

BALLARAT NORTH PSP

EXHIBITION SUBMISSION – OCTOBER 2025

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1. Executive Summary

The City of Ballarat's submission on the Ballarat North Precinct Structure Plan (PSP) Exhibition outlines critical concerns and recommendations to ensure the PSP aligns with City of Ballarat's strategic objectives, community needs, and statutory obligations.

Key Issues and Recommendations

Technical Studies

- City of Ballarat officers commissioned GJM Heritage to perform an independent peer review of the RBA Post Contact Heritage Assessment which identified five heritage places, which found significant flaws in RBA's methodology and documentation. City of Ballarat officers endorse the findings of the GJM report and the submission requests that the RBA report is updated in line with the GJM recommendations.
- The VPA engaged WSP to undertake a Biodiversity Assessment. The report included several recommendations which have not been addressed in the PSP documents. The submission requests an update from the VPA on how the recommendations have been addressed.
- The submission includes a request for the release of the CVA and sufficient time to review it, along with clearer guidance in the PSP about the investigation area. The current Place Based Plan identifies an 'investigation area' but no information has been provided to support this.
- Functional designs and costings are typically undertaken for drainage basins and transport projects. This was not provided as part of the Exhibition package. The submission requests an opportunity to review and provide comments on these documents.
- Minor issues have also been raised in relation to the Land Capability Assessment, Land Valuations, Stormwater Drainage Report, Integrated Water Management Assessment and Native Vegetation Precinct Plan.

Transport and Active Mobility

- City of Ballarat provided feedback on the Strategic Transport Modelling Assessment (STMA) and Integrated Transport Assessment (ITAR) on 19 September 2025, but these have not been addressed in the exhibited documents.
- The submission includes key concerns with the road upgrades identified in the ITAR and requests that many of the projects are investigated for inclusion in the DCP.
- The submission includes key concerns with the lack of consideration of active transport crossings (pedestrian bridges at Noble Court and Malahide Drive) and requests inclusion of these infrastructure projects in the DCP.

Request for Changes to Key Documents – PSP, DCP and Planning Scheme Ordinance

- The submission includes requests for changes to the relevant documentation in the Exhibition package:
 - Planning Scheme Ordinance: Amendments are proposed to improve clarity, enforceability, and alignment with City of Ballarat's strategic goals.
 - PSP Document: The submission provides detailed feedback on objectives, guidelines, infrastructure planning, and staging to improve implementation and outcomes.
 - Development Contributions Plan (DCP): The submission identifies gaps in costing, apportionment, and project justification and requests revisions and inclusion of additional infrastructure items, including active transport crossings and connector roads.

Expanded Area

- The submission requests formal inclusion of the Expanded Area in the PSP is essential to ensure fair infrastructure cost apportionment, meet Ballarat's housing targets, support coordinated and efficient planning, avoid duplication of PSP work, and provide long-term certainty.



2. General

- Request to change the name of the precinct from Ballarat North to Mount Rowan to better reflect the location of the PSP. The suburb of Ballarat North is located around 2km from the PSP area at its closest point.
- The PSP does not respond to Ministerial Direction 22 (Climate Change Consideration). This needs to be addressed.

3. Integration with City of Ballarat Policies

3.1 EGM Harm Minimisation

- The City of Ballarat EGM Harm Minimisation Strategic Action Framework 2025 (Framework) draws on the findings from the City of Ballarat EGM Harm Minimisation – Research and Strategic Assessment 2025 (EGM Report) to guide the implementation of a planning scheme amendment and review of City of Ballarat’s strategies and plans that seek to prevent and minimise harm.
- The EGM Report identifies that the Ballarat North PSP is expected to accommodate significant population growth, with emerging communities likely to experience socio-spatial vulnerability due to factors such as housing stress, changing work patterns, and limited access to non-gambling social infrastructure. These conditions heighten the risk of gambling-related harm, reinforcing the need for early delivery of diverse, accessible, non-gambling community, leisure, entertainment and recreation facilities to support resilience and wellbeing.
- City of Ballarat has reviewed the Ballarat North PSP with regard to the Framework and provides the following recommendations:
 - Include reference to the need for early delivery of staged infrastructure to ensure emerging communities have access to a wide range of non-gambling community, leisure, social, entertainment and recreation facilities that facilitate connectivity, resilience and are delivered ahead of population growth. This could be included in the vision, Services and Destinations, Thriving Local Economies, Infrastructure Coordination, Implementation and Housing and Transport objectives or guidelines.
 - Include additional objectives in the Thriving Local Economies section that relates specifically to the early delivery of a range of non-gaming social, leisure, entertainment and recreation services and facilities in the initial stages of development
 - Outline that gambling activities are prohibited on City of Ballarat owned or managed land.
 - Include in the Implementation section cross-reference to planning scheme clauses ([02.03-10](#) City of Ballarat’s Local Policy in Relation to Gaming and 52.28 Gaming).
 - In the Housing Objectives (Plan 3) include a healthy-community objective to avoid exposure of high-density areas to gaming uses.
 - Provide clear guidance on how to manage potential new gaming venues in the activity centres:
 - Manage the potential demand for new gaming venues in activity centres by:
 - Facilitating and encouraging the development of non-gaming forms of entertainment ahead of population growth.
 - Ensuring there is a reasonable choice of non-gaming forms of entertainment that operate at the same time as the EGMs in the venue and the surrounding area.
 - Preventing convenience gambling by ensuring gaming venues are functionally and visually separated from activities and services associated with people’s day to day activities and gambling sensitive uses.
 - Include in the design guidelines that gaming venues, if proposed, are not located on active frontages or visually prominent main streets.
- City of Ballarat officers request the inclusion of these recommendations and can provide specific wording upon request.

3.2 Open Space Strategy (OSS)

- City of Ballarat is developing a new Open Space Strategy (OSS) to guide the improvement, acquisition and development of open spaces, parks and reserves in the municipality. The new OSS will replace and supersede the current OSS, which has been in place since 2008.
- The draft OSS was prepared by City of Ballarat officers in May 2025 (draft OSS). It provides guidance to developers and City of Ballarat on the provision of open space in the City including guidelines on the design and development of open space.
- The draft OSS includes specific terminology to classify open space types. These differ from the terminology used in the PSP.
- For consistency, City of Ballarat officers request that the PSP refer to ‘local parks’ as ‘neighborhood parks’ and ‘sports reserves’ as ‘district parks.’

4. Technical Studies

4.1 Historical Post Contact Heritage Assessment and Citations

- The VPA appointed RBA Consultants to undertake a Post Contact Heritage Assessment for the precinct. Five heritage places were identified within the study area.
- Throughout the PSP process, City of Ballarat heritage officers have raised concerns with the work undertaken by RBA. This includes:
 - Inconsistency with PPN1: the citations do not include some of the sections that would normally be included within a citation, namely those addressing intactness and integrity and a separate assessment against the Heritage Criteria set out in PPN1.
 - Historical discrepancies and gaps in research leading to inaccurate citations.
 - Curtilages and controls are not consistent with the guidance in PPN1.
 - The comparative analyses in the RBA citations do not provide a strong basis for supporting the heritage merits of the subject properties when compared against the other identified properties.
- The VPA and RBA have not addressed these concerns to date.
- City of Ballarat heritage officers engaged GJM Heritage consultants to undertake an independent peer review of the RBA assessment because the VPA and RBA failed to address the concerns regarding appropriate documentation, assessment and curtilage for the five places.
- In summary, officers have significant concerns regarding the rigour, methodology and objectivity of the assessment undertaken by RBA of the five places and adopt the findings of the GJM Heritage report (Appendix A).

4.2 Biodiversity Assessment

- A Biodiversity Assessment was undertaken by WSP. The report currently published on the Engage Vic webpage is dated August 2024.
- City of Ballarat officers request that WSP investigate and recommend (if considered necessary) the provision of a buffer zone around the EPBC listed Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains and other wetlands and habitat identified as being current or potential habitat for wildlife, including EPBC Act and FFG Act listed species, areas of EVCs and ecological values mapped in C2 of the Biodiversity Assessment.
- The purpose of a buffer zone is to help protect and manage ecological communities of national and state significance. The edges of a wetland are considered particularly susceptible to disturbance and the presence of a buffer zone is intended to act as a barrier to further direct disturbance.
- The recommendations outlined in the Executive Summary section of the WSP report have not fully been addressed. City of Ballarat officers request an update from the VPA on how these recommendations will be addressed:

