by identifying and documenting places of cultural significance, providing for the conservation and enhancement of those places that are of aesthetic, archaeological, 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 places 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 the Local Planning Policy Framework by ensure consideration of:

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. The Department of Transport and Planning was consulted about the process

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 significant neighbourhood character of the area.

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.

Where you may inspect this amendment

The amendment can be inspected free of charge at the City of Ballarat website at <https://mysay.ballarat.vic.gov.au/> ; or by contacting 0353305 500 to arrange a time to view the amendment documentation at:

City of Ballarat
The Phoenix Building


25 Armstrong Street South
BALLARAT CENTRAL VIC


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


ATTACHMENT 1 - Mapping reference table


Location	Land /Area Affected	Mapping Reference
HO224 Former Eureka Lead Gold Sluicing Company Pumping Site	113 Lofven Street, Nerrina	Ballarat C240ball 006_hoMap18 Exhibition
HO226 'Victory' House	742 Geelong Road, Canadian.	Ballarat C240ball 001_Map28 Exhibition
HO229 Mossmont House and Garden	1207 Winter Street, Buninyong	Ballarat C240 004_Map42 Exhibition
HO230 St Marks Anglican Parsonage	201 Melbourne Road, Brown Hill	Ballarat C240ball 005_Map25 Exhibition
HO231 Holmes Street Residential Precinct	7,9,11,13,15,17,19 Holmes Street, Ballarat Central and road reserve	Ballarat C240ball 006_Map23 Exhibition

APPENDIX 1 – Heritage Significance

Heritage Overlay number	Name and address	Heritage Significance	What is significant	Additional Controls	Heritage Overlay boundary
HO226	'Victory' House 742 Geelong Road, Canadian. 	<p>Victory House is of local historical, social and associative significance.</p> <p>Historically, Victory House illustrates the importance of mining to the locality of Canadian, and more broadly the City of Ballarat. The house has strong associations with Ballarat's Chinese community, which is comprised of those who are descended from, or have associations with Chinese migrants who settled in Ballarat. The Canadian Gully, where the subject land is located is one of the earliest and richest areas within the Ballarat Goldfields. The place has strong associations with the Chung family, who built the c.1906 residence and held the property within the family for over 100 years (until 2008) and made a strong contribution to the local Chinese and broader Ballarat community, particularly in the Twentieth Century.</p>	<ul style="list-style-type: none"> ✓ Victory House (dwelling) constructed c.1906 with c.1925 alterations (roof and verandah). ✓ Mature Cypress hedges. ✓ Areas of archaeological potential associated with the c.1882 Hardy residence, the 1906 residence, garden elements and outbuildings. 	<p><u>Internal alterations</u> No.</p> <p><u>External paint controls</u> No.</p> <p><u>Tree controls</u> Mature Cypress Hedges.</p> <p><u>Outbuilding/Fence controls</u> No.</p> <p><u>Prohibited uses allowed?</u> No.</p> <p><u>Outbuilding/fence controls</u> No.</p>	<p>The property boundaries are consistent with the original site boundary. This extent encompasses the mature Cypress hedges along the east boundary.</p>

<p>HO229</p>	<p>Mossmont house and garden 1207 Winter Street, Buninyong</p> 	<p>Mossmont house and garden are of local historical (including associational) and aesthetic significance to the City of Ballarat. The house is aesthetically significant due to its verandah enrichments and bargeboards. It is historically significant for the evidence it provides of the earliest known nursery established in the Ballarat area, which was responsible for the supply of ornamental and fruit trees for the rapidly developing town and farms and, after they permanently reserved the land as Public Gardens in 1889, to the Buninyong Botanic Gardens. The place is significant for its historic association with Francis Moss, a notable figure in the early development of horticulture in Buninyong and the wider Ballarat area. The enlargement of the house in several stages, and the addition of embellishments, such as the later bargeboards, illustrate the growing prosperity of Francis Moss's business.</p>	<ul style="list-style-type: none"> ✓ The early extent of the house constructed c1850s to c1922. ✓ The landscape setting. ✓ Remnants of the early drive from the northeast corner of the property to the house. ✓ Early plantings: mature elm (Ulmus sp) close to the house (northwest), mature Holly in the turning circle garden bed, early plantings along the length of the former drive including six Cherry Plum trees (purple and green foliated varieties), a Liriodendron, and three Hawthorns. ✓ The brick outbuilding on the south side of the house is a contributory element of the site. 	<p><u>Internal alterations</u> No.</p> <p><u>External paint controls</u> No.</p> <p><u>Tree controls</u> Yes. Mature elm (Ulmus sp) mature Holly, early plantings along the length of the former drive including six Cherry Plum trees (purple and green foliated varieties), a Liriodendron, and three Hawthorns</p> <p><u>Prohibited Uses allowed?</u> No.</p> <p><u>Outbuildings/fence controls</u> Yes. The brick outbuilding on the south side of the house is a contributory element.</p>	<p>The extent of the Heritage Overlay boundary includes the property boundaries, three of which (east, south, west) are consistent with the original site boundary. Although reduced from its original extent, this would enable appreciation of the dwelling set in a landscaped setting as it would have been during the operation of Mossmont as a nursery from the 1850s and nursery with pleasure garden by the 1870s.</p>
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<p>HO230</p>	<p>St Mark's Anglican Parsonage 201 Melbourne Road, Brown Hill</p> 	<p>The former St Mark's Parsonage is of local historical, technical and aesthetic significance. The former parsonage illustrates the early development of Brown Hill and the efforts of the local Anglican community to establish their infrastructure including housing for their minister. The former parsonage is an early example of cavity wall construction in the Ballarat area and in its generous hillside setting ringed by early tree avenue plantings creates an attractive composition that illustrates the rural origins of Brown Hill.</p>	<ul style="list-style-type: none"> ✓ The 1872-74 original extent of the brick house, and the c1890s addition to the south-east corner. ✓ The elevated setting, with views to the west to Ballarat Central, ringed by an avenue of mature Dutch Elm and English Oak trees planted prior to 1934. 	<p><u>Internal alterations</u> No.</p> <p><u>External paint controls</u> No.</p> <p><u>Tree controls</u> Yes. Avenue of Dutch Elm and English Oak trees.</p> <p><u>Outbuilding/fence controls</u> No.</p> <p><u>Prohibited uses allowed?</u> No.</p>	<p>The property boundaries, three of which (west, north, south) are consistent with the original site boundary. This extent encompasses the avenue of trees, along the south and west boundaries.</p>
<p>HO231</p>	<p>Holmes Street Residential Precinct Ballarat Central</p>	<p>The Holmes Street Residential Precinct is of local historical and aesthetic significance. Historically, the precinct illustrates the type small-scale speculative residential development that was typical prior to the advent of large-</p>	<ul style="list-style-type: none"> ✓ The c1870s houses, constructed by Jonathan Thompson, at 11 and 19 Holmes Street, including elements added in the Edwardian era such as chimneys and verandah detail 	<p><u>Internal alterations</u> No.</p> <p><u>External paint controls</u> No.</p>	<p>The precinct should encompass all properties at 7-19 Holmes Street to their cadastral boundaries, as well as the adjacent road reserves encompassing bluestone kerbs and channels on both sides of the street.</p>

		<p>scale private developers in the early post-war years such as A.V. Jennings or local developer Roy Waller.</p> <p>Aesthetically, the precinct is distinguished by its high level of visual intactness to its creation in the Edwardian period, making it a relatively rare grouping in a city mostly characterised by very heterogenous streetscapes.</p>	<ul style="list-style-type: none"> ✓ The Edwardian houses, constructed by William Coltman from 1903-10, at 7, 9, 13, 15 and 17 Holmes Street ✓ The bluestone kerbs and spoon drains on both sides of Holmes Street. 	<p><u>Tree controls</u> No.</p> <p><u>Outbuilding/fence controls</u> No.</p> <p><u>Prohibited Uses allowed?</u> No.</p>	
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Planning and Environment Act 1987

BALLARAT PLANNING SCHEME

AMENDMENT C240ball Part 1

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 5 attached map sheets.

Overlay Maps

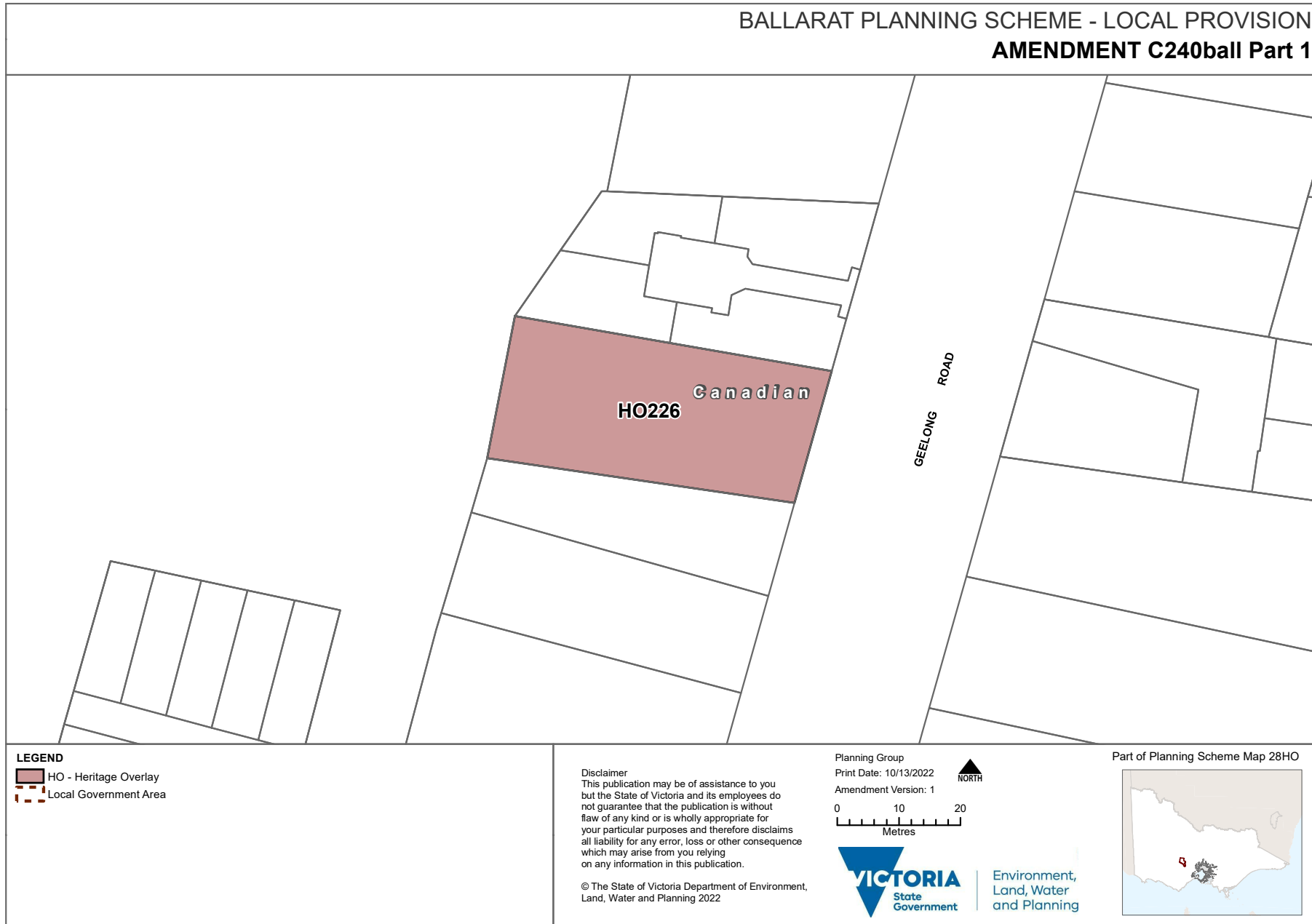
1. Amend Planning Scheme Map No's. 18HO, 23HO, 25HO, 28HO and 42HO in the manner shown on the 7 attached maps marked "Ballarat Planning Scheme, Amendment C240ball".

Planning Scheme Ordinance

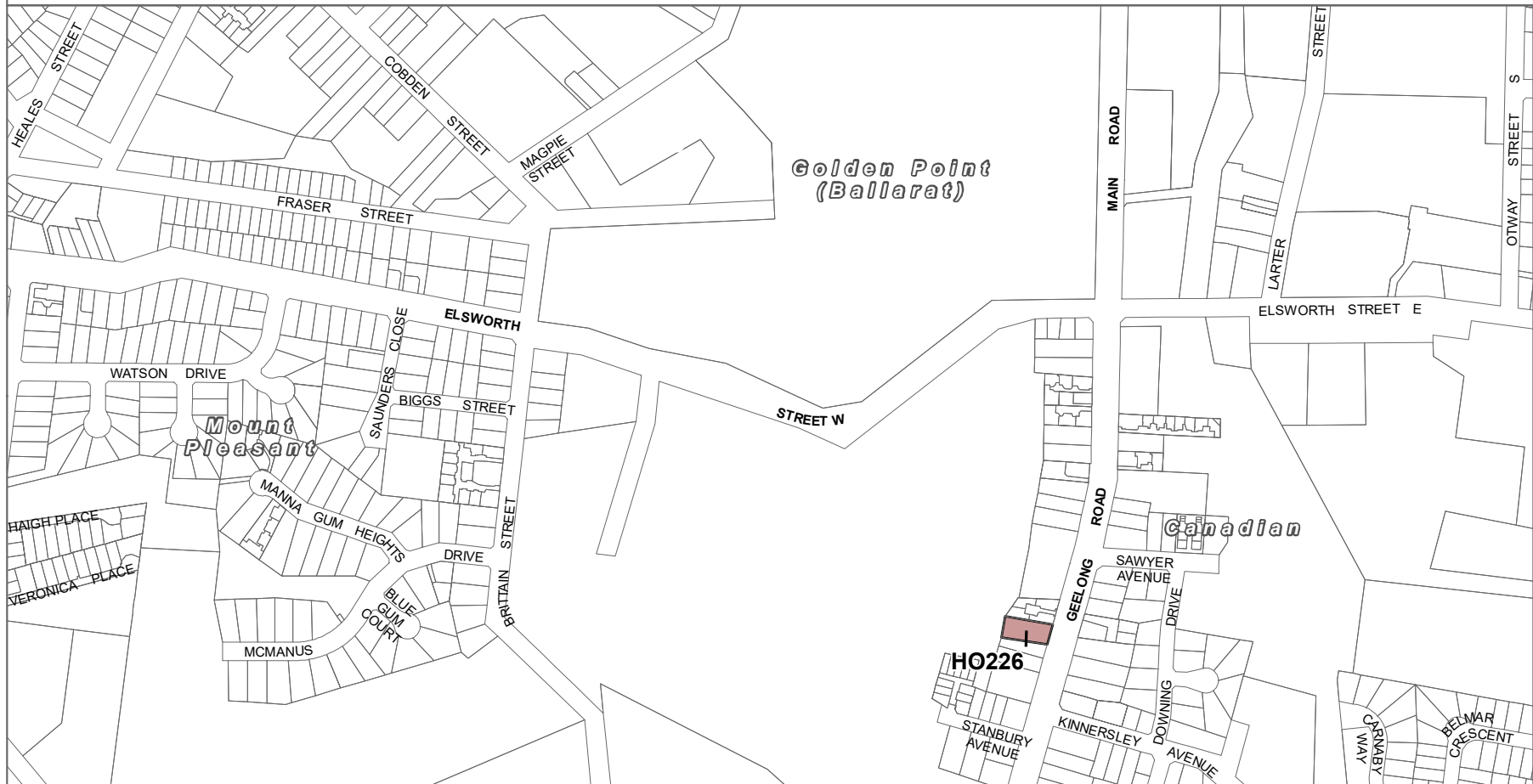
The Planning Scheme Ordinance is amended as follows:

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 C240ball Part 1**



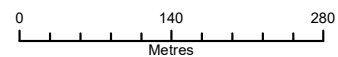
LEGEND

-  HO - Heritage Overlay
-  Local Government Area

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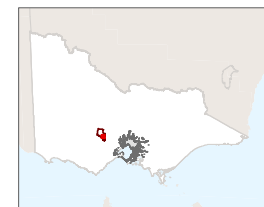
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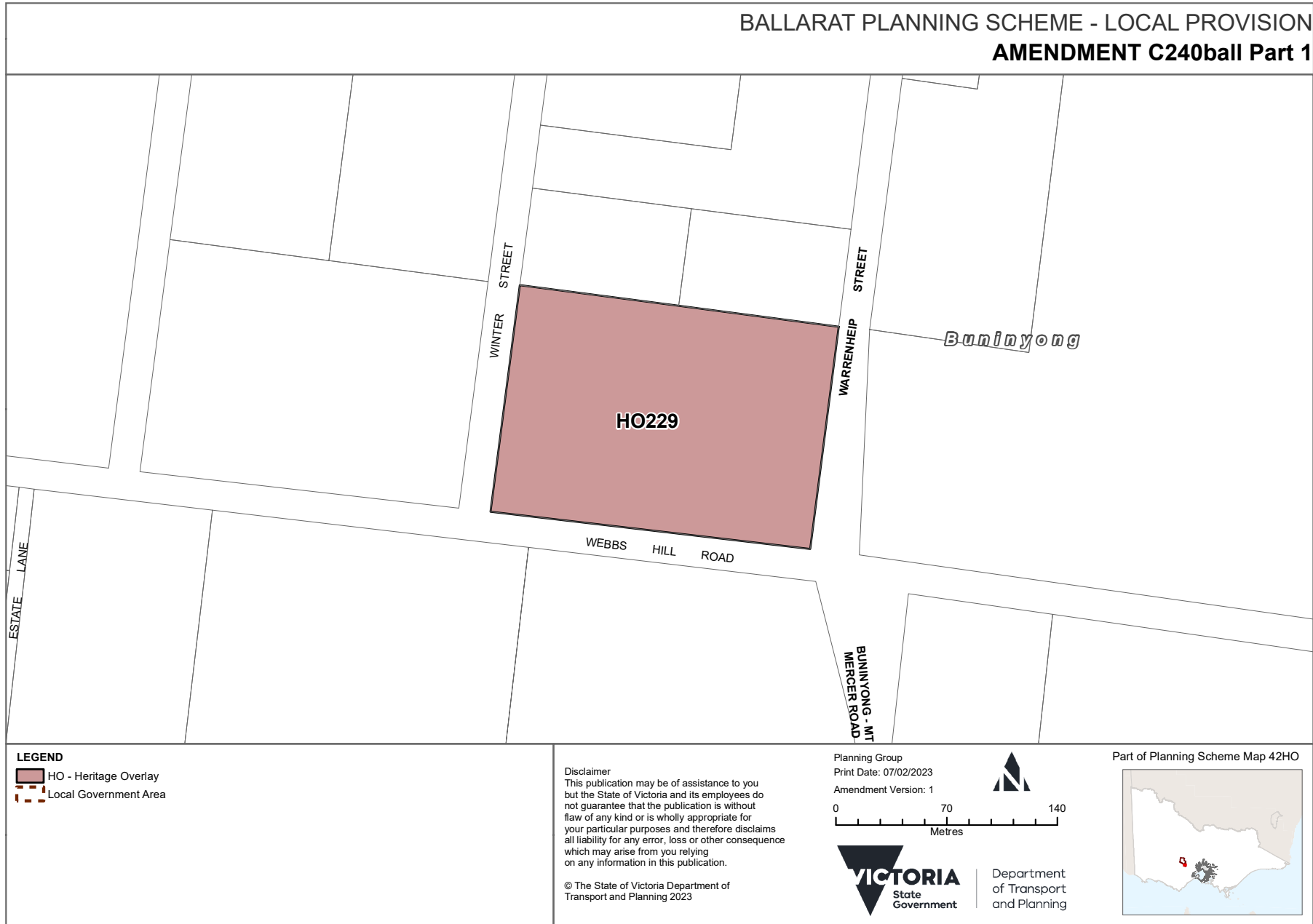
Planning Group
Print Date: 07/02/2023
Amendment Version: 1



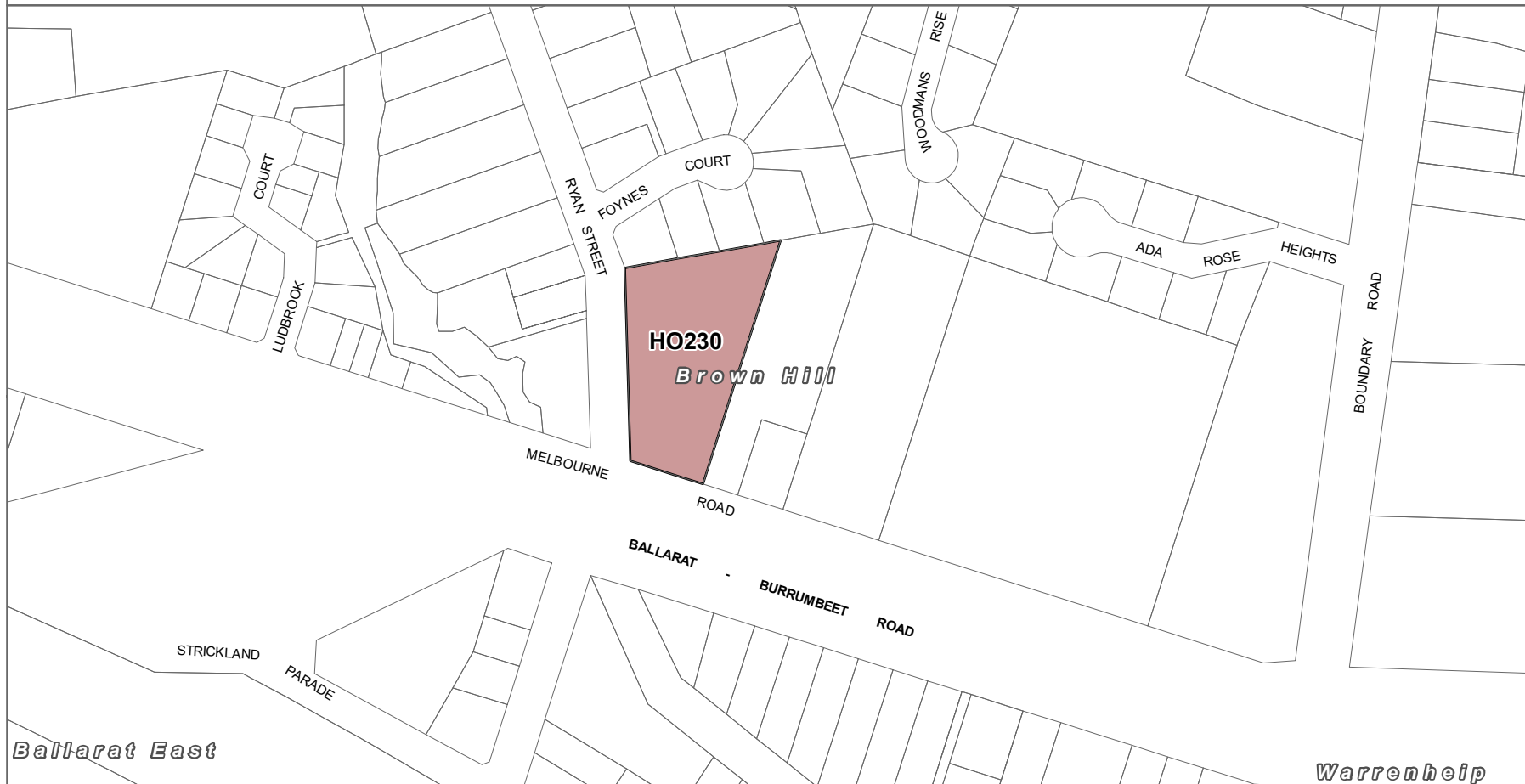
Department of Transport and Planning

Part of Planning Scheme Map 28HO







**BALLARAT PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C240ball Part 1**



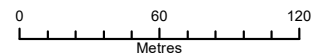
LEGEND

-  HO - Heritage Overlay
-  Local Government Area

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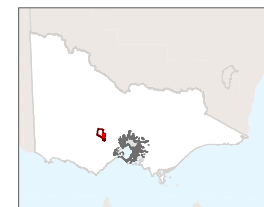
Planning Group
Print Date: 07/02/2023
Amendment Version: 1



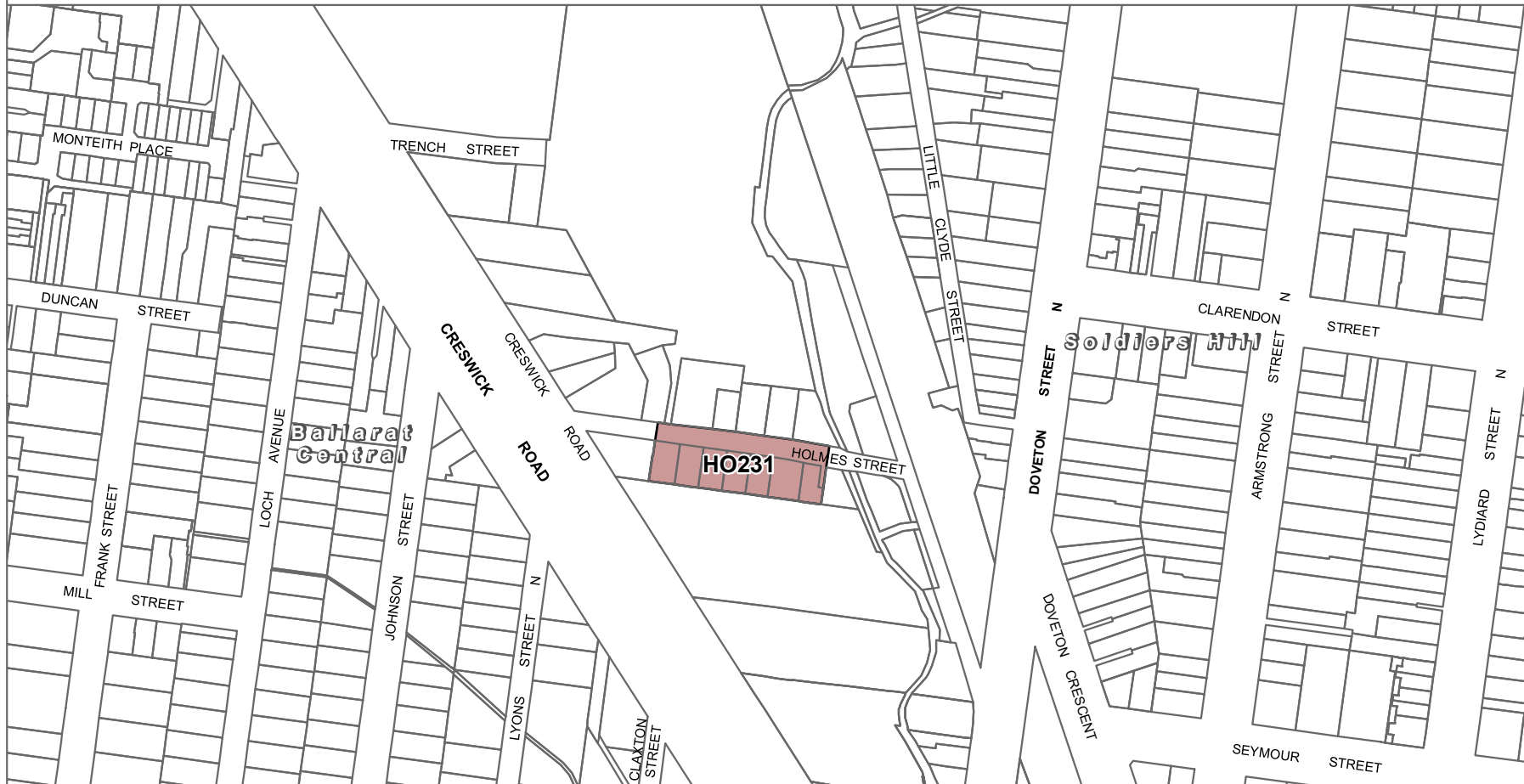
Department of Transport and Planning

Warrenheip



Part of Planning Scheme Map 25HO



BALLARAT PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C240ball Part 1



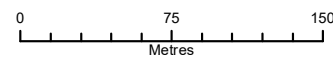
LEGEND

-  HO - Heritage Overlay
-  Local Government Area

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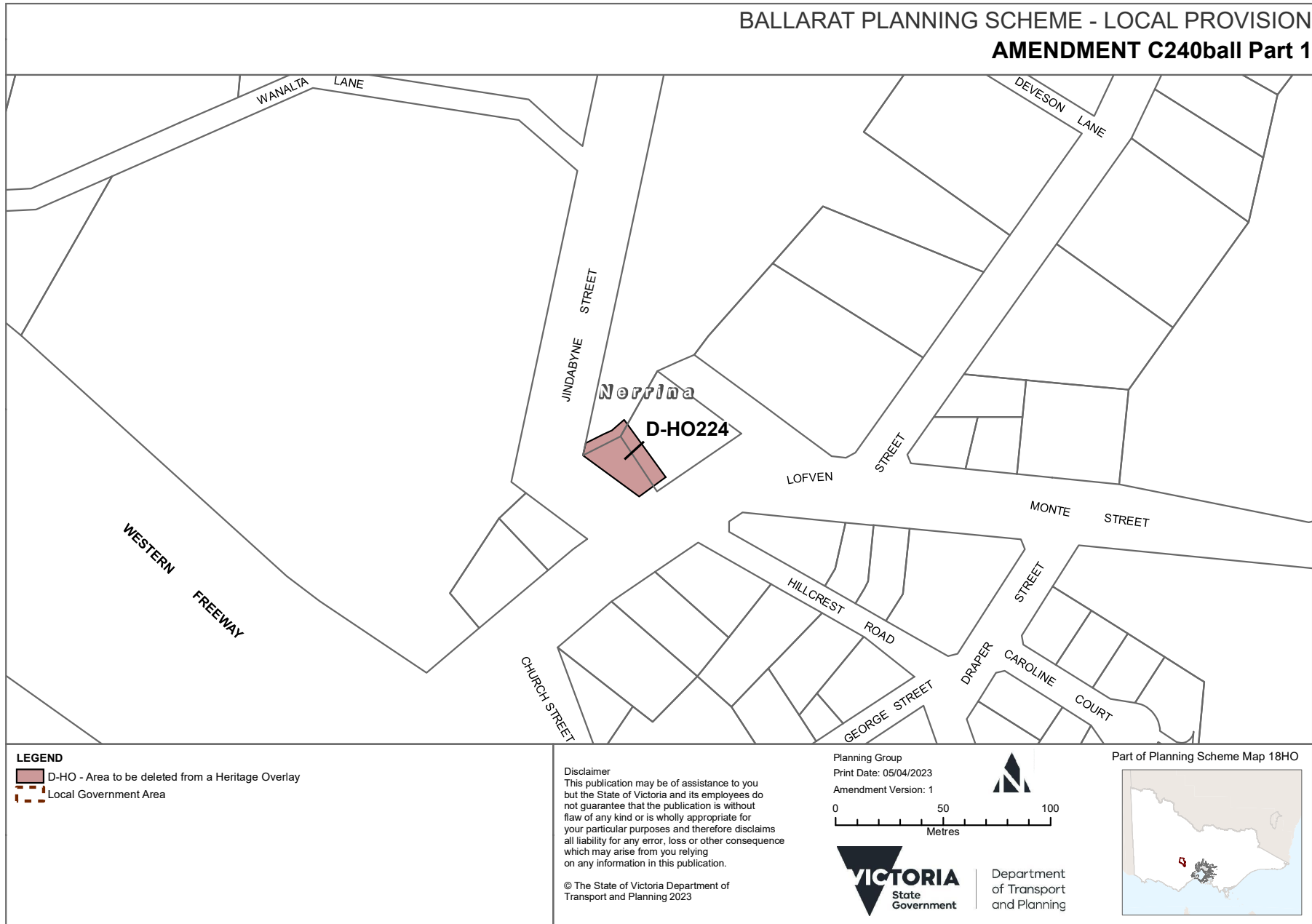
Planning Group
 Print Date: 01/03/2023
 Amendment Version: 1



Department of Transport and Planning

Part of Planning Scheme Map 23HO







Landmark Heritage Pty Ltd
 PO Box 507
 Flemington, VIC 3031
 Natica@landmarkheritage.com.au

Holmes Street Residential Precinct Heritage Citation
December 2022

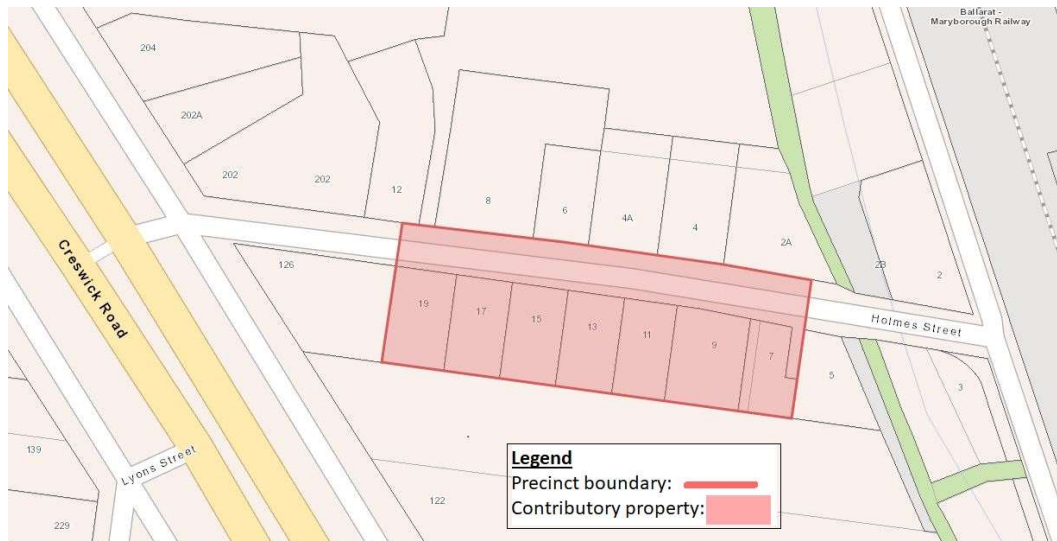
Place: Holmes Street Residential Precinct

Address: 7-19 Holmes Street, Ballarat Central

Build dates: c1870s & 1903-10

Builders: Jonathon (John) H. Thompson & William Coltman

Recommendation: Include in the Heritage Overlay as shown on the map below.



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 peaked at about 64,000 in 1868 (idcommunity 2022). The Ballarat (west) borough 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, with timber cottages replacing earlier rudimentary goldrush dwellings, particularly after local industries provided permanent employment that in turn facilitated the growth of a settled population and an increase in home ownership. House styles in the central areas of Ballarat remained somewhat similar throughout the early periods of building with many small single storey or semi-detached residences being erected. The simple house construction of single-fronted, weatherboard cottages, with double brick boundary walls where required, was a common style. The miner’s cottage and the tradesman’s larger home remain one of the most common housing styles in Ballarat today (Hansen 2003:20).

Place history

The subject precinct is located on Crown Allotment 12, Township of Ballarat, which comprised approximately two acres first held freehold by R. Holmes in 1852 (Township of Ballarat plan 1960).

Crown Allotment 12 was subdivided in the early 1860s to create residential lots and is believed to be one of Ballarat’s earliest subdivisions (see Figure 1) (Federation University 2022). Holmes Street was subsequently formed between Gnarr Creek and Creswick Road in 1866 but was in existence by 1863 (Star 24 July 1863:3). In 1867, an advertisement listed a cottage for sale on lots 8 and 9 of the subdivision (Ballarat Star 7 May 1867:3).

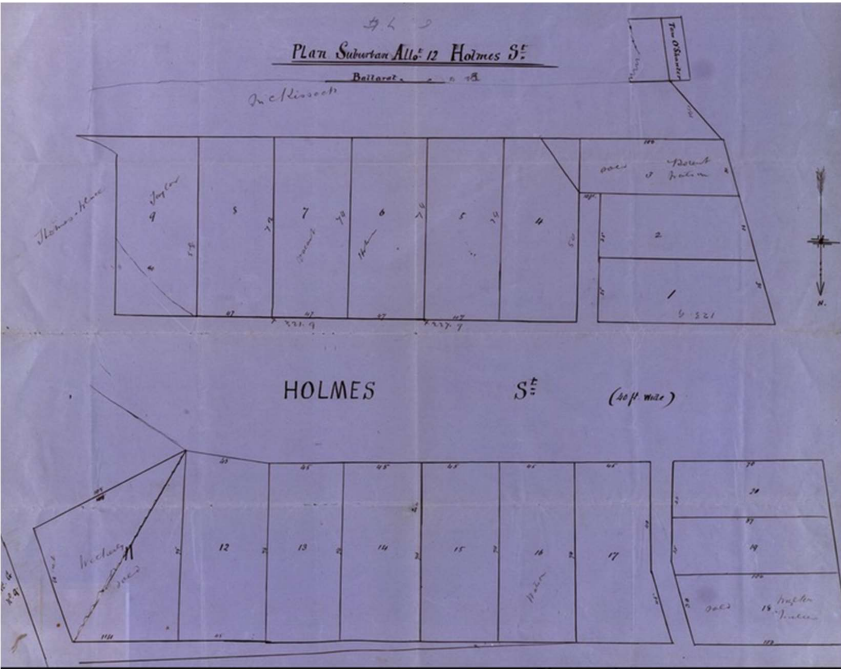


Figure 1. A plan of the subdivision of Crown Allotment 12 showing lots fronting Holmes Street, early 1860s. Names shown on the lots are: Taylor (9), Holmes (6), Robert Watson (3), Watson (16), Walter (18), Wetherly (11), and vacant (7). (Source: Federation University 2022)

In 1870, Grenville College opened in Holmes Street (*Ballarat Courier* 1 March 1870:1). It started as the home for John Victor, the school owner, but was then enlarged in 1869 to house the school, to a design by important local architect Henry Caselli (*Ballarat Star* 31 July 1869:3). It stood on the north side of the street, at 4 & 4A Holmes Street. By 1899 this impressive towered, two-storey building had been converted to use as J.W. Malin & Sons' Tomato Sauce factory (*Herald*, 25 Feb. 1899:1).

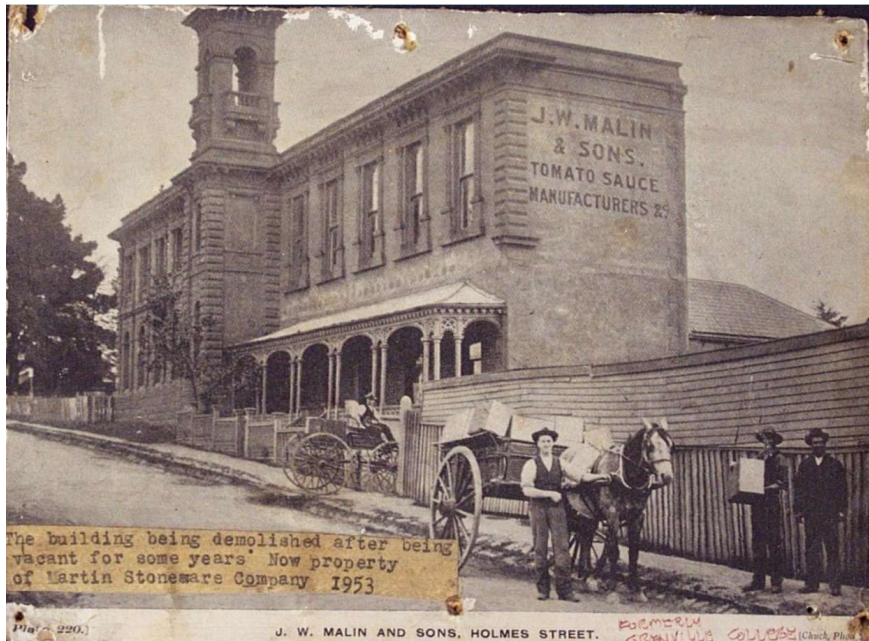


Figure 2. J.W. Malin & Sons Tomato Sauce Manufacturers, in the former Grenville College building at 4-4A Holmes Street. (Ballarat Historical Society, Catalogue No. 225.81)

Malin sold the building in 1914, advertising it as suitable for 'residential or club purposes' (*Ballarat Star* 15 Aug. 1914:5). It was included on the original version of the Ballarat Sewerage Authority Detail Plan No. 3, of 1929, but was demolished shortly after this date, judging by its replacement with a California Bungalow at 4A Holmes Street.

Carpenter Jonathon (John) H. Thompson owned portions of the subdivision from the 1860s, including the land on which the subject precinct is located, until his death in 1889 and it is likely that some of the houses in the precinct were erected by him. After his death, the subject sites passed into the ownership of his wife, Helen Thompson, who retained ownership until her death in 1893.

The 1871 Ballarat City rate book listed carpenter J. H. Thompson as the owner of four wood houses in Holmes Street (RB 1871). By 1879, Thompson owned six wood houses in the street and was listed as the occupier of two of them (RB 1879).

Jonathon H. Thompson died in September 1889. Thompson's obituary noted that he was a carpenter and joiner, of Holmes Street, and was a very old identity, having been a resident in Ballarat since 1852. He was 58 years of age at his death and left a widow and daughter (*Ballarat Star* 4 September 1889:2). Thompson's probate documents did not list the subject sites as part of his real estate assets at the time of his death (PROV 1889).

By 1890-91, the Ballarat City rate books included the street numbers in Holmes Street, although these were not the same as those of today. By this year, Helen Thompson, John Thompson’s wife, owned nine ‘wood houses’ at 7, 9 (in which she resided), 12, 14, 15, 17, 19 and 21. Number 13 was owned and occupied by her son-in-law, optician Frederick Mitchell, but in 1895 was owned by the executors of Helen Thompson’s will (RB 1890-91; CT:V2567 F384 1895). In 1890-91 and 1894-95, the houses were rented to lessees of various working-class occupations, including a cook, labourer, laundress, clerk, wheelwright, bootmaker and post office sorter (RB 1890-91 and 1894-95).

Helen Thompson died at her home at 13 (today’s 11) Holmes Street on 12 March 1893. Her obituary described her as a very old resident who had lived in Ballarat since 1851 and who vividly recalled the Eureka “riots” of 1854. Thompson left one daughter (*Ballarat Star* 13 March 1893:2).

After Helen Thompson’s death, her estate, valued at £6481 (£6640 in realty and £201 of personal assets) was left to her daughter and grandchildren (*Leader* 24 June 1893:19). Her probate documents described her real estate assets as including seven weatherboard cottages erected on portions 1-9 of Allotment 12, Parish of Ballarat, comprising today’s 5-19 Holmes Street and 126 Creswick Road. They were all rented out to tenants at the time. The land had a frontage of approximately 447 feet to Holmes Street and 102 feet to Creswick Road. The total value of the properties was £1772 (PROV 1893).

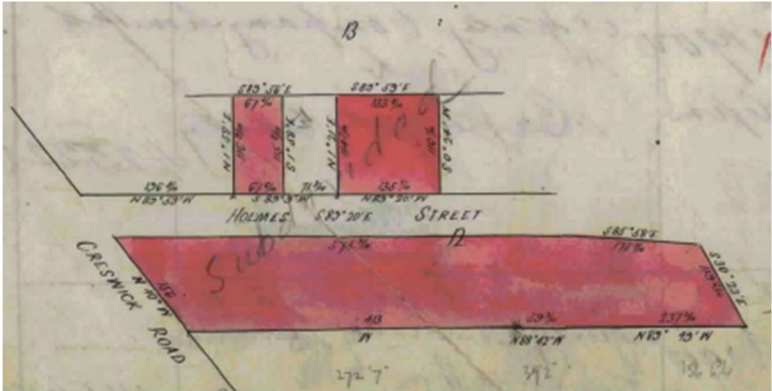


Figure 3. Showing the three portions of Crown Allotment 12 owned by the executors of Helen Thompson in 1895. (Source: CT:V2567 F384 1895)

In addition, Helen Thompson also owned portions 13, 14 and 16 of Allotment 12, which had a frontage of approximately 135 feet to Holmes Street, on which were erected one brick cottage and two weatherboard cottages, with a total value of £400 and all let to tenants (PROV 1893). These houses were situated on the north side of the Holmes Street.

In 1895 the certificate of title for the subject sites was held by Helen Thompson’s executors, the Trustees, Executors and Agency Co. Ltd., Melbourne. The 1895 title shows the three portions of the subdivision in Holmes Street on Crown Allotment 12 that were previously owned by the Thompsons (see Figure 3). Each house lot was subdivided and sold from 1896 with its own certificate of title (see Figure 4).

By 1910, most of the subject houses were no longer leased to tenants but were owner occupied (see Appendix) (RB 1910-11).

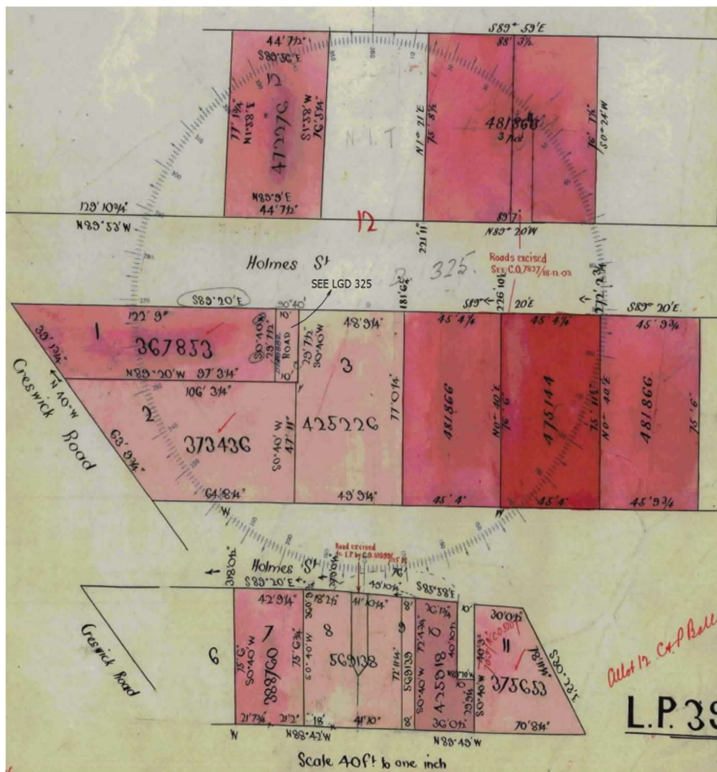


Figure 4. Showing the subdivision on Crown Allotment 12 of lots owned by the executors of Helen Thompson in 1895 and sold from 1896. (Source: CT:V2567 F384 1895)

Ballarat timber merchant and carpenter William Coltman purchased five of the seven subject sites: numbers 7, 9, 11, 13, and 17. In one case he remodelled an existing house, and in the others he built entirely new dwellings. The house at No. 15 is identical to the one by Coltman at No. 17, suggesting he was engaged as the designer-builder for this house.

In August 1906, Coltman purchased number 11 from James Dwyer (*Ballarat Star* 13 August 1906:1) and remodelled it with a new chimney and verandah details. In early November 1906, he wrote to the Ballarat City Council noting that he had complied with all required council regulations in the repairs he had affected to a house in Holmes Street (*Ballarat Star* 11 November 1906:3). Shortly after, on 29 November, Coltman on-sold the renovated house to Henry Stephens (CT:V3273 F424).

Coltman held each property only a short time, one or two years, before on-selling to owner-occupiers. In this way he reshaped the appearance of Holmes Street, house by house. The new owners were largely working class in occupation, including a house painter, and a railway ganger, with only one owner with a non-manual occupation – a “commercial traveller” (travelling salesman), as well as three women with occupation not recorded.

Coltman’s timber yard in this period was located on the east side of Creswick Road (at the junction with Doveton Street North) on Allotment 10A, part of Portion 10, City of Ballarat (PROV 1921; CT:V3273 F424). Known as ‘W to W’, in 1920 Coltman’s business comprised the Federal Timber Yards at 102 Creswick Road and sawmills at 106-108 Creswick Road (S&Mc 1921). The site of the yard was only a short distance south of Holmes Street.

From research undertaken of rate books and certificates of title (see Appendix), the following conclusions can be drawn about the subject residences:

- Number 7 – the first residence was built on the subject site by 1890, likely by former owner, carpenter John Thompson (RB 1890-91). It was sold to engineer Thomas Henry Brown in 1900 then to timber merchant William Francis Coltman in 1904 who erected a new house in 1904-05 (CT:V2788 F498). The property was sold to commercial traveller John William Muir in early 1905 and to painter Albert Hoskin Bond in 1910 (CT:V2788 F498).
- Number 9 was built whilst in the ownership of timber merchant William Frederick Coltman who purchased the property in 1908. It was sold to painter Henry James Allan in 1910; to the War Service Homes Commissioner of the Department of Repatriation of the Commonwealth of Australia in 1920; and to George Punshon and James Wilkie in 1925 (CT:V3273 F424).
- Number 11 was built by 1890, likely by former owner, carpenter John Thompson (RB 1890-91). It was sold to James Dwyer in 1897; to timber merchant William Frederick Coltman in August 1906 (who undertook renovations); to railway ganger Henry Robins Stephens in November 1906; and to Martha Stephens in 1937 (CT:V2672 F307).
- Number 13 was first built by 1890 likely by carpenter John Thompson (RB 1890-91). The site was sold to William Frederick Coltman in 1903 and the house was rebuilt before it was sold to married woman Jane Clark in 1904; then from 1950 Frederick Clark laborer and Jenny Clark spinster after Frederick's death in 1973 (CT:V2966 F030).
- Number 15 was built in the period 1903-05 whilst in the formal ownership of the Eureka Starr Bowkett Building Society before being transferred to Frances Elizabeth McIver, spinster (unmarried woman), in 1910; then knitter Thomas Stewart in 1945 until his death in 1978 (RB 1904-05; CT:V2966 F030). As was common at the time, the building society took formal ownership of the property while financing it for its occupant. As the 1904-05 rate book lists McIver as owner, it is clear that he was the recipient of the building society finance.
- Number 17 was built in the period 1903-1905 after the site was sold to William Francis Coltman in 1903 (RB 1904-05; CT:V2966 F031). The residence was sold to William John Dionyus Young in 1907 (CT:V2966 F031).
- Number 19 was built by 1890, likely by former owner, carpenter John Thompson (RB 1890-91). It was sold to married woman Bridget Casey in 1900, then to blacksmith Albert Edward Merlin in 1923 (CT:V2779 F384).

A plan of the Holmes Street Residential Precinct in 1929 can be seen in Figure 5.

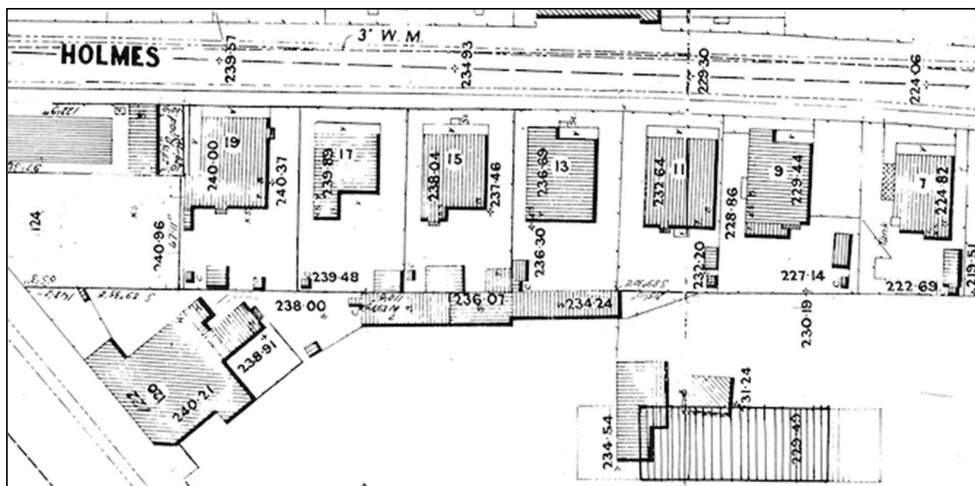


Figure 5. Showing the subject precinct in 1929. (Source: Ballarat Sewerage Authority, Detail Plan No. 4, 1929).

Associations

William Frederick Coltman, carpenter and timber merchant

William Coltman was a well-known timber merchant with premises located in Creswick Road, Ballarat, comprising timber yards and a sawmill. After his death in March 1921, Coltman's obituary described his achievements:

[The] deceased who was one of the best known personalities in Ballarat, was a son of Mr Wm. Coltman and was born in Ballarat in 1868, being thus about 53 years of age. He was educated at the State schools and graduated from the late Mr W. H. Nicholl's matriculation class. He was indentured to the carpentering and contracting business under the late Mr Jas. Buley, and rising rapidly in his trade became foreman. In 1902 he established the present business, and by dint of application and assiduity built up a very thriving industry which extended practically all over the State. The extensive range of business necessitated much travelling and it was during one of these journeyings that Mr. Coltman is believed to have contracted the illness which proved fatal.

Mr. Coltman was a very prominent member of the South Street Society, and was one of those mainly concerned in the building of the Coliseum. For years, he acted as treasurer to the Society, and was keenly interested in the calisthenic and physical culture sections of the work, and throughout a long and active career was always insistent on keeping South Street to the fore. He was a prominent member of the Masonic fraternity, and at the time of his death was the W.M. of the Mark Masons, and a Past Master of the Prince of Wales Lodge. He was very well known in country Masonic circles and a welcome visitor at all the lodges which he visited in his travels. He was closely connected with the Lydiard street Methodist Church, being a founder and ex-president of the Y.M. Club, and founder and first president of the Lydiard Street Institute. In public matters he took a keen interest. Being usually in the van [sic] of any movement having for its motive the advancement of Ballarat. He was closely associated with the "Forward Ballarat" and Back to Ballarat movements, and was active in promoting railway extensions, such as the Hopetoun-Mildura, Portland-Mount Gambier, and other lines. He collected and presented a great deal of valuable information on these lines. Indeed, there, were few movements of a public nature with which he was not connected. During the war period he did active work with the recruiting committee. He was also connected with the old Liedertafel, the Lyric Orchestra and other musical associations.

Mr. Coltman leaves a widow and a family of three sons, Messrs Lawrence, Owen and Jack Coltman, and one daughter, Miss Gwenda Coltman (Obituaries Australia 2022).

Description

Setting

Holmes Street is located in a roughly triangular area, bounded by the railway line to the east, Creswick Road to the west, and Macarthur Street to the north. It is occupied largely by industrial site, big-box retail and automotive dealerships, as well as small clusters of houses. This is a similar setting to that seen in the early twentieth century, with pockets of residential development on Holmes Street and just south of Macarthur Street contrasting with industrial facilities on large sites.



Figure 6. Aerial view of Ballarat in 1934, with Holmes Street indicated. (Detail of Map 2805, Run 6, Frame 13246, 12 March 1934, Australian Aerial Photography)

Gnarr Creek and the railway line run roughly north-south, just to the east of the precinct.

Holmes Street is modest in width and retains bluestone-block kerbs and spoon drains (four blocks wide) along both sides.

The south side of the street retains a purely residential character (apart from a recent big-box retail store at the west end, 126 Creswick Road), while the north side has been progressively redeveloped with automotive service garages and a big-box retailer facing Creswick Road. Four houses survive on this side of the street.

Houses

The row of seven houses along the south side of Holmes Street which form the precinct have consistent front setbacks, creating modest front gardens for most houses, a consistent materials palette of weatherboard cladding, brick subfloors and corrugated metal roofing, and consistent decorative details – particularly to verandahs and chimneys. Five of the houses have distinctive identical chimneys, suggesting they were the work of a single builder. The houses differ among themselves in their roof forms, all of which involve hips but in different configurations. As discussed in the history, some of the houses were newly built by timber merchant and carpenter William Coltman, while others were

Victorian-era built by John Thompson and remodelled by Coltman, all around 1905. Where documentary evidence is lacking, the roof forms provide the best indication of which houses were remodelled or built anew.



Figure 7. Roof forms of houses in the precinct. (Google Maps, 2022)

The two earliest houses in the precinct are Nos. 11 and 19. Both have the fashionable long ridgeline of the Victorian Italianate style, created by two modest, parallel roofs, and bullnose verandah roofs popular around 1890. No. 19 was built by John Thompson prior to 1890. It has a standard corbelled red brick chimney and Victorian-era cast-iron paired with Edwardian-era turned timber posts and front door. It is the only house in the precinct with a return verandah. No. 11 was occupied by Helen Thompson prior to her death, and then briefly passed through William Coltman’s hands in 1906, when it was given the distinctive red brick chimney with special (moulded) cream brick corbelling and curved render parging at the top. These two houses are simpler in detail than the later ones, with no applied enrichment to the eaves. They also lack the red-brick foundations visible at the later Nos. 13, 15 and 17.



Figure 8. Pre-1890 house at 11 Holmes Street, remodelled by Coltman with new chimneys in 1906. (Landmark Heritage 2022)



Figure 9. Pre-1890 house at 19 Holmes Street, remodelled with turned timber posts and front door c1905. (Landmark Heritage 2022)

The remaining five houses appear to have been built anew by Coltman between 1904 and 1910. All have verandah roofs with straight profiles. They exhibit three roof types. Nos. 9 and 13 have an M-hipped roof with a projecting gabled roof to the front, creating an asymmetrical composition very common in the early Edwardian period. No. 13 has a moulded entablature over its front windows, and the distinctive chimney of red and cream bricks.



Figure 10. The 1903-04 house at 13 Holmes Street, built by Coltman. (Landmark Heritage 2022)

No. 9, the last house by Coltman of c1908, is also the most elaborately decorated. It has fretwork hoods over the front and side windows, ripple-iron half-timbering in an unusual grid pattern, and moulded window surround resting on small corbels. While Coltman's authorship is well documented, his signature chimney had changed by this time, and this house has an all red-brick chimney with moulded red bricks at the top.



Figure 11. The 1908-10 house at 9 Holmes Street, built by Coltman. (Landmark Heritage 2022)

The remaining three houses have variations on the high, almost pyramidal, hipped roofs that characterised Federation Queen Anne houses. The identical pair of houses at 15 and 17 Holmes Street have very steep hipped roofs with gablets and ridgecapping at the tops. The side-facing gablets are filled with notched weatherboards (to resemble shingles), and the short ridgelines feature pressed-metal ridge capping with ram's horn finials at either end. In Ballarat this roof type is relatively uncommon, particularly the survival of intact ridgecapping. Both houses have the distinctive red and cream brick chimney, suggesting Coltman constructed both, though the documentary evidence does not link No. 15

to him. This is further supported by the presence of identical pilastered fireplace mantlepieces, typical of the Edwardian period, in No. 15 and No. 13 (documented as Coltman’s work), as seen in real estate advertisements.



Figure 12. The identical houses at 15 & 17 Holmes Street, No. 17 (and likely 15) built by Coltman in 1903-05. (Landmark Heritage 2022)

The roof of the diminutive house at No. 7 is also quite steep, but it has a small square platform at its apex. Currently capped with sheet metal, they platform may have had a more decorative finish originally, as seen at other Ballarat houses (discussed in the comparative analysis). The house has the distinctive Coltman chimney, in this case featured prominently on the front plane of the roof. The front door to this house appears to be on the west side elevation, though it is largely hidden by a carparking structure.



Figure 13. The 1904-05 house at 7 Holmes Street, built by Coltman. (Landmark Heritage 2022)

Apart from the distinctive red and cream brick chimneys, seen on Nos. 7, 11, 13, 15 and 17, there are other decorative details shared by houses. These include eaves, verandah posts and cast iron, and front doors and surrounds. Houses at No. 7, 15 and 17 all have paired eaves brackets around raised rectangular panels and bulls-eye motifs. No. 13 has a similar arrangement with bulls-eyes, but different bracket profiles. The houses at Nos. 7, 13, 15 and 17 all have the same profile of turned timber posts, and Nos. 13, 15 and 17 have the same pattern of cast-iron brackets and frieze. The houses at Nos. 9, 13, 15 and 17 have identical front door surrounds, featuring diagonal boarding below the sidelights, which was popular during the Edwardian period. There are two original door types that survive in the precinct: A six-panel door with bolection mouldings at No. 17 (and No. 6 outside the precinct), and a five-panel door with an unusual linen-fold pattern and stop-chamfered surrounds at Nos. 9 and 19 (and No. 2 outside the precinct).



Figure 14. Original six-panel front door at No. 17. Note the pressed glass and diagonal boarding below sidelights. (Landmark Heritage 2022)



Figure 15. Original five-panel front door at No. 9, with the same type of surround as at No. 17. (Landmark Heritage 2022)

Apart from the front door, the house at No. 19 shares similar though not identical details with other houses in the precinct, suggesting that this pre-1890 house was also renovated around 1905, with a new front door, and turned timber verandah posts installed (the cast-iron Chantilly Lace pattern was popular over a long period of time, so may have been retained from its original construction).

Most houses have a high level of integrity, though there have been some alterations. No. 7 has a later front window on the east side of the front façade, and has lost the bottom half of its verandah posts. No. 9 has lost its verandah posts and cast-iron (or fretwork). The front door surround of No. 11 has been reduced in size, with a 1920s door installed; the front verandah detail has been replaced. No. 13 has lost its original front windows and front door (the door was likely a six-panel door originally), and its weatherboards are currently hidden beneath metal cladding. No. 15 has lost its front door. No external alterations were identified to Nos. 17 or 19.

No original fences survive in the precinct.

Comparative analysis

Most residential HO precincts in the Ballarat urban area are characterised by their heterogeneous collection of houses, dating from the 1850s or '60s to 1940s or '50s. Examples include HO164 West Ballarat Heritage Precinct, HO166 Central Ballarat Heritage Precinct, HO168 South Ballarat Heritage Precinct, HO170 Soldiers Hill Heritage Precinct, HO173 Mount Pleasant/Golden Point Heritage Precinct, HO175 Humffray Street Heritage Precinct, HO177 Victoria Street Heritage Precinct, and HO179 Eureka Street Heritage Precinct. This homogeneity extends to most of the streetscapes in these precincts, which display alternating mixes of styles and eras, with a few pockets of higher visual consistency.

Other HO precincts in the City of Ballarat that have similar buildings and/or illustrate similar themes include:

- HO169 Waller Street [sic! actually Avenue] Precinct, Newington - the earliest example in Ballarat of the type of entrepreneurial private property development that began to take hold in post war Australia. The residential buildings are predominantly of a homogenous Post-war Suburban architectural style, constructed of brick veneer with tile roofing. This is the only precinct in the City of Ballarat identified as significant for its illustration of property development.
- HO170 Soldiers Hill Heritage Precinct, Soldiers Hill – characterised by a heterogeneous combination of substantially intact residential buildings, which were constructed from the early 1860s (or possibly earlier) to the 1940s, and into the early 1950s. This precinct is very large with heterogeneous streetscapes with a strong Victorian-era representation. The house at 421 Lydiard Street North has a smaller version of the metal ridgecapping with ram's horn finals also seen at 15 and 17 Holmes Street.



Figure 16. 421 Lydiard Street N, Soldiers Hill. Note the short ridgecapping and ram's horn finals. (www.realestate.com.au, 2022)

- HO177 Victoria Street Heritage Precinct, Ballarat East – characterised by a heterogeneous combination of substantially intact residential buildings constructed from around the 1860s to the 1940s and interspersed with a notable collection of educational and cultural/community buildings constructed from the 1870s onwards. The precinct is distinguished by the substantial integrity of much of its original engineering infrastructure, particularly the extensive network of spoon drain channels constructed of bluestone pitchers. There are clusters of consistent Edwardian residential development in this precinct, such as 114-126 Victoria Street, which comprises semi-detached and detached brick and timber villas,

of varying intactness, alongside substantial late Victorian houses at 128 & 130 Victoria Street. Among them are two timber villas (Nos. 118 & 120) with the same flat platform atop a steep hipped roof, and the same red and cream brick chimneys as in the subject precinct, suggesting they are also the work of William Coltman. The house at No. 120 has quite low intactness, while No. 118 retains fine details to the front gable but has lost all original verandah detail. All houses in this group are relatively substantial, indicating they were built for middle-class residents; intactness of a number of them is low.



Figure 17. 118 Victoria Street, Ballarat East. Note the flat platform atop the roof. The verandah has been rebuilt. (www.realestate.com.au, 2021)

There are also more modest, working-class houses on the back streets of this precinct but most of these streetscapes are quite heterogenous. An exception is a row of modest timber Victorian houses at 26-42 Dyte Parade, though many have lost their verandah detail.

- HO187 Creswick Road/Macarthur Street Heritage Precinct - significant for its predominantly intact dwellings and commercial buildings built between the mid-late 1800s and the interwar period. The dwellings demonstrate original and early design qualities of Victorian, late Victorian, Edwardian and interwar bungalow styles, reflecting important eras of residential development and the broad socio-economic status of its inhabitants.

It is located near the subject precinct, to its north. There are comparable areas of high consistency in the southern part of this precinct, on Ronald Street and the south side of Macarthur Street, with a group of block-fronted and asymmetrical-fronted timber Victorian houses, many of which have the same type of bichrome brick chimney, suggesting they are also the work of a single builder. These houses are slightly larger than those in the subject precinct, but still likely built for working-class residents.

- HO188 Barkly and Humffray Streets Heritage Precinct, Bakery Hill - characterised by predominantly intact residential late 19th century, early 20th century and inter war buildings. Other significant features are the open channels and culverts resulting from mining, and the bluestone spoon drains in Porter Street. (NB: Porter Street is not included in the precinct boundaries.)

This is a relatively small precinct. Its housing stock is very heterogenous, ranging from Victorian “miner’s” cottages and villas, to finely detailed Edwardian houses, interwar bungalows, shops, and a fair number of later Non-contributory buildings.

In conclusion, the Holmes Street Heritage Precinct is one of the most visually cohesive grouping of houses built or remodelling during the Edwardian period within the City of Ballarat. Ballarat's existing pre-WWII residential precincts are characterised by their heterogeneity, in era, style and level of pretention. While there are a few pockets of higher consistency, these illustrate different eras or different socio-economic circumstances, such as the substantial Edwardian houses on Victoria Street and the Victorian houses on Macarthur Street. The subject precinct adds a different and valuable collection of working-class housing to this group.

Assessment of significance

The following statement of significance has been expressed in regard to the 'Model' or HERCON heritage criteria.

What is significant?

The Holmes Street Residential Precinct is of significance, comprising 7-19 Holmes Street, Ballarat Central, and the adjacent road reserve.

Holmes Street, Ballarat Central, was created by 1863 as one of Ballarat's earliest residential subdivisions, and was named after its first freehold owner, R. Holmes.

The precinct was developed in two phases. The first was the construction of six timber houses by owner-builder carpenter Jonathan H Thompson in the late 1860s and '70s; Thompson and his family resided in one of them and leased out the others. In the first decade of the twentieth century, two of the Thompson-built houses were renovated, while others were replaced with new dwellings by local timber merchant and carpenter William Coltman, who owned most of the properties and then promptly sold them to individual owners.

The following elements are contributory to the precinct:

- The c1870s houses, constructed by Jonathan Thompson, at 11 and 19 Holmes Street, including elements added in the Edwardian era such as chimneys and verandah detail
- The Edwardian houses, constructed by William Coltman from 1903-10, at 7, 9, 13, 15 and 17 Holmes Street
- The bluestone kerbs and spoon drains on both sides of Holmes Street

Post-1910 additions and alterations to the houses, parking structures and fences are not of heritage significance.

How is it significant?

The Holmes Street Residential Precinct is of historical and aesthetic significance to the City of Ballarat.

Why is it significant?

