BALLAN ROAD HOMESTEAD
WYNDHAM VALE

SHORT HERITAGE ASSESSMENT REPORT

Prepared for Lotus Oaks Pty Ltd

May 2011
1.0 INTRODUCTION

This short report has been prepared by HLCD Pty Ltd for Lotus Oaks Pty Ltd. It was commissioned on their behalf by Ross Morcombe of Watsons. The purpose of this report is to establish whether or not the place demonstrates sufficient heritage significance to warrant inclusion in the Heritage Overlay of the Wyndham Planning Scheme.

The homestead is located off Ballan Road in Wyndham Vale (City of Wyndham), within Lot 1, TP225189J. The location of the place is depicted in Figure 1 below.

![Location of the homestead](www.google.com)

**Figure 1**: Location of the homestead, indicated by the red arrow. (Source: [www.google.com](http://www.google.com))
2.0 BACKGROUND

Little information regarding the history of the homestead has been found and it has not been identified as a place of heritage significance in the City of Wyndham’s local heritage study. However, other items such as stone walls and ‘Harold Young’ house located in the vicinity of the homestead have been noted but not assessed in detail, or included in a Heritage Overlay (Source: HERMES database, Heritage Victoria, May 2011). Ross Morcombe has advised that the site formed part of the former RAAF radio base ‘Westbrooke’ and was purchased about 15 years ago by the current owners. It was not part of the brief to undertake further historical research on the homestead unless the significance of the extant fabric was seen to be close to the threshold for inclusion in the Heritage Overlay.

3.0 BRIEF PHYSICAL DESCRIPTION

The homestead is located on Lot 1, TP2251891 in Wyndham Vale which is bound by Ballan and Hobbs Roads to the south and east with access to the homestead via a driveway from Ballan Road. The lot also contains a stockfeed mill and is partly used for annual cropping.

The area around the homestead is simply fenced with grass and trees of various maturity including pepper trees. Along with the homestead are two bush pole framed, corrugated iron sheds (refer to Figure 11 and Figure 12) and other subsidiary structures (e.g. water tanks).
The homestead appears to have been added to since original construction which is evident through the roof form and materials used. The roof is a double hipped with gable forms at the west end on the southern and northern sides. A verandah extends around three sides (north, east and south). Clad in corrugated iron, the roof appears to have been recently replaced along with quad gutters and downpipes. There are two chimneys at the east and west ends. The eastern chimney appears to be original with brickwork featuring corbelling. The western chimney is painted brick, appears to have been altered and is less decorative (refer to Figure 8). Television aerials are attached to both chimneys.

Exterior walls are clad with timber weatherboards, some of which are in poor condition with peeling and flaking paint (refer to Figure 7). The verandah is lined with a cement sheet ceiling and has a concrete floor. There are square, timber verandah posts, some of which have been replaced. There is a carport frame on the northwest end which has not be enclosed.

Most windows are double hung sash windows (single and double) of varying sizes with a large aluminium window at the north elevation where extensive modification appears to have taken place (refer to Figure 3 and Figure 8). None of the doors appear to be original with the southern entry door glazed and two timber doors at the northern elevation.

Internally, extensive modification has occurred with new walls, ceilings and fittings and fixtures apparent (refer Figure 10). The fireplaces have a later treatment.

Little original fabric appears to remain at the homestead which has undergone extensive modification. The original form has also been obscured through substantial additions.

4.0 CONCLUSION

Little information regarding the homestead has been found. The level of modification has resulted in a lack of original or intact fabric which detracts from the cultural heritage values of the place. Based upon a lack of historic or other information and a physical inspection (May 2011), the homestead does not demonstrate sufficient heritage significance for inclusion in the Heritage Overlay in the Wyndham Planning Scheme.
APPENDIX 1: PHOTOGRAPHS

All photographs by HLCD Pty Ltd, May 2011.

Figure 3: Northern facade of the homestead. Note the roof form and altered windows which are evidence of the later additions.

Figure 4: The south eastern facade.
Figure 5: Detail of the southern facade showing later entry doors and concrete verandah.

Figure 6: The south western facade with altered chimney.
Figure 7: The western facade. The weatherboards are in poor condition and the two different window forms indicate a later modification.

Figure 8: The northern facade with carport addition and concrete driveway. The more intact chimney is to the left and the fenestration has undergone extensive modification.
**Figure 9:** Example of one of the timber sash windows.

**Figure 10:** The interior has undergone extensive modification.
Figure 11: The sheds located to the west of the homestead.

Figure 12: The sheds are constructed with a bush pole frame and corrugated iron cladding.
Figure 13: Example of mature tree located on the property.