Table 1: Biodiversity Recommendations

#	Recommendation	Comment
1	Consider noise impacts on wetland habitat. Minimise noisy roads nearby, and utilise noise barriers where required. The requirement for noise barriers should be assessed during precinct design to limit noise below impact thresholds.	VPA to confirm how this will be addressed. Is the wetland width considered to be wide enough to limit noise impact?
2	There have been several attempts to identify a threshold level in traffic noise above which negative impacts occur, refer to section 3.1.1.2. Traffic noise should ideally be kept below 55–60 dBA (18 hr exposure), especially during the morning chorus. If larger, multi-carriage way, high-speed roads are proposed in proximity to wetlands, further noise studies may be required.	VPA to confirm how this will be addressed. Does the Midland Hwy duplication or any other transport infrastructure projects warrant a further noise study?
3	It is recommended that an aquatic ecology assessment be undertaken to evaluate potential for threatened aquatic species, in particular Yarra Pygmy Perch <i>Nannoperca obscura</i> and Dwarf Galaxias <i>Galaxiella pusilla</i> (threatened fauna species) within Burrumbeet Creek, as identified previously (Biosis, 2023b). This should be undertaken at the permit stage by proponents at the site level, if impacts to habitat are anticipated, and not at the precinct scale as a part of the PSP.	VPA to confirm if this assessment has been undertaken and if it has not, why it has not been considered necessary
4	Maintenance or improvement of connectivity for fauna is recommended, particularly beneath roads along the Burrumbeet Creek. Consideration should be given to maximise connectivity across the precinct. Connectivity should be considered in terms of: • Earthen substrate and vegetated underpasses should be maintained for fauna such as the Platypus, and frogs. • Where road widening is required, this should be minimised across watercourses to maximise vegetation growth beneath overpasses. Gaps between carriageways are beneficial where possible, also to maximise vegetation growth beneath overpasses. • Ensure that retained wetlands are allowed to experience current natural cycles of wetting and drying through the maintenance of current hydrological regimes. • Culverts beneath roads should be designed in a way that provides for fauna likely to use these for dispersal. Particular reference should be given as appropriate to the following: - Guidelines for fish passage at small structures (O'Connor et al., 2017) - Growling Grass Frog Crossing Design Standards; Melbourne Strategic Assessment (DELWP, 2017c) - Further exploration of mitigation explored in development of preliminary design	This may need to be addressed following confirmation of transport projects. However, it would be useful to understand whether this is being proposed for the precinct especially for the Cummins Road, Gillies Road and Midland Hwy upgrades.

#	Recommendation	Comment
	Following efforts to avoid and minimise impacts to native vegetation during the PSP design phase: - This report should be revised to include detail on the likelihood of an EES requirement. - This report should be revised to include Significant Impact Assessments for any MNES possibly impacted by the precinct or alternatively SIAs to be undertaken by proponents at permit stage.	City of Ballarat understands that WSP is to update its report. City of Ballarat requests confirmation on the timing of the updated report so that time can be allowed to consider the additions.
5	Properties not accessible at the time of the assessment, including properties 5, 7, 13, 15, 20, 28, 37, 38, 41, 46, 49, 68, 69, 77, 88 are likely to support low – moderate ecological values such as a scattered tree, or a small patch of native vegetation associated with an ephemeral depression or waterbody, and will likely require ecological assessment by proponents at permit stage. The remaining properties 34, 39, 49, 55, 56, 57, 59, 61 & 70 are unlikely to support any ecological values, however a due-diligence assessment to confirm this at permit stage would provide further assurance of this assumption, and guidance on any likely constraints and obligations under relevant biodiversity legislation.	Whilst City of Ballarat recognises that a site survey cannot be undertaken without consent, the lack of site visits raises a concern that species may not have been identified as part of the PSP process, which may be impacted as part of development. City of Ballarat requests that the VPA include an application requirement in the UGZ schedule for these assessments to be undertaken should one of these sites be proposed for development.

4.3 Land Capability Assessment (LCA)

4.3.1 Land Contamination

- Drainage basins WL-02 and WL-05 have been placed on land parcels with a medium potential for contamination, according to the LCA prepared by Jacobs.
- The recommended action in the LCA for these sites is 'PRSA or audit option applies. PRSA to determine need for audit is recommended.' As well as 'completion of landfill gas risk assessment' for property 96.
- The Exhibition documents do not refer to the investigations required to investigate contamination and City of Ballarat officers request that the documentation is updated to refer to this, as it would be the responsibility of a developer should they elect to construct and deliver the drainage basin.

4.3.2 Geomorphology Assessment

- Recommendation 8 states that a geomorphological assessment of waterways is recommended to assess their current condition and how they are likely to change with future development.
- The PSP and Planning Scheme ordinance does not address this. City of Ballarat officers request that this is addressed.

4.4 Draft Land Valuations

- Comments were provided to the VPA on 30 July 2025 outlining City of Ballarat officers comments on the EY Parthenon Valuation Report.
- Some of these comments have not been incorporated. City of Ballarat officers request that the report is updated to reflect:
 - There is a small landscape value section between basin WL-02 and the conservation area. Are there landscape values here? If not, this should be included in the conservation reserve.
 - Of particular concern is that the Estimates of Value (Scenario 1): Before and After Assessments on p.34 has not been populated with monetary figures. This means that City of Ballarat has not been able to cross reference parcel land valuations with DCP land project costings.
 - In addition, p.35 Valuation Methodology and Rationale has been left blank.

- In addition, City of Ballarat questions whether decontamination costs have been considered in the valuing of Lot 70. Lot 70 has a high potential for contamination and is the site of a community facility (CI-02) and this needs to be addressed in the PSP documentation to ensure that the contamination is addressed and the land is fit for purpose when transferred to City of Ballarat. City of Ballarat will not be responsible for any costs associated with the clean up of contaminated land.

4.5 Stormwater Drainage Report

- City of Ballarat requests that the use of swales instead of pipes is investigated as part of the functional designs for the basins, including:
 - Noble St to discharge via a vegetated swale to Burrumbeet Ck rather than extending a pipeline across to WL-05.
 - If the topography isn't suitable to deliver the constructed waterway due to earthworks costs, then a smaller scale approach of tree lined grassy swale and/or vegetated swale should be considered.
- Section 3.6.4 - update the report to clarify that the adaptive plan will only be used in the scenario set out in the IWM Plan (see page 8-9).
- Section 9.2.5 - recommends further studies for Burrumbeet Creek such as hydro-ecological, geomorphological assessments and targeted flora and fauna surveys which will help identify and prioritise specific sections for enhancement. No provisions have been made for this in the exhibited documentation and City of Ballarat requests that they are included.

4.5.1 Functional Designs and Costings

- It is noted that the Functional Designs and Costings for the drainage basins and reserves have not yet been completed. Once these are completed, City of Ballarat officers request an opportunity to review and provide comment on these documents.

4.6 Cultural Values Assessment

- The suite of technical work for the PSP includes a Cultural Values Assessment (CVA), which identifies the cultural heritage values associated with the precinct. It also provides recommendations to inform the recognition of the values through the PSP and planning processes.
- City of Ballarat officers note that no CVA has been provided for review as part of the Exhibition package.
- The Place Based Plan includes an area marked as 'investigation area.' City of Ballarat officers understand that this area has cultural heritage values, however no CVA has been provided to confirm this.
- City of Ballarat officers request the release of the CVA as part of the exhibition package, even if in a redacted form to assist City of Ballarat in understanding why this area is under investigation.
- City of Ballarat officers request further information and guidance on the investigation area in the PSP document itself. This will ensure that developers, City of Ballarat and government agencies are clear about the future intention of this area.

4.7 Transport Assessments (STMA and ITAR)

- City of Ballarat officers provided the VPA with comments on the Strategic Transport Modelling Assessment Report (STMA) and the draft Integrated Transport Assessment Report (ITAR), both prepared by Jacobs on the 19th September 2025. It is noted that these comments have not been addressed as part of the exhibited documents.
- City of Ballarats' comments from the 19th September 2025 are provided at Appendix B for consideration as part of this submission.
- A general summary of the key issues is provided in this section. This section of the submission should also be read in conjunction with Section 7 (DCP).

4.7.1 General Comments

- The growth planned for the Ballarat North PSP needs early investment in safe and sustainable transport (walking and cycling paths, safe crossings, and public transport). Typically, PSP planning follows a 'predict and provide' model that leads to car focused infrastructure and car dependency. While the PSP vision supports walking, cycling, and public transport, the current transport assessments and DCP items still reflect a 'car first' approach. City of Ballarat officers are concerned about this mismatch and strongly support planning that puts sustainable transport at the centre of the precinct's future.

4.7.2 ITAR

4.7.2.1 General Comments

- The ITAR should be restructured to include clear recommendations and required actions to support the implementation of a fully integrated precinct and guide the PSP.
- The language throughout the report should be stronger to inform and shape the PSP. In general, words like *'promote, enhance, encourage, recognise the importance'* could be replaced with stronger words that signal more action and commitment, such as *'prioritise, enable, strengthen, improve, provide, advance, reinforce, accelerate, embed, integrate, secure, ensure'*.
- The report lacks adequate strategic justification for the transport projects and their funding mechanism. In particular, there is no clear link between the ITAR/STMA and the transport projects listed in the DCP.

