

Planning Delegated Committee Meeting

Agenda

14 May 2025 at 6:30pm

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



PUBLIC SUBMISSIONS

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

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1. ACKNOWLEDGEMENT OF COUNTRY

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

2. APOLOGIES FOR ABSENCE**3. DECLARATION OF CONFLICT OF INTERESTS****4. CONFIRMATION OF MINUTES****5. OFFICER BRIEFING**

6. PLANNING DELEGATED COMMITTEE REPORTS

6.1. C249BALL – OSBORNE HOUSE, 214 CRESWICK ROAD, BALLARAT CENTRAL

Division: Development and Growth
Director: Natalie Robertson
Author/Position: Charyn Symes – Strategic Planner Heritage

PURPOSE

1. The purpose of this report is:
 - a. To consider submissions received during the public exhibition period for Planning Scheme Amendment C249ball pursuant to section 22(1) of the *Planning and Environment Act 1987*.
 - b. To request that the Minister for Planning appoint an Independent Planning Panel for Planning Scheme Amendment C249ball pursuant to section 23 and the provisions of part 8 of the *Planning and Environment Act 1987*.
 - c. To consider endorsing the response to issues raised in submissions including the revised Heritage Citation and Statement of Significance to form the basis of Council's position at the Independent Planning Panel hearing.

BACKGROUND

Amendment C247ball (Interim Heritage Overlay)

2. At its meeting on 13 March 2024, Council resolved to request the Minister for Planning apply an Interim Heritage Overlay and associated provisions to 214 Creswick Road, Ballarat Central until 13 March 2025 (PDC4/4).
3. The Interim Heritage Overlay (HO234) was applied to the property on 1 August by the Minister for Planning through Planning Scheme Amendment C247ball.
4. The Interim Heritage Overlay is applied when permanent heritage protection is pursued concurrently through a fully exhibited planning scheme amendment process and is valid for 12 months from the date of authorisation by the Minister for Planning.

Amendment C249ball (Permanent Heritage Overlay)

5. At its meeting on 13 March 2024, Council resolved to request the Minister for Planning to authorise the preparation and exhibition of Planning Scheme Amendment C249ball (the Amendment) pursuant to section 8A of the *Planning and Environment Act 1987* (PDC4/4).
6. The Amendment proposes to apply the Heritage Overlay (HO234) to 'Osborne House', the outbuildings, fence and its curtilage at 214 Creswick Road, Ballarat Central on a permanent basis.
7. The Amendment was publicly exhibited from 21 November 2024 to 23 December 2024 in accordance with section 19 of the *Planning and Environment Act 1987*.

8. Notice of preparation of the amendment was given via:
 - Letters to landowners, occupiers and relevant stakeholders believed to be materially affected by the Amendment;
 - Notice in the 15 November 2024 edition of the Ballarat Times newspaper;
 - Notice to relevant Ministers and public authorities;
 - Notice in the 21 November 2024 edition of the Government Gazette; and
 - Notice on City of Ballarat's MySay page for the duration of the exhibition period.
9. An administrative error was discovered on 22 January 2025 and the amendment was re-exhibited for another four-week period, from 3 February to 3 March 2025 to satisfy the requirements of the *Planning and Environment Act 1987*.
10. A total of three submissions were received in response to public exhibition.
11. Two submissions supported the amendment to apply the Heritage Overlay to the property on a permanent basis, and one submission objected to the amendment.
12. A summary of key issues raised in the submission and a recommended officer response is provided in paragraph 17 of this report.
13. The next step in the amendment process is for all submissions received through the exhibition period to be considered by Council and determine whether to refer the Amendment to an Independent Planning Panel to consider the submissions, make any changes to the Amendment in response to submissions or to abandon the amendment.
14. All submitters have been directly notified of this meeting.

Additional consultation with the landowner

15. Additional consultation with the landowner occurred during the re-exhibition period and included an onsite visit with the landowner and Council officers to provide clarity on the heritage assessment and the significant elements of the place.

KEY MATTERS

Summary of submissions

16. Two submissions supported the amendment to apply the Heritage Overlay to the property on a permanent basis.
17. One submission objected to the amendment. The key issues and the Officer response is as follows:

Key Issue/Concern	Officer response
<p>The Heritage Overlay must only apply to the existing dwelling and the outbuildings should not be included.</p>	<p>The proposed application of the Heritage Overlay to the whole title at 214 Creswick Road, Ballarat Central is consistent with the guidance of Planning Practice Note 1: Applying the Heritage Overlay (the Practice Note) that states:</p> <p><i>The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a 'curtilage' and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).</i></p> <p>Further research by heritage experts Landmark Heritage Pty. Ltd. confirms the significance of the outbuildings.</p>
<p>Previous Council approval of demolition of the outbuildings must be honoured.</p> <p>At the time of the demolition request, there was no objection raised by the Heritage Advisor.</p>	<p>Despite consent being provided for the demolition of the outbuildings in November 2023, the City of Ballarat has not received notification (under section 80 of the <i>Building Act 1993</i>) that a private building surveyor has been appointed to issue a building permit for demolition, or that building permit documentation has been lodged (under section 30 of the <i>Building Act 1993</i>).</p> <p>In response to the demolition consent application for the dwelling (subsequent to the approved outbuildings demolition consent), a full heritage assessment was undertaken. It revealed the significance of the outbuildings.</p>
<p>Any future development to the rear and side should not be jeopardised by the whole land being included in the Heritage Overlay.</p>	<p>The Heritage Overlay does not prevent development from occurring and this heritage place has effectively demonstrated adaptive reuse in a commercial capacity over several decades</p>

Officer approach to objecting submission

18. Council officers have invited the objector on several occasions to discuss their concerns, however, no response to the invitation has been received.

Proposed changes to the amendment as a result of consultation

19. In response to the submission objecting to the Amendment and contesting the significance of the outbuildings and land to the rear of the property, Council officers engaged Landmark Heritage Pty Ltd to undertake further research.
20. The research confirmed the collective significance of Osborne House and its outbuildings, fence and L-shaped former garden area as a complex. The interrelationship of these heritage elements on the site contributes to the significance of the place due to the retention of all original outbuildings around a rear services courtyard which were designed as an entire complex.
21. Changes have been made to the Heritage Citation and Statement of Significance to include the additional findings of the research.
22. The planning scheme amendment documents, including the Explanatory Report and planning scheme ordinance have been updated to include either the additional content identified in the further research and/or provide the most recent date of the documents following the edits.
23. The objector was provided with a copy of the revised Heritage Citation and Statement of Significance.

Independent Planning Panel

24. Due to the unresolved submission, the next step in the planning scheme amendment process is for Council to consider requesting the Minister for Planning appoint an Independent Planning Panel and to refer the unresolved submission to the Panel for consideration.
25. As submissions were received through the public exhibition period, the following sections of the Act are of relevance:
 - a. Section 22(1) – states that a Planning Authority must consider all submissions made on or before the date set out in the notice.
 - b. Section 23(1) – states that after considering a submission that requests a change to an amendment that the Planning Authority must change the amendment in the manner requested, refer the submission to a panel appointed under Part 8, or abandon the amendment or part of the amendment.
26. The Planning Panel process provides for an independent review of submissions and offers a further opportunity for submitters to have their submissions considered and to be directly addressed by Panel, including calling any expert evidence. This provides a fair, robust and transparent process enabling stakeholder interests to be fully considered and reconciled where possible.
27. In preparing its report, the Panel will consider all written submissions referred to it.
28. The Panel will provide a report with recommendations to Council on whether the amendment should proceed. This will enable Council to make a final decision on whether to adopt the amendment as exhibited, adopt it with changes as recommended by Panel, or to abandon the amendment.

RECOMMENDATION

- 29. That the Planning Delegated Committee resolves to:**
- 29.1 Consider all submissions received to Amendment C249ball pursuant to section 22(1) of the *Planning and Environment Act 1987*.**
- 29.2 Acknowledge the Council officer responses to issues raised in the objecting submission received for Amendment C249ball.**
- 29.3 Support the proposed post-exhibition changes to the Heritage Citation and Statement of Significance for Osborne House to better address the contested elements of the objection and the supporting planning scheme amendment documents and present these changes to the Independent Planning Panel for consideration.**
- 29.4 Request the Minister for Planning appoint an Independent Planning Panel for Amendment C249ball pursuant to section 23 and the provisions of part 8 of the *Planning and Environment Act 1987*.**
- 29.5 Request officers present Council's support for the proposed changes to the Planning Scheme Amendment C249ball, to the Independent Planning Panel.**
- 29.6 Authorise the Director Development and Growth to undertake administrative and minor changes to the amendment that do not change the intent of Amendment C249ball and present these changes to the Independent Planning Panel for consideration.**
- 29.7 Note that all submissions beyond those considered in the Council report will be referred directly to the Independent Planning Panel for consideration.**
- 29.8 Notify submitters of Council's resolution to request the appointment of an Independent Planning Panel for Amendment C249ball by the Minister for Planning.**

ATTACHMENTS

1. Governance Review [6.1.1 - 2 pages]
2. Ballarat C 249 ball Council officer response to submissions [6.1.2 - 3 pages]
3. Ballarat C249ball Explanatory Report Post Exhibition with changes [6.1.3 - 8 pages]
4. Ballarat C 249 ball Osborne House Statement of Significance March 2025 Post exhibition with changes [6.1.4 - 3 pages]
5. Ballarat C 249 ball 214 Creswick Rd Heritage Citation REVISED 210325 Post exhibition with changes [6.1.5 - 22 pages]
6. Ballarat C 249 ball Instruction Sheet Exhibited [6.1.6 - 1 page]
7. Ballarat C 249 ball 001 ho Map 23 Exhibited [6.1.7 - 1 page]
8. SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY [6.1.8 - 31 pages]
9. SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY Post exhibition with changes [6.1.9 - 31 pages]
10. SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS [6.1.10 - 2 pages]
11. SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS Post exhibition with changes [6.1.11 - 2 pages]

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ALIGNMENT WITH COUNCIL VISION, COUNCIL PLAN, STRATEGIES AND POLICIES

1. The subject of this report aligns with the following:
 - City of Ballarat Council Plan 2021-2025
 - Goal 3: A city that fosters sustainable growth
 - Goal 4: A city that conserves and enhances our natural and built assets
 - Today Tomorrow Together, The Ballarat Strategy: Our Vision for 2040
 - Our People, Culture & Place: A plan to sustain Ballarat's heritage 2017-2030
 - Ballarat Planning Scheme
 - Clause 02.03-5: Built Environment and Heritage
 - Clause 15.03: Heritage Conservation

COMMUNITY IMPACT

2. There are no community impacts identified for the subject of this report.

CLIMATE EMERGENCY AND ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS

3. There are no climate emergency and 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. There are no financial implications identified for the subject of this report, with the exception of the usual costs of preparing a planning scheme amendment which have been accounted for in Council's operating budget.