Historically, the precinct illustrates the type small-scale speculative residential development that was typical prior to the advent of large-scale private developers in the early post-war years, such as A.V. Jennings or local developer Roy Waller. This involved the purchase of land and the gradual construction of houses. Victorian-era development by JH Thompson was for rental, to a range of working-class tenants such as a cook, labourer, laundress, clerk, wheelwright, bootmaker and post office sorter. The second phase of development was shaped by timber merchant and carpenter William Coltman, who opened his 'W to W' timber yard just south of the precinct in 1902 and thereafter began to purchase existing houses and empty allotments on the street. Two of Thompson's Victorian houses were retained, though renovated and externally remodelled to look suitably up to date. Coltman built another five new houses. The houses which Coltman built or remodelled are readily identifiable by his consistent chimney form, illustrating how designer-builders used chimneys as a "signature" on their work. Instead of retaining and leasing the remodelling and newly built houses, Coltman sold them to individual owner-

occupiers. These new owners still had mostly working-class occupations, such as a (house) painter, a railway ganger, and a blacksmith as well as a commercial traveller (travelling salesman), and three women. This stage in the precinct’s development illustrates an era of growing ownership of properties by women and the increasing permanent nature of Ballarat’s workforce, evidenced by long-term occupancy and the means for home ownership. (Criterion A)

Aesthetically, the precinct is distinguished by its high level of visual intactness to its creation in the Edwardian period, making it a relatively rare grouping in a city mostly characterised by very heterogenous streetscapes. The care taken to integrate the surviving Victorian houses into the new Edwardian housing stock illustrates both a sensible thrift along with a desire to make the old houses more fashionable. Together the houses form a composition of aesthetic significance due to their pleasing mixture of consistency in scale, materials and decorative detail, contrasted against the visual interest created by a variety of roof forms. For example, the six houses remodelled or built by Coltman are united by the use of a distinctive red brick chimney with special (moulded) cream brick corbelling and curved render parging at the top, and all have turned timber verandah posts and doorways typical of the Edwardian period. The pair of houses at 15 and 17 Holmes Street stand out within this group both as the only pair of identical houses in the row, and as the most highly intact and ornamented examples. Their high hipped roof form, with gablets and pressed-metal ridgecapping and ram’s horn finials, are unusual in Ballarat. The retention of bluestone kerbs and spoon drains, dating from its formation in 1866, illustrate the nature of public infrastructure in the nineteenth century and enhance appreciation of the row of houses. (Criterion E)

Gradings schedule

Address	Grade	Construction
7 Holmes Street	Contributory	1904-05 (W Coltman)
9 Holmes Street	Contributory	1908-10 (W Coltman)
11 Holmes Street	Contributory	c1870-89 (JH Thompson); remodelled 1906 (W Coltman)
13 Holmes Street	Contributory	1903-04 (W Coltman)
15 Holmes Street	Contributory	1903-05 (attrib. to W Coltman)
17 Holmes Street	Contributory	1903-05 (W Coltman)
19 Holmes Street	Contributory	c1870-89 (JH Thompson); remodelled c1905

Statutory recommendations

In recognition of the local heritage significance of the Holmes Street Precinct, comprising 7-19 Holmes Street, Ballarat Central, it should be added to the Ballarat Heritage Overlay.

Extent of overlay: As shown on the precinct map, the precinct should encompass all properties at 7-19 Holmes Street to their cadastral boundaries, as well as the adjacent road reserves encompassing bluestone kerbs and channels on both sides of the street.

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

APPENDIX – subject site details 1890-1911

Current address (previous in brackets)	Details in 1890-91	Details in 1894-1895	Details in 1896-99	Details in 1899-1900	Details in 1903-06	Details in 1908-11
7 Holmes Street (9)	Owner Helen Thompson; wood house 4 rooms; £12 NAV	Executors of the late Helen Thompson; wood house 4 rooms; £13 NAV	-	1899-1900 executors of the late Helen Thompson; wood house 4 rooms; £10 NAV; subject site sold to Thomas Brown in 1900	Subject site (number 7) sold to William Coltman in 1904; sold to William Muir in 1905 (CT:V2788 F498)	Owner 1910-11 painter Albert Bond; wood house 4 rooms; £12 NAV
9 Holmes Street (11)	-	-	-		Rate book lists two owners of two properties 1904-05 commercial traveller William Muir and the estate of the late Helen Thompson; VL? 60 ft; £3 NAV and £5 NAV	Subject site sold to William Coltman in 1908; 1910-11 owner printer Henry Allan; wood house 4 rooms; £13 NAV
11 Holmes Street (13)	Owner Frederick Mitchell; wood house 6 rooms; £20 NAV	Executors of the late Helen Thompson; wood house 6 rooms; £16 NAV	subject site sold to Jerimiah Dwyer in 1897	Owner farmer Jerimiah Dwyer; wood house 6 rooms; £14 NAV	Owner 1904-05 foreman Jerimiah Dwyer; wood house 6 rooms; £14 NAV; sold to William Coltman in 1906	Owner fencer Henry Stevens; wood house 6 rooms; £16 NAV

Current address (previous in brackets)	Details in 1890-91	Details in 1894-1895	Details in 1896-99	Details in 1899-1900	Details in 1903-06	Details in 1908-11
13 Holmes Street (15)	Owner Helen Thompson; wood house 4 rooms; £14 NAV	Executors of the late Helen Thompson; wood house 4 rooms; £12 NAV	-	Executors of the late Helen Thompson; wood house 4 rooms; £12 NAV	subject site sold to timber merchant William Coltman in 1903; 1904-05 owner Jane Clarke; wood house 5 rooms; £21 NAV (no street number)	Owner cycle manufacturer John Clark; wood house 6 rooms; NAV £17
15 Holmes Street (17)	Owner Helen Thompson; wood house 4 rooms; £14 NAV	Executors of the late Helen Thompson; FL? 45 ft £5	-	Executors of the late Helen Thompson; FL? 90 ft; £6 (no street number)	subject site transferred to Eureka Starr Bowkett Building Society in 1903; 1904-05 owner Miss McIvor; wood house 5 rooms; £17 NAV (no street number)	Owner Miss Francis McIvor/McIver; wood house 5 rooms and stable; £21 NAV
17 Holmes Street (19)	Owner Helen Thompson; wood house 6 rooms; £12 NAV	Executors of the late Helen Thompson; FL? 45 ft £5			subject site sold to timber merchant William Coltman in 1903; 1904-05 owner salesman William Young; wood house 5 rooms; £17 NAV (no street number)	Owner salesman William Young; wood house 5 rooms; £18 NAV

Current address (previous in brackets)	Details in 1890-91	Details in 1894-1895	Details in 1896-99	Details in 1899-1900	Details in 1903-06	Details in 1908-11
19 Holmes Street (21)	Owner Helen Thompson; wood house 5 rooms; £18 NAV	Executors of the late Helen Thompson; wood house 5 rooms; £16	-	subject site sold to Bridget Casey in 1900; 1899-1900 owner blacksmith Joseph Casey; wood house 5 rooms; £14 NAV	Owner blacksmith Joseph Casey; wood house 5 rooms; £14 NAV	Owner blacksmith Joseph Casey; wood house 5 rooms; £14 NAV

Post-1910 additions and alterations to the houses, parking structures and fences are not of heritage significance.

How is it significant?

The Holmes Street Residential Precinct is of historical and aesthetic significance to the City of Ballarat.

Why is it significant?

Historically, the precinct illustrates the type small-scale speculative residential development that was typical prior to the advent of large-scale private developers in the early post-war years, such as A.V. Jennings or local developer Roy Waller. This involved the purchase of land and the gradual construction of houses. Victorian-era development by JH Thompson was for rental, to a range of working-class tenants such as a cook, labourer, laundress, clerk, wheelwright, bootmaker and post office sorter. The second phase of development was shaped by timber merchant and carpenter William Coltman, who opened his 'W to W' timber yard just south of the precinct in 1902 and thereafter began to purchase existing houses and empty allotments on the street. Two of Thompson's Victorian houses were retained, though renovated and externally remodelled to look suitably up to date. Coltman built another five new houses. The houses which Coltman built or remodelled are readily identifiable by his consistent chimney form, illustrating how designer-builders used chimneys as a "signature" on their work. Instead of retaining and leasing the remodelling and newly built houses, Coltman sold them to individual owner-occupiers. These new owners still had mostly working-class occupations, such as a (house) painter, a railway ganger, and a blacksmith as well as a commercial traveller (travelling salesman), and three women. This stage in the precinct's development illustrates an era of growing ownership of properties by women and the increasing permanent nature of Ballarat's workforce, evidenced by long-term occupancy and the means for home ownership. (Criterion A)

Aesthetically, the precinct is distinguished by its high level of visual intactness to its creation in the Edwardian period, making it a relatively rare grouping in a city mostly characterised by very heterogenous streetscapes. The care taken to integrate the surviving Victorian houses into the new Edwardian housing stock illustrates both a sensible thrift along with a desire to make the old houses more fashionable. Together the houses form a composition of aesthetic significance due to their pleasing mixture of consistency in scale, materials and decorative detail, contrasted against the visual interest created by a variety of roof forms. For example, the six houses remodelled or built by Coltman are united by the use of a distinctive red brick chimney with special (moulded) cream brick corbelling and curved render parging at the top, and all have turned timber verandah posts and doorways typical of the Edwardian period. The pair of houses at 15 and 17 Holmes Street stand out within this group both as the only pair of identical houses in the row, and as the most highly intact and ornamented examples. Their high hipped roof form, with gablets and pressed-metal ridgecapping and ram's horn finials, are unusual in Ballarat. The retention of bluestone kerbs and spoon drains, dating from its formation in 1866, illustrate the nature of public infrastructure in the nineteenth century and enhance appreciation of the row of houses. (Criterion E).

Gradings Schedule

Address	Grade	Construction
7 Holmes Street	Contributory	1904-05 (W Coltman)
9 Holmes Street	Contributory	1908-10 (W Coltman)
11 Holmes Street	Contributory	c1870-89 (JH Thompson); remodelled 1906 (W Coltman)
13 Holmes Street	Contributory	1903-04 (W Coltman)

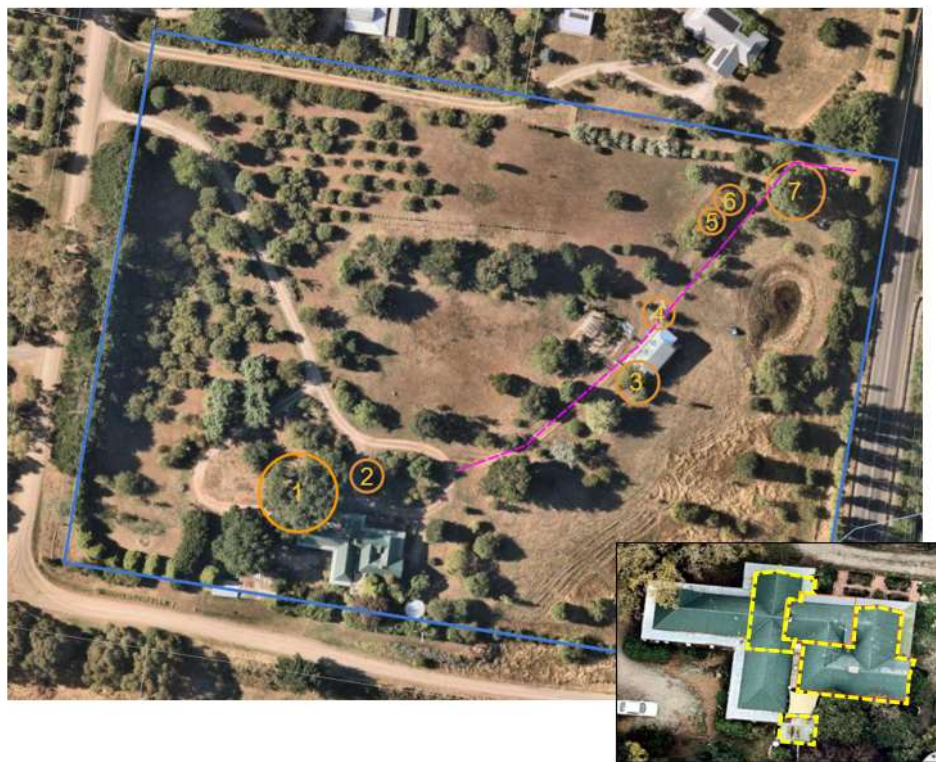
15 Holmes Street	Contributory	1903-05 (attrib. to W Coltman)
17 Holmes Street	Contributory	1903-05 (W Coltman)
19 Holmes Street	Contributory	c1870-89 (JH Thompson); remodelled c1905

Primary Source

Holmes Street Residential Precinct Heritage Citation (Landmark Heritage Pty Ltd., 2022)

**Mossmont House and Garden
Statement of Significance, November 2022**

Heritage Place:	1207 Winter Street, Buninyong	PS ref no:	HO229
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- Heritage Overlay Boundary
- - - Early drive
- Significant vegetation
- - - Significant buildings

What is significant?

Mossmont' 1207 Winter Street, Buninyong, is significant including the following elements:

- The early extent of the house constructed c1850s to c1922.
- The landscape setting.
- Remnants of the early drive from the northeast corner of the property to the house
- Early plantings: mature elm (*Ulmus* sp) close to the house (northwest), mature Holly in the turning circle garden bed, early plantings along the length of the former drive including six Cherry Plum trees (purple and green foliated varieties), a *Liriodendron*, and three Hawthorns (Table 1).

The brick outbuilding on the south side of the house is a contributory element of the site.

Table 1: Significant vegetation.

Map reference number	Plant species
1.	<i>Elm (Ulmus sp)</i>
2.	Holly (<i>Ilex aquifolium</i>)
3.	Group of three mature trees: 2 x Hawthorns (<i>Crarageus sp.</i>) and 1 x Cherry Plum (purple) (<i>Prunus sp.</i>)
4.	Cherry Plum (green)
5.	Cherry Plum (purple)
6.	Cherry Plum (green)
7.	Tulip Tree (<i>Liriodendron</i>)

The 1990s extension to the house, as well as the extension to the verandah and bargeboard to the central gable on the north elevation, are not significant.

The 1990s extension to the house, as well as the extension to the verandah and bargeboard to the central gable on the north elevation, are not significant.

How is it significant?

Mossmont house and garden are of historical (including associational) and aesthetic significance to the City of Ballarat.

Why is it significant?

Mossmont house is aesthetically significant due to its verandah enrichments and bargeboards. The verandah has a relatively early use of flat openwork columns, a feature that came to exemplify the architectural independence of regional cities Ballarat and Bendigo when columns of this type were massed produced of cast iron in the 1870s and '80s, in contrast to the rest of Victoria. The sparing use of cast-iron enrichments for the columns and frieze illustrate a period when cast iron was not as widely available. These elements themselves are rare examples of early cast iron, which was lighter and more delicate than the kind that became widely available later in the century. The carved timber bargeboard is a very unusual and creative adaptation of a decorative detail generally associated with the Gothic Revival style, but here it has been adapted to blend seamlessly with the classical rinceaux frieze of the verandah. (Criterion E)

The place as a whole is historically significant for the evidence it provides of the earliest known nursery established in the Ballarat area, which was responsible for the supply of ornamental and fruit trees for the rapidly developing town and farms and, after they permanently reserved the land as Public Gardens in 1889, to the Buninyong Botanic Gardens. The enlargement of the house in several stages, and the addition of embellishments, such as the later bargeboards, illustrate the growing prosperity of Francis Moss's business. (Criterion A)

The place is significant for its historic association with Francis Moss, a notable figure in the early development of horticulture in Buninyong and the wider Ballarat area. (Criterion H)

Primary Source

Mossmont House and Garden Heritage Citation (Landmark Heritage Pty Ltd., 2022)



Landmark Heritage Pty Ltd
PO Box 507
Flemington, VIC 3031
Natica@landmarkheritage.com.au

Mossmont House and Garden Heritage Citation

Date: 3 November 2022

Place: Mossmont house and garden

Address: 1207 Winter Street, Buninyong

Build date: c1860s & c1922

Architect/builder: unknown

Recommendation: Included in the Heritage Overlay to the cadastral boundaries.



History

Contextual history

Buninyong

Buninyong is located on Wadawurrung country.

The Buninyong settlement was established in 1841 after the arrival of squatters in the district in 1837-38. The first pastoral run in the area (1838) was named Boninyong. It was occupied by the Learmonth

brothers, the first of several families of Scottish descent who settled in the district (Victorian Places 2015).

Buninyong was located near the junction of the roads from Geelong and Melbourne to the Ballarat district. A store was erected near the junction in 1841, and a post office opened in 1845. A Presbyterian church was opened in 1847, and its minister opened a school in the following year. In June 1850, the Buninyong township was surveyed and land sales occurred in May 1851 (Victorian Places 2015).

In August 1851, gold was discovered at Buninyong. A rush took place and, although the Buninyong find was patchy, the miners discovered the rich Ballarat field at Golden Point within a short time (Victorian Places 2015).

Extensive gold mining occurred from 1857 when the Buninyong Gold Mining Company began operations on 57 hectares of the Learmonth's Boninyong [sic] run (Victorian Places 2015).

Large-scale mining activity brought formal government to the area in the form of an early police court, warden's office and police station and good agricultural land formed a basis for long-term settlement (Buninyong Community Website; Victorian Places 2015).

Catholic and Methodist churches were opened in 1853 and 1856. An Anglican school was opened in 1857 and enlarged Catholic and Presbyterian churches were opened in 1858 and 1859. On 15 July 1859, the town was made a municipal borough, a year after the Buninyong Road District was proclaimed. The District was the forerunner of Buninyong Shire (1864), which absorbed the borough in 1915 (Victorian Places 2015).

By the mid-1860s, when Buninyong's population was about 1500, the township had a main street lined with fine shops and stores, a brewery, a tannery, a flour mill, a mechanics' institute (1861), six hotels and a petty sessions court. In 1889 a branch railway line was opened from Ballarat to Buninyong. The church schools were replaced by a government school in 1873, with accommodation for 500 pupils (Victorian Places 2015).

Mining declined from the 1890s, and by the 1930s the population had fallen to approximately 800 people. The passenger service on the railway line ended in 1931 and the goods service in 1947 (Victorian Places 2015).

Buninyong's population has increased since the 1970s (Victorian Places 2015).

Place history

The subject residence is located on Crown Allotment 109, Parish of Buninyong, purchased by M Cavanagh in 1852 (see Figure 1) (*Buninyong Parish Plan*, 1958). The subject property was known variously as Mossmont, 'Mossmount', and 'Mosmont', with Mossmont the most common appellation. The subject house was built for Francis Moss and his family.

Francis Moss came to Buninyong by 1853, when he began to develop the grounds at what would become Mossmont (*The Gardener*, 12 July 1873). In 1856, Moss married Sarah Kingsford (see Figure 4) and the couple had seven children, with son, William, helping Francis Moss with the nursery business in later years. In 1858 he was described as a gardener in a local newspaper report and served on the Buninyong Road District Board in the same year (*Ballarat Star* 11 August 1858:3 and 18 October 1858:2). In 1864, Moss was one of the directors of the Buninyong New Mining Company (*Ballarat Star* 30 September 1864:2).

In 1862 Moss' site was described as 'several acres of ground laid out as an orchard, the trees in which seem perfectly healthy, although not long planted' (*Ballarat Star* 21 February 1862:2). It is likely that this orchard was the first stage of the gardens planted by Moss on the subject site, which was, at the time, located near the mine workings of the Buninyong New Gold Mine company. This is supported by a c1861 map (see Figure 2) and a 2019 article about the property that states 'the Mossmont nursery was established by Francis Moss adjacent to the Buninyong New Gold Mine in Webbs Hill Road'

(*Buninyong and District Community News* 2019:3). Figure 2 shows the subject site in relation to the gold mine.

In 1864 a newspaper report noted that the Buninyong Paddock Company had ‘commenced operations for boring near Mr Moss’s garden for the purpose of finding the Union Jack gutter’, which was predicted to ‘considerably enhance the value of shares in the Buninyong New Company, as they intend to sink a shaft in the garden’ (*Ballarat Star* 30 September 1864:2). Further evidence that the subject site was co-occupied by the Buninyong New Gold Mining Company is found in an 1869 advertisement placed by the Sherriff’s Office for the auction of the land, mining equipment and plant of the company located on Crown Allotments 23, 24, 109 (the subject site) and 110 (*Ballarat Star* 20 October 1869:3). It appears, then that Moss established his gardens in 1853 on the subject site, prior to taking formal ownership of the land. An 1854 Buninyong Township Plan shows an M Cavanagh as the owner of Crown Allotment 109.



Figure 1. Showing the subject site, Crown Allotment 109 (outlined in black), in 1854, and then owned by M Cavanagh. (Source: *Buninyong Township Plan 1854, Visualising Ballarat*)

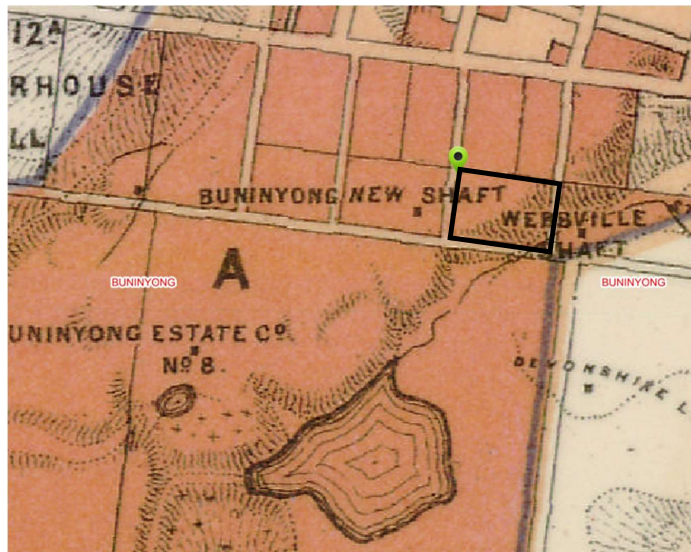


Figure 2. Showing the goldmining landscape of the area around the subject site (outlined in black with green dot) c1861, with the Buninyong New Gold Company's shaft located to the west of the subject site (RHS). The southeast half of the site slopes down to a creek. (Source: Ballarat, Sebastopol & Buninyong part 1 1861?, Visualising Ballarat)

By the 1860s, the nursery and gardens, described in Figure 3, were attracting visitors from afar. It is likely that Francis Moss purchased Crown Allotments 23, 24, 109 (the subject site) and 110 when the property became available for purchase in 1869, although, as evidenced by a death notice for Francis Kingsford Moss, the son of Francis and Sarah who died aged 10 years at Mossmont, the Moss family were residing at Mossmont by 1867 (*Herald* 3 June 1867:2). The earliest part of the existing residence would have been built prior to this time, though the precise date of the first part of the house is unknown, due to the loss of Buninyong Borough rate books from the nineteenth century.

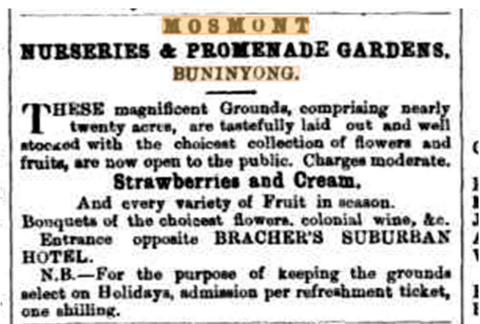


Figure 3. An advertisement for Mossmont Nurseries and Pleasure Gardens in 1865. (Source: Ballarat Star 6 January 1865:1)



Figure 4. Francis and Sarah Moss, undated. (Source: Carter collection)



Figure 5. A photograph of Mossmont showing its original shingle roof cladding and lack of bargeboards, circa early 1870s. The verandah cast iron ornament included the intertwined letters of F & S M (Francis and Sarah Moss). The three women are pictured on a gravel drive that arrives at the northeast house corner of the house. (Source: Carter collection)

A newspaper article described Mossmont in 1873:

The extent of ground developed to Horticulture by Mr. Francis Moss is seventeen acres, through the centre of which winds a well made gravel drive, and on each side, from end to end, are splendid specimen trees and shrubs. ...

It is now twenty years since Mr. Moss commenced to form these grounds, and during the earlier years chiefly vegetables were cultivated. Mr. Moss eventually improving and finally year by year beautifying the spot, so that of late the grounds have become during the summer months quite a popular place of resort for the good people of Ballarat.

*Nearly all kinds of coniferæ, hardy trees, and shrubs succeed grandly here; while fruits of all kinds with the exception of peaches, almonds and apricots, thrive excellently, and attain great perfection. No less than ten acres of grounds are devoted to fruits, and the remaining seven acres to floral and arboricultural beauty ('Mossmont Gardens, Buninyong', *The Gardener*, 12 July 1873, cited by Jones and Fifth Creek Studio 2004:11).*

Another newspaper article in 1877 provided further detail, including the first known description of the subject residence:

*Mr. Moss settled at Buninyong with the intention of growing produce for market, and ever since he has been actively engaged in gardening. The oldest established portion of the ground, upon which the proprietor resides, known as Mosmont, is beautifully situated in Warrenheip-Street, a little more than half a mile from the town of Buninyong. It contains 14 acres, the greater portion being devoted to orchard purposes, but a considerable extent has been laid out as a pleasure garden and planted with a great variety of ornamental trees, shrubs, and flowering plants... The residence, a neat and commodious building, stands on an elevated portion of the ground, some distance back from the road, and is approached by a fine drive 200 yards long, with borders on either side. From the house charming views are obtained of Mount Buninyong, with the valley running along its base, towards the east, while on the south lies a magnificent sheet of water, formed by a dam constructed, many years ago, for the Messrs. Learmonth, by Colonel Cotton. Conifers have been planted extensively in the borders flanking the drive and along the front boundary of the ground...[and] many noble specimens are to be met with (*Australasian* 27 January 1877:25).*

An advertisement for Francis Moss's nursery in 1880 can be seen in Figure 6.

F R U I T T R E E S,
 To Orchardists, Planters, and the Trade Generally.

FRANCIS MOSS,

BUNINYONG, near Ballarat. Established 1853,
 Begs to offer a choice and varied assortment of
 healthy, well-grown TREES, Gooseberry and Currant
 Bushes, etc., etc., true to name.

50,000 APPLE TREES,

All worked on blight-proof stocks, including all the
 leading European and American varieties in the
 colony.

A large lot of NORTHERN SPY and WINTER
 MAGETIN STOCKS for grafting.

An allowance made for carriage to distances wher
 more than one rate is charged.

A Cash Remittance or Reference required from un-
 known correspondents.

Figure 6. An advertisement for Francis Moss's nursery in 1880. (Source: Weekly Times 7 August 1880:14)

After Sarah Moss died in 1879, Francis Moss married Augusta Munroe in 1881. The couple had two daughters. A certificate of title from September 1885 shows that Francis Moss was the owner of the subject site, Crown Allotment 109, as well as Crown Allotments 23 and 24, a total of approximately 17 acres bounded by Warrenheip Street, Webbs Hill Road, Winter Street and Somerville Street (see Figure 7). In October of the same year, part of Crown Allotment 24 was transferred into the ownership of Samuel Coxall (CT:V1734 F663).

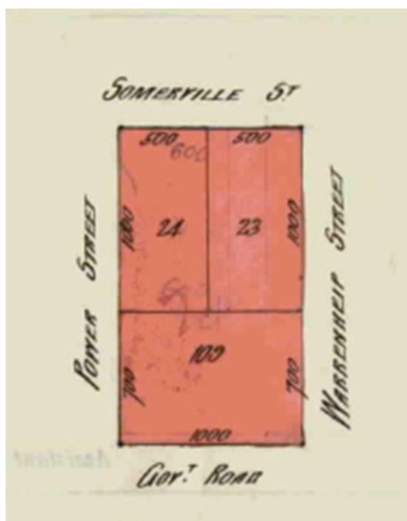


Figure 7. Showing Francis Moss's property in September 1885. (Source: CT:V1734 F663)

In 1888, because of Moss's planned retirement, an advertisement published in the *Argus* announced the sale of the 'well-known property of F Moss Esq', Mossmont Nursery and Orchard. Situated at

Buninyong, ‘the Most Attractive and Popular Fruit-Growing District in the Colony’, the property comprised, in all, about 40 acres of land on which a nursery and orchard had been established. The advertisement noted that ‘fruit from Mossmont always commands the highest price in the Melbourne and Sydney markets’ (*Argus* 21 April 1888:9).

The property was put up for sale in three lots: the nursery, consisting of about eight acres, ‘entirely filled with young healthy stock ready for sale’; the orchard containing about 17 acres, ‘planted with the choicest sorts of apples most suitable to the district’; and the subject property:

That portion on which the dwelling house is situated contains about 15 acres, chiefly planted with gooseberries, currants, and cherries and all in good bearing... There is a handsome commodious dwelling-house lately built, with every convenience, together with the necessary outhouses, stabling, sheds &c (*Argus* 21 April 1888:9).

This suggests that additions had been made to the residence by the 1880s.

It appears, however, that the subject property was not sold at this time as it continued to be owned by Francis Moss until his death in 1916.

Augusta and Francis Moss moved to Gippsland in 1888 to open an extensive nursery, Mossvale Park, near Leongatha, with their son, William Moss, continuing the Buninyong nursery business. The couple continued to move between Gippsland and Buninyong. In a post office directory of 1915, for instance, Francis Moss is listed as a nurseryman in Buninyong (S&Mc 1915; *Buninyong and District Community News* 2019:3).

After Francis Moss died in 1916, his probate documents described his assets as including Allotments 23 and 109, and part of Allotment 24, Parish of Buninyong, comprising 14 acres on which stood a weatherboard residence, known as Mossmont, and outbuildings, with a total value of £750. Part of the property was used as nursery. Moss also owned a number of other allotments in the township of Buninyong: allotments 2-7 and 9-14, Section 25; and allotments 1, 2, 17, 18, 19, and 20, Section A (PROV 1917).

The deceased estate of Francis Moss was advertised for auction on 22 June 1917. Lot 1 comprised the subject property, Mossmont, 14 acres facing Ballarat Road, including a ‘splendid villa residence’ and outbuildings. Lot 2 comprised the main nursery, 10 acres on Caffrey Street; Lot 3 comprised a triangular block of one acre with frontage to Caffrey Street; and Lot 4, known as Topp’s Block, contained approximately one acre with frontages to Herriott, Simpson and Inglis streets (*Ballarat Star* 12 June 1917:5).

Gardener Charles Calf purchased Mossmont for £820; the main nursery of 10 acres and Topp’s block were sold to D Kerr for £275 and £77 respectively; and the smallest block was sold to R J Bergin for £40 (*Evening Echo* 23 June 1917:2). A certificate of title shows that ownership of the subject property, as well as Crown Allotments 23 and 24, passed to Charles Ernest Calf in 1922, although Mr and Mrs C Calf were already living at Mossmont in 1920 (CT:V4603 F520; *Ballarat Star* 26 October 1920:6).

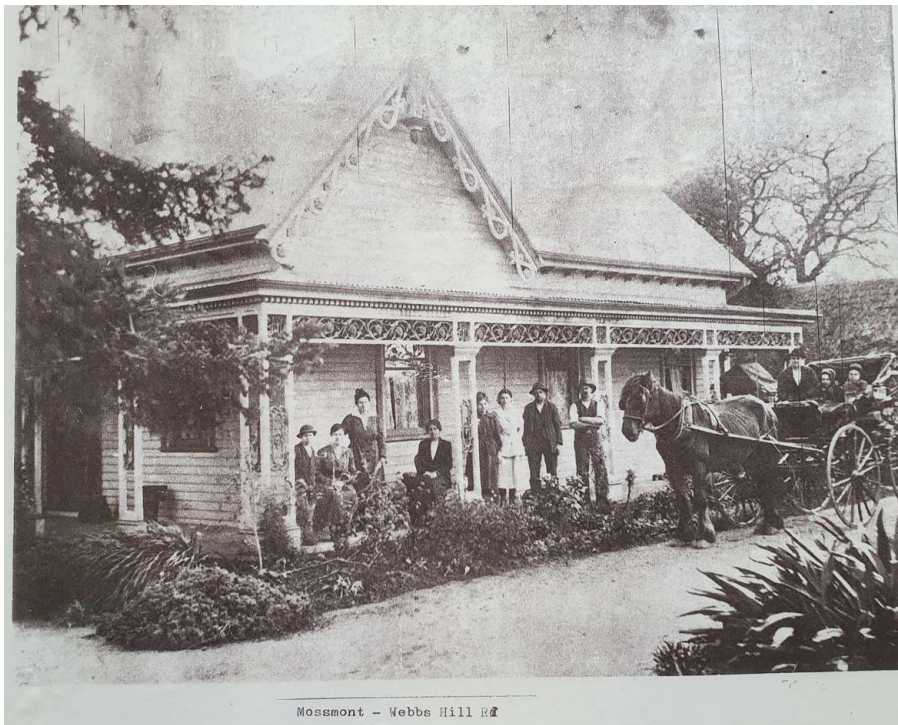


Figure 8. An image of the subject residence, with the Calf family standing on the verandah. The women's clothes suggest this was taken in the late 1910s, when they resided in but did not yet own Mossmont. Note the addition of bargeboards and covering of roof shingles with corrugated iron. (Source: Carter collection)

From the evidence provided by photographs (see Figures 8 and 9) and the pressed metal lining to its internal walls, it is likely that the living room on the north elevation of the residence was built by the Calf family shortly after they became owners in 1922.



Figure 9. Mossmont after 1922, showing the addition of the gabled living room at what was then the west end of the north elevation (LHS). The last bay of the verandah posts and iron was reconfigured to accommodate the change. (Source: Carter collection)

After Charles Calf died in 1931, Florence Mary Coxall became the owner of the property in 1935, although it seems that Calf's wife, Jessie Clara, continued to live in the subject residence, called 'Rockleigh' by the Calf family, until her death in 1939 (*Argus* 7 December 1939:14; *Age* 13 November 1939:1). After Florence Coxall died in 1949, her husband, gardener Norman Clive Coxall, became the owner. In 1960, the property was subdivided, with parts of Crown Allotments 23 and 24 sold; the subject site was retained by Norman Coxall until 1964 (CT:V4603 F520).



Figure 10. Aerial photograph of Mossmont showing the original extent of the grounds, extending northward to Somerville Street, 1961. Those is located amongst trees at bottom centre, while the dam is visible at centre right. (Source: Commonwealth Aerial Photography, Ballarat SJ5408, 23 Dec. 1961)

In 1964, farmer Francis Sewell, and his wife Gwenyth Sewell, became owners of the subject property. Later owners included Alan and Joy Caldwell in 1973, Hartley and Hazel Clementson in 1976, and John and Moira McMahon in 1986. The remaining portions of Crown Allotments 23 and 24 were subdivided and sold in 1987, leaving Crown Allotment 109, on which the subject residence was located, in the ownership of the McMahons until 1993 (CT:V8497 F985).

In 1987, the McMahons commissioned plans for a small extension to the west end of the house, adding two small rooms and extending the verandah in a replica form (Shire of Buninyong, Building Approval No. 4977, 22 Sept. 1992).

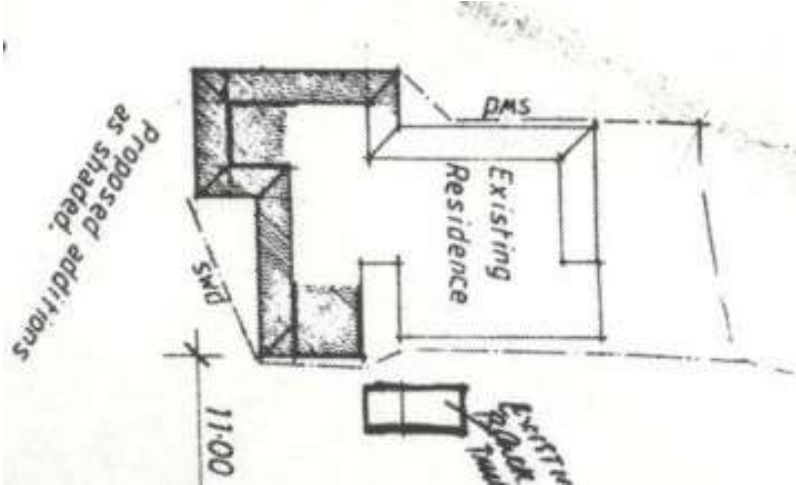


Figure 11. Proposed additions to Mossmont, prepared in 1987. Includes addition of two rooms and extension of the verandah. (Shire of Buninyong, Building Approval No. 4977)

It is not clear if the modest extension shown above was carried out, as the same building approval includes plans for a similar enlargement of the house which extended further to the west and south.

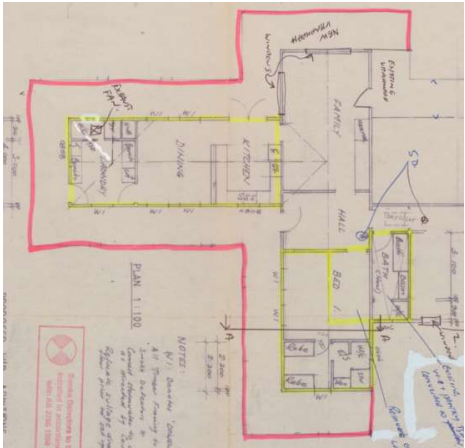


Figure 12. Extension as carried out, with new walls highlighted yellow and new parts of the verandah in red. (Shire of Buninyong, Building Approval No. 4977)



Figure 13. North elevation of Mossmont, with the western extension highlighted in yellow and the new parts of the verandah in red. Reproduction bargeboards were installed on the two western (right-hand) gables. (Shire of Buninyong, Building Approval No. 4977)

When Veronica and Stephen Carter purchased the subject property in 1993 the gardens and residence were in a neglected state. While building approval for the extension had been granted to the previous owners, the McMahons, it was the Carters who carried out this work, with reproduction of the nineteenth-century forms and details to the extension. This included reproduction of the timber bargeboards in cast aluminium, which were installed on the c1922 and 1993 north gables (Pers. comm. V Carter, 2022). To assist in the re-creation of the gardens, they engaged well-known horticulturalist Kevin Walsh. Trees were sourced from a nursery in Macedon and planted in positions similar to the original grand garden design (*Buninyong and District Community News* 2019:3).

Associations

Francis Moss (c.1834-1916), occupier c1860-1916; owner c1867-1916

Mossmont is closely associated with gardener and nurseryman, Francis Moss, nursery proprietor and pomologist who occupied the property from the c1860s to 1916, as owner from c1867 to 1916.

Moss arrived in Australia from England in c1852, establishing his business at Buninyong in 1853 providing fruit and ornamental trees in the rapidly developing town gardens of Ballarat and surrounding farmlands. By the 1870s the Mossmount Nursery was not on a successful nursery, it was also a popular place of resort in the summer months (Aitken 2002: 418).

An obituary for Francis Moss, who died in 1916 aged 84 years, described him as a ‘plucky and fortunate’ mining investor, but that his ‘chief business was the establishment of the Mossmount Nursery’, which he carried on successfully with his son William Moss. It was noted that Moss’s ‘trees and plants of various kinds were sent to all parts of the Commonwealth, and even beyond Australia’ (*Ballarat Courier* 21 October 1916:11). Along with Ferdinand von Mueller of the Melbourne Botanic Gardens, Daniel Bunce of the Geelong Botanic Gardens, and George Longley of the Ballarat Botanic Gardens, Moss supplied plants to the Buninyong Botanic Gardens, established on a ten-acre site in 1861 and permanently reserved in 1889 (Jones and Fifth Creek Studio 2004:10). Moss also provided trees for the Buninyong Cemetery in 1873-74 (Jones and Fifth Creek Studio 2004:11). From 1888 Francis Moss developed another large nursery, Mossvale Park, today managed by the Shire of South Gippsland, on 1,000 acres near Leongatha in Gippsland. The Mossmont Nurseries in Griffith, New South Wales, is owned and operated by a fifth-generation member of the Moss family.

The Buninyong and District Historical Society provides this summary of Francis Moss’s life:

Francis Moss was born in 1834, County Durham, England, [as an] Episcopalian. His father was Abendnigo [Abednego], [his] mother Jane Hobson. His father was a

gardener and Francis trained as a gardener. He came to Port Phillip, and established the Mossmont nursery at Buninyong in about 1853.

Francis was a nurseryman, and grew and sold red, white and yellow gooseberries, strawberries, red and black currants, plums, cherries and rhubarb. He grew many vegetables too, and learned some Cantonese so that he could converse with the Chinese he employed to work in his gardens. He imported seed from England, France and Italy, and supplied many of the Chinese market gardeners in Ballarat. He imported thousands of daffodil bulbs, and birds like thrushes and goldfinches. He advised on plantings for the Buninyong Cemetery and the Botanic Gardens.

By 1860 [sic], he was able to build his handsome residence Mossmont on the edge of Buninyong, on the Durham Lead road. He developed a great talent for budding and grafting fruit trees, after all imported stock suffered blight. He experimented with apple stocks, and with the help of Thomas Lang of Ballarat, developed a blight-free stock. Hence the Stewart's Seedling, or Ballarat Seedling, named by Francis Moss in the 1870s. A Mrs Stewart of Golden Point, Ballarat, sowed the apple from a seedling, and Francis distributed it. It was a snow white apple, very acidic, and there is an example planted in the Old Library garden at Buninyong by the Historical Society in July 1991. Henry Bull, who was a gardener in Buninyong in the 1860s and 1870s, and who lived in Somerville St., very close to Moss's nursery, probably worked for Moss, and according to descendants was responsible for the introduction of the Ballarat apple into New Zealand, when he moved there later in the 1870s...

After a series of tragic family deaths, in 1881 Francis married...Augusta Munroe, former teacher at the Buninyong school, and they had two daughters. Francis left his son William Esmond to run the Buninyong business, and in 1887 purchased 1000 acres of virgin bushland on the Tarwin River halfway between Mirboo North (the terminus of the railway from Melbourne) and Leongatha, starting the new Mossmont. He appointed a Mr William Gould of Warrenheip as the manager of his nursery in South Gippsland. Gould had been trained at Brunnings Nursery in the 1860s, and supervised for Moss until 1917, with his son George assisting him from 1910 to 1917. Francis would frequently visit to superintend the development of seeds and cuttings. Later he opened another nursery in Leongatha.

Francis collapsed in 1912, and died in 1916, aged 82. In 1917 the Buninyong nursery was sold. His son William Moss owned two and a half acres at 511 Learmonth St., which was planted with 16 apple trees. There was a Five Crown, a Snow, a Russian apple, one like a Golden Delicious. The orchard was also planted with oaks, elms, wisteria and laburnum. A 1906 Directory lists William Moss, gardener, of Learmonth St. This land was sold to the Odgers family in 1917, and the apples were still cared for and in production, in the 1990s.

William married Charlotta Pask, the daughter of Buninyong gardener Lambert Pask, in 1890, and continued the Gippsland business with his son William Edward. In 1946 the family sold out at Leongatha, and established a new Mossmont at Monbulk. In 1990 the 5th generation of the family established a new branch of the business at Griffith in NSW, which allows improved plant hygiene, and the development of stone fruits (Buninyong and District Historical Society Newsletter 2013:np).

Francis Moss is buried in Buninyong Cemetery.

Description

Setting

The property at 1207 Winter Street occupies a large block of land, bounded by Winter Street to the west, Warrenheip Street to the east, Webbs Hill Road to the south, and the boundaries of adjoining properties at 1203 and 1205 Winter Street (north). Topographically the site is characterised by a broad ridge of higher ground from the northeast to the southwest corners, which slopes gently down at the northwest corner (the current entry off Winter Street) and more steeply down at the southeast corner (intersection of Warrenheip Street and Webbs Hill Road). Part of a former entry drive follows the contour towards the top of the southeast side of the slope, which extends from the north boundary (near the northeast corner of the property) towards the house. There is a dam in the northeast corner of the site, close to Warrenheip Street. An old windmill to the northeast of the house was purchased by the current owners and is said to replace an earlier windmill formerly at that location.

The house stands on high ground close to the Webbs Hill Road (south) boundary. Because of the elevated situation and orientation of the house there are views from the original front verandah northeast to Mount Buninyong.

The site is composed of large open grassed areas, with tree plantings in groves, groups, rows and specimens, most of which have been planted by the current owners. On either side of the existing entry drive off Winter Street are large Hazelnut groves, also planted by the current owners. The Winter and Warrenheip street boundaries are defined by mixed mature tree plantings, while the Webbs Hill Road boundary is defined by mature trees at the east and west ends and a tall *Viburnum* hedge.

The extant driveway, gates, most of the outbuildings and other ancillary structures date from after 1991. There is an early brick outbuilding, possibly a detached kitchen or cool store, which stands just south of the house. Most of the trees and shrubs at the site were planted after 1991.

The former Mossmont Nursery originally occupied a much larger site. Although subdivision has removed the northern half of the original site, the remaining generous landscape setting contributes to an ability to appreciate the place's history as a nursery and pleasure garden at which the proprietor and his family resided. While much of the early planting, layout and infrastructure from the site's use as a nursery and pleasure garden have been lost, some early evidence remains including a mature elm (*Ulmus* sp) close to the house (northwest), a mature Holly in the turning circle garden bed, remnants of an early drive from the northeast corner of the property to the house, and early plantings along its length including six Cherry Plum trees (purple and green foliated varieties), a Liriodendron, and three Hawthorns. The dam beside the eastern boundary may also be an early or longstanding feature.

House

Mossmont House was constructed in four stages, from the 1850s or '60s to the 1990s. It is a timber house with a corrugated-steel roof with a complex gabled and hipped form.

The original part of the house was L-shaped and its front façade faces east, to Mt Bunninyong. The front (east) façade and north side elevations each have a gable-fronted bay. It extended several rooms back on the south side, beneath a hipped roof, with a cellar beneath the rear room. Walls are clad with timber weatherboards, with a decorative moulded edge. Foundations are of rubble volcanic stone, beneath ruled render, with red bricks at corners. The chimney, to the south side rooms, is of handmade brick with a simple corbelled top.

This original front façade is asymmetrical, with the steep gable to the south side, and a recessed transverse gable beside it. There is a double-hung windows with red and blue margin glazing in the front gable, which sits below a hood with rolled-metal roofing and a fretwork fringe. The front door and a simple double-hung window set to the side of the gable. The front door has the classic two-over-two panels with bolection mouldings, typical of the mid-to-late Victorian period. It sits within a surround with red and blue flashed glass.



Figure 14. Original front (east) façade of Mossmont. (Landmark Heritage, 2022)

There is a vertical weatherboard stop between the north-east corner room and those to its rear (west), indicating that the house was extended in this location, adding two small rooms which face north. This early addition has the same decorative weatherboard profile, and a similar chimney of handmade bricks with a simple corbelled top.



Figure 15. Early (east) end of the north elevation. The division between the first and second stages of the house is just left of the gable. (Landmark Heritage, 2022)

These first two sections of the house were wrapped in a continuous return verandah. Its original extent is shown in the earliest known historic photo (see Figure 5). At that time, in the late 1860s or early 1870s judging from the clothing, the house was quite plain in detail compared to today, with the front window hood and return verandah the only ornament. As Francis Moss and his family apparently resided here prior to purchasing the freehold in 1869, it is likely that the first stage of the house was modest, and only after 1869 was it extended and the verandah added or embellished with new posts and cast iron enrichments. Embellishments such as the coloured margin glazing to the front window,

and the front door and surround may also date to this period, as they are far more elaborate than was typical in the 1850s or early 1860s. Even the clear window glazing to other windows in this section, with large single panes in each sash, is unlikely to date from earlier than the 1870s. Conversely, the metal hood over the front window, with its concave profile and rolled seams, is more typical of 1850s verandahs and entry porch roofs, so it may be one of the earliest decorative features of the house. Compare, for example, to similar rooflets over bay windows at the Pilots' Cottages, Queenscliff, of 1854 (VHR H1618).

The verandah has a concave roof. The posts are open frames with built-up capitals, emulating Regency-era cast-iron columns. At the centre of each post is an oval element, similar to those seen in balustrades. Above it is a cast-iron rinceaux frieze, set in a timber frame as was popular in the 1870s. Above each capital is cast filigree monograph of 'F S M', believed to stand for Francis and Sarah Moss. It appears to come from a different source than the other, heavier cast-iron enrichments. The verandah beam to the front (east) façade retains a dentilated moulding, though it has been lost on the north side. The early part of the verandah floor, to the eastern half of the house, has been replaced with concrete and a tile edging.

This photo also indicates that further ornament was added after this time, including the distinctive openwork timber bargeboards and finials, which give the house its current Gothic Revival appearance, and the complex curved timber eaves brackets. These were installed during the Moss family's ownership (as indicated by Figure 8), likely in the 1870s or '80s. At some point, prior to 1920, the shingle roof was covered with corrugated iron cladding, and round metal vents were installed along the ridge line.

The second family to own Mossmont, the Calfs, made a small addition early in their ownership (c. 1920s). This is the living room, which occupies a gabled bay on the north side of the house. In conservative fashion, the elements of the westernmost bay of the verandah were reused to return against this projecting room. The nineteenth-century details were not copied, so this bay has no eaves brackets, and windows to the gable end are a bank of three narrow double-hung windows with different proportions to earlier windows.

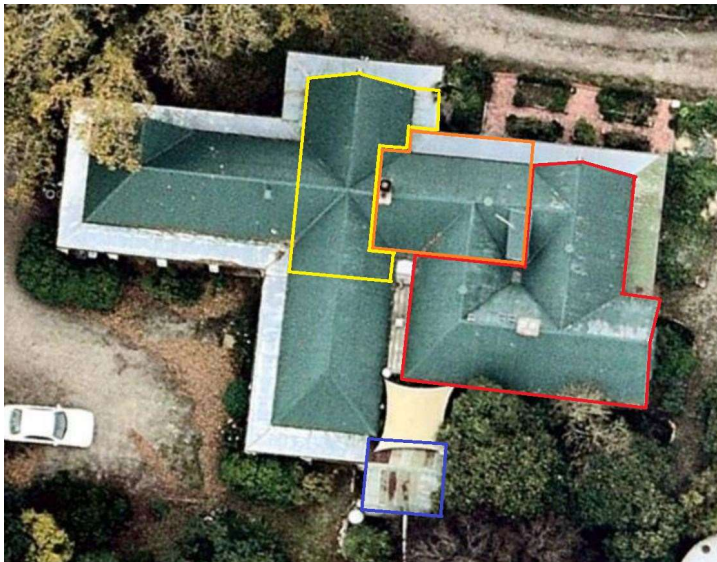


Figure 16. Roof plan with indication of the first three stages of construction: Red – the first stage of the house of c1850s-60s (possibly including a return verandah); Orange – second stage of two rooms, c1969-70s; Yellow – c1922 living room with the reconfiguration of the west end of the verandah; Blue – early 20th-century outbuilding. The rest of the house dates to 1993. (Adapted from Nearmap, 2020)

The most recent section of the house is an extension, added in the early 1990s. It has two parts: a western wing housing a new kitchen, family room and laundry, and a master bedroom wing to the south. Both

extend off the c1920s living room. The 1990s addition copies the materiality and details of the nineteenth-century part of the house. This includes the extension of the verandah, so that it now wraps around the entire 1920s addition and the 1990s addition.

The southern wing of the 1990s extension nearly touches an early outbuilding. This small building has (overpainted) brick walls, and a weatherboard clad gable end. It is not clear when it was built, but the bricks seem relatively well-fired, suggesting an early twentieth-century date. It is in a fair to poor condition, particularly the timbe-framed roof and gable cladding, and it has lost all windows. The north side of the building has been covered by fake stone.

Comparative analysis

Setting

Mossmont Nursery was among one of a small number of early nurseries in the Ballarat region responsible for supplying plants to meet the demand of the growing townships and farms in the years following the local gold rushes

Other prominent early nursery proprietors in Ballarat, in addition to Moss, were nursery proprietor and seed merchant Thomas Lang (1815-1896) and horticulturist, nursery proprietor and editor William Elliott (1813-1897). Lang arrived in Ballarat in 1855. Initially trading in general stores from premises in Bridge Street, in 1857 he established a small nursery by the Yarrowee Creek in Bridge Street. By 1860 he had a nursery of about 20 acres at Warrenheip, which by 1872 had doubled in size, making it one of the largest nursery enterprises. The nursery sold both large quantities of fruit trees as well as vegetable seeds, ornamental trees. By 1868, Land had established a Melbourne outlet. (Aitken 2002: 359-360) Elliott migrated to Victoria from England in 1853. In 1860 he joined Lang as partner in his Ballarat nursery. Both Lang and Elliott were prominent members of the Ballarat Horticultural Society (estab. 1859). Both Lang and Elliott are known to have supplied plants for public gardens and street tree planting in Ballarat, including the Ballarat East Town Hall Gardens in the 1860s. (Aitken 2002: 199-200)

Established in 1853, Mossmont was one of the earliest nurseries supplying fruit and ornamental trees in Ballarat, with Thomas Lang's nursery established slightly later in 1857, and by 1860 becoming a nursery of a similar size to Mossmont (20 acres). The site of Thomas' Lang's first nursery at Bridge Road has long been built over, along with the Yarrowee Creek itself. It is not known if evidence survives of his nursery in Warrenheip (in Moorabool Shire), but no reference can be found to in the Victorian Heritage Database, nor is its precise location known.

Mossmont is also among the earliest nurseries established in Victoria. Victoria Nursery in Richmond, established by one of Victoria's pioneer nursery proprietors James Rule, was one of the earliest nurseries, established in 1850 or so it was claimed in his 1857 catalogue (Aitken 2002: 526). Smith's Nursery at Riddells Creek (VHR H2060) in Macedon Ranges Shire was established in 1863 at Riddells Creek. Smith's Nursery is acknowledged as one of the earliest nurseries established in Victoria outside of metropolitan Melbourne. Like Mossmont and Thomas Lang's nursery, Smith's Nursery also supplied fruit and ornamental trees. Although established later than Mossmont, Smith's Nursery is distinguished for its retention of early evidence of its original display garden including sizable tree and bulb collections. Both nurseries were in operation for a similar time span of around 60 years; Mossmont from 1853 to 1916; Smith's nursery closed in the 1920s.

House

The two most striking features of Mossmont are its elaborately carved and pierced bargeboards and the verandah detail with openwork posts and monograms in the frieze above. As discussed in the history and description, we know that the bargeboards were an early addition to the house and the verandah iron probably was as well. They represent two different architectural styles, with the openwork posts characteristic of the Victorian Regency style, while bargeboards are a common attribute of the Gothic Revival style. The massing of the house, with its steep gables, is also in keeping with the Gothic Revival.

The earliest architectural styles to be introduced to Australia were the Georgian and Regency, which were interlinked classically derived styles imported from Britain. The more restrained Regency style can be considered the final expression of Georgian architecture. While the reign of King George III ended in 1811, and the Regency period ended in 1820, these styles continued to be used in the colonies for both simple and grand houses into the 1850s and even the 1860s (Apperley et al. 1989:28).

Like Georgian, Regency buildings were characterised by symmetry and pleasingly harmonious proportions based on classical antecedents. Frequently the low-hipped roof was partly concealed behind a simple parapet, with simple projecting mouldings. Many houses had a concave or ogee-profile verandah roof, though grander houses might have a portico and frontispiece (Apperley et al. 1989:46).

Verandahs were supported on classical columns, chamfered posts, or flat openwork columns (or more accurately, pilasters). The first two were most common in Victoria, while areas settled earlier, such as Tasmania and New South Wales, featured many 1850s and '60s houses with openwork columns as seen at Mossmont. The earliest examples of such verandahs had hand-carved timber openwork columns, and this transitioned to cast-iron versions starting in the 1830s. Early examples in Victoria, with unembellished timber openwork columns, are seen at Maretimo of c1854, Portland North (VHR H242), and Glenara of c1857, Bulla (VHR H625). Maretimo has an austere parapeted form, while Glenara has a roof form typical of the Italianate style.



Figure 17. Maretimo, Portland North, built c1854. (Heritage Victoria, 2008)



Figure 18. Glenara, Bulla, built c1857. (Heritage Victoria, 1983)

The earliest cast-iron verandah ornaments were light and sinuous, derived from British wrought and cast-iron decoration of the Regency period. Both custom designed and standard forms were imported from Great Britain in the 1830s for houses in New South Wales and Tasmania. An early example of the openwork verandah posts in Victoria is seen on the c1853 section of Mill’s Cottage, Port Fairy. They were manufactured in Sydney. It was not until about 1860 that there was cast-iron production in Victoria (Lewis 2014). The form of the base and capital of Mossmont’s posts are very similar to Mill’s Cottage, though made of timber.



Figure 19. Cast-iron openwork verandah posts at Mills Cottage, manufactured by R Dawson, Sydney. (Landmark Heritage, 2021)

The original verandah details of Royal Terrace, 39-49 Brunswick Street, Fitzroy, designed by architect Charles Laing and built 1856-58, were similar to those at Mossmont. They had openwork posts with a decorative motif at the centre, and a frieze set within a timber frame. Considering the simplicity of the ornament – solely circles and crosses – it appears that all verandah elements were of timber, though the

first-floor window balustrades are probably cast iron and the palisade fence certainly was of iron. These details were replaced in 1892 when the terrace was remodelled.



Figure 20. Detail of a verandah in Royal Terrace, Brunswick Street, Fitzroy, of 1856-58, in 1866. (Davies & Co., State Library of Victoria)

The oval cast-iron enrichment, inserted in the centre of Mossmont's posts, bears a strong resemblance to a cast-iron openwork pilaster seen both in Tasmania and New South Wales, produced in Sydney by PN Russell (Robertson, 1994 Pl. 458).



Figure 21. Terrace house in Darlinghurst, Sydney, with cast-iron pilasters produced by PN Russell. (Landmark Heritage, 2022)

Perhaps the finest example of openwork verandah posts – though of timber and not cast iron – is seen in Buninyong, at Ballantrae, 7208 Midland Highway (VHR H551). It was built in 1857 and has carved timber bargeboards and finials based on a patternbook by English architect Augustus Pugin. The openwork timber verandah columns are unusual for their Gothic style. This combination of Regency openwork columns with an overall Gothic form and detail may have provided inspiration for the nearby Mossmont.



Figure 22. Ballantrae, Buninyong. Note the elaborate Gothic bargeboards and openwork verandah posts. (National Trust, n.d.)

As Lewis (2014) notes, Ballarat and Bendigo had a distinctive use of cast-iron openwork verandah columns, in contrast to other regional towns and Melbourne. The two most frequently seen cast-iron patterns in Ballarat are a strawberry pattern and an ornate openwork pilaster produced at Bendigo's Phoenix Foundry. Examples in Bendigo include Nyora, 59 Victoria Street, Eaglehawk, built in 1884.



Figure 23. Nyora, 59 Victoria Street, Eaglehawk (Bendigo). (Google Streetview,

Houses in the City of Ballarat also continued to be built with these details in the 1870s and '80s. For example, a c1870s timber house at 450 Wendouree Parade, Lake Wendouree, with openwork verandah columns was depicted in EG Robertson's book *Ornamental Cast Iron in Melbourne* (1967). This house was demolished in 1976, though some elements were salvaged and used for the replacement house.

The very same combination of cast-iron detail seen at Nyora in Eaglemont was used for a number of houses in Ballarat. A fine example from the late 1870s or 1880s is 24 Windermere Street, Ballarat Central (in HO168). It has all-iron posts with a rinceaux (running vine) pattern going up them, paired with combined cast-iron frieze and brackets. This contrasts with Mossmont's posts, which are timber with an inset cast-iron enrichment. And Mossmont's rinceaux frieze is of an earlier type, framed in timber with no brackets. While the house at 24 Windermere Street has a similar asymmetrical façade, with a projecting gable to one side, its hipped roof and front gable pitches are more in keeping with the mid-to-late Victorian Italianate style, and the gable bargeboard is more simply embellished with applied detail.



Figure 24. 24 Windermere Street, Ballarat Central. (Landmark Heritage, 2022)

There is another house, at 41 Grant Street, Ballarat Central, that has identical cast-iron openwork columns, frieze and brackets to 24 Windermere Street. It has a pierced gable bargeboard, though much simpler than Mossmont’s. The façade of this house has been altered by the introduction of a full-width bay window. It is not in the Heritage Overlay.



Figure 25. 41 Grant Street, Ballarat Central. (RealEstate.com.au)

The same posts, frieze and brackets were used at Kenfig, 112 Olliers Road, Mount Rowan, a fine brick homestead with crenelated “tower” feature (not in the HO, but appears intact).



Figure 26. Kenfig, 112 Olliers Road, Mount Rowan. (M Lewis, n.d.)

As noted, the only true Regency attribute of Mossmont is its verandah, while its steep gables and carved bargeboards added c1870 are Gothic Revival attributes. While not quite as intricate as the nearby Ballantrae example, the bargeboards are relatively unusual in design and level of carved detail.

The most common high-end Gothic Revival bargeboards take a cusped form, directly from Gothic church details. This type of bargeboard is seen, for example, at Invergowrie of 1846-50s, Hawthorn (VHR H195); Residence at 26 Finch Street of 1861, Beechworth (VHR H352); Longerengong Homestead of 1862, Longerengong (VHR H290); and Elcho Homestead of c1867, Lovely Banks (VHR H283).



Figure 27. Elcho Homestead. Lovely Banks. Note the cusped gable bargeboard.

Instead of the more academically correct cusped bargeboard form, Mossmont's bargeboards fall into a freer, picturesque category. This is seen on Gothic Revival houses and mansions such as The Hawthorns of 1845, Hawthorn (VHR H457); Coriyule of 1849, Curlewis (VHR H272); Barwon Grange of pre-1856, Newtown (VHR H1102); Glenfern of 1857, St Kilda (VHR H136); Residence at 39 Finch Street of c1862, Beechworth (VHR H353); and Residences at 39 & 41 Nicholson Street of c1858-69, Abbotsford (VHR H142). The most similar of these examples to Mossmont's bargeboards, in its exuberance and

freedom, are those of the Abbotsford houses, which were similarly thought to have been designed by a builder and not an architect.



Figure 28. Bargeboard of 39 Nicholson Street, Abbotsford. (Heritage Victoria, 2008)

Even compared to these other ‘free’ examples, Mossmont’s bargeboards veer even farther from academic Gothic. In fact, they are most closely related to the classical rinceaux pattern of the cast-iron frieze of the verandah. Their Gothic nature is almost solely attributable to their pierced form.

Mossmont’s heavy gable finials, with a pineapple motif to the pendant part, on the other hand, is more in keeping with more formal examples of the Gothic Revival such as Barwon Grange or even Ballantrae.

In conclusion, Mossmont illustrates a relatively early use of flat openwork verandah columns, a feature that came to exemplify the architectural independence of regional cities Ballarat and Bendigo when columns of this type were massed produced of cast iron in the 1870s and ‘80s. The sparing use of cast-iron enrichments for the columns and frieze illustrate a period when cast iron was not as widely available. These elements themselves are rare examples of early cast iron, which was lighter and more delicate than the kind that became widely available later in the century. The carved timber bargeboard is a very unusual and creative adaptation of a decorative detail generally associated with the Gothic Revival style, but here it has been adapted to blend seamlessly with the classical rinceaux frieze of the verandah. The enlargement of the house in several stages, and the concurrent addition of embellishments, such as the later bargeboards, illustrate the expansion of Francis Moss’s business and wealth.

Assessment of significance

The following statement of significance has been expressed in regard to the ‘Model’ or HERCON heritage criteria.

What is significant?

Mossmont’ 1207 Winter Street, Buninyong, is significant including the following elements:

- The early extent of the house, constructed c1850s to c1922
- The landscape setting
- Remnants of the early drive from the northeast corner of the property to the house

- Early plantings: mature elms (*Ulmus sp*) close to the house (northwest), mature Holly in the turning circle garden bed, early plantings along the length of the former drive including six Cherry Plum trees (purple and green foliated varieties), a Liriodendron, and three Hawthorns.

The brick outbuilding on the south side of the house is a contributory element of the site.

The 1990s extension to the house, as well as the extension to the verandah and bargeboard to the central gable on the north elevation, are not significant.

How is it significant?

Mossmont house and garden are of historical (including associational) and aesthetic significance to the City of Ballarat.

Why is it significant?

Mossmont house is aesthetically significant due to its verandah enrichments and bargeboards. The verandah has a relatively early use of flat openwork columns, a feature that came to exemplify the architectural independence of regional cities Ballarat and Bendigo when columns of this type were massed produced of cast iron in the 1870s and '80s, in contrast to the rest of Victoria. The sparing use of cast-iron enrichments for the columns and frieze illustrate a period when cast iron was not as widely available. These elements themselves are rare examples of early cast iron, which was lighter and more delicate than the kind that became widely available later in the century. The carved timber bargeboard is a very unusual and creative adaptation of a decorative detail generally associated with the Gothic Revival style, but here it has been adapted to blend seamlessly with the classical rinceaux frieze of the verandah. (Criterion E)

The place as a whole is historically significant for the evidence it provides of the earliest known nursery established in the Ballarat area, which was responsible for the supply of ornamental and fruit trees for the rapidly developing town and farms and, after they permanently reserved the land as Public Gardens in 1889, to the Buninyong Botanic Gardens. The enlargement of the house in several stages, and the addition of embellishments, such as the later bargeboards, illustrate the growing prosperity of Francis Moss's business. (Criterion A)

The place is significant for its historic association with Francis Moss, a notable figure in the early development of horticulture in Buninyong and the wider Ballarat area. (Criterion H)

Statutory recommendations

In recognition of the local heritage significance of Mossmont house and garden at 1207 Winter Street, Buninyong, it should be protected in the Ballarat Heritage Overlay.

Extent of overlay: an appropriate curtilage would be to the property boundaries, three of which (east, south, west) are consistent with the original site boundary. Although reduced from its original extent, this would enable appreciation of the dwelling set in a landscaped setting as it would have been during the operation of Mossmont as a nursery from the 1850s and nursery with pleasure garden by the 1870s.

Tree controls: Yes – mature elm near the house, the Liriodendron, mature Flowering Plum trees and Hawthorns along the driveway.

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BALLARAT PLANNING SCHEME

28/02/2019
GC117

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0
28/02/2019
GC117

Application requirements

None specified.