4.7.2.2 Road Upgrades

- The ITAR states that the Midland Highway will be over capacity once development of the precinct occurs. The report should be updated to provide detail on timeframes or trip generation by lots that tip the Midland Highway over capacity. This will enable consideration of infrastructure upgrade triggers or lot capping.
- The report identifies that the three crossings of the Western Freeway at Howe Street, Gillies Road and the Midland Highway are forecast to be at or approaching capacity during the AM and PM peak periods, which will ultimately lead to traffic delays. However, the PSP and DCP do not provide a solution for how these intersections will be upgraded and when upgrades are required.
- Noble Court should be upgraded to a Boulevard Connector cross section. This supports its use historically, the visual connection to Mt Rowan and provide an appropriate access route to proposed and existing schools.
- Provide a PAO for Gillies Road reservation and duplication and determine the acquiring authority.
- The duplication of Midland Highway should be removed from the DCP because it is a state government project. However, in the event that the duplication is included as DCP project, information should be provided on what is an equitable apportionment between the PSP and external demand, noting that the ITAR states the road is already approaching capacity.
- Include the Cummins Road Bridge and Howe Street intersection as DCP projects as these projects are required as a direct result of the development of the PSP area.

4.7.2.3 Active Transport Considerations

- The ITAR should:
 - Include at least one vision led scenario to present and test mode share, VKT, emissions and safety outcomes so that the ITAR is not overly reliant on the VITM based approach in the STMA.
 - Specify bus service triggers connected with the number of dwellings developed. This could include exploration of on-demand transit as an alternative for the early stages of development.
 - Provide a network approach with proposed staged locations for mobility hubs.
 - Comment on target speed networks in the precinct and consider the possibility of making all local streets 30km/h.
 - Propose place-based typologies for activity centre and school fronts (30km/h zones, compact intersections and raised crossings).
 - Propose mode share targets.
 - Make reference to Clause 18.01-3S Sustainable and safe transport. In designing development, Clause 18.01-3S requires the promotion of walking, cycling and the use of public transport, in that order, and minimise car dependency.
 - Recognise that the distance to the existing railway network is not the issue, rather it's the lack of safe active and public transport connections.

4.7.3 STMA

4.7.3.1 General Comments

- The STMA should:
 - Provide guidance on the capacity of Midland Highway and Western Freeway Crossings to inform the Precinct Infrastructure Plan.
 - Explain VITM and outputs captured and omitted.

4.7.4 Active Transport Crossings (Western Freeway and Burrumbeet Creek)

- Early investment in safe and sustainable transport especially walking, cycling, and public transport is essential to ensure the Ballarat North PSP delivers on its active transport vision and avoids reinforcing car dependency.
- Planning policy supports planning for active transport infrastructure including:
 - 11.02-2S - Structure plans should facilitate the use of active and sustainable transport modes
 - 18.01-1S – Focuses on land use and transport integration including designing neighborhoods to better support active living, increase the share trips made using sustainable transport modes
 - 18.01-3S – Focuses on sustainable and safe transport including prioritising the use of sustainable personal transport. It also, focuses on designing development to promote walking, cycling and the use of public transport, in that order, and minimising car dependency.
- The VPA's PSP 2.0 Guidelines and associated targets support the provision of active transport crossings:
 - *Target 8* recommends crossings every 400–800m where appropriate. The ITAR acknowledges the need for multiple crossings, yet none are proposed over Burrumbeet Creek west of Gillies Road and Cummins Road—a 4km gap.
 - For waterways, a minimum of five crossings is recommended. While the WWTP presents constraints, there is still an opportunity consider the provision of crossings to connect to Miners Rest.
 - East of Gillies Road, no crossings are proposed over either Burrumbeet Creek or the Freeway for a distance of 1.8km. This provides justification for the provision of crossings to connect to Wendouree At least one crossing should be delivered in the location of the active transport crossing identified on Plan 4 of the PSP.
- The ITAR and STMA both acknowledge the value of active transport crossings over the Western Freeway and Burrumbeet Creek, highlighting their role in connecting the precinct directly to Miners Rest, the Strategic Cycling Corridor along Forest Street, Lake Wendouree, Central Ballarat and the broader city.
- These crossings are critical to delivering a safe, integrated, and accessible active transport network, reducing car dependency and supporting sustainable travel choices. They also provide essential connectivity to key destinations across the City.
- Despite their acknowledged merit, the PSP and DCP do not secure the delivery of these projects. Plan 4 of the PSP labels them as “potential – subject to further investigation,” which offers no certainty of delivery or funding.
- While the PSP acknowledges them as “potential,” there is no clear mechanism for their delivery and City of Ballarat seeks clarification from the VPA regarding the designation of these items as ‘potential’. The ITAR and STMA support their inclusion, yet this is not secured in the PSP or DCP documentation.
- City of Ballarat considers that the two active transport crossings identified in the Transport Assessment meet the DCP criteria of being ‘basic and essential’ infrastructure and should therefore be included as DCP funded projects. The proposed bridge over the Western Freeway is a critical infrastructure item as it will connect the PSP to the Forest Street Cycling Corridor, Ballarat Secondary College and Wendouree train station which will be utilised by residents whilst infrastructure is developed. The proposed bridge over the Burrumbeet Creek is essential to connect residents with existing open space along the opposite of Burrumbeet Creek.
- The PSP staging plan indicates that the southern portion of the precinct, linked to the Western Freeway crossing, is to be developed first. This sequencing reinforces the need for early delivery of the crossing to ensure active transport connectivity from the outset of development. Therefore, the Western Freeway active transport crossing should be included in the Staging Plan in the PSP.
- There is no existing active transport connections between the precinct and the rest of the city. If the active connections aren't provided through new infrastructure projects, upgrades should be required to existing connections to support active transport (ie Gillies Road bridge, Cummins Road bridge)

- The VPA has told City of Ballarat officers that these projects are too costly and not considered ‘basic and essential’. However, no transparent costings or feasibility assessments have been provided to support this. Neither has it been explained why these projects do not meet the ‘basic and essential’ test. City of Ballarat requests further information from the VPA regarding the status of these infrastructure items in the material together with any investigations, costings, or benchmark assessments undertaken by the VPA.
- City of Ballarat considers that a failure to include these crossings risks isolating the PSP area from the rest of the City, undermining the PSP vision for an integrated, connected, and sustainable community, and reinforces car dependency.

4.7.5 Functional Designs and Costings

- It is noted that the Functional Designs and Costings for the transport projects have not yet been completed. Once these are completed, City of Ballarat officers request an opportunity to review and provide comments on these documents.

4.8 Native Vegetation Precinct Plan

- City of Ballarat officers provided the VPA with comments on the draft NVPP on the 31st July 2025. Those comments have not been addressed as part of the exhibited documents.
- City of Ballarats’ comments from the 31st July 2025 are provided at Appendix C for consideration as part of this submission.

4.9 Integrated Water Management Assessment

- The PSP and DCP fail to mention any of the initiatives outlined in the IWM Assessment. It is therefore unclear how the IWM recommendations and initiatives will be implemented when there is no connection between this assessment and the PSP documents.
- With the absence of any IWM initiatives in the PSP documents, City of Ballarat officers have outlined a suggestion for consideration below:
 - The Ballarat North PSP IWM Plan (Arup 2024) and Ballarat North PSP Drainage Strategy (SMEC 2025) both include recommendations to incorporate “precinct scale stormwater harvesting to irrigate open spaces”. However, stormwater harvesting is currently absent from the PSP.
 - Stormwater harvesting can benefit infrastructure such as sports facilities. These sites will have demand for irrigated water and stormwater harvesting can be used as an essential infrastructure mechanism for delivering fit-for-purpose, secure, flexible and resilient water future.
 - Inclusion of stormwater harvesting sump features and the supply main should therefore be included as DCP items to provide this outcome.
- City of Ballarat officers request that the VPA review this and welcome further discussion on ways in which IWM matters can be better integrated into the PSP.

5. Planning Scheme Ordinance

5.1 Clause 11.01-1L

- Whilst City of Ballarat officers believe that the expanded area should be included in the Ballarat North PSP, if it cannot be included then the following recommendation is made to the proposed local policy at 11.01-L:
 - The content is better situated under Clause 11.02-2 Structure Planning. As part of Amendment C254, City of Ballarat officers are proposing to introduce a local section that speaks to the prioritisation of PSPs.
 - The requirement for rezoning to be contingent on capacity or upgrade of the state road network should be expanded to the broader road network rather than being limited to state roads.
- Other plans in the Planning Scheme local policy may also be required to be updated (ie Strategic Framework Plan and Housing Framework Plan at Clause 02.04) to ensure consistency with this new policy.
- It is requested that the VPA consider the impact of local policy changes to the Ballarat Planning Scheme holistically and ensure consistency across the local policy for any new inclusions.