LEGAL AND RISK CONSIDERATIONS

6. There are no legal and risk considerations identified for 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. Community consultation and engagement has been completed in relation to the subject of this report through the statutory requirements of public exhibition pursuant to the requirements of the *Planning and Environment Act 1987*.

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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.

PROCUREMENT COLLABORATION

11. (For Contracts Only)

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Submission No.	Overview of Submission	Object/Support	Officer response
1.	The Heritage Overlay must only apply to the existing dwelling and the outbuilding should not be included. Approval of demolition of the outbuildings must be honoured by Council. At the time of the demolition request there was no objection raised by the Heritage Advisor.	Object	<ol style="list-style-type: none"> 1. In response to the second demolition consent application for the dwelling (subsequent to the approved outbuildings demolition consent) a full heritage assessment was undertaken. It revealed the significance of the outbuildings, as part of a rare complex. 2. In response to the submission contesting the significance of the outbuildings and land to the rear of the property, further investigation and research was undertaken by Landmark Heritage Pty Ltd. 3. The additional research has resulted in a revised citation and Statement of Significance, dated 21 March 2025. It is the interrelationship of heritage elements on the site which contributes to the significance of the place, made up of Osborne House and its outbuildings, fence and L-shaped former garden area. It is a highly intact heritage place due to the retention of all original outbuildings around a rear services courtyard which were designed with an uncommonly high level of architectural expression. 4. There are no other known examples of such a complete complex of Federation house and outbuildings in the City of Ballarat. The motor house is the oldest known purpose-built garage in the City of Ballarat and may be one of the oldest in Victoria. 5. The citation and Statement of Significance are the key documents relied upon to determine the significance of a place. 6. The proposed application of the Heritage Overlay to the whole title at 214 Creswick Road, Ballarat Central is consistent with the

			<p>guidance of <i>Planning Practice Note 1: Applying the Heritage Overlay</i> (the Practice Note). The Practice Note (p.5) states:</p> <p><i>The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a 'curtilage' and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).</i></p> <p>7. Officers acknowledge the concerns relating to potential future development of a site within a Commercial Zone. The Amendment is intended to balance the competing objectives of future development with protecting the heritage fabric and history of the city. The Heritage Overlay does not prevent development from occurring and this heritage place has effectively demonstrated adaptive reuse in a commercial capacity over several decades.</p> <p>8. Despite consent being provided for the demolition of the outbuildings in November 2023, the City of Ballarat has not received notification (under section 80 of the <i>Building Act 1993</i>) that a private building surveyor has been appointed to issue a building permit for demolition, or that building permit documentation has been lodged (under section 30 of the <i>Building Act 1993</i>).</p> <p>9. The objecting submitter has had two invitations to discuss their objection; after the objection was submitted and at the time of</p>
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			providing the revised heritage assessment. No response was received.
2.	Creswick Road has altered dramatically over the years and Osborne should remain as it is important to tell the story of a past time.	Support	Noted.
3.	Agree to protect Osborne House as it is an important piece of Ballarat history.	Support	Noted.

Attachment 1 – Submissions Summary – Amendment C249ball (Osborne House)

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Planning and Environment Act 1987

Ballarat Planning Scheme

Amendment C249BALL

Explanatory Report

Overview

This amendment introduces a permanent Heritage Overlay for a heritage place at 214 Creswick Road, Ballarat Central into the Ballarat Planning Scheme via Amendment C249ball. It does this by adding the site to the Heritage Overlay Schedule at Clause 43.01 as HO234. The intent of the amendment is to list the entirety of the allotment at 214 Creswick Road, Ballarat Central which includes a residential building, multiple outbuildings and fence.

Where you may inspect this amendment

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

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

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

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by **Monday ~~3 March 2025~~ 23 December 2024**.

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

Panel hearing dates

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

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- Directions hearing: ~~31 March 2025~~ 16 June 2025
- Panel hearing: ~~12 May 2025~~ 21 July 2025

Details of the amendment

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 applies to 214 Creswick Road, Ballarat Central. Crown Allotment 14, Town and Parish of Ballarat. The site is in the Commercial 1 Zone (C1Z).



Figure 1: Proposed Heritage Overlay boundary (red) with buildings & fence (blue) at 214 Creswick Road, Ballarat Central

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Site Plan

Source: Nearmap

What the amendment does

The amendment applies the Heritage Overlay to the entire allotment at 214 Creswick Road, Ballarat Central, known as 'Osborne House' on a permanent basis.

Specifically, the amendment:

- Amends Planning Scheme Map No. 23HO to apply the Heritage Overlay (HO234) to Osborne House at 214 Creswick Road, Ballarat Central and its curtilage on a permanent basis.
- Amends the Schedule to Clause 43.01 (Heritage Overlay) to update HO234 to delete reference to the interim control and expiry date associated with C247ball and insert the 'Osborne House' statement of significance on a permanent basis.
- Amends the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to include 'Osborne House' - *Statement of Significance* (Landmark Heritage Pty Ltd, ~~March 2025~~ April 2024) as an incorporated document.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to provide heritage protection to Osborne House at 214 Creswick Road, Ballarat Central, and its curtilage, on a permanent basis, found to be of local heritage significance. It has been assessed as meeting Criteria A and B (historical significance and rarity) for the motor house and the complex as a whole, Criterion B (rarity) for the palisade fence and Criterion D (representativeness) for the house, laundry, former stable, garage and L-shaped garden area.

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On 16 November 2023 an application made to Council was approved for demolition consent under s29A of the *Building Act 1993* to demolish only the outbuildings, at 214 Creswick Road, Ballarat Central. The application PLO/2023/160/29A included all outbuildings and for the main dwelling to remain. ~~Twelve months consent was provided.~~ On 19 December 2023 a further application was made to Council for demolition consent under s29A of the *Building Act 1993* to demolish the dwelling ~~and all outbuildings~~ at 214 Creswick Road, Ballarat Central, to clear the site for future development.

This action prompted Council to undertake a full investigation into the site. Council's Heritage Advisor found the site to warrant permanent heritage protection under the Ballarat Planning Scheme for its heritage significance as a rare intact example of a complete complex of Federation residence and outbuildings.

As the site was found to be of heritage significance, the application for demolition consent under Section 29A of the *Building Act 1993* (the Building Act) to demolish the dwelling was suspended whilst Council initiated an Interim Heritage Overlay. Due to the prior demolition approval of the outbuildings the curtilage was revised to exclude them from C247ball Interim Heritage Overlay. The Interim Heritage Overlay C247ball was gazetted on 1 August 2024 and is valid for 12 months.

The heritage advisor's assessment of the site reveals it as a rare intact example of a complete complex of Federation residence and outbuildings therefore the inclusion of the outbuildings in the permanent Heritage Overlay is deemed appropriate. In relation to the dwelling and notwithstanding the existence ~~and interrelationship~~ of the outbuildings ~~to the dwelling~~, it can be argued that the curtilage must cover the property as defined by the title boundaries, to guide any future development. The proposal to apply the Heritage Overlay to the title boundary is supported by Planning Practice Note 1: Applying the Heritage Overlay. By including land surrounding a building of importance, it provides Council with an opportunity to ensure that any future development does not adversely affect the setting, context or significance of the heritage place.

5. The Practice Note (p.5) states:

The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a 'curtilage' and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).

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Why is it significant?

Designed and built by renowned architect Percival Selwyn Richards in 1912-13 for Ironfounder, Joseph Osborne, this rare complex comprises a substantial and highly intact, red-brick and roughcast Federation villa that exhibits a transition from the Queen Anne style to the Arts and Crafts style of the period. It presents as roughly rectangular, with projecting and recessing bays along the sides and rear with a return veranda wrapping around the front third of the building. The high hip roof with slate cladding and decorative ridgecapping and finials are punctuated by shallow projecting bays along the side elevations and a broad projecting gabled verandah bay at the front entrance. The five chimneys have contrasting broad bands of red brick and smooth unpainted render to the shaft with a narrow, moulded cornice and topped with terracotta chimney pots.

This dwelling is representative of Richards style of decorative and substantial residential buildings. He also designed several prominent commercial sites in Ballarat, such as the Provincial Hotel and Camp Hotel (now Irish Murphys).

The complex includes a brick stable adjoining the 'motor house' garage which is historically significant as a very early and rare example, built at a time when very few people could afford to own a motor vehicle. It demonstrates the transition from horse to motor car in the early twentieth century. Its design echoes Richard's Camp Hotel with its Edwardian Baroque front façade addressing Creswick Road. The detached laundry with unusually decorative chimney is one of the only known examples of its type to survive intact. The outbuildings have been given a greater level of architectural expression than was common at the time. The front fence is an unusual example of an iron palisade fence with three-dimensional finials in the form of an urn with a small fluted obelisk.

The house was designed to be appreciated while approaching from the south, made possible by the L-shaped garden area, creating a second principal façade.

The place also has extremely high intactness due to the retention of all original outbuildings ranged around a rear services courtyard. It illustrates the hierarchical approach to architecture defining the 'front' and 'back' of house with a decorative public face and L-shaped enclosed garden and the utilitarian functions to the rear.

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

- Red brick former laundry with stepped parapet and matching chimney to the dwelling.
- Brick motor house with replicated chimney profile on the parapet piers.
- Brick and hipped roof former stable.
- Iron palisade front fence.

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The Heritage Overlay boundary applies to the entire allotment that contains the identified significant heritage elements.

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.

Creswick Road is a key thoroughfare and entry into the Ballarat CBD flanked by commercial and residential buildings. The residential component is primarily on the western side, comprising a mixture of Victorian, Edwardian, interwar and postwar dwellings. They are more modest than that of Osborne House, which is connected to the commercial infrastructure that surrounds it. As part of a commercial area, retaining the dwelling and outbuildings of the subject site will ensure an ongoing link to its commercial history, including foundry, funeral parlour, accountants, and car sales yard.

Does the amendment address relevant bushfire risk?

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The site is not located within a bushfire prone area.

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

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

The amendment complies with the requirements of Ministerial Direction No 11 – Strategic Assessments of Amendments by ensuring the inclusion of comprehensive discussion in this explanatory report about the strategic considerations that support the amendment and by providing an assessment on the impact of new planning provisions in the resource and administrative costs of the responsible authority.