2.0
Proposed
C240ball
Part 1

Heritage places

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

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	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

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?
	214 Armstrong Street South, Ballarat Central Synagogue	-	-	-	-	-	Yes Ref No H106	No	No
HO8	2-4 Barkly (Cnr Princes Street), Ballarat East	-	-	-	-	-	Yes Ref No H1493	No	No
HO9	Former Ballarat East Free Library 25-29 Barkly Street, Ballarat East	-	-	-	-	-	Yes Ref No H1493	No	No
HO10	Lamp Post Barkly Street and East Street Intersection, Ballarat East and Bakery Hill	Yes	No	No	Yes	No	No	No	No
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

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?
	108 Burnbank Street, Lake Wendouree						(On National Estate Register)		
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
HO23	Former Ranger Barracks 1-61 Curtis Street, Ballarat Central	-	-	-	-	-	Yes Ref No H1949	No	No
HO24	Former South British Insurance Co. Ltd.	Yes	No	No	Yes	No	No	No	No

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	211 Dana Street (cnr Armstrong Street South), Ballarat Central								
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	-	-	-	-	-	Yes	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
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 9/3 Dawson Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H107	No	No
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	-	-	-	-	-	Yes	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	1104 Eyre Street, Newington								
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
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

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?
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

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?
	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

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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 Royal South Street Memorial Theatre, Academy of Music 17 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H648	Yes	No
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

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?
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) 101-103 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO81	Former J J Goller & Co 114 Lydiard Street North, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO82	Former Warehouse	Yes	No	No	Yes	No	No	No	No

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

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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

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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
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	-	-	-	-	-	Yes Ref No H997	No	No

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	501 Sturt Street, south-west corner of Dawson Street, Ballarat Central								
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 36-38 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
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

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	113-121 Sturt Street, Ballarat Central								
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
HO121	House 704 Sturt Street, Ballarat Central	Yes	No	No	Yes	Yes - fence, coach house/stable	No	No	No

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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	Yes	No	No	Yes	No	No	No	No

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	111 Webster Street, Lake Wendouree						(Garden on National Estate Register)		
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

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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 120 Hillcrest Road, Nerrina	Yes	No	No	Yes	No	No	No	No
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	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

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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 Elms, Bhutan Cypress boundary plantings	Yes	No	No	No	No
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

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HO154	<p>Avenue of Honour and Arch of Victory</p> <p>Including all memorial name plaques, the Memorial Cairn and Cross of Remembrance, the Memorial Rotunda and Roll of Honour, and the Memorial Wall.</p> <p>Ballarat-Burrumbeet Road, Alfredton, Cardigan, Windermere, Weatherboard, Burrumbeet and Lucas.</p>	-	-	-	-	-	<p>Yes</p> <p>Ref No H2089</p>	No	No
HO155	<p>Stone Mileposts</p> <p>Glenelg Highway (between Ballarat and Scarsdale), Smythes Creek and Delacombe</p>	-	-	-	-	-	<p>Yes</p> <p>Ref No H1701</p>	No	No
HO156	<p>Former Redemptorist Monastery</p> <p>300 and 300B Gillies Street North, 1320 and 1322 Howitt Street, and 11-37 Monastery Drive (NE Corner Howitt and</p>	Yes	No	No	Yes	No	No	No	No

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	301 Wendouree Parade, Lake Wendouree								
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	No	No	Yes	Yes	No	No	No	No

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HO164	West Ballarat Heritage Precinct Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO165	Victoria Park Heritage Precinct Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO166	Central Ballarat Heritage Precinct Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO167	Sturt Street Heritage Precinct Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	Yes	No	Yes	Yes	No	No	No	No
HO168	South Ballarat Heritage Precinct	No	No	Yes	Yes	No	No	No	No

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	Ballarat Planning Scheme Heritage Control 2004								
HO169	Waller Estate Heritage Precinct Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO170	Soldiers Hill Heritage Precinct Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO171	Lydiard Street Heritage Precinct Incorporated plan: 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 Incorporated plan:	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO173	Mount Pleasant / Golden Point Heritage Precinct Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO174	Black Hill Heritage Precinct Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO175	Humffray Street Heritage Precinct Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO176	Bridge Mall / Bakery Hill Heritage Precinct Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	Yes	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Ballarat Planning Scheme Heritage Control 2004								
HO178	Ballarat East Civic Heritage Precinct Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO179	Eureka Street Heritage Precinct Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO180	Learmonth Heritage Precinct Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO181	Buninyong Heritage Precinct Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	Yes	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	904 Macarthur Street (cnr Creswick Road), Ballarat Central								
HO183	St Aidan's Heritage Precinct Incorporated plan: Ballarat Heritage Precincts Study Part A 2006	No	No	Yes	Yes	No	No	No	No
HO184	Colpin Avenue Heritage Precinct Incorporated plan: Ballarat Heritage Precincts Study Part A 2006	No	No	Yes	Yes	No	No	No	No
HO185	Dowling Street Heritage Precinct Incorporated plan: Ballarat Heritage Precincts Study Part A 2006	No	No	Yes	Yes	No	No	No	No
HO186	Old Showgrounds Heritage Precinct Incorporated plan: Ballarat Heritage Precincts Study Part A 2006	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO187	Creswick Road/Macarthur Street Heritage Precinct Incorporated plan: Ballarat Heritage Precincts Study Part A 2006	No	No	Yes	Yes	No	No	No	No
HO188	Barkly Street/Humffray Street South Heritage Precinct Incorporated plan: 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 3 Humffray Street South, Bakery Hill	-	-	-	-	-	Yes Ref No H401	Yes	No

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

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	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

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?
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 th C and early 20 th 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

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?
	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

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?
	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 62 & 73 Yarrowee Street, Sebastopol			160 and 168 Albert Street					
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	Former Eureka Lead Gold Sluicing	Yes	Yes	No	Yes	Yes	No	No	No

PS map ref	Heritage place	External paint controls apply?		Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
		Yes	No							
Expirey date: 31 March 2021	413 Lefven Street and Crown Allotment 22C Section AA, Nerrina 1020 La Trobe Street, Delacombe Statement of Significance: Former Eureka Lead Gold Sluicing Company Pumping Site Statement of Significance, 2019									
HO225	Ballarat Saleyards (former) Former Eureka Lead Gold Sluicing Company Pumping Site	Yes	Yes		No	Yes	Yes	No	No	No
HO229	'Mossmont House and Garden' 1207 Winter Street, Buninyong Statement of Significance 'Mossmont House and Garden' Statement of Significance	No		No	Yes- Mature specimens of Elm (<i>Ulmus sp.</i>), Tulip Tree (<i>Liriodendron tulipifera</i>), Flowering plum trees (<i>Prunus sp.</i>), Hawthorns (<i>Cratageus sp.</i>) and Holly	Yes	Yes- the brick outbuilding on the south side of the house.	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO230	<p>St Mark's Anglican Parsonage</p> <p>201 Melbourne Road, Brown Hill</p> <p>Statement of Significance</p> <p><i>St Mark's Anglican Parsonage Statement of Significance (Landmark Heritage Pty Ltd., November 2022)</i></p>	No	No	Yes- Mature Dutch Elm (<i>Ulmus x hollandica</i>) and English Oaks (<i>Quercus robur</i>)	Yes	No	No	No	No
HO231	<p>Holmes Street Residential Precinct</p> <p>7,9,11,13,15,17,19 Holmes Street, Ballarat Central including bluestone kerbs and spoons on both sides of Holmes Street</p> <p>Statement of Significance</p> <p><i>Holmes Street Residential Precinct Statement of Significance (Landmark Heritage</i></p>	No	No	No	Yes	No	No	No	No

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
G229ball Proposed C240ball

Name of document	Introduced by:
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
<i>Holmes Street Residential Precinct Statement of Significance (Landmark Heritage Pty Ltd., November 2021)</i>	<i>C240ball Part 1</i>
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

BALLARAT PLANNING SCHEME

Name of document	Introduced by:
Lake Federation Resort Draft Master Plan A C511 CP 055b, dated August 2004	C64
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>Mossman House and Gardens Statement of Significance (Landmark Heritage Pty Ltd., November 2022)</i>	C240ball Part 1
Plan for the future development of the Western Freeway titled "Proposed Works Area" and dated 26/7/2000	C13
<i>St Mark's Anglican Parsonage Statement of Significance (Landmark Heritage Pty Ltd., November 2022)</i>	C240ball Part 1
<i>Victory House and Garden Statement of Significance (City of Ballarat, May 2023)</i>	C240ball Part 1

St Mark's Anglican Parsonage Statement of Significance, November 2022

Heritage Place:	201 Melbourne Road, Brown Hill	PS ref no:	HO230
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What is significant?

The former St Mark's Parsonage, 201 Melbourne Road, Brown Hill, is significant. It was designed by Henry R Caselli, who was both Ballarat Diocesan architect and designer of many of Ballarat's finest secular buildings and built by J Thornton. It was originally intended to serve as the residence of the minister for both St Mark's Church of England at Brown Hill and St John's Church of England at Little Bendigo (now Nerrina).

The land was purchased by church trustees in 1870, and tenders to construct the parsonage called in 1871, but it was not completed until 1874.

The parsonage was occupied by Reverend (later Archdeacon) Christopher Allanby until 1914, and continued to serve as a parsonage until 1940, at which time it became a private residence.

The following elements of the place are of heritage value:

- The 1872-74 original extent of the brick house, and the c1890s addition to the south-east corner.
- The elevated setting, with views to the west to Ballarat Central, ringed by an avenue of mature Dutch Elm (*Ulmus x hollandica*) and English Oak trees (*Quercus robur*) planted prior to 1934.

The 2003 rear (east) extension, outbuildings and recent plantings are not of heritage significance.

How is it significant?

The former St Mark's Parsonage is of historical, technical, and aesthetic significance to the City of Ballarat.

Why is it significant?

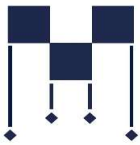
Historically, the former parsonage illustrates the early development of Brown Hill and the efforts of the local Anglican community to establish their infrastructure including housing for their minister. The modest size and form of the house, with its simple Gothic Revival details including a pierced bargeboard and trefoil design to the bay window parapet, is indicative of the limited financial means of the sparsely populated and poor district in which it took three years to raise enough money to gradually complete the building. (Criterion A)

Technically, the former parsonage is an early example of cavity wall construction in the Ballarat area. This early adoption by prominent and prolific Ballarat architect Henry R Caselli indicates that he was open to useful new technologies as they appeared. (Criterion F)

Aesthetically, the former parsonage in its generous hillside setting ringed by early tree avenue plantings creates an attractive composition that illustrates the rural origins of Brown Hill. (Criterion E)

Primary Source

St Marks Anglican Parsonage Heritage Citation (Landmark Heritage Pty Ltd., 2022)



Landmark Heritage Pty Ltd

PO Box 507
Flemington, VIC 3031
Natica@landmarkheritage.com.au

St Mark's Anglican Parsonage Heritage Citation

2 November 2022

Place: St Mark's Anglican Parsonage, former (aka the Old Manse)

Address: 201 Melbourne Road, Brown Hill **Build date:** 1871-74

Architect: Henry R Caselli **Builder:** J. Thornton

Recommendation: Included in the Heritage Overlay to the cadastral boundaries.



History

Locality history

Brown Hill was part of the former municipality of Ballarat East, which also included the districts of Golden Point, Canadian and Eureka. In 1921 Ballarat East was amalgamated with Ballarat City. Brown Hill's main thoroughfare is Humffray Street North, originally known as Brown Hill Road and renamed Humffray Street in 1858 (Federation University 2020).

Brown Hill was established in 1851 as a small gold mining settlement on the eastern outskirts of Ballarat. It was founded upon the land of the Keyeet balug clan of the Wathaurung people, which had been occupied by squatter Peter Inglis from 1847 as the Warrenheip run (Federation University 2020).

The place name originated as Brownbill's diggings, named after an early gold discoverer, William Brownbill (*Victorian Places* 2015).

A school, named Eureka National, opened at the diggings in 1853. Four years later 'Brown's Hill' post office opened. The school became a common school in 1863 (*Victorian Places* 2015). In 1869, a Methodist church opened. The Brown Hill State School, designed by Henry Bastow, was built in 1877. It was later renamed Caledonian State School (*Victorian Places* 2015).

By 1924, a Methodist church, a Church of England, the Brown Hill Hotel (1857), two stores and a police station were in existence in Humffray Street (*Victorian Places* 2015).

Place history

The subject site is located at 201 Melbourne Road, Brown Hill, on parts of Crown Allotments 4 and 13, Section 210, Township of Ballarat East. Melbourne Road was also known as Victoria Street and Old Melbourne Road and was gazetted as the Western Highway in 1945 (*Ballarat East Township plan* 1957).

A survey in 1870 shows that the subject site originally comprised Crown Allotments 13 and 14, Section 210, Ballarat East Township (Reeves 1870). The 1870 survey shows two buildings in existence in that year on Crown Allotment 14 and one building in existence on Crown Allotment 13 (see Figure 1) (Reeves 1870). In later years, Crown Allotment 14 was renumbered Crown Allotment 4. Crown Allotments 4 and 14 have since been subdivided to form 201, 203 and 205 Melbourne Road.

Crown Allotment 13, approximately two acres, was first owned by C G Allanby and others in 1870. Crown Allotment 4 (previously Crown Allotment 14), approximately two roods, was surveyed on behalf of Albert Woodward in 1943 and owned by him in 1944 (Brown 1943; *Ballarat East Township plan* 1957). It appears that Crown Allotment 4 was occupied as a residence area as part of a miner's right and came to be owned by Woodward under the 1935 *Land Act* that allowed for conversion of residence areas to freehold (*Ballarat East Township plan* 1957). A parsonage to serve both St Mark's Church of England at Brown Hill and St John's Church of England at Little Bendigo (now Nerrina) was built on Crown Allotment 13 in 1872-74.

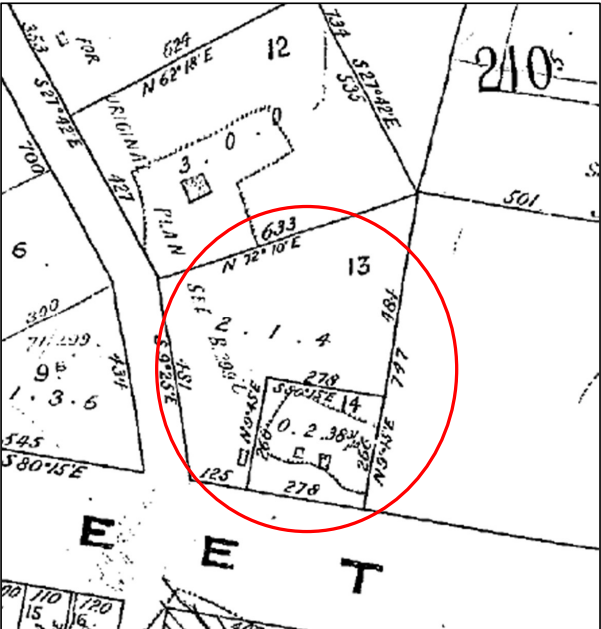


Figure 1. An extract from an 1870 survey plan showing two buildings in existence on Crown Allotment 14 and one building in existence on Crown Allotment 13. (Source: Reeves 1870)

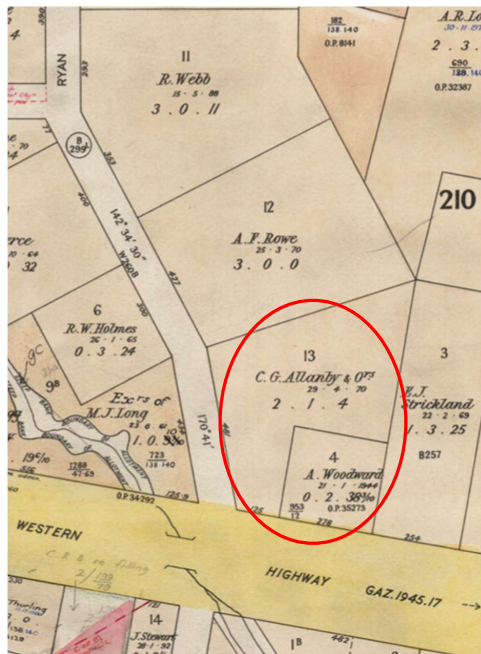


Figure 2. Showing the subject site, Crown Allotments 4 and 13, circled in red, and the names of the first freehold owners. (Source: Ballarat East Township plan 1957)

Land in Humffray Street North, Brown Hill, was reserved for St Mark's Church of England in 1862 and tenders for the construction of a timber church were called for in April of that year. Opening in the same year, the church functioned as the main church in the Church of England Brown Hill Parish (McKenna 2002:8). St Mark's was part of the Diocese of Ballarat, which was created in 1875 with Samuel Thornton appointed the first bishop. In 1862, Rev Christopher Allanby was made curate of St Paul's Church of England at Ballarat East, and in 1866 was appointed incumbent at St Mark's Church of England in Brown Hill (*Ballarat Star* 18 July 1912:5).

In May 1870, Christopher Gibson Allanby, John Philip Oscar Skogland, John Robert Lofven, Edward John Davy and Edward James Strickland, all of Ballarat, became the owners of Crown Allotment 13 (CT:V425 F834). The land was purchased with a view to building a parsonage for Rev Allanby on the site.

In 1870, the members of the Church of England at Little Bendigo and Brown Hill held a bazaar in aid of the parsonage fund (*Ballarat Star* 12 October 1869:2). The district in which the parsonage was to be built, reported the *Ballarat Courier*, was 'thinly populated and very poor'. The members of the church therefore felt compelled to appeal to the richer parishes for assistance (*Ballarat Courier* 15 February 1870:2).

In 1871, tenders were called by diocesan architect H R Caselli for the erection of St Mark's parsonage near Melbourne Road (*Ballarat Star* 20 October 1871:4). Later in that year, the *Ballarat Star* reported:

Operations will be immediately commenced to build a parsonage for the Rev. C. G. Allanby, who has charge of the two Episcopalian churches of Saint Mark, at Brown Hill and St John, at Little Bendigo. Mr H. R. Caselli is the architect, and the committee has accepted Mr J. Thornton's tender for stone and brickwork to the amount of about £200. The new parsonage will occupy a commanding position on the Melbourne road, between Messrs A. Rowe and E. Strickland's villa residences (Ballarat Star 7 November 1871:2).

In 1872, the construction of the parsonage, at the corner of Ryan Street, commenced. Caselli advertised in 1872 for tenders for carpenters and slaters to roof St Mark's parsonage (*Ballarat Star* 28 February 1872:3).

Additional fundraising events by church members were held in the early 1870s to raise monies for the completion of the parsonage, with a bazaar held in 1873 raising £75 (*Ballarat Courier* 17 May 1873:2). In 1874 Caselli called for tenders for the completion of St Mark's parsonage (*Ballarat Star* 10 August 1874:3).

Christopher G Allanby was listed as the owner and occupier of the subject building, which was addressed in Ryan Street, in 1872-73 (RB 1872-73).

The parsonage, described as 'delightfully situated', was advertised for lease in 1877 (*Ballarat Courier* 10 October 1877:3). It is believed that Rev Allanby was visiting England at this time. Minister William K Forbes and minister John Pitfield occupied the parsonage in 1879-80, when the site, described as a 'dwelling' in the rate book of that year, had a net annual value (NAV) of £24 (RB 1879-80). Allanby returned to live in the parsonage c1881.

Fundraising for the upkeep of the parsonage, including the organising of bazaars and concerts, continued in the 1880s and 1890s (*Ballarat Star*: 28 July 1882:2 and 3 October 1893:2; *Gippsland Times* 26 October 1883:3).

In 1891, Archdeacon C G Allanby married Alice Fletcher (*Sydney Morning Herald* 8 December 1891:5). This may have provided the impetus to enlarge the house, with a small addition at the rear (south-eastern) corner which contained a laundry and other utility areas.

This addition may correspond to a request for tenders in 1892 from architects Figgis and Molloy for additions to St Mark's parsonage for the Venerable Archdeacon Allanby, though these were described as weatherboard (*Ballarat Star* 1 June 1892:3). Alternatively, it is possible that the brick addition was somewhat earlier, while the 1892 addition was to the north-east corner of the house (NB: this timber lean-to was demolished c2000).

In 1900-01, the parsonage had a NAV of £30, a rise of £6 from 1891, evidencing the existence of the additions (RB 1900-01).

Allanby continued to be listed in the rate books as the owner and occupier of the subject property until 1911-12 (RB 1911-12). Rate books are not available for 1913 and 1914, but it is believed he lived in the parsonage until he retired and returned to England in 1914. By 1920-21, ownership of the subject property had passed into the hands of the trustees of St Mark's and St John's, Ballarat. The property had a NAV of £33 at this time (RB 1920-21).

In March 1940, Crown Allotment 13 passed into the ownership of the Ballarat Diocesan Trustees of Cathedral Buildings, and in May 1940 was sold to Henry Irving Pascoe. Sawmiller Albert Woodward and married woman, Ada Woodward, became the owners in December 1941 (CT:V425 F834). As mentioned above, in 1944 Albert Woodward also became the owner of Crown Allotment 4 (CT:V6682 F201).



Figure 3. Crown Allotments 13 and 4, in 1934. The Parsonage is indicated by an arrow. The western and southern boundaries are lined with trees and a driveway leads from Melbourne Road. The miner's right dwelling on CA 4 is visible just to the south-east of the Parsonage. (Australian Aerial Photography, MAP2803, Run 4, Frame 13338, 12 March 1934)

In 1952, Crown Allotments 4 and 13 were subdivided and divided between Donald Henry Woodward and John Wesley Woodward (CT:V425 F834 & CT:V6682 F201). Shortly after, that same year, sawmiller John Wesley Woodward of Ballarat became the owner of both Crown Allotment 4 and 13 (CT:V7766 F199). The occupiers of both allotments, a total of three acres, however, were listed in the rate books from 1941-42 to 1972 as Ada and Albert Woodward (Ballarat Heritage Services 2007).

Donald Henry Woodward proceeded to construct a new brick veneer house on his portion of CA 4, now 205 Melbourne Road. He gradually enlarged it, in 1969, 1973 and 1975 (City of Ballarat).

From 1972, both allotments were owned by schoolteacher Judith (Judi) Honor Francis Woodward of Bungaree. In January 1977, Judi Woodward applied to construct (presumably for her own use) a two-storey 'studio-residence for professional practice of artist-lecturer' at the northern edge of the block (City of Ballarat), but it appears this did not occur. Later that year, she married sheet metal worker James Michael Hill, and he was a joint owner until 1983 (CT:V7766 F199).

Together, in 1981 the Hills applied to construct a small glasshouse at the southern end of the property and to carry out extensive repair works to the former Parsonage. This work included: replacement of the existing slates with roofing iron, raising the level of internal valley gutter, replacement of windows (locations not indicated), underpinning the external wall in two places, inserting a dampproof course, making good floors, installing new ceiling joists, and making operative external drains around house (City of Ballarat). These works appear to correspond to photos provided by the previous owners that

shows the house with a new galvanized corrugated steel roof, window sashes removed, and a concrete mixer pouring a new floor slab in the north-west (front) room (see below). At this time, or somewhat later, three dormer windows were added to the original single dormer on the northern slopes of the roof (Pers. comm. M & C Sargent, 2022).



Figure 4. The former Parsonage undergoing works c1981. Note the new roofing, windows removed, and mixer pouring a concrete floor. (Collection of C & M Sargent)

In 1983, the property reverted to the sole ownership of Judi Hill, presumably following her divorce from James Hill (CT:V7766 F199). In 1993 Judi reverted to her maiden name (Ballarat Heritage Services 2007). According to local sources, the house was sabotaged due to an acrimonious divorce of Judi's father in the late 1970's, with all windows and doors removed (Pers. comm. M & C Sargent, 2022). Considering the building permit granted for the repair works, including window replacement, in September 1981, part of this dismantling may have simply been repair works that were started but not finished due to the relationship breakdown.

St Mark's Anglican Church in Humffray Street North, Brown Hill, was removed in 1985 and the associated hall was demolished. The land is now the residential 'Heritage Court' (McAlpin 2020:24).

The former Parsonage was purchased by Helen Jennings in 1995, and by Merrilyn and Colin Sargent in 2000 (McAlpin 2020:24; CT:V7766 F199). The Sargents carried out an extensive restoration of the house, which had been stripped of many elements and was in a poor condition by 2000.

They reconstructed the crenelated bay window to the front of the house on the basis of an old photo and a remnant piece of the parapet found on site.

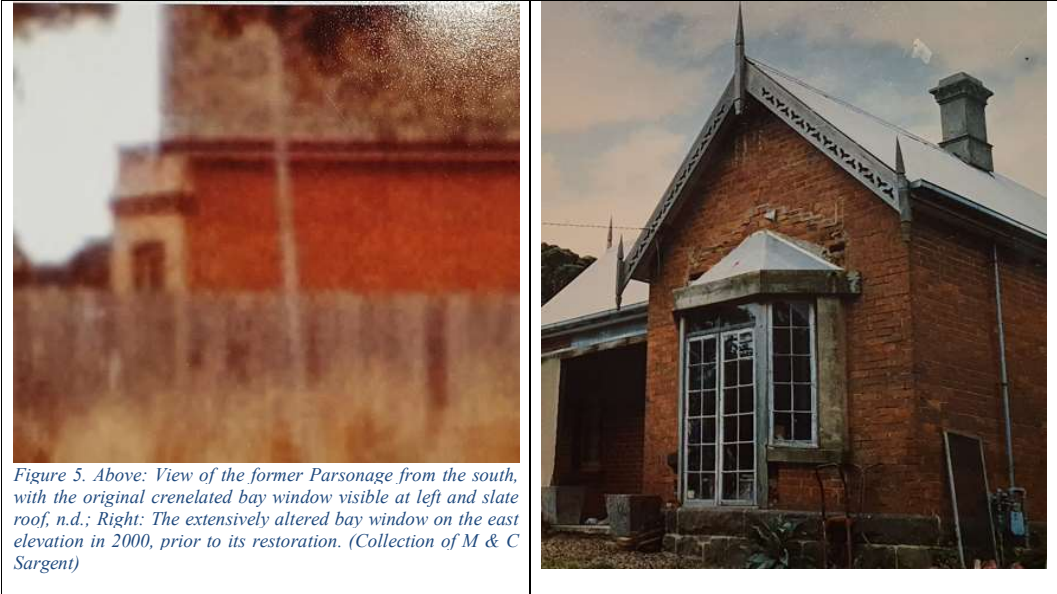


Figure 5. Above: View of the former Parsonage from the south, with the original crenelated bay window visible at left and slate roof, n.d.; Right: The extensively altered bay window on the east elevation in 2000, prior to its restoration. (Collection of M & C Sargent)

The Sargents also replaced the previously removed windows with those salvaged from a Victorian house in Sturt Street. Mouldings were added to non-original external doors. The front verandah was long-gone, so was reconstructed in a simple design with tessellated tiles in a pattern typical for Ballarat.

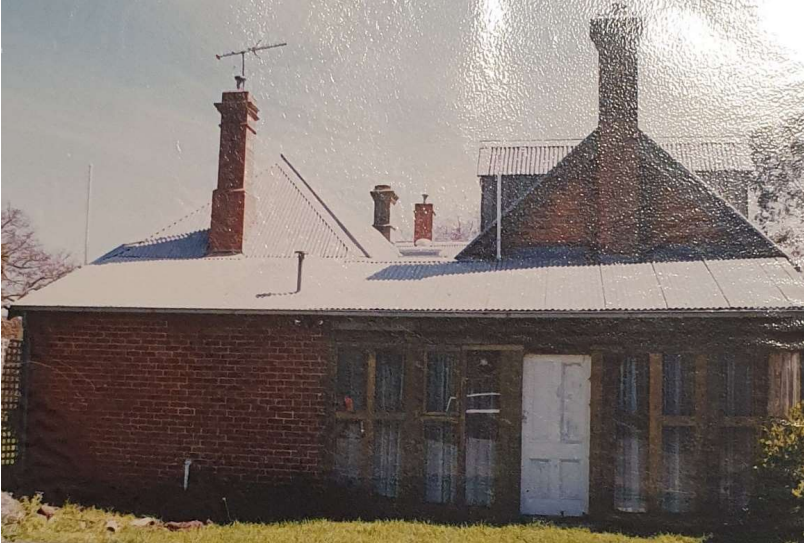


Figure 6. East (rear) elevation of former Parsonage in 2000, prior to demolition of the timber-framed part of the rear lean-to (at right). (Collection of M & C Sargent)

The Sargents removed the timber lean-to from the north-east corner of the house, and replaced it with a larger brick rear extension in 2003. A large garage-workshop to the south of the house dates to 2000 (Pers. comm. M & C Sargent, 2022).

Associations

Christopher Gibson Allanby, occupier 1872-1914

Born in Sorell, Tasmania, in 1836, Christopher Gibson Allanby came to Victoria aged 21 years. After working as a lay reader in Buninyong and St Peter's in East Melbourne, he became one of the first students trained for the Anglican priesthood at Moore College, then located at Liverpool, New South Wales. Dr Perry ordained Allanby and sent him as a curate to Ballarat in 1862 (*The Bulletin* 1917:14; *Herald* 29 July 1912:3).

On Allanby's retirement in 1914, the *Ballarat Star* summarised his life achievements:

A career of magnificent service to the Church and the Brown Hill parish will close on Saturday next, when the Ven. Archdeacon Allanby, who recently resigned from the charge, retires from active work of the Church of England. Archdeacon Allanby, accompanied by his wife and two daughters, sails for England by the R.M.S. Orsova on April 15, and intends to live at Croydon, near London, where they have many relatives and friends. The Archdeacon, who is now 77 years of age, has seen over 50 years' service in the church.

He was born in Tasmania, but came to Victoria in 1858, and after the usual preparation was ordained in 1862 by the late Bishop Perry. He was appointed to the incumbency of Brown Hill, at the same time acting as curate of St. Paul's Church for about four years. When he took charge of Brown Hill parish there was but the shell of the old schoolroom, the debt on which had not been paid off, and a tumble-down school at Little Bendigo.

During his incumbency he had built, and collected the money for, the erection of nine churches in the parish, viz., Lal Lal, Yendon, Warrenheip, Bungaree, Pootilla, Mollonghip, Brown Hill, and Nerrina (then called Little Bendigo), in addition to four schoolrooms and a parsonage.

In 1884 he was appointed Archdeacon of the Wimmera, which position he held for nearly 12 years, and was then made Archdeacon of Loddon, holding that important charge for some eight years. He still retained the charge of Brown Hill, although Archdeacon of the Wimmera and the Loddon dioceses. During the two archdeaconries the reverend gentleman was instrumental in building about 20 churches and several parsonages, most of the money of which was collected by him, travelling on foot. He regularly walked from 10 to 30 miles per day on rough roads, and told our representative, with a feeling of pride, that he had walked the whole of the ground from 10 miles beyond Stawell to the South Australian border. Asked as to the extent of his work in the Brown Hill parish, the Archdeacon stated that the parish comprised a wide area, being 30 miles long by 10 miles broad, and extending from Elaine to Meredith on the south, Daylesford on the north, and Moorabool on the east. He had walked every inch of his parish, and in the early days, when the roads were not roads, he had some trying experiences. Ballarat could only boast a few churches when he first arrived here...

He said he was very fond of England, and had been home on two occasions... (Ballarat Star 12 February 1914:6).

Allanby died in England in 1917. He had a small road named for him, Allanby Street, which is off Ryan Street and runs through to Bradbury Street. It is still shown on some maps of the area, but it has since fallen into disuse (McAlpin 2020:24).



Figure 7. Christopher Gibson Allanby, c1916. (Source: Photo by Walter Stoneman, National Portrait Gallery, London)



Figure 8. A photo taken outside St Paul's Anglican Church, Ballarat East. Pictured are Archdeacon Allanby (far left); Rev T A Colebrook; Canon Forster; Archdeacon Tucker; The Very Reverend Dean N Lindon Parklyn; and the Right Rev A.V. Green Lord Bishop, date unknown. (Source: Ballarat Historical Society 369.81)

Henry Caselli, architect

Henry Richard Caselli was born at Falmouth, Cornwall in 1816. The son of a naval architect, before Caselli arrived in Australia in 1853 on board the *Gazelle* he was apprenticed to a shipyard for seven years and later became a naval architect. On his arrival he stated his occupation as a ‘mast and block maker’. He worked for Lloyd’s Shipping Company as a surveyor in Geelong until 1854 then tried his luck on the Ballarat goldfields. After minor success digging for gold he returned to architecture, establishing an office in the Chamber of Commerce Buildings in Sturt Street, Ballarat. He designed many of Ballarat’s key buildings, such as the interior of the Ballarat Town Hall and Ballarat East Fire Station. He supervised the construction in Victoria of a number of churches designed by the English Gothic Revival architect Charles Hansom, and his church designs were strongly influenced by these. Caselli became the Ballarat Anglican Diocese’s architect, and designed for other denominations as well. He formed a joint practice with Charles D. Figgis in the early 1880s. Caselli died in 1885 at the age of 69 at Ballarat and is buried in the Ballarat Old Cemetery (Federation University 2022; Heritage Victoria 2008; *Ballarat Star* 4 March 1885:2).

Some of his religious designs in Ballarat and beyond include:

- Holy Trinity Anglican Church, Buninyong, 1861
- St James’ Anglican Church, Little Bendigo (Nerrina), 1864
- St John’s Anglican Church, Bungaree, 1869
- St Thomas Aquinas Catholic Church, 1872, designed with W.B. Tappin
- St Patrick’s Catholic Church, Gordon, 1872
- St John’s Lutheran Church, Ballarat, 1876
- Congregational Church (former), Ballarat Central, 1881 with Figgis
- St Alipius’ Catholic Church, Ballarat East, 1883 with Figgis (and the Presbytery of 1859, replaced in 1905)

He also designed churches in Snake Valley, Bacchus Marsh, Clunes, Creswick, Stawell, Beaufort, and at Lake Condah (Australian Christian Church Histories; M Lewis).

Description*Setting*

The former St Mark’s Parsonage stands on a sloping site, in an elevated position above both Melbourne Road and Ryan Street. The current block is an irregular polygon which is narrowest along the Melbourne Road frontage and then widens out to the north. As shown in Figure 3, in 1934 the driveway extended directly south from the rear of the Parsonage to Melbourne Road. Since that time its southern half has been diverted to curve to a new entrance on Ryan Street. The original outlet of the driveway is visible as a gap in the row of trees along the southern boundary.

This row of trees continues from the Melbourne Road boundary along most of the Ryan Street boundary. They are a mix of mature Dutch Elm and English Oak trees. They are visible in a semi-mature state in the 1934 aerial photo, so were definitely planted during the site’s time as a parsonage. There are 11 trees in all, included in the Ballarat Exceptional Tree Register as they are considered to be important historically and aesthetically.

The former Parsonage, now a private home, faces east, toward Ryan Street. To its south, along the western property boundary, is a large brick shed/garage built in 2000.

There is a lawn and a densely planted garden border directly around the house, most of it planted by the current owners. One exception is a Golden Ash on the south side of the house, which the owners surmise may have been planted to commemorate Allanby's Golden Jubilee as a priest in 1912.

House

The former Parsonage has a complex hipped and gabled roof form, currently clad in new corrugated steel (but originally slate). The front rooms sit beneath a transverse gabled roof with a projecting gable to the front. Rooms to the rear are below a hipped roof with an internal valley gutter. There are two small dormers near the rear of the north roof slope, and another hidden in the valley.



Figure 9. Front section of the former Parsonage, showing the two gables and one of the rendered chimneys. (Landmark Heritage, 2022)

There are several chimney types, indicating both hierarchy of rooms and build-dates. Near the front of the house are the two most prestigious chimneys, finished in cement render with a cornice resting on brackets. A rear chimney on the north side of the house has the same cornice type, but a face-brick shaft. The chimney of the c1890s extension, at the south-east corner of the house, is constructed entirely of hard red face bricks, with moulded “specials” forming a cornice at the top.

Walls are constructed of handmade red bricks with lime mortar jointing. They are set atop rock-faced bluestone foundations, except to the south-east corner extension, which has a brick plinth. All bricks are in a running bond, indicating cavity wall construction. The type of wall ties, if any, is unknown.

The front and side gables have a pierced timber bargeboards with a trefoil design and timber finial-pendant. The front gable features the carefully reconstructed canted bay window with a fine pierced trefoil detail to its parapet. A simple Victorian-style reproduction verandah shelters the other side of the front façade.

Most windows have flat brick arches and bluestone sills. As noted in the history, all window sashes are recent installations.

The 2003 rear addition imitates the form of the front façade, but is differentiated from the earlier parts of the house by a separate roof form and modern red bricks.

Comparative analysis

As noted in the History, the former St Mark's Anglican Parsonage was designed by prolific and esteemed Ballarat architect, Henry R Caselli. He was a skilled designer in a range of styles, producing fine classical banks, retail and office buildings, as well as Gothic Revival churches.

Among his oeuvre, the parsonages and other residential commissions are the most appropriate comparators. These include:

Dunvegan, 806 Mair Street, Ballarat Central (HO166) – A large rendered single-storey house of 1856-57 attributed to HR Caselli. It is elegant and restrained with an imposing masonry return verandah and pedimented entrance porch.



Figure 10. Dunvegan, Mair Street, Ballarat Central. (Google Maps, 2009)

El Tambo (Warringah), 80 Mercer Street, Queenscliff (VHR H1177) – A single storey stuccoed sandstone house with a hipped slate roof extending over the encircling verandah. Built c1860, its design is attributed to Caselli.



Figure 11. El Tambo, Queenscliff. (realestate.com.au, 2012)

Ceres, Coghlan Road, Learmonth – A single-storey classical revival mansion of 1864. It has rendered walls and freestone detailing to the entrance porch and canted bay window.



Figure 12. Ceres, Learmonth. (Homestolove.com.au, 2019)

Kent Villa (Cairnhurst), 24 Webster Street, Ballarat Central (HO166) – Henry Caselli’s home, built to his design in 1865 and extended c1900. It appears that the rear section is the 1860s part.

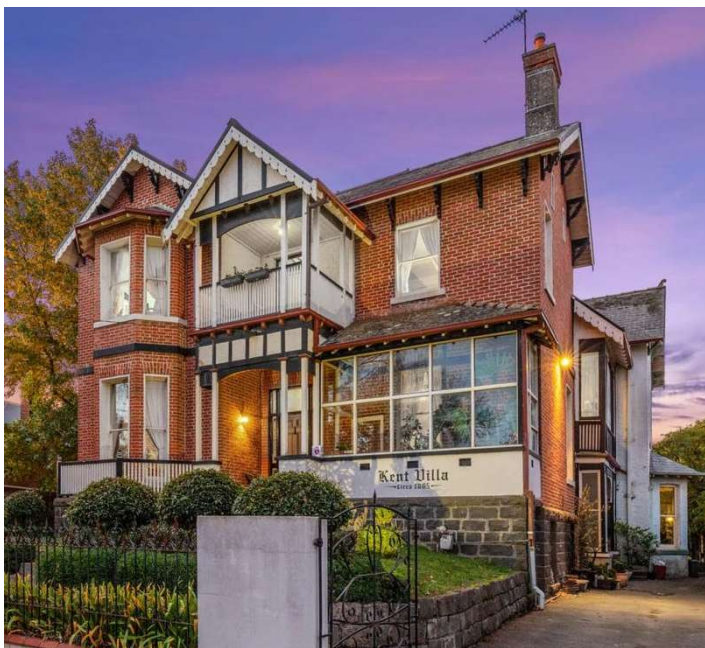


Figure 13. Kent Villa, Webster Street. (realestate.com.au, 2020)

Oaklands (Elsinore), 13 Hotham Street, Lake Wendouree (HO166) – A two-storey mansion of c1869 in a large garden with bluestone ground-floor walls and brick (overpainted) above. The roof form suggests it was built in two stages.



Figure 14. 13 Hotham Street, Lake Wendouree. (Google Maps, 2019)

Glenfine Homestead, Werneth (Golden Plains, VHR H1206) – a substantial, Gothically styled two-storey rendered bluestone residence designed in 1872.



Figure 15. Glenfine Homestead. (Pinterest, n.d.)

Congregational (Uniting) Church Manse, 505 Mair Street, Ballarat Central (HO90) – The adjacent church was designed by Caselli & Figgis and completed in 1882. The adjacent manse may also be their work, constructed around the same time. (Certainly, it does not date to 1862 as some sources suggest.)



Figure 16. Former Congregational Church Manse, Ballarat Central. (realestate.com.au, 2020)

Former Female Refuge, 183 Scott Parade, Ballarat East (VHR H1893) – A two-storey bichrome brick building of 1884 which is of state architectural significance as a notable example of the work of prominent Ballarat architectural firm Caselli & Figgis with unusual detailing around the windows.



Figure 17. Former Female Refuge. (Heritage Victoria, 2008)

In comparison to the other identified examples of Caselli’s (and Caselli & Figgis’) residential designs, the former St Mark’s Parsonage is very modest, most comparable in this regard to El Tambo, Queenscliff. This is understandable, considering the straitened financial circumstances of the local parish at the time it was built, and also because it is more likely for more substantial buildings to have an identified architect (as they are researched in more detail when considered for heritage listing).

That said, the former Parsonage shares its Gothic Revival style with Glenfine Homestead, the Congregational Church Manse, and possibly with the 1865 wing of Caselli's own home, though no specific design details are shared across these four buildings.

Due to its modest design, and the loss of information about original details such as the front verandah, as well as replacement of much of the original building material, it is clear that the former Parsonage is not significant at a local level for its architectural design per se.

The construction technique used to build the walls of the Parsonage, however, are of particular interest and significance. As noted in the description, they are cavity walls, as indicated by the running bond and confirmed by a 1980s photo held by the current owners.

Miles Lewis (2014: 60.4) reports that the first true brick cavity wall first appeared in Melbourne in 1867 and then spread rapidly in rural areas of Victorian in the period 1868-71. Early examples he documents include the 1873 'St Albans' homestead near Geelong (designed by architect JT Conlon), and the 1875 'Springfield' homestead in Berwick (architect, George Browne). Bendigo architect Robert Alexander Love is credited with many of the earliest surviving true cavity wall buildings, in Bendigo and Stawell, and was most likely the person who introduced this construction technique to the region, following his time in the United States. Examples include the 1868 St Matthew's Church, Stawell, the 1868 Bible Christian Chapel (now St Jude's Church of England), Upper California Gully (Bendigo), and the 1869-70 Stawell Grammar School. Prolific Bendigo architect WC Vahland was also an early user of this technique, beginning with 'Euroma' in 1870. Lewis does not record any examples in Ballarat.

Other examples of early cavity wall construction that are noted as having heritage significance for this reason (among others) include:

- Bendigo HO51 Ascot Park, 66 Taylor Street, Ascot – A c1872 two-storey house in a simplified Gothic Revival style with a variation of English Bond brickwork (rows of headers and stretchers) noted in an 1888 sale notice as having 'hollow walls'.
- Bendigo HO261 All Saints' Master's Residence, cnr Mackenzie and Forest streets, Bendigo – A two-storey high style Gothic Revival building designed in 1873 by architect Frederick Wyatt and built in 1877. It is significant as an early example of the use of cavity walls in Victoria.
- Moorabool HO100 'Pentland' house and garden, 85-87 Main Street, Bacchus Marsh – A single-storey Italianate house designed by Shire Engineer DA Little as his home in 1892. It is significant for its incorporation of a relatively early cavity wall.

While the former Parsonage, designed in 1871 and completed in 1874, is several years later than the first known examples of cavity-wall construction in Victoria, it is of a comparable age to other houses recognised as significant for their "relatively early cavity walls". Furthermore, it is the earliest example identified to-date in the City of Ballarat. The only other example found in the Hermes database is a 1930s house in the Colpin Avenue Heritage Precinct (HO184). The relatively early adoption of this new construction technique by Henry Caselli also helps to build a picture of him as an architect with an interest in innovation.

Assessment of significance

The following statement of significance has been expressed in regard to the ‘Model’ or HERCON heritage criteria.

What is significant?

The former St Mark’s Parsonage, 201 Melbourne Road, Brown Hill, is significant. It was designed by Henry R Caselli, who was both Ballarat Diocesan architect and designer of many of Ballarat’s finest secular buildings, and built by J Thornton. It was originally intended to serve as the residence of the minister for both St Mark’s Church of England at Brown Hill and St John’s Church of England at Little Bendigo (now Nerrina).

The land was purchased by church trustees in 1870, and tenders to construct the parsonage called in 1871, but it was not completed until 1874.

The parsonage was occupied by Reverend (later Archdeacon) Christopher Allanby until 1914, and continued to serve as a parsonage until 1940, at which time it became a private residence.

The following elements of the place are of heritage value:

- The 1872-74 original extent of the brick house, and the c1890s addition to the south-east corner.
- The elevated setting, with views to the west to Ballarat Central, ringed by an avenue of mature Dutch Elm and English Oak trees planted prior to 1934.

The 2003 rear (east) extension, outbuildings and recent plantings are not of heritage significance.

How is it significant?

The former St Mark’s Parsonage is of historical, technical and aesthetic significance to the City of Ballarat.

Why is it significant?

Historically, the former parsonage illustrates the early development of Brown Hill and the efforts of the local Anglican community to establish their infrastructure including housing for their minister. The modest size and form of the house, with its simple Gothic Revival details including a pierced bargeboard and trefoil design to the bay window parapet, is indicative of the limited financial means of the sparsely populated and poor district in which it took three years to raise enough money to gradually complete the building. (Criterion A)

Technically, the former parsonage is an early example of cavity wall construction in the Ballarat area. This early adoption by prominent and prolific Ballarat architect Henry R Caselli indicates that he was open to useful new technologies as they appeared. (Criterion F)

Aesthetically, the former parsonage in its generous hillside setting ringed by early tree avenue plantings creates an attractive composition that illustrates the rural origins of Brown Hill. (Criterion E)

Statutory recommendations

In recognition of the local heritage significance of the former St Mark’s Parsonage, 201 Melbourne Road, Brown Hill, the place should be protected in the Ballarat Heritage Overlay.

Extent of overlay: an appropriate curtilage would be to the property boundaries, three of which (west, north, south) are consistent with the original site boundary. This extent encompasses the avenue of trees, along the south and west boundaries.

Tree controls: Yes – avenue of Dutch Elm and English Oak trees.

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'VICTORY' HOUSE

742 Geelong Road, Canadian



Statement of Significance

What is Significant?

Victory House at 742 Geelong Road, Canadian is Significant. Elements which contribute to the significance of the place are:

- Victory House (dwelling) constructed c.1906 with c.1925 alterations (roof and verandah)
- Mature Cypress hedges
- Areas of archaeological potential associated with the c.1882 Hardy residence, the 1906 residence, garden elements and outbuildings.

How is it Significant?

Victory House at 742 Geelong Road, Canadian is of local historical and associative significance to the City of Ballarat.

Why is it Significant?

'Victory' house is associated with goldmining in the Canadian Gully of Ballarat Goldfield. The original dwelling on the site (a miners' residence) was constructed prior to 1889 on a miner's right for R.G Hardy, and the later dwelling 'Victory' was constructed c.1906 for James Wong Chung, manager of the adjacent You Hing mine (also known as Woah Hawp Canton mine between 1182-1896 and 1903-1915). The Canadian Gully, where the subject land is located is one of the earliest and richest areas within the Ballarat Goldfields, established in 1852, it experienced several successive waves of intense alluvial mining from the 1850s followed by deep lead quartz reef mining from the 1860s. The Edwardian dwelling 'Victory' and its smaller predecessor were both constructed within a productive goldmining landscape, surrounded by other miner's residences, also built on miner's

rights. The substantial Cypress hedge planted on the north, east and southern boundaries at the front of the house is contemporary to the date of Victory, and is the only surviving element of what was an intensively planted garden at the front of the house. The hedge served numerous functions, essential for providing privacy, reducing dust and noise associated with the mining landscape and providing a microclimate conducive to a successful garden. . While it is known that many Chinese made their homes temporarily and permanently on the Ballarat Goldfields, 'Victory' House is one of the only known surviving residences to be associated with Chinese involvement in quartz mining in Ballarat.(Criterion A)

The place has strong associations with the Wong Chung family, who built the c.1906 residence and held the property within the family for over 100 years (until 2008). The Wong Chung family (James Wong Chung, his wife Margaret and their six children) moved to the subject site in 1903 after James Wong Chung was appointed Manager of the adjacent Woah Hawp Canton Mine, having been working at the mine for several years. The family initially moved into the small miner's cottage located on the site, building the Edwardian dwelling in 1906 with winnings from the 1902 Melbourne Cup, won by 'The Victory', which the house was named after, as evidenced in the lettering of the transom above the front door. The Wong Chung family made a strong contribution to the local Chinese and broader Ballarat community, particularly in the Twentieth Century. James Wong Chung, as well as being the manager of the nearby Woah Hawp Canton Mine from 1902-1914, also worked as an interpreter for government, assisting and advocating in legal and other matters relating to members of the Ballarat Chinese community. The Wong Chung family were actively involved in the trade's union movement in Ballarat, with family members serving as the Presidents of the Textiles Union and Railways Unions, lobbying and advocating for worker's rights through their involvement in the Ballarat Trades Council for several decades. The house served as a meeting place for the Ballarat Chinese community in the early to mid-twentieth century. It is of local historical significance as an example of a residence which has housed six generations of the same Chinese family who contributed substantially to the local cultural and political life of Ballarat. It is of interest as a local social and cultural hub for the Chinese people of Ballarat in the early to mid-twentieth century. (Criterion A)

'Victory' house has the potential to contain historical archaeological features, deposits (including sub-floor) and artefacts associated with the construction and occupation of the former miner's residence (occupied by Edward Hardy c.1882-1889), although the structure is no longer extant. This physical evidence is not currently visible or understood, is of historical interest and could yield information through detailed investigation. 'Victory' house itself (c.1906) has high potential to contain archaeological evidence relating to the occupation period by the Wong Chung family (c.1906-2012). This includes demolished outbuildings, wash closets, garden features and fence lines. This physical evidence is not currently visible, is of historic interest and could yield information through investigation. Documentary evidence and oral history indicate that there may be a nineteenth century miners hut concealed under the modern fibre cement sheeting to the north west of the main house. The visible evidence does not suggest that the outbuilding dates from the nineteenth century, however destructive actions such as removing internal and external cladding may have the potential to reveal information through investigation and this information would be of historical interest to the City of Ballarat. (Criterion C)

Victory House has strong associations with Ballarat's Chinese community, which is comprised of those who are descended from, or have associations with Chinese migrants who settled in Ballarat. The Canadian Gully was the principal area around which Chinese miners were working

during the peak operations of the Ballarat Goldfields. The first Chinese miners established camps in the Canadian gully in 1852, and by 1855 there were an estimated 5,000 Chinese people working and living in the area, increasing to 10,000 by 1858. There were at least six distinct Chinese camps within the area, first associated with alluvial gold mining, and later associated with the Chinese owned and operated You Hing/Woah Hawp Canton mine. The association goes back over several generations and relates to the influential Chung family who opened their home to their home as a regular informal and formal meeting place for local residents of Chinese and mixed cultural backgrounds at a time when racial prejudices in the broader community often led to suppression of language, culture and traditions. The association is demonstrated by the numerous oral histories, local stories and publications which recall the large and small gatherings of the Chinese community held at the place over time, and the continuing importance of the place to Ballarat's Chinese community, expressed by sections of the Chinese Community in Ballarat (Criterion G)

Description

'Victory' house (c.1906) is a modest single storey double fronted weatherboard house built in the Edwardian period, altered to incorporate the current corrugated iron clad gable roof and integrated brick porch c.1925. A modest later timber skillion kitchen (c.1933) is set to the rear of the dwelling, and two overpainted brick chimneys survive to the rear, one associated with the original building and another on the 1933 skillion addition. A third (internal) brick chimney is located to the western portion of the building. A small addition covers the northwest verandah and steps leading from the skillion at the rear.



Figure 1 Facade 'Victory' house



Figure 2 View to the Mullock Heaps of the Woah Hawp Canton mine at the rear of the site

The dwelling is set on a large allotment which is located immediately east of the former Woah HaWP Canton mine site, evidenced now by remnant mullock heaps and disturbed ground, and remnant fruit trees. The dwelling addresses Main Road to the east. Substantial Cypress hedges are located on the north, east and southern boundaries, and a centrally arranged pedestrian gate is set into a modern but sympathetic timber picket fence. A gravel path leads from the pedestrian gate to the front of the dwelling, and the allotment is largely grassed.



Figure 3 View from front verandah - gravel path, front garden and Cypress hedges



Figure 4 Rear of dwelling and rear yard taken from Mullock Heaps to the rear associated with the former mine

The façade of the dwelling is clad in mock ashlar timber cladding, and symmetrically arranged with original double hung timber sash windows flanking an early 6 panelled timber door set within a typically Edwardian timber frame with glass sidelights and a with a blue rectangular transom with the word 'Victory' spelled out in cream coloured lettering.



Figure 5 Early front door and surrounds with 'Victory' lettering

The gable roof (replacing the earlier hipped roof and bullnose verandah) dates from c.1925 integrates the skillion verandah and brick porch with timber decking. The entire roof is clad in short sheets of corrugated iron and is in good condition. The porch (also c.1925) is skillion in form, with exposed rafters, supported on paired timber posts and brick piers. The three original brick chimneys survive, with the two to the rear having been overpainted. The original kitchen for the dwelling (a modest skillion to the rear with attached brick chimney) was originally separated by a breezeway but has been reclad and integrated into the remainder of the dwelling.

The dwelling retains its original windows on all elevations and is highly intact.

There is a small detached rectangular outbuilding with skillion roof to the north west of the dwelling. The structure is clad in fibre cement sheeting. Evidence of former buildings (in the form of concrete slabs) are evident in the rear yard along the western boundary and to the rear of the house.



Figure 6 View to outbuilding north east of dwelling from rear yard, also showing c.1933 skillion kitchen and brick chimney.

Integrity

The integrity of the place is very good. The cultural heritage values of the place can be easily read in the extant fabric. (September 2022).

Intactness

The intactness of the place is good. After 1925 the roof line was altered to form a single gable roof, with the original bullnose verandah and lace ironwork removed. In 1932-33, the kitchen block was demolished, and a skillion roofed kitchen was added to the house. There have been some changes to the internal configuration of the house. The northwest outbuilding is clad in modern fibre cement sheeting. (September 2022).

Condition

The condition of the house is good. (September 2022).

History

Ballarat

The Ballarat region has been the home of the Wadawurrung People for tens of thousands of years. In 1837 the first Europeans came to the area. In 1851 the first publicized discovery of gold was recorded and a gold rush began. As news reached the world, Ballarat gained an international reputation as a rich goldfield, and there was a huge influx of immigrants, including from Ireland, China, Europe and North America gathering in a collection of makeshift towns around the creeks and Hills.

Canadian Gully

Canadian Gully, located in Canadian, is one of a series of gullies emerging from the White Horse Ranges. Canadian Gully was first mined in 1852 and contained some of Ballarat's richest gold discoveries. The rich Canadian gold lead, mined from 1852, was reputedly named after a man called Canadian Swift. The lead ran southwards, east of Canadian Creek where it crossed the Buninyong Road, branching into lesser leads as it passed by Sovereign Hill. The richest section of Canadian Lead was near today's Ellsworth Street, which formed the municipal boundary between Ballarat City and Buninyong Borough (later Buninyong Shire), putting part of Canadian in both municipalities. Rich as it was in gold, Canadian was not well regarded. Buninyong Road north of Ellsworth Street was at times a morass, and in the south of Golden Point there was a lepers' camp. As a result, families in Canadian had no local school, and children were sent to the Eureka Street, Golden Point, and Richards Street schools (*Victorian Places* 2015).

Chinese involvement in mining

Canadian was the focus of mining in Ballarat by Chinese. After gold was discovered in September 1851, Chinese miners arrived from 1852, with between 2,000 and 5,000 on the Ballarat goldfield by 1855. In 1858 the Chinese population reached its peak of just under 10,000 individuals, of these only two were women. About 50 per cent lived in the township of Ballarat, clustered in six Chinese camps, located at Golden Point, Red Hill, Canadian, Eureka and Little Bendigo under the supervision of W H Foster the 'Chinese Protector' for the Ballarat area (Couchman, 2013). Two Chinese temples were constructed, the first in 1857, and from early 1856, a Chinese- English newspaper was printed by Robert Bell, an Englishman on the goldfields, and a Chinese leper camp was established (*ibid.*).

By the late 1850s Chinese people comprised 20% of the adult male population of Victoria and about 25% of the population in Ballarat (Serle, 1963:320).

Most Chinese miners who arrived on the goldfields took up alluvial mining: extracting gold by dredging deposits from waterways. This technique only required a moderate upfront investment and offered relatively quick returns. As the gold rush progressed, the easily extracted shallow gold disappeared, and miners and investors created companies to fund the expensive infrastructure for underground mining. Chinese people rarely established or owned such companies as underground operations required up front capital for machinery such as steam engines, and many Chinese people preferred to keep their finances liquid to send remittances to China and fund any return home.

Quartz mining was a longer-term proposition which required specialized skills and provided slower returns over time, which also accounted for less investment in this type of industry by Chinese

miners. Only a small number of Chinese made the transition from alluvial mining to deep lead quartz mining.

Woah Hawp Canton mine 1882-c1915

The subject residence is located on Crown Allotment 14, part of which was also occupied by the Woah Hawp Canton Quartz Mining Company mine, established in 1882 (see Figure 12). The Woah Hawp mine operated under the tribute system whereby miners received a percentage of the gold found. The system also allowed for mining to progress during periods of poor mineral yields (Kyi 2004 :59-60, 64).



Figure 7 Area leased for the Woah Hawp Canton Goldmine from 1882 (area shown by circle). 'Victory' House is on Crown Allotment 14C, Section 14 identified by black arrow. (Source: Ballarat Parish Plan 1973)

The Woah Hawp Canton mine in Regent Gully, Canadian, was the most profitable Chinese underground mine enterprise (Ballarat & District Genealogical Society.). In 1885, around 4,784 Chinese people were involved in alluvial mining compared with only 200 Chinese people engaged in underground mining operations. (Kyi, 2004:59)

The original lessees of the Woah Hawp Canton claim were Chinese alluvial miners who found quartz on the claim. They employed a Chinese quartz miner from Bendigo to provide advice, extracted a substantial amount of gold, sold the claim and returned to China (Birrell, 1998:89; Cronin, 1982:85). At this time there were no laws against Chinese people pegging out a quartz claim or taking a lease. Few quartz leases were registered, however, possibly because they had to be approved by the local courts who were hostile to such leases and feared a backlash by Europeans (Birrell, 1998:85). Historian Andrew Markus has observed Europeans were determined to keep the Chinese out of quartz mining (Markus, 1979:74). The combination of the need for investment capital, the time-consuming nature of quartz mining, as well as antagonism towards Chinese miners meant that Europeans dominated the quartz mining industry.

However, three Chinese-owned companies operated underground quartz mines in Ballarat from the 1860s (kyi, 2004: 168). The earliest was the Hong King Mine (registered 1861) with a syndicate of 25 Chinese investors. The Woah Hawp Canton Mine (registered 1882), adjacent to 'Victory' house, was exclusively owned by Chinese investors for a period of 19 years. The Woah Hawp Hong Kong Mine (registered 1884) also had wholly Chinese investors. These companies were established and operated in the context of legislation which progressively restricted Chinese involvement in mining.

Legal restrictions on Chinese mine labour and ownership

In 1881, a law was introduced in Victoria prohibiting Chinese labour in European-leased mines (Cronin, 1982:127). This did not affect the Chinese-leased mines, which could hire European and Chinese labour. Historian Ralph Birrell notes that provisions in the 1897 *Mines Act* made it difficult for Chinese people and companies from owning mine leases (Birrell,1998:89). The combined effect of the 1881 and 1897 laws mean that it became progressively more difficult for Chinese people to be named lessees and labourers in Victoria's gold mining industry, particularly in quartz mining.

By the late nineteenth century, the mining industry was waning in Ballarat and the Chinese turned to alternative employment, with many becoming market gardeners. Gardens were established along the Yarrowee Creek running from north to south Ballarat (Couchman 2013).

Eventually, due to the decline in the number of new Chinese residents arriving in the area after the introduction of the 1901 *Immigration Restriction Act*, the Chinese community began to decline. The Chinese temple and associated Kuomintang Hall fell into disuse and much of the early Chinese camp was removed to make way for a sports reserve. However, families of joint European-Chinese descent and the next generation continued to be active in community activities with their descendants living in the area today (Couchman 2013).

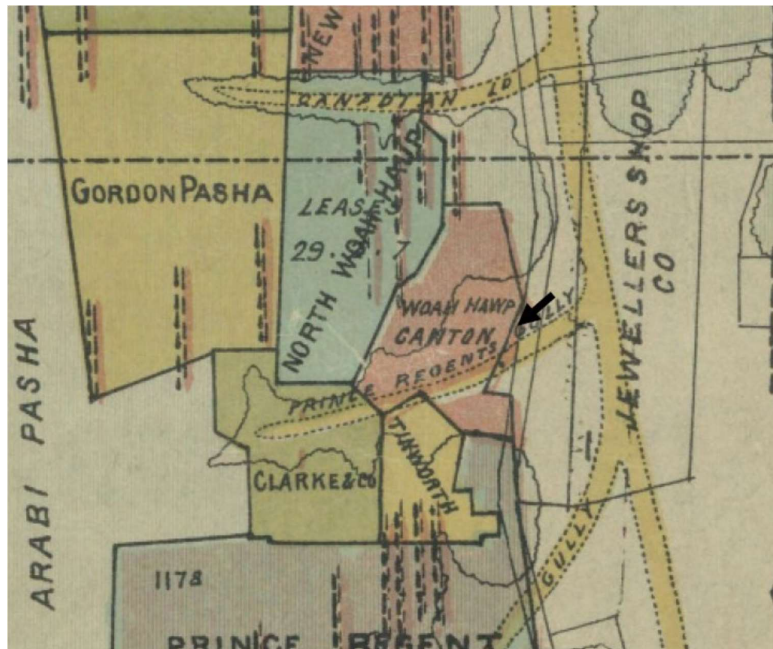


Figure 8 "Victory" house approximate location (identified with black arrow) as part of Mining Division 3 of Ballarat. It is on the edge of the Woah Hawp Canton gold mine (Source: Allan nd, PROV)

A large fire in 1896 destroyed machinery, plant and other surface works at the Woah Hawp Canton, where, in that year, all miners, except for 13 Europeans, were Chinese (*Argus* 7 April 1896:3). The mine was operated as the Sun You Hing from February 1897 (*Ballarat Star* 17 February 1897:4).

As mentioned earlier, in March 1897 the plant of the old South Woah Hawp company was auctioned and sold to J W Chung for £270 for removal to the Woah Hawp Canton mine (by then named Sun You Hing), where that plant had been destroyed by fire (*Ballarat Star* 27 March 1897:2; *Weekly Times* 3 April 1897:36). This shows that James Wong Chung was involved in the mine at this time.

The owner of the Woah Hawp mine from May 1897 was the newly registered no-liability You Hing Quartz Mining Company (*Argus* 21 May 1897:8 and 10 July 1901:8). The mine manager of the You Hing in 1898 was Edward Hardy. Hardy left this role in July 1899 (*Ballarat Star* 7 November 1898:2; *Advertiser* 26 July 1899:4). In 1900, George Hardie became the manager (*Ballarat Star* 19 October 1900:2).

In July 1901, it was reported that, after 30 years of being owned and worked by Chinese, the You Hing quartz mine, formerly known as Woah Hawp Canton, had passed into the hands of Europeans, having been purchased by H Patterson of Melbourne and Allan Bowler of Scarsdale (*Argus* 10 July 1901:8; *Gundagai Independent* 3 July 1901:4; *Ballarat Star* 1 June 1901:8). The mine was put up for sale again in October 1901 and placed on the English market in 1902, after which time it was owned by a syndicate of Chinese and English shareholders (*Argus* 30 October 1901:11; *Australasian* 22 March 1902:43; *Argus* 2 September 1902:5).

In 1902, in a report on the find of a 120-ounce nugget of gold at the You Hing mine, it was stated that James Wong Chung was the manager of the mine (*Advertiser* 5 September 1902:6). By April 1903, the mine's name had changed to Woah Hoap Canton (*Ballarat Star* 8 April 1903:6). It appears that James Wong Chung was the manager until c1914. The mine continued to operate until at least 1915 (*Geelong Advertiser* 19 July 1915:2).



Figure 9 Woah Hawp Canton Mine Ballarat, c1880-1900. (Source: Fraser, c1880 -1900, SLV)

Other 'Woah Hawp' Mines in Ballarat

At least six other gold mining companies adopted the name 'Woah Hawp' for their mines in Ballarat, some near the Woah Hawp Canton (see list below).

- 1) North Woah Hawp Mine (established 1883)
- 2) South Woah Hawp Mine (established 1889)
- 3) Woah Hawp No.2 Mine (established 1905)
- 4) Woah Hawp Central Mine (established 1905)
- 5) Woah Hawp Consols Mine (established 1909)
- 6) Tower Hill Woah Hawp Mine (established 1909).

Place history

Miners Right Area no. 5958

The land at 742 Geelong Road is located near the quartz mining area of Canadian Gully. During the gold rush, this land was occupied as residence area number 5958 under a 'miner's right' which allowed mining and the construction of a residence on the same piece of land. Residence areas were first provided for under the 1855 *Mines Act*, which, under a miner's right, allowed mining and the construction of a residence on the same piece of land. With the transition to quartz mining in the 1860s, the *Mines Act 1865* was introduced, which allowed the holder of a miner's right to reside on up to one acre on a goldfields area. The *Mines Act 1890* provided for the maximum residence area and business license of one acre.

A plan of c.1882 indicates there was a building on this land occupied by a Mr. Hardy. It is unclear whether this was the first residence located on the property. The c.1882 plan shows the location of this structure at the front of the block along the main road. During the 1890s, the miner's right area was registered to Ah King, a Chinese merchant from Melbourne (1892), and Wing Pock, a Ballarat storekeeper (1896). Any nineteenth-century structure which may have been located at the front of the property is no longer extant.

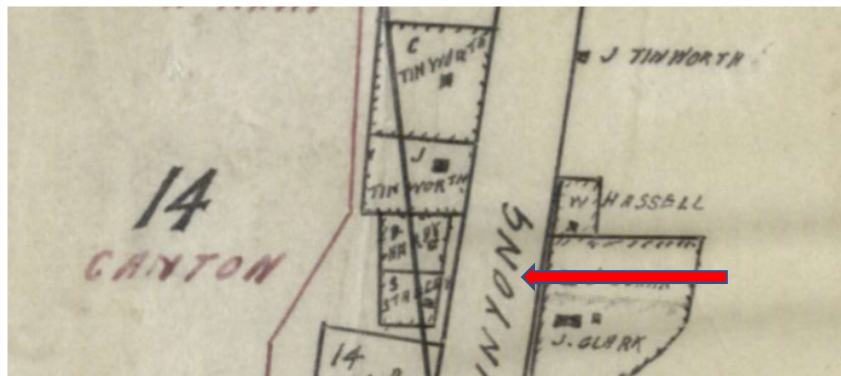


Figure 10 Plan of 112.0.30 applied for on lease under the Gold Mining Leases Regulations by John Moss Davey, App. 606 (c.1882) Red arrow shows location of Hardy's residence.



Figure 11 Plan of 112.0.30 applied for on lease under the Gold Mining Leases Regulations by John Moss Davey, App. 606 (c.1882)



Figure 12 Plan of 112.0.30 applied for on lease under the Gold Mining Leases Regulations by John Moss Davey, App. 606 (c.1882)

Wong Chung Family

Around 1902 James Wong Chung became the onsite manager of the adjacent Woah Hawp Canton Mine, when it was known as the You Sing Mine (*Advertiser* 5 September 1902:6). James Wong Chung was the son of Ah Wong Chung (b. Canton 1840) and Mary Anne Baker (b. County Cork, Ireland 1845) and married Mary Anne Holderhead in 1896. The couple moved to the Ballarat area after the birth of the first six of their twelve children and lived at Linton and Smythesdale for a time. Rate books suggest that around 1903-04 the Wong Chung family moved into an existing building on site. This may have been the Hardy residence shown at the front of the site in the c.1882 plan. It also may have been the northwest outbuilding which, according to a mid-twentieth century plan drawn by a member of the Wong Chung family (see image below), was an old miner’s dwelling (Ballinger, 2023:5-7). Presumably the family lived in the structure c.1905-06 during the construction of ‘Victory’ house. This suggests that it was a structure not on the footprint of Victory House.

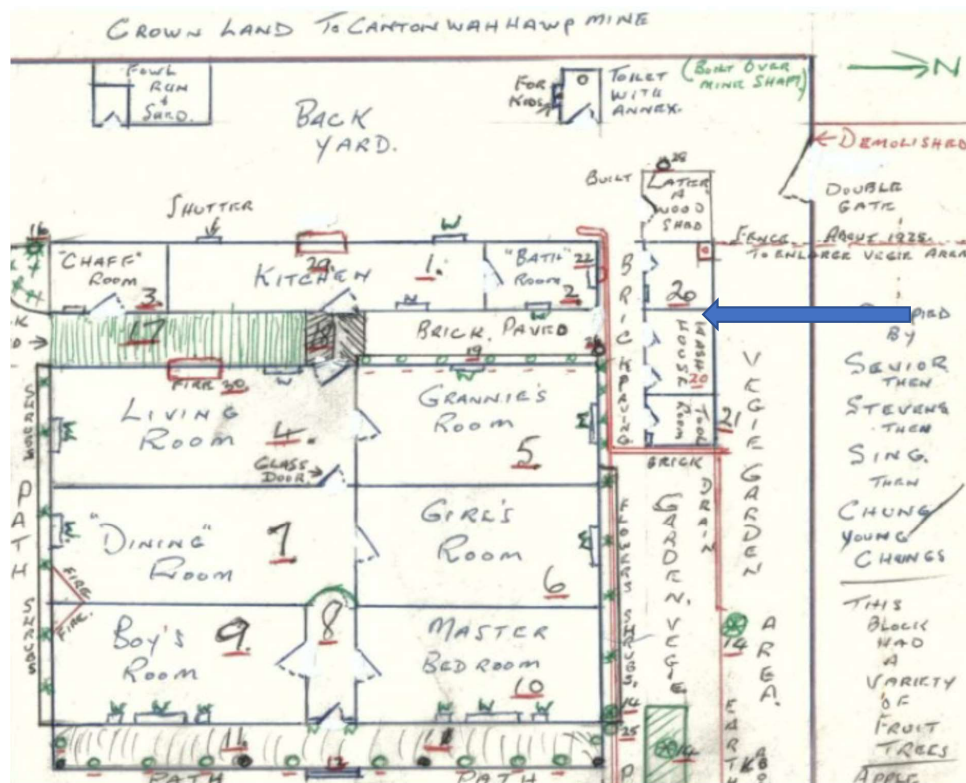


Figure 13 Hand drawn map of 'Victory' House as it was in c.1920 and key to the map both by Charles Chung. (Source: Bindy Trembath, 2022) Blue arrow shows location of Structure 20, described as 'Wash House – Old miners dwelling, later partitioned)

'Victory' House and the earlier building on site

By 1906 a new residence was built for James Wong Chung under the miner's right. The Rate Books for 1905-1906 list James Wong Chung as occupying a house and land in Canadian with an increased NAV of £20, indicating that improvements to the site had been undertaken between 1905 and 1906 (RB 1906-07). The house was named 'Victory' and was paid for with the proceeds of the family's win on 'The Victory' the horse which won the Melbourne Cup in 1902 (Chung 1983).

After 'Victory' house was built, it appears that the original building on site (described in the Rate Books as 'a hut' in addition to 'a dwelling') was occupied by James Wong Chung's parents who moved from Linton (see 'Associations' section below). The earlier building was, according to Wong Chung family oral history later adapted for use as a wash house and remains on site today as the northwest outbuilding (see figure 4 above). There is no visual evidence in the form, external and internal cladding and flooring to suggest that the building dates from the nineteenth century, although further physical investigation may reveal evidence of an earlier structure beneath existing cladding.

In 1909, 1920 and 1923, the subject property was described in the rate books for those years as 'a dwelling and hut' on a miner's right occupied by James Chung with a NAV of £15 (Rate Books 1909-10, 1920-21 and 1923-24). The 'hut' referred to in this description is likely the former miner's

residence, shown on the map in Figure 4, which was later adapted by the family for use as a wash house (Bindy Trembath 2022).