5.2 Schedule to Clause 37.07-3 UGZ

- The following section references sections of the schedule and requests for changes. A markup of the Schedule has also been provided at Appendix D:

Table 2: UGZ Schedule Requests

#	Section of PSP	Request
1	2.4 - Seasonable Herbaceous Wetland Conservation Management Plan	The provision is triggered if land is subdivided within the Herbaceous Wetland area. This area has not been nominated as NDA there is potential that a proponent would propose to develop this area. This requirement should instead be triggered by subdivision or development of surrounding areas and infrastructure. This could be based on the hydrological catchment of the wetland. This will ensure that the Conservation Management Plan is not lost in the process. It is currently the only mechanism available to arrange a plan for protection of the Wetland.
2	2.4 - Seasonable Herbaceous Wetland Conservation Management Plan	The requirement should clarify who will be managing the wetlands.
3	2.4 - Seasonable Herbaceous Wetland Conservation Management Plan	Include extra protection and enhancement measures: • Blocking all existing drains that dry out the wetland • Stock fencing to protect wetlands • Allowing for strategic ecologically sound biomass management • Filling the dam which sits in the middle of the wetland • Revegetation with wetland plants that have been lost from the wetland flora community.
4	3.0/4/0 – Residential ESD Subdivision and Design Guidelines	What is expected of ESD guidelines? Most housing will not be controlled by the UGZ/PSP. There is overlap with the energy outcomes sought from the SSF requirement. Consider rewording this to be more general guidelines typically seen in subdivisions

#	Section of PSP	Request
5	3.0 Landfill Gas Requirements	Confirm whether this requirement and condition will be removed, should the Landfill Gas Assessment being prepared by VPA and City of Ballarat suggests that the buffer can be reduced.
6	3.0 Affordable Housing	Whilst the requirement relates to certain lots in the precinct, the requirement is worded in a way that every application needs to be accompanied by the written statement. This should be clarified.
7	3.0 Affordable Housing	3rd bullet point- space required between “Table” and “2”
8	3.0 Acoustic Assessment Report	Delete ‘or other suitably skilled person’
9	3.0 PRSA and PSI	Different font in brackets in first sentence - update
10	3.0 PRSA and PSI	These requirements do not apply to every lot within the precinct. To clarify applicability, the relevant lots are identified in tables by lot number. Some of these entries lack clear address information, which may make it difficult for City of Ballarat officers to quickly determine whether the requirements apply to a specific site. To improve clarity and usability, it is recommended that the tables be accompanied by maps illustrating the affected areas with the wording updated to refer to high and medium parcels
11	3.0 Zero Carbon Operational Energy Plan	Reword to: ‘An application for subdivision or buildings and works (whichever comes first) must be accompanied by...’
12	3.0 Application Requirement	Include a new requirement: <u>Landscape Master Plan</u> <i>A landscape master plan prepared by a suitably qualified professional.</i>

#	Section of PSP	Request
13	3.0 Application Requirements/4.0 Conditions	Include a new requirement: <u>Housing Diversity Plan</u> <i>A Housing Diversity Plan demonstrating how the proposed subdivision will deliver a range of housing types and options to meet diverse housing needs to suit a variety of household types, including two bedrooms or fewer.</i> Include a new condition: <u>Housing Diversity</u> <i>Prior to the certification of the first stage of the plan of subdivision, a Housing Diversity Plan must be prepared to the satisfaction of the Responsible Authority and endorsed as part of this permit.</i> <i>The Housing Diversity Plan must demonstrate how the proposed subdivision will deliver a range of housing types and options to meet diverse housing needs to suit a variety of household types, including two bedrooms or fewer.</i> <i>Lots specifically identified for diverse housing on the Housing Diversity Plan must be nominated as such and secured through a suitable mechanism such as Section 173 Agreement on title or a Memorandum of Common Provisions to the satisfaction of the Responsible Authority prior to the issue of a Statement of Compliance for the relevant stage.</i>
14	3.0 Application Requirements/4.0 Conditions	Include a new requirement/condition: <u>Green Star Buildings – Commercial and Mixed Use Buildings</u> <i>Any planning permit application for subdivision or development of commercial or mixed-use buildings must commit to the use of a best practice equivalent performance rating tool, such as Green Star Buildings rating of minimum 5 stars or more, or an equivalent rating achieved through a similar tool. In the case of subdivision, this tool must be applied as a restriction on the relevant plan of subdivision. In the case of development, commitment to the use of relevant best practice environmental performance rating tool must be submitted to the satisfaction of the Responsible Authority prior to a planning permit being granted. Prior to the commencement of works, a certificate from the relevant best practice environmental rating tool must further be submitted to the satisfaction of the Responsible Authority</i>

#	Section of PSP	Request
15	Section 4.0 Conditions	This section requires an introductory paragraph - Any permit must contain conditions and requirements as appropriate which give effect to any relevant part of the Ballarat North Precinct Structure Plan, Ballarat North Development Contributions Plan and the Ballarat North Native Vegetation Precinct Plan as incorporated into the Ballarat Planning Scheme.
16	Section 4.0 Conditions	Section 4.0 Conditions includes conditions relevant to Application Requirements. However, they are worded in a way that suggest that any permit must include those conditions. This applies to the Geophysical Survey and Sodic and Dispersive Soil Site Management conditions. They should be updated and reworded to be similar the Acoustic Report condition that only applies when the 'acoustic assessment report has identified that mitigation from noise sources is required.'
17	Section 4.0 Conditions – Subdivision where land is required	This condition requires land to be provided for infrastructure but excludes drainage projects. Drainage should be added to the list of infrastructure projects where land is required to be vested
18	Section 4.0 Conditions – Condition v Requirement	It is unclear why last 3 “requirements” are requirements rather than conditions
19	Section 4.0 Landfill Gas Requirements	If these should remain, the Condition part of this needs to be reworded because it currently is written to apply to every application that submitted a landfill gas assessment. It should only apply to those areas where potential amenity impacts were identified.
20	Section 6.0 Decision Guidelines	Decrease spacing above “Climate Change”
21	Section 6.0 Decision Guidelines – Climate Change	What is the assessment criteria for which the responsible authority is expected to assess how the application contributes to emission reduction targets and respond to impacts of climate change?
22	Section 6.0 Decision Guidelines – Retail Impact Assessment	Any increase in floorspace should consider impact on PSP housing yield. Add 3rd bullet: Impact on PSP housing yield

6. Expanded Area

6.1 Expanded Area Inclusion

- At the City of Ballarat Meeting 23 of February 2022, City of Ballarat resolved to apply to the Minister for Planning to rezone the area known as the Ballarat North Growth Area (Expanded and Core area) to Urban Growth Zone and to commence preparation of a Precinct Structure Plan (PSP). The core areas was rezoned and a direction given to the VPA to prepare the PSP. This included a direction from the Minister for Planning to the VPA to consider extending the boundary of the PSP to include the Expanded Area.
- City of Ballarat officers have been informed by the VPA that the Expanded Area will not be included in the PSP.
- It is City of Ballarat's position that the expanded area ought to be included in the Ballarat North PSP, for the reasons as follows:
 - Inclusion of the Expanded Area in the PSP is essential to meeting Ballarat's greenfield housing target of 18,900 dwellings (Clause 11.02-2S and Clause 16.01-1 of the Ballarat Planning Scheme). Current growth areas only account for approximately 11,000 lots, or 16,500 when including the Ballarat North PSP. This falls short of the target without the Expanded Area which is expected to enable 2,500 dwellings.
 - Planning for the Expanded Area is critical to ensure strategic growth and sufficient housing supply, particularly as directed by the principles of the Plan for Victoria.
 - It is therefore essential that both the Core and Expanded Areas of Ballarat North are planned together through this PSP process. This will ensure a coordinated approach to infrastructure, land use, and housing delivery.
 - The Infrastructure Growth Alignment Framework has not yet been released. Given its relevance to the future consideration of the Expanded Area, it is requested that this framework be made available as part of the Ballarat North PSP process to inform decision-making and provide greater certainty.
 - Excluding the Expanded Area from the PSP undermines efficient and orderly planning. City of Ballarat or the VPA would need to invest additional time and resources to prepare a separate PSP, duplicating work already underway by the VPA.
 - Failing to rezone the expanded area concurrently with the core area does not align with the principles of the *Planning and Environment Act 1987* which seeks to achieve a fair, orderly, economic, and sustainable land use for Victorians. A coordinated approach that includes both areas from the outset ensures strategic, cost-effective planning and avoids unnecessary duplication.
 - Combining the core and expanded areas within the Urban Growth Zone will enhance and streamline the administrative burden/implementation of the Development Contributions Plan (DCP), making it more efficient for City of Ballarat in the longer term.
 - City of Ballarat officers note that landowners in the Expanded Area have already been actively engaged throughout the PSP process, and much of the technical work has assessed this area. This demonstrates that incorporating the Expanded Area into the PSP would require minimal additional resources, making its inclusion both practical and efficient. It is City of Ballarat officers understanding that the following technical work includes an assessment and recommendation for the Expanded Area:
 - Adverse Amenity Assessment
 - Biodiversity Assessment
 - Bushfire Assessment
 - Post Contact Heritage Assessment
 - Integrated Water Management Assessment
 - Land Capability Assessment
 - Utilities Assessment
 - Transport Modelling Assessment