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

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

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

Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment supports Clause 21.06-2 (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.

Specifically, the following strategies apply:

- 4.2 - *Identify and protect heritage places, including maintaining the visual prominence of heritage buildings and landmarks.*
- 4.5 - *Discourage the demolition of buildings and other elements of identified local, state, and national heritage significance.*

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The subject site is located within an Urban Renewal Precinct under Clause 21.02-3, that is, Creswick Road Precinct (CBD fringe mixed use). Unusually, this site was developed as a home in what was an affluent residential area whilst also existing amongst a commercial precinct that included foundries. It has co-existed amongst this commercial activity, and subsequently transitioned to a commercial site for decades. It can be argued that this Urban Renewal Precinct can still fulfil its potential for large-scale renewal and redevelopment in conjunction with heritage controls on this site. Future development of the Precinct will be guided by structure, framework or master plans incorporated into the planning scheme, pursuant to Clause 21.02-3, in addition to the Burra Charter.

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?

There are no relevant agencies.

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.

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

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

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Osborne House

Statement of Significance, March 2025

Heritage Place: 214 Creswick Road,
Ballarat Central

PS ref no: HO 234



214 Creswick Road, Ballarat Central

Source: Landmark Heritage Pty Ltd

Statement of significance

What is significant?

The residential complex comprising Osborne House and its outbuildings, including the former laundry, stables, and garage designed by Percy Richards in 1912 and 1913, ~~and~~ the iron palisade front fence, and the L-shaped garden area at 214 Creswick Road, Ballarat Central, ~~are~~ is significant. The 1912-14 form, materiality and detailing of the buildings, and the iron palisade front fence (excluding the gate), and their interrelationship on the site contributes to the significance of the place.

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

How is it significant?

The house, fence and outbuildings complex at 214 Creswick Road, Ballarat Central ~~are~~ is of local historic and representative significance and rarity value to the City of Ballarat. The garage may be of State-level significance.

Why is it significant?

The garage or 'motor house' is historically significant as a very early and rare example of its kind, which was built at a time when very few people could afford to own a motor vehicle, and

even fewer had a purpose-built structure to house it. The garage and the adjacent stables demonstrates the transition from horse to motor transport in the early twentieth century. The relative importance of the garage at the time is demonstrated by its architecturally expressed front façade addressing Creswick Road. (Criteria A and B)

The house is significant as a representative example of a substantial and well-detailed Federation house that demonstrates the transition from the Queen Anne to Arts & Crafts style. This is demonstrated by the complex hip and gable roof form embellished with terracotta ridgescaping and finials, casement windows with Art Nouveau leadlights as well as multiple bay windows, red facebrick with smooth render banding to walls and chimneys, and timber verandah fretwork and eaves brackets in keeping with the Queen Anne style, and jointed brickwork, roughcast render below the eaves, square-edged timber shingles to the verandah gable, and heavy brick piers to the verandah, in keeping with the Arts & Crafts style. The house was designed to be appreciated while approaching from the south, which was made possible by the L-shaped garden. The laundry sits just behind the house and was designed to complement it, using the same red facebrick and a chimney employing the same cornice moulding and render band as the house's chimneys. (Criterion D)

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

The overall complex is rare in its retention of a suburban house in its functional setting, comprising a services courtyard to the rear of the house. These outbuildings and their interrelationship illustrate how a substantial residence was run in the early twentieth century, as well as the traditional sense of hierarchy between "front" and "back" of house still characteristic at the time. (Criteria A and B)

The front fence is an unusual example of an iron palisade fence. While this type of fence was commonly used for more substantial dwellings built in the nineteenth century and first years of the twentieth, this fence was manufactured with a very unusual integral cast-iron plinth, in place of the typical bluestone plinth. It is also unusual in its use of three-dimensional finials in the form of an urn topped with an obelisk, as compared to the typical flat fleur-de-lys spearheads. (Criterion B)

External paint controls apply	No
Internal alteration controls apply	No
Tree controls apply	No
Solar energy system controls apply	Yes – house only
Outbuildings or fences not exempt under Clause 43.01-4	Yes –former laundry, stables and motor garage, iron palisade front fence
Included on the Victorian Heritage Register under the Heritage Act 2017	No
Prohibited uses permitted	No
Aboriginal heritage place	No



Heritage Overlay curtilage (red), outbuildings and fence (blue)



Figure 9: Site Plan

Source: Nearmap

Heritage Advice: Assessment of 214 Creswick Road, Ballarat Central

Osborne House

Address: 214 Creswick Road, Ballarat Central

Date: 26 April 2024, [revised 21 March 2025](#)

Significance: Local

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

Additional Controls: Outbuildings or fences not exempt under Clause 43.01-4: former laundry, stables, motor garage, iron palisade front fence.



Front elevation of house at 214 Creswick Road. (Landmark Heritage, 2022)

History

Thematic context

Victoria's Framework of Historical Themes

6. Building towns, cities and the garden state: 6.4 Making regional centres, 6.7 Making homes for Victorians; [3. Connecting Victorians by transport and communications: 3.4 Linking Victorians by road in the 20th century](#)

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Contextual history

Ballarat is located on Wadawurrung country.

European settlement dates from the 1830s when sheep grazing and farming were established, followed soon after by a settlement at Buninyong. Gold was first discovered in the area in 1851, prompting the establishment of townships at Mount Clear, Sebastopol and Warrenheip. The township of Ballarat emerged as a service centre to the diggings, with land sales dating from 1852. Due largely to the gold rush, the population peaked at about 64,000 in 1868 (idcommunity 2022). The Ballarat (west) borough was proclaimed on 17 December 1855 and the Ballarat East borough was proclaimed on 5 May 1857. A railway line connecting Ballarat and Geelong opened in 1862 (Victorian Places 2015).

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

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

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

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

Place history

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

The house was one of several featured in the c.1919 publication *Ballarat Illustrated* (Figure 1).

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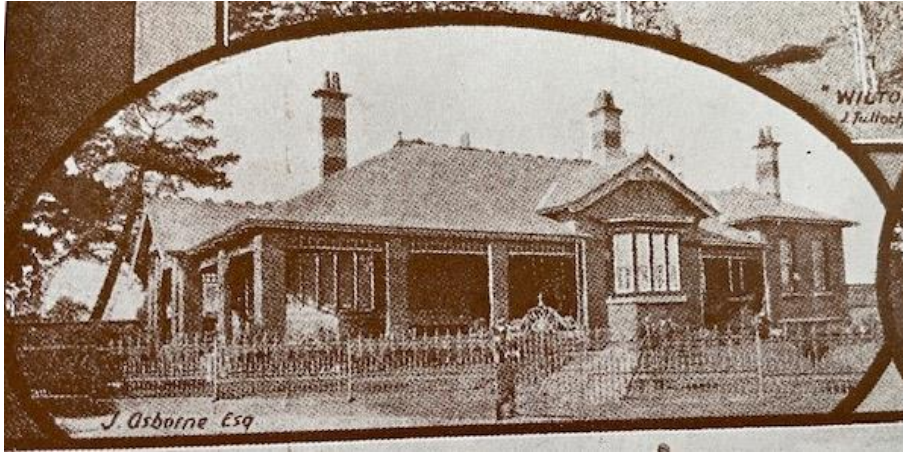


Figure 1. 'Osborne House' c.1919. Note the iron palisade fence which demarcated both the street boundary (to the left) and the garden on the south side of the dwelling. (Detail of image in Ballarat Illustrated, n.p.)

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

The house and outbuildings including the laundry (adjacent to the Trench Street boundary) and the 'motor house' and stable (southeast corner) are shown on the 1922 sewerage plan for this area (see Figure 2). These buildings are also visible in the 1934 aerial (Figure 3).

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

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

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

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

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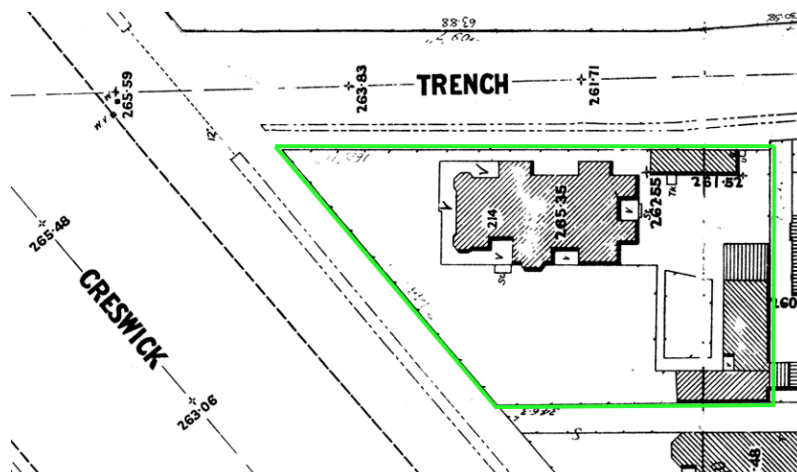


Figure 2. 214 Creswick Road (property outlined in green), showing the house and outbuildings, 1922. Note the two garden areas to the west and south of the dwelling, and the functional courtyard to its rear formed by the laundry to the north, the stable to the east (rear), and motor garage to the south. (Ballarat Sewerage Authority, Detail Plan No. 2 with annotations)



Figure 3. Aerial view of 214 Creswick Road (property outlined in green) in 1934, note the garden area to the south of the house. (Australian Aerial Photography, MAP2805, Run 6, Frame 13246, 12 Mar. 1934 with annotations)

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Associations

Joseph Osborne

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

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

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

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

Percy Selwyn Richards

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

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

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

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Ballarat. After this departure, the practice was renamed PS & GS Richards, and operated under this style even after Percy's retirement in 1946 (Ravenscroft 2014:8).

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

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

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

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

Description

Osborne House is situated at the south-east corner with Trench Street. While the east side of this section of Creswick Road had mostly residential development between Holmes and Trench streets by the 1920s, with large industrial sites to the north of Trench Street, today it is occupied by car yards and other big-box commercial sites from Doveton Street north to Ronald Street. The only exceptions are the subject house, and a Victorian Survival villa of 1908 adjacent to it, at 210 Creswick Road. Creswick Road forms part of the Midland Highway, and this section is quite wide, with four main traffic lanes, three grassed road reserves, and service lanes on either side.

The subject site is irregular in plan, with a roughly rectilinear east (rear) section and an acutely angled west (front) section, following the path of Creswick Road. The subject house stands on the northern half of the site, set behind a triangular front garden. The house is aligned with the east-west running Trench Street, so it presents at an angle when viewed from Creswick Road. This skew provides good views of both the front (west) and south side elevations from Creswick Road. The architect took advantage of its position in the streetscape, making its southern elevation the second principal façade, instead of the northern elevation facing Trench Street as is standard.