Figure 14 A photo of the Chung home in 1907-08, with Mabel Wong Chung and her siblings, Martin and Lillian. (Source: Bindy Trembath 2022)

James Wong Chung died on 4 March 1925, his assets included the residence area under a miners right with a weatherboard house of six rooms. No mention is made of any outbuildings or other features. The original roof form and verandah evident in figure 5 (above) were replaced with the current gable roof after 1925 due to severe leaking around flashing (Charles Wong Chung, undated site map and key).

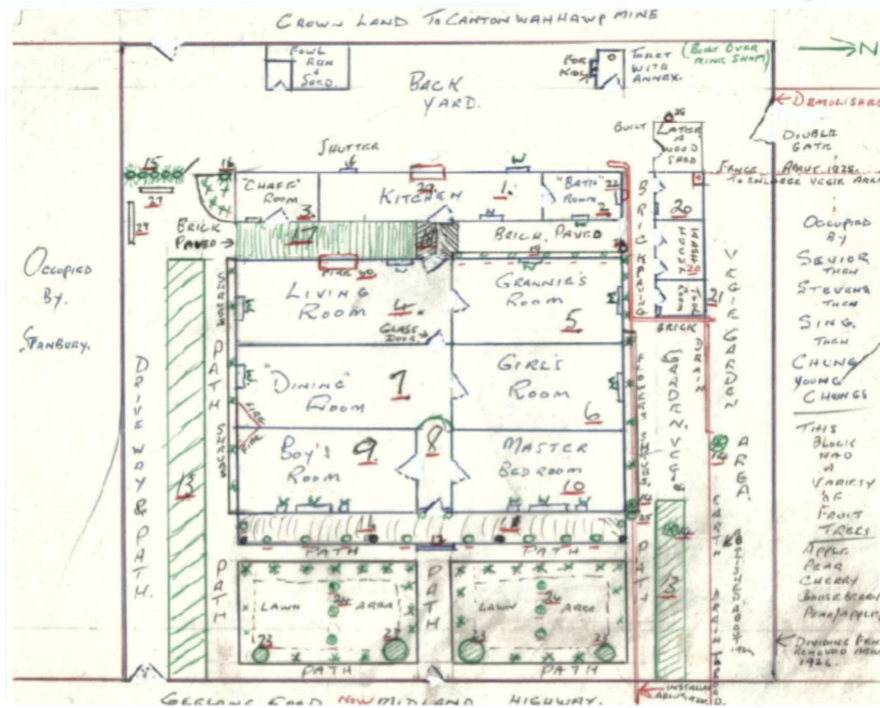


Figure 15 'Victory' House site plan and key c. 1920 drawn by Charles Wong Chung, transcribed by Robyn Ballinger and Bindy Trembath, 2022.

1	Kitchen - colonial oven, 2 tables, 1 form, chairs, 2 cupboards, no sink or tap, demolished about 1929 [stated elsewhere as 1932-33], replaced by skillion roof single door with a large ? Hotel type wood stove - new kitchen annexed to main house
2	Bathroom - sink, tap
3	Chaff House - Formerly foster son's living quarters
4	Sitting Room - Open fireplace, table, sofa, chairs, 3 doors, 2 windows
5	Grannies Room - later Jim's room, 2 windows (later divided to form bathroom, store, linen room etc)
6	Girls Room - 2 chests of drawers, wash stand
7	Dining Room - Sideboard, table, armchairs, sofas, corner fireplace, open archway to hall
8	Hallway with Archway, Classic front door, Goatshead knocker, 'Victory' fanlight, amber side windows
9	Boys bedroom - bed, corner fireplace, triple windows, all venetian blinds

10	<i>Main Bedroom – queen size bed with canopy, chest of drawers, triple windows</i>
11	<i>Baltic Pine Veranda – Bull nose roof, cast iron frieze, fluted posts, bamboo blinds</i>
12	<i>Brick and cement steps</i>
13	<i>Cypress row, later trained as hedge (north and south side)</i>
14	<i>Apple trees (3)</i>
15	<i>Large Cypress trees untrained</i>
16	<i>Weeping Willow tree</i>
17	<i>Jasmine and rose covered awning. Brick paved, between main house and kitchen block. Some climbing roses</i>
18	<i>Covered walkway between house and kitchen</i>
19	<i>Benches, tubbed fuchsia, ferns, hydrangeas, geraniums etc.</i>
20	<i>Wash house – Old miners dwelling, later partitioned, brick copper, hessian and paper lined, roof wooden shingles, short sheeted corrugated iron, tubs</i>
21	<i>Tool Room – Garden tools, shoe & boot repairs, chest full of clocks. Part of 20</i>
22	<i>Cast iron sink, the only tap indoors</i>
0	<i>Potted shrubs, ferns, fuchsias, hydrangeas, geraniums, lilies</i>
23	<i>Large cypress trees, later trained [at front] *the lawn area was bounded by shrubs, roses, daphne, honeysuckle, boronia, camellia, lilac</i>
24	<i>Palm trees</i>
25	<i>Garden tap and wooden tub</i>
26	<i>Large water tank</i>
27	<i>Ferns, in shade</i>
28	<i>Elderberry tree</i>

29	<i>Colonial Oven – open fire on top for cooking, fire below for oven. Later, hotel size ‘Lux’ stove after kitchen demolition, later Wellsford slow combustion with hot water (installed c1959)</i>
30	<i>Large open fireplace, later ‘Warmray’, later gas heater. Lighting was by kerosene lamps and candles. Later gas because available. Electricity in 1940</i>
	<i>1920s Dividing fence with Sing’s removed. Jim enlarged our garden area by installing a fence from washhouse to near Mabel’s garage to front fence</i> <i>Jim installed a brick drain to front fence with undergrounding to roadway</i>
	<i>1932/33 Kitchen block demolished and skillion roofed kitchen erected by Quayle on wooden stumps</i>
	<i>1934 toilet built up the back; sewerage installed in 1973</i>
	<i>Because of leaking flashing, some time after the death of James Wong Chung in 1925, the roof line of the house was altered to form a single gable roof, with the bullnose verandah and iron frieze demolished. Charles Chung later reroofed the back part of the main roof and kitchen due to leaks.</i>
	<i>1958 wash house rebuilt</i>



Figure 16 'Victory' House after the alteration of the roofline and addition of skillion kitchen and new external chimney (post c1933). Note skillion/flat roof and weatherboard cladding on adjacent north west outbuilding



Figure 17 'Victory' House c.1980 showing skillion kitchen and outbuilding

In 1932-33, the detached kitchen block was demolished, and a skillion roofed kitchen was added to the house, and a new brick chimney was constructed to the external wall (Ibid.) During the 1930s Views of 'Victory' house after 1932-33 can be seen in Figure 7. Members of the Wong Chung family continued to live in 'Victory' house until 2007. The house passed out of the family's ownership in 2008 after it was sold. The contents of the house, including heritage objects from the early twentieth century, were distributed among family members.

With the passing of the Land (Residence Areas) Act 1935, the right of occupation of residence areas in Victoria was broadened to include all Crown lands, not only those in mining areas, and administration was placed under the Land Act rather than the Mines Act (ARDC). Under this Act, in 1936 Charles Cecil Chung took over the lease of the residence area on the subject site, along with the lease of the residence area (number 5957) on the adjoining block, Crown Allotment 14D, Section 14 (PROV 1936). The home of Mabel Young Chung, Charles's sister, was located on the latter site.

After Margaret Wong Chung died in 1958, the subject house passed into the ownership of her son Charles Chung.



Figure 18 view of the Chung house in 1986. (Source: Bindy Trembath 2022)

In 1979, boilermaker Charles Chung of 130 Geelong Road, Ballarat purchased the subject site for £1100, and in 1980, purchased the adjoining block (CT:V9344 F700; PROV 1936). A view of 'Victory' house in 1986 can be seen in Figure 8.

Associations

Wong Chung Family

Several generations of the Wong Chung family lived at 'Victory' house for over 110 years. The first family members, James and Margaret Wong Chung moving into the house in 1905-06 after it was built for the family at this time. 'Victory' house provided a regular meeting place for local residents of Chinese background in Ballarat. The Chung house is remembered by family members as a welcoming place where Chinese heritage and culture was celebrated by informal visits and more formal gatherings of up to 200 people of Chinese background on an annual basis.

James Wong Chung was the son of Ah Wong Chung, born in Canton, Guandong, China, in 1840, and Mary Anne Baker, born in Fermoy, County Cork, Ireland, in 1845. Ah Wong Chung and Mary Anne Baker married in 1868 and lived in Linton, and their son James Wong Chung was born in Ballarat West in 1869 (Mick Trembath 2022; 'Mabel Young-Chung Family Tree', Ancestry 2022).

James Wong Chung married Margaret Ann Holderhead from Smythesdale on 17 July 1896. The couple lived at Linton where the first of six of twelve children were born: Mabel (1895), James Francis (1896), Eileen Mary (1898), Robert Leslie (1899), Evelyn Daisy (1900) and Martin John (1902) (Mick Trembath 2022; 'Mabel Young-Chung Family Tree', Ancestry 2022).

In March 1897 it was reported the plant of the old South Woah Hawp mining company had been auctioned and sold to J W Chung for £270 for removal to the Woah Hawp Canton mine (by then named Sun You Hing) in Ballarat (*Ballarat Star* 27 March 1897:2; *Weekly Times* 3 April 1897:36). This shows that James Wong Chung was actively involved in mining in Ballarat whilst still living in Linton.

In c1903 the Wong Chung family moved to the subject site, likely occupying the older residence on site at the time, where 'Victory' house was built in 1905-06. Another six children were born: Lillian Margaret (1904), Thomas William Joseph (1907), Mercy (1909), John Lawrence 'Jack' (1911), Charles Cecil David (1912) and Austin Leonard (1917) ('Mabel Young-Chung Family Tree', Ancestry 2022). In 1904, an obituary notice stated that the funeral of Robert Leslie Chung, son of mining manager James Wong Chung of Plank Road (now Geelong Road), had taken place at Ballarat New Cemetery. Coffin bearers comprised B Chin Hon, F Tung, D Hoe and A Foo, with pall bearers including G Tung, H Tung, F Tung, J Sing, W Mong and A Lee Goon (*Ballarat Star* 12 September 1904:6).

It appears that James senior's parents also lived at the subject site as burial records show their place of residence on their deaths (1908 for Ah Wong Chung and 1917 for Mary Ann Wong Chung) as Plank Road, Ballarat (Mick Trembath 2022). In 1917, an obituary for Mary Wong Chung stated that she was the mother of James Wong Chung, of Plank Road, Canadian. Mary was buried in the New Cemetery at Ballarat. Coffin-bearers included H Cahn, J Sing, W Tack, and Fred Tung. Pall bearers comprised W Martin, W Mong, A Mong and A Gasterstadt (*Evening Echo* 26 January 1917:2). The family recalls the wash house being referred to as 'Granny's' (Bindy Trembath 2022). It is therefore likely that Ah and Mary Ann Wong Chung occupied the original building on site by 1889 as their residence.

In 1902, James Wong Chung managed the You Sing goldmine, renamed the Woah Hawp Canton mine in 1903 (see 'Associations' below), and was for many years a Chinese interpreter at Ballarat in

service of the government (Age 5 March 1925:15). Much of this work was as an interpreter in court cases which involved fellow Chinese (Horsfield 2020:np). In 1906, the electoral roll listed James Wong Chung as a mine manager living at Geelong Road, Canadian. By 1914, he was listed as a miner living at Canadian (Electoral Roll Subdivision of Ballarat 1906 and Mount Clear 1914, *Ancestry* 2022). This suggests that James Wong Chung's role as mine manager at the Woah Hawp Canton mine had finished by this year.

Photographs of the Chung family can be seen below

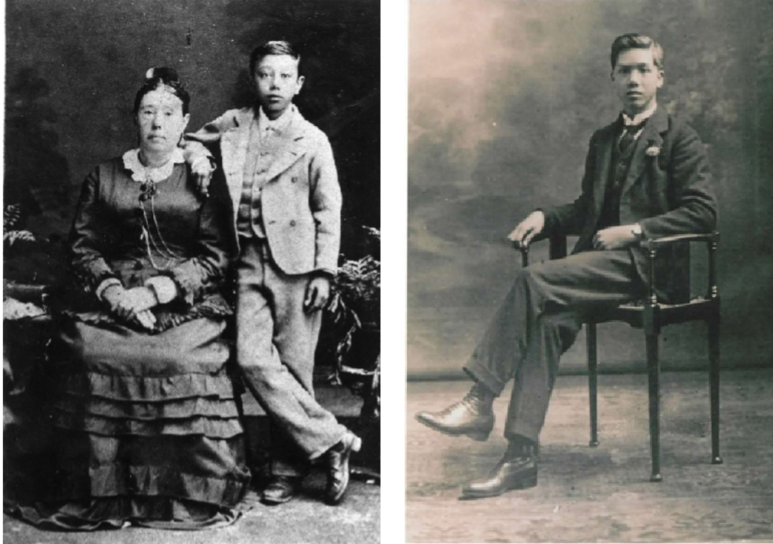


Figure 19 LHS: James Wong Chung with his mother Mary Wong Chung (nee Baker), date unknown; and RHS: James Wong Chung, date unknown. (Source: LHS, Bindy Trembath 2022; RHS, Edgington 2022)



Figure 20 The Chung family, from left to right: sons Leonard, John, Charlie, Thomas, Martin and James at the rear; daughters Evelyn, Lillian, and Mercy all kneeling; and daughter Eileen, mother Margaret, and daughter Mabel seated. (Absent Robert, who died in 1904)

A house located on the north side of the subject property was occupied by the Stevens and later the Sings. On the departure of the Sing family the unoccupied house was removed c1917 and Margaret Chung obtained the miner's right and associated residence area for the property. The Chung family used this property as a vehicular access to their backyard and also to enlarge their vegetable garden, with the remainder utilised as accommodation for a horse and cows, and for recreation (Chung 1983).

After James Wong Chung died on 4 March 1925, Eileen, Lillian, and Mercy, who had married, returned home to 'Victory' house. Another sister, Mabel, had married Charles Young Chung in 1919 and moved to Bendigo where Charles Young Chung ran a Chinese herbalist business. Ten children were born, with eight surviving (Bindy Trembath 2022). When Charles Young Chung died in 1932 in Bendigo, at a time that Mabel was expecting another child, Mabel and her children moved to 'Victory' house where Josephine Young Chung was born on 24 October 1932. The family home at that time accommodated 14 people (Chung 1983). Margaret Wong Chung subsequently made arrangements for her daughter Mabel to erect a four-room dwelling on the neighbouring allotment, financed in part by the sale of a player piano for £110 (see Figure 11) (Chung 1983).



Figure 21 Mabel Young Chung standing at the gate of her house which was built next door to 742 Geelong Road, date unknown. The roof of the Wong Chung residence can be seen in the background (RHS). (Source Bindy Trembath 2022)

Son James Francis Chung continued to live at 'Victory' house until his death in 1955 (Argus 26 January 1956:18). After Margaret Wong Chung's death in 1958, the subject residence passed into the ownership of son Charles Chung.

Both Charles Chung and his brother Len Chung were active members in the labour and union movements. In 1938, Charles Chung was elected vice president, with M Cainin, of the Ballarat Branch of the Australian Labor Party (Argus 25 February 1938:4). During his employment at the Ballarat North railway workshops, Charles was also a member of the Victorian Branch of the Australian Railways Union, taking on the role of secretary in 1944-45 (Edgington 2022).

In 1944, Len Chung was elected vice president of the Provincial Division of the Australian Textiles Workers' Union (Age 23 November 1944:6). Len was also president of the Ballarat Trades and Labour

Council in 1965-65, an elected position when the union movement in Australia was very active and one that reflected a level of support and trust (Edgington 2022). Both unions in the 1950s-60s were powerful within the Ballarat Trades Council and the Ballarat community, commanding large workforces and factories in the region. The Textile Workers' Union covered a number of Ballarat mills: the two large woollen mills of Sunnyside and Myers, as well as Hiltons, Morley's and Lucas', together comprising a workforce of thousands. The Ballarat North railway workshop employed over 600 workers in the 1960s (Edgington 2022).

Christine Wicking, daughter of Mabel Young Chung and niece of Charles Chung, remembered her uncles:

Uncle Len was the president of the textiles union; uncle Charlie with the railway union, and they were communists; they were in the Communist Party in Ballarat. And when we were children, they used to bring over all these envelopes they used to give out. It was quite an elite club, the Communist Party. There were doctors and lawyers and quite well-off people as members... They wanted to look after the working man, to bring forward the force of the working man; that the working man had just as much right as anybody. That was their motto of the time: the working man was the main thing of the earth, and made things happen (Cluff 2022).

Members of the Chung family were persons of interest in an investigation into the Ballarat Branch of the Communist Party of Australia undertaken by ASIO. An ASIO file from 1954, obtained and supplied by Ballarat Trades Hall, described Charles Chung as a 'consistent voter for Communist objects', and other female and male members of the Chung family as 'sympathetic to the Communist cause' (Communist Party of Australia - Ballarat Branch ASIO file 1954, Edgington 2022).

In addition to the political roles the Chung family played in Ballarat, from 1905-06 when 'Victory' house was in the ownership of James and Margaret, and later under the ownership of Charles, the Chung residence provided a regular meeting place for local residents of Chinese background, including of mixed heritage, at a time when racial prejudices often led to the suppression or denial of homeland cultural traditions and language (Chung 1983; Mick Trembath 2022). The Chung house is remembered by family members as a welcoming place where Chinese heritage and culture was celebrated by informal visits and more formal gatherings of up to 200 people of Chinese background on an annual basis (Mick Trembath 2022).

Charles Chung owned 'Victory' house until 2002 and died in 2003. In 2002, the subject residence was sold to Kim McCartney (nee Odgers), a great niece of Charles Chung (CT:V9344 F700). Later occupants of the house included Kim McCartney and her children, Jake and Kate McCartney, the great, great nephew and niece of Charles Chung (Bindy Trembath 2022). The house passed out of the Chung family's ownership in 2008.

It should be noted that no investors and company managers named in the *Victorian Government Gazette* were Chinese (Victorian Government Gazette).

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'Victory' House Statement of Significance, May 2023

Heritage Place:	742 Geelong Road, Canadian	PS ref no:	HO226
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- Heritage Overlay Boundary
- Significant vegetation
- Significant buildings

What is significant?

Victory House at 742 Geelong Road, Canadian is Significant. Elements which contribute to the significance of the place are:

- Victory House (dwelling) constructed c.1906 with c.1925 alterations (roof and verandah)
- Mature Cypress hedges.
- Areas of archaeological potential associated with the c.1882 Hardy residence, the 1906 residence, garden elements and outbuildings.

How is it significant?

Victory House at 742 Geelong Road, Canadian is of local historical and associative significance to the City of Ballarat.

Why is it significant?

'Victory' house is associated with goldmining in the Canadian Gully of Ballarat Goldfield. The original dwelling on the site (a miners' residence) was constructed prior to 1889 on a miner's right for R.G Hardy, and the later dwelling 'Victory' was constructed c.1906 for James Wong Chung, manager of the adjacent You Hing mine (also known as Woah Hawp Canton mine between 1182-1896 and 1903-1915). The Canadian Gully, where the subject land is located is one of the earliest and richest areas within the Ballarat Goldfields, established in 1852, it experienced several successive waves of intense alluvial mining from the 1850s followed by deep lead quartz reef mining from the 1860s. The Edwardian dwelling 'Victory' and its smaller predecessor (which may be concealed within the fabric of the outbuilding immediate to the north west of the house) were both constructed within a productive goldmining landscape, surrounded by other miner's residences, also built on miner's rights. While it is known that many Chinese made their homes temporarily and permanently on the Ballarat Goldfields, 'Victory' House is one of the only known surviving residences to be associated with Chinese involvement in quartz mining in Ballarat. (Criterion A)

The place has strong associations with the Wong Chung family, who built the c.1906 residence and held the property within the family for over 100 years (until 2008). The Wong Chung family (James Wong Chung, his wife Margaret and their six children) moved to the subject site in 1903 after James Wong Chung was appointed Manager of the adjacent Woah Hawp Canton Mine, having been working at the mine for several years. The family initially moved into the small miner's cottage located on the site, building the Edwardian dwelling in 1906 with winnings from the 1902 Melbourne Cup, won by 'The Victory', which the house was named after, as evidenced in the lettering of the transom above the front door. The Wong Chung family made a strong contribution to the local Chinese and broader Ballarat community, particularly in the Twentieth Century. James Wong Chung, as well as being the manager of the nearby Woah Hawp Canton Mine from 1902-1914, also worked as an interpreter for government, assisting and advocating in legal and other matters relating to members of the Ballarat Chinese community. The Wong Chung family were actively involved in the trade's union movement in Ballarat, with family members serving as the Presidents of the Textiles Union and Railways Unions, lobbying and advocating for worker's rights through their involvement in the Ballarat Trades Council for several decades. The house served as a meeting place for the Ballarat Chinese community in the early to mid-twentieth century. It is of local historical significance as an example of a residence which has housed six generations of the same Chinese family who contributed substantially to the local cultural and political life of Ballarat. It is of interest as a local social and cultural hub for the Chinese people of Ballarat in the early to mid-twentieth century. (Criterion A)

'Victory' house has the potential to contain historical archaeological features, deposits (including sub-floor) and artefacts associated with the construction and occupation of the former miner's residence (occupied by Edward Hardy c.1882-1889), although the structure is no longer extant. This physical evidence is not currently visible or understood, is of historical interest and could yield information through detailed investigation. 'Victory' house itself (c.1906) has high potential to contain archaeological evidence relating to the occupation period by the Wong Chung family (c.1906-2008). This includes demolished outbuildings, wash closets, garden features and fence lines. This physical evidence is not currently visible, is of historic interest and could yield information through investigation. Documentary evidence and oral history indicate that there may be a nineteenth century miners hut concealed under the modern fibre cement sheeting to the north west of the main house. The visible evidence does not suggest that the outbuilding dates from the nineteenth century, however destructive actions such as removing internal and external cladding may have the potential to reveal information through investigation and this information would be of historical interest to the City of Ballarat. (Criterion C)

Victory House has strong associations with Ballarat's Chinese community, which is comprised of those who are descended from, or have associations with Chinese migrants who settled in Ballarat. The Canadian Gully was the principal area around which Chinese miners were working during the peak operations of the Ballarat Goldfields. The first Chinese miners established camps in the Canadian gully in 1852, and by 1855 there were an estimated 5,000 Chinese people working and living

in the area, increasing to 10,000 by 1858. There were at least six distinct Chinese camps within the area, first associated with alluvial gold mining, and later associated with the Chinese owned and operated You Hing/Woah Hawp Canton mine. The association goes back over several generations and relates to the influential Chung family who opened their home to their home as a regular informal and formal meeting place for local residents of Chinese and mixed cultural backgrounds at a time when racial prejudices in the broader community often led to suppression of language, culture and traditions. The association is demonstrated by the numerous oral histories, local stories and publications which recall the large and small gatherings of the Chinese community held at the place over time, and the continuing importance of the place to Ballarat's Chinese community, expressed by sections of the Chinese Community in Ballarat (Criterion G)

Primary Source

Victory House Heritage Citation (City of Ballarat, 2023)

Planning and Environment Act 1987

BALLARAT PLANNING SCHEME

AMENDMENT C240ball Part 2

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 2 attached map sheets.

Overlay Maps

1. Amend Planning Scheme Map No's. 16HO and 28HO in the manner shown on the 2 attached maps marked "Ballarat Planning Scheme, Amendment C240ball".

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

Planning and Environment Act 1987

**BALLARAT PLANNING SCHEME
AMENDMENT C240BALL PART 2
EXPLANATORY REPORT**

Who is the planning authority?

This amendment has been prepared by the Ballarat City Council who is the planning authority for this amendment.

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

Land affected by the amendment

The land affected by the amendment includes two individual properties across Ballarat, including:

- 89 Magpie Street, Golden Point (CA 2 Sec 119A)
- 618 Howitt Street, Ballarat North (CP174069)

A mapping reference table is attached at Attachment 1 to this Explanatory Report.

What the amendment does

The amendment applies the Heritage Overlay to two individual heritage sites found to be of local heritage significance in Ballarat.

Specifically, the amendment:

- Amends the Schedule to Clause 43.01 (Heritage Overlay) to:
 - Apply the Heritage Overlay to:
 - 'Bournedale' Selkirk house and garden at 618 Howitt Street, Ballarat North (HO227)
 - Including tree controls for all mature specimen trees, shrubs and Palms and Privet hedge. External paint controls apply to the front porch including the doors, screen doors, pictorial window and ceiling strapping. The brick fence, pedestrian and vehicle gates are not exempt under Clause 43.01-4.
 - Miner's Right/John Pearce House at 89 Magpie Street, Golden Point (HO228)
- Amends the Schedule to Clause 72.04 - Documents Incorporated in this Planning Scheme to include the Statement of Significance for each heritage place as an Incorporated document, including:
 - '*Bournedale' Selkirk House and Garden Statement of Significance* (Landmark Pty Ltd., May 2023)
 - '*Miner's Right/John Pearce House Statement of Significance* (Landmark Heritage Pty Ltd., November 2021)

- Amends Planning Scheme Maps 16HO, 28HO to include HO227, HO228 in the Ballarat Planning Scheme.

Strategic Assessment

Why is the amendment required?

The amendment is required to protect the heritage significance of two heritage places. Heritage and historic character of Ballarat is the most valued feature by the community and the inclusion of these heritage sites/precinct will ensure the character and values are considered as part of any planning permit application for the ongoing protection of these heritage resources.

Heritage assessments for each site confirms the local heritage significance and the worthy inclusion of each site in the Heritage Overlay.

Further heritage controls for one site will ensure additional heritage elements on each site are considered and protected in any planning permit proposal. The Statement of Significance for each site describes these additional controls:

1. The 'Bournedale' Selkirk House and Garden Statement of Significance confirms additional heritage protection is required for all mature specimen trees, shrubs and Palms and Privet hedge because they are found to be of representative significance as the setting for the intact interwar house. External paint controls apply to the front porch including the doors, screen doors, pictorial window and ceiling strapping because the house is of aesthetic significance as a fine and intact Arts & Crafts attic-storey bungalow of substantial size and fine craftsmanship, materials, detailing, and original finishes. The brick fence, pedestrian and vehicle gates are not exempt under Clause 43.01-4 because they are found to be significant surviving elements of the interwar-era garden and their association with the important Ballarat architectural practice P.S Richards, Coburn & Richards, and echo the materials of the house.

The specific controls for each site are outlined in Appendix 1, as are details of the heritage significance of each property and the justification of the heritage protection.

Miner's Right/John Pearce House 89 Magpie Street, Golden Point

The Minister for Planning authorised Amendment C240ball on 24 April 2023 after Council resolved to apply permanent heritage controls to five heritage places and one heritage precinct. Authorisation of the amendment from the Minister for Planning gave Council permission to prepare and exhibit the amendment to apply the Heritage Overlay to various sites across Ballarat, including the Miner's Right/John Pearce House.

On 2 May 2023, the former home of mine manager John Pearce was destroyed by fire. On 24 May 2023, Council received a structural engineer report stating that the fire damaged structure is unsafe and recommended it be demolished as a matter of urgency as it posed a public safety risk. The structure was subsequently demolished on 30 May 2023.

Council considers it important to follow the relevant statutory procedures for a planning scheme amendment as required by the *Planning and Environment Act 1987* therefore the site is being exhibited as part of Amendment C240ball. Consultation with the Department of Transport and Planning Regional Office confirms this approach acceptable.

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 Miners Right/John Pearce House at 89 Magpie Street is in a designated Bushfire Prone Area. 'Bournedale' Selkirk house and garden, 618 Howitt Street, Ballarat North, and Holmes Street Residential Precinct is not in 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 and the Statement of Significance in the Schedule to Clause 43.01 (Heritage Overlay) and other heritage controls as recommended by individual heritage assessments.

The amendment complies with the requirements *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 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 places of heritage significance, providing its protection through the Ballarat Planning Scheme.

The amendment supports Clause 15.03-1S (Heritage Conservation) by identifying and documenting places of cultural significance, providing for the conservation and enhancement of those places that are of aesthetic, archaeological, 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 places 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 the Local Planning Policy Framework by ensure consideration of:

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. The Department of Transport and Planning was consulted about the process.

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 significant neighbourhood character of the area.

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.

Where you may inspect this amendment

The amendment can be inspected free of charge at the City of Ballarat website at <https://mysay.ballarat.vic.gov.au/>; or by contacting 0353305 500 to arrange a time to view the amendment documentation at:

City of Ballarat
The Phoenix Building
25 Armstrong Street South
BALLARAT CENTRAL VIC

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

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: week of 12 February 2024.
- panel hearing: week of 11 March 2024.

ATTACHMENT 1 - Mapping reference table

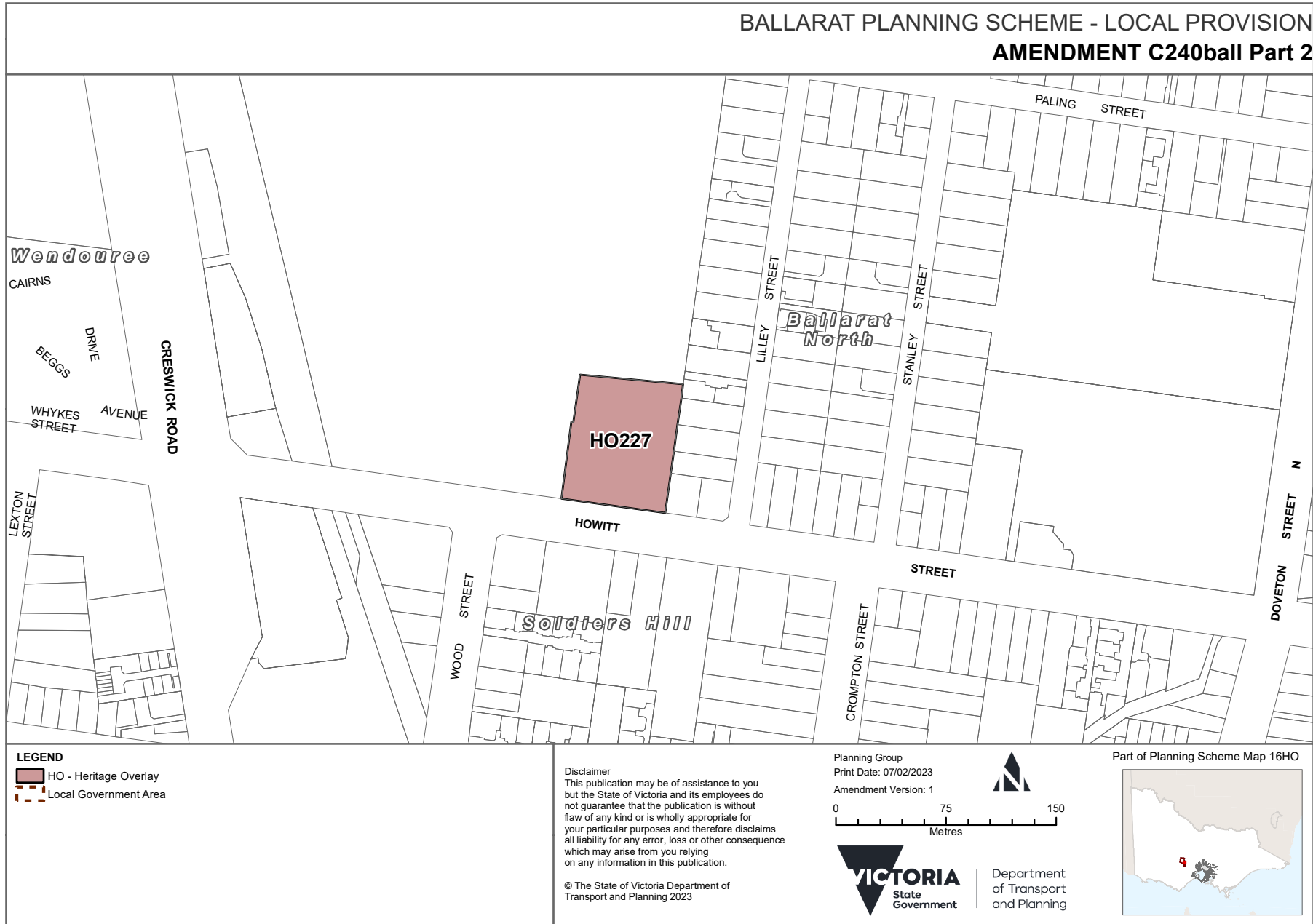
Location	Land /Area Affected	Mapping Reference
HO227 'Bournedale' Selkirk house and garden	618 Howitt Street, Ballarat North	Ballarat C240ball 002_Map16 Exhibition
HO228 Miner's Right/John Pearce House	89 Magpie Street, Golden Point	Ballarat C240ball 003_Map28 Exhibition

APPENDIX 1 – Heritage Significance

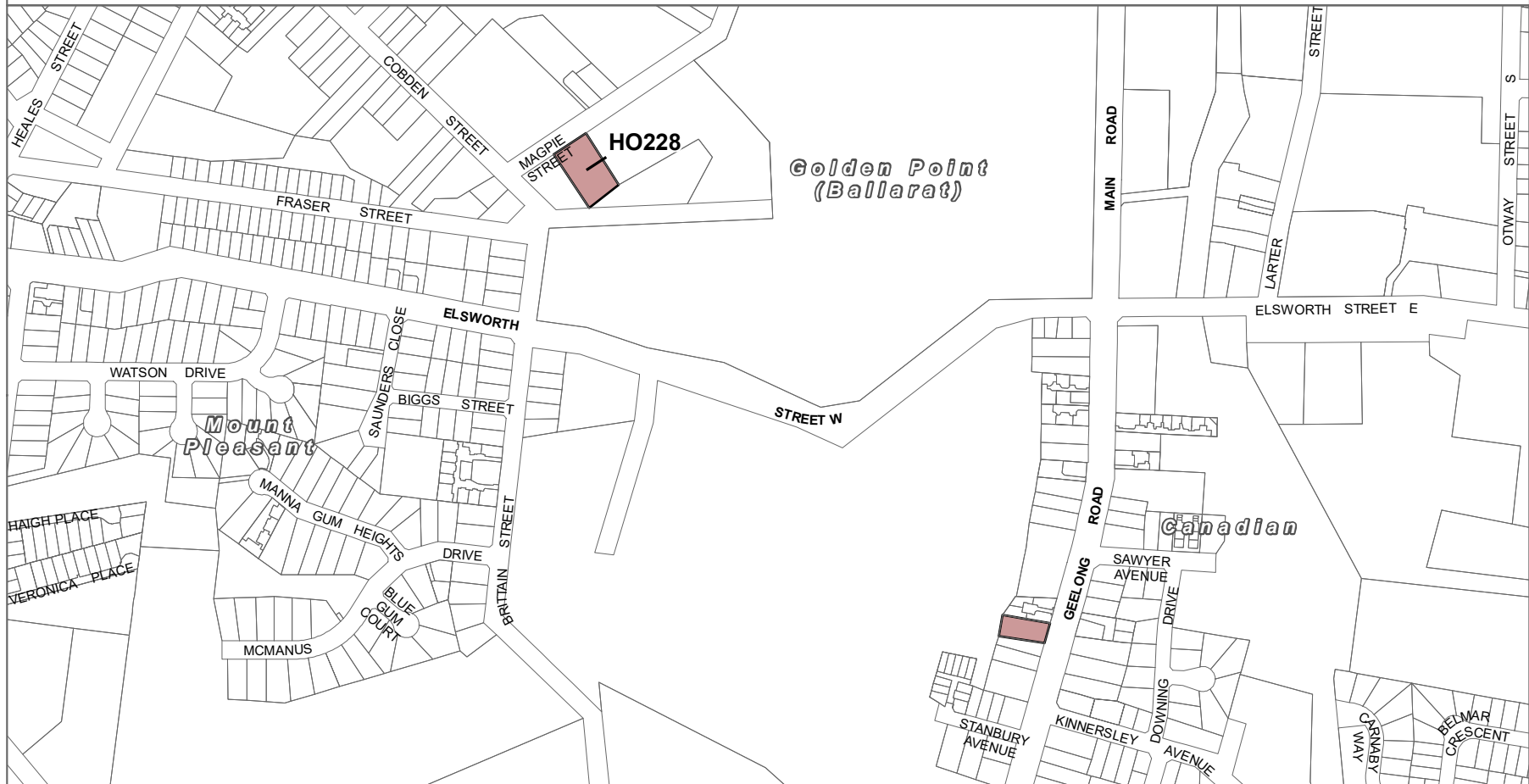
Heritage Overlay number	Name and address	Heritage Significance	What is significant	Additional Controls	Heritage Overlay boundary
HO227	<p>'Bournedale' Selkirk house and garden</p> <p>618 Howitt Street, Ballarat North.</p> 	<p>'Bournedale' house and garden are of local historical (associational), representative and aesthetic significance for its association with James Selkirk and the Selkirk Brickworks. James' father, Robert Selkirk, began making bricks by hand in 1883 in Allendale, near Creswick.</p> <p>Selkirk Brickworks, known under various names over the decades, was a major local manufacturer with a private railway siding and a Hoffman kiln. The house is of aesthetic significance as a fine and intact Arts & Crafts attic-storey bungalow of substantial size and fine craftsmanship, materials and detailing. The house, and auxiliary structures (front fence and garage) are significant for their association with the important Ballarat architectural practice P.S. Richards, Coburn & Richards, which was in existence from 1922 to 1932. The large, interwar suburban garden is of representative significance as the setting for the intact interwar house. The significance of the garden is</p>	<ul style="list-style-type: none"> ✓ Bournedale', the Selkirk house. ✓ The attached double garage, which retains timber sliding doors, at the north-east corner of the house, ✓ The front and east side garden layout, including the former tennis court, the materials (concrete) and form of the curved driveway and straight entry pathway, the brick front fence and gates, and spacious lawns. ✓ The mature specimen trees (the Cedar, Cottonwood, Copper Beeches, Liquidambar, Chinese Windmill Palms and Pin Oak), and shrubs, including the Highclere Holly. Other significant plantings including the three Hedge Maples (<i>Acer campestre</i>), the mature privet hedge, and the mature eucalypts at the rear of the property. 	<p><u>Internal alterations</u></p> <p>No.</p> <p><u>External paint controls</u></p> <p>Retain clear finish on doors, screen doors, pictorial window, and ceiling strapping within front porch.</p> <p><u>Tree controls</u></p> <p>Yes. All mature specimen trees, shrubs, Palms and Privet hedge.</p> <p><u>Prohibited uses allowed?</u></p> <p>No.</p> <p><u>Outbuilding/Fence controls</u></p> <p>Yes. Brick fence, pedestrian and vehicle gates.</p>	<p>As significant plantings and garden elements are spread across the entire property, it is recommended that the Heritage Overlay polygon be applied to the entire extent of the cadastral boundaries.</p>

		enhanced by its relationship with the original house and for its retention of its original extent and key aspects of its interwar layout, plantings including several mature large trees and complementary shrubs, and the elaborate brick front fence and gates which echo the materials of the house.			
HO228	<p>Miner's Right/John Pearce House</p> <p>89 Magpie Street, Golden Point.</p> 	<p>The Miner's Right/John Pearce House is of local historical, including associational, and representative significance. Historically, it illustrates the importance of mining in this area and is representative of houses built on miner's rights and for mine managers during the late nineteenth century. It has significant associations with John Pearce, the son of John Pearce and Jane Bartle of Crowan, Cornwall, who immigrated to Victoria in the early 1850s. The extended Pearce family were active in mining and were representative of the significant Cornish migration in the nineteenth century to places such as Australia. The house also has significant associations with Peter and Janet Cuffley in 1972, who owned from 1972 to 1976. Peter Cuffley was</p>	<ul style="list-style-type: none"> ✓ The Miner's Right/John Pearce House ✓ The north-east side verandah, ✓ The (formerly) detached kitchen. 	<p><u>Internal alterations</u></p> <p>No.</p> <p><u>External paint controls</u></p> <p>No.</p> <p><u>Tree controls</u></p> <p>No.</p> <p><u>Outbuilding/Fence controls</u></p> <p>No.</p> <p><u>Prohibited Uses allowed?</u></p> <p>No.</p>	<p>A reduced Heritage Overlay polygon is recommended. It contains the house and land to the street frontage, and the side and rear residential garden in keeping with the fence lines in existence in 1958. This polygon is a rectangle following the south-east property boundary running for 66.5 metres, and 24 metres of the Magpie Street frontage.</p> 

		appointed the first Curator of History at Sovereign Hill in 1972.			
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**BALLARAT PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C240ball Part 2**



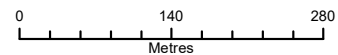
LEGEND

- HO - Heritage Overlay
- Local Government Area

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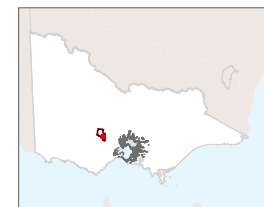
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Planning Group
Print Date: 07/02/2023
Amendment Version: 1



Department of Transport and Planning

Part of Planning Scheme Map 28HO





Landmark Heritage Pty Ltd
PO Box 507
Flemington, VIC 3031
Natica@landmarkheritage.com.au

'Bournedale' the Selkirk House and Garden Heritage Citation

2 May 2023

Place: 'Bournedale', Selkirk house and garden

Address: 618 Howitt Street, Ballarat North

Build date: 1924-25

Architect: P.S. Richards, Coburn & Richards

Recommendation: Included in the Heritage Overlay to the cadastral boundaries.



History

Contextual history

Ballarat

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. 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. The population of Ballarat increased significantly again in the post-war years (idcommunity 2022).

Ballarat North Brick Works

An industry of some note, Ballarat North Brick Works, was established in Ballarat by Robert Selkirk junior in 1900. Robert's father, also Robert Selkirk, was born in Fifeshire, Scotland, trained as a stonemason, and emigrated to Australia in 1854 with his wife Mary (nee Marshall) and young family, including his 13-year-old son Robert (Scotland's Brick and Tile Manufacturing Industry 2022). Robert Selkirk junior married Ann Garlick in 1864, and the couple had seven children, including James Selkirk born in 1877 ('Person Family Tree' in *Ancestry* 2022).

In 1883, Robert junior began to manufacture bricks for his use as a bricklayer in Allendale, near Creswick. He made them by hand and fired them in a traditional square kiln. By 1892 Selkirk had made enough money to mechanise his operation, known as Selkirk's Brick, Pipe and Tile Works (Haughton 1983:2). In 1900, with his son Frederick, he moved production to Heinz's paddock, 25 acres in Howitt Street, Ballarat North, where the plant still operates today. The site incorporated a good clay supply and was ideally located to access the company's main markets (Scotland's Brick and Tile Manufacturing Industry 2022; Selkirk Brick 2022; *Age* 14 February 1983:26). Additional land to the north of approximately 45 acres was purchased in 1911, and, with other land acquired in later years, brought the size of the brickworks' site to 74 acres (Haughton 1983:4).

After Frederick's death in 1902, James joined his father in the brickworks and took over management as Robert grew older (Haughton 1983:71). The Ballarat North Brick Works were adjacent to the train line and in 1903 a private railway siding was opened for the use by the company (Haughton 1983:8). A 14-chamber Hoffman patent kiln was introduced in 1905, and in 1906 James Selkirk joined his father in partnership in the company (Scotland's Brick and Tile Manufacturing Industry 2022; *Age* 19 June 1923:14). Other major expansions and reconstructions of the plant were undertaken in 1918, 1959-62 and 1975 (Haughton 1983:6).

In 1919, Robert Selkirk allowed the Ballarat North Golf Club to lay out fairways on the unused portions of the brickworks site (Haughton 1983:11).

By 1920, most of the substantial public and private buildings in Ballarat were constructed of Selkirk brick, and a large trade existed with Geelong, Horsham and other districts to the west of Ballarat. By 1925, the firm was despatching 15,000 tons of bricks annually by rail (Haughton 1983:10).

After Robert Selkirk's death in 1921, the business was taken over by his son James Selkirk. In 1927, the business was registered as James Selkirk Pty Ltd (*Herald* 16 August 1927:24). By 1930, the brickworks were producing 40,000 bricks a day (*Sunraysia Daily* 20 September 1930:10).

After James' sudden death in 1935, James' two sons, Ronald Selkirk and William Selkirk, took over the company. An elder sister, Sylvia Edith Selkirk does not appear to have been directly involved in the family business (Scotland's Brick and Tile Manufacturing Industry 2022).

The Selkirk brickworks ceased production in 1943 due to World War II and after re-opening in 1945 increased production to cater for the postwar construction boom. The existing Hoffman kilns were refurbished in 1947, additional equipment installed, and the clay pit gradually enlarged (Scotland's Brick and Tile Manufacturing Industry 2022). An associated company, Selkirk Freight Lines, was established in 1954 to provide road transport for Selkirk bricks (Haughton 1983:28). In 1955 James Selkirk Pty Ltd introduced brick packaging and in 1962 established the first tunnel kilns in Australia. In addition, the tunnel kilns were the first in Australia, and possibly the world, to be fired by butane (Scotland's Brick and Tile Manufacturing Industry 2022).

The company's name was changed to Selkirk Brick Pty Ltd in 1978 (Haughton 1983:61). In 1983, a sculpture named 'Terrestrial' by Peter Blizzard, made of 12,000 bricks and commissioned by Selkirk Brick Pty Ltd, was unveiled at the Gold Museum in Ballarat to celebrate the Selkirk company's centenary.

Today Selkirk Brick is a large clay brick manufacturer with a staff of 90 producing 50 million bricks per year. The business remains in the private ownership of the Selkirk family (Selkirk Brick 2022).

Place history

The subject residence was built on a part of approximately 25 acres, Crown Allotment 6 and part of Crown Allotments 7 and 8, Section D, Ballarat North. The 25 acres, on which Robert Selkirk established his brickworks, were purchased by him in February 1900. After subdivision of the land occurred in 1928, the subject residence was then located on part of Crown Allotment 6 (CT:V2756 F088).

When Robert and Ann Selkirk moved to Ballarat with most of their children in 1900, a red brick residence was constructed for the family on the site of the brickworks, fronting Howitt Street. Within the next five years, three more residences were erected alongside for son James, daughter Annie, and the family's gardener, Barney Lee (Haughton 1983:71). In the period 1909-20, the Ballarat North Electoral Rolls listed the following occupiers of the houses in Howitt Street: Ada Mary Selkirk (James' wife), home duties; Annie Selkirk, home duties; James Selkirk, brick maker; and Robert Selkirk senior, brick maker (*Ancestry* 2022).

Similarly, post office directories of 1915 and 1920 list Robert Selkirk as living in Howitt Street, next door to James Selkirk of 'Burndale' and Miss Annie Selkirk of 'Cupar'. The next property, bordering the railway crossing, was Robert Selkirk's Ballarat North Brick Works (S&Mc 1915 and 1920). The four houses owned and occupied by the Selkirks can be seen in Figures 1 and 3.



Figure 1. Aerial view of the Selkirk brickworks, Ballarat, 1925. Note the four houses facing Howitt Street (circled). The subject site at 618 Howitt Street is just outside the photo to the left. (Source: Houghton 1983:12)

Robert Selkirk died in 1921 leaving two wills: in his 1918 will he left his estate, including the brickworks, to his son James; in his second will in 1921 he left the majority of his estate to be divided between the Ballarat Hospital and Ballarat Benevolent Home. James Selkirk contested his father's second will, and, after protracted legal proceedings, in August 1923 the estate valued at £68,000 was consigned to James but was not finally settled for some time (*Herald* 28 March 1922:3; *Weekly Times* 4 August 1923:10).

In 1923-24 James Selkirk is listed in post office directories as living at 'Cupar' in Howitt Street and is noted as the owner of the subject site on the certificate of title on 26 February 1924 (S&Mc 1923-24 in *Ancestry* 2022; CT:V2756 F088).

The subject house at today's 618 Howitt Street was built to the east of the four Selkirk houses by June 1925, as a newspaper report evidences:

Quite the best house erected in Ballarat for many years is that of Mr James Selkirk, beneficiary in the estate of his late father, Robert Selkirk, brickmaker, and his beautiful home has been set in the midst of the industrial life of Ballarat North. The site is not an ideal one for a dwelling but has the virtue of being on a hillside, extending rearward to the Ballarat North golf links (Herald 17 June 1925:17).

The subject residence was designed by Ballarat architectural practice P.S. Richards, Coburn & Richards as, in April 1924, the firm called for tenders for a 'new brick residence' for James Selkirk Esq (see Figure 2) (*Ballarat Star* 2 April 1924:5). The tender for the residence notes the address as Howard Street, Ballarat North, which is two streets to the south. However, as described above, Selkirk's residence was actually built in Howitt Street. Because no other address apart from Howitt Street is listed for James Selkirk in the period 1924-31 in the Ballarat North electoral rolls it is assumed that the subject house is

the residence described in the 1924 advertisement. It is not known what caused the change of address but the delay in the final settlement of Robert Selkirk's will may have been a factor, or there could have been confusion between similar-sounding street names. The comparative analysis of this house with other works of the practice has confirmed their authorship.

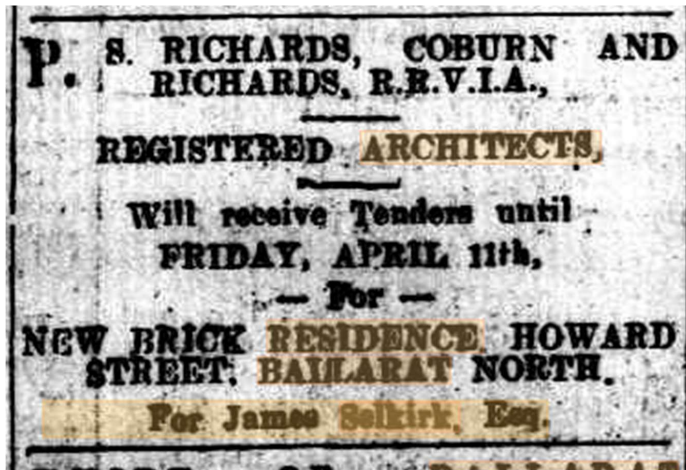


Figure 2. Showing an advertisement for tenders for a brick residence for James Selkirk Esq placed by Ballarat practice P S Richards, Coburn and Richards. (Source: Ballarat Star 2 April 1924:5)

The subject residence, known as 'Bournedale' (a reinterpretation of the name of one of the earlier Selkirk homes, 'Burndale') was built for husband and wife, James and Ada Selkirk, and their family by June 1925. This is also confirmed in a history of the Selkirk brick company, which states that James Selkirk built a 'large brick residence named "Bournedale" alongside the other dwellings in Howitt Street, and lived there until his death' (Haughton 1983:72). In 1926, lawn tennis courts were in the course of construction (*Age* 24 April 1926:19). James Selkirk Pty Ltd was registered as the owner of the subject site in January 1928 (CT:V2756 F088).

After the death of James Selkirk in 1935, Ada Selkirk became the owner of the subject site, and after her death in 1946, her son William Selkirk became the owner. Ian and Rosemary Selkirk became the proprietors in 1974 (CT:V5977 F287).

Images of the subject site and brickworks in 1961 and 1967 can be seen in Figures 3 and 4. Three of the four Selkirk houses to the west of No. 618 were demolished between these two dates. These other houses and their associated gardens were much more modest than 'Bournedale'.

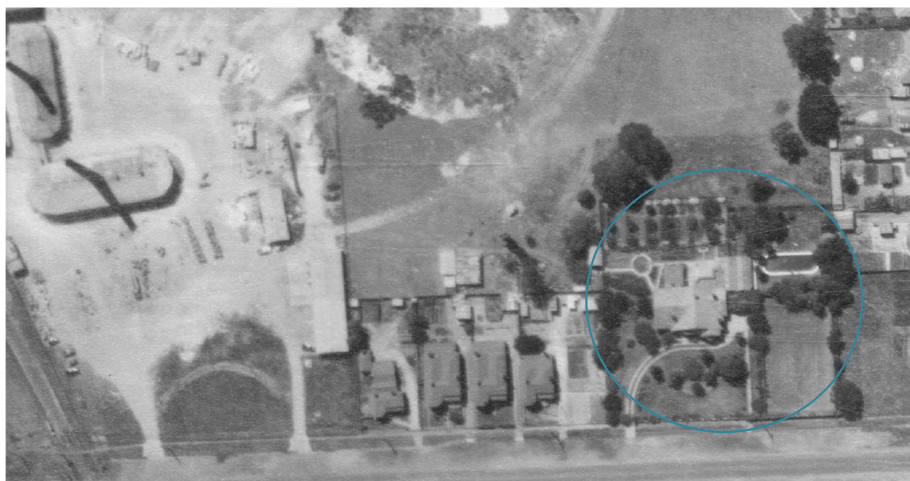


Figure 3. Aerial view of subject residence and garden (circled) and the Selkirk brickworks, 1961. The other, now-demolished, Selkirk houses are located between 'Bournedale' and the brickworks. (Source: Historic Aerial Photography 1961, Landata)



Figure 4. Aerial view of subject residence (circled) and the Selkirk brickworks, 1967. All but one of the other Selkirk houses had been demolished by this time. (Source: Courier 16 June 1967, cited by Ballarat Historical Society 2021)

Associations

James Selkirk, owner subject residence 1925-1935 and Ballarat North Brick Works 1923-1935

James Selkirk was the son of Robert Selkirk who established the Ballarat North Brick Works in 1900. James and Ada (nee Gillman) were married in 1910. They subsequently had three children, Sylvia (1911-2005), William (1913-1991) and Ronald (1918-2002) ('Person Family Tree' in *Ancestry* 2022).

James Selkirk managed the brickworks from c1920 until his death on the 31 October 1935, and owned the business from 1923 until 1935. His obituary noted that he lived at 'Bournedale', Howitt Street, Ballarat, and that he was the dearly loved husband of Ada M, and loving father of Sylvia, William, and Ronald (*Argus* 1 November 1935:1). After his death, his sons William and Ronald became the

proprietors of the brickworks. Both the subject residence and the Selkirk Brick company remain in the ownership of the Selkirk family in 2022.

PS Richards, Coburn and Richards, architects of subject residence 1924-25

PS Richards, architect

Perceval Selwyn 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 a number of 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. 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 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 PS Richards' retirement in 1946 (Ravenscroft 2014:8).

PS 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:

- Camp Hotel, 38 Sturt Street, Ballarat, 1907
- Provincial Hotel, 121 Lydiard Street, Ballarat, 1909
- Belvedere, Ballarat
- Cargnham Station
- Dumbarton, 1423 Sturt Street, Ballarat, 1909
- Gazette Homestead
- Greenshores, Ballarat
- Kallballer, Wendouree Parade, Ballarat
- Longbook Homestead

The PS Richards, Coburn and Richards practice also designed a great number of medium and substantial houses during its ten years of operation, many in Lake Wendouree and Newington. A number of examples are discussed in the Comparative Analysis section.

Herbert Coburn, architect

Ballarat born Herbert L Coburn was a renowned Ballarat architect, practising from 1905 to 1956.

Coburn was articulated to the Ballarat architect Percy Richards and studied architecture at the Ballarat School of Mines during World War I. In 1922 he joined Richards in partnership, forming Coburn and Richards. In 1933 he established his own practice, focussing on residential and commercial projects around Ballarat (Beggs-Sunter 2020). He taught Architecture and Building Construction at the Ballarat School of Mines from 1922, resigning in 1948 due to ill health (Gervasoni 2008).

An entry on the website of Federation University provides further details about Coburn:

The Royal Victorian Institute of Architects awarded Herbert Coburn a Silver Medal for design of an Anglican Gothic Suburban Church in 1913 while a student... His rooms were in the Clyde Chambers at 313 Sturt Street, Ballarat. He was a Fellow of the Royal Australian Institute of Architects and the Royal Victorian Institute of Architects.

The community minded Herbert Coburn was elected a Councillor with the City of Ballarat in 1938, and Mayor in 1945. Coburn's motivation was the 'proper development and advancement of his city.' Coburn held the position of Councillor until 1952 (Gervasoni 2008).

Coburn's architectural achievements, as part of his sole practice, include:

- St Patrick's Primary School, Drummond St, Ballarat (1935)
- Shire of Wimmera Council Offices, Firebrace St, Horsham (1936)
- Paterson's Furniture Store, Horsham (c1936)
- Railway Hotel, Maryborough (1938)
- Clock Tower, Stawell Town Hall, Stawell (1939)
- Lubeck Solders' Memorial Hall (1954)
- Ballarat Civic Hall (1953-56) (Gervasoni 2008)

He also continued to design mostly substantial brick suburban dwellings in Ballarat, continuing the attic-storey forms frequently employed by Richards' practice, then moving to a stripped Streamlined Moderne.

Description

The subject property, 618 Howitt Street, Ballarat North, is a substantial property with a slightly irregular rectangular plan. It fronts onto Howitt Street and stands just east of the Selkirk Pty Ltd brickworks and adjoining rail line. Its eastern boundary runs along the rear of standard suburban-sized properties that face Lilley Street.



Figure 5. Recent aerial photograph of 618 Howitt Street (outlined in blue dotted line) and surroundings. The Selkirk brickworks are visible at left, and Lilley Street at far right. (Vicplan, accessed 23 August 2022)

House and outbuildings

The Selkirk Residence is a substantial attic-storey brick house in an Arts & Craft Bungalow style. Walls are primarily of red face brick with decorative banding using clinker bricks, and hung terracotta tiles above the variously shaped bay windows. The brickwork has a raised beaded mortar joint, also seen on the front fence and gate posts.

The roof form has a complex gabled form. It is dominated by a wide gable which stretches the entire depth of the house, with a minor gable to the east side of the front façade. There is a slightly lower transverse gable projecting from the west side of the house, and a much narrower and shallower gable projecting from the rear half of the east elevation. The roof has expressed rafter ends. Two chimneys are visible on either side of the major front gable. As was typical of the 1920s, they have red brick shafts and a soldier course of clinker bricks at the top. They are distinguished from the typical by a triangular pediment-like detail at the top, formed of two clinker bricks. The triangular detail is repeated in many other places on the house and its interior, and served as a signature of PS Richards, Coburn & Richards' domestic designs in the mid-1920s (see Comparative Analysis for other examples). The roof is clad with orange terracotta Marseille-pattern tiles, which appear to be a non-original though appropriate cladding.

The front façade, facing south, is dominated by the broad major gable and a brick porch projecting before it. The gable is visually supported by triangular timber brackets, and there is a pointed attic window (NB: the window appears to be a later addition). The porch is parapeted, with a broad arched opening facing the street, and a narrow, door-sized opening at the side. Within the porch are the double entrance doors. Both of these openings have a clinker brick surround with a triangular pediment on top. The doors themselves have the same triangular motif at the top of their glazing. Both the doors, and a small box window beneath the porch, retain their original varnished finish, and double screen doors also survive. Each door features elaborate geometric leadlights in textured clear, blue, yellow and purple glass, and the box window has a pictorial leadlight window featuring a magpie in a rural landscape. The porch floor is finished in tessellated tiles. The ceiling is comprised of fibrous plaster sheets and varnished timber cover straps.



Figure 6. Glazed front doors, behind matching screen doors. (Landmark Heritage, 2022)

On the east side of the porch is the minor gable. Beneath an area of hung tiles is a semi-circular bow window. Just to the west of the porch entrance is a rectangular bay window, set beneath a narrow band of hung tiles. At the south-west corner of the house is an almost circular window, visually supported by a battered brick buttress. Windows in all three bay windows are double-hung timber sashes, with a simple geometric leadlight pattern of clear glass to the top sashes.

The east side elevation is articulated in two parts. Just behind the front façade is a projecting bay that holds an inglenook inside. There are double-hung corner windows on either side of the chimney breast, below a narrow row of hung tiles. The top sashes contain heraldic leadlights. To the rear of the inglenook is a broad gable, with expressed rafter tails and a single triangular timber bracket below the apex. Just below it is a triangular blind window, inset with vertically laid clinker bricks. There is a later aluminium corner window with manganese sill bricks, indicating a post-war date. The garage block abuts the rear of this gable.



Figure 7. House viewed from the south-east, the attached double garage is visible at far right. (Landmark Heritage, 2022)

The west side elevation is dominated by the side gable, and the continuation of the circular bay window, with hung tiles above the windows. There is a pair of double-hung windows to the rear, and a triangular window to the attic (with a later, reproduction leadlight window). The materiality is similar to the front façade, with red bricks and clinker brick banding, but in a simpler form. As with the front major gable, the eaves rest of triangular timber brackets. Apart from the bay window, this elevation is quite flat, as compared to the sculptural front façade.



Figure 8. Circular, buttressed bay window at the south-west corner. Note hung terracotta tiles above it. (Landmark Heritage, 2022)

The north elevation is mostly concealed at ground-floor level by flat-roofed later additions. They were constructed in the same red brick, but with much larger, modern windows. The main roof gable sits above the additions, with the same triangular window (new glazing) and timber eaves brackets as the front façade.

An original or very early double garage is attached at the north-east corner of the house. The two garages are expressed individually, each with a parapeted gabled front wall and folding timber doors. Like the rest of the house, the walls are of red brick, with clinker brick accents along the tops of the parapets and along the garage door lintels. The garage doors themselves each have four leaves, each ledged with a diamond-shaped window above. The same building contains other uses in the rear section. There are two changing rooms with ledged and glazed doors associated with the former swimming pool on the east side, and a shed or pantry on the west side, adjacent to the kitchen. While the bricks used for the garage block are the same as the house, the pointing is slightly different, suggesting that this is an addition. If so, it would have been quite an early one, as the garage doors were the type popular in the 1920s.

The exterior of the Selkirk Residence has a high level of intactness, particularly the front façade. There are, however, some alterations and additions to the roof and secondary elevations. These include two long shed-roofed dormers on the north and south slopes of the western gabled wing, a total of eight skylights scattered across the roof lighting the attic storey (only one of which is visible from the front). There are changes to fenestration to the smaller, east-facing gable, with a post-war corner window and associated brickwork, and a bricked-in doorway. To the rear there are two flat-roofed, single-storey additions housing a bedroom and the dining room. The brickwork of the front steps was replaced with orange bricks, which appear to copy the original curved form of the steps. Some of the original round metal downpipes have been replaced with rectangular profiles.

Internally, the house retains fine internal joinery and features to a number of rooms, particularly the three across the front façade. They form an enfilade, with folding doors between them (the doors had been removed at the time of inspection). At the centre is the wide entry hall, with coat closets (doors removed) framing a timber and leadlight door which leads to the back corridor. The walls of the entry hall are timber panelled beneath a timber plate rail. The ceiling has a geometric pattern of timber cover straps.



Figure 9. Entrance hall, as viewed from the front door. The door here leads to the back corridor, and is flanked by coat closets with doors removed. (Landmark Heritage, 2022)

To the left (east) is the room with the semi-circular bay window. It has a timber wainscot, a timber plate rail, and exposed ceiling beams, all varnished. The fireplace, in the inglenook is built of orange Roman bricks in a ziggurat form, with curved timber mantle shelves above each step. The door to the rear corridor is identical to the one in the entrance hall.



Figure 10. Detail of the orange-brick fireplace in the east front room. (Landmark Heritage, 2022)



Figure 11. Eastern front room with semi-circular bay window (at right) and ziggurat fireplace. (Landmark Heritage, 2022)

To the right (west) of the entrance hall is the room with the deep box bay window. It has a timber plate rail, timber skirting, and a door like that in the entrance hall, all of which are varnished. The ceiling is of fibrous plaster with an Adamesque bas-relief pattern to the central panel. The fireplace in this room is built of overburnt cream Roman bricks, a stepped form, and curved mantle shelves. At the top is a small cupboard with leadlight doors, which appears to be an original (1920s) element.



Figure 12. Western front room, (Landmark Heritage, 2022)

Both of these fireplaces are seamlessly integrated into the two rooms, but differ from the Arts & Crafts stylistic influence of the interior. No other fireplaces survive in the house, so real estate photos of PS Richards, Coburn & Richards houses of the period have been viewed. A number of them are of face brick with simple, curved mantle shelves, but the brickwork is general of standard sized cream or clinker bricks, often laid with decorative corbels and soldier courses. While one has a curved brick form (344 Wendouree Parade, of 1931) and another incorporates some dark Roman bricks (with corbelling and soldier courses), they still have an Arts & Crafts feel about them. This suggests that the two fireplaces at 'Bournedale' were rebuilt, c1950s, for the Selkirk family, likely with bricks they had manufactured.

The other rooms of the ground floor are all reached via a U-shaped corridor. They all have similar doors to those seen in the front rooms, made of varnished timber with a leadlight upper panel with a triangular top. Most also have a leadlight highlight. There are similar doors (without leadlights) to hall cupboards.

The attic storey has been completely remodelled and most likely expanded. This took place after 1961, as indicated by the historic aerial photo (see Figure 3). The staircase, wall linings and all windows are all recent in date. The leadlight triangular windows in the three gables are simplified versions of the heraldic windows in the ground-floor inglenook.

Garden and setting

The house is well set back from the street and side boundaries within a large interwar garden setting. The site slopes up from the street, from south to north, landscaped to form a mix of gently sloping, levelled and terraced areas in the substantial front, side and rear gardens. The large residential block is highly unusual in the Ballarat North area (Nearmap).

The overall layout of the garden is relatively simple. The front garden comprises large areas of lawn, perimeter garden beds planted with standard roses along the front and shrubs and trees along the side boundaries, mature specimen trees, and a spacious informality typical of interwar gardens. The materials (concrete and brick for paving, and brick for edging and fences) and many of the plants are generally typical of gardens of the 1920s and 1930s. There is a substantial variety of brick forms and types.



Figure 13. Front brick fence and vehicular gateway. (Landmark Heritage, 2022)

An elaborate brick fence which matches the design and materials of the front porch balustrade of the house, with painted cement capped piers and pipe rails, spans the full street boundary, with two gateway openings in the front fence, one for vehicle entry and the other a pedestrian entry. The gateways are defined by taller piers with painted cement caps; a double pair for the driveway entry and single pair

topped with a timber pergola for the pedestrian entry, forming a lych gate. The two front entries retain matching early mild-steel gates. Two openings in the west boundary wall link the property to the neighbouring brickworks site.



Figure 14. Pedestrian lych gate. (Landmark Heritage, 2022)

A mature privet hedge (Tree 22) defines the street boundary of the former tennis court which occupied the south-eastern corner of the front garden.



Figure 15. Brick front fence and privet hedge (Tree 22) along the east side of the front boundary. (Landmark Heritage, 2022)

A sweeping concrete driveway curves past the front porch, terminating at the pair of garages at the east side of the house. A rigidly straight concrete path leads from the gate to the concrete apron in front of the garages.

In the side garden, behind the former tennis court footprint, the ground slopes up to a second terrace which was once occupied by an early brick-edged lozenge-shaped swimming pool (installed before 1961, removed 2022). Symmetrical pairs of mature Chinese Windmill Palms (*Trachycarpus fortunei*) indicate the position and orientation of the early pool. The *Trachycarpus fortunei* pairs at each end of the pool were likely planted as part of the early garden (Trees 39 and 41 at the east end, and Trees 51 and 52 at the west end).

The garden immediately behind the house combines paved areas for entertaining, and beyond it is a complex series of brick retaining walls, ramps, steps, paths and planters in a geometric layout, some of which form a kitchen garden. Just west of this part of the garden is a gateway (with a modern metal gate) that opens into the brickworks. Materials and layout of the rear garden and a small glasshouse with a brick floor on the uppermost terrace date from after 1961.



Figure 16. View of the rear garden, looking south-west. The gateway into the brickworks is visible at centre rear. (John Beetham, 2022)

A gateway in the rear wall opens into an informal orchard at the rear of the property. In addition to the fruit trees (planted after 1961) is a large Deodar Cedar (*Cedrus deodara*) (Tree 70) which is likely to have been planted as part of the original or early garden, and a cluster of three mature eucalypts (*Eucalyptus* sp., Trees 79, 80 and 81) which were mature trees by 1961.

The Golden Hedge Privet hedge (*Ligustrum ovalifolium* 'Aureum', Tree 22) and specimen trees in the front and side gardens were likely planted as part of the original or early garden. This includes the two Copper Beech (*Fagus sylvatica* 'Purpurea', Trees 6 and 46), Pin Oak (*Quercus palustris*, Tree 16), two Liquidambar (*Liquidambar styraciflua*, Trees 14 and 15), Cottonwood (*Populus deltoides*, Tree 25), a Highclere Holly (*Ilex x altaclarensis*, Tree 27). The Field or Hedge Maples in the rear garden (*Acer campestre*, Trees 47, 53 and 78) are also early plantings. The locations of all of these plantings of heritage significance are indicated on the aerial, below.