- City of Ballarat officers have been informed that the reason that the Expanded Area has not been included in the PSP is because it would contribute to significant road upgrades. Excluding the Expanded Area from the PSP due to potential transport upgrades fails to take a strategic approach to the medium-long term needs of the Ballarat North growth area. These upgrades will inevitably be triggered once a future PSP is prepared and delaying the planning of this area in tandem with the Core Area risks making them financially unviable for a smaller area.
- By contrast, including the Expanded Area now enables strategic infrastructure planning and avoids placing future PSPs under unsustainable financial pressure. It is also noted that the Transport Modelling undertaken by Jacobs includes multiple scenarios including one that includes the Expanded Area. The modelling with the Expanded Area included does not suggest any additional significant road upgrades.
- Critically, many of the infrastructure projects in the northern section of the current PSP have been fully or partially apportioned to the Expanded Area (see Section 7 of this submission for discussion). This is inconsistent with the technical reports supporting the PSP, which identified these projects as supporting the core area alone. Council considers that infrastructure required solely for the core area should be fully funded solely by the core area. If there is an apportionment to be applied, it is unreasonable for City of Ballarat to bear the financial risk of infrastructure costs when there is no certainty that the Expanded Area will proceed. Furthermore, if the VPA does intend for the Expanded Area to contribute to infrastructure funding, it must be included in the PSP and supported by comprehensive, integrated planning that clearly identifies all infrastructure needs. This ensures fair cost apportionment and protects City of Ballarat from unfunded liabilities.
- The Expanded Area does not have any formal status in the Ballarat Planning Scheme. Therefore, expecting an area to fund another area without any strategic justification or certainty of delivery (or the form of delivery is not orderly planning as there is no guarantee of funds being provided by the Expanded Area.
- While it is acknowledged that including the Expanded Area may extend the project timeline, its inclusion would enable a holistic and well-integrated planning approach for the broader precinct. This would help avoid future delays and inefficiencies. For example, if a separate PSP process is later undertaken for the Expanded Area, it may necessitate an early review of the Ballarat North PSP to ensure alignment between the two documents, placing additional demands on City of Ballarat and DTP. A unified approach now would mitigate these risks, support long-term growth planning and reduce unnecessary administration burden.

6.2 Expanded Area Resolution

- If the Expanded Area is not included in the Ballarat North PSP, City of Ballarat officers request the following items to ensure a clear and actionable resolution pathway:
 1. Formal correspondence from DTP confirming that the technical work undertaken by the VPA (that includes the Expanded Area) can be utilised in a separate PSP process. City of Ballarat officers seek to avoid duplicating work already completed by the VPA, to ensure a separate PSP process is as efficient and seamless as possible.
 2. Written guidance included in the PSP explaining the background work undertaken on the Expanded Area and its future planning. This should be written to support the Framework Plan included on page 69 of the PSP.

7. PSP Document

7.1 PSP Changes

- The following section references sections of the PSP and requests for changes:

Table 3: PSP Requests

#	Section of PSP	Request
1	Figure 1 PSP Performance Summary	Update land use summary with sports reserves figures
2	Figure 1 PSP Performance Summary	Confirm whether T9 applies to all nominated bus routes?
3	Figure 1 PSP Performance Summary	Add mode share targets here? Something like 30% sustainable transport x 70% private vehicles?
4	Figure 1 PSP Performance Summary	“Public transport in walking distance – 99%” Could this be somehow connected with the actual provision of decent/efficient/reliable services as a target, rather than just “400m to a future bus route or bus capable road”?
5	Objective 1	Remove G6 as an implementation tool
6	Objective 4	Remove this Objective completely. It doesn’t relate to densities and the guidelines are irrelevant to this objective.
7	Objective 5	Add to this objective: To deliver a safe, accessible, well-designed and well-connected (within the precinct and with the existing urban areas) walkable and cyclable neighbourhoods.
8	Objective 7	Remove this reference to EVs. EVs are not sustainable transport, the only thing they avoid is tail pipe emissions. This sentence should only stay if it refers to walking, cycling, scooting and public transport use. Reword to: <i>To ensure that precinct supports active and public transport use and encourages an increased uptake of sustainable transport by providing appropriate infrastructure.</i>
9	Section 3.2	The PSP should make reference to shared mobility as well, even if general, in terms of supporting/encouraging the development and uptake of shared mobility networks – which can then be one of the reasons for/included in Mobility Hubs.
10	R1	Remove sentence- <i>Densities lower than targets specified in Table 3, may be considered if it can be demonstrated that the market for housing at the target density is not sufficiently mature.</i> City of Ballarat considers that enabling discretion to lower density is problematic on several fronts: (a) it creates uncertainty that City of Ballarat can deliver its housing targets; (b) it is contrary to state policy clause 11.03-2S that requires an average of at least 30 dwellings per ha in amenity areas and 20 per ha in other locations; (c) it will reduce the collection of CIL creating additional DCP infrastructure shortfall; (d) the PSP infrastructure has been designed to accommodate an average of 20 dwellings per hectare and it would be poor planning to not align development to meet infrastructure capacity

#	Section of PSP	Request
11	R2, R3	Double up in guidance on street frontage
12	R5	Refers to pedestrian and cyclist crossings. However, none are shown on Plan 4
13	R7	Update the first dot point to include 'activity centres, community facilities and open space.'
14	R8	Provision of a Green Transport Plan – prioritizing sustainable transport modes - connected footpaths [with tree canopy cover], bike paths and access & proximity to Public Transport and Electric Vehicle charging stations Suggestion: Subdivision applications for the neighbourhood activity centre or local convenience centre must include a transport plan that demonstrates: - Safe, direct and convenient access for walking, cycling, and public transport users. - Integration with the wider street, path and bus network to support sustainable mode choice and reduce car dependency. - Provision for end-of-trip facilities, accessible parking, and loading areas. - Traffic management, intersection treatments and parking design that prioritise pedestrian amenity and local place function. - Consistency with City of Ballarat's policies, Movement and Place and Healthy Streets principles, and the PSP movement network. - Green transport principles including prioritizing sustainable transport modes, connected footpaths [with tree canopy cover], bike paths, access & proximity to Public Transport and Electric Vehicle charging stations
15	R9	Add the words - Minimise direct lot access and conflict points with cycling networks, particularly on collector roads
16	R9	In addition to the request above, consider whether this requirement, as currently drafted restricts access from the NAC to Gillies Road.
17	G1	Provide additional guidance as to how a developer will demonstrate the three housing typologies and how it will be enforced by the responsible authority. Consider rewording the first sentence as there will need to be a mechanism to ensure the required housing typologies can be delivered.
18	G8	Replace 'strong built form' with 'preferably two storey'
19	G9	Include 'Majority of lots have their longest axis within 20 degrees north and 30 degrees south of east lots. This promotes good solar orientation to maximise renewable energy generation and storage, maximise solar access to secluded private open spaces and passive solar design.'
20	Table 4	The NDA used to calculate the dwellings includes land designated for activity centres. It's unlikely houses are going to be built on the same land as activity centres. As such, City of Ballarat considers that this Table should exclude activity centres from the NDA for dwelling calculations
21	G10	The wording of this guideline contradicts R4. City of Ballarat understands that alternative cross sections can be used, however it should be worded in a way to suggest cross sections first and alternatives as a second option if required for some reason

#	Section of PSP	Request
22	G15	Reword to make clear that EV charging is for public use
23	G15	Remove the word 'moderate'
24	G17	Does alternative or recycled water include purple pipe provision in the precinct?
25	G21	Confirm what scale BPEM and EPA stormwater quality is expected to be provided?
26	R6	This is a mandatory requirement and the PSP states that they will usually be included as a permit condition. In terms of the creek, a minimum of two crossings are required. As the active crossings are not DCP projects can they be permit requirements? The requirement suggests that the crossings must be provided in these preferred locations.
27	Plan 4 – Movement Network	An additional creek crossing should be shown on the plan to meet R6
28	Plan 4 – Movement Network	Remove the reference to active transport routes as 'potential' and 'subject to further investigation' from the legend
29	R10	Clarify if there are any requirements for canopy coverage in the private realm
30	R11	Include an additional dot point – demonstrate compliance with R10
31	R12	Update wording to refer to lot scale stormwater/IWM rather than the Plan which included precinct treatment
32	Section 3.3 High Quality Public Realm	Mention encouraging the retention of non-native trees
33	G16	Clarify whether this excludes areas dedicated to biodiversity or native vegetation conservation
34	G18	Replace 'where practical' with 'unless a clear ecological justification is provided.'
35	G19	Clarify who will prepare a management plan and where they are required
36	G20	Include reference to minimum widths based on Melbourne Water's Waterway Corridor Guidelines and ecological function
37	G22	Include additional dot point which reads 'Retention of remnant indigenous trees and wetland features that contribute to both heritage and biodiversity'
38	G23	Reword 'Work with City of Ballarat to provide public art within publicly accessible areas of future subdivisions, such as open spaces, forecourts, or laneways, to support high-quality urban design outcomes'
39	G29	Although in most cases the setback can be provided on public land, there may be instances where it may not be possible. As such, City of Ballarat requests, an additional G30 to allow for such a scenario. This would also require a restriction on title for building setback.
40	Plan 7 - Bushfire	Check plan to ensure that forest vegetation is correctly shown. It appears to be shown as pink, not red
41	Section 3.4 Services and Destinations	Include some commentary on directing licensed alcohol outlets, gambling venues, fast food outlets, and tobacco retailers away from schools, early childhood centres, recreation facilities, and health and community service hubs