Along the front boundary is part of the original metal palisade fence visible in the 1919 photograph (Figure 1). It originally extended around the south side boundary, along a laneway, as well, with an ornamental pedestrian entrance gate as focal point. Its low height and relatively transparent materiality provided generous public views to the L-shaped garden area wrapping around the two principal facades. The remnant fence is finely detailed with a double palisade, curlicue brackets below the top rail, cast quatrefoils beneath the middle rail, and an integral metal plinth at the base, indicating that it was prefabricated. Instead of typical spearheads, the intermediate and top palisades are topped with three-dimensional finials in the form of an urn topped with a small fluted obelisk. The current metal gate is not original. There is a timber paling fence along the north boundary, which appears to be the original treatment (see Figure 1).

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Figure 4. The metal palisade front fence with integral cast-iron plinth. (Landmark Heritage, 2024)

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

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

The front return verandah is incorporated into the main roofline, which was a key characteristic of the Federation style. It is supported on substantial brick piers, constructed with curved “specials” to the corners, and stop-chamfering at the base. At the top of each pier is a band of roughcast render, embellished with a cast floral boss. The gabled verandah bay, located at the north end facing forward, is the visual focus of the front façade. The gable apex is filled with square-cut timber shingles (overpainted). It rests on paired brick piers, wide and narrow. The broad eaves rest on solid timber brackets at their base and the jettied gable apex rests on two similar brackets and a line of deep modillions. The central opening has largely solid timber fretwork, with a row of circular openings to the frieze, and a similar pierced circular design to the brackets below. The narrow flanking openings, set between the pairs of piers, have similar details, but with a lattice at the centre. All other bays of the return verandah have a lattice frieze and simple curved brackets. There is identical lattice frieze and brackets to the small, recessed verandahs on the north and south side elevations. The front verandah floor has a red brick base, bluestone nosing, and red, brown, and cream tessellated tiles to its floor.

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

All windows beneath the return verandah, and to the southern gabled bay, are casements with Art Nouveau-style leadlight highlights. They form semi-hexagonal bay windows to the north-west and south-west corners. The southern gabled bay has elaborate eaves brackets, incorporating a lattice

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detail. This bay window is canted and sits beneath deep eaves which rest on deep modillions. The remaining windows, on the side elevations (and presumably the rear) are double-hung sashes.

The wide front doorway is located at the terminus of the southern end of the return of the verandah. It was originally reach via a path through the southern garden (see Figure 1). ~~The door~~ could not be viewed in detail from the public domain.

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

The area to the south of the house is currently gravelled and serves as a car yard. As shown in the 1934 aerial photograph (Figure 3), this originally formed part of the principal garden around the house area. While the plantings and original cast-iron fence around the southern yard are gone, the lack of built form in this area allows continued clear views to the south façade of the house, as intended by the architect.

The area to the rear (east) of the house was designed as a services courtyard, enclosed on three sides by original outbuildings. ~~There are several early outbuildings on the site, which were constructed in 1913-14, immediately after the house in 1913-14.~~ There is a former laundry on the northern boundary, just behind the house and probably built at the same time. Along the eastern (rear) boundary is the ~~the southern half of the site, there are two outbuildings at the south-east (rear) corner, including an early garage facing Creswick Road, and a hipped-roof building along the rear boundary which appears to be the former stables.~~ The stables are linked at the south to a diminutive motor garage, which faces Creswick Road.

The former laundry, which sits on the Trench Street boundary, is constructed of the same red brick as the house. It has parapets to three sides, and a skillion roof. A chimney – a stylistically related though simpler version of those seen on the house – at its north-west corner indicates the location of the laundry copper. While this outbuilding has a blank wall to the street, there is a double-hung sash window to the narrow west elevation (for the laundry), and a tiny high-set window and doorway to the east elevation. The long south elevation, facing into the services court, retains three doorways and one double-hung sash window, indicating the building served several functions. All openings have flat brick arches, and windows have bluestone sills.

The ~~hipped-roof~~ stables situated along the rear boundary has brick walls and a low hipped roof, still clad in short-sheet corrugated steel. It retains door and window joinery to its western elevation. As indicated on the 1922 sewerage plan (Figure 2), a timber addition had been constructed to its north end by that time. This has the same footprint as the current steel truss and timber framed structure there today. While the addition may date to pre-1922, it has been reclad since that time. ~~is only partially visible from the public domain. It retains old roofing iron. The hatching on the 1922 Ballarat Sewer Plan (Figure 2) indicates that its walls are 'Brick or Stone', and considering the other buildings on site, it is likely to be of brick. Its level of intactness is unknown, as there are later structures concealing it on the west and north sides.~~

The final outbuilding is built abutting the south wall of the hipped-roof stables, though it projects farther forward and is clearly visible from Creswick Road. This is the 1913-14 'motor house', or garage. The side walls are of red facebrick with a concrete (or rendered) parapet at the top. The front façade is also of brick and render but has been overpainted. It features a characteristic late Edwardian composition of

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flat piers that oversail the parapet, and an ox-bow arched cornice just below them. The original timber garage doors have been replaced with a tilt-up metal door.



Figure 5. The 1913-14 motor house, with the hipped roof of the stables just visible to the left. (Landmark Heritage, 2024)



Figure 6. (Left) House, south elevation. (Right) House, north elevation. (City of Ballarat, 2024)

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Figure 7. (Left) House, detail of verandah. (Right) Former laundry/outbuilding on north/Trench Street boundary (note chimney)
(Source: City of Ballarat 2024)

Comparative analysis

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

Federation houses

Broadly, there are three main Federation residential styles:

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

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

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

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pitched with prominent and often bracketed eaves. Tall tapering chimneys battered wall buttresses and bay windows are also characteristic elements of the style.

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

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

- Complex roof form comprising a principal high hip broken by numerous decorative gables, and embellished with terracotta ridgescaping and finials, in keeping with the Queen Anne style.
- Casement windows with Art Nouveau leadlights at the front half of the house, as well as multiple bay windows, in keeping with the Queen Anne style.
- Timber verandah fretwork and eaves brackets, in keeping with the Queen Anne style.
- Red facebrick with render banding to walls and chimneys, in keeping with the Queen Anne and Edwardian Baroque styles.
- Jointed brickwork, instead of tuckpointed, in keeping with the Arts & Crafts style.
- Roughcast render below the eaves, in keeping with the Arts & Crafts style.
- Square-edged timber shingles to the verandah gable, in keeping with the Arts & Crafts style.
- Heavy brick piers to the verandah, in keeping with the Arts & Crafts style.
- The motor garage, of 1913-14, with the flat piers that oversail the parapet, and an ox-bow arched cornice just below them is comparable to Edwardian Baroque commercial buildings of the period.

Federation houses and buildings designed by Percy Richards


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

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




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

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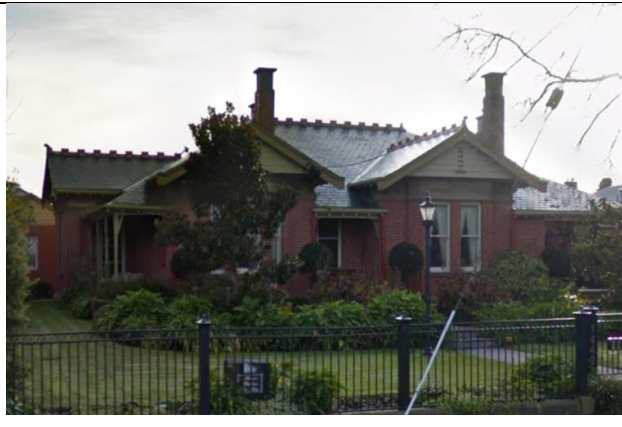

Table 1 – Federation houses designed by Percy Richards (Chronological order by build date)

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

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

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

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

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

Percy Richards’ designs, depicted above, illustrate an evolving approach to the Federation Queen Anne style, beginning with the use of ornate timber fretwork to verandahs (for example, 223 Wendouree

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

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

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

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

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

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

Services courtyard

The place also has extremely high intactness due to, and the retention of all original outbuildings ranged around a rear services courtyard, which provide an understanding of how the place functioned as a whole. The group also illustrates the hierarchical approach to architecture and planning that characterised design in the nineteenth and early twentieth centuries. The property was zoned with a decorative public face – the front third of the house and the L-shaped garden enclosed by the decorative cast-iron fence – and an area for utilitarian functions to the rear. In keeping with the very high standard of finish, however, the outbuildings were given a greater level of architectural expression than was common at the time. This is evidenced by the use of the same brickwork and an unusually decorative chimney for the laundry, and the Edwardian Baroque front façade of the motor garage whose articulation can be seen as an echo of Richards' Camp Hotel, including an extremely early purpose-built garage.

There are no other known examples of such a complete complex of Federation residential house and outbuildings in the City of Ballarat.

The presence of both a stable and motor garage on the site demonstrates the transition from horse to motor transport that occurred during the early twentieth century. The first motor vehicles in Australia (steam, then petrol) appeared around the turn of the twentieth century, but it was the introduction of the Model T Ford around c.1905-09 that popularised driving in Australia and contributed to a massive increase in car ownership. In the decade from 1920 to 1930 vehicle registrations increased from 99,270

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to 571,471 (Catrice & Summerton 1997:10-11). At first, many cars were stored in pre-existing horse stables or carriage houses. Australian architects began turning their minds to purpose-built 'motor houses' and the end of the first decade of the twentieth century. Early articles providing guidance on desirable size, materials, fittings and ventilation appeared from around 1908, providing overseas examples and expert advice from the United States and Great Britain, due to a dearth of local examples (Building, 15 June 1908:29-30). In recognition that 'Australian motor garages must ... be designed to suit new conditions', due to climactic differences with the colder England, the NSW Institute of Architects ran a student competition for garage designs in 1909 (Building, 12 March 1909:41-45). It was not until the 1920s that purpose-built garages began appearing regularly behind new suburban houses.

Built in 1913-14, but purpose-built 'motor houses' began to appear on residential properties by the early 1920s. The 'motor house' at Osborne House, built in 1913, is the oldest known example purpose-built garage (residential or commercial) in the City of Ballarat and may be one of the oldest in Victoria. Its very early date illustrates the importance of well-to-do businessmen, such as Mr Osborne, in adopting this cutting-edge form of transport. This contrasts with England, for example, where the landed gentry led the way in adopting car ownership and the construction of purpose-built structures to house them (Smith 2010). By comparison, the former Hawthorn Motor Garage, which is the oldest known purpose-built commercial motor garage in Victoria, was built in 1912 (VHR H2296). Other purpose-built examples in the Victorian Heritage Register date from the 1920s (Kellow Falkiner Showrooms, Melbourne) or later.