Figure 17. Tree plan for 618 Howitt Street. The trees of heritage value are shown in yellow. (John Beetham, 2022)

Whereas the garden layout is relatively simple and contains many elements typical of interwar gardens (plants, layout and materials), the brickwork is unusual in its elaborate application and conception, variety and monumental extent, in particular in the rear garden.

There appear to be two main phases of brickwork: the original front boundary fence and edging to garden beds along the front of the house that are contemporary with the house; and post-1961 phase of landscaping with textured bricks at the rear of the house, the pool steps near the garage, and the high side boundary and dividing rear garden walls.

The garden has relatively high integrity, retaining original and early features illustrative of interwar gardens, including:

- the front fence and vehicular and pedestrian gates
- the driveway layout (formerly parallel concrete strips, in 1961)
- front entry path (layout and materials)
- tennis court footprint
- gateway in the west boundary wall into the adjoining brickworks site
- the mature eucalypts and early plantings from the 1920s to 1930s noted above.

Some elements of the garden that were original, early or extant in 1961 have been replaced. These include:

- tennis court
- swimming pool, possibly constructed with the house, given the changing rooms at the rear of the garage (removed in 2022)
- layout of the rear garden formally planted as an orchard, replaced since 1961

Other elements have been introduced since 1961, including the garden beds set in from the front and side boundaries and standard roses. Comparison of the 1961 and 2022 aerial photographs show that the rear garden wall was moved a small distance north after 1961. The brick paving and walling in the rear garden also date from after 1961.

Comparative analysis

House

The architectural practice of PS Richards, Coburn & Richards was a dominant force in the development of Ballarat suburbs in the 1920s, particularly in Wendouree, Lake Wendouree and Newington. All substantial 1920s house initially identified as appropriate comparators were found to be their work. As they were clearly very important in interwar Ballarat, this analysis focusses on the work of their practice and how 'Bournedale' compares to their other designs. While there are also many important designs by PS Richards from the 1900s and 1910s, these are not comparable in style or detail to 'Bournedale', nor are most of the houses designed separately by PS & GS Richards and by Herbert Coburn after 1932.

A number of sources assisted in identifying houses designed by PS Richards, Coburn & Richards. These include a list of Herbert Coburn's work compiled by the Bellarine Historical Society (including many or all commissions carried out by PS Richards, Coburn & Richards, and Coburn's sole practice), City of Ballarat Permit Books (1910-45), various City of Ballarat heritage studies, and a research paper by conservation architect Alistair Ravenscroft. In some cases, there was no precise street address, instead indication that it was on the corner of two streets. Many of these houses could be positively identified due to signature details seen on 'Bournedale' and other PS Richards, Coburn & Richards designs.

The identified dwellings with the most similarity to 'Bournedale', either in architectural form and detail, or size are:

HO164 1514 Sturt Street, Lake Wendouree. An attic-storey Arts & Crafts house of 1924 constructed of highly textured (overburnt) clinker bricks. The front façade comprises a single, wide gable with a flat-roofed porch at the centre. The front door features decorative leadlights, with simple geometric glazing

to windows. The front eaves rest of triangular timber brackets of the same type seen on 'Bournedale':



HO164 1505 Sturt Street, Newington. A large Arts & Crafts house of 1925 with single- and two-storey volumes. The base of the house is of clinker brick, with unpainted roughcast render above. The front fence is executed in matching materials. The single-storey section has an arched porch entry. The two-storey gabled section beside it has a timber-shingled apex. Casement and double-hung windows feature a triangular motif:



HO164 7 Hamilton Avenue, Lake Wendouree. A large attic-storey house of 1926 with Georgian-influenced details. It is a large house, with a cross-gabled roof, clad in terracotta shingles. The base of the building is of clinker brick, with roughcast render above. The front gable features a range of decorative elements: a corner window with flared aprons of timber shingles above and below, a window hood suspended on chains, an external chimney with curved shoulders and small windows in the breast, and a Serlian attic window outlined in clinker brick. Windows have a diamond or Greek-cross motif in them, and there is a heavy, curved pier at the corner at the entrance to the porch:



HO166 1201 Mair Street, Ballarat Central. An attic-storey house of 1926 on a modest suburban block. The house has a cross-gable roof. The base of the house is of clinker bricks, as is the front fence, while the rest of the walls are of cream brick (which was rare until the mid-1930s). There is a timber-shingled oriel window in the gable, above a pergola entrance porch. There is a concrete hood above two front windows. Where it crosses the chimney breast, it has a small gabled section, in keeping with the details seen on ‘Bournedale’:



HO166 21 Ripon Street North, Ballarat Central. A single-storey house of 1926. While single-storey, it has a pronounced gabled form, with a jerkin-head gable to the front façade (which rests of the same type of timber brackets as the eaves of ‘Bournedale’). The base of the house, and its front fence, are of clinker bricks, while the rest of the salle and chimneys are of cream brick. The porch is semi-octagonal with a steep roof and clinker brick piers. Both porch and house roof retain terracotta shingles. Windows have a Greek cross motif, and sit below a flat hood. The front chimney breast has a triangular pediment motif on it, as seen on other houses designed by the practice:



HO164 303 Wendouree Parade, Lake Wendouree. This is a large attic-storey dwelling built in 1926. As with other houses by the practice at this time, it has cream brick walls with clinker brick accents (building plinth, attic window sill, chimney caps). It has a very large, asymmetrical front gable and a large and small cross gable. The front porch is entered via an arched opening, and to the side is a sunporch with brick piers and a pergola roof. This is mirrored on the driveway side, with a pergola arch over the side drive. Detailing to this house is more austere than other examples of the time, though there are diamond pane windows. The site retains a curved entrance drive, a mature palm tree in the front garden, sympathetic garden bed plantings along the front boundary and just in front of the house, and brick front fence with a pipe railing:



HO164 1511 Sturt Street, Newington. A medium-sized attic-storey house of 1928, walls are finished in unpainted roughcast render with clinker brick banding around the front door. The front fence is also of clinker brick. This house has a distinctively medieval influence with timber posts and curved brackets to the front porch. The porch sits below a long tiled hipped roof which also covers a bay window. Windows to the ground floor and attic storey have multiple panes. In the gable apex is a shingled projection with a triangular plan. Windows to either side of the front gable are very tall and have clinker brick caps:



HO166 131 Webster Street, Lake Wendouree. This is a large T-shaped two-storey building, of 1929, set in extensive grounds. It is largely concealed from the street by a Victorian-era palisade fence and trees. The house has rendered walls, and a hipped tiled roof. There is a projecting terrace/balcony structure projecting to the east side of the front façade. The piers project above the balcony floor, as also seen 346 Wendouree Parade (below), giving it a distinctive form. The corner opening to the terrace has a round arche and column entasis. The mansion-scale garden is heavily treed, with many mature specimens. The house also retains a tennis court just behind the house.



HO164 1722 Sturt Street, Lake Wendouree. This is an attic-storey house of 1930. The front gable has a jerkin-head form, while the side gable straight. Walls are of tooled stucco, with clinker brick accents such as panels below the ground-floor windows and as flashes following the eaves. Windows are double-hung with three vertical panes to the top sashes. This is the only house in the group to have a tapered chimney, a form that was popularised by English architect Voysey. A dormer window has been added to the side gable, but the house is otherwise externally intact.



HO164 5 Russell Street, Newington. This is an attic-storey house of 1931. Walls are of cream brick with clinker brick accents. The three ground-floor front windows are a row of round-headed openings with clinker brick arches. Above them is a small balcony resting on clinker brick corbels, with French doors and a bracketed hood.



HO185 344 Wendouree Parade, Lake Wendouree. This is an attic-storey house of 1931. Walls are of cream brick, contrasting with massive clinker brick chimneys. As with 5 Russell Street (above), there are round-arched windows to the front façade, as well as rectangular windows beneath a shingled hood. Windows are simple sashes, some with horizontal glazing bars.



HO185 346 Wendouree Parade, Lake Wendouree. This is an attic-storey bungalow of 1931. Unlike previous examples, it has a transverse gabled roof (a jerkin-head roof). Instead of a gable as the focus of the front façade, there is a semi-octagonal porch-cum-balcony at the centre with a large semi-octagonal dormer. The porch piers continue up to form part of the balcony balustrade, which also retains original mild-steel panels. The house walls are entirely of clinker brick, with patterned panels below the rows of arched windows. Leadlights are simple, with a draped pattern. The front fence is also built of clinker brick.



In comparison with these other houses, 'Bournedale' is one of the largest houses, along with 131 Webster Street and 303 Wendouree Parade. PS Richards, Coburn & Richards designed many attic-storey bungalows during the ten years of their partnership. Most of them were finished in roughcast render, as was typical for Arts & Crafts bungalows, or in cream face brick, which was unusual at the time. While red face brick was generally popular in the 1920s, it appears rarely in the practice's work, so its use may have been inspired by the Selkirk Brickwork's product line at the time. 'Bournedale' also has lower-slung proportions than most of the other attic-storey bungalows, reflecting its more spacious site.

As noted above, 'Bournedale' shares decorative details such as timber eaves brackets, and a variety of expressions of a triangular pediment detail. The use of the later detail appears to have reached its apogee at 'Bournedale' with this detail used for chimneys, attic windows, the porch entrance, and front doors, as well as internal doors. The relative prestige of 'Bournedale' is also expressed in the use of hung terracotta tiles above bay windows, as compared to the more common timber shingles seen in other examples.

In regard to setting, most of the comparators have small to medium-large suburban blocks. The only garden of comparable scale, and density of potentially significant tree plantings, is 131 Webster Street. The attic bungalow at 1551 Sturt Street also has a relatively large front garden with a potentially significant palm tree and garden bed plantings appropriate to the interwar period. This property also retains an apparently original curve driveway and front fence, like 'Bournedale', though the front fence of 'Bournedale' is far more elaborate than that of any of the comparative examples.

'Bournedale' also stands out in the integration of the intact double garage in the architectural composition. The closest comparison are examples that retain a pergola-type porte-cochere, such as 303 and 346 Wendouree Parade.

In conclusion, 'Bournedale' is distinguished amongst PS Richards, Coburn & Richards domestic designs, and among interwar houses in Ballarat more generally, as one of the most substantial houses of its day, and one of the most highly detailed Arts & Crafts bungalows. Its presentation is enhanced by the retention of original and early elements of its setting, particularly the brick front fence and gates, and the attached garage.

Interwar gardens

The garden displays many elements typically found in interwar gardens. These include the front fence. Front fences were often integral to the conception of the house and, consistent with this trend, the style and materials of the front fence at 618 Howitt Street are sympathetic to the house design. (Devine 2003:17)

Timber lych gates, or simplified versions of the lych-gate, such as a simple timber pergola on piers, to define the entrance were also common.

The matching materials (concrete) and gentle curve of the driveway and the rigidly straight entry path, are typical materials and forms for paths and driveways found in interwar gardens.

Interwar gardens / Significant gardens in the Heritage Overlay in Ballarat

There are relatively few residential gardens included in the Ballarat heritage overlay as individually significant places, and none directly comparable to the garden at 618 Howitt Street, Ballarat North.

HO125 Bishop's Palace and Garden, 1444 Sturt Street West, Lake Wendouree (VHR H0413) An ecclesiastical building built in 1877 as a residence for the Bishop and Diocese Headquarters. The place is of State significance. Part of its aesthetic significance at the state level is for: '...its particularly large, impressive and intact garden, which forms an appropriate setting for the house. The survival of such a large garden, with the open paddock behind, in an urban context is unique in the State. The relationship

between the grandeur of the front garden and the Sturt Street streetscape, which is characterised by intact Victorian and Edwardian houses, is unparalleled elsewhere in the state.’ (VHD for H0413)

HO131 Residence and Garden, 111 Webster Street, Lake Wendouree (Glenholme Garden). When assessed by the National Trust in 2005, this garden was considered the finest and most intact surviving Victorian suburban garden in the state, enhanced by its relationship with an intact 1873 house. The property is individually significant within HO131 Central Business Area Precinct (Hermes No 120815).

HO124 Kawarau House & Garden, 1421 Sturt Street, Ballarat Central. The garden is typical of a small front villa garden of the 1880s and 1890s which was once common in Victoria. A front gate, splayed in from the picket fence gives onto a circular path bordered on both sides with edging tiles. (The front fence has been replaced.) The central circular lawn has a thin border of roses and a centrally located fountain. There are no large trees and most of the plants are small shrubs. Since it was included in the Heritage Overlay the garden has been altered, including replacement of the front fence. (Hermes No. 67615)

Green Shores, 510 Wendouree Parade, Lake Wendouree (1896), suburban villa garden. The garden is thought to have been laid out at the same time as the house, in c1896. Originally a much larger garden, it is recognised as important as one of the few large gardens around the significant Lake Wendouree area. The garden has a clipped privet hedge across the front and is a simple garden of lawn and trees. The garden is associated with one of the original houses built around Lake Wendouree. Recommended for Heritage Overlay (Hermes No. 123861).

108 Clarendon Street, Soldiers Hill (Hermes No 2434) A mature, largely interwar garden setting to an Edwardian house. Low interwar drystone wall and low stone gate piers with mild steel gate, hedges, and mature shrubs. A relatively large allotment, but not of a comparable size to 618 Howitt Street. Contributory place within HO170 Soldiers Hill Heritage Precinct. (Hermes No. 145152)

None of the aforementioned gardens is directly comparable to the garden at 618 Howitt Street, being of earlier date and associated with houses constructed in the Victorian era.

All are comparable in that they exhibit relatively typical layouts and/or retain other elements typical of gardens of their era.

Although a garden setting for a much earlier house, Green Shores is comparable for retaining a relatively large garden setting, although reduced in extent from the original. The garden 618 Howitt garden is distinguished by retaining its entire original extent.

HO184 Colpin Avenue Heritage Precinct. The significance of the precinct at Lake Wendouree includes the mature garden settings to the interwar houses that were built over a relatively short period of time, from 1933-1941. Like 618 Howitt Street, the Colpin Avenue garden settings contain elements from the interwar period (notably front fences). While also interwar suburban gardens, the Colpin Avenue gardens differ in their considerably smaller, more modest scale.

The garden is not comparable to significant interwar gardens or combined houses and gardens in the VHR (for example Napier Waller House (1922), the Macgeorge House (1911) in Banyule, or Miegunyah in Toorak (1920s-1950s garden additions), because it is not known to be the work of a noted designer, and the design and layout and plant composition are typical rather than exhibiting a special character or exceptional design response to the site.

What sets it apart in the local suburban context is the size of the garden, which retains its original extent, and the evidence it provides (with the house) as the place of residence of a successful local family. Remnants of former features such as the tennis court, which although removed remain discernible in the front garden, contribute to understanding the lifestyle of its long-standing family of owners.

Assessment of significance

The following statement of significance has been expressed in regard to the 'Model' or HERCON heritage criteria.

What is significant?

'Bournedale', the Selkirk house and garden, at 618 Howitt Street, Ballarat North, is significant. It was built in 1924-25 for James Selkirk and family, to a design by Ballarat architects P.S. Richards, Coburn & Richards.

The house stands beside the Selkirk Brickworks, established here in 1900, and was the most substantial house and garden created in a row of Selkirk family houses on Howitt Street (the others have been demolished).

The house is an Arts & Crafts attic-storey bungalow constructed of red face brick with decorative accents in clinker brick and hung terracotta tiles. Externally, it retains the original varnished finish on elements within the front porch, including the front door and screen, pictorial windows and ceiling strapwork. There is an early or original attached double garage, which retains timber sliding doors, at the north-east corner of the house, which is also significant.

Significant surviving elements of the interwar-era garden include the front and east side garden layout, including the former tennis court, the materials (concrete) and form of the curved driveway and straight entry pathway, the brick front fence and gates, and spacious lawns. Plantings that contribute to the significance of the interwar garden include the mature specimen trees (the Cedar, Cottonwood, Copper Beeches, Liquidambers, Chinese Windmill Palms and Pin Oak), and shrubs, including the Highclere Holly. Other significant plantings including the three Hedge Maples (*Acer campestre*), a species that is rare in cultivation, the mature privet hedge, which would be eighty or more years old, and the mature eucalypts at the rear of the property.

Later additions and alterations to the house, including the flat-roofed rear additions and the expansion of the attic storey (including new dormer windows, and leadlight glazing), and brick terraces, landscaping and brick fences in the rear garden are not significant.

How is it significant?

'Bournedale' house and garden are of historical (associational), representative and aesthetic significance to the City of Ballarat.

Why is it significant?

'Bournedale' is significant for its association with James Selkirk and the Selkirk Brickworks. James' father, Robert Selkirk, began making bricks by hand in 1883 in Allendale, near Creswick. In 1900 he moved his Selkirk's Brick, Pipe and Tile Works to the Howitt Street site in Ballarat North. Selkirk Brickworks, known under various names over the decades, was a major local manufacturer with a private railway siding and a Hoffman kiln. By 1920, most of the substantial public and private buildings in Ballarat were constructed of Selkirk brick, and a large trade existed with Geelong, Horsham and other districts to the west of Ballarat. By 1925, the firm was despatching 15,000 tons of bricks annually by rail. James Selkirk joined his father at the brickworks in 1902, and inherited it after his father's death in the early 1920s, allowing the creation of 'Bournedale'. The proximity of 'Bournedale' to the Selkirk Brickworks demonstrates the traditional co-location of home and work, even in the case of wealthy businessowners, as was necessary before private car ownership became common. The fine brickwork can be considered a showpiece for the company's products, and the use of red face brick and hung terracotta tiles was likely influenced by James Selkirk as they not seen elsewhere the interwar oeuvre of the architects. (Criterion H)

The house is of aesthetic significance as a fine and intact Arts & Crafts attic-storey bungalow of substantial size and fine craftsmanship, materials, detailing, and original finishes. The house shares some signature decorative details with other 1920s houses designed by PS Richards, Coburn & Richards, but is one of the most substantial houses of their oeuvre in Ballarat. Its presentation is enhanced by the retention of original and early elements of its setting, particularly the brick front fence and gates, and the attached garage. (Criterion E)

The house, and auxiliary structures (front fence and garage) are significant for their association with the important Ballarat architectural practice P.S. Richards, Coburn & Richards, which was in existence from 1922 to 1932. During this decade, the practice was responsible for a huge number of medium to substantial houses in Ballarat's suburbs, particularly the west side of the city in the Lake Wendouree area. 'Bournedale' is one of the most substantial residences designed by the practice. Practice founder, Percy S Richards worked in Ballarat from the early 1890s until 1946, and was the designer of many important public buildings in Ballarat and the Western District, as well as many substantial homes. Herbert Coburn was a renowned Ballarat architect, practising from 1905 to 1956. He is noted for the many Moderne style houses and civic buildings he designed in private practice in the 1930s through the 1950s. (Criterion H)

The large, interwar suburban garden is of representative significance as the setting for the intact interwar house. The significance of the garden is enhanced by its relationship with the original house and for its retention of its original extent and key aspects of its interwar layout, plantings including several mature large trees and complementary shrubs, and the elaborate brick front fence and gates which echo the materials of the house. (Criterion D)

The substantial extent of the garden, the elaborate front fence and the surviving footprint of the early tennis court are important as indicators that this was a garden (and house) belonging to a successful family, and owners of the long-standing brickworks next door (established as Ballarat North Brickworks in 1900 by Robert Selkirk junior). (Criterion H)

Statutory recommendations

In recognition of the local heritage significance of 'Bournedale' the Selkirk house and garden at 618 Howitt Street, Ballarat North, it should be protected in the Ballarat Heritage Overlay.

External Paint Controls – Yes (retain clear finish on doors, screen doors, pictorial window, and ceiling strapping within front porch)

Tree controls – Yes (including Privet hedge)

Outbuildings / Fence controls – Yes (front fence and pedestrian and vehicular gates)

As significant plantings and garden elements are spread across the entire property, it is recommended that the HO polygon be applied to the entire extent of the cadastral boundaries.

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Tree and plant survey

The tree plan, below, was prepared by John Beetham of Trees In Australia. It shows the location of all plantings at 618 Howitt Street, Ballarat North, both those of heritage significance and others. This is followed by a Plant Survey Database table with details for each numbered tree.



LEGEND

REF NO (see plan of property) / **OLDPL (Y)** = Older planting / **PLH** = Plant Habit: **S** = Shrub, **T** = Tree / **D / E** = **Deciduous / Evergreen** / **PLT** = Plant Type: **C** = Conifer or Ginkgo, **CY** = Cycad, **F** = Fern, **M** = Monocotyledon, **PM** = Palm / **SIG** = Significant Tree: **S** = suggested / **NAT (#)** = Australian native / **BOTANICAL NAME**: in **bold** is a significant tree / **H X W (metres)** = Height X Width / **DBH (metres)** = single trunk diameter @ 1.4m above ground (or as per Comments) / **COMMENTS**: specific details

GARD CODE	REF NO	O L D P L	P L H	D /	P L T	S I G	N A T	BOTANICAL NAME	COMMON NAME	FAMILY NAME	NATURAL DISTRIBUTION	H X W	D B H	COMMENTS
SRBN	001		S	E				Buxus sempervirens	Common Box	Buxaceae	AFRICA - Northern, ASIA-temperate - Caucasus & Western & EUROPE	N/A	N/A	Hedge along driveway
SRBN	002		T	D				Prunus sp.	Cherry	Rosaceae	GARDEN ORIGIN	N/A	N/A	Remove - just a rogue seedling
SRBN	003		T	D				Prunus sp.	Cherry	Rosaceae	GARDEN ORIGIN	N/A	N/A	Remove - just a rogue seedling
SRBN	004		S	E				Coprosma repens	Mirror Plant or Taupata	Rubiaceae	AUSTRALASIA - New Zealand (New Zealand North & New Zealand South)	4 x 6	N/A	
SRBN	005		S	E				Elaeagnus pungens 'Variegata'	Variegated Thorny Elaeagnus	Elaeagnaceae	GARDEN ORIGIN	4 x 8	N/A	Some foliage reverting to green
SRBN	006	Y	T	D			Y	Fagus sylvatica 'Purpurea'	Copper Beech	Fagaceae	GARDEN ORIGIN	16 x 14	0.4	
SRBN	007		T	E	C			Cupressus sempervirens 'Swane's Golden'	Swane's Golden Pencil Pine	Cupressaceae	GARDEN ORIGIN	7.5 x 1.5	N/A	Damaged tip
SRBN	008		S	E				Coprosma repens	Mirror Plant or Taupata	Rubiaceae	AUSTRALASIA - New Zealand (New Zealand North & New Zealand South)	3.5 x 4.5	N/A	

GARD CODE	REF NO	O L D P L	P L H	D / E	P L T	S I G	N A T	BOTANICAL NAME	COMMON NAME	FAMILY NAME	NATURAL DISTRIBUTION	H X W	D B H	COMMENTS
SRBN	009		T	E	C			Cupressus sempervirens 'Stricta'	Pencil Pine	Cupressaceae	GARDEN ORIGIN	9.0 x 1.8	N/A	
SRBN	010							Chimonanthus praecox	Wintersweet	Calycanthaceae	ASIA-temperate - China (N.C., S.C.& S.E)	3.5 X 4.5	N/A	
SRBN	011		T	D				Juglans regia	Common Walnut	Juglandaceae	ASIA-temperate - Caucasus, Middle & Western, ASIA- tropical - Indian Subcontinent (Pakistan (N)) & EUROPE - Middle & Southeastern	7 x 6	0.2	
SRBN	012		T	E				Olea europaea subsp. europaea	Common Olive	Oleaceae	AFRICA - Macaronesia (Canary Islands & Madeira) & Northern, ASIA- temperate - Western & EUROPE - Southeastern & Southwestern	3.5 x 4.5	0.2	
SRBN	013		T	E				Magnolia doltsopa	Evergreen (or Temple) Magnolia	Magnoliaceae	ASIA-temperate - China (Yunnan) & Tibet & ASIA- tropical - Indian Subcontinent (Bhutan, India (N) & Nepal and Myanmar (N))	4.5 x 3.0	0.2	Perhaps the cultivar Silver Cloud
SRBN	014	Y	T	D		Y		Liquidambar styraciflua	Liquidambar or American Sweet Gum	Altingiaceae	NORTHERN AMERICA - Mexico (C & N) & USA (C & E) & SOUTHERN AMERICA - Central America	16.0 x 10.0	0.5	
SRBN	015	Y	T	D		Y		Liquidambar styraciflua	Liquidambar or American Sweet Gum	Altingiaceae	NORTHERN AMERICA - Mexico (C & N) & USA (C & E) & SOUTHERN	16.0 x 10.0	0.4	2 distinct trunks (0.25 +0.3)

GARD CODE	REF NO	O L D P L	P L H	D /	P L T	S I G	N A T	BOTANICAL NAME	COMMON NAME	FAMILY NAME	NATURAL DISTRIBUTION	H X W	D B H	COMMENTS
											AMERICA - Central America			
SRBN	016	Y	T	D		Y		<i>Quercus palustris</i>	Pin Oak	Fagaceae	NORTHERN AMERICA - Eastern Canada (Ontario), N.C. U.S.A., N.E. U.S.A., & S.E. U.S.A.	19.0 x 12.0	0.6	Close to power lines - pruning obvious
SRBN	017		T	D				Unknown				2 x 1.5	0.07	Newish planting - perhaps a pecan or similar...need to see flowers & foliage
SRBN	018		T	E				<i>Prunus laurocerasus</i>	Cherry Laurel	Rosaceae	ASIA - Caucasus & Western & EUROPE - Southeastern	2.5 x 3.0	N/A	Cut back to let machine in
SRBN	019		T	E				<i>Pittosporum eugenioides</i> 'Variegatum'	Variegated Lemonwood or Tarata	Pittosporaceae	GARDEN ORIGIN	4.0 x 6.0	0.3	Cut back to let machine in
SRBN	020		T	D				<i>Prunus cerasifera</i> 'Nigra'	Purple-leaved Cherry Plum	Rosaceae	GARDEN ORIGIN	7.5 x 8.0	MT	MT = multi-trunked
SRBN	021		T	D				<i>Pittosporum eugenioides</i> 'Variegatum'	Variegated Lemonwood or Tarata	Pittosporaceae	GARDEN ORIGIN	10.0 x 8.0	0.3	
SRBN	022	Y	S	E		Y		<i>Ligustrum ovalifolium</i> 'Aureum'	Golden Hedge Privet	Oleaceae	GARDEN ORIGIN	1.8 x 1.8	N/A	Old hedge along front fence
SRBN	023		T	D				<i>Lagerstroemia indica</i> cv.	Crepe Myrtle	Lythraceae	GARDEN ORIGIN	1.8 x 1.5	N/A	Newish planting
SRBN	024		S	E				<i>Camellia japonica</i> cv.	Common Camellia	Theaceae	GARDEN ORIGIN	2.5 x 3.5	N/A	
SRBN	025	Y	T	D		Y		<i>Populus deltoides</i>	Cottonwood	Salicaceae	NORTHERN AMERICA - Eastern & Western Canada, Mexico (N.E. - Chihuahua) & USA	24.0 x 17.0	0.6	

GARD CODE	REF NO	O L D P L	P L H	D / E T	P L T	S I G	N A T	BOTANICAL NAME	COMMON NAME	FAMILY NAME	NATURAL DISTRIBUTION	H X W	D B H	COMMENTS
SRBN	026		T	E				Sophora microphylla	Small-leaved Kōwhai	Fabaceae	AUSTRALASIA - New Zealand (Chathams Is., New Zealand North & New Zealand South)	9.0 x 7.0	0.2	
SRBN	027		T	E		Y		Ilex x altaclarensis	Highclere Holly	Aquifoliaceae	GARDEN ORIGIN	10.0 x 8.0	0.3	May have once been variegated and has now reverted to just green foliage
SRBN	028		S	E				Escallonia cv.	Escallonia	Grossulariaceae	GARDEN ORIGIN	6.0 X 8.5	N/A	Need flowers for positive ID
SRBN	029		T	E				Pittosporum 'Garnettii'	Garnett's Pittosporum	Pittosporaceae	GARDEN ORIGIN	5.0 x 3.0	0.15	
SRBN	030		T	E				Pittosporum tenuifolium 'Purpureum'	Purple-leaved Kōhūhū	Pittosporaceae	GARDEN ORIGIN	8.0 x 6.0	0.15	
SRBN	031		S	E		#		Grevillea rosmarinifolia	Rosemary Grevillea	Proteaceae	AUSTRALASIA - Australia - NSW (E) & VIC	1.2 x 1.2	N/A	
SRBN	032		T	E				Acca sellowiana	Feijoa or Pineapple Guava	Myrtaceae	SOUTHERN AMERICA - Southern South America (Argentina Northeast & Uruguay) & Brazil (Brazil South)	2.2 x 2.5	0.1	
SRBN	033		T	E				Pittosporum tenuifolium	Kōhūhū	Pittosporaceae	GARDEN ORIGIN	8.0 x 8.5	0.25	Perhaps a cultivar
SRBN	034		T	D				Prunus cerasifera 'Nigra'	Purple-leaved Cherry Plum	Rosaceae	GARDEN ORIGIN	7.0 x 5.5	N/A	Multi-trunked
SRBN	035		T	D				Fraxinus excelsior	European Ash	Oleaceae	EUROPE	16.0 x 9.0	0.45	
SRBN	036		T	E		#		Melaleuca ericifolia	Swamp Paperbark	Myrtaceae	AUSTRALASIA - Australia - NSW (F.E.), TAS (N) & VIC (S.E.)	11.0 x 10	0.5	3 distinct trunks (0.2 + 0.3 + 0.4)

GARD CODE	REF NO	O L D P L	P L H	D / E	P L T	S I G	N A T	BOTANICAL NAME	COMMON NAME	FAMILY NAME	NATURAL DISTRIBUTION	H X W	D B H	COMMENTS
SRBN	037		T	D				Fraxinus excelsior	European Ash	Oleaceae	EUROPE	19.0 x 17.0	0.7	
SRBN	038		S	E				Camellia japonica cv.	Common Camellia	Theaceae	GARDEN ORIGIN	3.5 x 3.5	N/A	
SRBN	039	Y	T	E	PM	Y		Trachycarpus fortunei	Chinese Windmill (or Chusan) Palm	Arecaceae	ASIA-temperate - China (N.C. - Shaanxi & S.E. - Anhui) & ASIA-tropical - Indo-China (Myanmar(N))	9.0 x 3.0	0.2	
SRBN	040		S	E				Abelia uniflora	Schumann Abelia	Caprifoliaceae	ASIA-temperate - China (N.C. - Gansu & Shaanxi, S.C. - Guizhou, Hubei, Sichuan & Yunnan & S.E. - Fujian)	2.5 x 1.5	N/A	Syn: Abelia schumannii
SRBN	041		S	E		Y		Fuchsia cv.	Fuchsia	Onagraceae	GARDEN ORIGIN	2.5 X 3.0	N/A	
SRBN	042		T	D				Carpinus betulus 'Fastigiata'	Upright Hornbeam	Betulaceae	GARDEN ORIGIN	7.5 x 6.5	N/A	
SRBN	043		S	E				Prostanthera rotundifolia	Round-leaved Mintbush	Lamiaceae	AUSTRALASIA - Australia - NSW (E), TAS & VIC	2.0 x 3.5	N/A	
SRBN	044		T	E				Radermachera sinica	Asian Bell Tree or China Doll	Bignoniaceae	ASIA-temperate - China (S.C. & S.E.) & Eastern (Taiwan) + ASIA-tropical - Indian Subcontinent & Indo-China	2.5 x 2.0	0.07	
SRBN	045		S	E				Fatsia japonica	Japanese Aralia	Araliaceae	ASIA-temperate - Japan, Korea (South Korea) & Nansei-shoto	2.0 x 4.0	N/A	
SRBN	046	Y	T	D		Y		Fagus sylvatica 'Purpurea'	Copper Beech	Fagaceae	GARDEN ORIGIN	12.0 x 12.0	0.5	

GARD CODE	REF NO	O L D P L	P L H	D /	P L E T	S I G T	N A T	BOTANICAL NAME	COMMON NAME	FAMILY NAME	NATURAL DISTRIBUTION	H X W	D B H	COMMENTS
SRBN	047	Y	T	D		Y		Acer campestre	Field or Hedge Maple	Aceraceae	AFRICA - Northern (Algeria & Tunisia), ASIA-temperate - Caucasus & Western (Iran & Turkey) & EUROPE	15.0 x 10	0.35	2 distinct trunks (0.2 + 0.3)
SRBN	048	Y	T	E	PM			Trachycarpus fortunei	Chinese Windmill (or Chusan) Palm	Arecaceae	ASIA-temperate - China (N.C. - Shaanxi & S.E. - Anhui) & ASIA-tropical - Indo-China (Myanmar(N))	9.0 x 3.0	0.3	
SRBN	049	Y	T	E	PM			Trachycarpus fortunei	Chinese Windmill (or Chusan) Palm	Arecaceae	ASIA-temperate - China (N.C. - Shaanxi & S.E. - Anhui) & ASIA-tropical - Indo-China (Myanmar(N))	9.0 x 3.0	0.3	
SRBN	050	Y	T	E	PM			Trachycarpus fortunei	Chinese Windmill (or Chusan) Palm	Arecaceae	ASIA-temperate - China (N.C. - Shaanxi & S.E. - Anhui) & ASIA-tropical - Indo-China (Myanmar(N))	9.0 x 2.0	0.25	
SRBN	051	Y	T	E	PM	Y		Trachycarpus fortunei	Chinese Windmill (or Chusan) Palm	Arecaceae	ASIA-temperate - China (N.C. - Shaanxi & S.E. - Anhui) & ASIA-tropical - Indo-China (Myanmar(N))	9.5 x 2.5	0.25	
SRBN	052	Y	T	E	PM	Y		Trachycarpus fortunei	Chinese Windmill (or Chusan) Palm	Arecaceae	ASIA-temperate - China (N.C. - Shaanxi & S.E. - Anhui) & ASIA-tropical - Indo-China (Myanmar(N))	10.0 x 3.0	0.25	
SRBN	053	Y	T	D		Y		Acer campestre	Field or Hedge Maple	Aceraceae	AFRICA - Northern (Algeria & Tunisia), ASIA-temperate - Caucasus & Western (Iran & Turkey) & EUROPE	20.0 x 15.0	0.5	

GARD CODE	REF NO	O L D P L	P L H	D / E T	P L T G	S I G T	N A T	BOTANICAL NAME	COMMON NAME	FAMILY NAME	NATURAL DISTRIBUTION	H X W	D B H	COMMENTS
SRBN	054	Y	T	D				Ulmus glabra 'Camperdownii'	Camperdown Elm	Ulmaceae	GARDEN ORIGIN	8.5 x 9.8	0.5	
BN	055	Y	T	D				Liquidambar styraciflua	Liquidambar or American Sweet Gum	Altingiaceae	NORTHERN AMERICA - Mexico (C & N) & USA (C & E) & SOUTHERN AMERICA - Central America	19.0 x 15.0	0.5	2 distinct trunks (0.3 + 0.45)
SRBN	056		S	E	C			Platycladus orientalis cv.	Chinese Arbor-vitae	Cupressaceae	GARDEN ORIGIN	3.0 x 3.0	N/A	Needs further ID
SRBN	057		T	E	PM			Trachycarpus fortunei	Chinese Windmill (or Chusan) Palm	Arecaceae	ASIA-temperate - China (N.C. - Shaanxi & S.E. - Anhui) & ASIA-tropical - Indo-China (Myanmar(N))	6.0 x 3.5	0.2	Smaller than all the others
SRBN	058		T	E				Citrus cv	Citrus	Rutaceae	GARDEN ORIGIN	2.5 x 3.0	0.1	
SRBN	059		T	E				Citrus cv	Citrus	Rutaceae	GARDEN ORIGIN	2.0 x 3.0	0.1	
SRBN	060		T	E				Citrus cv	Citrus	Rutaceae	GARDEN ORIGIN	4.0 x 6.0	0.2	
SRBN	061		T	D				Prunus cv.	Plum	Rosaceae	GARDEN ORIGIN	8.0 x 6.0	0.4	3 distinct trunks (0.2 + 0.25 + 0.3)
SRBN	062		T	D				Prunus cv.	Pear	Rosaceae	GARDEN ORIGIN	4.0 x 7.5	0.25	
SRBN	063		T	D				Prunus cv.	Apricot	Rosaceae	GARDEN ORIGIN	1.5 x 2.5	0.07	
SRBN	064		T	D				Prunus cv.	Apricot	Rosaceae	GARDEN ORIGIN	5.0 x 6.0	0.35	2 distinct trunks (0.2 + 0.3)
SRBN	065		T	D				Prunus cv.	Pear	Rosaceae	GARDEN ORIGIN	2.5 x 2.8	0.08	
SRBN	066		T	E				Laurus nobilis	Bay Tree	Lauraceae	AFRICA - Northern (Algeria & Libya), ASIA-temperate -	9.0 x 9.0	0.3	

GARD CODE	REF NO	O L D P L	P L H	D /	P L T	S I G	N A T	BOTANICAL NAME	COMMON NAME	FAMILY NAME	NATURAL DISTRIBUTION	H X W	D B H	COMMENTS
											Western (Syria & Turkey) & EUROPE - South Eastern & South Western (Corsica & Sardinia)			
SRBN	067		T	D				Prunus cv.	Apple	Rosaceae	GARDEN ORIGIN	3.5 x 7.0	0.25	3 branches at base
SRBN	068		S	E				Buxus sempervirens	Common Box	Buxaceae	AFRICA - Northern, ASIA-temperate - Caucasus & Western & EUROPE	N/A	N/A	
SRBN	069		S	E				Buxus microphylla var. japonica	Japanese Boxwood	Buxaceae	ASIA-temperate - Japan	1.6 x 2.5	N/A	
SRBN	070	Y	T	E	C	Y		Cedrus atlantica Glauca Group	Blue Atlas Cedar	Pinaceae	AFRICA - Northern (Atlas Mts in Algeria (Tell) & Morocco (High & Middle) to the Rif)	25.0 x 22.0	1.4	
SRBN	071		T	D				Crataegus cv.	Hawthorn	Rosaceae	GARDEN ORIGIN	12.0 x 12.0	0.55	4 distinct trunks (0.2 + 0.25 + 0.25 + 0.4)
SRBN	072		T	D				Crataegus cv.	Hawthorn	Rosaceae	GARDEN ORIGIN	9.0 x 8.0	0.25	
SRBN	073		T	D				Crataegus cv.	Hawthorn	Rosaceae	GARDEN ORIGIN	9.0 x 8.0	0.3	2 distinct trunks (0.2 + 0.25)
SRBN	074		T	D				Crataegus cv.	Hawthorn	Rosaceae	GARDEN ORIGIN	6.5 x 8.0	0.25	
SRBN	075		T	D				Prunus cerasifera 'Nigra'	Purple-leaved Cherry Plum	Rosaceae	GARDEN ORIGIN	10.0 x 9.0	0.45	3 distinct trunks (0.25 + 0.25 + 0.3)
SRBN	076		T	D				Prunus cerasifera 'Nigra'	Purple-leaved Cherry Plum	Rosaceae	GARDEN ORIGIN	11.0 x 8.0	0.3	2 distinct trunks (0.2 + 0.25)
SRBN	077		T	D				Prunus cerasifera 'Nigra'	Purple-leaved Cherry Plum	Rosaceae	GARDEN ORIGIN	10.0 x 8.0	0.25	

GARD CODE	REF NO	O L D P L	P L H	D / E	P L T	S I G	N A T	BOTANICAL NAME	COMMON NAME	FAMILY NAME	NATURAL DISTRIBUTION	H X W	D B H	COMMENTS
SRBN	078	Y	T	D		Y		<i>Acer campestre</i>	Field or Hedge Maple	Aceraceae	AFRICA - Northern (Algeria & Tunisia), ASIA-temperate - Caucasus & Western (Iran & Turkey) & EUROPE	14.0 x 12.0	0.4	
SRBN	079	Y	T	E		Y		<i>Eucalyptus cladocalyx</i>	Sugar Gum	Myrtaceae	AUSTRALASIA - Australia (S.A. - S.E.)	27 x 17	0.7	
SRBN	080	Y	T	E		Y		<i>Eucalyptus cladocalyx</i>	Sugar Gum	Myrtaceae	AUSTRALASIA - Australia (S.A. - S.E.)	27 x 19	0.7	
SRBN	081	Y	T	E		Y		<i>Eucalyptus cladocalyx</i>	Sugar Gum	Myrtaceae	AUSTRALASIA - Australia (S.A. - S.E.)	27 x 17	0.7	
SRBN	082		S	E				<i>Viburnum tinus</i>	Laurestinus	Caprifoliaceae	AFRICA - Northern, ASIA-temperate - Western & EUROPE - Southern	2.5 x 5.0	N/A	

**‘Bournedale’, Selkirk House and Garden
Statement of Significance, May 2023**

Heritage Place:	618 Howitt Street, Ballarat North	PS ref no:	HO227
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What is significant?

‘Bournedale’, the Selkirk house and garden, at 618 Howitt Street, Ballarat North, is significant including the following elements:

- An early or original attached double garage, which retains timber sliding doors, at the north-east corner of the house.
- The front porch which retains the original varnished finish on elements within the front porch including the front door and screen, pictorial windows and ceiling strapwork.

- The interwar-era garden including the front and east side garden layout, the former tennis court, the materials (concrete) and form of the curved driveway and straight entry pathway, the brick front fence and gates, and spacious lawns.
- The mature specimen trees (the Cedar, Cottonwood, Copper Beeches, Liquidambar, Chinese Windmill Palms and Pin Oak), and shrubs, including the Highclere Holly. The three Hedge Maples (*Acer campestre*), the mature privet hedge, and the mature eucalypts at the rear of the property (Table 1).

Later additions and alterations to the house, including the flat-roofed rear additions and the expansion of the attic storey (including new dormer windows, and leadlight glazing), and brick terraces, landscaping and brick fences in the rear garden are not significant.

Table 1: Significant vegetation.

REF NO (refer to image)	BOTANICAL NAME	COMMON NAME	FAMILY NAME
6	<i>Fagus sylvatica</i> 'Purpurea'	Copper Beech	Fagaceae
14	<i>Liquidambar styraciflua</i>	Liquidambar or American Sweet Gum	Altingiaceae
15	<i>Liquidambar styraciflua</i>	Liquidambar or American Sweet Gum	Altingiaceae
16	<i>Quercus palustris</i>	Pin Oak	Fagaceae
22	<i>Ligustrum ovalifolium</i> 'Aureum'	Golden Hedge Privet	Oleaceae
25	<i>Populus deltoides</i>	Cottonwood	Salicaceae
27	<i>Ilex x altaclarensis</i>	Highclere Holly	Aquifoliaceae
39	<i>Trachycarpus fortunei</i>	Chinese Windmill (or Chusan) Palm	Arecaceae
41	<i>Fuchsia cv.</i>	Fuchsia	Onagraceae
46	<i>Fagus sylvatica</i> 'Purpurea'	Copper Beech	Fagaceae
47	<i>Acer campestre</i>	Field or Hedge Maple	Aceraceae
51	<i>Trachycarpus fortunei</i>	Chinese Windmill (or Chusan) Palm	Arecaceae
52	<i>Trachycarpus fortunei</i>	Chinese Windmill (or Chusan) Palm	Arecaceae
53	<i>Acer campestre</i>	Field or Hedge Maple	Aceraceae
70	<i>Cedrus atlantica</i> Glauca Group	Blue Atlas Cedar	Pinaceae
78	<i>Acer campestre</i>	Field or Hedge Maple	Aceraceae
79	<i>Eucalyptus cladocalyx</i>	Sugar Gum	Myrtaceae
80	<i>Eucalyptus cladocalyx</i>	Sugar Gum	Myrtaceae
81	<i>Eucalyptus cladocalyx</i>	Sugar Gum	Myrtaceae

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How is it significant?

'Bournedale' house and garden are of historical (associational), representative and aesthetic significance to the City of Ballarat.

Why is it significant?

'Bournedale' is significant for its association with James Selkirk and the Selkirk Brickworks. James' father, Robert Selkirk, began making bricks by hand in 1883 in Allendale, near Creswick. In 1900 he moved his Selkirk's Brick, Pipe and Tile Works to the Howitt Street site in Ballarat North. Selkirk Brickworks, known under various names over the decades, was a major local manufacturer with a private railway siding and a Hoffman kiln. By 1920, most of the substantial public and private buildings in Ballarat were constructed of Selkirk brick, and a large trade existed with Geelong, Horsham and other districts to the west of Ballarat. By 1925, the firm was despatching 15,000 tons of bricks annually by rail. James Selkirk joined his father at the brickworks in 1902, and inherited it after his father's death in the early 1920s, allowing the creation of 'Bournedale'. The proximity of 'Bournedale' to the Selkirk Brickworks demonstrates the traditional co-location of home and work, even in the case of wealthy businessowners, as was necessary before private car ownership became common. The fine brickwork can be considered a showpiece for the company's products, and the use of red face brick and hung terracotta tiles was likely influenced by James Selkirk as they not seen elsewhere the interwar oeuvre of the architects. (Criterion H)

The house is of aesthetic significance as a fine and intact Arts & Crafts attic-storey bungalow of substantial size and fine craftsmanship, materials and detailing, and original finishes. Externally, it retains the original varnished finish on elements within the front porch, including the front door and screen, pictorial windows and ceiling strapwork. The house shares some signature decorative details with other 1920s houses designed by PS Richards, Coburn & Richards, but is one of the most substantial houses of their oeuvre in Ballarat. Its presentation is enhanced by the retention of original and early elements of its setting, particularly the brick front fence and gates, and the attached garage. (Criterion E)

The house, and auxiliary structures (front fence and garage) are significant for their association with the important Ballarat architectural practice P.S. Richards, Coburn & Richards, which was in existence from 1922 to 1932. During this decade, the practice was responsible for a huge number of medium to substantial houses in Ballarat's suburbs, particularly the west side of the city in the Lake Wendouree area. 'Bournedale' is one of the most substantial residences designed by the practice. Practice founder, Percy S Richards worked in Ballarat from the early 1890s until 1946, and was the designer of many important public buildings in Ballarat and the Western District, as well as many substantial homes. Herbert Coburn was a renowned Ballarat architect, practising from 1905 to 1956. He is noted for the many Moderne style houses and civic buildings he designed in private practice in the 1930s through the 1950s. (Criterion H)

The large, interwar suburban garden is of representative significance as the setting for the intact interwar house. The significance of the garden is enhanced by its relationship with the original house and for its retention of its original extent and key aspects of its interwar layout, plantings including several mature large trees and complementary shrubs, and the elaborate brick front fence and gates which echo the materials of the house. (Criterion D)

The substantial extent of the garden, the elaborate front fence and the surviving footprint of the early tennis court are important as indicators that this was a garden (and house) belonging to a successful family, and owners of the long-standing brickworks next door (established as Ballarat North Brickworks in 1900 by Robert Selkirk junior). (Criterion H)

Primary Source

'Bournedale' the Selkirk House and Garden Heritage Citation (Landmark Heritage Pty Ltd, May 2023)



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Miner's Right/John Pearce House Heritage Citation

29 November 2021

Place: Miner's Right/John Pearce House

Address: 89 Magpie Street, Golden Point

Recommendation: Included in the Heritage Overlay to the proposed boundaries.



History

Contextual history

Magpie Street forms the boundary between the localities of Golden Point and Mount Pleasant in East Ballarat. Over the years, properties located in Magpie Street have been variously addressed as both Golden Point and Mount Pleasant.

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Golden Point and Mount Pleasant, located on Wadawurrung country, are suburbs of Ballarat, south of the central business area. From 1857 until 1921 the localities formed part of the Township of Ballarat East, which had its own town council.

Gold was discovered at Poverty Point, off today's Clayton Street, in August 1851. This brought gold diggers to the area, but its surface metal was nearly worked out by November, and it took a second find to change the name from 'Poverty' to 'Golden'. The Golden Point State School, just north of today's Sovereign Hill, was opened in 1878 (*Victorian Places* 2015). A commercial centre at Golden Point developed at the corner of Humffray and Grant streets.

Despite the promise of gold, initially no mining occurred at nearby Mount Pleasant. Because Mount Pleasant was a 'dry area' without hotels, Cornish Methodist families moved there in 1853 and 1854 to escape the hard drinking and generally boisterous behaviour of Main Road (Cuffley 2021; *Historic Urban Landscape Ballarat* 2021). A Wesleyan school and a church were subsequently opened at Mount Pleasant by 1855.

The first wave of Cornish emigrants, many of whom had worked as miners in Cornwall, brought their mining expertise and skills to the copper mines of Burra Burra in South Australia in the 1840s before travelling to the goldmining areas of Victoria in the 1850s. The Cornish were a significant ethnic group on the Ballarat goldfields, bringing with them expert mining knowledge and practices and a deep commitment to Methodism. Because of their mining knowledge, they were often employed as managers of mines in Victoria as the alluvial rushes ended and mining technology developed throughout the 1850s.

In 1856, the discovery of alluvial gold at the southern end of Mount Pleasant caused a rush to the area quickly named Miner's Right, shifting the commercial centre from around the church in Morton Street to the Prest Street bridge precinct where several hotels and other businesses were established (*Historic Urban Landscape Ballarat* 2021).

As the alluvial rush subsided at the end of the 1860s deeper quartz mines opened along the top of the range and some leads were chased down the western slope until they disappeared under the basalt escarpment. While other gold communities declined, the big Redan mines offered regular employment to local residents (*Historic Urban Landscape Ballarat* 2021).

Mount Pleasant was the terminus when the tram was introduced in 1906. Expansion to the south was blocked by the construction of a sewerage treatment works in the early 1920s (*Historic Urban Landscape Ballarat* 2021).

With larger blocks than many suburbs and a considerable amount of open land, Mount Pleasant retained a rural aspect with farms, livestock, orchards and market gardens. It was also a centre of the tanning and woollen industries. From the mid-nineteenth century the physical separation from the city and the continuing Wesleyan dominance combined to create a strong sense of community (*Historic Urban Landscape Ballarat* 2021).

Sovereign Hill, Ballarat's most visited tourist destination, was established in Golden Point in 1970.

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Figure 1. Aerial view of 89 Magpie Street (outlined) and surrounds in 1958. Note the surviving alluvial gold mines to its east. Most of this area, bounded by Magpie Street, Main Road and Ellsworth Street now forms the Sovereign Hill Living Museum. (Source: Landata, Ballarat-Creswick Plantations Project, Jan. 1958)

Site development and use

The residence at 89 Magpie Street, Golden Point, the subject site, is situated on Crown Allotment 2, Section 119A, Township of Ballarat East (see Figure 2) (*Township of Ballarat East Plan 1957*).

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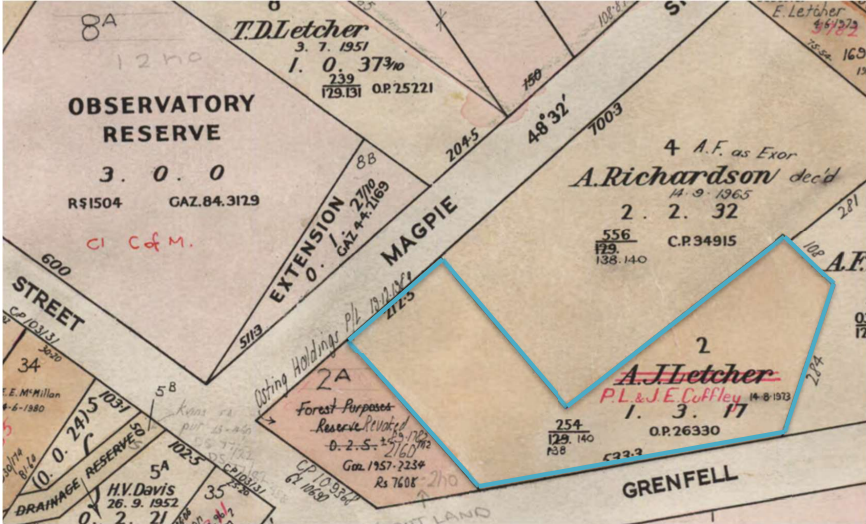


Figure 2. Extract from the Township of Ballarat East plan showing the subject property outlined in blue. (Source: Township of Ballarat East Plan 1957).

The subject residence was first listed in the Town of Ballarat East rate books of the year 1891-92, suggesting it was constructed c1890-91. Owned and occupied by miner William Stephens in that year, it was described as a dwelling with a net annual value (NAV) of £13 (RB 1891-92).

In 1893-94, the house passed into the ownership of mining manager John Pearce, who retained ownership until his death in 1924 (RB 1890-1925). Pearce married Susan Mary Phillips in 1884 ('Snow Family Tree', *Ancestry* 2021). The couple brought up their eight children in the subject residence. The subject property, a Miner's Right, was purchased by John Pearce in 1893-94 and gifted to his wife in 1897 (PROV 1921; B&DGS 2021).

Because the subject allotment comprised a miner's right registered in John Pearce's name, it would have been occupied in 1891-92 by William Stephens in the same manner. Residence areas were first provided for under the 1855 *Mines Act*, which, under a miner's right, allowed mining and the construction of a residence on the same piece of land. With the transition to quartz mining in the 1860s the *Mines Act 1865* was introduced, which allowed the holder of a miner's right to reside on up to one acre on a goldfields area. The *Mines Act 1890* provided for the maximum residence area and business license of one acre. Stephens would have registered a miner's right on the subject land after the introduction of this latter Act.

The subject property was consistently rated at £15 NAV until 1905-06 (RB 1905-06). In 1914-15, it was addressed in the rate book of that year at 89 Magpie Street for the first time and was described as land with a wood dwelling, in which seven people lived, with a NAV of £20 (RB 1914-15).

On Susan Pearce's death in 1921, her probate listed her assets as including land held under Miners Right Number 22589 registered at Ballarat, having a frontage of 70 feet to Magpie Street by 209 feet depth by a further depth of 110 feet, on which was erected a six roomed weatherboard house, with a small canvas and paper lined kitchen with iron roof, an outside bedroom and "usual outbuildings" (not

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described), with a total value of £275. The valuation noted that the land was situated on the outskirts of Ballarat and was practically valueless and surrounded by abandoned miner's right blocks (PROV 1921).

After John Pearce died in 1924, his daughter Sarah Wakefield (nee Pearce) became the owner of the property, which she rented out in that year (RB 1924-25).

In 1925-26, Alex J Letcher was listed as the occupier of 89 Magpie Street, which in that year housed seven people. The property had a NAV of £20 and a capital improved value of £400 (RB 1925-26). A saddler by trade, Alex Letcher served with the AIF 21st Battalion in World War I, enlisting in 1915 and returning to Australia in 1919 (*The AIF Project* 2016).

By 1927-28, Letcher was both owner and occupier of the subject property (RB 1927-28). Alex Letcher's mother, Elizabeth Letcher (nee Gordon), lived on a Residence Area nearby at 73 Magpie Street in a similar Victorian-era house built in 1892-93 (RB 1892-93). Note that this house is now gone.

Alex Letcher took over the one-acre allotment under the *Land Act 1915* (see Figure 2). Section 129 of this Act allowed for licenses and leases of land for purposes other than agricultural and grazing. It is believed that Letcher took up the land under this Act through the transfer of the miner's right to a garden license, which allowed the establishment of market gardens on land less than three acres in size (Cuffley 2021).



Figure 3. Aerial photo of 89 Magpie Street in 1958, during Letcher's ownership. The house has a wide rear lean-to, and a hedge of Monterey Cypress trees is visible to the north-east of the house. There is an internal fence running to the south-west of the house, defining the residential garden area. The irregular rear part of the allotment is virtually clear of trees. (Source: Landata, Ballarat-Creswick Plantations Project, Jan. 1958)

Alexander Letcher died in 1972 and Peter and Janet Cuffley moved to the property in the same year.

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Peter Cuffley was appointed the first Curator of History at Sovereign Hill in 1972. He is a well-known social historian and author with an interest in domestic architecture, art, antiques, traditional gardens and Australiana, and has authored a number of books on Australian cultural and social history.

The Cuffleys purchased the property freehold in 1973 and undertook renovations of the house, including re-blocking and the installation of the original Victorian windows held by a neighbour (Cuffley 2021). Internal alterations were also made to the laundry at the southern corner of the house to enable the installation of an indoor toilet (BR 1973).

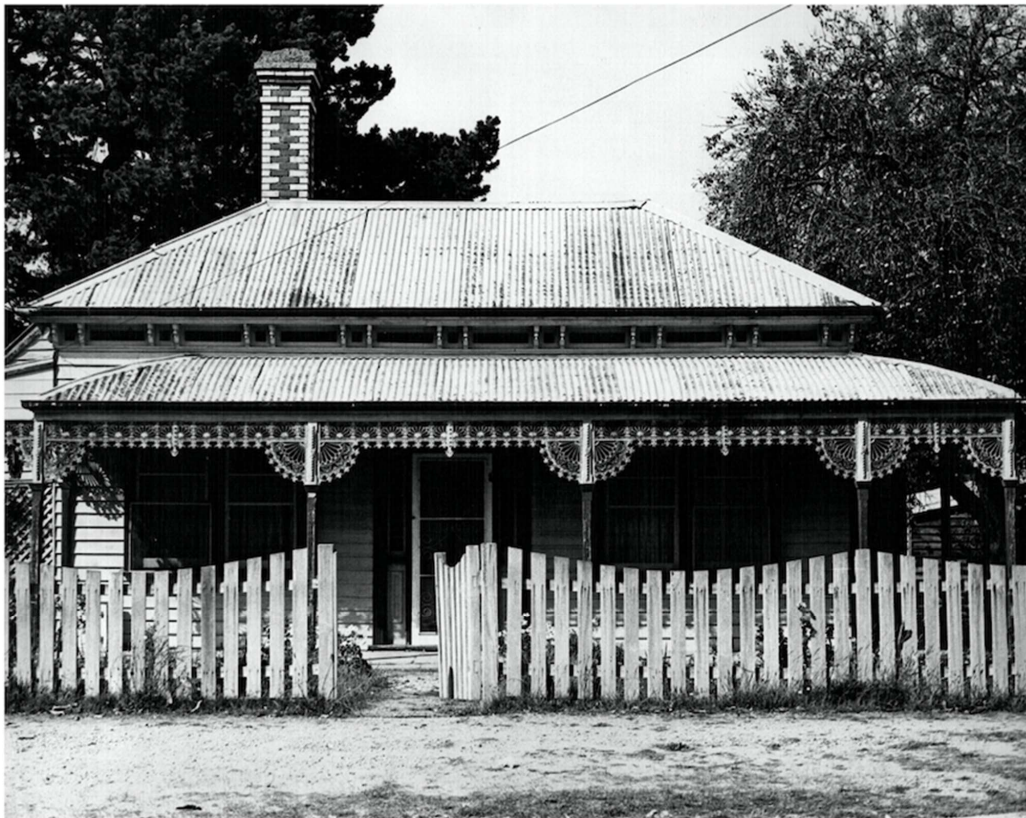


Figure 4. Front façade of the subject property in 1972-73 before renovation. Note the cast-iron verandah ornament in the 'Chantilly Lace' pattern and the broad picket front fence. The house had paired windows at this time, and the north-east side verandah is visible. (Photos by Peter Cuffley 1972-73)

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Figure 5. The south-west side elevation of subject property in 1972-73 before renovation. Note the return verandah, bay window and rear lean-to. (Photos by Peter Cuffley 1972-73)



Figure 6. Views of the north-east side subject property in 1972-73 before renovation. Note the picket fence and hedging to the right, and gabled outbuilding to the left (since demolished). (Photos by Peter Cuffley 1972-73)

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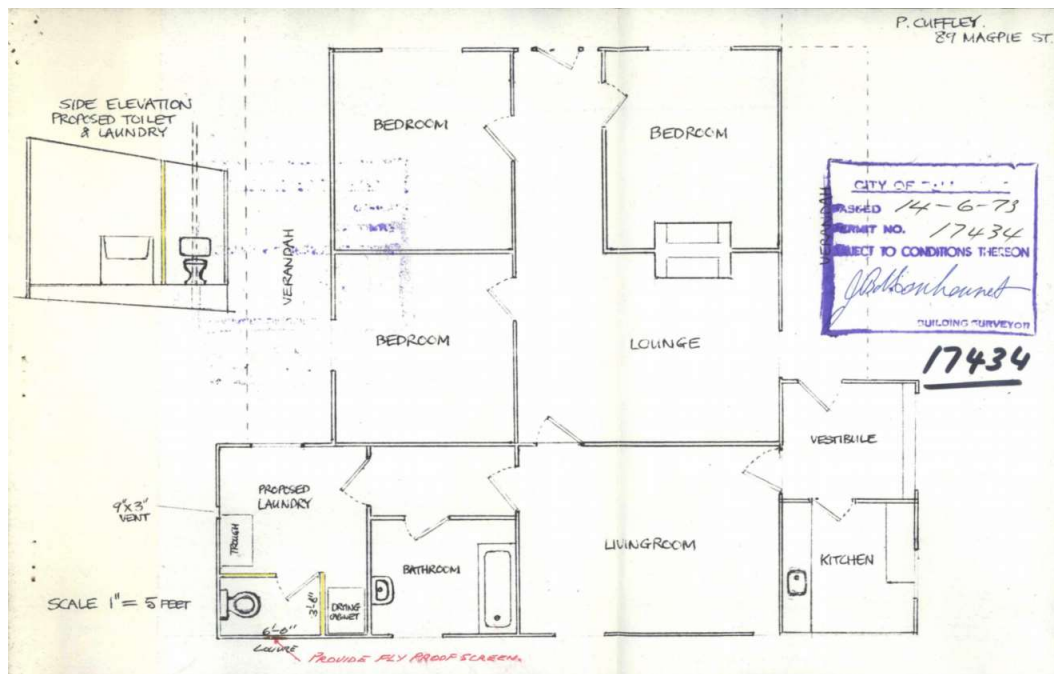


Figure 7. Floor plan of the house in 1973, showing internal alterations to create a WC. Note that while this plan omits the bay window on the south-west elevation, but it was already in existence as shown by the c1972 photo above. (Source: City of Ballarat, BP No. 17434)

In 1976, Alan and Marie West became the owners of the subject property (CT:V9011 F150). Under their ownership, weatherboard alterations and additions to the dwelling were made in 1979. This comprises the rear double gabled extension that currently houses the living room, and a bedroom with ensuite. Outbuildings were also demolished at this time (BR 1979).

A metal-clad garage was constructed in 1981 (BR 1981), which stands to the south-west side of the house.

In 1985, William and Barbara Howard became the owners of the property (CT:V9011 F150). In 1992, the Howards applied for a building permit to construct a three-storey timber tower (BR 1992). It is located at the rear of the house connected by a narrow link.

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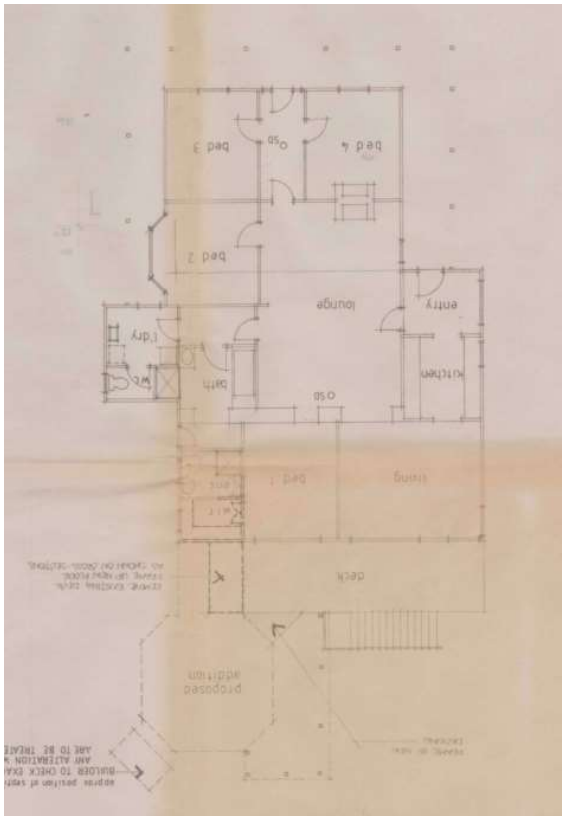


Figure 8. 1992 plan for the rear tower (shown at the bottom of the plan in a dashed outline). The 1979 rear addition is also visible: Bedroom 1 with ensuite and walk-in-robe, Living room, and rear Deck. (Source: City of Ballarat, BP No. 34860)

Associations

John Pearce, owner 1893-1924

John Pearce was the son of John Pearce and Jane Bartle of Crowan, Cornwall, who immigrated to Victoria in the early 1850s. The extended Pearce family were active in mining, with John Pearce's (the elder) brothers, Isaiah and James Pearce, also both from Cornwall, establishing a 24-head quartz crushing battery on Sinclair's Hill in Ballarat. Isaiah Pearce served multiple terms as Mayor for the Municipality of Ballarat East and has a park opened in 1914 at corner of Barkly and Gladstone streets, Mount Pleasant, named after him.

John Pearce (junior), the owner of the subject building, was the mining manager of the North Woah Hawp Canton, established in 1882, and the New Normanby quartz mining companies, both located in East Ballarat (see Figure 9 and Figure 10). Pearce was manager of the North Woah Hawp from 1909, and of the New Normanby, established in 1885, from 1891. His uncle, Isaiah Pearce, was a director of both mines (*Ballarat Star* 18 December 1909:9, 25 December 1891:4 and 8 July 1919:1). John Pearce

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continued as mining manager of the New Normanby in 1915 and the North Woah Hawp in 1916 and held the leases to both mines in the latter year (*Ballarat Star* 1 July 1915:3 and 30 June 1916:3).

The North Woah Hawp mine was originally financed by Chinese merchants in Melbourne and employed both Chinese and Australian miners (NF&SA 2008). The Cantonese shareholders said 'Woah Hawp' meant 'prosperity' or 'good luck' (McCarthy 2021).

According to his obituary, Pearce knew the geology of East Ballarat well and was very successful in his mine operations (*Age* 26 November 1924:18).

The North Woah Hawp and the New Normanby were some of the last mines to cease operation in Ballarat, with the New Normanby closing in 1917 and the North Woah Hawp closing in 1918 (McCarthy 2021; *Ballarat Star* 5 May 1917:5). With a 1375-foot shaft, the mine extracted 127,563 ounces of gold during its operation (Federation University 2018).

The defunct North Woah Hawp mine continued to be worked by prospectors, with an excerpt from a silent newsreel filmed in 1926 held by the National Film and Sound Archive showing a nugget found by a man working over tailings from the disused mine, as well as the extant poppet head, boiler house and engine room, by then no longer in operation (NF&SA 2008).

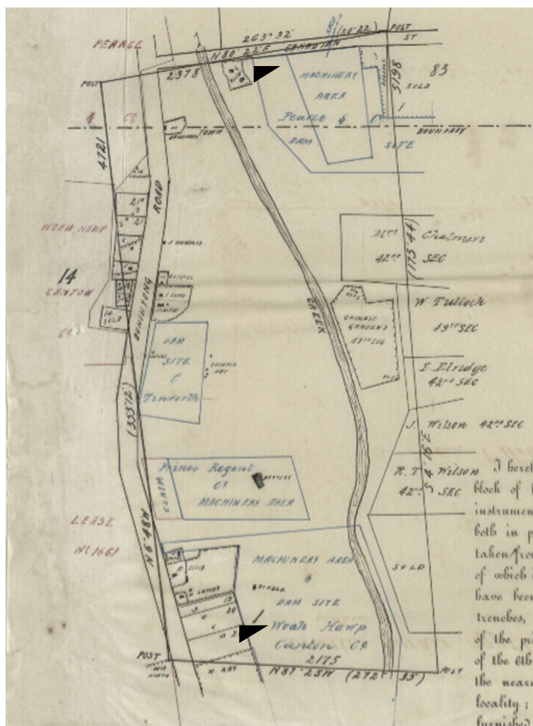


Figure 9. Extract from an 1889 Mines Department map showing the leases of the mining companies managed by John Pearce: the New Normanby and the Woah Hawp Canton Co (see black triangles), located off Buninyong Road. (Source: Mines Department 1889, SLV)

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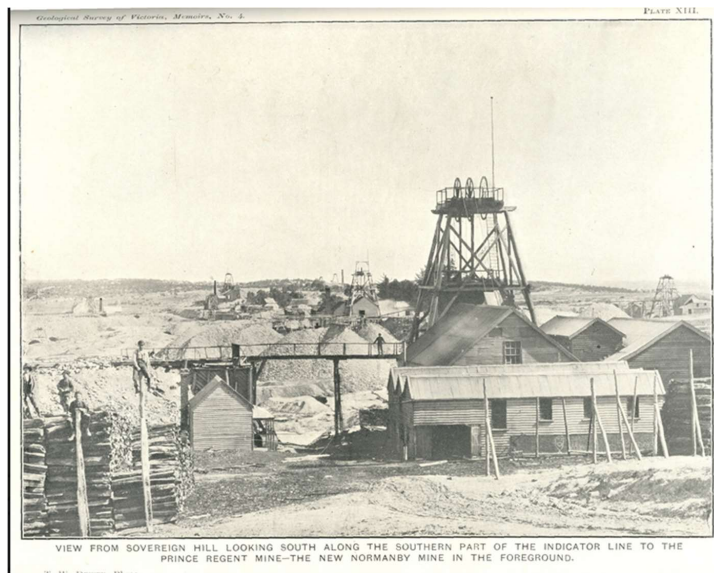


Figure 10. A view from Sovereign Hill looking south with the New Normanby mine in the foreground, 1907. (Source: Gregory 1907).