#	Section of PSP	Request
42	R23	Does not comply with Plan 7 Bushfire (Secondary School location)
43	G34	Explain why a figure of 80% was chosen. Unless there is good rationale for 80% add wording "...unless otherwise agreed with the responsible authority".
44	G37	Reword as follows – 'Two storey commercial built-form is required, as a minimum in the neighbourhood activity centre' and change this guideline to a requirement Consider changing this to a requirement
45	Table 16 Activity Centre Hierarchy	Plan 8 – Community Infrastructure identifies that the activity centres could include health facilities, however this is not reflected within the list of typical services in Table 16. This should be updated accordingly.
46	Section 3.6 Infrastructure Coordination	Include a net zero/ESD objective - To ensure the precinct supports net zero outcomes in the design and delivery of energy systems
47	O20, O23	These two objectives can be integrated
48	O20	Replace 'encourage' with 'facilitate' or 'promote' to strengthen this objective and the outcomes sought
49	O21	Include a new dot point which reads – 'Increasing the amount of permeable surfaces/ decreasing hard surfaces'
50	O22	R38 is irrelevant and should be removed from the implementation tools column
51	O23	Change wording from sustainable to renewable
52	R30	The last dot point can be integrated with dot point 6.
53	R30	Include pipes for drainage
54	R30	Confirm where the 'smart city initiatives' reference comes from and whether it is relevant in this context
55	R30	Change DSS comment reference to DCP
56	R38	Whilst we support the requirement R38, City of Ballarat has a current policy of 3 SSF focus areas. Suggest this should be changed to "...how the proposal complies with the relevant elements of the Sustainable Subdivision...." This should enable City of Ballarat to transition to full SSF as they will all become relevant later.
57	G39	Provide 'key view lines' on a plan and reference this in the Guideline
58	G43	Update the guideline to refer to Arterial and Collector Roads as trunk service corridors and cross reference cross sections that allow for these services.
59	G45	Change wording from encouraged to recommended
60	Plan 12 – Precinct Infrastructure Plan	Does not identify general alignment for Trunk services
61	Table 20	Change Clause 52.01 to 53.01
62	Table 22	Design Principle 2: Remove 'convenient' from the principle as it doesn't make sense

#	Section of PSP	Request
63	Table 22	Design Principle 2: Refer to mobility hubs
64	Table 22	Design Principle 2: Update 3 rd sentence to: Safe and secure bicycle parking should be provided within the NAC and/or Mobility Hub site and public spaces in highly visible locations and close to pedestrian desire lines and key destinations
65	Table 22	Design Principle 2: Delete last dot point
66	Table 22	Design Principle 3: update wording to include 'active street frontages with zero setback to streets..' and 'safe pedestrian access'
67	Table 22	Design Principle 4: last dot point to be updated as it doesn't make sense
68	Table 22	Design Principle 5 includes 'At grade car park greater than 15 bays should incorporate solar shade covering a minimum 80% of open car parking with all energy produced connected to the development and/or electricity distribution network for use.' This could refer to more than just an activity centre, so consider moving it out of this section.
69	Table 22	Design Principle 5: change 'should' to 'are to'
70	Streetscape Cross Sections	Comments were provided to the VPA on the proposed cross sections and have not been addressed. See Attachment 1
71	Streetscape Cross Sections	Has the VPA considered the proposed heritage overlays and that they don't impact the nominated road reserves?
72	Streetscape Cross Section – Primary Arterial – Midland Highway	Why does the note include 'active transport paths are not required north of Sims road intersection and south of Olliers road intersection?'
73	Glossary	Include a definition of green infrastructure
74	Glossary	Remove reference to rain gardens and refer to incorporating rainwater tanks for maximum re-use onsite and increasing permeable surfaces &/or garden landscaping.
75	General	There appears to be no discussion on the investigation area. It is mentioned in the background report, however it should be specifically discussed in the PSP and DCP. For a planner assessing a planning application against the PSP, they are not going to check the background report and it has no status in the planning scheme.
76	General	Include R4 from the Agency Validation PSP. Including City of Ballarats requested addition of the words 'Where retaining walls are to be positioned along the boundary of private property and public land, they must be entirely within private land.'
77	General	Confirm whether Victoria Police have been consulted as part of Exhibition and whether they have identified the need for a police station in this area.
78	General	Landscape Values area -the issue of how this land would be managed if nominated as open space is unresolved. City of Ballarat officers recommend that the PSP acknowledges that this requires further discussion with relevant public land authorities.

7.2 Place Based Plan Changes

In addition to the above, City of Ballarat seeks the following changes to Plan 2 - Plan Based Plan:

- Relocate the local park on lot 71 to include some of the Plains Grassy Wetland further north of the site.
- Rework the shape of park on lot 53 and 54. It is currently triangular which is not useable, it needs to be a square shape.
- Relocate CI-01 to be adjacent to the connector street – boulevard.
- Include areas of lower density near Mt Rowan and the Rural Living Zone (ie the northern sections of lot 46 and northern and western sections of lot 49. . The current balance area density is inappropriate for a transition from urban to rural zoning.
- Alter the land use classification for Mt Rowan. It is not open space as it is in private ownership . There is currently no strategy for acquiring the land or agreement over who would manage the land.

7.3 Staging Plan

In addition to the above, City of Ballarat seeks the following changes to Plan 10 – Infrastructure Development and Staging and other complimentary components of the PSP in relation to staging:

- City of Ballarat officers request additional updates in the PSP to include written guidance on how to implement the staging plan and deal with out-of-sequence development. This should include considerations of how planned transport infrastructure and services will prioritise sustainable options, as well as avoid developing and locking car dependence.
- City of Ballarat officers request revision of the staging plan to consider including a section of the precinct to the west of Gillies Road within stage 1.
- The staging plan refers to road and infrastructure projects. However, there is no written guidance provided about delivering these projects and there is no guidance provided on why these projects have been shown on the plan. It is unclear what the plan is currently implying, and it is requested that written guidance is included in the PSP to clearly explain and justify the staging plan and whether it is intended to link to delivery timeframes indicated in Table 2 to the DCP (which are broadly identified as ‘S’, ‘M’ and ‘L’).
- The staging plan should also include WL-03. The reason for this is that Catchment CS drains within Stage 1 (plus some of Stage 2) and must be established as part of Stage 1.

8. DCP Document

8.1 DCP General

- The Development Contributions Plan (DCP) remains incomplete due to the absence of critical information in the transport and drainage sections. These omissions significantly affect the integrity and reliability of the DCP. Without comprehensive data in these key infrastructure areas, project scope and associated costs are subject to change, potentially impacting the overall financial implications of the DCP and strategic planning framework.
- Furthermore, City of Ballarat has not been afforded the opportunity to review or comment on a substantial number of projects included in the DCP, many of which currently rely on benchmark costings rather than detailed, site-specific estimates. This lack of engagement undermines the collaborative planning process and raises concerns about the accuracy and appropriateness of the proposed contributions.
- Therefore, it is critical that an opportunity is provided to City of Ballarat to review and provide feedback on any revised transport or drainage work as matter of urgency and prior to any hearing process.

8.2 DCP Changes

- The following section references sections of the DCP and requests for changes.

Table 4: DCP Requests

#	Section of PSP	Request
1	Page 6	The first paragraph states that the DCP has been prepared in partnership with CoB. CoB provided input to enable VPA to prepare the PSP. It should be clarified that CoB had no input into the infrastructure projects chosen to be included in the DCP and did not have sight of the document until the day prior to exhibition. Update wording to replace 'partnership' with 'the assistance of'
2	Page 6	Make the flow chart font size consistent
3	2.5	It is acknowledged that connector roads are not normally included in DCP however they can be appropriate for inclusion where land is fragmented and inclusion in the DCP ensures the timely and coordinated delivery of the connector road. City of Ballarats requests that connector roads (Sims Road, Cummins Road) subject to this condition be considered for inclusion in the DCP or otherwise that an implementation strategy be put in place via the PSP and DCP whereby the delivery of connector roads is secured where there are multiple landowners.
4	3.3	First paragraph under "Table 2" states costs have been apportioned with external areas for two projects but it is unclear how this has been determined and strategically justified. City of Ballarat has significant concerns about the approach to apportionment in the DCP, as outlined earlier.
5	Table 2	Provide details on the area of land required
6	Table 2	Update BR-01c to a construction project
7	Table 2	Consider revising the timing of BR-01 to accommodate construction vehicles that are likely to use that route
8	Plan 3	Confirm why the intersections are shown to have long NW upgrades, but short EW upgrades. Do the plans correctly identify the length of upgrade required?
9	3.4	The apportioned projects were identified in the Community Infrastructure and Open Space Needs Assessment undertaken by the VPA. The report focused on the core area and identified the projects solely being required because of demand generated by the core area precinct. Notwithstanding this, these projects are apportioned 50% to be shared with the expanded area. City of Ballarat is not aware of any investigations into the community infrastructure requirements of the expanded area which demonstrate that they should receive a 50% apportionment.. City of Ballarat requests that these projects are fully apportioned to the core area.