Front fence

This is a finely detailed example of an iron palisade front fence. Given Mr Osborne was an ironmonger it is possible that this fence was produced at the factory he managed, or at another one of the Ballarat foundries. It appears to be a non-standard design, both in the palisade finials and the integral cast-iron plinth. While late nineteenth-century iron foundry catalogues from Great Britain and Australia (Adelaide) contain many finials with an obelisk motif, and a smaller number with an urn, no examples with these motifs combined have been located.

The integral cast-iron plinth is even more unusual. Commonly, Australian iron palisade fences had the spears individually set in a stone plinth. Prefabricated metal fences of the nineteenth century were almost all of the "hurdle" type, lengths of fence secured to the ground by spikes, having a bottom rail but no plinth. A more common type of hurdle fence, with looped railings, is found at the Melbourne Botanical Gardens.

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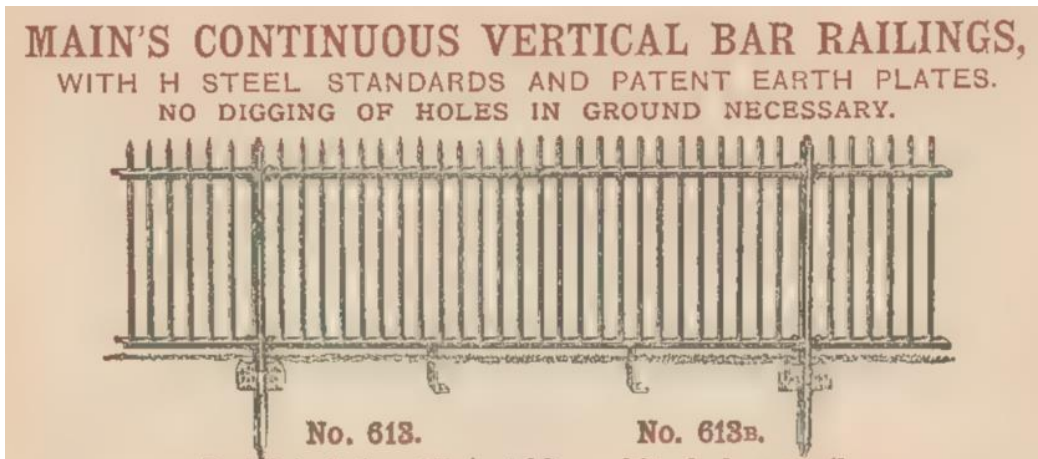


Figure 8. Hurdle fence in palisade form. (AJ Main, 'Patent Continuous Iron Fencing', London, c1898, courtesy of Caroline Simpson Library)

A number of substantial Victorian houses in Ballarat retain their iron palisade fence, but these are all the standard variety on a bluestone plinth, with common spearhead designs.

Examples of such front fences include:

- Ellaville, 130 Victoria Street, Ballarat East (HO177). Possibly architect designed (James & Piper designed the house in 1887). This is a relatively elaborate fence, with bluestone pillars flanking a recessed and curved entrance. The gate posts are also unusual in form, with a slim square section topped by Grecian-inspired elements. The iron itself is more typical, with a double palisade featuring two types of spearheads and a bluestone plinth.
- 16 Seymour Crescent, Soldiers Hill (HO102). This fence sits atop a tall bluestone retaining wall. It is a cast-iron dwarf fence, of the type popular in Adelaide. Due to its cast manufacture, it has a higher level of embellishment than the standard wrought-iron palisade fence with cast spearheads. The case iron has three bands of curlicues, and alternating spike and curlicue spear heads. The fence curves inward to the substantial cast-iron gate posts. The gate has been replaced. It is depicted below.



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- 1407 Sturt Street, Newington (HO164). Again, this is a fairly standard iron palisade fence with a number of distinguishing features. There are large cast-iron piers at either end of the frontage, a rock-faced bluestone plinth, and two original pedestrian gates (also in palisade form). The iron fence is a double palisade with fleur-de-lys spearheads, which curves up to meet the gate posts, mirrored by a swag profile of the top of the fence.

Other properties that retain even more standard iron palisade fences are:

- Ballarat Terrace, 227-231 Lydiard Street North, Soldiers Hill (HO86). Double palisade fences and gates on a bluestone plinth, with large cast-iron gate posts. Three-dimensional finials are used instead of the typical flat spearheads
- House and former surgery, 710 Sturt Street, Ballarat Central (HO167). Double palisade with bluestone plinth.
- 328 Ligar Street, Soldiers Hill (HO48). Single palisade with bluestone plinth.

In conclusion, while several houses in Ballarat retain typical or more elaborate iron palisade fences, the example at the subject site appears to be unique both in its type of spearheads and the integral cast-iron plinth.

Statement of Significance

What is significant?

The residential complex comprising Osborne House and its outbuildings, including the former laundry, stables, and garage designed by Percy Richards in 1912 and 1913, and the iron palisade front fence, and the L-shaped garden area at 214 Creswick Road, Ballarat Central, are-is significant. The 1912-14 form, materiality and detailing of the buildings, and the iron palisade front fence (excluding the gate), and their interrelationship on the site contributes to the significance of the place. Alterations and additions to the house and stables are not significant.

How is it significant?

The house, fence and outbuildings complex at 214 Creswick Road, Ballarat Central are-is of local historic and representative significance and rarity value to the City of Ballarat. The garage may be of State-level significance.

Why is it significant?

The garage or 'motor house' is historically significant as a very early and rare example of its kind, which was built at a time when very few people could afford to own a motor vehicle, and even fewer had a purpose-built structure to house it. The garage and the adjacent stables demonstrates the transition from horse to motor transport in the early twentieth century. The relative importance of the garage at the time is demonstrated by its architecturally expressed front façade addressing Creswick Road.

(Criteria A and B)

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

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shingles to the verandah gable, and heavy brick piers to the verandah, in keeping with the Arts & Crafts style. The house was designed to be appreciated while approaching from the south, which was made possible by the L-shaped garden. The laundry sits just behind the house and was designed to complement it, using the same red facebrick and a chimney employing the same cornice moulding and render band as the house's chimneys. (Criterion D)

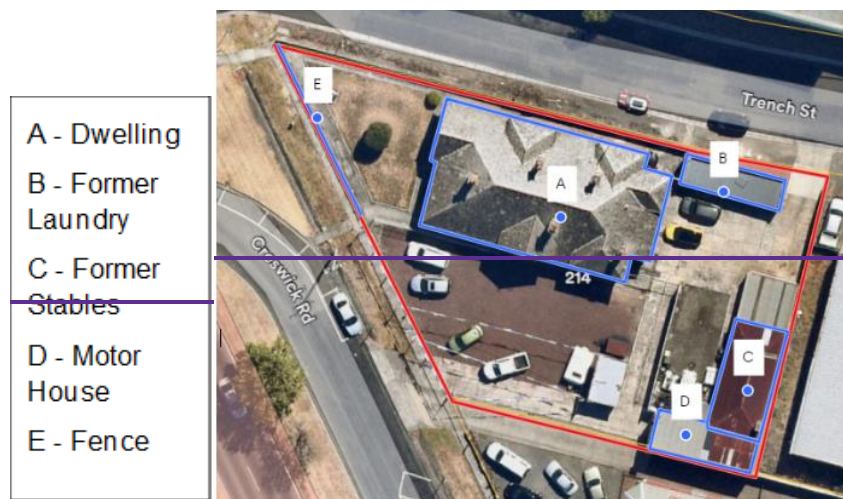
The house is an excellent example of the work of prominent and prolific local architect, Percy Richards, demonstrating his fine use of detail and the evolution of his style from highly embellished early Federation to the stronger lines of the interwar era. The house is distinguished by its very high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

The overall complex is rare in its retention of a suburban house in its functional setting, comprising a services courtyard to the rear of the house. These outbuildings and their interrelationship illustrate how a substantial residence was run in the early twentieth century, as well as the traditional sense of hierarchy between "front" and "back" of house still characteristic at the time. (Criteria A and B)

The front fence is an unusual example of an iron palisade fence. While this type of fence was commonly used for more substantial dwellings built in the nineteenth century and first years of the twentieth, this fence was manufactured with a very unusual integral cast-iron plinth, in place of the typical bluestone plinth. It is also unusual in its use of three-dimensional finials in the form of an urn topped with an obelisk, as compared to the typical flat fleur-de-lys spearheads. (Criterion B)

External paint controls apply	No
Internal alteration controls apply	No
Tree controls apply	No
Solar energy system controls apply	Yes – house only
Outbuildings or fences not exempt under Clause 43.01-4	Yes –former laundry, stables and motor garage, iron palisade front fence
Included on the Victorian Heritage Register under the Heritage Act 2017	No
Prohibited uses permitted	No
Aboriginal heritage place	No

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Heritage Overlay curtilage (red), outbuildings and fence (blue)



Figure 9: Site Plan

Source: Nearmap

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[Smith, Pete 2010, *The Motor Car and the Country House*, English Heritage Research Dept. Report Series.](#)

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Planning and Environment Act 1987

BALLARAT PLANNING SCHEME

AMENDMENT C249ball

INSTRUCTION SHEET

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

The Ballarat Planning Scheme is amended as follows:

Planning Scheme Maps

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

Overlay Maps

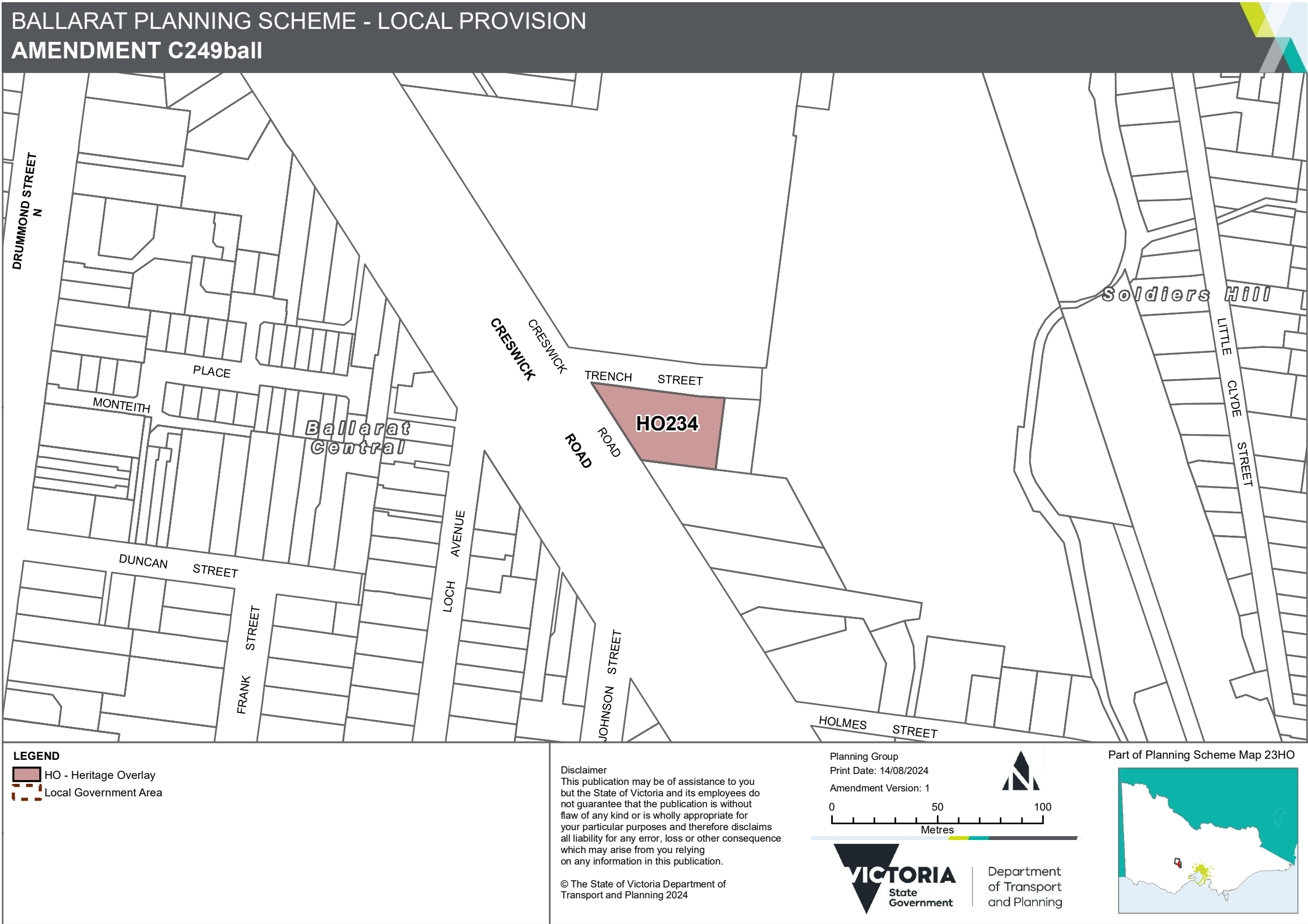
1. Amend Planning Scheme Map No. 23HO, in the manner shown on the 1 attached map marked "Ballarat Planning Scheme, Amendment C249ball".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

2. In **Overlays** – Clause 43.01, replace the 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

28/02/2019
GC117**SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY****1.0**26/09/2024
C215ball**Application requirements**

The following application requirements apply to an application under Clause 43.01, in addition to those specified elsewhere in the planning scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An assessment prepared by a suitably qualified professional, detailing the significance of the building covered by an individual heritage overlay and the impact that the proposed works may have on that significance (heritage impact assessment).
- An assessment, prepared by a suitably qualified arboriculture professional, detailing the impact of the proposed works, and any measures which could be taken to mitigate the impacts.

2.0---/---/---
Proposed C249ball**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
HO6	Former Ebenezer Manse 214 Armstrong Street South, Ballarat Central	Yes	Yes	No	Yes	Yes - cast iron fence	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
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 Gillies Street and Wendouree Parade, Lake Wendouree	-	-	-	-	-	Yes Ref No H2252 and part Yes Ref No H2419	Yes	No
HO16	North View Villa 108 Burnbank Street, Lake Wendouree	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO17	Former Police Station, Ballarat 15 Camp Street, Ballarat Central	-	-	-	-	-	Yes Ref No H1544	No	No

BALLARAT PLANNING SCHEME

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

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO28	Former Chapter House 102 Dana Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO29	Ballarat Club 203 Dana Street, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO30	Yarrowee Hall 1 Darling Street, Redan	-	-	-	-	-	Yes Ref No H1168	No	No
HO31	Former Congregational Church and Hall Dawson Street North and 503 Mair Street, Ballarat Central	-	-	-	-	-	Yes Ref No H995	Yes	No
HO32	Former Baptist Church 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 111 Eureka Street, Ballarat East	-	-	-	-	-	Yes Ref No H108	Yes	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
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 14 Hill Street (Cnr Humffray Street South), Mount Pleasant	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO45	Former Myer Woollen Mills 502 Howitt Street, Ballarat North	Yes	No	No	Yes	No	No	No	No
HO46	Former Methodist Church 116-118 Humffray Street North, Brown Hill	Yes	No	No	Yes	No	No	No	No
HO48	House 328 Ligar Street, Soldiers Hill	Yes	No	No	Yes	No	No	No	No
HO50	Christ Church Anglican Cathedral & Christ Church Hall	Yes	No	No	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	49 and 49A Lydiard Street South, Ballarat Central						(On National Estate Register)		
HO53	Gas Lamps In front of 10-16 Lydiard Street South and outside Craig's Royal Hotel, Ballarat Central	-	-	-	-	-	Yes Ref No H977 and part Yes Ref No H111	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 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 4-6 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H109	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO65	Former Mining Exchange 8-14 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H391	Yes	No
HO66	Former ANZ Bank (also known as ES&A Bank (Ballarat)) 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 and part Yes Ref No H977	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
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	Yes	Yes	No	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	28-36 Lydiard Street South, Ballarat Central								
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 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	-	-	-	-	-	Yes	Yes	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	128 Lydiard Street North, Ballarat Central						Ref No H469		
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 101-103 Mair Street (Cnr Camp Street), Ballarat Central	-	-	-	-	-	Yes Ref No H955	No	No
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

BALLARAT PLANNING SCHEME

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

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	501 Sturt Street, south-west corner of Dawson Street, Ballarat Central						Ref No H997		
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
HO114	Ballaarat Mechanics Institute 113-121 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H987	Yes	No
HO115	Former Unicorn Hotel façade and verandah	-	-	-	-	-	Yes	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	127 Sturt Street, Ballarat Central						Ref No H1911		
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 (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	Yes	No	Yes	Yes	Yes - fence	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	1421 Sturt Street, Newington						(Garden on National Estate Register)		
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
HO134	Buninyong Town Hall and Court House	-	-	-	-	-	Yes	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	313 Learmonth Street, Buninyong						Ref No H758		
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
HO141	Primary School No. 2093 Little Bendigo State School 8 Monte Street, Nerrina	-	-	-	-	-	Yes Ref No H1632	No	No

BALLARAT PLANNING SCHEME

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

BALLARAT PLANNING SCHEME

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

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
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: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO164	West Ballarat Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO165	Victoria Park Heritage Precinct Incorporated plan:	No	No	Yes	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)								
HO166	Central Ballarat Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO167	Sturt Street Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	Yes	No	Yes	Yes	No	No	No	No
HO168	South Ballarat Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance:	No	No	Yes	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)								
HO169	Waller Estate Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO170	Soldiers Hill Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO171	Lydiard Street Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	Yes	No	Yes	Yes	No	No (Ballarat Central Conservation Area on National Estate Register)	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO172	Creeks and River Channels Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO173	Mount Pleasant / Golden Point Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO174	Black Hill Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO175	Humffray Street Heritage Precinct Incorporated plan:	No	No	Yes	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)								
HO176	Bridge Mall / Bakery Hill Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	Yes	No	Yes	Yes	No	No	No	No
HO177	Victoria Street Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	Yes VAHR 7622-0186
HO178	Ballarat East Civic Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance:	No	No	Yes	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)								
HO179	Eureka Street Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO180	Learmonth Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO181	Buninyong Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	Yes	No	Yes	Yes	No	No	No	No
HO182	Eureka Memorials, Old Ballarat Cemetery	-	-	-	-	-	Yes	No	No

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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						Ref No H1007		
HO183	St Aidan's Heritage Precinct Incorporated plan: <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014) Statement of significance: <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) Heritage design guidelines: <i>St Aidan's Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	No	No	Yes	Yes	No	No	No	No
HO184	Colpin Avenue Heritage Precinct Incorporated plan: <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014) Statement of significance: <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) Heritage design guidelines: <i>Colpin Avenue Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	No	No	Yes	Yes	No	No	No	No
HO185	Dowling Street Heritage Precinct Incorporated plan: <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014)	No	No	Yes	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of significance: <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) Heritage design guidelines: <i>Dowling Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)								
HO186	Old Showgrounds Heritage Precinct Incorporated plan: <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014) Statement of significance: <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) Heritage design guidelines: <i>Old Showgrounds Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	No	No	Yes	Yes	No	No	No	No
HO187	Creswick Road/Macarthur Street Heritage Precinct Incorporated plan: <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014) Statement of significance: <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) Heritage design guidelines:	No	No	Yes	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Creswick Road/Macarthur Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)								
HO188	Barkly Street/Humffray Street South Heritage Precinct Incorporated plan: <i>Ballarat Heritage Precincts Study Part A Incorporated Plan (August 2014)</i> Statement of significance: <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) Heritage design guidelines: <i>Barkly Street and Humffray Street South Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	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
HO192	Regent Picture Theatre 51-57 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H2221	Yes	No