Description

The subject property, 89 Magpie Street, Golden Point, is an irregular L-shaped allotment fronting on Magpie Street. The rear part of the property was surveyed to front on Grenfell Street, but this street was either never laid out or was removed (compare the aerial below with Figure 2)



Figure 11. Recent aerial photograph of 89 Magpie Street (outlined in blue dotted line) and surroundings. Cobden Street is visible at far left. (Vicplan, accessed 26 Oct. 2021)

All built form is located on the rectangular part of the block, fronting on Magpie Street. This includes the c1890-91 timber dwelling, with a series of later additions to the rear, and a modern, metal-clad shed

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just south of the house (beside the rear additions). Until recently, there was a small timber garage near the street front (visible on the aerial above and Google Maps view below).



Figure 12. 89 Magpie Street in December 2014. Note the verandah cast-iron ornament, the timber picket fence and small garage at right. (Google Maps)

The house is timber-framed with weatherboard cladding. It has a hipped roof with rear valley, typical of the Victorian Italianate style, clad in corrugated galvanised steel sheets with rolled sheet-metal cappings. It has a single chimney, on the north-east side of the roof, which is constructed of bichrome brickwork (cream and orange-red) with simple corbels at the top.

The eaves to the front façade are supported on paired timber brackets with turned drops, and between brackets are square and rectangular raised panels. The house has a verandah set below the brackets, to the front with a return to the south-west side. Its roof has a very shallow convex profile and terminates in a hip at the north-east end. The verandah has a stop-chamfered bressummer and is supported on stop-chamfered timber posts with built-up timber capitals (NB: these capitals are so simple they appear to be replacements). Until at least December 2014 it retained the original ‘Chantilly Lace’ pattern cast-iron brackets and frieze as well as cast ornaments attached to the heads of the capitals.

The front façade is arranged symmetrically, typical of block-fronted Italianate houses. It has a central front door flanked by a simple double-hung sash window on either side. The front entrance is the most elaborate element of the front façade, retaining a colonial-style door with six panels framed in bolection mouldings. A central doorknob and knocker have recently been removed. The door is framed by a broad moulded architrave in which there are sidelights (above bolection-moulding panels) and highlights. The sidelights retain cobalt and ruby flashed glass lights engraved with snowflakes (cobalt) and vases of flowers (ruby). The highlight glass has been replaced with c1920s textured “Arctic” glass.

The south-west side of the house, beneath the return of the verandah, features a canted bay window to the rear room. It features very long, slender double-hung windows above rectangular panels featuring bolection mouldings.

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There is a second, small verandah on the north-east side of the house, which shares similar details to the return verandah – convex roof, stop-chamfered verandah beams and posts – but it is deeper and does not have a hipped end. It does, however, retain built-up timber capitals to the posts that have the correct moulded form, as compared to the simple replacements to the front verandah. The sides of this little verandah are enclosed with timber lattice, and the wall of the house beneath it appears to have lost its weatherboard cladding. Considering its details, this side verandah appears to be an early addition to the house. As it shelters a secondary entrance, of the sort often associated with a doctor's surgery or other home office, it may have been added by John Pearce to serve as his mine manager's office for the New Normanby mine which was located just to the rear of this property.

There are many small accretions, and one very large one, to the rear of the house. Just behind the small verandah on the north-east side is a small gable-fronted addition, containing a secondary entrance vestibule. Behind it is another small room with a lower-pitched gabled roof which contains the kitchen. It is possible that this was the original detached kitchen, since linked to the rest of the house. On the south-west side of the house, there is a small skillion-roofed lean-to just behind the main roof. It extends across the entire rear of the house, extending out further to the side, so the return verandah terminates against it. These additions were built prior to the Cuffley family ownership in the 1970s and are visible in the 1958 aerial photo. While rear lean-tos were common at the rear of Victorian houses, where the contained utilitarian spaces, it would not have extended out so far to the side originally.

Behind this are two more recent additions. The most prominent is a two or three-storey tower of 1992, clad in unpainted timber weatherboards, with a pyramidal roof finished with a pointed finial. In contrast to this theatrical element, there is a simple double-gabled volume at the back of the north-east elevation built in 1979.

Alterations to the house include the recent stripping of verandah cast-iron ornament, replacement of the original timber verandah floor with a concrete slab, and replacement of verandah post capitals with simpler ones. The picket fence seen in the 1970s photos is gone. As noted in the history, the reportedly original single front windows were reinstated in the 1970s, replacing later paired windows.

Comparative analysis

The subject property is appropriately compared against two classes of place: 1) timber Victorian Italianate houses in Golden Point and other parts of the City of Ballarat, and 2) houses historically linked to mining, such as miner's right houses and houses occupied by mine managers and owners.

Italianate houses

The house at 89 Magpie Street is a medium-sized timber dwelling which exhibits many traits characteristic of Victorian Italianate houses, a type that was very common in the last 25 years of the nineteenth century. This includes the roof form, with its strong horizontal front ridge, bracketed eaves, block-fronted façade, and symmetrical arrangement of front door and windows. The bichrome brick chimney, convex verandah roof, stop-chamfered timber posts, (now-removed) cast-iron verandah ornament, and six-panelled front door embellished with side panels and flashed glass, are all characteristic of the mid to late Victorian houses in the municipality more generally, regardless of style.

There are many houses in the City of Ballarat's Heritage Overlay precincts of a similar style, size, level of embellishment, and intactness (similar or greater). Similar examples include:

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- 77 Albert Street, Sebastopol (HO221 serial listing) – similar front façade, but only has a front verandah; windows have sidelights and eaves panelling is unusual; retains verandah cast iron though bases of timber columns replaced.
- 155 Albert Street, Sebastopol (HO221 serial listing) – similar front façade, but only a front verandah; verandah retains cast iron and Corinthian columns, bichrome brick chimney has lost its top.
- 230 Albert Street, Sebastopol (HO221 serial listing) - similar front façade, but only a front verandah; windows have sidelights; retains verandah cast iron and timber posts.
- 19 Blair Street, Golden Point (Contributory in HO173) - similar sized house with return verandah; paired windows on façade and front door in panelled recess; retains verandah cast iron but posts appear replaced.
- 211 Cobden Street, Mount Pleasant (Contributory in HO173) - similar front façade, but only a front verandah; verandah retains cast iron and Corinthian columns.
- 100 Grant Street, Sebastopol (HO221 serial listing) - similar front façade, but only a front verandah; verandah retains cast iron, but posts are replacements.
- 114 Grant Street, Sebastopol (HO221 serial listing) – very similar front façade, but only a front verandah. Has lost verandah ornament and possibly posts as well.
- 7 Kent Street, Sebastopol (HO221 serial listing) – very similar front façade, verandah returns on both sides, similar cast-iron pattern as was on subject house but some changes to the timber posts, new concrete verandah floor, walls covered in vinyl siding (so any eaves brackets are gone)
- 32 Peake Street, Golden Point (Contributory in HO173) - very similar front façade except door sidelight only on one side, only a front verandah. Has lost verandah cast iron.
- 101 Vickers Street, Sebastopol (HO221 serial listing) – similar front façade, but more modest with no front door sidelights; retains original timber posts but has lost ornament, no eaves brackets.

There are also examples of timber Victorian Italianate houses in the Heritage Overlay that are similar in overall form and size, but exhibit a greater level of ornament. This is seen particularly in front windows, which may have sidelights, brackets beneath the sills, and applied colonettes between windows. In addition, these more ornate houses often have more elaborate verandah posts with cast-iron capitals, as well as retaining their cast-iron friezes and brackets. Such examples include:

- 168 Albert Street, Sebastopol (HO221 serial listing) – similar sized house with return verandah; two canted bay windows to front façade, verandah retains cast iron and fluted Corinthian columns.
- 1 Kent Street, Sebastopol (HO221 serial listing) – ashlar boards to walls, side sidelights to windows, front door in panelled recess, unusual eaves panel and bracket details, fluted Corinthian columns with the same (very popular) cast-iron ornament as was on the subject house.

Many of the above comparative examples are part of the Late Victorian Timber Residences, Sebastopol, serial listing. The houses in this serial listing are considered to be of historical significance (in relation to the development of the township of Sebastopol) and of architectural significance. The serial listing statement of significance begins: ‘While they are typically modest in design and architectural expression, and constructed of timber, they are nevertheless comparatively intact

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examples of common nineteenth century housing types'. There is also a note in the serial listing history that: 'Unlike nearby Ballarat, there are no surviving examples of grand mansions or villas which were built on the profits of gold in Sebastopol. ... Sebastopol has always been a working people's township' (Context, Vol. 2, 2012). This signals that the Victorian houses in this serial listing may not compare in architectural design to examples in the more central suburbs of Ballarat. Indeed, the subject house is very typical for its era, as indicated by the many similar houses in the nearby HO173 Mount Pleasant/Golden Point Precinct. Its level of ornamental detail falls short of the finest examples in the HO221 Sebastopol serial listing (168 Albert Street and 1 Kent Street). Its intactness also falls short of these examples, particularly due to the removal of the verandah ornament, but as the pattern of this cast iron (Chantilly Lace) is still manufactured, it would be easy to accurately reinstate it.

For these reasons, the house at 89 Magpie Street, Golden Point, is not considered to meet the threshold of local significance as a representative example of a Victorian Italianate dwelling (Hercon Criterion D), for its aesthetics (Criterion E) or design excellence (Criterion F).

Miner's Right & mine manager residences

Mining is a key theme in the City of Ballarat's history and there were many houses built on miner's rights (as dwellings for the miner working that land) as well as often more substantial residences for mine managers and owners. As illustrated by the timber mining cottage serial listing in the nearby suburb of Sebastopol (HO220), miner's cottages were often very small in size and modest in detail. Mine managers' dwellings tended to be larger and were often more ornate than the typical houses of that time.

A select number of mining-related dwellings have been identified in the City of Ballarat, though there are undoubtedly more to be uncovered. As part of this comparative analysis, all residence areas under a miner's right properties were identified* on the Township of Ballarat East Parish Plan, which covers the subject site. There were 34 such parcels of land, not counting the area that now constitutes the Sovereign Hill tourist site (where there were undoubtedly many miner's rights in the past). Then each was checked for the survival of a nineteenth-century house. Apart from the subject house, only three other largely intact miner's right Victorian houses survive in the former Ballarat East township area, which encompasses today's Golden Point and Mount Pleasant. They are 424 Cobden Street, 305 Bradshaw Street, and 36 Peake Street (as well as a very altered house at 444 Cobden Street). So, five houses out of 34+ original miner's rights remain. As noted in the history, there were several on Magpie Street near the subject site that have been demolished.

- Timber Mining Cottages, Sebastopol (HO220 serial listing) – While some of these dwellings share typical Italianate details with the subject house, as indicated by the name, they are small cottages that are far more modest. They were generally built for miners as their homes.
- 122 Albert Street, Sebastopol (HO221 serial listing) – 'Clontarn', former Southern Star Mine manager's residence. An asymmetrically massed timber dwelling with a high level of detail including fretwork in the front gable, entablature over the front windows, ashlar-look cladding, and Corinthian columns. It has lost its cast-iron ornament.

* Allotments taken up as Residence Areas under a Miner's Right are shown on parish plans with a fraction whose denominator indicates the pertinent legislative Act. These include: x/12, x/129.131, and x/138.140.

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- 362 Albert Street, Sebastopol (Significant, HO194) – Former Bonshaw Mine manager’s residence. Similar front façade, but no sidelights to front door and only a front verandah; verandah retains cast iron and Corinthian columns, floor replaced with concrete; retains four bichrome brick chimneys. Apparently built in two stages (1860s and 1870-80s). Among this list, the most similar dwelling to the subject house, though slightly simpler in design though more intact.
- 518 Barkley Street, Golden Point (State Significant, HO12 & VHR) – ‘Clowance’, built 1892-93 for mine owner Isaiah Pearce. This is a substantial brick house with a fine design and high level of ornament, which exhibits a transition from Victorian to Federation styles. Apart from its architectural and aesthetic significance, it is of historical significance for its association with Isaiah Pearce and his role in the local mining industry.
- 305 Bradshaw Street, Golden Point (Contributory in HO173) – Victorian Italianate timber house located on a large miner’s right allotment. It has a symmetrical façade, with no sidelights to front door; the return verandah has timber posts, the cast iron may be a replacement.
- 424 Cobden Street, Mount Pleasant (not in HO) - Victorian Italianate timber house located on a large miner’s right allotment. It has a symmetrical façade, with no sidelights to front door, bracketed eaves, and front verandah. The turned timber posts and red brick chimney suggest a c1900 date.
- 407 Grant Street, Golden Point (Contributory in HO173) – A former mine manager’s residence of timber with wide sidelights and twisted colonettes to windows, Corinthian columns and lace-like cast-iron frieze and brackets to verandah.
- 36 Peake Street, Golden Point (Contributory in HO173) – Italianate timber house located on a miner’s right. It has a symmetrical front façade similar to the subject property but appears to have been a smaller house originally (one room deep). The timber fretwork of the front verandah and the red brick chimney suggest a c1900 date (or enlargement at this time).

As set out above, the subject house sits in the middle of a continuum from tiny miner’s cottages, through mid-sized Italianate houses, to highly detailed dwellings and grand mine owner’s residences. It is most similar to the medium-sized mine managers’ residence at 362 Albert Street, Sebastopol, and at 407 Grant Street, Golden Point. It also bears similarities to other miner’s right houses in the area, such as 305 Bradshaw Street and 36 Peake Street.

Based on this comparative analysis, it is apparent that the subject house is one of a very small number of surviving miner’s right dwellings in a part of Ballarat once dominated by mining.

Assessment of significance

The following statement of significance has been expressed in regard to the ‘Model’ or HERCON heritage criteria.

What is significant?

The Miner’s Right/John Pearce House at 89 Magpie Street, Golden Point is significant. The house, built c1890-91, as well as the north-east side verandah and the (formerly) detached kitchen, is significant.

Additions and alterations made after John Pearce’s occupation, which ended in 1924, are not significant. The metal-clad garage is not significant.

How is it significant?

Landmark Heritage Pty Ltd, 29 November 2021

The house is of historical, including associational, and representative significance to the City of Ballarat.

Why is it significant?

Historically, it illustrates the importance of mining in this area. Built in 1891-92 on a miner's right for miner William Stephens, the weatherboard Victorian Italianate house is located in the areas of Golden Point and Mount Pleasant, areas that were the sites of successive waves of intense alluvial mining from the 1850s followed by quartz reef mining from the 1860s. At the time of its construction, the residence was located within a productive goldmining landscape and surrounded by other miners' residences built on miner's rights. (Criterion A)

The house is representative of houses built on miner's rights and for mine managers during the late nineteenth century. While such houses were once common in mining areas such as the Golden Point/Mount Pleasant area, only a handful survive today. Such houses ranged from tiny miner's cottages, through mid-sized Italianate houses, to highly detailed dwellings and grand mine owner's residences. The house at 89 Magpie Street illustrates the medium-sized type. (Criterion D)

It has significant associations with John Pearce, the son of John Pearce and Jane Bartle of Crowan, Cornwall, who immigrated to Victoria in the early 1850s. The extended Pearce family were active in mining, with John Pearce's (the elder) brothers, Isaiah and James Pearce, also both from Cornwall, establishing a 24-head quartz crushing battery on Sinclair's Hill in Ballarat. John Pearce (junior), the owner of the subject building, was the mining manager of the North Woah Hawp Canton and the New Normanby quartz mining companies, both located in East Ballarat. Pearce knew the geology of East Ballarat well and was very successful in his mine operations. The North Woah Hawp mine, established in 1882, was originally financed by Chinese merchants in Melbourne and employed both Chinese and Australian miners. Pearce was manager of the North Woah Hawp from 1909, and of the New Normanby, established in 1885, from 1891. His uncle, Isaiah Pearce, was a director of both mines. John Pearce continued as mining manager of the New Normanby in 1915 and the North Woah Hawp in 1916 and held the leases to both mines in the latter year, shortly before they finally closed. (Criterion H)

The Pearce family were representative of the significant Cornish migration in the nineteenth century to places such as Australia. Because of their mining knowledge, Cornish immigrants were often employed as managers of mines in Victoria as the alluvial rushes ended and mining technology developed. The Ballarat area received many immigrants from Cornwall, who tended to congregate in particular areas, including at Mount Pleasant/Golden Point, as well as in Sebastopol. (Criterion H)

The house also has significant associations with Peter and Janet Cuffley in 1972, who owned from 1972 to 1976. Peter Cuffley was appointed the first Curator of History at Sovereign Hill in 1972, and is now a well-known social historian and author with an interest in domestic architecture, art, antiques, traditional gardens and Australiana, and has authored a number of books on Australian cultural and social history. (Criterion H)

Statutory recommendations

In recognition of the local heritage significance of the former John Pearce House at 89 Magpie Street, it warrants protection in the Ballarat Heritage Overlay.

As the cadastral block at 89 Magpie Street is quite large, a reduced HO polygon is recommended, as shown below. It contains the house and land to the street frontage, and the side and rear residential

Landmark Heritage Pty Ltd, 29 November 2021

garden in keeping with the fence lines in existence in 1958. This polygon is a rectangle following the south-east property boundary running for 66.5 metres, and 24 metres of the Magpie Street frontage.



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'Miners Right/John Pearce' House Statement of Significance, November 2021

Heritage Place:	89 Magpie Street, Golden Point	PS ref no:	HO228
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- Heritage Overlay Boundary
- - - Property Boundary
- Significant buildings

What is significant?

The Miner's Right/John Pearce House at 89 Magpie Street, Golden Point is significant. The house, built c1890-91, as well as the north-east side verandah and the (formerly) detached kitchen, is significant.

Additions and alterations made after John Pearce's occupation, which ended in 1924, are not significant. The metal-clad garage is not significant

How is it significant?

The house is of historical, including associational, and representative significance to the City of Ballarat.

Why is it significant?

Historically, it illustrates the importance of mining in this area. Built in 1891-92 on a miner's right for miner William Stephens, the weatherboard Victorian Italianate house is located in the areas of Golden

Point and Mount Pleasant, areas that were the sites of successive waves of intense alluvial mining from the 1850s followed by quartz reef mining from the 1860s.

At the time of its construction, the residence was located within a productive goldmining landscape and surrounded by other miners' residences built on miner's rights. (Criterion A)

The house is representative of houses built on miner's rights and for mine managers during the late nineteenth century. While such houses were once common in mining areas such as the Golden Point/Mount Pleasant area, only a handful survive today. Such houses ranged from tiny miner's cottages, through mid-sized Italianate houses, to highly detailed dwellings and grand mine owner's residences. The house at 89 Magpie Street illustrates the medium-sized type. (Criterion D)

It has significant associations with John Pearce, the son of John Pearce and Jane Bartle of Crowan, Cornwall, who immigrated to Victoria in the early 1850s. The extended Pearce family were active in mining, with John Pearce's (the elder) brothers, Isaiah and James Pearce, also both from Cornwall, establishing a 24-head quartz crushing battery on Sinclair's Hill in Ballarat. John Pearce (junior), the owner of the subject building, was the mining manager of the North Woah Hawp Canton and the New Normanby quartz mining companies, both located in East Ballarat. Pearce knew the geology of East Ballarat well and was very successful in his mine operations. The North Woah Hawp mine, established in 1882, was originally financed by Chinese merchants in Melbourne and employed both Chinese and Australian miners. Pearce was manager of the North Woah Hawp from 1909, and of the New Normanby, established in 1885, from 1891. His uncle, Isaiah Pearce, was a director of both mines. John Pearce continued as mining manager of the New Normanby in 1915 and the North Woah Hawp in 1916 and held the leases to both mines in the latter year, shortly before they finally closed. (Criterion H)

The Pearce family were representative of the significant Cornish migration in the nineteenth century to places such as Australia. Because of their mining knowledge, Cornish immigrants were often employed as managers of mines in Victoria as the alluvial rushes ended and mining technology developed. The Ballarat area received many immigrants from Cornwall, who tended to congregate in particular areas, including at Mount Pleasant/Golden Point, as well as in Sebastopol. (Criterion H)

The house also has significant associations with Peter and Janet Cuffley in 1972, who owned from 1972 to 1976. Peter Cuffley was appointed the first Curator of History at Sovereign Hill in 1972, and is now a well-known social historian and author with an interest in domestic architecture, art, antiques, traditional gardens and Australiana, and has authored a number of books on Australian cultural and social history. (Criterion H)

Primary Source

Miners Right John Pearce House Heritage Citation (Landmark Heritage Pty Ltd., 2021)

BALLARAT PLANNING SCHEME

28/02/2019
GC117

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0
28/02/2019
GC117

Application requirements

None specified.

2.0
Proposed
C240ball
Part 2

Heritage places

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

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	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

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?
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 Barkly Street and East Street Intersection, Ballarat East and Bakery Hill	Yes	No	No	Yes	No	No	No	No
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	-	-	-	-	-	Yes Ref No H2252	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Gillies Street and Wendouree Parade, Lake Wendouree								
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
HO23	Former Ranger Barracks	-	-	-	-	-	Yes Ref No H1949	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	1-61 Curtis Street, Ballarat Central								
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	Yes	Yes	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	203 Dana Street, Ballarat Central								
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 9/3 Dawson Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H107	No	No
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	Yes for all	Refer specific area	Refer specific area	Yes	Refer specific area	No	Refer specific area	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	between Elizabeth and Forest Streets, Buninyong								
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
HO44	Former Ballarat Woollen & Worsted Mill	Yes	No	No	Yes	No	No (On National Estate Register)	No	No

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

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	107 Lydiard Street South, Ballarat Central								
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 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.	-	-	-	-	-	Yes Ref No H902	Yes	No
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	-	-	-	-	-	Yes Ref No H109	No	No

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	4-6 Lydiard Street South, Ballarat Central								
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 Royal South Street Memorial Theatre, Academy of Music 17 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H648	Yes	No

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

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?
HO79	Shop 60 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO80	Office (Former Union Trustee Building) 101-103 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
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	Yes	No	No	Yes	Yes - front fences	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	227-231 Lydiard Street North, Soldiers Hill								
HO87	Former Terrace	Yes	No	No	Yes	No	No	No	No
	18-20 Lyons Street South, Ballarat Central								
HO88	Ballarat Municipal Observatory	-	-	-	-	-	Yes Ref No H936	Yes	No
	439 Cobden Street (Cnr Magpie Street), Mount Pleasant								
HO89	Former Pratt's Warehouse	-	-	-	-	-	Yes Ref No H955	No	No
	101-103 Mair Street (Cnr Camp Street), Ballarat Central								
HO90	House	Yes	No	No	Yes	No	No	No	No
	505 Mair Street, Ballarat Central								
HO91	Verandah and Shop	Yes	No	No	Yes	No	No	No	No
	805 Mair Street, Ballarat Central								
HO92	Aquinas College	Yes	No	Yes	Yes	No	No	No	No
	1200 Mair Street, Lake Wendouree								
HO93	Former Titheridge and Growcott	Yes	No	No	Yes	No	No	No	No
	15-19 Main Road, Bakery Hill								

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?
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
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

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?
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

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?
HO111	Camp Hotel 36-38 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
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

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?
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
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

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?
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
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

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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 120 Hillcrest Road, Nerrina	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
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	Yes	No	Yes,	Yes	No	No	No	No

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	Yarrowee Street, Sebastopol			English Oaks, English 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	-	-	-	-	-	Yes Ref No H2089	No	No

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	Roll of Honour, and the Memorial Wall. Ballarat-Burrumbeet Road, Alfredton, Cardigan, Windermere, Weatherboard, Burrumbeet and Lucas.								
HO155	Stone Mileposts Glenelg Highway (between Ballarat and Scarsdale), Smythes Creek and Delacombe	-	-	-	-	-	Yes Ref No H1701	No	No
HO156	Former Redemptorist Monastery 300 and 300B Gillies Street North, 1320 and 1322 Howitt Street, and 11-37 Monastery Drive (NE Corner Howitt and Gillies Streets), Wendouree	Yes	No	No	Yes	No	No	No	No
HO157	House 301 Wendouree Parade, Lake Wendouree	Yes	No	No	Yes	No	No	No	No
HO158	Buninyong Botanic Gardens Gong Reservoir	-	-	-	-	-	Yes Ref No H1826	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	201-209 Scott Street and 705 Inglis Street, Buninyong								
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 Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO164	West Ballarat Heritage Precinct Incorporated plan:	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	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 Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO166	Central Ballarat Heritage Precinct Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO167	Sturt Street Heritage Precinct Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	Yes	No	Yes	Yes	No	No	No	No
HO168	South Ballarat Heritage Precinct Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO169	Waller Estate Heritage Precinct Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO170	Soldiers Hill Heritage Precinct Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO171	Lydiard Street Heritage Precinct Incorporated plan: 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 Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO173	Mount Pleasant / Golden Point Heritage Precinct Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO174	Black Hill Heritage Precinct Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO175	Humffray Street Heritage Precinct Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO176	Bridge Mall / Bakery Hill Heritage Precinct Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	Yes	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO177	Victoria Street Heritage Precinct Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	Yes VAHR 7622-0186
HO178	Ballarat East Civic Heritage Precinct Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO179	Eureka Street Heritage Precinct Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO180	Learmonth Heritage Precinct Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	Yes	No	No	No	No
HO181	Buninyong Heritage Precinct	Yes	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Ballarat Planning Scheme Heritage Control 2004								
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 Incorporated plan: Ballarat Heritage Precincts Study Part A 2006	No	No	Yes	Yes	No	No	No	No
HO184	Colpin Avenue Heritage Precinct Incorporated plan: Ballarat Heritage Precincts Study Part A 2006	No	No	Yes	Yes	No	No	No	No
HO185	Dowling Street Heritage Precinct Incorporated plan: Ballarat Heritage Precincts Study Part A 2006	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO186	Old Showgrounds Heritage Precinct Incorporated plan: Ballarat Heritage Precincts Study Part A 2006	No	No	Yes	Yes	No	No	No	No
HO187	Creswick Road/Macarthur Street Heritage Precinct Incorporated plan: Ballarat Heritage Precincts Study Part A 2006	No	No	Yes	Yes	No	No	No	No
HO188	Barkly Street/Humffray Street South Heritage Precinct Incorporated plan: 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

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?
HO191	St Pauls Anglican Church 3 Humffray Street South, Bakery Hill	-	-	-	-	-	Yes Ref No H401	Yes	No
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

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?
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
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

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?
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
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 th C and early 20 th C and the archaeological site of a	No	No	Yes, 2 Canary Island Palms	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	third farmhouse of c1890s on the east side of the entrance drive.								
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 The curtilage includes the extent of the fabric dating 1880s – 1920s including the larger timber building and rear timber extension and stables.	No	No	No	Yes	No	No	Yes	No
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

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?
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	No	No	Yes, three Canary Island Palms at 73, 160 and 168 Albert Street	Yes	Yes	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	140 Beverin Street, Sebastopol 3 Bridge Street, Sebastopol 100 & 114 Grant Street Sebastopol 1 & 7 Kent Street Sebastopol 101 & 103 Vickers Street, Sebastopol 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 controls Expirey date: 31 March 2021	Former Eureka Lead Gold Sluicing Company Pumping Site 113 Lofven Street and Crown Allotment 22C Section AA,	Yes	Yes	No	Yes	Yes	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Nerrina1020 La Trobe Street, Delacombe Statement of Significance: Ballarat Saleyards (former) - Statement of Significance, November 2019								
HO225	Ballarat Saleyards (former) Former Eureka Lead Gold Sluicing Company Pumping Site	Yes	Yes	No	Yes	Yes	No	No	No
HO227	'Bournedale' Selkirk House and Garden 618 Howitt Street, Ballarat North Statement of Significance 'Bournedale' Selkirk House and Garden Statement of Significance (Landmark Heritage Pty Ltd., May 2023)	Yes	No	Yes- All mature specimen trees, shrubs, Palms and Privet hedge	Yes	Yes- Brick fence, pedestrian and vehicle gates	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO228	<p>'Miner's Right/John Pearce House'</p> <p>89 Magpie Street, Golden Point</p> <p>Statement of Significance</p> <p><i>Miner's Right/John Pearce House Statement of Significance (Landmark Heritage Pty Ltd., November 2021)</i></p>	No	No	No	Yes	No	No	No	No

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 C240ball

Name of document	Introduced by:
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
<i>Bournedale Selkirk House and Garden Statement of Significance (Landmark Heritage Pty Ltd, May 2023)</i>	<i>C240ball Part 2</i>
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

BALLARAT PLANNING SCHEME

Name of document	Introduced by:
Lake Federation Resort Draft Master Plan A C511 CP 055b, dated August 2004	C64
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>Miner's Right/John Pearce House Statement of Significance (Landmark Heritage Pty Ltd, November 2021)</i>	C240ball Part 2
Plan for the future development of the Western Freeway titled "Proposed Works Area" and dated 26/7/2000	C13

9.2. PLP/2022/927 - 315 GREENHALGHS ROAD, DELACOMBE - DEVELOPMENT OF A CHILDCARE FACILITY

Division: Development and Growth
Director: Natalie Robertson
Author/Position: Claire Pepin - Coordinator Statutory Planning

PURPOSE

1. The purpose of this report is to provide the Planning Delegated Committee with details of Planning Permit Application PLP/2022/927 for the use and development of a childcare centre and a reduction of car parking at 315 Greenhalgh's Road, Delacombe.

SUMMARY

2. A summary of the application is provided below:

Application Number:	PLP/2022/927
Applicant:	Smart Planning and Design
Application Preamble:	Use and development of a childcare centre and a reduction in car parking
Subject Site:	315 Greenhalghs Road, DELACOMBE VIC 3356 (Lot 90 LP111418)
Easements, restrictive covenants, encumbrances or agreements	The site contains an easement (E-1) which runs along the southern title boundary. The easement is 3.05 metres wide and is for the purpose of drainage and sewerage
Zoning:	General Residential Zone, Schedule 1 (GRZ1)
Overlays:	N/A
Aboriginal Cultural Heritage Sensitivity:	The site is not within an area of identified Aboriginal Cultural Heritage Sensitivity.
Permit Trigger:	Clause 34.01-4 - Use of the land for a childcare centre Clause 32.08-9 - Buildings and works associated with a Section 2 use Clause 52.06-3 - Reduction of carparking requirements
Number of Objections:	13
Consultation Meeting:	A consultation meeting was held on 27 July 2023 with objectors, the applicant and Planning Officers present
Key Considerations:	As discussed within this report
Current use:	Residential (single dwelling)
Officer Recommendation:	Notice of Decision to Grant a Permit

REPORT

Subject Site and Surrounds

3. The subject site is 315 Greenhalgh's Road, Delacombe and is otherwise particularly described as Lot 90 on Plan of Subdivision 111418.
4. The site is located at the south-east intersection of Greenhalgh's Road and Benson Close. The site is rectangular in shape with a frontage of 25.91 to Greenhalgh's Road, a frontage of 59.4 metres to Benson Close and has a splayed corner of 6.46 metres. The site has a total area of 1,941 square metres.
5. The site contains a single storey brick dwelling with a tiled hip roof. This dwelling is setback 12.6 metres to Greenhalgh's Road and 10 metres to Benson Close.
6. Vehicle access is via the south-west corner with a steel sheet garage located here. To the south of the dwelling is a swimming pool.
7. The subject site is located approximately six kilometres south-west of Ballarat Central. The site is located within a residential area characterised by detached single dwellings on lots. Surrounding land uses and characteristics are outlined as follows:

North	Greenhalgh's Road is a Council road extending between Sago Hill Road in the west and Sutton Street in the east. In the vicinity of the site, Greenhalgh's Road has a single carriageway with a traffic lane in each direction and a kerb-side parking lane on both sides. Parking is unrestricted. A sign-posted speed limit of 60km/h applies.
East	The adjoining lot to the east, at 313 Greenhalgh's Road, contains a single storey dwelling setback 17 metres from its front boundary and 1.5 metres from the subject site.
South	The adjoining lot to the south, at 1 Benson Close, features a single storey dwelling setback 11.1 metres from its front boundary and 3.3 metres from the subject site (excluding a garage built on the boundary).
West	Benson Close is a Council road extending south from Greenhalghs Road.



Figure 1 – streetscape view from Greenhalgh's Rd. (source: Google Maps)



Figure 2 – streetscape view of subject site as seen from Benson Close (source: Google Maps)

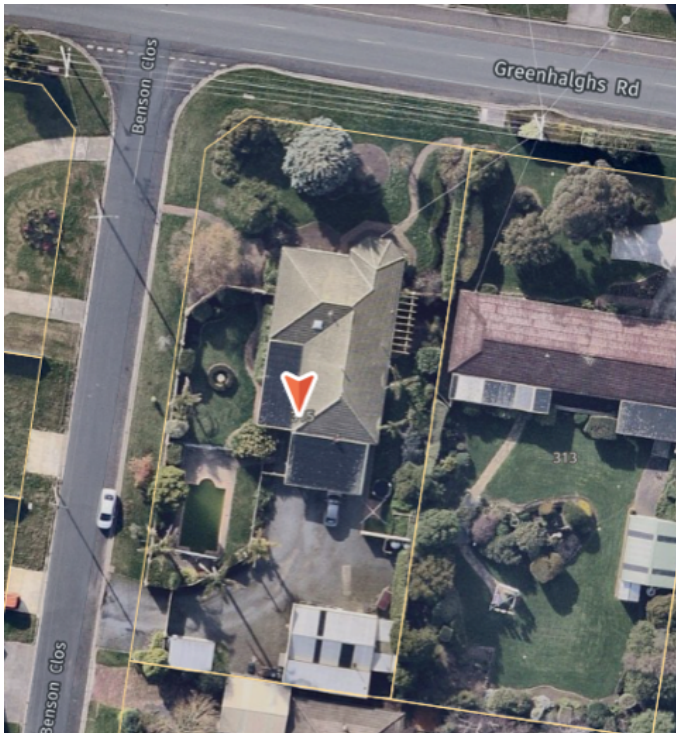


Figure 3 – aerial view of subject site (source: NearMaps, April 2023)



Figure 4 – 1 Benson Close immediately to the south of the site



Figure 5 – rear of existing site

Proposal

8. The application proposes:

Use and development of the land with a childcare centre and reduction in the car parking requirement.

The key features of the proposal includes:

9. Use

- The centre will operate Monday to Friday, 6.30am to 6.30pm;
- A maximum of 92 children;
- 17 staff members.
- The classroom schedule is as follows:

CLASSROOM SCHEDULE			
LEVEL	ROOM NAME	AREA	CHILDREN
GROUND FLOOR			
	CLASSROOM 1	31.3	8
	CLASSROOM 2	45.1	12
	CLASSROOM 3	45.1	12
	CLASSROOM 4	56.5	16
	CLASSROOM 5	74.7	22
	CLASSROOM 6	74.8	22
			92

10. Setbacks

- The building will be setback 8.9 metres to Greenhalgh’s Road, 7.9 metres to Benson Close and between 2 and 4.7 metres to the east boundary;
- Within the southern boundary is the car park area, meaning a significant setback to the south boundary.

11. Layout

- The layout provides for a reception area (adjacent to the car park), six classrooms, kitchen, laundry, and amenity rooms;
- Within the front setbacks are the play areas enclosed by a new 2.1m high timber paling fence to the street boundaries; and
- A 10,000lt water tank is located underneath the car park.

12. Design

- The proposed building adopts a contemporary form and generally portrays a residential appearance;
- It is proposed to utilise a mix of building materials and finishes comprising brick, paint and metal cladding;
- The building has a height of 5.3 metres;
- The site coverage is 33.7%; and
- The schedule of materials include:

EXTERNAL MATERIAL AND FINISH SCHEDULE

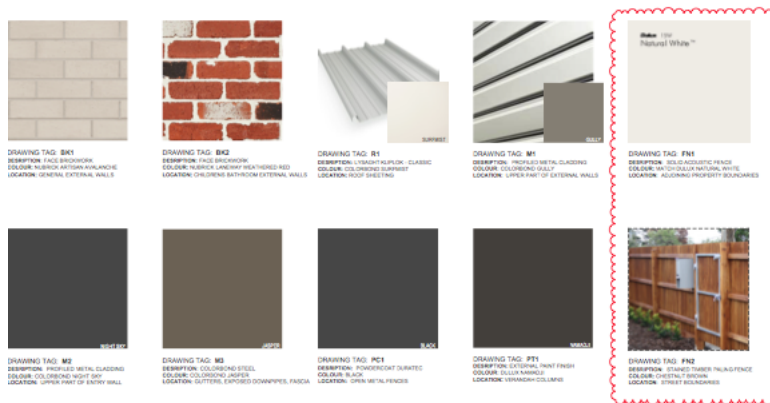


Figure 6 – schedule of materials

13. Car parking

- The site would be accessed from Benson Close via a new crossover to the south-west. The car park would contain 20 car parking spaces (2.6m x 4.9m), including one accessible space. The proposal also includes four bicycle parking spaces to the immediate east of the disabled space.

14. Waste

- An enclosed waste storage area is provided immediately to the east of Car Space 12.



Figure 7 – layout of proposed childcare centre

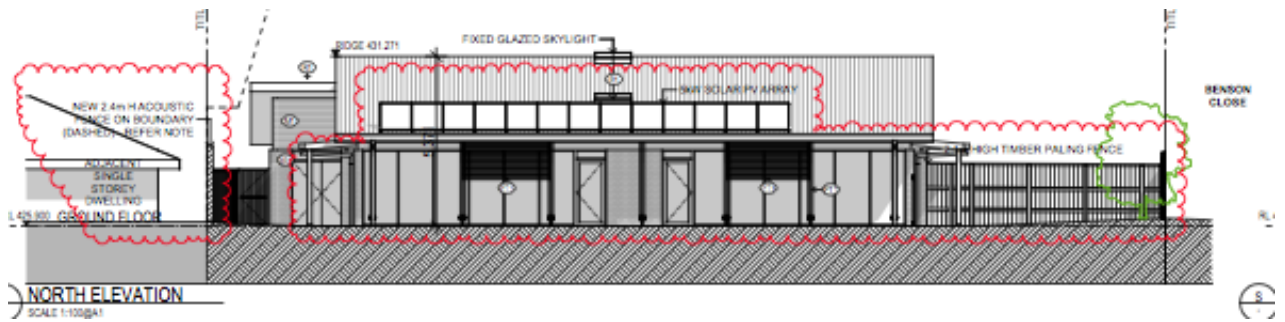


Figure 8– north elevation of proposed building

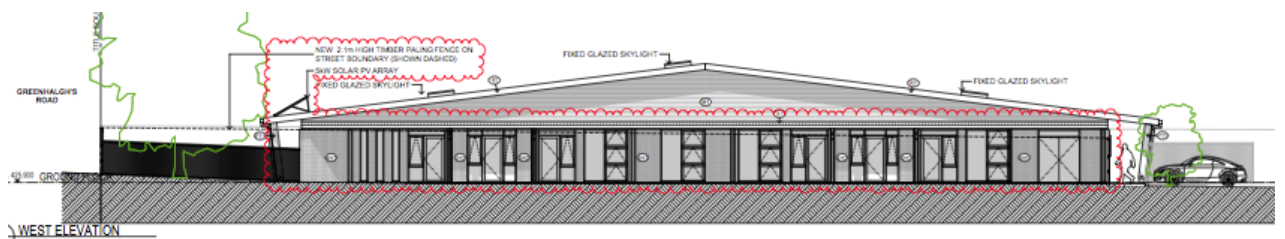


Figure 9 – west elevation of proposed building

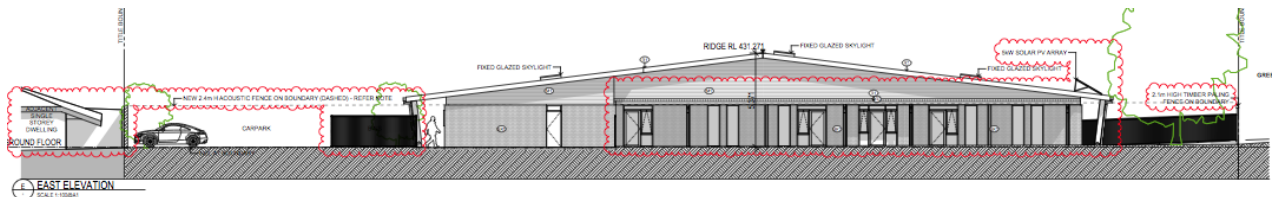


Figure 10 – east elevation of proposed building

Planning Permit History

15. There are no previous planning permits issued to the subject site.

PLANNING CONTROLS – BALLARAT PLANNING SCHEME

16. The following controls/permit triggers apply:

Zone

17. Clause 32.08 – General Residential Zone, Schedule 1

Pursuant to Clause 32.08-2 – a permit is required to use the land for a childcare centre.

Pursuant to Clause 32.08-9 – a permit is required to construct a building or construct or carry out works associated with a Section 2 (permit required) use.

Particular Provisions

18. Clause 52.06 – Car Parking

Pursuant to Clause 52.06-2, before a new use commences the number of car parking spaces specified under Clause 52.06-5 must be provided on the land.

Pursuant to Clause 52.06-3, a permit is required to reduce (including to zero) the number of required car parking spaces.

Childcare centre -

Pursuant to Table 1 of Clause 52.06-5, the statutory rate associated with a childcare centre is 0.22 spaces to each child.

The centre will cater for 92 children and 20 car parking spaces are required. In accordance with the recommendations of Council's Traffic and Transport team however one space would be lost.

19. Clause 52.34 – Bicycle facilities

Clause 52.34 prescribes the number of bicycle spaces to be provided. Childcare is an innominate use under Clause 52.34. While only limited formal bicycle spaces are shown on plans, the size of the site and areas around the centre will be able to facilitate any bicycle parking demands that do occur.

20. The following clauses are relevant in the consideration of this proposal:

Planning Policy Framework

- Clause 11.01-1S Settlement
- Clause 11.01-1R Settlement – Central Highlands
- Clause 13.05-1S Noise Management
- Clause 15.01-1S Urban Design
- Clause 15.01-2S Building Design
- Clause 16.01-1S Housing supply
- Clause 17.01-1S Diversified economy
- Clause 17.02-1S Business
- Clause 18.02-1S Walking
- Clause 18.02-2S Cycling
- Clause 18.02-3S Public Transport
- Clause 18.02-4S Roads

Municipal Planning Strategy

- Clause 21.01 Municipal Overview
- Clause 21.06 Built Form, Heritage and Design
 - Clause 21.06-1 Urban Design
- Clause 21.07 Economic Development
- Clause 21.08 Transport and Infrastructure

Local Planning Policy Framework

- Clause 22.01 Non residential uses on residential areas

Other Provisions

- Clause 32.08 General Residential Zone
- Clause 52.06 Car Parking
- Clause 52.34 Bicycle Facilities
- Clause 65 Decision Guidelines

Referrals

21. The following internal departments have been consulted on the proposal:

Referral	Comment
<p>Traffic</p>	<p>The City’s Traffic Team have reviewed the application and provided the following comments:</p> <p><i>Parking bay 11 in the car park should be hatched out as a turnaround bay in the event the carpark is full. Access to the site will only be from Benson Close.</i></p> <p><i>The loss of car space 11 will require dispensation for 1 space. This would be supported given the unrestricted parallel parking lane in Greenhalgh’s Road adjacent to the site.</i></p> <p><i>A concrete path should be provided in support along this frontage and around the corner into Benson Close to the pedestrian entry to the facility.</i></p> <p><i>A brief parking survey of on-street parking in the vicinity of the site was conducted by the Traffic Consultant indicating that at 2:30pm, 3pm, 3:30pm & 4pm there was a maximum occupancy rate of 12%.</i></p> <p><i>Two (2) bicycle rails are proposed on-site to accommodate bicycle parking demands generated by staff/parents of the centre.</i></p> <p><i>The carparks should be set out in accordance with Clause 52.06-9 design standards. All trafficable surfaces should be constructed and sealed to council approval. All traffic must be able to enter and exit the carparks in a forward direction.</i></p> <p><i>An application for a crossing permit will be required to construct the new crossover and reinstate an existing crossover that will become redundant. All works required, including remedial works, shall be arranged by the applicant and be at his/her cost.</i></p> <p><i>Typical traffic generation for childcare facilities is approximately 0.7 – 0.8 vehicles per placement during peak hours or approximately 77 vehicle movements. This level of traffic is considered reasonable for the proposed development for assessment purposes and equates to roughly 1 movement per minute in the peak hours. This level of traffic can be accommodated by the surrounding road network, without exceeding the environmental capacity.</i></p> <p><i>Waste is proposed to be collected on-site with the waste store area located at the end of the carpark. Collection will occur outside of peak drop-off and pick-up periods, with the designated vehicle able to enter and exit the site in a forwards direction utilising empty spaces to turn around.</i></p> <p><i>Loading activities will also be accommodated on-site and is generally expected to occur via cars/vans and small trucks, which will be able to manoeuvre on-site in order to exit in a forwards direction.</i></p> <p><u>Recommendations</u></p> <p>1. That the development of a 92 place child-care facility at 315 Greenhalghs Road, Delacombe is supported in principle pending the following;</p>

	<p>- that plans are amended to show a suitable turnaround bay at the dead end of the carpark.</p> <p>2. That 20 off-street parking spaces, including an accessible parking space, are provided generally as indicated on the amended site plans.</p> <p>3. That dispensation is provided for the 1 parking space shortfall created by the turnaround requirement or alternatively the number of child placements is reduced to 90.</p> <p>4. That the carparks are set out in accordance with the design standards of Clause 52.06-9 and constructed, sealed, delineated and signed to council approval.</p> <p>5. That footpath works along the Greenhalghs Road frontage and around the corner into Benson Close to the pedestrian entry are undertaken by the Applicant to Council approval</p> <p>6. That all vehicles, including service vehicles, enter and leave the site in a forward direction.</p> <p>7. That low level security lighting is provided to Council's satisfaction within the carpark for both drivers and pedestrians.</p> <p>8. That a separate application is made to Council for a vehicle crossing permit to construct a new street crossover and reinstate the redundant crossing. All works, including any remedial works required, are to be undertaken by the applicant at the applicant's cost.</p> <p>9. That waste collections are arranged through an accredited waste contractor in accordance with the approved waste management plan.</p>
<p>Environmental Health</p>	<p>The application has been reviewed by Council's Environmental Health Team. The application is supported subject to conditions:</p> <p>1. Construction and/or demolition works must comply with the requirements specified in the Environment Protection Authorities, Noise Control Guidelines Publication 1254.</p> <p>2. If dust is created by construction and/or demolition works, appropriate measures must be immediately taken to suppress dust movement off site.</p> <p>3. All food premises (As defined by the Victorian Food Act (1984) must register with Council's Environmental Health Department prior to commencing operation.</p> <p>4. The food premises may require the installation of a grease trap. Enquiries should be made with Central Highlands Water in order to obtain the relevant permits and approvals.</p> <p>5. An external area for the storage of garbage and recyclable matter and for cleaning of waste receptacles is to be provided. This area must be adequately sized to contain the volume of waste generated, capable of preventing pest and animal access and designed so that it can be easily and effectively cleaned.</p> <p>6. The premises must ensure that there is no light spilling into habitable rooms of nearby residential properties as a result of the proposed development.</p>

	<p>7. Noise must be adequately controlled. Premises must consider the Environment Protection Act 2017, the Environment Protection Amendment Act 2018, the Environment Protection Regulations 2021 and the Public Health & Well-being Act 2008. The acoustic report provided by the applicant should be implemented and followed.</p> <p>8. Delivery times should be restricted in accordance with the Environment Protection Authorities Noise Control Guidelines Publication 1254.</p>
<i>Economic Development</i>	<i>The City's Economic Development team do not object to the proposal. The availability of appropriate childcare is an important driver of workforce participation, so very supportive - especially in a growth area such as this.</i>
<i>Engineering</i>	<i>The City's Engineering Department do not object to this application subject to conditions concerning drainage plans, civic design and construction, construction management, reinstatement of vehicle crossovers and road reconstruction works.</i>
<i>Design and Survey</i>	<i>The City's Design and Survey team do not object to the proposal subject to conditions relating to reinstatement of assets.</i>
<i>Vegetation</i>	<p>The application has been reviewed by Council's Vegetation Officer who has provided the following assessment:</p> <ul style="list-style-type: none"> • <i>Please supply a Tree Protection Management Plan (TPMP) compiled by a suitably qualified minimum Level 5 arborist, indicating all tree protection measures that will be employed to ensure successful retention of trees identified for retention. Trees on adjoining properties to be included.</i> <p><i>On site Car Park:</i></p> <ul style="list-style-type: none"> • <i>Sub the Pyrus species for a tree with better structure and longevity prospects, include proposed garden bed width measurement.</i> • <i>Please provide construction plans of paved surface employing WSUD principles.</i> <p><i>Landscape plan:</i></p> <ul style="list-style-type: none"> • <i>Show all trees on adjoining lots including existing street trees within Benson Street road reserve.</i> • <i>Indicate clearly what trees are existing and to be retained and what will be planted, not clear in supplied Landscape Plan</i> • <i>Please include the Standard Condition LS7.7 Street Trees for Greenhalghs Road frontage (under overhead power infrastructure). 2 x Callistemon citrinus 'Kings Park Special'</i> • <i>Please include the City of Ballarat tree planting standard.</i> • <i>Please supply a Tree Protection Management Plan (TPMP) compiled by a suitably qualified minimum Level 5 arborist, indicating all tree protection measures that will be employed to ensure successful retention of trees identified for retention. Trees on adjoining properties to be included.</i>

Public Notification

22. The application was advertised pursuant to Section 52 of the *Planning and Environment Act 1987* by:
- Sending notices to the owners and occupiers of adjoining land; and
 - Placing a sign on site.
23. During the first round of public notification, a total of five (5) objections were submitted to Council. During the second round of public notification, four (4) further objections were lodged with Council, with two of these being from new objectors. As such, objections from seven (7) affected properties have been received to date.
24. The objections are summarised as:
- Loss of amenity;
 - Traffic management / congestion / access;
 - Pedestrian safety;
 - Noise impacts;
 - Loss of vegetation;
 - Landscaping;
 - Construction impacts; and
 - Proliferation of this use in this area
25. A consultation meeting was undertaken on 20 December 2022. The consultation meeting resulted in no objections being withdrawn.
26. A response to the objections raised is included in the Planning Assessment.

PLANNING ASSESSMENT

27. The following state level provisions are of relevance to the consideration of this application:
- **Clause 11.01-1R** – Settlement Central Highlands - states the strategy is to ‘provide adequate land and infrastructure in appropriate locations to support anticipated population growth’.
 - **Clause 11.03-6S** – Regional and Local Places includes the objective of, ‘to facilitate integrated place-based planning’.
 - **Clause 13.05-1S** – Noise abatement includes the objective of, ‘to assist the control of noise effects on sensitive land uses’.
 - **Clause 15** – Built Environment and Heritage states, ‘planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods’.
 - **Clause 15.01-1S** – Urban Design aims, ‘to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity’.
 - **Clause 15.01-2S** – Building Design seeks, ‘to achieve building design outcomes that contribute positively to the local context and enhance the public realm’.
 - **Clause 15.01-5S** – Neighbourhood Character has the objective of, ‘to recognise, support and protect neighbourhood character, cultural identity and sense of place’.
 - **Clause 17.01-1R** – Diversified Economy Central Highlands has the objective of, ‘recognise the need for new employment opportunities in Ballarat’s peri-urban settlements to promote sustainable growth’.

- **Clause 18** – Transport states, 'planning should ensure an integrated and sustainable transport system that provides access to social and economic opportunities'.
 - **Clause 19.02-2S** – Education facilities, seeks to assist the integration of education and early childhood facilities with local and regional communities. The strategies include:
 - *Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.*
 - *Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.*
 - *Ensure childcare, kindergarten and primary school and secondary school facilities provide safe vehicular drop-off zones. Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.*
28. According to the Ballarat Strategy 2040, Ballarat is anticipated to have a population of approximately 160,000 by 2040. The Strategy states that integrated land use planning is required to avoid the increasing cost and time it takes to access services within the city.
29. The following provisions form the Local Planning Policy Framework and are relevant to the assessment of this application.
- **Clause 21.01** – Municipal Overview states the concept for Ballarat's future development as a 10-minute city which is composed of a 'compact city form' complete local neighbourhoods, land uses and precincts supporting jobs, productivity and efficiency, and high quality local connections'.
 - **Clause 21.02** – Settlement and Housing acknowledges Ballarat's projected population growth and seeks to maintain a 'compact, efficient and production settlement in the form of a 10 minute city. Under Clause 21.02-5 the subject site is included within an 'on-going change area', characterised as suburban residential, with the following objectives, 'to facilitate limited incremental growth in ongoing change areas at a scale and density appropriate to the area'.
 - **Clause 21.07** – Economic Development recognises that service industries including education have been growing strongly over the decade; supporting local community needs.
 - **Clause 21.06** – Built Form, Heritage and Design, seeks, 'to protect and enhance the quality and character of built areas, considering context and local values', and, 'to increase the vitality, amenity and experience of the public realm'.
 - **Clause 22.01** – Non Residential Uses in Residential Area, includes the following objectives, 'to protect the existing residential character and amenity of the municipality by promoting and encouraging development in an orderly and proper manner' and, 'to ensure that development of discretionary uses cater for the needs of the local community without any detrimental impact on residential amenity'.

General Residential Zone

30. The General Residential Zone recognises that educational, recreational, religious, community and a limited range of other non-residential uses that serve local community needs are appropriate, provided they occur in favourable locations.
31. Facilities like childcare centres are a form of community facilities and social infrastructure and it is important that they establish in urban areas in appropriate

locations. The site is well suited to accommodate the proposed use. It is located within an established urban area, provides direct access to the local road network and offers a service that meets community needs.

Clause 22.01 ‘Non-Residential Uses in Residential Areas’

32. This policy applies to all applications for non-residential uses in the Neighbourhood Residential Zone, General Residential Zone or Residential Growth Zone. The objectives of this policy are:

- *To protect the existing residential character and amenity of the municipality by promoting and encouraging development in an orderly and proper manner.*
- *To ensure that development of discretionary uses cater for the needs of the local community without any detrimental impact on residential amenity*

33. Clause 22.01 sets out specific strategies to protect amenity and neighbourhood character. A response to these strategies is set out below:

Policy	Response
<p>Locational criteria</p> <ul style="list-style-type: none"> ▪ <i>Non-residential uses preferably be located on:</i> <ul style="list-style-type: none"> • <i>Corner sites that adjoin, or have access to, a road in a Road Zone.</i> • <i>Sites which abut non-residential (preferably commercial) land uses.</i> • <i>Sites which are located on the periphery of commercial or industrial zones.</i> ▪ <i>Non-residential uses will not be encouraged to locate on land with direct access to the local road network.</i> ▪ <i>As urban consolidation is a key State Government planning policy, the loss of any residential property for non-residential uses should be justified on the following basis:</i> <ul style="list-style-type: none"> • <i>Community need or demand for the use.</i> • <i>Inability to locate in a commercial zone.</i> • <i>The site has a low residential amenity and is no longer suitable for residential use (e.g. some main road locations).</i> ▪ <i>The concentration of non-residential uses within a residential area will not be encouraged, particularly if this results in the isolation of residential properties, and the compounding of ‘off-site’ effects will be detrimental to the surrounds. The retention of existing dwellings and their facades will be encouraged to preserve the residential character.</i> 	<p>The subject site is a corner location however does not adjoin a road in a Transport Zone. The benefit of the corner site location is the reduced residential interface.</p> <p>The proximity of the use to dwellings also provides convenient and equitable access to this service to the local community.</p> <p>The proposal provides for access to a local street. Whilst this is contrary to local policy, vehicle access and traffic generation numbers are considered to be acceptable in context. Further, the planning scheme requires Integrated Decision Making at Clause 71.02-3 (refer to discussion below). Of note, vehicle access via Bensen Close is considered to produce acceptable outcomes as it takes activity off Greenhalgh’s Road, a major collector road.</p> <p>The use of the land does not represent a concentration of non-residential land uses. Whilst the existing dwelling is not being retained, the proposed new building has been designed to respectfully respond to the surrounding low-scale residential character of the area.</p>

<p>Access and car parking</p> <ul style="list-style-type: none"> ▪ <i>Car parks should be located to the rear of the building or set back suitably from the front boundary to provide adequate landscaping that is in keeping with surrounding residential character.</i> ▪ <i>Direct access to the reception area should be provided from the car parking area.</i> ▪ <i>Access to the site shall be via the existing driveway or if a new driveway is proposed, it should not adversely impact on the amenity of habitable room windows of adjacent buildings used for residential purposes.</i> ▪ <i>Disabled access must be provided to the building.</i> 	<p>The proposal responds to the access and car parking criteria in the following way:</p> <ul style="list-style-type: none"> • The car park is to the rear of the building; • The existing crossover requires widening however this does not disrupt the operation of Benson Close; • The reception area is directly adjacent to the rear car park; • The driveway and car park adjoins a steel garage and blind side of the dwelling to the adjoining lot to the south; • The car park provides for accessible space; • A Traffic Management Plan can be addressed via a condition of any permit that might be issued. The Plan can require staff parking to always occur on site, to ensure no on-street parking in Benson Close.
<p>Site coverage</p> <p><i>Where there is a new building proposed and to ensure the residential character and amenity is maintained, the site coverage of the building should not exceed 60%.</i></p>	<p>The development summary indicates:</p> <ul style="list-style-type: none"> • Floor area 682.1 – 35.1% • Permeability – 596.2 – 30.7%
<p>Loading and Unloading of vehicles</p> <p><i>The loading and unloading of vehicles should not occur between the hours of 8.00pm and 8.00am.</i></p>	<p>Loading and unloading of vehicles during these hours can be managed (avoided) via a condition on any permit issued.</p>
<p>Hours of operation</p> <p><i>The hours of operation of the use should be within the following:</i></p> <ul style="list-style-type: none"> • <i>Monday to Friday 8.00am to 8.00pm.</i> • <i>Saturday 8.00am to 2.00pm.</i> 	<p>The proposed hours of operation are 6.30am to 6.30pm.</p> <p>These opening hours are outside the 8am opening period, however this is common for childcare centres. It is recommended that the hours of operation restrict the use of the outdoor play area until 8am.</p>
<p>Signage</p> <p><i>Signage shall be consistent with the residential character of the neighbourhood and not exceed a total of 0.2 m2 and not be internally illuminated.</i></p>	<p>No signage details have been provided as part of this application.</p>
<p>Purpose built premises</p> <p><i>Building design should portray a residential appearance consistent with the overall scale and character of the residential area.</i></p> <p><i>Where purpose built premises are justified the buildings should:</i></p> <ul style="list-style-type: none"> • <i>Portray a residential appearance.</i> • <i>Be designed to a residential scale.</i> • <i>Contribute to the residential streetscape and character</i> 	<p>The retention of the existing dwelling is not feasible due to its size.</p> <p>The new development portrays a domestic scale and does not detract from the character of the setting.</p> <p>The building contributes positively to the local context as sought by Clause 15.01-2S by presenting a residential appearance which draws on materials and building elements from the surrounding area. Specifically, the proposal</p>

	<p>incorporates a brick finish and has a pitched roof.</p> <p>In addition, the proposal has a maximum height of 5.37 metres which is considerably less than the maximum building height of 11 metres permitted for residential developments under the General Residential Zone.</p> <p>The high front fence to both streets is not characteristic of the area, therefore a condition of any permit issued will require a reduction of this height to 1.5 metres and transparent infills (refer to acoustic assessment for further discussion).</p>
<p>Amenity</p> <ul style="list-style-type: none"> ▪ <i>Noise generated by the use and associated traffic should not be excessive or cause nuisance or disturbance to adjoining dwellings and be in accordance with the Environment Protection Act 1970 and the Health Act 1958.</i> ▪ <i>All air-conditioning and heating units should be enclosed. Sound attenuation may be required to restrict noise emissions to adjoining properties.</i> ▪ <i>All external lighting is to be suitably baffled to ensure that any illumination is contained within the site and does not cause detriment to persons in adjoining or nearby properties or spillage to any road.</i> 	<p>Noise generated by the use and development will not be excessive (refer to acoustic assessment and response below).</p> <p>Whilst there will be an increase in traffic as a result of the proposed use, this traffic will be spread out throughout the day and is not considered to be of an amount that would be excessive and cause amenity impacts for adjoining residential areas. Council’s Traffic and Transport team have consented to the application and have not raised any significant issues.</p> <p>The service area annotated on the plans would house air-conditioning / heating units, noting the area is partially enclosed.</p> <p>All external lights shall be baffled to prevent potential light spill onto the adjoining residential dwellings.</p>
<p>Trade waste</p> <p><i>Provision should be made for waste collection facilities. All areas set aside for waste collection facilities should be setback and suitably screened from the street and adjacent properties.</i></p>	<p>A screened waste area is to be provided for within the car park.</p> <p>A Waste Management Plan has been provided.</p> <ul style="list-style-type: none"> • A private waste contractor is required; • The plan provides details for the location, equipment and systems used for managing waste; • There are two collections per week; • The waste collection shall be carried out by rear lift vehicles (8.8m long, 4m operational height and 24 tonnes gross mass); • Waste collection shall be carried out during off-peak traffic periods. The EPA Noise guidelines recommend for two collections: <ul style="list-style-type: none"> ○ 7.00am to 8pm M- F

	<ul style="list-style-type: none"> ○ 9.00am to 8pm Sun & PH. <p>Waste collection hours will be addressed via conditions of the permit and the WMP will be endorsed to form part of the permit.</p>
<p>Landscaping</p> <ul style="list-style-type: none"> ▪ <i>Existing mature street trees are to be retained.</i> ▪ <i>Additional planting will be required to restrict the intrusiveness of discretionary uses.</i> ▪ <i>Adequate landscaping should be provided along all front, side and rear boundaries (driveway not included) to protect the amenity of adjoining properties.</i> 	<p>Clause 15.01-1S seeks to ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.</p> <p>A landscape plan has been provided. It provides for a mix of <i>Banksia marginata</i>, <i>Corymbia eximia</i>, <i>Pyrus</i>, <i>Quercus acutissima</i>, <i>Tristaniopsis luscious</i> and <i>Ulmus parvifolia</i> (18 trees in total with heights between 6 – 12 metres at maturity).</p> <p>Six trees are provided along the south boundary to screen views from the adjoining lot and five trees are provided adjacent to the west boundary.</p> <p>These trees are complimented by 110 shrubs and ground covers.</p> <p>Council's Vegetation Officer has recommended some changes to the landscape plan (addressed via recommended conditions).</p> <p>Further, the landscape plan needs to be updated to reflect the revisions of the architectural drawings, dated 16 March 2023</p>

Car parking

34. Clause 52.06-5 of the Planning Scheme outlines the parking requirements associated with the proposed use.
35. The application was accompanied by a Traffic Impact Assessment Report, prepared by QT, dated 16 March 2023
36. The site would accommodate 20 on-site parking spaces. Council's Traffic and Transport team are satisfied with the parking arrangement, however have recommended that a turn-around bay be provided within the development therefore losing one space. This would require a reduction under Clause 52.06-3.
37. Dispensation for one space is considered acceptable given the unrestricted parallel parking lane in Greenhalgh's Road adjacent to the site. A concrete path should be provided in support along this frontage and around the corner into Benson Close to the pedestrian entry to the facility.
38. A parking survey of on-street spaces in the vicinity of the site was conducted by the applicant indicating that at 2:30pm, 3pm, 3:30pm & 4pm there was a maximum on-street occupancy rate of 12%.

39. Two (2) bicycle rails are proposed on-site to accommodate bicycle parking demands generated by staff/parents of the centre.
40. The car park design and vehicle access arrangements are satisfactory and generally in accordance with Clause 52.06-9/AS2890.1:2004.
41. An accessible car space is provided for the development as required by the NCC (BCA).
42. The traffic report submitted in support of the application provides the following assessment:
- Childcare centres typically service people working or living in the nearby area and accordingly, any trip to/from the site is not a new trip but rather a deviation of an existing trip;
 - Accordingly, the likelihood of additional trips to the area is low as parents will typically already live or work in the nearby area;
 - The RTA Guide (October, 2002) outlines traffic generation rates for various land uses based on extensive data collection (primarily conducted in NSW). These rates are appropriate in determining traffic generation rates for the proposed development. The following rates apply to childcare centres (defined as long day care in RTA Guide):
 - AM Period (7am-9am) – 0.8 vehicle movements per child.
 - PM Peak (2:30-6pm) – 0.7 vehicle movements per child. ^[SEP]
 - These rates are considered appropriate as a guide to assessing the traffic generated by this childcare centre. Surveys across metropolitan Melbourne have identified rates as low as 0.3-0.4 vehicle movements per child, however the above rates represent a conservative assessment. Table 5 below outlines the anticipated daily and peak hour traffic generation of the proposed development.

Table 5: Traffic Generation

Use	No.	Traffic Generation Rate ⁽¹⁾	Peak hour Volume
AM	92 children	0.8 vte per child/peak hour	74
PM		0.7 vte per child/peak hour	64

- This level of traffic is considered reasonable for the proposed development for assessment purposes and equates to roughly one movement per minute in the peak hours.

Waste Collection

43. Waste collection will be undertaken on site. A dedicated loading bay is not considered necessary because waste can be collected outside of peak operating hours (i.e. 7:00am to 10:00am and 3:00pm to 6:00pm on weekdays). Outside of peak traffic hours the waste rear loader vehicle will be able to stop in the parking aisle adjacent to the bin enclosure area to collect the bins.
44. Swept paths diagrams (refer to traffic assessment) of the 8.8m MRV representing a waste collection vehicle confirm the specified vehicle can enter/exit the site in a

forwards direction and use the car parking spaces to turn around proximate to the bin storage location.

Sustainable Design Assessment

45. The application was accompanied by a Sustainable Design Assessment, prepared by GIW Environmental Solutions. The key ESD initiatives are detailed on the architectural drawings.
46. The key findings within the report conclude.
 - The project achieves a total BESS score of 59% with no mandatory category (IEQ, Energy, Water, Stormwater) below 50%. This figure represents a percentage improvement over a benchmark project;
 - A rainwater tank with a capacity for 10,000lt is proposed. The tank will be connected to all WC's and landscape irrigation. Furthermore, $\geq 10\text{m}^2$, minimum 950mm deep raingarden(s) with 100mm of extended detention is to be provided. Rainwater collected from the car parking area is to be directed into the raingarden for treatment prior to discharge into the stormwater system.

Acoustic Assessment

47. The application was accompanied by an Acoustic Assessment, prepared by Waveform Acoustics. The findings of the assessment include:
 - *Positioning of plant and machinery should ideally be facing the street, away from NSRs who share the boundary, or otherwise positioned below a fence-line, as far as reasonably practicable from the NSR.*
 - *As outdoor play is an aspect of the childcare centre, measures need to be taken to ensure that NSRs are not impacted by the noise generated by children's play. The noise generated cannot exceed the background levels +5dB(A) over a 15-minute period at the assessment location.*

4.1 – EXPECTED NOISE GENERATED BY OUTDOOR PLAY AREAS

The results have been tabulated below:

Play Areas	Total children**	Sound power dB(A)*	Sound pressure dB(A)*	Distance from midpoint of playground to nearest sensitive receiver	Predicted with distance decay - no barrier	Predicted with distance decay - and acoustic barrier - 15 dB(A)
3 y/o and under	8	79	71	4.5	58	43
3 y/o and under	12	81	73	4.5	60	45
3 y/o and under	12	81	73	4.5	60	45
3 y/o and under	16	82	74	4.5	61	46
3 y/o and over	22	86	78	4.5	65	50
3 y/o and over	22	86	78	4.5	65	50

*Reasonably assuming 1/3rd of the children will be generating noise at any time.