#	Section of PSP	Request
10	Plan 5	Update symbol for encumbered land – it's too similar to the investigation area
11	3.5 and Table 5	This section talks about the drainage land and construction project. It is understood that it intended VPA request that City of Ballarat gift 11.4 hectares of encumbered and unencumbered land for drainage infrastructure but this is not mentioned. Include a paragraph that documents the request for City of Ballarat to provide land in kind without reimbursement of the value of the unencumbered land (circa \$1.2M)
12	Table 5	WL-03 & RD-01 projects are missing from the table
13	Section 4, 5.1, 5.3.4	Delete gaps in page
14	Table 6	The local network park % of NDA is nominated as 3.21%. However, Clause 53.01 (Public Open Space Contribution and Subdivision) nominates this as 3.8%. VPA to confirm correct amount and update accordingly.
15	Note on Table 6	It is stated the land budget has been prepared to reflect current advice from City of Ballarat regarding land required for drainage assets. However, City of Ballarat still needs to formally decide that it will gift land for a drainage asset.
16	5.3.1	It is stated that drainage and community infrastructure costings have been determined through detailed design. It should be acknowledged that high level drainage and benchmark community costings have been used.
17	5.3.6 – Table 7	Missing acquisition area, land cost, total cost recovered by the DCP, and levy calculations - RD-01-1, RD-01-2, RD-02-1, RD-02-2, RD-03-1, RD-03-2, IN-04, IN-05, BR-01, WL-03, DR-01
18	5.3.6 – Table 7	Land for basin on City of Ballarat land should be shown in table and if intended to be zero cost this should be shown
19	5.3.6 – Table 7	Drainage construction total is incorrect and should be \$52,885,965.6
20	6.1.1	First sentence - Delete the words “...with the following specified time, namely...”
21	6.1.1	Second paragraph - Replace “infrastructure levy” with “development infrastructure levy”. In this sentence also delete word “only”
22	6.1.1 - For subdivision of land	DCP Schedule process outlined does not reflect the City of Ballarat process. City of Ballarat requests an update in the wording as follows: Where the subdivision is to be developed in stages, the development infrastructure levy for the stage to be developed must be paid to the collecting agency within 21 days prior to the issue of a Statement of Compliance. A Schedule of Development Contributions will be prepared by the collection authority in consultation with a development proponent for each stage of the plan of subdivision. This schedule must show the amount of the development contributions payable for that stage and value of the contributions in respect of prior stages to the satisfaction of the collecting agency or included in an implementation agreement under Section 173 of the Act.
23	6.1.1 - For development of land where no subdivision is proposed	DCP Schedule process outlined does not reflect the City of Ballarat process. City of Ballarat requests an update in the wording as follows: If the collecting agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the landowner must enter into an agreement under Section 173 of the Act.

#	Section of PSP	Request
24	6.1.1	Replace “infrastructure levy” with “development infrastructure levy”
25	6.2	Update wording as below (to capture projects only 50% funded by the DCP): The works constitute projects included in table 7 of the DCP.
26	6.2	Capital costs including land stated as being 24/25 dollars but this contradicts with section 5.3.1 which states 25/26. Correct year of indexation must be reflected.
27	6.2	Include ‘road and bridge projects’ with intersection projects (indexation section).
28	6.2	Despite it stating that the current valuations are based on broad hectare methodology, it is City of Ballarat’s understanding that some valuations have been based on a site specific methodology, and it is requested that the indexation is amended in line with City of Ballarat’s proposed wording: “Other than for parcels valued on a site specific basis, estimates of land value will be revised annually by a registered valuer based on a broad hectare methodology; this exercise may be required for each respective land use category within the DCP. Revisions may occur more frequently if market conditions warrant. Land for site specific parcels and those required to acquired through a Public Acquisition Overlay will be valued individually on an annual basis.”
29	6.2	Roads and bridges are not indexed in the same way as intersections (PPI index roads and bridges) but instead the DCP uses PPI non-residential building construction index.
30	6.3	Last two sentences need re-wording because the minor changes referred to in the first sentence require a PSA. Change last two sentences to- <i>Where the review results in changes to the DCP, a planning scheme amendment to the Ballarat Planning Scheme will be required to replace this document with a revised document.</i>
31	7.2	Infrastructure plan should be referred to as “Public Infrastructure Plan” (PIP).
32	Appendix A	Land required for DCP project WL-03 is shown in land budget. This is City of Ballarat land and there has been no agreement that City of Ballarat will gift land to the DCP. Include land area for WL-03.
33	Appendix A	Landscape values are shown for property 43 and 44, however there are no landscape values shown on Plan 6 Land Use Budget
34	Plan 6 LUB	Update plan 6 showing WL-03. WL-03 is completely missing from the Land Use Budget plan. Land use budget values for the properties with WL-03 need to be updated to include this land use.
35	Plan 6 LUB	Properties 96, 104, 105, RR-03 and RR-08 are not shown on the plan.
36	Plan 6 LUB	Redundant road reserve shown at RR-01. Suggest that this is included as part of sports reserve.
37	Appendix B	40% contingency for Midland Highway upgrade is high. City of Ballarat requests that the VPA confirm how has this been determined and justified
38	9.1	Confirm in this section whether the costs for RD-02-1 and RD-02-2 are to build a second carriageway (keep existing) or demolish existing pavement and build a new carriageway in the ultimate position
39	General	The strategic justification for apportionment throughout the various sections of the DCP lacks any real reasoning as to why projects have been apportioned in the way that they have. This needs to be clarified through the process and updated in the documentation.
40	General	Detailed design has not been undertaken for drainage, community infrastructure or transport projects.

8.3 DCP Projects

- City of Ballarat officers question many of the infrastructure projects included in the DCP. Particularly, there are concerns with:
 - Projects that have been included
 - Projects that have not been included
 - Projects that have been inequitably apportioned
 - Projects that have not been investigated
- Many of the infrastructure projects in the northern section of the PSP have been fully or partially apportioned to the Expanded Area. This is notwithstanding that the technical reports supporting the PSP and DCP identified these projects as supporting the core area alone. City of Ballarat considers that infrastructure required solely for the core area should be fully funded by the core area. It is unreasonable for City of Ballarat to bear the financial risk of infrastructure costs when there is no certainty on when the Expanded Area will proceed. Separate infrastructure projects will also be initiated because of the Expanded Area and will need to be funded by that area itself. If the VPA intends for the Expanded Area to contribute to infrastructure funding, it must be included in the PSP and supported by comprehensive, integrated planning that clearly identifies all infrastructure needs. This ensures fair cost apportionment and protects City of Ballarat from unfunded liabilities.
- It is noted that land acquisition costs for transport projects have not been included in the PSP. Following their inclusion, City of Ballarat officers may have additional comments for consideration.
- The tables below outline the projects that City of Ballarat officers do not support and is seeking review of:

Table 5: Infrastructure items to be removed from the DCP

#	Infrastructure Project	Issue	Resolution
1	RD-02-1 Duplication of Midland Highway (Southern Section) (Purchase of land) <i>(Costs unknown, has not been costed)</i>	Fully apportioning the duplication of Midland Highway in the Ballarat North DCP is inconsistent with the DCP guidelines which states that infrastructure costs must be apportioned based on project 'share of usage.' As the key link between Ballarat and Creswick, there will be other users of the road. Charging a new development with the whole cost of infrastructure that others will use is inequitable.	Remove these items from the DCP
	RD-02-1c Duplication of Midland Highway (Southern Section) (Construction) <i>(\$5,912,684.05)</i>	Section 4.5.2 of the STMA report states that approximately 60% of future traffic on the Midland Highway will be attributed to the PSP. The report also implies that the section of the Midland Highway is already reaching capacity.	
	RD-02-2 Duplication of Midland Highway (Northern Section) (Purchase of land) <i>(Costs unknown, has not been costed)</i>	Therefore, it is unreasonable to require the Ballarat North PSP to fund infrastructure upgrades that were triggered prior to its development.	
	RD-02-2 Duplication of Midland Highway (Northern Section) (Construction) <i>(\$8,474,847.78)</i>	In the event that the duplication is included as DCP project, information should be provided on what is an equitable apportionment between the PSP and external demand noting that the ITAR states the road is already approaching capacity.	