BALLARAT PLANNING SCHEME

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

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
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
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	No	No	Yes, 2 Canary Island Palms	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	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.								
HO213	Smythes Creek State School No. 1504 (former), 606 Glenelg Highway, Smythes Creek	No	No	No	Yes	No	No	No	No
HO214	House, 4 Hertford Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO215	Redan State School No. 1289, 32-48 Hertford Street, Sebastopol	No	No	Yes, Lawson's Cypress planted in 1953	Yes	Yes – Jubilee Gates (cnr. Hertford & Albert Streets)	No	No	No
HO216	Copernicus Hall, 26-28 Orion Street, Sebastopol	No	No	No	Yes	Yes	No	No	No
HO217	Ploughman's Arms Hotel (former), 300 Tait Street, Bonshaw	No	No	No	Yes	No	No	Yes	No
	The curtilage includes the extent of the fabric dating 1880s – 1920s including the larger timber building and rear timber extension and stables.								
HO218	Interwar Bungalow Heritage Precinct 2: 90, 92, 94, 96, 98, 100 Albert Street, Sebastopol	No	No	No	Yes	Yes, All front fences	No	No	No
HO219	Cornish Row Heritage Precinct 363-377 Albert Street, Sebastopol	Yes, 371 & 373 Albert Street	No	No	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO220	Timber Mining Cottage Series: 133 Albert Street, Sebastopol 9, 37 & 49-51 Birdwood Avenue, Sebastopol 32 & 38 Charlotte Street, Sebastopol 21 & 23 Victoria Street, Sebastopol 10 Walker Street, Sebastopol 49 Wilsons Lane, Sebastopol 197 & 209 Yarrowee Street, Sebastopol	No	No	No	Yes	Yes	No	No	No
HO221	Late Victorian Timber Residence Series: 77, 102, 155, 160, 168, 193, 208, 230, 240, 280 Albert Street, Sebastopol 140 Beverin Street, Sebastopol 3 Bridge Street, Sebastopol 100 & 114 Grant Street Sebastopol 1 & 7 Kent Street Sebastopol 101 & 103 Vickers Street, Sebastopol 62 & 73 Yarrowee Street, Sebastopol	No	No	Yes, three Canary Island Palms at 73, 160 and 168 Albert Street	Yes	Yes	No	No	No
HO222	Late Federation Residence Series: 166 & 226 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO223	Redan Prince of Wales Store (former) 2 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO224 Interim control Expiry date:	Former Eureka Lead Gold Sluicing Company Pumping Site 113 Lofven Street and Crown Allotment 22C Section AA, Nerrina Statement of Significance:	No	No	No	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

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31 March 2021	Former Eureka Lead Gold Sluicing Company Pumping Site Statement of Significance, 2019								
HO225	Ballarat Saleyards (former) 1020 La Trobe Street, Delacombe Statement of Significance: Ballarat Saleyards (former) - Statement of Significance, November 2019	Yes	Yes	No	Yes	Yes	No	No	No
HO232	Lintel Grange Homestead Complex 127 Edmonston Road, Addington Statement of Significance: <i>Lintel Grange Homestead Complex Statement of Significance</i> (City of Ballarat, May 2024)	No	No	Yes - mature Privet hedge, mature Ash, Walnut tree and Weeping Nootka Cypress	Yes	Yes - granite piers and slabs at entry, the pre-1900 outbuildings constructed of brick, bluestone, granite, galvanised iron and timber located to the north and east of the homestead.	No	No	No
HO233	Lake Wendouree Wendouree Parade, Lake Wendouree	-	-	-	-	-	Yes Ref No H2419 and part Yes Ref No 2252	Yes	No
HO234	Osborne House 214 Creswick Road, Ballarat Central	No	No	No	Yes	Yes - iron palisade front fence, former	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance: Osborne House <i>Statement of Significance</i> (City of Ballarat, March 2025)					laundry, stables and garage.			

28/02/2019
GC117

1.0

26/09/2024
C215ball

- An assessment prepared by a suitably qualified professional, detailing the significance of the building covered by an individual heritage overlay and the impact that the proposed works may have on that significance (heritage impact assessment).
- An assessment, prepared by a suitably qualified arboriculture professional, detailing the impact of the proposed works, and any measures which could be taken to mitigate the impacts.

2.0

17/10/2024--/--/---
G245ballProposed C249ball



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

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
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 Gillies Street and Wendouree Parade, Lake Wendouree	-	-	-	-	-	Yes Ref No H2252 and part Yes Ref No H2419	Yes	No
HO16	North View Villa 108 Burnbank Street, Lake Wendouree	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO17	Former Police Station, Ballarat 15 Camp Street, Ballarat Central	-	-	-	-	-	Yes Ref No H1544	No	No

BALLARAT PLANNING SCHEME

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

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO28	Former Chapter House 102 Dana Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO29	Ballarat Club 203 Dana Street, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO30	Yarrowee Hall 1 Darling Street, Redan	-	-	-	-	-	Yes Ref No H1168	No	No
HO31	Former Congregational Church and Hall Dawson Street North and 503 Mair Street, Ballarat Central	-	-	-	-	-	Yes Ref No H995	Yes	No
HO32	Former Baptist Church 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 111 Eureka Street, Ballarat East	-	-	-	-	-	Yes Ref No H108	Yes	No

BALLARAT PLANNING SCHEME

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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 14 Hill Street (Cnr Humffray Street South), Mount Pleasant	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO45	Former Myer Woollen Mills 502 Howitt Street, Ballarat North	Yes	No	No	Yes	No	No	No	No
HO46	Former Methodist Church 116-118 Humffray Street North, Brown Hill	Yes	No	No	Yes	No	No	No	No
HO48	House 328 Ligar Street, Soldiers Hill	Yes	No	No	Yes	No	No	No	No
HO50	Christ Church Anglican Cathedral & Christ Church Hall	Yes	No	No	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	49 and 49A Lydiard Street South, Ballarat Central						(On National Estate Register)		
HO53	Gas Lamps In front of 10-16 Lydiard Street South and outside Craig's Royal Hotel, Ballarat Central	-	-	-	-	-	Yes Ref No H977 and part Yes Ref No H111	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 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 4-6 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H109	No	No

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HO65	Former Mining Exchange 8-14 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H391	Yes	No
HO66	Former ANZ Bank (also known as ES&A Bank (Ballarat)) 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 and part Yes Ref No H977	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
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	Yes	Yes	No	Yes	No	No	No	No

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	28-36 Lydiard Street South, Ballarat Central								
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 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	-	-	-	-	-	Yes	Yes	No

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	128 Lydiard Street North, Ballarat Central						Ref No H469		
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 101-103 Mair Street (Cnr Camp Street), Ballarat Central	-	-	-	-	-	Yes Ref No H955	No	No
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

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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 South, 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 and Hall	-	-	-	-	-	Yes	No	No

BALLARAT PLANNING SCHEME

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	501 Sturt Street, south-west corner of Dawson Street, Ballarat Central						Ref No H997		
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
HO114	Ballaarat Mechanics Institute 113-121 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H987	Yes	No
HO115	Former Unicorn Hotel façade and verandah	-	-	-	-	-	Yes	No	No

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	127 Sturt Street, Ballarat Central						Ref No H1911		
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 (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	Yes	No	Yes	Yes	Yes - fence	No	No	No

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	1421 Sturt Street, Newington						(Garden on National Estate Register)		
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
HO134	Buninyong Town Hall and Court House	-	-	-	-	-	Yes	No	No

BALLARAT PLANNING SCHEME

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	313 Learmonth Street, Buninyong						Ref No H758		
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
HO141	Primary School No. 2093 Little Bendigo State School 8 Monte Street, Nerrina	-	-	-	-	-	Yes Ref No H1632	No	No

BALLARAT PLANNING SCHEME

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

BALLARAT PLANNING SCHEME

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	904 Macarthur Street (Cnr Creswick Road), Lake Wendouree								
HO154	Avenue of Honour and Arch of Victory Including all memorial name plaques, the Memorial Cairn and Cross of Remembrance, the Memorial Rotunda and Roll of Honour, and the Memorial Wall. Ballarat-Burumbet Road, Alfredton, Cardigan, Windermere, Weatherboard, Burumbet and Lucas.	-	-	-	-	-	Yes Ref No H2089	No	No
HO155	Stone Mileposts Glenelg Highway (between Ballarat and Scarsdale), Smythes Creek and Delacombe	-	-	-	-	-	Yes Ref No H1701	No	No
HO156	Former Redemptorist Monastery 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 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

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
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: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO164	West Ballarat Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO165	Victoria Park Heritage Precinct Incorporated plan:	No	No	Yes	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)								
HO166	Central Ballarat Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO167	Sturt Street Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	Yes	No	Yes	Yes	No	No	No	No
HO168	South Ballarat Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance:	No	No	Yes	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)								
HO169	Waller Estate Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO170	Soldiers Hill Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO171	Lydiard Street Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	Yes	No	Yes	Yes	No	No (Ballarat Central Conservation Area on National Estate Register)	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO172	Creeks and River Channels Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO173	Mount Pleasant / Golden Point Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO174	Black Hill Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO175	Humffray Street Heritage Precinct Incorporated plan:	No	No	Yes	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)								
HO176	Bridge Mall / Bakery Hill Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	Yes	No	Yes	Yes	No	No	No	No
HO177	Victoria Street Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	Yes VAHR 7622-0186
HO178	Ballarat East Civic Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance:	No	No	Yes	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)								
HO179	Eureka Street Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO180	Learmonth Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO181	Buninyong Heritage Precinct Incorporated plan: <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) Statement of significance: <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	Yes	No	Yes	Yes	No	No	No	No
HO182	Eureka Memorials, Old Ballarat Cemetery	-	-	-	-	-	Yes	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	904 Macarthur Street (cnr Creswick Road), Ballarat Central						Ref No H1007		
HO183	St Aidan's Heritage Precinct Incorporated plan: <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014) Statement of significance: <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) Heritage design guidelines: <i>St Aidan's Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	No	No	Yes	Yes	No	No	No	No
HO184	Colpin Avenue Heritage Precinct Incorporated plan: <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014) Statement of significance: <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) Heritage design guidelines: <i>Colpin Avenue Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	No	No	Yes	Yes	No	No	No	No
HO185	Dowling Street Heritage Precinct Incorporated plan: <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014)	No	No	Yes	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of significance: <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) Heritage design guidelines: <i>Dowling Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)								
HO186	Old Showgrounds Heritage Precinct Incorporated plan: <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014) Statement of significance: <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) Heritage design guidelines: <i>Old Showgrounds Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	No	No	Yes	Yes	No	No	No	No
HO187	Creswick Road/Macarthur Street Heritage Precinct Incorporated plan: <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014) Statement of significance: <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) Heritage design guidelines:	No	No	Yes	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Creswick Road/Macarthur Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)								
HO188	Barkly Street/Humffray Street South Heritage Precinct Incorporated plan: <i>Ballarat Heritage Precincts Study Part A Incorporated Plan (August 2014)</i> Statement of significance: <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) Heritage design guidelines: <i>Barkly Street and Humffray Street South Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	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
HO192	Regent Picture Theatre 51-57 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H2221	Yes	No