**Assuming that each classroom will make use of the outdoor play areas at staggered intervals

- *Where possible to protect adjoining residences from play area noise as well as for the privacy of the children it would be usual to construct a non-transparent acoustic fence of a minimum density of 14kg/m². Where possible the height should be such to prevent line of site from all balconies and windows of adjoining residences into the outdoor play area.*
- *These numbers are based on active play within the facility. Children engaged in passive play could expect to see a reduced noise output of 6dB.*

48. Recommendations -

- *It is recommended that the sections of fence be replaced with a more acoustically suitable fence or upgraded to the required acoustic standard... This will mitigate against noise associated with the use of the outdoor play area, as well as the noise associated with foot traffic and car noise in the car parking area.*
- *This fence will be particularly important as the childcare centre will begin operation in the Night Period, and noise will have to be attenuated to reduce the risk of sleep disturbance*.*
- *New fence specifications as follows:*
 - *Height of 2.4m*
 - *There shall be no direct line of site into the neighboring properties*
 - *The fence shall be constructed out of materials with a minimum surface density of 14kg/m²*
 - *There are to be no breaks in the acoustic fence.*

49. The Acoustic Assessment notes the following with regards to the front boundary treatment:

- *Due to the proximity of the NSRs across the street, and the predicted noise levels, we would expect a paling fence of standard construction to sufficiently mitigate noise associated with the use of the outdoor play areas (marked in purple in Appendix – Site Plan).*



- * *Blue denotes new acoustic fence/upgraded fence to mitigate noise from outdoor play areas to the NSR sharing the boundary.*
- * *Purple denotes standard paling fencing around the boundary of the site – special care must be taken to ensure there are no penetrations in the fence for noise to escape.*

50. The Acoustic Report recommends a standard paling fence to the road boundaries, without acoustic treatment. A paling fence will have impact to the character of the setting, with open front yards a feature. Therefore, given the interface to the road (which generates a level of background noise), it is recommended that the fencing at the front boundaries be lowered to 1.5 metres with open transparent fixings. This will play a role in ensuring the character of the setting is not unduly impacted.

51. Response to outstanding objections -

Issue	Response
Construction Impacts	<p>A Construction Site Management Plan can be provided as part of a condition of any planning permit which will detail hours of construction, how construction traffic and waste material will be managed.</p>
Vegetation Loss	<p>The subject site is located within the General Residential Zone with no vegetation overlays. Further, given the size of the lot, it is not subject to the requirements of Clause 52.17 (Native vegetation). Therefore, a permit is not required for tree / vegetation removal.</p> <p>A landscape plan has been provided. The landscape plan shows significant re-vegetation with 70% native species.</p> <p>The plan provides for a mix of <i>Banksia marginata</i>, <i>Corymbia eximia</i>, <i>Pyrus</i>, <i>Quercus acutissima</i>, <i>Tristaniopsis luscious</i> and <i>Ulmus parvifolia</i> (18 trees in total with heights between 6 – 12 metres at maturity).</p> <p>Six trees are provided along the south boundary to screen views from the adjoining lot and five trees are provided adjacent to the west boundary.</p> <p>These trees are complimented by 110 shrubs and ground covers.</p> <p>Council's Vegetation Officer has recommended some changes to the landscape plan as well as street planting provisions (addressed via a condition of any permit issued).</p> <p>Further, the landscape plan needs to be updated to reflect the revisions of the architectural drawings, dated 16 March 2023.</p>
Noise	<p>A number of objections raised issues surrounding increased noise from the childcare centre. This is a valid concern with a number of VCAT decisions recognising the need to consider noise impacts generated by childcare centres.</p> <p>To this end, the application was accompanied by an Acoustic Assessment.</p> <p>The findings of the assessment include:</p> <ul style="list-style-type: none"> • <i>Positioning of plant and machinery should ideally be facing the street, away from NSRs who share the boundary, or otherwise positioned below a fence-line, as far as reasonably practicable from the NSR.</i> • <i>As outdoor play is an aspect of the childcare centre, measures need to be taken to ensure that NSRs are not impacted by the noise generated by children's play. The noise generated cannot exceed the background levels +5dB(A) over a 15-minute period at the assessment location.</i>

	<p>The acoustic report included with the application has concluded that <i>“with the specified boundary screening, appropriate plant and equipment placement that the proposed centre will not adversely affect the neighbourhood noise amenity”</i>.</p> <p>The childcare centre will be operated from 6.30-18.30 Monday-Friday which are hours consistent with a number of centres across Ballarat.</p> <p>As recommended in the acoustic report and as indicated on the architectural plans, suitable fencing will be included in the development to ensure noise levels are kept to a minimum and do not have a negative impact on the surrounding residents and the amenity of the area.</p>
Loss of Amenity	<p>A number of objections raised concerns regarding loss of amenity and safety. The amenity impacts have been discussed in detail above, under ‘Traffic impacts’ and ‘Noise’. The assessments find that whilst there is a change in amenity outcomes, the impacts can be mitigated to an acceptable level. This include a reduction in noise impacts and traffic impacts.</p> <p>The planning scheme outlines decision guidelines for non-residential uses in residential areas at Clause 22.01. These guidelines have been discussed in detail above and on balance, the proposal offers an acceptable response in this setting.</p>
Need for the centre	<p>A number of objections state there are several childcare centres already operating in this area and questioned the need for the proposed development.</p> <p>The applicant has responded to this issue as follows:</p> <ul style="list-style-type: none"> ○ <i>There are significant costs involved and unless there was certainty surrounding the need for one, they developer would not have moved forward with the application. Prior to any application being lodged due diligence is carried out to ensure the demand for a childcare centre is there.</i> <p>Further to the above, as set out within this report, the childcare centre represents an acceptable outcome when tested against state and local planning policies. Many VCAT decisions have considered the relevance of need. Often, the finding is that a demonstrated need for a facility may be a relevant factor in a planning decision, but a lack of need will rarely, if ever, be a ground for refusing to grant a permit. A relevant decision is a VCAT decision for a childcare centre in Geelong, whereby Member Carew states:</p> <p><i>When the word need is used in a town planning sense, it must mean community need. It is not necessary to show an element of urgent community necessity for a facility. Rather, need connotes the idea that the well being of a community or some part of it can be better and more conveniently served by the provision of a particular facility.</i></p>

CONCLUSION

52. Having assessed the application against the relevant planning controls, it is recommended that the Planning Delegated Committee issue a Notice of Decision to Grant a Planning Permit subject to the conditions outlined in the Officer Recommendation.

OFFICER RECOMMENDATION

53. That Council, having considered all the matters required under Section 60 of the *Planning and Environment Act 1987*, resolves to issue a Notice of Decision to Grant a Planning Permit in accordance with the Ballarat Planning Scheme in respect of the land known and described as 315 Greenhalgh's Road, DELACOMBE, VIC 3356 for the use and development of a childcare centre and a reduction in car parking.

54. Amended permit conditions as follows:

54.1. **Amended Plans Required**

Before the use and development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will form part of the permit. The plans must be drawn to scale with dimensions and emailed to planninginfo@ballarat.vic.gov.au with the planning reference number. The plans must be generally in accordance with the plans prepared by Co-lab architecture, dated 16 March 2023 but modified to show:

- (a) The provision of a turnaround bay towards the end of the dead-end of the car park with car spaces re-numbered.
- (b) No fewer than 19 car spaces, including an accessible space.
- (c) The location of any plant and machinery equipment proposed to be located facing the street/s.
- (d) The fencing to the street boundaries lowered to a height of 1.5 metres and constructed of metal infills with 50% transparency.
- (e) An amended landscape plan in accordance with Condition 3.
- (f) A Car Parking Management Plan in accordance with Condition 11.

All to the satisfaction of the Responsible Authority.

54.2. **No Changes**

The use and development hereby approved as shown on the endorsed plans and/or described in endorsed documents shall not be altered or modified without the prior written consent of the Responsible Authority unless the alteration(s) and/or modification(s) comply with an exemption contained in the Ballarat Planning Scheme.

54.3. **Landscape Plan (Development)**

Prior to the commencement of any works, a landscape plan must be submitted to and approved by the Responsible Authority. When approved the plan will form part of the permit. The landscape plan shall be in accordance with the plan prepared by Habitat Landscape Architects, dated November 2022 but modified to show:

- (a) A layout consistent with the architectural drawings prepared by Co-lab architecture, dated 16 March 2023 and any changes required by condition 1.
- (b) The location of all trees within adjoining lots and location of street trees.
- (c) a survey (including botanical names) of all existing vegetation to be retained and/or removed;
- (d) details of surface finishes of pathways and driveways;
- (e) a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, size at planting, sizes at maturity, and quantities of each plant.

All landscaping works must be carried out in accordance with the approved landscape plan and Council's Landscape Design Manual (August 2012).

54.4. Completion and Maintenance of Landscaping Works

Prior to the commencement of the use hereby approved all landscape works forming part of the approved Landscape Plans must be completed to the satisfaction of the Responsible Authority. The landscaping shown on the approved landscape plan must be maintained to the satisfaction of the Responsible Authority for 18 months from the practical completion of the landscaping. During this period, any dead, diseased or damaged plants or landscaped areas are to be repaired or replaced during the period of maintenance and must not be deferred until the completion of the maintenance period.

54.5. Street Tree Provision (Development)

Prior to any works commencing on site, the permit holder shall prepare a plan for the provision of street trees within the Greenhalgh's Road road reserve at locations approved by the Responsible Authority. The street tree locations must accord with the requirements of Section 5 of Council's Landscape Design Manual (August 2012). The street trees are to be 2 x *Callistemon citrinus* - kings parks special.

Prior to the occupation of the development, the street trees shall be planted within the road reserve in accordance with the approved plan. The trees shall be of semi-mature age and approved species and supplied, planted and maintained in accordance with the Responsible Authority's Tree Planting Guidelines. The permit holder is to provide a bond in the amount of \$500 per street tree. The tree(s) shall be maintained for a period of eighteen (18) months from planting to the satisfaction of the Responsible Authority. The bond will be returned eighteen (18) months after completion of planting and maintenance works to the satisfaction of the Responsible Authority.

Or

Prior to any works commencing on site, the permit holder must pay Council \$750 per street tree for their provision and eighteen (18) month maintenance period.

Note: For information regarding suitable street tree species see Council's adopted Urban Design Manual Part B: Landscape Character Area Guidelines (Version 1.0, 2012), available on Council's website.

54.6. Hours of Operation

Without the further written consent of the Responsible Authority, the use may only operate between the hours of:

- (a) Staff access, 24 hours.

- (b) The childcare centre, Monday to Friday; 6.30am to 6.30pm.
- (c) The outdoor play areas must not be used before 8am.
- (d) The childcare centre may hold activities (eg. parent information nights, extended hours for date night services, showcases, family activity days, and similar), outside of the above listed times on no more than on 12 occasions per year, unless otherwise agreed in writing by the Responsible Authority. The additional hours for which the additional activities may occur include:
 - i. Monday to Friday 7pm to 9pm; and
 - ii. Saturdays, 9am to 4pm.

54.7. Number of Children and Staff

Unless with the prior written consent of the Responsible Authority, the maximum number of children on the premises at any one time is 92 and the maximum number of staff members is 17.

54.8. Regulation of Delivery Times

Deliveries to and from the site (including waste collection) must only take place between:

- (a) 7am and 8pm Monday to Saturday; and
- (b) 9am and 8pm Sunday and Public Holidays

The waste collection must be carried out during off-peak drop off and pick up times.

All ancillary motors or trucks are to be turned off whilst picking up or dropping off stock/materials.

54.9. Waste Management Plan

Waste management must be undertaken in accordance with the endorsed Waste Management Plan, prepared by Leigh Design, dated 23 November 2022 to the satisfaction of the Responsible Authority. The endorsed Waste Management Plan shall have ongoing force or effect unless otherwise approved in writing by the Responsible Authority.

54.10. Sustainable Design

The buildings and works and recommendations must be undertaken in accordance with the endorsed SDA, prepared by GIW environmental solutions, Revision C, to the satisfaction of the Responsible Authority, and the approved development must operate in accordance with this Assessment to the satisfaction of the Responsible Authority. No alterations to the works or report may occur without the written consent of the Responsible Authority.

54.11. Parking and Traffic Management Plan

Prior to the commencement of the use and development, a traffic and parking management plan must be submitted to and approved by the Responsible Authority. When approved the plan will form part of the permit. Traffic and parking operations on and adjacent to the site must conform to the approved plan. The plan must include:

- (a) The location of all areas on-site to be used for staff.
- (b) No staff parking to occur within Bensen Close.
- (c) Owner's permission and any required planning permission for parking on other land.
- (d) Specification of staff numbers adequate to enable efficient operation of car parking areas both on and off-site.
- (e) The number and location of all on- and off-site security staff.

- (f) The means by which the direction of traffic and pedestrian flows to and from car parking areas will be controlled both on- and off-site.
- (g) Measures to discourage patron car parking in (specify location).
- (h) Measures to preclude staff parking in designated patron car parking areas.
- (i) Maintenance schedules for drainage and parking areas.

54.12. Construction Management Plan

Prior to the commencement of the buildings and works hereby approved, a Construction Management Plan must be prepared to the satisfaction of the Responsible Authority and endorsed as part of this permit. The Plan must detail:

- (a) Hours of demolition and construction to accord with Local Laws;
- (b) Management of surrounding streets to ensure all are kept free of parked or standing vehicles or any other obstruction, including building materials, equipment, etc. to maintain free vehicle passage to abutting benefitting properties at all times, unless with the written consent of the Responsible Authority;
- (c) Methods to contain dust, dirt and mud within the site and the method and frequency of clean up procedures, including the management of on-site waste storage construction bins and vehicle washing;
- (d) Management of parking of construction machinery and workers vehicles to prevent adverse impacts to nearby properties;
- (e) Management of heavy vehicles, site deliveries and unloading and lifting points and expected frequencies and traffic management in the vicinity of the site to ensure routes to and from the land minimise disruption to nearby residential properties;
- (f) The measures to minimise disruption to pedestrian movements along adjacent footpaths;
- (g) Measures to minimise noise and other amenity impacts from mechanical equipment, including idling trucks and construction activities, especially outside of daytime hours where this is permitted;
- (h) The provision of adequate environmental awareness training for all on-site contractors and sub-contractors; and
- (i) A liaison officer for contact by the public and the Responsible Authority in the event of relevant queries or problems experienced.

All works on the land must be undertaken in accordance with the endorsed Construction Management Plan to the satisfaction of the Responsible Authority.

54.13. Vehicle Access – Use/Development

Prior to the commencement of the use and development, vehicle access to the site must be constructed in accordance with plans and specifications set under an approved Vehicle Crossing Permit to the satisfaction of the Responsible Authority.

Note: The construction or altering of a vehicle crossing, footpath and/or any other works or alterations within a road reserve or any other Council asset may require either a Crossover Permit (which includes a driveway and new crossover), a Road Opening Permit (ie. opening up a road for installation of infrastructure), Asset Protection Permit (Temporary Crossing Permit i.e. providing for temporary site access) or other approval to be obtained from the City of Ballarat. This Planning Permit does not constitute such approval. Failure to obtain an appropriate permit or damaging Council infrastructure, including footpaths, kerbs, drains, street trees, nature strips etc or failing to remove redundant crossings and reinstate the kerb, drain, footpath, nature strip or other part of the road is a breach of the Ballarat City

Council Community Local Laws (10 Penalty Units). For further information, please contact Council's Asset Protection Officer in relation to Road Opening or Asset Protection permits and Council's Infrastructure Planning & Development Unit via Council's Customer Service Officers and the Arborist relating to Street trees.

54.14. Number of Car Spaces Required

No fewer than 19 car spaces must be provided on the land for the use and development, including one space clearly marked for use by disabled persons and designed in accordance with Australian Standard AS 2890.6 – 2009.

54.15. Internal Access Ways and Car Parking

Prior to the commencement of the use of the development, the areas set aside for the parking of vehicles and access lanes as shown on the approved plans must to the satisfaction of the Responsible Authority be:

- (a) Constructed with a flexible granular crushed rock pavement and asphalt or concrete;
- (b) Properly formed to such levels that they can be used in accordance with the plans;
- (c) Drained;
- (d) Line-marked to indicate each car space and all access lanes;
- (e) Clearly marked to show the direction of traffic along access lanes and driveways.

Car spaces and access lanes must be maintained and kept available for these purposes at all times.

Prior to the commencement of the use of the development, all works shall be completed in accordance with plans submitted to and approved by the Responsible Authority.

54.16. Protective Kerbs

Protective kerbs to a minimum height of 150mm must be provided to the satisfaction of the Responsible Authority to prevent damage to fences or landscaped areas.

54.17. Provision of Kerb/Barriers

Concrete kerbs or other barriers must be provided to the satisfaction of the Responsible Authority to prevent direct vehicle access to Benson Close other than via the vehicle crossing shown on the approved plans.

54.18. Access Roads

Access to and egress from the site for all vehicles (including waste collection vehicles) must only be from Benson Close in a forward direction.

54.19. Directional Sign

Signage to the satisfaction of the Responsible Authority must be provided directing drivers to the area(s) set aside for car parking and must be located at the entrance and maintained to the satisfaction of the Responsible Authority. The area of each sign must not exceed 0.3 square metres.

54.20. Engineering Plans and Construction

Prior to the commencement of works or use hereby approved, engineering plans and specifications must be submitted to and approved by the Responsible Authority. The engineering plans must accord with the

Infrastructure Design Manual and Council's Standard Cross-sections. All engineering works must be constructed in accordance with the approved plans and completed to a standard satisfactory to the Responsible Authority prior to the commencement of the development/use hereby approved. At the completion of the works one set of 'as constructed' civil plans shall be submitted to the Responsible Authority.

54.21. Drainage Plans and Construction

Prior to works commencing on site, drainage, stormwater detention and stormwater treatment plans and computations must be submitted to and approved by the Responsible Authority. The drainage, stormwater detention and stormwater treatment plans and computations must accord with the Infrastructure Design Manual, Council's Site Stormwater Management Systems Policy, and Council's WSUD guidelines. All drainage works must be constructed in accordance with the approved plans and shall be completed to a standard satisfactory to the Responsible Authority prior to the occupation of the development/use hereby approved commencing.

Stormwater from all roofs, gutters, downpipes, and paved areas shall be drained to a legal point of discharge to the satisfaction of the Responsible Authority. The Legal Point of Discharge [LPOD] is to the kerb/channel in Benson Close.

The whole of the subject land, including landscaped and paved areas, must be graded, and drained to the satisfaction of the Council as the responsible drainage authority to prevent the discharge of water from the subject land across any road or footpath or onto adjoining lands.

Any raingardens and rainwater tanks forming part of the approved drainage plans/system must be installed and maintained in good operational condition on an ongoing basis to the satisfaction of the Responsible Authority

At the completion of the works one set of 'as constructed' civil plans shall be submitted to the Responsible Authority.

54.22. Naturestrips

Prior to the use commencing the nature strip fronting the development shall be rehabilitated after the construction of the crossing in accordance with levels and specifications submitted to and approved by the Responsible Authority.

The works shall include:

- a) The reshaping of the nature strip.
- b) Topdressing the area with a 75 mm rolled depth of good quality loamy topsoil free of any weed or seed.
- c) Seeding the area with an appropriate seed mix.

All works shall be completed in accordance with Council's Landscape Design Manual to the satisfaction of the Responsible Authority prior to the use hereby approved commencing or the issue of Statement of Compliance (whichever occurs first).

54.23. Drainage Easements

All easements deemed necessary to protect existing or future drainage lines within the proposed development site and properties between the development site and the nominated point of discharge shall be created to the satisfaction of the Responsible Authority.

54.24. Sediment on Roadways

No material shall be deposited on any road external to the site by any means including construction vehicles or associated plant entering or leaving the land subject to this permit. Any material deposited on the road shall be removed by mechanical or manual means to the satisfaction of the Responsible Authority.

Note 1: Depositing such material on Responsible Authority's Roads is an offence under the Environment Protection (Resource Efficiency) Act 1970 and penalties may apply.

Note 2: Any costs associated with a clean-up of road surfaces borne by the Responsible Authority must be met by the permit holder.

54.25. Amenity

The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:

- (a) transport of materials, goods or commodities to or from the land;
- (b) appearance of any building, works or materials;
- (c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
- (d) presence of vermin or otherwise;

In the event of any nuisance being caused to the neighbourhood by activities related to the use and development the Responsible Authority may direct, in writing, such actions or works, as deemed appropriate, to eliminate or mitigate such nuisance be undertaken.

54.26. Acoustic Fencing

Before the commencement of the use or occupation of the buildings hereby approved, the acoustic fencing must be erected along the boundaries as detailed within the Acoustic Report, prepared by Waveform, dated 16 March 2023 and as shown on the plans prepared by Co-lab architecture. The details of the design and acoustic qualities of the fence must be to the satisfaction of the Responsible Authority.

54.27. Lighting

External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.

54.28. Permit Expiry – Use and Development

Development and use of land expires if:

- a) The development or any stage of it does not start within two (2) years of the date of this permit; or
- b) The development or any stage of it is not completed within four (4) years of the date of this permit; or
- c) The use does not start within two (2) years after the completion of the development; or
- d) The use is discontinued for a period of two years.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards (for a request to extend the time to commence the development) or twelve months after the permit expires (for a request to extend the time to complete the development).

54.29. Notes:**Building Act****Building Approvals**

This permit does not constitute any authority to carry out any building works or occupy the building or part of the building unless all relevant building permits are obtained. The works hereby approved must accord with the requirements of the *Building Act 1993*, *Building Regulations 2018* and *Building Code of Australia 2019*.

ResCode

ResCode has not been assessed as part of this planning application. ResCode will need to be assessed in relation to any building permit application which may require alterations to the building design and/or application for report and consent for dispensation. Any subsequent changes to building design required by the building permit process will require an amendment to the endorsed plans forming part of this planning permit.

Food Act 1984

An application for, and assessment of, food premises construction compliance under the Victorian Food Act 1984 must be made with Council's Environmental Health Unit prior to its construction and use. Detailed floor and elevation plans will form the basis of that assessment and must be submitted for initial approval. A schedule of fixtures fittings and materials used for the fit out is also required.

Any proposed alteration to a food premises must be designed in accordance with requirements of the FSANZ Food Standards Code and Australian Standard 4674.

Works within Road Reserve

The construction or altering of a vehicle crossing, footpath and/or any other works or alterations within a road reserve or any other Council asset may require either a Crossover Permit (which includes a driveway and new crossover), a Road Opening Permit (ie. opening up a road for installation of infrastructure), Asset Protection Permit (Temporary Crossing Permit i.e. providing for temporary site access) or other approval to be obtained from the City of Ballarat. This Planning Permit does not constitute such approval. Failure to obtain an appropriate permit or damaging Council infrastructure, including footpaths, kerbs, drains, street trees, nature strips etc or failing to remove redundant crossings and reinstate the kerb, drain, footpath, nature strip or other part of the road is a breach of the Ballarat City Council Community Local Laws (10 Penalty Units). For further information, please contact Council's Asset Protection Officer in relation to Road Opening or Asset Protection permits and Council's Infrastructure Planning & Development Unit via Council's Customer Service Officers and the Arborist relating to Street trees.

Containment of Builders Rubbish

Under the provisions of the Ballarat City Council Community Local Law 2017 an on-site facility for containment of all builders' refuse is required to be provided on any land where any building work within the meaning of the Building Act 1993 is being carried out. The local law contains specific provisions about the type and location of refuse containment facilities and the emptying and removal of such facilities.

Heritage Note

Under the terms of the Heritage Act 2017 there is blanket protection for all historical archaeological sites in Victoria, including sites that are not included in the Victorian Heritage Register or Heritage Inventory. Section 123 of the Act stipulates that it is an offence to knowingly or negligently disturb any historical archaeological site unless Consent has been obtained from the Executive Director, Heritage Victoria. Penalties apply.

If historical archaeological remains, including artefacts, are uncovered at any time during works, it is necessary for all activities to cease and for the City of Ballarat and Heritage Victoria to be notified immediately. In this case, a program of archaeological investigations and recording may be required in consultation with Heritage Victoria.

ATTACHMENTS

1. Governance Review [9.2.1 - 1 page]

OFFICIAL

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. There are no negative community impacts identified for the subject of this report.

CLIMATE EMERGENCY AND ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS

3. There are no environmental sustainability implications identified for the subject of this report.

ECONOMIC SUSTAINABILITY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

5. If applicable, the cost of running a VCAT hearing is already included within the Statutory Planning Unit's approved budget.

LEGAL AND RISK CONSIDERATIONS

6. There are no legal and risk considerations relevant to the subject of this report.

HUMAN RIGHTS CONSIDERATIONS

7. 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

8. The planning permit application was advertised pursuant to *Section 52 of the Planning and Environment Act 1987*.

GENDER EQUALITY ACT 2020

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

CONFLICTS OF INTEREST THAT HAVE ARISEN IN PREPARATION OF THE REPORT

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

OFFICIAL

9.3. GROWTH AREAS QUARTERLY REPORT

Division: Development and Growth
Director: Natalie Robertson
Author/Position: Chris Duckett - Manager Sustainable Growth

PURPOSE

1. To provide an update on the progress of rezoning the proposed growth areas to Urban Growth Zone (UGZ) and the project plan including timeframes for the Growth Areas Framework Plan.

BACKGROUND

2. On 23 February 2022, Council resolved (R14/22) to:
 - i. Apply to the Minister for Planning in accordance with Section 8A(2) and (3) of the Planning and Environment Act 1987 to obtain authorisation to prepare Amendment C221ball to the Ballarat Planning Scheme, by:
 - a. Rezoning the growth areas to the Urban Growth Zone in accordance with Attachments E, F and G; and*
 - b. Preparing a policy amendment which introduces a new 'Housing Framework Plan' to support the next phases of planning.**
 - ii. If authorised by the Minister for Planning under Section 8A (2) and (3) of the Planning and Environment Act 1987, exhibit Amendment C221ball to the Ballarat Planning Scheme in accordance with the notice requirements under section 19 of the Planning and Environment Act 1987.*
 - iii. Commence preparation of a Precinct Structure Plan for the northern growth area following application of the Urban Growth Zone.*
 - iv. Notes that the Ballarat Housing Strategy should ultimately be the mechanism to determine the extent of future growth and infill development across Ballarat.*
 - v. Authorise the Director Development and Growth to make minor changes to the planning scheme amendment documentation as required.*
 - vi. Notes that the 'Growth Areas Framework Plan' will be prepared to establish the most appropriate sequencing of Precinct Structure Plan preparation for the western and north-western growth areas, aligned to sustainable development principles and the likely or planned construction of infrastructure and community facilities to support well planned and sustainable communities.*
 - vii. Report back to Council, quarterly, on the progress of the rezoning to UGZ and the project plan including timeframes for the Growth Areas Framework Plan.*
3. This report relates to resolution 7 which seeks an update on the rezoning of the UGZ and a project plan including timeframes for the Growth Areas Framework Plan.

KEY MATTERS

Ballarat North Growth Area

4. On 22 June 2023, the Department of Transport and Planning (DTP) approved the amendment to rezone the core area of the Northern Growth Area and facilitated the preparation of the Ballarat North Precinct Structure Plan (PSP) and Development Contributions Plan (DCP) by the Victorian Planning Authority (VPA), as the planning authority, appointed by the Minister for Planning.
5. The remaining extent of the growth area (expanded area) is subject to further investigation by the VPA before it can be rezoned.
6. VPA have been working with external consultants to undertake a range of technical background reports including Integrated Water Management (IWM), Historical Heritage and Land Capability Assessments. These reports also assess the merits of the expanded area.
7. The technical reports will provide recommendations on whether the expanded area should be included in the PSP and as a result be rezoned. Once these technical reports are finalised, the VPA will work closely with DTP to determine the inclusion of the expanded area.
8. Council officers are currently working with the VPA to review the technical background reports and determine how to best implement the innovation pathway items.
9. VPA are currently preparing the next phase of the PSP process. A Co-Design Workshop is expected to be held in March 2024 (pending the completion of technical background reports).
10. No immediate urban development will occur in the Ballarat Northern Growth Area until the PSP and DCP have been prepared and incorporated into the Ballarat Planning Scheme. It is expected that the PSP will be gazetted in mid 2026.
11. There are however opportunities to consider planning permit applications concurrent with the development of the PSP.

Infrastructure Growth Alignment Framework

12. On 31 August 2022, the former Minister for Planning requested that the VPA prepare a High-Level Strategic Review of Ballarat's proposed greenfield land including the Western and North-Western growth areas as well as urban renewal areas. This report will be known as the Infrastructure Growth Alignment Framework (IGAF).
13. The purpose of the IGAF is to provide a clear strategy for:
 - a. future staging and sequencing of residential growth opportunities to ensure the projected population growth over 15 years can be accommodated for
 - b. clear directions on where growth should occur
 - c. an evaluation of growth projections within the municipality
 - d. a high-level look at land capability
 - e. service limitations
 - f. infrastructure costs
 - g. market trends
 - h. an infrastructure review, and
 - i. the need for any upgrades to accommodate population growth.

14. It is expected that the IGAF will be finalised in early 2024.

Growth Areas Framework Plan

15. Officers are progressing background technical work that will inform the Framework Plan. This includes a high-level Infrastructure Servicing Strategy (including transport) and a Community and Recreation Infrastructure review.

16. It is expected that these reports will be completed by the end of December.

17. Council officers are currently seeking services of an external consultant to undertake a peer review and economic analysis of the technical work undertaken to date.

18. The purpose of this work will be to understand the retail needs of the future growth areas and to understand the economic feasibility of the future growth areas for Council in the long term.

19. It is expected that consultants will be appointed in December and the assessment will be completed by February 2024.

20. Officers are currently preparing the draft Framework Plan which comprises of a report with plans/maps. It is expected that this will be completed by March 2024.

21. Community Consultation will need to occur prior to the preparation of a planning scheme amendment to incorporate the Framework Plan into the planning scheme. This is expected to occur in May 2024.

22. It is expected that officers will be able present a report to Council in April 2024 that will seek Council's endorsement of the draft Framework Plan for community consultation.

OFFICER RECOMMENDATION

23. That Council:

23.1 Note the contents of this update report.

ATTACHMENTS

1. Governance Review [9.3.1 - 2 pages]

OFFICIAL

ALIGNMENT WITH COUNCIL VISION, COUNCIL PLAN, STRATEGIES AND POLICIES

1. This report aligns with the relevant Council strategies and policies. This report has been prepared with specific reference to the Ballarat Planning Scheme and Ballarat Strategy 2040.

COMMUNITY IMPACT

2. This report is an update on a broader project which has and will continue to require community and stakeholder engagement.

CLIMATE EMERGENCY AND ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS

3. PSPs in Council's growth areas will seek to implement measures that will respond to the climate emergency and manage environmental sustainability implications.

ECONOMIC SUSTAINABILITY IMPLICATIONS

4. Rezoning of Ballarat's new growth areas is considered to be of state significance to facilitate urban growth will bring forward economic activity associated with all facets of the land development process including planning, building and construction activity.
5. Council resolution from the 23 February 2022 will also assist in the City's post-COVID19 economic recovery through providing housing stock and construction activity over the medium and long term.

FINANCIAL IMPLICATIONS

6. This report is a progress update and has no financial implications.
7. It is noted that Council's proposal to undertake a staged roll-out of the growth areas will stage Council's financial responsibilities associated with the construction of community and other infrastructure projects.

LEGAL AND RISK CONSIDERATIONS

8. The Ballarat Planning Scheme and the Planning and Environment Act 1987 were considerations of this report.

HUMAN RIGHTS CONSIDERATIONS

9. 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

10. This report is an update on a broader project which has and will continue to require community and stakeholder engagement.

OFFICIAL

OFFICIAL

GENDER EQUALITY ACT 2020

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

CONFLICTS OF INTEREST THAT HAVE ARISEN IN PREPARATION OF THE REPORT

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

PROCUREMENT COLLABORATION

(For Contracts Only)

OFFICIAL

9.4. TENDER 2022/23-103 M.R.POWER PARK

Division: Development and Growth
Director: Natalie Robertson
Author/Position: Robin Hand - Contracts Administrator

PURPOSE

1. To award Contract Number 2022/23-103 for the provision of M.R. Power Park Drainage Basin Construction with Winslow Constructors Pty Ltd for the total tendered price of \$5,088,616.31 (ex GST).
2. To enable the City of Ballarat to deliver drainage basin DI_DR28 nominated in, and partially funded by the Ballarat West Developer Contributions Plan (DCP) in Ballarat West Precinct Structure Plan (PSP).

BACKGROUND

3. The Ballarat West PSP outlines the strategic infrastructure that is required to service the future communities in the area. The DCP sets out the funding mechanism and indicative timing of the infrastructure projects.
4. This project is to deliver a 50 megalitre (ML) stormwater retention basin at M.R. Power Reserve, Sebastopol and upgrade Morgan Street, Sebastopol. The proposed basin and road upgrade are critical infrastructure to achieve the Development Contributions Plan (DCP) catchment management strategy and provide downstream flood protection.

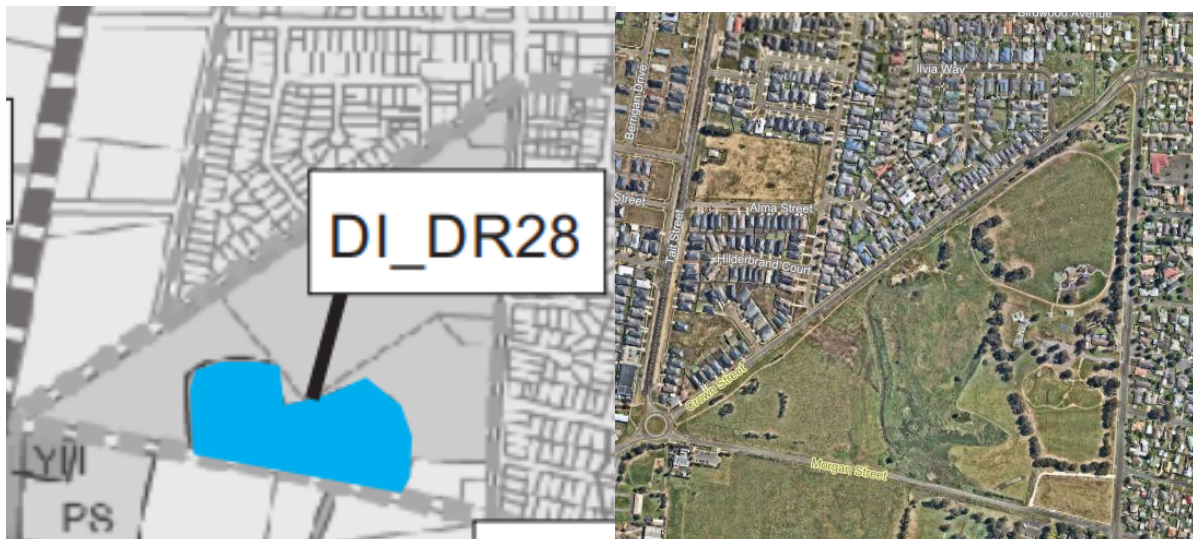


Figure 1: Extract of project from DCP and aerial photograph

5. The extent of works to be undertaken includes:
 - Earthworks.
 - Major Drainage Construction.
 - Pavement Construction.
 - Asphalt Surfacing.
 - Kerb & Channel construction.
 - Footpath & Kerb Ramp Construction.
 - Landscaping.
 - Line marking.
 - Vehicle Crossing Construction.
 - Nature Strip Reinstatement.
 - Signage and ancillary works.

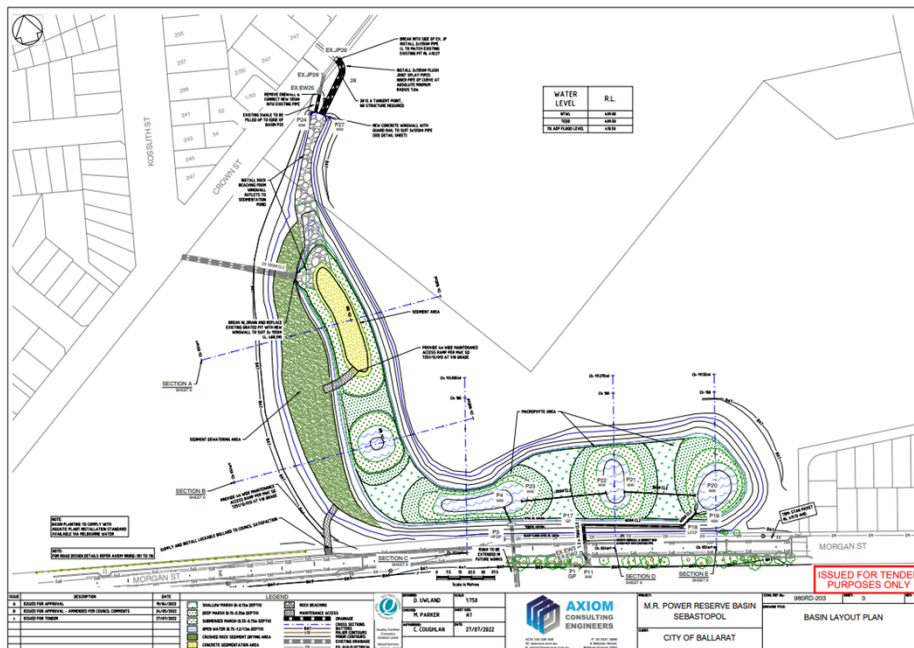


Figure 2: Design of basin layout

6. In terms of the funding of the basin, the DCP will fund 93% of the cost of the construction of the basin with 7% being provided by an existing funding reserve which is required to fund external demand created by existing development not funded by the DCP.
7. Since the DCP was prepared, best practices now support the installation of a Gross Pollutant Trap for more effective maintenance. A separate budget of \$750,000 has been allocated towards the cost as this is an item not covered in the DCP.

KEY MATTERS

8. Tenders were initially evaluated by the Evaluation Panel members individually against the nominated evaluation criteria to ensure that tender submissions achieved the required standard to successfully deliver the project. The evaluation panel noted that there were seven (7) tender responses received. One (1) tenderer withdrew their submission, four (4) were deemed non-conforming and two (2) were evaluated in full.

OFFICER RECOMMENDATION**9. That Council:**

9.1 Resolve to enter into Contract Number 2022/23-103 for the provision of M.R. Power Park Drainage Basin Construction with Winslow Constructors Pty Ltd for the total tendered price of \$5,088,616.31 (ex GST).

9.2 Authorises the Chief Executive Officer to:

a. finalise the terms of Contract Number 2022/23-103 with Winslow Constructors Pty, provided that those contract terms are consistent with this Resolution; and

b. execute Contract Number 2022/23-103 on behalf of Council.

ATTACHMENTS

1. Governance Review [9.4.1 - 2 pages]
2. Contract 2022 23-103 IFT Drawings [9.4.2 - 61 pages]

OFFICIAL

ALIGNMENT WITH COUNCIL VISION, COUNCIL PLAN, STRATEGIES AND POLICIES

1. This report supports the Council Plan goals of livability and sustainability and fostering sustainable growth by delivering PSP infrastructure to serve the future Ballarat West community.

COMMUNITY IMPACT

2. The City of Ballarat has a charter to serve its local community and the PSP and DCP obligate Council to provide this infrastructure to implement the stormwater strategy required to support new housing in the growth area.
3. This project is to deliver a 50 megalitre (ML) stormwater retention basin at M.R. Power Reserve, Sebastopol and upgrade Morgan Street, Sebastopol. The proposed basin and road upgrade are critical infrastructure to achieve the Development Contributions Plan (DCP) catchment management strategy and provide downstream flood protection.

CLIMATE EMERGENCY AND ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS

4. There is currently no attenuation of the stormwater, potentially impacting the properties downstream, potentially impacting on public safety, and delaying further development within the catchment. The basin will include Water Sensitive Urban Design features such as permanent water pools for vegetation growth associated with stormwater treatment.
5. There will not be any significant environmental implications resulting from the road construction.
6. Land contamination and downstream impacts from works during the basin construction are issues that can be addressed with environmental controls which will be in place for the duration of the project.
7. The recommended tenderer has the appropriate Environmental Management System to be able to cater for any environmental issues that may result during the construction of the project.

ECONOMIC SUSTAINABILITY IMPLICATIONS

8. The construction of this project will see Winslow Constructors Pty Ltd responsible for maintaining fourteen (14) and creating four (4) full-time local jobs over the period of the project along with ancillary employment from material suppliers and professional services.
9. Approximately 81% (\$4,121,779.20 (ex GST)) of the total project value will utilise labor, materials, plant, and equipment sourced from within the defined group of local municipalities.

OFFICIAL

OFFICIAL

FINANCIAL IMPLICATIONS

10. The tender price is \$5,088,616.31 (ex GST) which includes a provisional sum of \$1,339,922.40 built into the contract for contingencies.
11. The DCP will fund 93% of the overall cost of the basin with 7% funded by an existing reserve.
12. A budget allocation of \$750,000 has been provided for the Gross Pollutant Trap.

LEGAL AND RISK CONSIDERATIONS

13. The project has been designed and will be constructed in accordance with all relevant design standards. The contract provides for management of traffic, pedestrians, property, and environment during the delivery of the works, with stringent Occupational Health and Safety requirements. The recommended contractor in this instance has appropriate OH&S systems operable to meet the requirements of this project.

HUMAN RIGHTS CONSIDERATIONS

14. 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

15. Consultation with road users and property owners affected by this project has been undertaken by Council's Sustainable Growth Unit.
16. The Chief Executive Officer and the Communications and Marketing Unit of Council will participate in the media and communications associated with the delivery of works under this contract.

GENDER EQUALITY ACT 2020

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

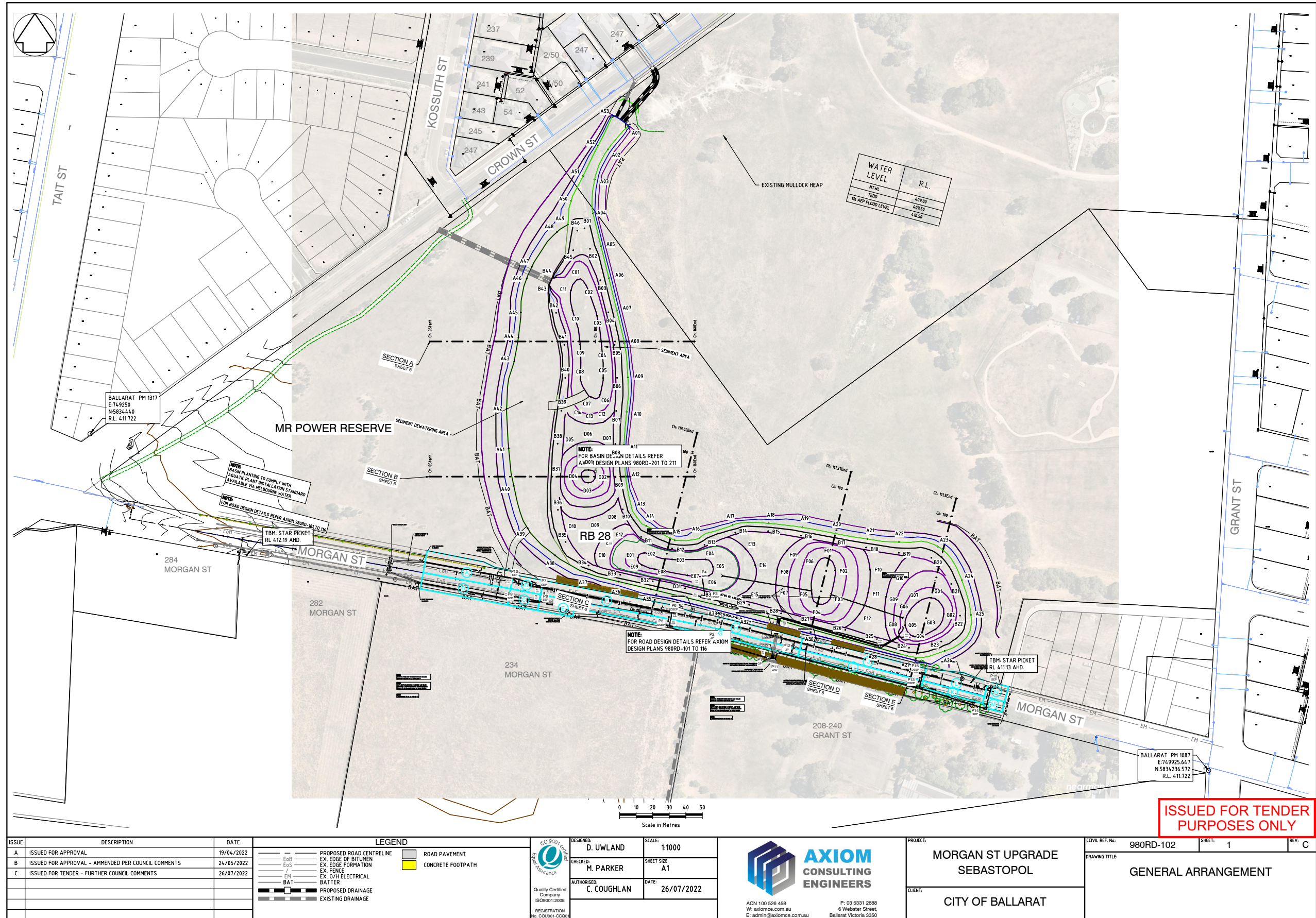
CONFLICTS OF INTEREST THAT HAVE ARISEN IN PREPARATION OF THE REPORT

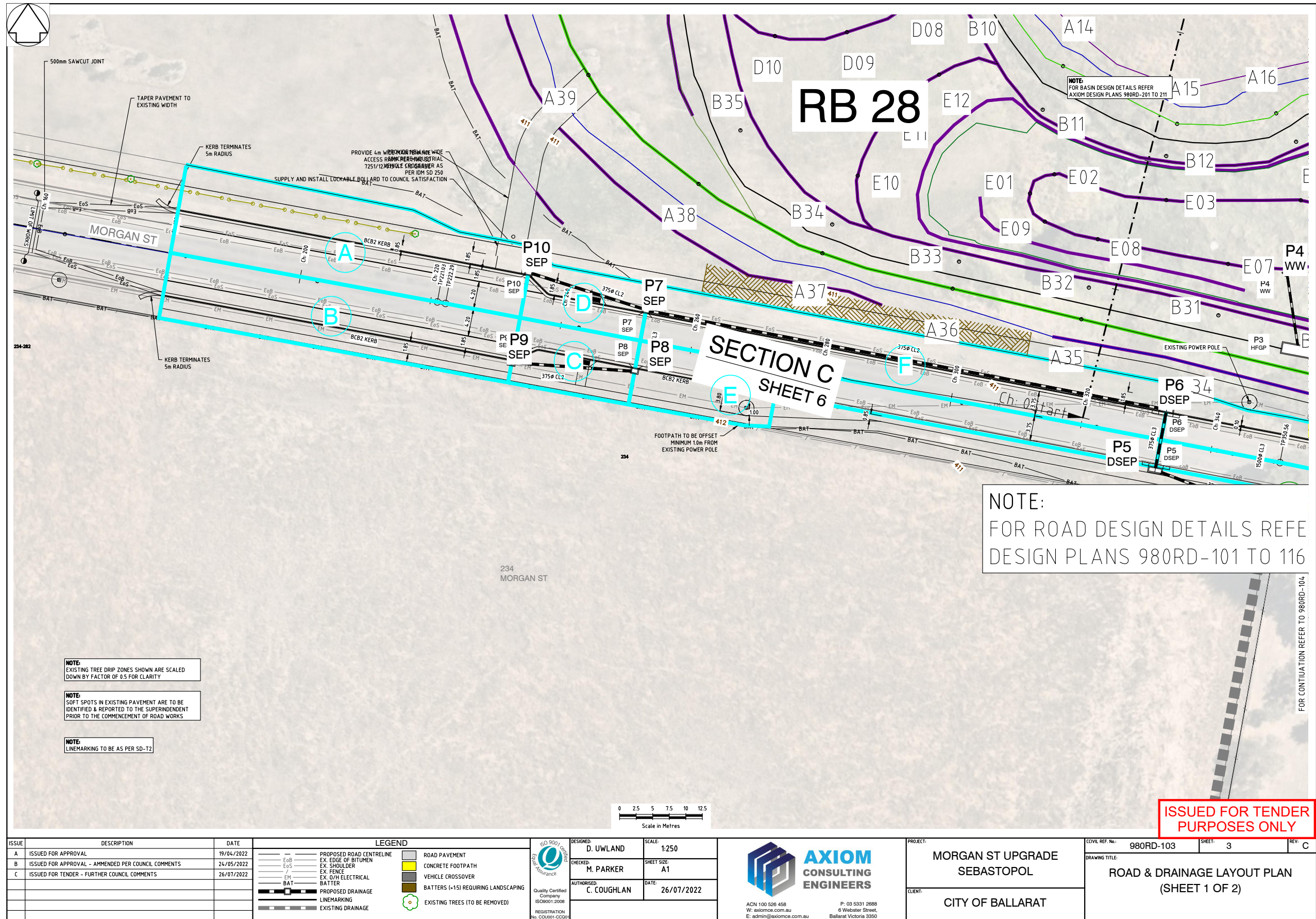
18. Council officers affirm that no general or material conflicts need to be declared in relation to the matter of this report.

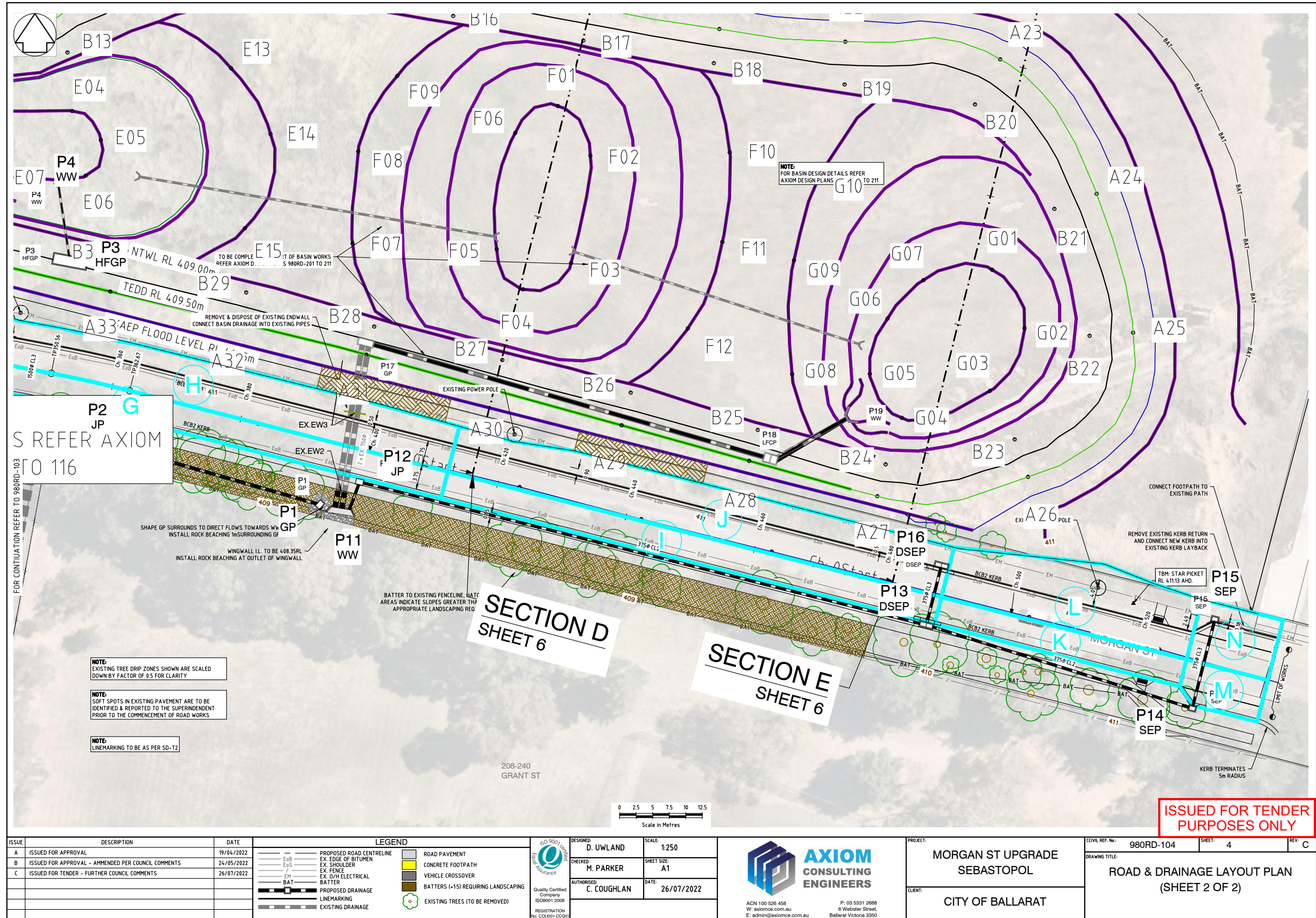
PROCUREMENT COLLABORATION

19. Officers considered this procurement for collaboration with other Councils and Public Bodies and deemed it not suitable with other Councils as this project impacts infrastructure that is managed by the City of Ballarat that has no proximity to other local authorities.

OFFICIAL







UNBROKEN LINE
NOT TO SCALE (DIMENSIONS IN m)

BROKEN LINE
NOT TO SCALE (DIMENSIONS IN m)

LINEMARKING DETAIL - REFER SD-T2
SCALE: NTS

P11 WINGWALL DETAIL - REFER VICROADS SD 1931
SCALE: NTS (DIMENSIONS IN mm)

TYPICAL JUNCTION PIT (SD420 & SD425)
NTS (DIMENSIONS IN mm)

HIGH FLOW GRATED PIT DETAIL (P3)
NTS (DIMENSIONS IN mm)

900 x 600 SIDE ENTRY PIT (PRECAST CONCRETE LINTEL) REFER IDM SD 431
SCALE: NTS (DIMENSIONS IN mm)

NEW INDUSTRIAL VEHICLE CROSSING - REFER IDM SD 250
SCALE: NTS

TYPICAL CROSS SECTION - MORGAN ST WITH PARKING
SCALE: NTS

TYPICAL CROSS SECTION - MORGAN ST CH:237 TO CH:527

KERB RAMP (PERAMBULAR CROSSING) DETAIL (REFER SD-C4-1)
SCALE: 1:25

TYPICAL PAVEMENT DETAIL
SCALE: NTS

PAVEMENT JOINT DETAIL
SCALE: H 1:25 V 1:25

CITY OF BALLARAT B2 KERB DETAIL (REFER SD-K1)
NOT TO SCALE (DIMENSIONS IN mm)

ISSUED FOR TENDER PURPOSES ONLY

ISSUE	DESCRIPTION	DATE
A	ISSUED FOR APPROVAL	19/04/2022
B	ISSUED FOR APPROVAL - AMENDED PER COUNCIL COMMENTS	24/05/2022
C	ISSUED FOR TENDER - FURTHER COUNCIL COMMENTS	26/07/2022

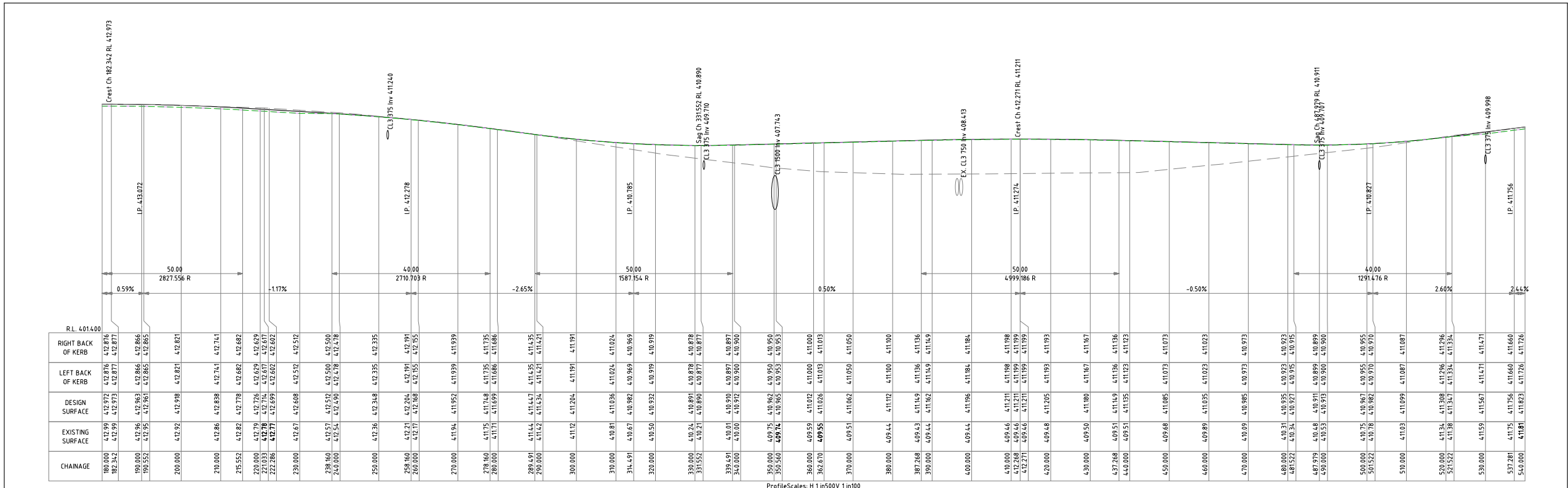
LEGEND	
	DESIGN SURFACE
	EXISTING SURFACE
	APPROVED SELECTED FILL

DESIGNED: D. UWLAND	SCALE: H 1:500 V 1:100
CHECKED: M. PARKER	SHEET SIZE: A1
AUTHORISED: C. COUGHLAN	DATE: 26/07/2022

AXIOM CONSULTING ENGINEERS
ACN 100 526 458
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E: admin@axiomce.com.au

MORGAN ST UPGRADE SEBASTOPOL
CLIENT: CITY OF BALLARAT

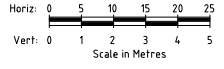
PROJECT: CIVIL REF. No.: 980RD-105 SHEET: 05 REV: C
DRAWING TITLE: STANDARD DETAILS SHEET



CENTRELINE SETOUT MORGAN STREET

CH	EASTING	NORTHING	R.L.
180.000	749451.065	5834356.144	412.972
182.342	749453.368	5834355.720	412.973
190.000	749460.900	5834354.333	412.963
190.552	749461.442	5834354.233	412.961
200.000	749470.734	5834352.521	412.918
210.000	749480.569	5834350.709	412.838
215.552	749486.028	5834349.704	412.778
220.000	749490.403	5834348.898	412.726
221.033	749491.419	5834348.711	412.714
222.286	749492.651	5834348.480	412.699
230.000	749500.228	5834347.035	412.608
238.160	749508.244	5834345.506	412.512
240.000	749510.051	5834345.161	412.490
250.000	749519.874	5834343.288	412.348
258.160	749527.890	5834341.760	412.204
260.000	749529.697	5834341.415	412.168
270.000	749539.520	5834339.542	411.952
278.160	749547.536	5834338.013	411.748
280.000	749549.343	5834337.668	411.699
289.491	749558.665	5834335.891	411.447
290.000	749559.166	5834335.795	411.434
300.000	749568.989	5834333.922	411.204
310.000	749578.812	5834332.049	411.036
314.491	749583.223	5834331.207	410.982
320.000	749588.635	5834330.175	410.932
330.000	749598.458	5834328.302	410.891
331.552	749599.983	5834328.011	410.890
339.491	749607.780	5834326.524	410.910

340.000	749608.281	5834326.429	410.912
350.000	749618.104	5834324.556	410.962
350.560	749618.654	5834324.451	410.965
360.000	749627.882	5834322.464	411.012
362.670	749630.474	5834321.823	411.026
370.000	749637.577	5834320.017	411.062
380.000	749647.269	5834317.553	411.112
387.268	749654.313	5834315.762	411.149
390.000	749656.961	5834315.089	411.162
400.000	749666.652	5834312.624	411.196
410.000	749676.344	5834310.160	411.211
412.268	749678.542	5834309.601	411.211
412.271	749678.545	5834309.601	411.211
420.000	749686.036	5834307.696	411.205
430.000	749695.727	5834305.232	411.180
437.268	749702.771	5834303.441	411.149
440.000	749705.419	5834302.767	411.135
450.000	749715.110	5834300.303	411.085
460.000	749724.802	5834297.839	411.035
470.000	749734.494	5834295.375	410.985
480.000	749744.185	5834292.910	410.935
481.522	749745.660	5834292.535	410.927
487.979	749751.918	5834290.944	410.911
490.000	749753.877	5834290.446	410.913
500.000	749763.568	5834287.982	410.967
501.522	749765.043	5834287.607	410.982
510.000	749773.260	5834285.518	411.099
520.000	749782.952	5834283.053	411.308
521.522	749784.426	5834282.678	411.347
530.000	749792.643	5834280.589	411.567
537.281	749799.700	5834278.795	411.756
540.000	749802.335	5834278.125	411.823



ISSUED FOR TENDER PURPOSES ONLY

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C	ISSUED FOR TENDER - FURTHER COUNCIL COMMENTS	26/07/2022

LEGEND

- DESIGN SURFACE
- - - EXISTING SURFACE
- - - LEFT BACK OF KERB
- - - RIGHT BACK OF KERB

DESIGNED: D. UWLAND	SCALE: H 1:500 V 1:100
CHECKED: M. PARKER	SHEET SIZE: A1
AUTHORISED: C. COUGHLAN	DATE: 26/07/2022

ACN 100 526 458
W: axiomce.com.au
E: admin@axiomce.com.au

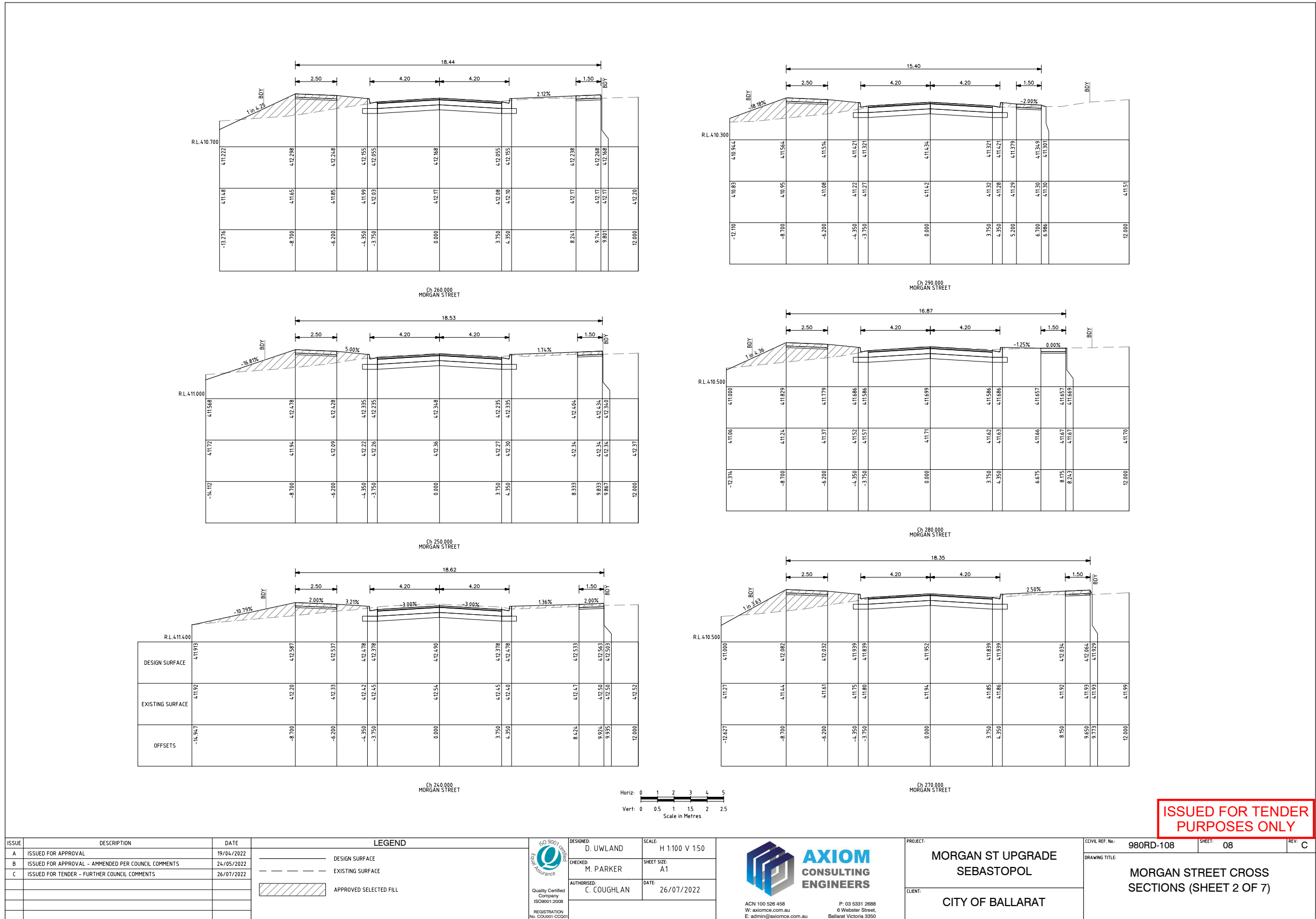
P: 03 5331 2688
6 Webster Street,
Ballarat Victoria 3350

PROJECT: MORGAN ST UPGRADE SEBASTOPOL
CLIENT: CITY OF BALLARAT

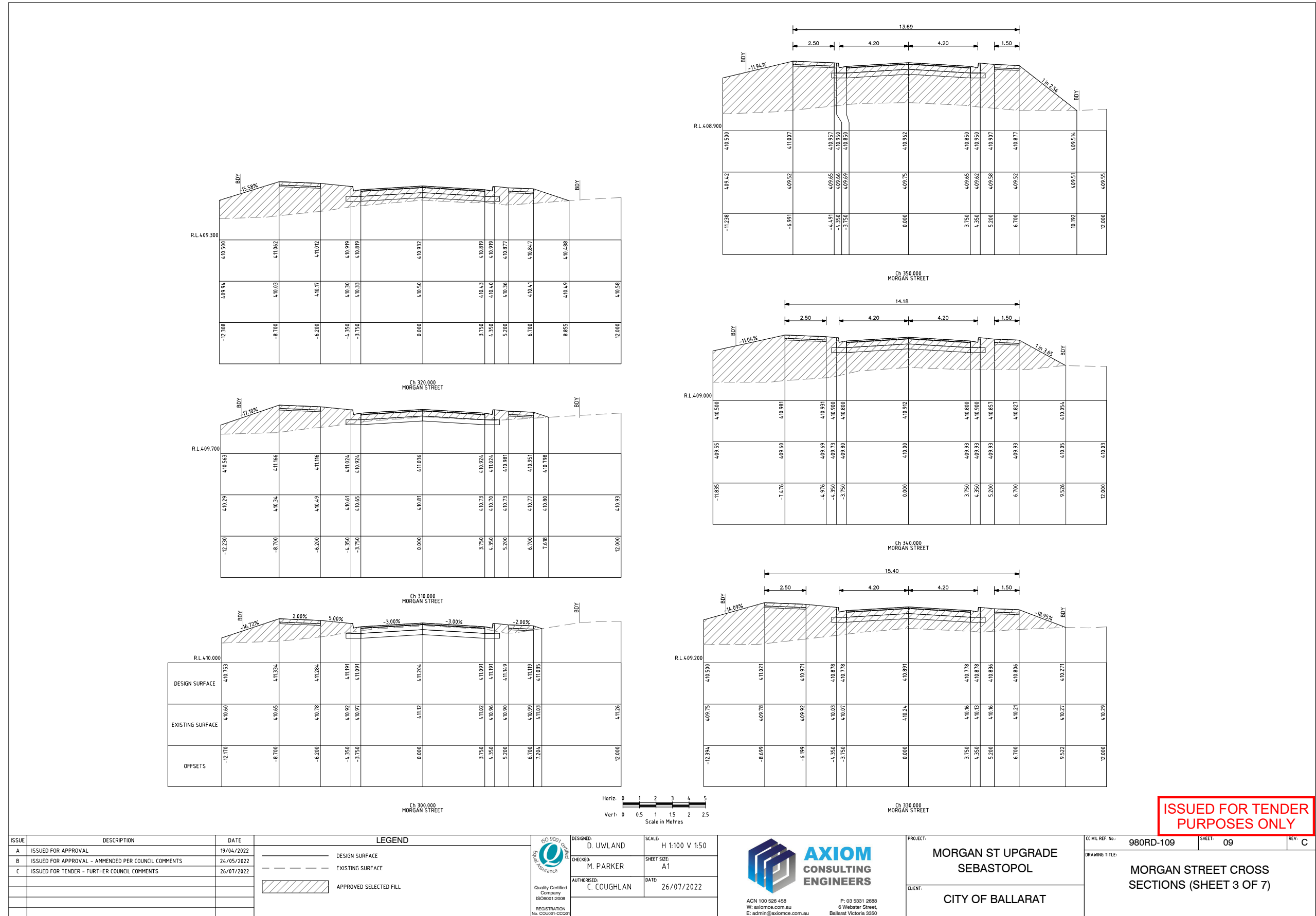
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DRAWING TITLE: MORGAN STREET LONGITUDINAL SECTION & CENTRE LINE SETOUT		