BALLARAT PLANNING SCHEME

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

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
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
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	No	No	Yes, 2 Canary Island Palms	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	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.								
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
HO219	Cornish Row Heritage Precinct 363-377 Albert Street, Sebastopol	Yes, 371 & 373 Albert Street	No	No	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO220	Timber Mining Cottage Series: 133 Albert Street, Sebastopol 9, 37 & 49-51 Birdwood Avenue, Sebastopol 32 & 38 Charlotte Street, Sebastopol 21 & 23 Victoria Street, Sebastopol 10 Walker Street, Sebastopol 49 Wilsons Lane, Sebastopol 197 & 209 Yarrowee Street, Sebastopol	No	No	No	Yes	Yes	No	No	No
HO221	Late Victorian Timber Residence Series: 77, 102, 155, 160, 168, 193, 208, 230, 240, 280 Albert Street, Sebastopol 140 Beverin Street, Sebastopol 3 Bridge Street, Sebastopol 100 & 114 Grant Street Sebastopol 1 & 7 Kent Street Sebastopol 101 & 103 Vickers Street, Sebastopol 62 & 73 Yarrowee Street, Sebastopol	No	No	Yes, three Canary Island Palms at 73, 160 and 168 Albert Street	Yes	Yes	No	No	No
HO222	Late Federation Residence Series: 166 & 226 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO223	Redan Prince of Wales Store (former) 2 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO224 Interim control Expiry date:	Former Eureka Lead Gold Sluicing Company Pumping Site 113 Lofven Street and Crown Allotment 22C Section AA, Nerrina Statement of Significance:	No	No	No	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
31 March 2021	Former Eureka Lead Gold Sluicing Company Pumping Site Statement of Significance, 2019								
HO225	Ballarat Saleyards (former) 1020 La Trobe Street, Delacombe Statement of Significance: Ballarat Saleyards (former) - Statement of Significance, November 2019	Yes	Yes	No	Yes	Yes	No	No	No
HO232	Lintel Grange Homestead Complex 127 Edmonston Road, Addington Statement of Significance: <i>Lintel Grange Homestead Complex Statement of Significance</i> (City of Ballarat, May 2024)	No	No	Yes - mature Privet hedge, mature Ash, Walnut tree and Weeping Nootka Cypress	Yes	Yes - granite piers and slabs at entry, the pre-1900 outbuildings constructed of brick, bluestone, granite, galvanised iron and timber located to the north and east of the homestead.	No	No	No
HO233	Lake Wendouree Wendouree Parade, Lake Wendouree	-	-	-	-	-	Yes Ref No H2419 and part Yes Ref No 2252	Yes	No
HO234 Interim control	Osborne House 214 Creswick Road, Ballarat Central	No	No	No	Yes	Yes - iron palisade front fence, former	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
Expiry date: 4 August 2025	Statement of Significance: Osborne House Statement of Significance (City of Ballarat, March 2025)					laundry, stables and garage.			

BALLARAT PLANNING SCHEME

15/01/2024
VC249

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0

Proposed C249ball

Incorporated documents

Name of document	Introduced by:
<i>Alfredton West Precinct Structure Plan</i> (Integra, 2011)	C150
<i>Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction</i> (Standards Australia Limited, 2015)	VC107
<i>Ballarat & Queen's Anglican Grammar School Foundation Ltd, Lot 2 (PS622085) Gillies Road, Mount Rowan</i> (Ballarat City Council, April 2013)	C169
<i>Ballarat Base Hospital New Facilities Project</i> (Ballarat City Council, April 2013)	C171
<i>Ballarat GovHub Incorporated Document</i> (Ballarat City Council, January 2018)	C209
<i>Ballarat Line Upgrade Incorporated Document</i> (Ballarat City Council, August 2018)	GC95
<i>Ballarat Heritage Precincts Study Part A 2006 Incorporated Plan</i> (Ballarat City Council, June 2014)	C182
<i>Ballarat Heritage Precincts Statements of Significance 2006</i> (Ballarat City Council, August 2014)	C164
<i>Ballarat Heritage Precincts Study Part A 2006 Statements of Significance</i> (Ballarat City Council, 2006)	C107
<i>Ballarat Planning Scheme Heritage Control 2004 - Incorporated Plan</i> (Ballarat City Council, October 2015)	C199
<i>Ballarat Saleyards (former) Statement of Significance</i> (November 2019)	C222ball
<i>Ballarat Station Precinct Redevelopment Incorporated Document</i> (Ballarat City Council, April 2021)	C229ball
<i>Ballarat Terminal Station Incorporated Document</i> (Ballarat City Council, 2017)	C208
<i>Ballarat West Development Contributions Plan</i> (Urban Enterprise, 2023)	VC249
<i>Ballarat West Groundwater Supply Project - Incorporated Plan</i> (Ballarat City Council, 2006)	C112
<i>Ballarat West Native Vegetation Precinct Plan</i> (SMEC, March 2012)	C158
<i>Ballarat West Precinct Structure Plan</i> (SMEC, October 2016)	C203
<i>Ballarat Western Link Road (Stage 2) Incorporated Document</i> (Ballarat City Council, September 2016)	C170
<i>Barkly Street and Humffray Street South Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Burrumbeet Creek Catchment Local Floodplain Development Plan – Incorporated Document</i> (Ballarat City Council, 2015)	C178
<i>Central Victoria Livestock Exchange, Ballarat</i> (Spiire, 2015)	C185
<i>Colpin Avenue Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Creswick Road/Macarthur Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Dowling Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Eureka Stadium Upgrade Project Incorporated Document</i> (Ballarat City Council, March 2016)	C197
<i>Eureka Stadium Precinct Redevelopment Project (Department of Transport and Planning, November 2024)</i>	C253ball

BALLARAT PLANNING SCHEME

Name of document	Introduced by:
<i>Former Eureka Gold Sluicing Company Pumping Site Statement of Significance (2019)</i>	C211ball
<i>Invermay Miniature Railway Incorporated Plan (2002)</i>	C50
<i>Invermay Regional Study and Land Management Plan (1991)</i>	NPS1
<i>Koala Plan of Management - Koala Planning Map (July 2006)</i>	C95
<i>Lake Federation Resort Draft Master Plan A C511 CP 055b (August 2004)</i>	C64
<i>Lake Federation Resort Main Components Plan C511 CP 039c (August 2004)</i>	C64
<i>Lake Federation Resort Staging Plan C511 CP 037b (August 2004)</i>	C64
<i>Lintel Grange Homestead Complex Statement of Significance (City of Ballarat, May 2024)</i>	C245ball
<i>Old Showgrounds Heritage Precinct Design Guidelines (Ballarat City Council, 2019)</i>	C215ball
<i>Osborne House Statement of Significance (City of Ballarat, March 2025)</i>	C249ball
<i>Regional Fast Rail Project, Integrated Approval Requirements (Department of Infrastructure, December 2002)</i>	VC17
<i>St Aidan's Heritage Precinct Design Guidelines (Ballarat City Council, 2019)</i>	C215ball
<i>Waller Street Heritage Precinct Design Guidelines (Ballarat City Council, 2019)</i>	C215ball

BALLARAT PLANNING SCHEME

15/01/2024
VC249

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0 Incorporated documents

20/12/2024
C253ball
Proposed C249ball

Name of document	Introduced by:
<i>Alfredton West Precinct Structure Plan</i> (Integra, 2011)	C150
<i>Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction</i> (Standards Australia Limited, 2015)	VC107
<i>Ballarat & Queen's Anglican Grammar School Foundation Ltd, Lot 2 (PS622085) Gillies Road, Mount Rowan</i> (Ballarat City Council, April 2013)	C169
<i>Ballarat Base Hospital New Facilities Project</i> (Ballarat City Council, April 2013)	C171
<i>Ballarat GovHub Incorporated Document</i> (Ballarat City Council, January 2018)	C209
<i>Ballarat Line Upgrade Incorporated Document</i> (Ballarat City Council, August 2018)	GC95
<i>Ballarat Heritage Precincts Study Part A 2006 Incorporated Plan</i> (Ballarat City Council, June 2014)	C182
<i>Ballarat Heritage Precincts Statements of Significance 2006</i> (Ballarat City Council, August 2014)	C164
<i>Ballarat Heritage Precincts Study Part A 2006 Statements of Significance</i> (Ballarat City Council, 2006)	C107
<i>Ballarat Planning Scheme Heritage Control 2004 - Incorporated Plan</i> (Ballarat City Council, October 2015)	C199
<i>Ballarat Saleyards (former) Statement of Significance</i> (November 2019)	C222ball
<i>Ballarat Station Precinct Redevelopment Incorporated Document</i> (Ballarat City Council, April 2021)	C229ball
<i>Ballarat Terminal Station Incorporated Document</i> (Ballarat City Council, 2017)	C208
<i>Ballarat West Development Contributions Plan</i> (Urban Enterprise, 2023)	VC249
<i>Ballarat West Groundwater Supply Project - Incorporated Plan</i> (Ballarat City Council, 2006)	C112
<i>Ballarat West Native Vegetation Precinct Plan</i> (SMEC, March 2012)	C158
<i>Ballarat West Precinct Structure Plan</i> (SMEC, October 2016)	C203
<i>Ballarat Western Link Road (Stage 2) Incorporated Document</i> (Ballarat City Council, September 2016)	C170
<i>Barkly Street and Humffray Street South Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Burrumbet Creek Catchment Local Floodplain Development Plan – Incorporated Document</i> (Ballarat City Council, 2015)	C178
<i>Central Victoria Livestock Exchange, Ballarat</i> (Spiire, 2015)	C185
<i>Colpin Avenue Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Creswick Road/Macarthur Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Dowling Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Eureka Stadium Upgrade Project Incorporated Document</i> (Ballarat City Council, March 2016)	C197
<i>Eureka Stadium Precinct Redevelopment Project (Department of Transport and Planning, November 2024)</i>	C253ball

BALLARAT PLANNING SCHEME

Name of document	Introduced by:
<i>Former Eureka Gold Sluicing Company Pumping Site Statement of Significance</i> (2019)	C211ball
<i>Invermay Miniature Railway Incorporated Plan</i> (2002)	C50
<i>Invermay Regional Study and Land Management Plan</i> (1991)	NPS1
<i>Koala Plan of Management - Koala Planning Map</i> (July 2006)	C95
<i>Lake Federation Resort Draft Master Plan A C511 CP 055b</i> (August 2004)	C64
<i>Lake Federation Resort Main Components Plan C511 CP 039c</i> (August 2004)	C64
<i>Lake Federation Resort Staging Plan C511 CP 037b</i> (August 2004)	C64
<i>Lintel Grange Homestead Complex Statement of Significance</i> (City of Ballarat, May 2024)	C245ball
<i>Old Showgrounds Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Osborne House Statement of Significance</i> (City of Ballarat, March 2025)	C249ball
<i>Regional Fast Rail Project, Integrated Approval Requirements</i> (Department of Infrastructure, December 2002)	VC17
<i>St Aidan's Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Waller Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball

7. GENERAL BUSINESS - MATTERS ARISING FROM THE AGENDA

8. CLOSE