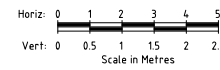
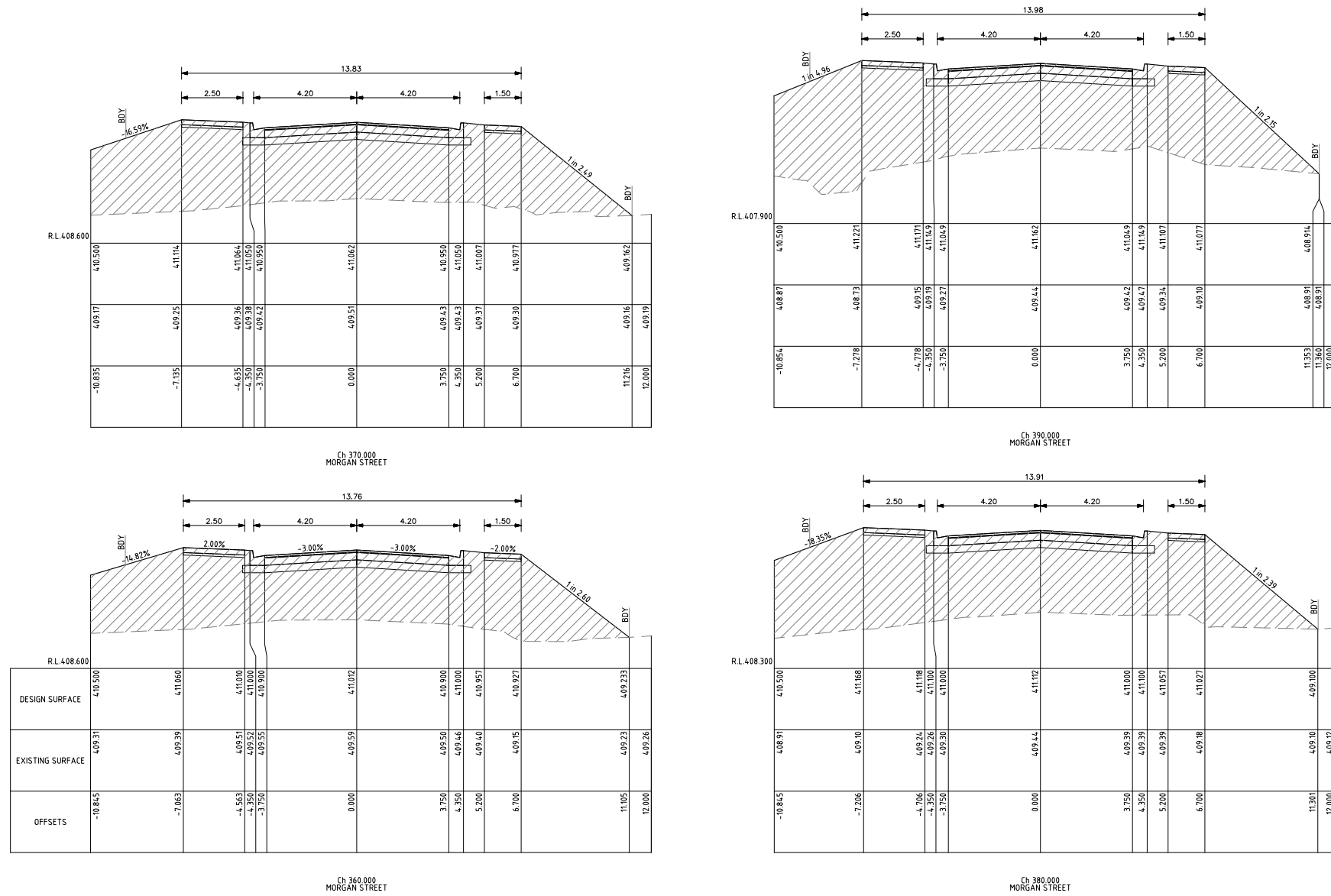
ISSUED FOR TENDER PURPOSES ONLY



ISSUED FOR TENDER
PURPOSES ONLY



ISSUED FOR TENDER PURPOSES ONLY



ISSUED FOR TENDER PURPOSES ONLY

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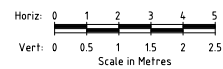
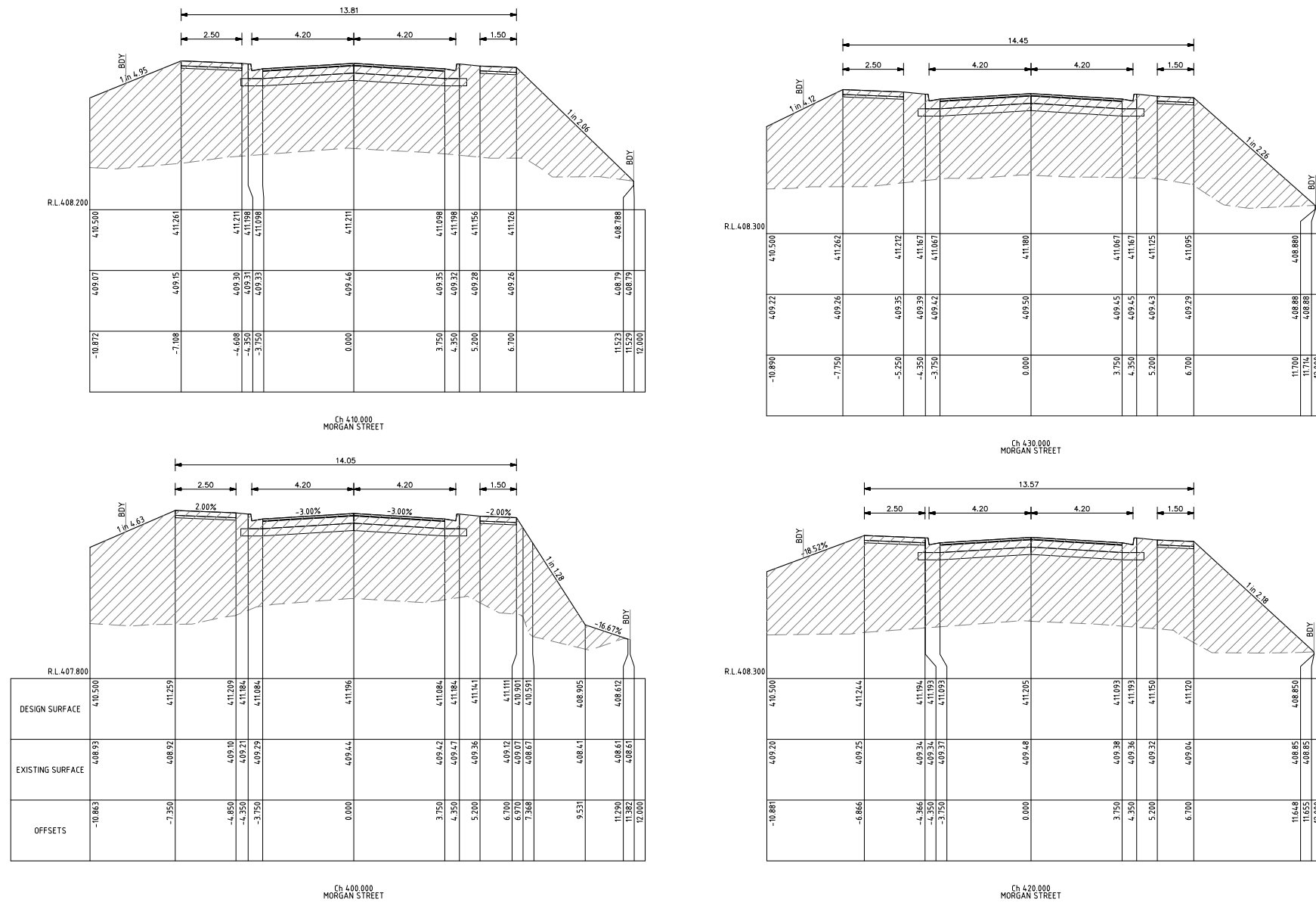
LEGEND	
	DESIGN SURFACE
	EXISTING SURFACE
	APPROVED SELECTED FILL

DESIGNED: D. UWLAND	SCALE: H 1:100 V 1:50
CHECKED: M. PARKER	SHEET SIZE: A1
AUTHORISED: C. COUGHLAN	DATE: 26/07/2022

AXIOM CONSULTING ENGINEERS
 ACN 100 526 458 P: 03 5331 2688
 W: axiomece.com.au 6 Webster Street,
 E: admin@axiomece.com.au Ballarat Victoria 3350

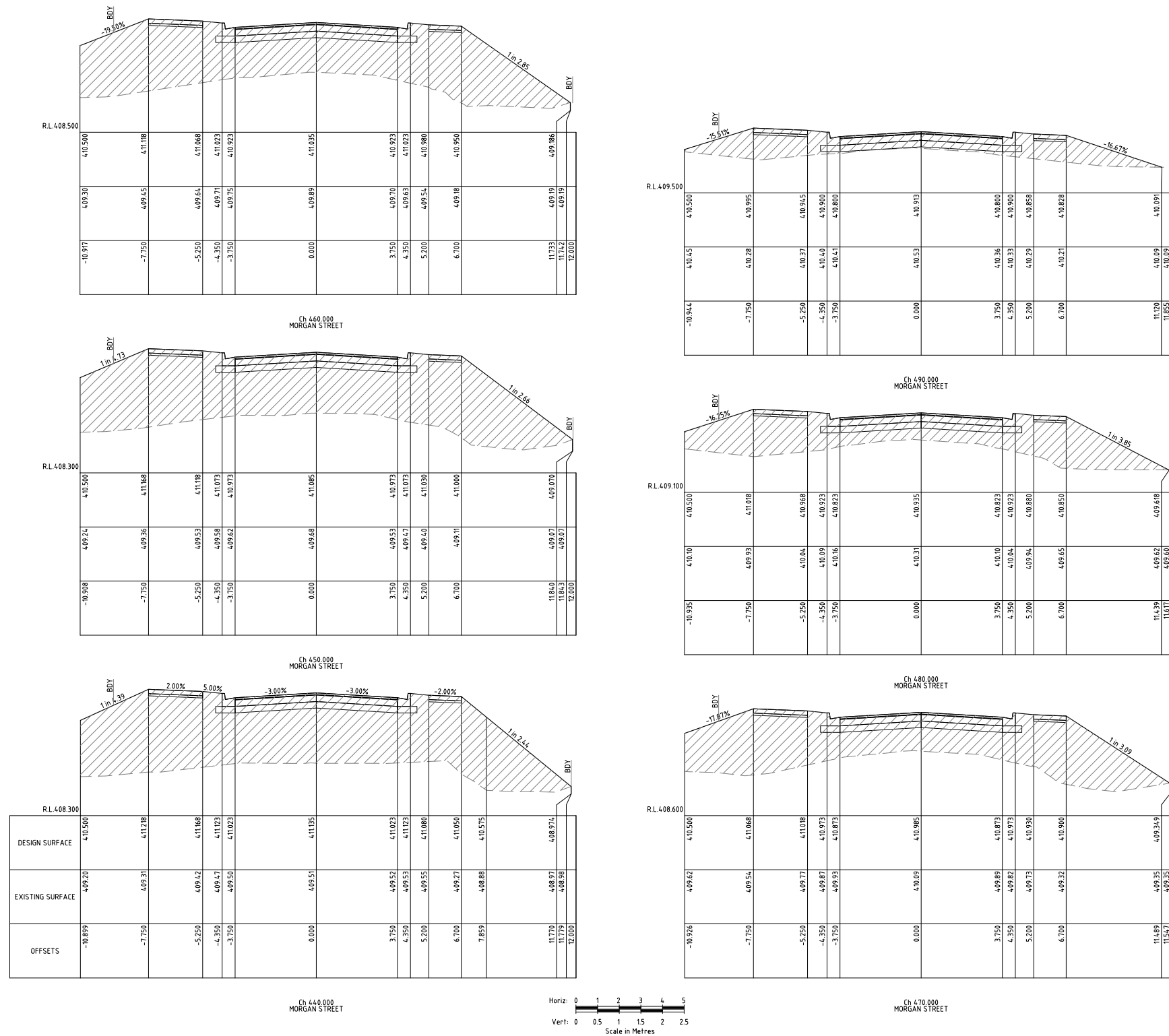
PROJECT: MORGAN ST UPGRADE SEBASTOPOL
CLIENT: CITY OF BALLARAT

CIVIL REF. No.: 980RD-110	SHEET: 10	REV: C
DRAWING TITLE: MORGAN STREET CROSS SECTIONS (SHEET 4 OF 7)		



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ISSUE	DESCRIPTION	DATE	LEGEND	DESIGNED D. UWLAND	SCALE H 1:100 V 1:50	 AXIOM CONSULTING ENGINEERS	MORGAN ST UPGRADE SEBASTOPOL	CIVIL REF. No: 980RD-111	SHEET: 11	REV: C
A	ISSUED FOR APPROVAL	19/04/2022	———— DESIGN SURFACE	CHECKED: M. PARKER	SHEET SIZE: A1			CITY OF BALLARAT	MORGAN STREET CROSS SECTIONS (SHEET 5 OF 7)	
B	ISSUED FOR APPROVAL - AMENDED PER COUNCIL COMMENTS	24/05/2022	- - - - - EXISTING SURFACE	AUTHORIZED: C. COUGHLAN	DATE: 26/07/2022					
C	ISSUED FOR TENDER - FURTHER COUNCIL COMMENTS	26/07/2022	APPROVED SELECTED FILL							



ISSUED FOR TENDER PURPOSES ONLY

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C	ISSUED FOR TENDER - FURTHER COUNCIL COMMENTS	26/07/2022

LEGEND	
	DESIGN SURFACE
	EXISTING SURFACE
	APPROVED SELECTED FILL

 Quality Certified Company ISO 9001:2008 REGISTRATION No. COU001-0001	DESIGNED: D. UWLAND	SCALE: H 1:100 V 1:50
	CHECKED: M. PARKER	SHEET SIZE: A1
	AUTHORISED: C. COUGHLAN	DATE: 26/07/2022

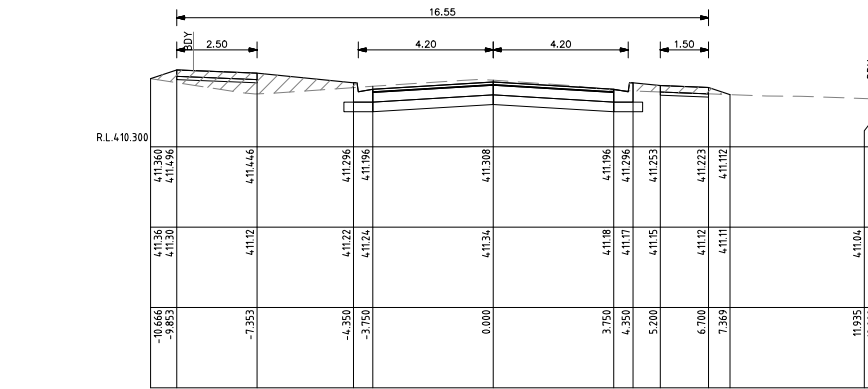
AXIOM CONSULTING ENGINEERS

ACN 100 526 458
W. axiomce.com.au
E. admin@axiomce.com.au

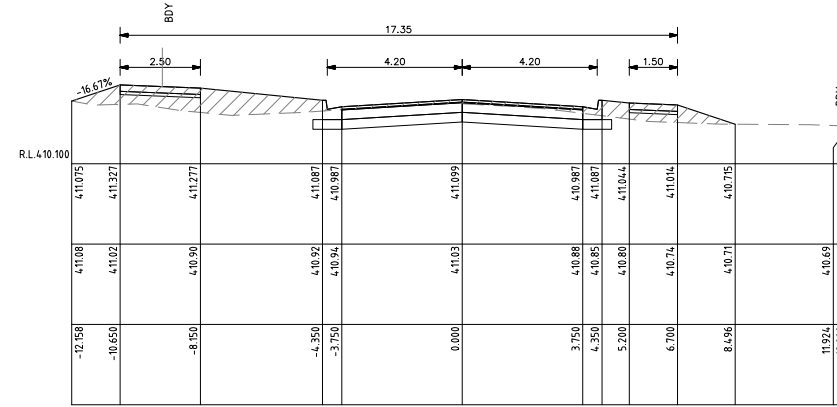
P. 03 5331 2688
6 Webster Street,
Ballarat Victoria 3350

PROJECT: MORGAN ST UPGRADE SEBASTOPOL
CLIENT: CITY OF BALLARAT

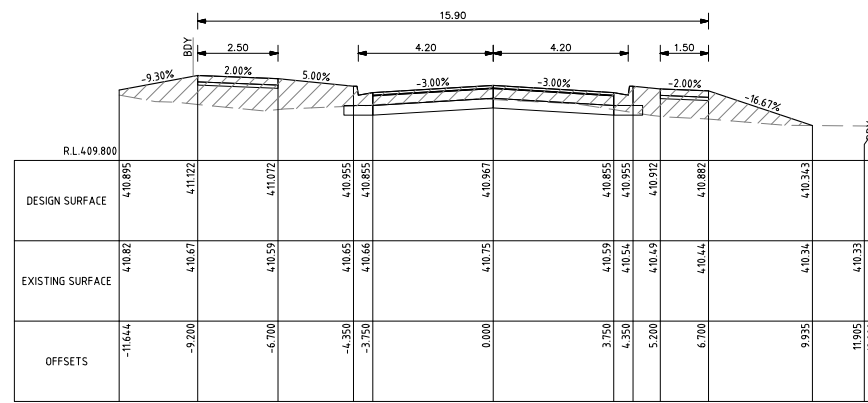
CIVIL REF. No.: 980RD-112	SHEET: 12	REV: C
DRAWING TITLE: MORGAN STREET CROSS SECTIONS (SHEET 6 OF 7)		



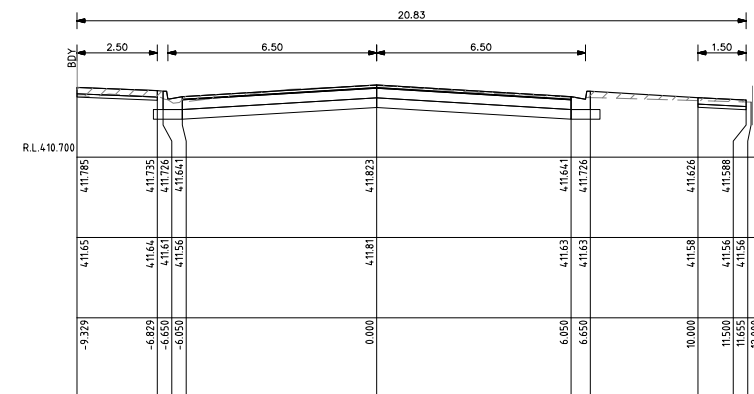
Ch 520.000
MORGAN STREET



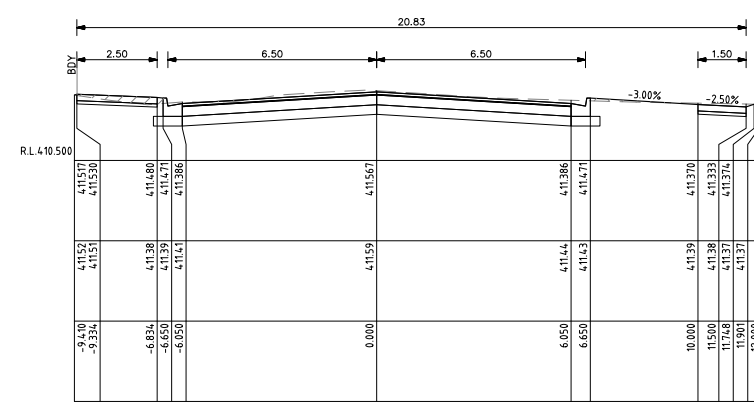
Ch 510.000
MORGAN STREET



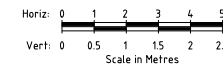
Ch 500.000
MORGAN STREET



Ch 540.000
MORGAN STREET



Ch 530.000
MORGAN STREET



ISSUED FOR TENDER
PURPOSES ONLY

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C	ISSUED FOR TENDER - FURTHER COUNCIL COMMENTS	26/07/2022

LEGEND	
	DESIGN SURFACE
	EXISTING SURFACE
	APPROVED SELECTED FILL

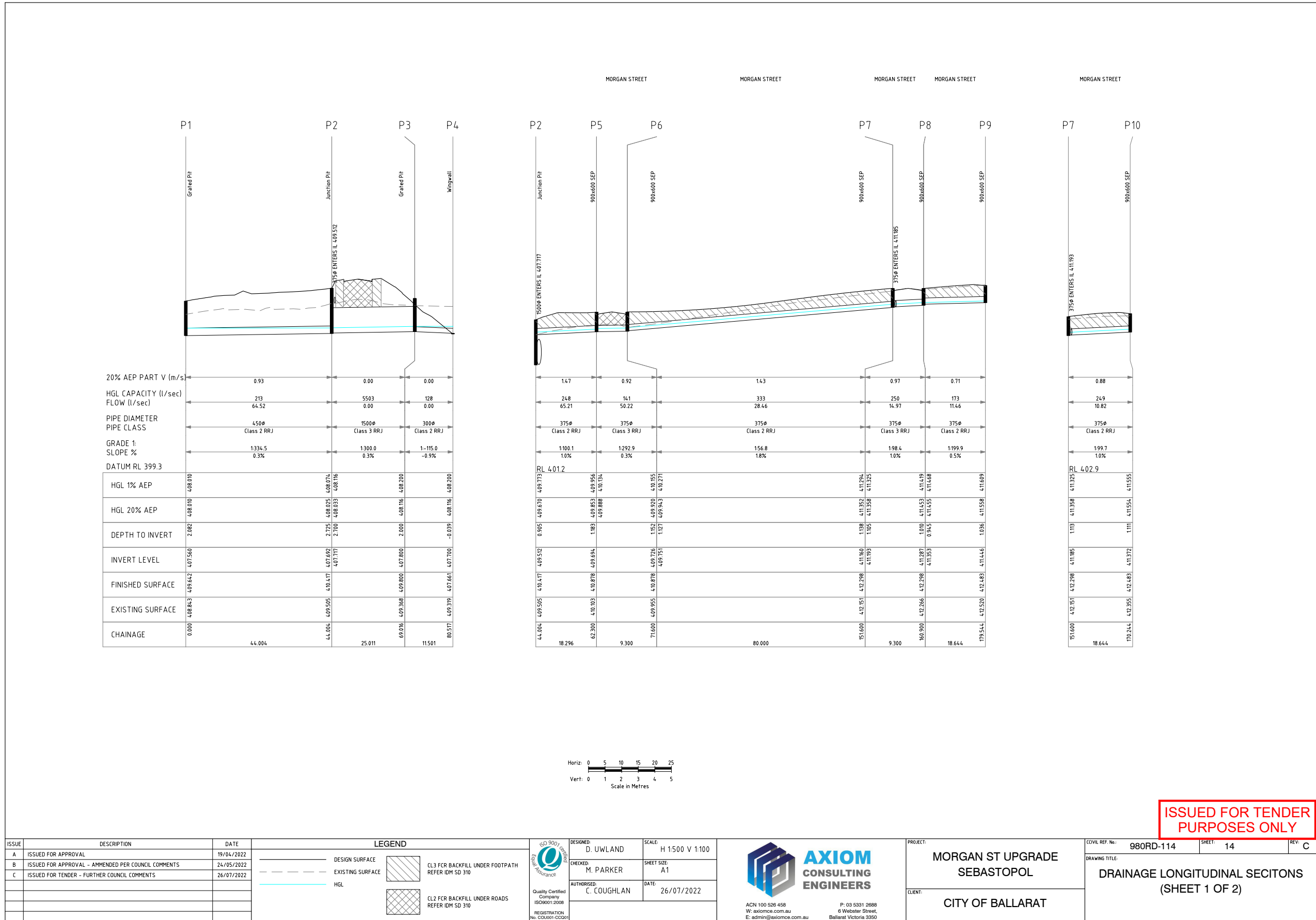


DESIGNED: D. UWLAND	SCALE: H 1:100 V 1:50
CHECKED: M. PARKER	SHEET SIZE: A1
AUTHORISED: C. COUGHLAN	DATE: 26/07/2022



PROJECT: MORGAN ST UPGRADE SEBASTOPOL
CLIENT: CITY OF BALLARAT

CIVIL REF. No.: 980RD-113	SHEET: 13	REV: C
DRAWING TITLE: MORGAN STREET CROSS SECTIONS (SHEET 7 OF 7)		



ISSUED FOR TENDER PURPOSES ONLY

ISSUE	DESCRIPTION	DATE
A	ISSUED FOR APPROVAL	19/04/2022
B	ISSUED FOR APPROVAL - AMENDED PER COUNCIL COMMENTS	24/05/2022
C	ISSUED FOR TENDER - FURTHER COUNCIL COMMENTS	26/07/2022

LEGEND	
	DESIGN SURFACE
	EXISTING SURFACE
	HGL
	CL3 FCR BACKFILL UNDER FOOTPATH REFER IDM SD 310
	CL2 FCR BACKFILL UNDER ROADS REFER IDM SD 310

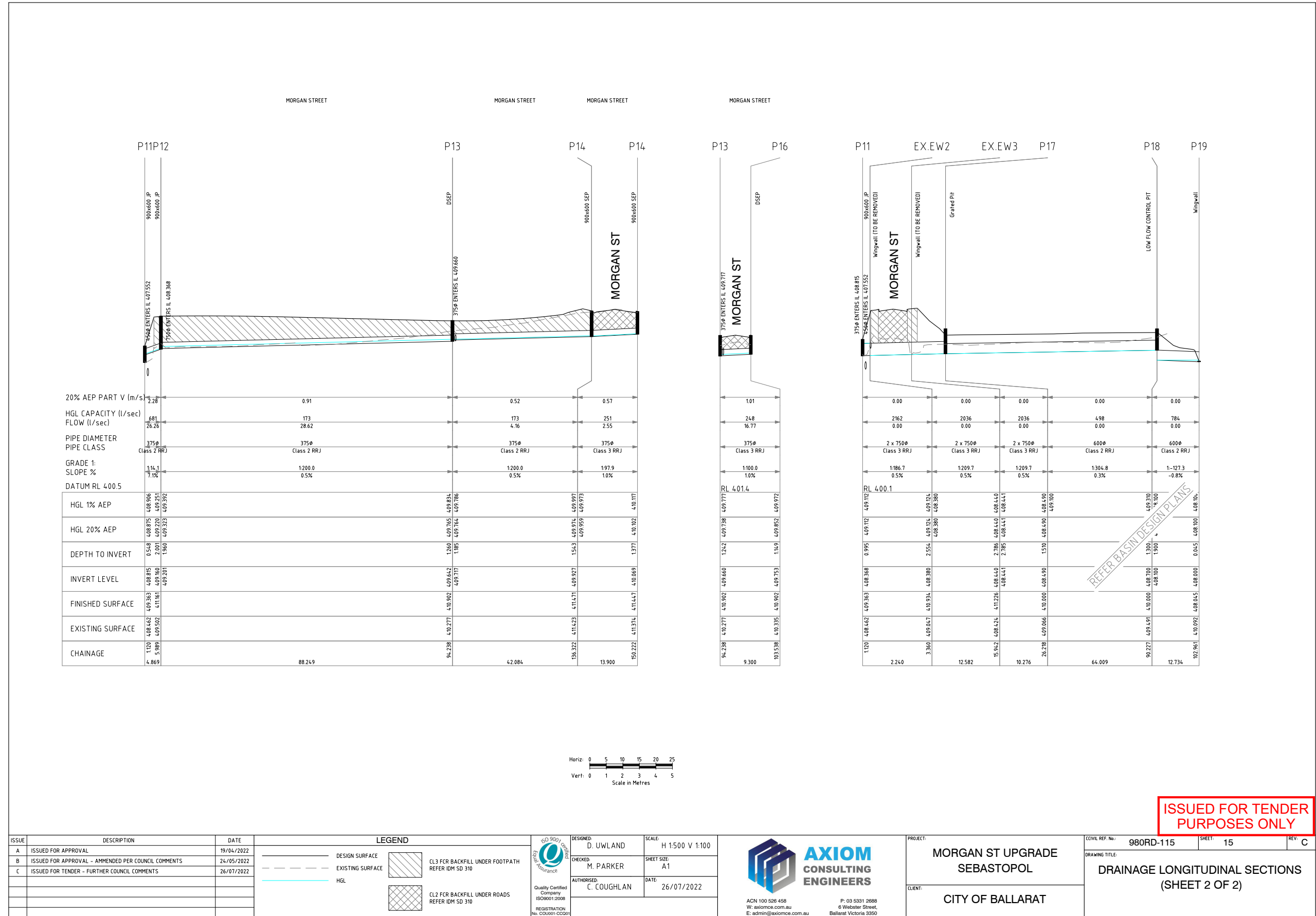
DESIGNED: D. UWLAND	SCALE: H 1:500 V 1:100
CHECKED: M. PARKER	SHEET SIZE: A1
AUTHORISED: C. COUGHLAN	DATE: 26/07/2022

ACN 100 526 458
W. axiomce.com.au
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P. 03 5331 2688
6 Webster Street,
Ballarat Victoria 3350

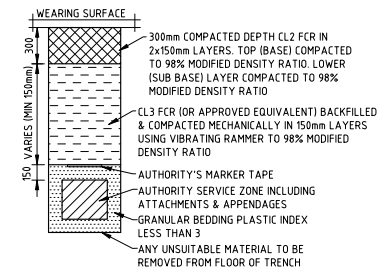
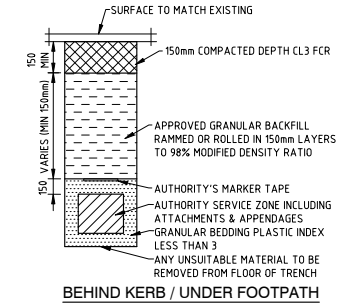
PROJECT: MORGAN ST UPGRADE SEBASTOPOL
CLIENT: CITY OF BALLARAT

CIVIL REF. No.: 980RD-114	SHEET: 14	REV: C
DRAWING TITLE: DRAINAGE LONGITUDINAL SECTIONS (SHEET 1 OF 2)		



ISSUED FOR TENDER PURPOSES ONLY

Pit Schedule - HIGH FLOW & MORGAN ST														
Pit No.	Pit Type	Pit Width	Pit Length	Outlet Diameter	Outlet Invert RL	Inlet Diameter	Inlet Invert RL	Pit Depth	Pit Lid Level	Road Name	Road Chainage	Easting	Northing	Comment
		(mm)	(mm)	(mm)	(m)	(mm)	(m)	(m)	(m)			(m)	(m)	
P1	Default					450	407.560	2.082	409.642			749659.19	5834304.627	GRATED SURGE PIT
P2	Junction Pit	900	1800	450	407.692	375	409.512	2.725	410.417			749616.89	5834316.762	PIT TO SUIT FUTURE 1500Ø RCP EXTENSION TO SOUTH
P3	Junction Pit	1500	5000	1500	407.800	300	407.800	2.000	410.800			749621.46	5834341.352	HIGH FLOW GRATED PIT REFER DETAIL SHEET
P4	Wingwall	-	-	300	407.700			-0.039	410.800			749619.75	5834352.725	REFER BASIN DESIGN PLANS Wingwall to suit 300Ø RCP
P5	DSEP	600	1900	375	409.694	375	409.694	1.183	410.878	MORGAN STREET	332.259	749599.81	5834323.311	IDM SD 445
P6	DSEP	600	1900	375	409.726	375	409.751	1.152	410.878	MORGAN STREET	332.259	749601.55	5834332.447	IDM SD 445
P7	900x600 SEP	600	900	375	411.160	375	411.193	1.138	412.298	MORGAN STREET	252.259	749522.96	5834347.433	IDM SD 431
P8	900x600 SEP	600	900	375	411.287	375	411.353	1.010	412.298	MORGAN STREET	252.259	749521.22	5834338.297	IDM SD 431
P9	900x600 SEP	600	900	375	411.446	375	411.446	1.036	412.483	MORGAN STREET	233.757	749502.62	5834339.504	IDM SD 431
P10	900x600 SEP	600	900	375	411.372	375	411.372	1.111	412.483	MORGAN STREET	233.757	749505.22	5834353.158	IDM SD 431



- NOTE:
- TRENCHING DETAILS INDICATIVE ONLY AND SHOULD BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
 - WHERE PIPE IS BEHIND KERB AND CHANNEL, INSTALL ONE METRE (1m) MINIMUM APPROVED 90Ø CLASS 400 SLOTTED/PERFORATED SUBSOIL DRAIN WITH GEOTEXTILE SOCK SURROUND INTO PIT IN LIEU OF SUB-SOIL DRAINAGE BEHIND KERB
 - BACKFILL DESIGN TO BE IN ACCORDANCE WITH CEMENT & CONCRETE ASSOCIATION OF AUSTRALIA PIPE CLASS' REQUIREMENTS. BACKFILL UNDER ROAD PAVEMENT TO BE STABILIZED WHERE CCAA INFORMATION IS NOT AVAILABLE
 - APPROVAL MAY BE GIVEN FOR USE OF BACKFILL MATERIAL OTHER THAN CRUSHED ROCK WHERE IT CAN BE DEMONSTRATED THAT A MINIMUM OF 95% MODIFIED RELATIVE COMPACTION CAN BE ACHIEVED
 - CEMENT, CONCRETE OR CEMENT STABILISED CRUSHED ROCK TO BE USED WHERE SETTLEMENT OF TRENCH WILL AFFECT INFRASTRUCTURE

TYPICAL PIPE BACKFILL - UNDER ROAD PAVEMENT & BEHIND KERB (SD 310)

SCALE: NTS

Pit Schedule - OUTFLOW & MORGAN ST														
Pit No.	Pit Type	Pit Width	Pit Length	Outlet Diameter	Outlet Invert RL	Inlet Diameter	Inlet Invert RL	Pit Depth	Pit Lid Level	Road Name	Road Chainage	Easting	Northing	Comment
		(mm)	(mm)	(mm)	(m)	(mm)	(m)	(m)	(m)			(m)	(m)	
P11	Wingwall	-	-	2 x 750	407.859	2 x 750	408.368	1.503	409.362			749662.06	5834304.327	Wingwall to suit 2 x 750Ø & 1 x 375Ø
P12	900x600 SEP	600	900	375	409.216	375	409.241	1.945	411.161	MORGAN STREET	399.730	749665.21	5834308.039	IDM SD 431
P13	DSEP	1900	600	375	409.682	375	409.757	1.202	410.884	MORGAN STREET	487.979	749750.77	5834286.438	IDM SD 445
P14	900x600 SEP	600	900	375	409.968	375	409.993	1.518	411.486	MORGAN STREET	530.000	749790.93	5834273.853	IDM SD 431
P15	900x600 SEP	600	900	375	410.069	375	410.069	1.386	411.455	MORGAN STREET	530.000	749794.36	5834287.325	IDM SD 431
P16	DSEP	1900	600	375	409.753	375	409.753	1.161	410.914	MORGAN STREET	487.979	749753.06	5834295.451	IDM SD 445
EX EX2	EXISTING ENDWALL	-	-	2 x 750	408.380	2 x 750	408.380	2.554	410.934			749662.42	5834306.537	EXISTING ENDWALL TO BE REMOVED AND NEW PIPE CONNECTED
EX EX3	EXISTING ENDWALL	-	-	2 x 750	408.441	2 x 750	408.441	2.785	411.226			749664.47	5834318.951	EXISTING ENDWALL TO BE REMOVED AND NEW PIPE CONNECTED
P17	GRATED PIT	2100	900	2 x 750	408.490	600	408.490	1.121	410.800			749666.15	5834329.090	PIT TO SUIT 2 x 750Ø OUTLET
P18	LOW FLOW CONTROL PIT	2025	1850	600	408.700	600	408.100	1.072	410.800			749727.68	5834311.438	See detail sheet
P19	Wingwall	-	-	600	408.000			0.045	408.045			749738.79	5834317.648	Wingwall to suit 600Ø RCP

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A	ISSUED FOR APPROVAL	19/04/2022
B	ISSUED FOR APPROVAL - AMENDED PER COUNCIL COMMENTS	24/05/2022
C	ISSUED FOR TENDER - FURTHER COUNCIL COMMENTS	26/07/2022

LEGEND	

DESIGNED: D. UWLAND
 CHECKED: M. PARKER
 AUTHORIZED: C. COUGHLAN

SCALE: NTS
 SHEET SIZE: A1
 DATE: 26/07/2022

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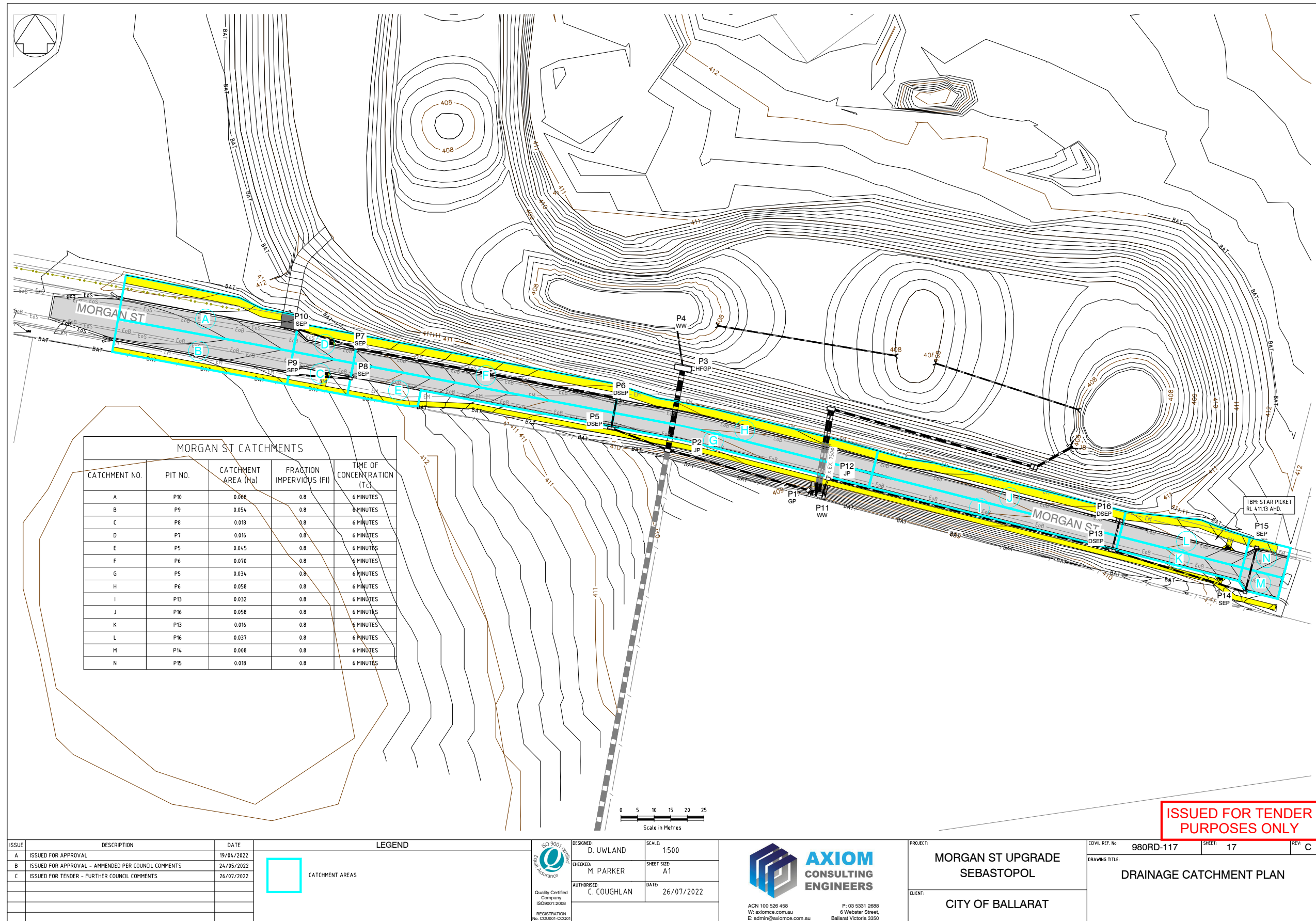
P: 03 5331 2688
 8 Webster Street,
 Ballarat Victoria 3350

PROJECT: MORGAN ST UPGRADE SEBASTOPOL

CLIENT: CITY OF BALLARAT

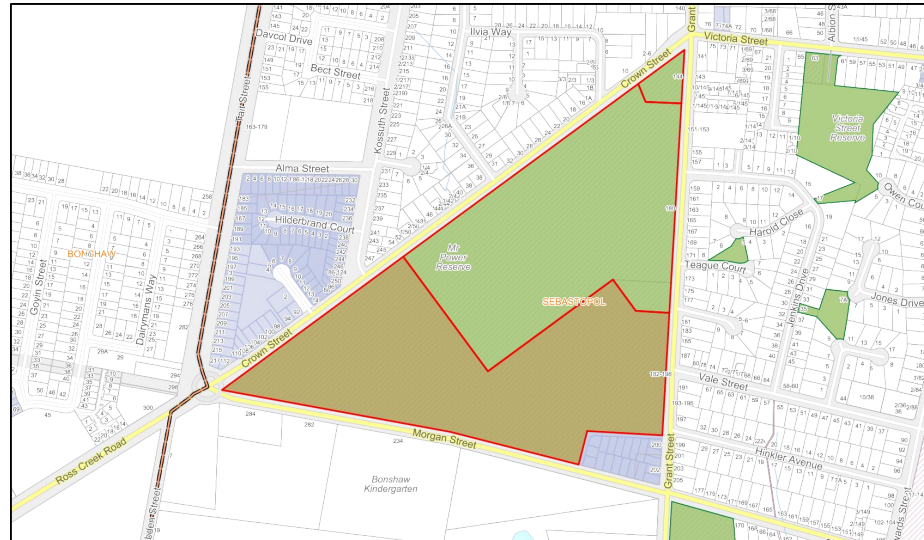
CIVIL REF. No.: 980RD-116
 SHEET: 16
 REV: C

DRAWING TITLE: DRAINAGE PIT SCHEDULE & BACKFILL DETAIL



RB 28 WETLANDS BASIN & ASSOCIATED DRAINAGE WORKS, M.R. POWER RESERVE, SEBASTOPOL

VICROADS MAP No. 571 T5



LOCALITY PLAN
NTS

DRAWING LIST

ROAD & DRAINAGE CONSTRUCTION PLANS

980RD-201	LOCALITY PLAN & GENERAL NOTES
980RD-202	GENERAL ARRANGEMENT
980RD-203	BASIN LAYOUT PLAN
980RD-204	BASIN EARTHWORKS LAYOUT PLAN
980RD-205	STANDARD DETAILS
980RD-206	BASIN CROSS SECTIONS
980RD-207	BASIN SETOUT
980RD-208	DRAINAGE LAYOUT PLAN
980RD-209	DRAINAGE LONGITUDINAL SECTIONS (SHEET 1 OF 2)
980RD-210	DRAINAGE LONGITUDINAL SECTIONS (SHEET 2 OF 2)
980RD-211	DRAINAGE PIT SCHEDULES

GENERAL NOTES

- ALL LEVELS ARE TO A.H.D. AND ARE REFERENCED TO THE T.B.M. INDICATED
- ALL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED BY CITY OF BALLARAT.
- THE CONTRACTOR SHALL NOTIFY THE RELEVANT AUTHORITY 7 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE RELEVANT WORKS.
- THE CONSULTANT HAS MADE EVERY REASONABLE ATTEMPT TO LOCATE EXISTING SERVICES AND HAS SHOWN THESE ON THE DRAWINGS. PRIOR TO COMMENCING WORKS THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SERVICES BY SITE SURVEY (INSPECTION AND CONSULTATION WITH ALL RELEVANT SERVICING AUTHORITIES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING SERVICES, WHETHER SHOWN OR NOT.
- THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT OH&S REGULATIONS.
- TWENTY-FOUR (24) HOURS NOTIFICATION TO INSPECTORS OF RELEVANT AUTHORITY IS REQUIRED PRIOR TO AN INSPECTION BEING CONDUCTED ON ANY PARTICULAR PORTION OF THE WORKS.
- THE CONTRACTOR SHALL TAKE THE UTMOST CARE TO PRESERVE EXISTING TREES. NO TREES SHALL BE REMOVED WITHOUT THE PRIOR APPROVAL OF THE SUPERINTENDENT.
- ALL FILLING SHALL BE APPROVED MATERIAL COMPACTED IN 150mm MAXIMUM DEPTH LAYERS TO A DRY DENSITY OF NO LESS THAN 95% OF THE MAXIMUM DRY DENSITY OBTAINED FROM THE STANDARD COMPACTION TEST ALL FILLING IS TO COMPLY WITH AS3798 /2007, LEVEL 1.
- THE CONTRACTOR IS REQUIRED TO CONFINE CONSTRUCTION VEHICLES TO THE ROAD RESERVE, EASEMENTS AND IN DESIGNATED VEHICLE AREAS AS SET OUT IN THE APPROVED CONSTRUCTION MANAGEMENT PLAN. ANY DAMAGE CAUSED TO THE RESERVE MUST BE MADE GOOD.
- TITLE PEGS AND T.B.M.'s TO BE RE-ESTABLISHED BY A LICENCED SURVEYOR IF FOUND TO BE MISSING.
- DISPOSAL OF EXCESS SPOIL, TRUCK ROUTE AND DISPOSAL LOCATION ARE TO BE APPROVED BY THE BALLARAT CITY COUNCIL & ITS REPRESENTATIVES.
- AT THE COMPLETION OF WORKS ALL RUBBISH, DEBRIS AND SURPLUS SPOIL IS TO BE REMOVED AND ALL LOTS AND ROAD RESERVE TO BE LEFT IN A TIDY CONDITION TO THE SATISFACTION OF BALLARAT CITY COUNCIL & ITS REPRESENTATIVES
- FLOWS DURING WORKS TO BE APPROPRIATELY ADDRESSED AS SET OUT IN THE EMP & TO COUNCIL SATISFACTION.
- THERE IS TO BE NO DISTURBANCE TO MULLOCK HEAP WITHOUT WRITTEN APPROVAL OF BALLARAT CITY COUNCIL. PROTECTIVE MEASURES SPECIFIED BY BALLARAT CITY COUNCIL & ITS REPRESENTATIVES TO BE FOLLOWED FOR ENTIRE DURATION OF WORKS.

STORMWATER DRAINAGE AND CONDUIT NOTES

- ALL STORMWATER & CONDUIT TRENCHES UNDER ROAD PAVEMENT AND/OR KERB & CHANNEL AND/OR FOOTPATH SHALL BE BACKFILLED WITH CLASS 3 CRUSHED ROCK AS SPECIFIED
- STORMWATER DRAINS SHALL BE R.C.P. CLASS 2 RRJ UNLESS OTHERWISE SHOWN
- ALL CONCRETE IS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25MPa @ 28 DAYS
- ALL GRATES TO HOT DIPPED GALVANISED

INSPECTIONS

THE FOLLOWING REPRESENTS THE MINIMUM NUMBER OF INSPECTIONS AND ARE CONSIDERED HOLD POINTS:

- PRE-START FOR CIVIL WORKS. PRE-START FOR LANDSCAPING WORKS.
- PRIOR TO COVERS BEING PLACED IN PITS.
- PRIOR TO PLACEMENT OF KERB AND CHANNEL.
- PRIOR TO POURING FOOTPATH (EXCLUDING CITY OF GREATER BENDIGO, WELLINGTON SHIRE, CENTRAL GOLDFIELDS SHIRE, BAW BAW SHIRE, MOIRA SHIRE AND PYRENEES SHIRE COUNCIL SEE WITNESS POINTS BELOW).
- AT PROOF-ROLLING OF SUB-GRADE. PRIOR TO PLACEMENT OF EACH PAVEMENT COURSE. PRIOR TO PLACEMENT OF THE PRIMER COAT.
- PRIOR TO THE PLACEMENT OF FIRST ASPHALT COURSE OR SEALING.
- PRIOR TO POURING CONCRETE ON REINFORCED CONCRETE STRUCTURES.
- PRIOR TO PLACEMENT OF G.P.T's, LITTER TRAPS, PRECAST PUMPSTATIONS.
- PRIOR TO PLANTING OUT WETLANDS.
- PRIOR TO REMOVAL OF NATIVE VEGETATION AND OTHER EXISTING VEGETATION.
- PRIOR TO PLANTING (LANDSCAPING).

THE FOLLOWING ARE WITNESS POINTS (COUNCIL ARE MADE AWARE OF THE WORKS BUT WORKS ARE NOT HELD UP AWAITING INSPECTION).

- PRIOR TO BACKFILLING STORMWATER DRAINS.
- PRIOR TO BACKFILLING SUBSOIL DRAINS.
- PRIOR TO POURING FOOTPATH (FOR GREATER BENDIGO CITY COUNCIL, WELLINGTON SHIRE, CENTRAL GOLDFIELDS SHIRE, MOIRA SHIRE AND PYRENEES SHIRE COUNCIL ONLY).

SERVICES	AUTHORITY & CONTACT	TELEPHONE
DRAINAGE	BALLARAT CITY COUNCIL	03 5320 5500
ELECTRICITY	POWERCOR	13 24 12
GAS	AUSNET SERVICES	1300 360 795
TELECOMMUNICATIONS	TELSTRA	13 22 00
SEWER & WATER	CENTRAL HIGHLANDS WATER	1800 061 514



WARNING
PROVING UNDERGROUND SERVICES
Prior to any excavation, locations of services & depths to be proven on site. Once proving of services have been undertaken invert levels to be submitted to Superintendent.

WARNING
BEWARE OF UNDERGROUND SERVICES
The locations of underground services are approximate only and their exact position should be proven on site. No guarantee is given that all existing services are shown.

DESIGN PARAMETERS

- WRIGHT CIVIL ENGINEERING CB-002 M.R. POWER PARK RB 28 WETLANDS BASIN AND ASSOCIATED DRAINAGE WORKS
- SMC URBAN BALLARAT WEST GROWTH AREA PSP DRAINAGE REPORT V1100_075
- DESIGN BRIEF - MR POWER RESERVE AND MORGAN STREET ROAD DESIGN
- INFRASTRUCTURE DESIGN MANUAL VERSION 5.3

SERVICES PROVING
PRIOR TO THE COMMENCEMENT OF WORKS, THE CONTRACTOR IS RESPONSIBLE FOR MAKING ALL PRACTICAL ENQUIRIES, INCLUDING DIAL BEFORE YOU DIG, TO ASSIST WITH THE LOCATION OF EXISTING SERVICES ON OR IN THE VICINITY OF THE SITE WHICH MAY BE AFFECTED BY THE WORKS. THE CONTRACTOR IS TO LOCATE THOSE SERVICES EITHER BY PHYSICAL OR ELECTRONIC MEANS TO ACCURATELY MEASURE THEIR ACTUAL LOCATION AND TO RECORD THEIR LOCATION ON A PLAN AND FORWARD THAT PLAN TO THE SUPERINTENDENT. THE CONTRACTOR MUST PHYSICALLY MARK THE LOCATION OF THE SERVICES ON SITE BY APPROPRIATE MEANS AND TO MAINTAIN THOSE MARKS FOR THE DURATION OF THE CONTRACT.

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B	ISSUED FOR APPROVAL - AMENDED PER COUNCIL COMMENTS	24/05/2022
C	ISSUED FOR TENDER	27/07/2022

LEGEND	
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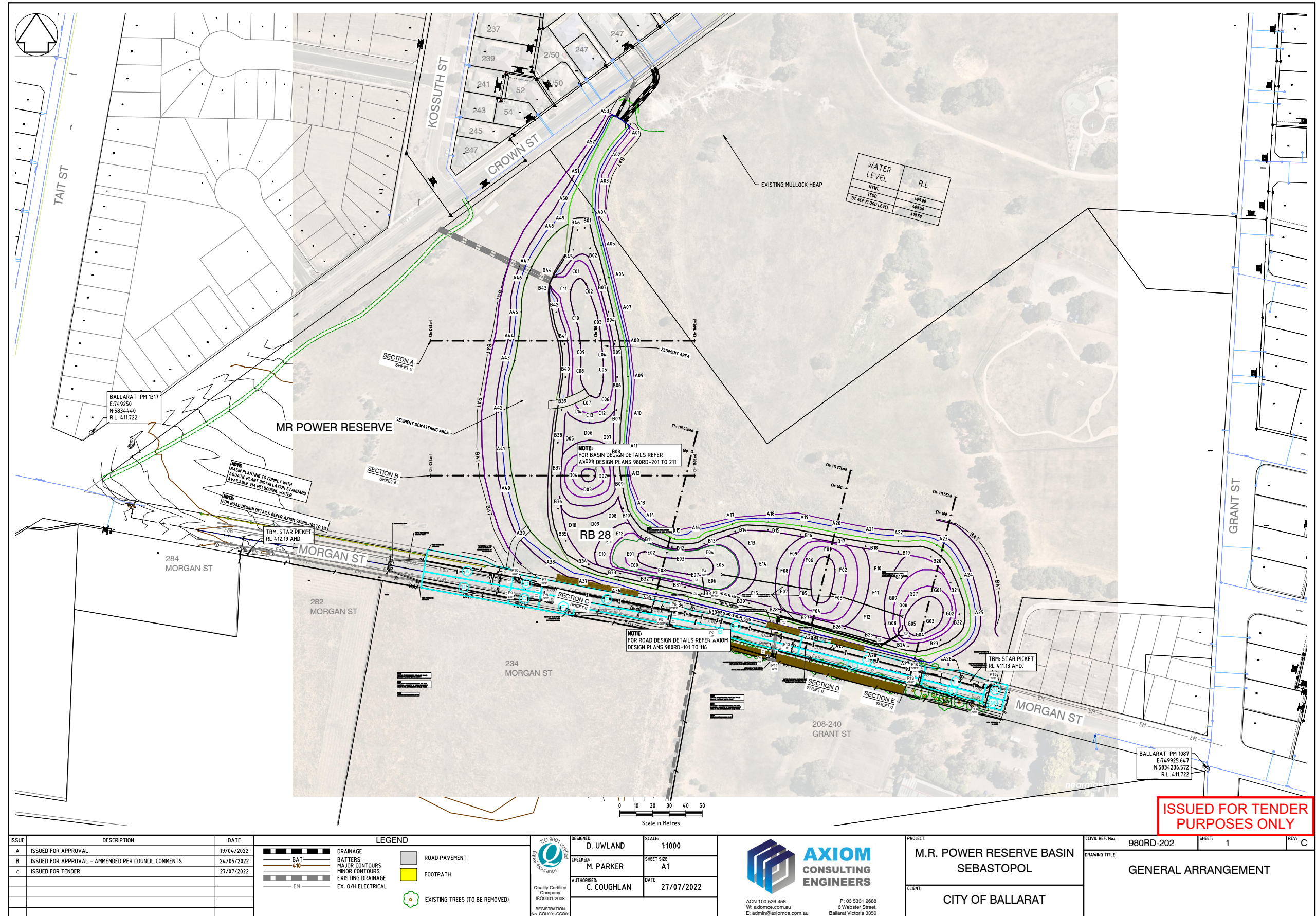
DESIGNED: D. UWLAND	SCALE: N/A
CHECKED: M. PARKER	SHEET SIZE: A1
AUTHORISED: C. COUGHLAN	DATE: 27/07/2022

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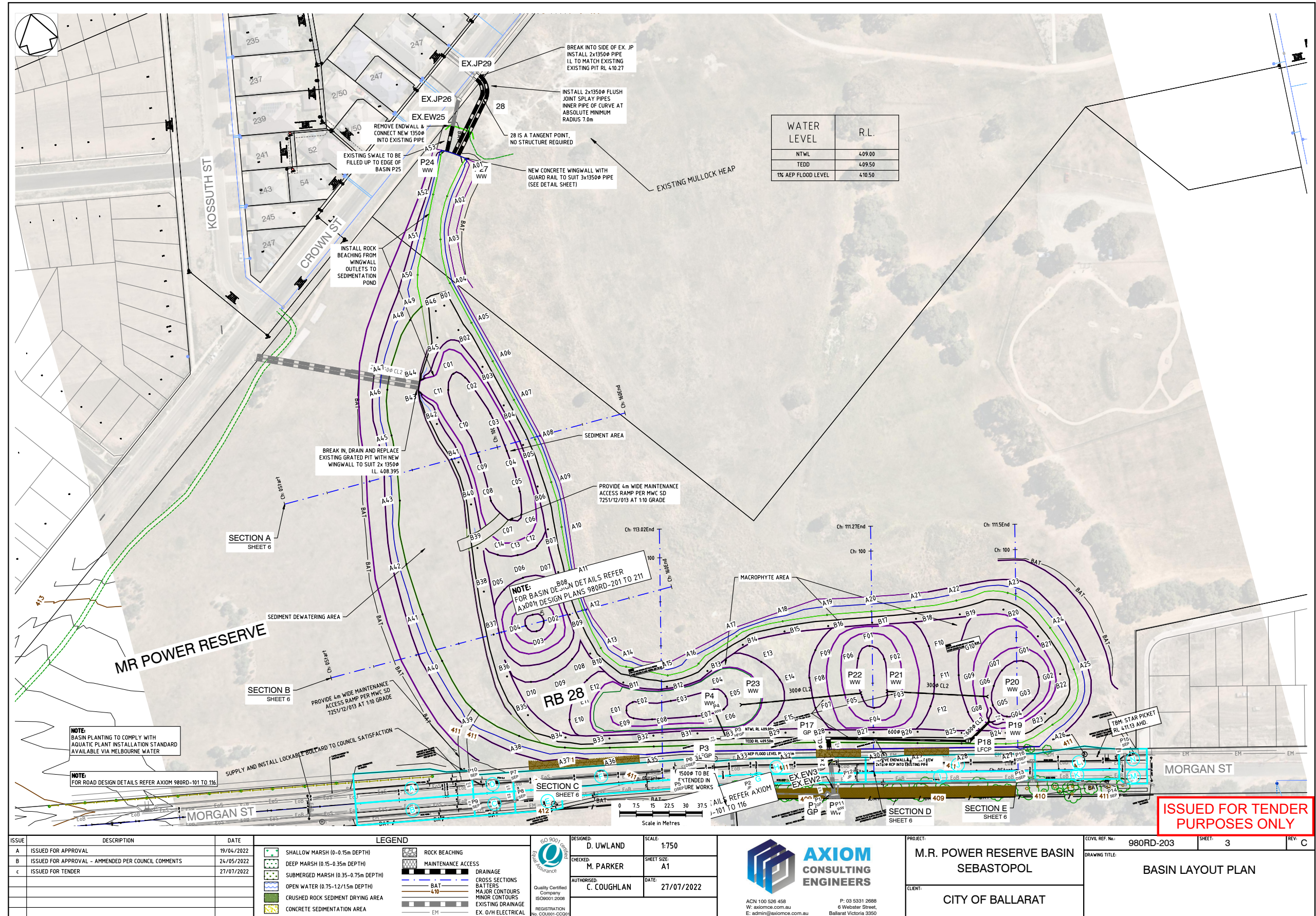
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6 Webster Street,
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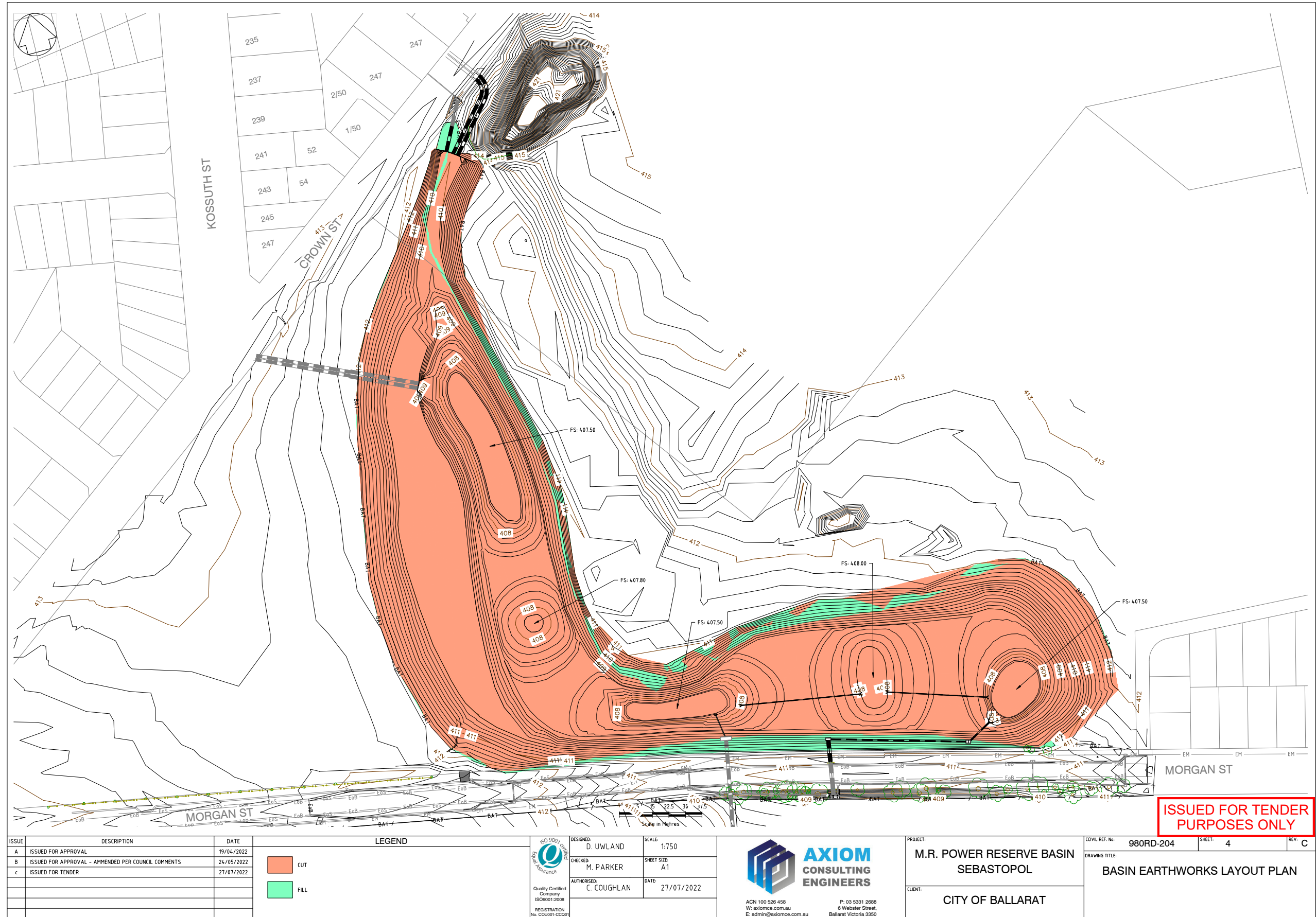
PROJECT: M.R. POWER RESERVE BASIN SEBASTOPOL
CLIENT: CITY OF BALLARAT

CIVIL REF. No.: 980RD-201	SHEET: 1	REV: C
DRAWING TITLE: LOCALITY PLAN & GENERAL NOTES		



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C	ISSUED FOR TENDER	27/07/2022

LEGEND	
	CUT
	FILL

<p>Quality Certified Company ISO9001:2008 REGISTRATION No. COU001-0208</p>	DESIGNED: D. UWLAND	SCALE: 1:750
	CHECKED: M. PARKER	SHEET SIZE: A1
	AUTHORISED: C. COUGHLAN	DATE: 27/07/2022

**AXIOM
CONSULTING
ENGINEERS**

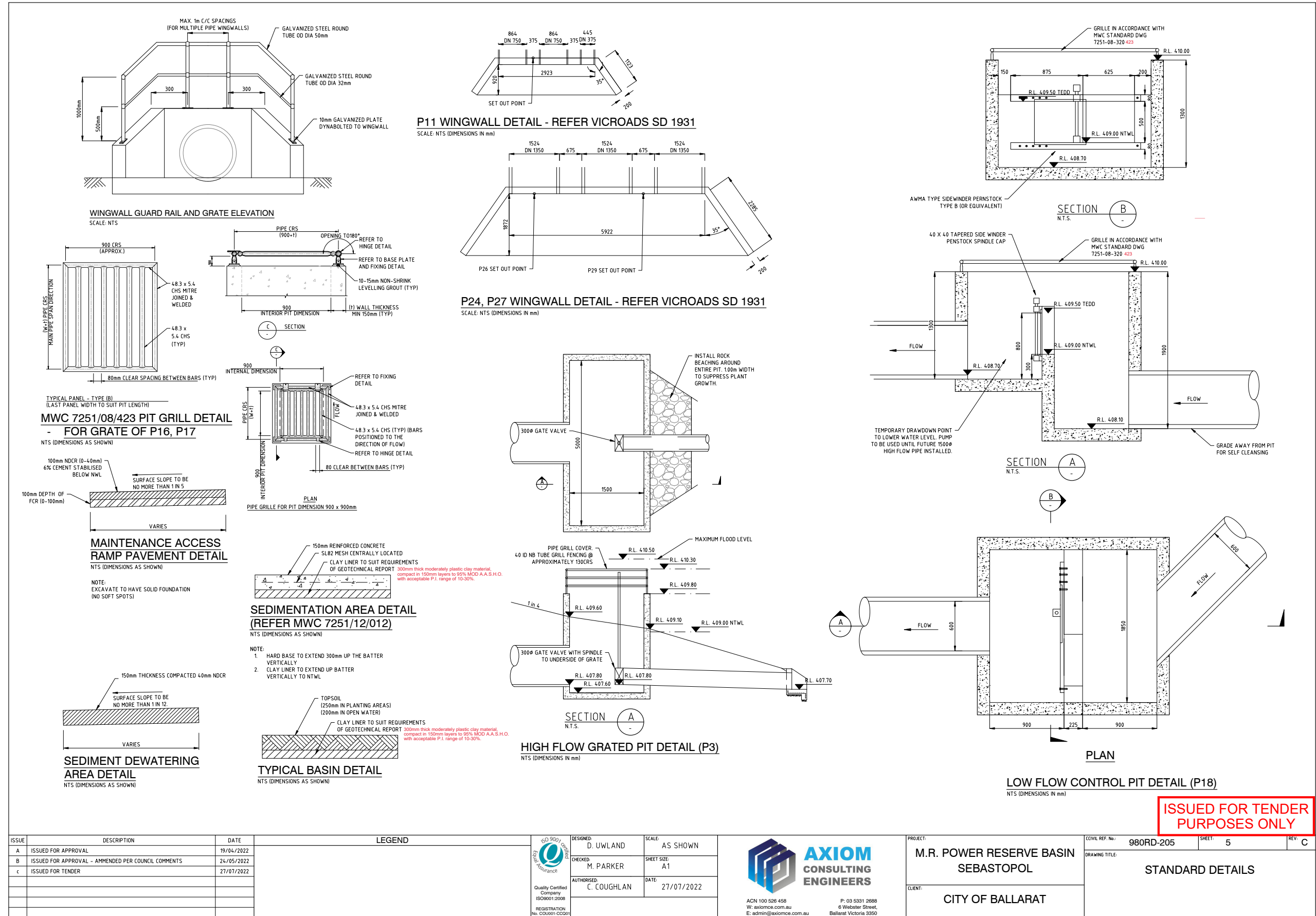
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PROJECT: M.R. POWER RESERVE BASIN SEBASTOPOL
CLIENT: CITY OF BALLARAT

CIVIL REF. No.: 980RD-204	SHEET: 4	REV: C
DRAWING TITLE: BASIN EARTHWORKS LAYOUT PLAN		

ISSUED FOR TENDER
PURPOSES ONLY



ISSUE	DESCRIPTION	DATE
A	ISSUED FOR APPROVAL	19/04/2022
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C	ISSUED FOR TENDER	27/07/2022

LEGEND	
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[Symbol]	[Description]

DESIGNED: D. UWLAND	SCALE: AS SHOWN
CHECKED: M. PARKER	SHEET SIZE: A1
AUTHORISED: C. COUGHLAN	DATE: 27/07/2022

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PROJECT: M.R. POWER RESERVE BASIN SEBASTOPOL
CLIENT: CITY OF BALLARAT

CIVIL REF. No.: 980RD-205	SHEET: 5	REV: C
DRAWING TITLE: STANDARD DETAILS		