Table 6: Infrastructure items to be alternatively apportioned in the DCP

#	Infrastructure Project	Issue	Resolution
1	RD-03-1 Cummins Road upgrades (West of Burrumbeet Creek) (Purchase of land) <i>(Costs unknown, has not been costed)</i> RD-03-1c Cummins Road upgrades (West of Burrumbeet Creek) (Construction) <i>(Total cost - \$2,855,767.78)</i> RD-03-2 Cummins Road upgrades (East of Burrumbeet Creek) (Purchase of land) <i>(Costs unknown, has not been costed)</i> RD-03-2c Cummins Road upgrades (East of Burrumbeet Creek) (Construction) <i>(Total cost - \$2,301,381.08)</i> BR-01 Cummins Road over Burrumbeet Creek Bridge (Purchase of land) <i>(Costs unknown, has not been costed)</i> BR-01c Cummins Road over Burrumbeet Creek Bridge (Construction) <i>(Total cost - \$13,106,532)</i>	The project has been 50% apportioned to the DCP without any clear justification. Cummins Road will act as the primary access route to Howe Street from the PSP. Section 4.5.2 of the STMA report states that approximately 100% of the future traffic on Cummins Road is attributed to the PSP.	Fully apportion this item to the DCP or properly plan for the Expanded Area and assign a justified apportionment amount

#	Infrastructure Project	Issue	Resolution
2	CI-02 Level 2 Community Facility (Purchase of land) <i>(Total cost - \$2,000,000)</i> CI-02c Level 2 Community Facility (Construction) <i>(Total cost - \$11,898,811)</i> SR-01 Sports Reserve (Purchase of land) <i>(\$15,160,000)</i> SR-01c Sports Reserve (Construction) <i>(\$13,800,649)</i> SP-01 Sports Pavillion (Northwest) <i>(\$2,207,038)</i>	These projects were identified in the Community Infrastructure and Open Space Needs Assessment undertaken by the VPA. The report focused on the core area and identified the projects solely being required because of demand generated by the core area precinct. Investigations into the community infrastructure requirements of the expanded area have not been undertaken.	Fully apportion these items to the DCP

Table 7: Infrastructure items to be included in the DCP

#	Infrastructure Project	Issue	Resolution
1	RD-01-3 Urbanisation of Gillies Road (North of Sims Road) <i>(Costs unknown, has not been costed)</i> IN-03 Gillies Road and Cummins Road Intersection <i>(Costs unknown, has not been costed)</i>	The projects have been fully apportioned to the Expanded Area. Gillies Road will primarily cater to local traffic as the key north-south arterial through the PSP. Section 4.5.2 of the STMA report states that 95% of the future traffic on Gillies Road is attributed to the PSP. However, as the current DCP is written, the core area contributes nothing to this upgrade. If the southern section of Gillies Road is urbanised without this area included, it will be a disjointed road connecting an urban and rural road in an urban area. Gillies Road will also be the primary arterial road connecting the two portions of the PSP, leading to the main activity centre and Ballarat Central.	Include these items in the DCP
2	BR-02 Pedestrian Bridge at Malahide Drive over Burrumbeet Creek <i>(Estimated project cost is \$4,432,619 – based on VPA Benchmark 25/26)</i> BR-03 Pedestrian Bridge at Noble Court over Western Freeway <i>(Estimated project cost is \$9,380,901 – Mt Atkinson ICP)</i>	City of Ballarat supports the full inclusion of these projects within the DCP. See Section 3.7.4 of this submission for further detail.	Include in the DCP
3	Connector Road – Sims Road (between Gillies and Midland Highway) <i>(Costs unknown, has not been costed)</i>	The road is located along a section with two schools. The upgrades will need to be funded and provided, however there is a risk with various stakeholders in this area that the upgrades may not be provided. The upgrades are essential to transforming the area into an urbanised community. To safeguard the upgrades and ensure development can occur within this pocket of the precinct, it should be included in the DCP.	Include this item in the DCP OR VPA to prepare an implementation strategy for all Connector Roads

#	Infrastructure Project	Issue	Resolution
4	Connector Road – Cummins Road <i>(Costs unknown, has not been costed)</i>	There is inconsistency with the treatment of Cummins Road. The eastern section has been left out of any upgrades. The road is located along a section with two schools. The upgrades will need to be funded and provided, however there is a risk with various stakeholders in this area that the upgrades may not be provided. The upgrades are essential to transforming the area into an urbanised community. To safeguard the upgrades and ensure development can occur within this pocket of the precinct, it should be included in the DCP.	Include in the DCP OR VPA to prepare an implementation strategy for all Connector Roads
5	Trunk Drainage <i>(Costs unknown, has not been costed)</i>	The trunk drainage which connects the basins should be itemised as DCP items. Leaving it to the developer could cause issues with delivery scheduling and sequencing issues.	Include in the DCP
6	Land Acquisition Costs	The DCP does not include the land acquisition costs for all the road projects (including intersections). Costings for purchase of land for BR-01 has not been included in the DCP Costings for purchase of land for WL-03 and DR-01 have not been included in the DCP	Update the DCP to include these costs

Table 8: Infrastructure items to be further investigated

#	Infrastructure Project	Issue	Resolution
1	IN-06 Intersection at Howe Street and Cummins Road (<i>Costs unknown, has not been costed</i>)	IN-06 has been included in the Precinct Infrastructure Plan but is not part of the DCP infrastructure list, as it has been fully apportioned to the Expanded Area. Within the STMA, there is limited information on this upgrade and if it is needed.	Confirm if the upgrade is needed and if it is triggered by the core area
2	Gillies Road Duplication (<i>Costs unknown, has not been costed</i>)	Gillies Road is currently used as an alternative to the Midland Highway for accessing Ballarat. The STMA suggests that the Midland Highway will act as a key route from the precinct and that Gillies Road will change to cater to local traffic as the key north-south arterial through the PSP. The infrastructure requirements in the DCP reflect this with duplication proposed for Midland Highway and urbanization proposed for Gillies Road. City of Ballarat officers are concerned as Gillies Road is currently a well-used connection between Ballarat Central and the precinct and expect that it will continue that way. The STMA suggests that provided that the Midland Highway is duplicated there is not a strong case for duplication of Gillies Road. However, the Expanded Area triggers the need for future proofing the ability to duplicate Gillies Road (between Sims Road and the Western Freeway). The PSP currently makes no mention of this and does not provide any mechanism to future proof this land. Should it not be future proofed, it will be difficult to duplicate once development has occurred. Further details need to be provided on where the land is coming from to future proof the duplication of Gillies Road.	Future proof the land for duplication in the PSP

#	Infrastructure Project	Issue	Resolution
3	Western Freeway Crossings – Howe Street, Gillies Road and Midland Highway <i>(Costs unknown, has not been costed)</i> Roundabout over Western Freeway <i>(Costs unknown, has not been costed)</i> Footpath upgrades required along these connections to connect the PSP with surrounding areas.	Section 4.5.3 of the STMA highlights that the three crossings of the Western Freeway will face congestion and traffic delays because of the development of the precinct. Each of these are one lane in each direction with varying interchange configurations. The most congested section of each interchange is the traffic crossing over the freeway; the ramps appear to have sufficient capacity. The duplication of Midland Highway will not do what it needs to do without supporting infrastructure upgrades being provided. Without these additional upgrades, bottlenecks will occur in and around the Highway. The PSP and DCP have not accounted for the infrastructure upgrades required to alleviate this concern. This could mean that the the upgrade of these crossings is left unfunded and outside of any planning documents.	Investigate the works required and include as part of the Midland Highway project
5	SP-01 Construction of pavilion within sports reserve SR-01 <i>(\$2,207,038)</i> SP-02 Construction of pavilion within sports reserve SR-02 <i>(\$2,207,038)</i>	The cost for pavilions appears to be low.	Review cost of these items
6	CI-01-1 (Level 2 Community Facility) CI-02-2 (Level 1 Community Facility)	The components of CI-01 and CI-02 that do not relate to early years services should be classified under the Community Infrastructure Levy, in accordance with the Ministerial Directions. This may necessitate splitting some line items into part 'a' and 'b' to account for DIL and CIL components.	Review item

#	Infrastructure Project	Issue	Resolution
7	DR-01c Constructed Waterway (\$6,838,954.61)	The Stormwater Drainage report states that GHCMA does not support the realignment of waterways or floodplain topography changes for the purposes of large-scale development. However, GHCMA may consider proposals if it can be demonstrated that there is an unequivocal advantage for both waterway and floodplain health. GHCMA, has requested that the advantage of the proposed realignment is presented against the original alignment in relation to other benefits outside of lot development yield. This justification has not been provided. Furthermore, the Biodiversity Assessment Report (WSP, 2024) states that there is high value vegetation evident in the current alignment. The constructed waterway project does not seem to have any drainage merit, only to be included to increase NDA benefiting the developability of land for some landowners. It appears that the inclusion of the project only benefits NDA and visual amenity at a high cost to the DCP.	Provide justification for inclusion within the DCP. Investigate alternative options if there is no justification

8.4 Ballarat Town Commons

- The Ballarat Town Commons is managed by City of Ballarat and DEECA is deemed the landowner on behalf of the Crown. The role of City of Ballarat as the appointed Committee of Management is to 'manage, improve, maintain and control' the reserve for the purposes for which it is reserved under the Crown Land (Reserves) Act 1978.
- The bulk of this area is grazed under licence and supports very few trees or other native vegetation.
- The Ballarat West Town Common Landscape Plan and Future Management was prepared by the Department of Conservation, Forests and Lands in Jan 1990.
- City of Ballarat doesn't have any current involvement or works program that includes the Commons area.
- To determine what can be done with the area, a Vision and Masterplan is required to be prepared. This would include reviewing the existing Management Plan and determining what potential opportunities exist for the management of the site.
- The VPA has not undertaken such work as part of the PSP process, leaving City of Ballarat in a position where development will start to occur without consideration of the Commons. The Commons was originally included in the precinct boundary to ensure holistic planning between the future residential community and the existing Commons area. The Ballarat North PSP process has failed to do this.
- Therefore, the costs associated with preparing the Masterplan should be included as a DCP project at approximately \$100k value so that City of Ballarat can undertake this work.



9. Conclusion

The City of Ballarat's submission on the Ballarat North PSP Exhibition reflects a commitment to ensuring that planning outcomes are strategically sound, technically robust, and aligned with community needs. The submission identifies critical gaps in technical assessments, transport planning, and infrastructure costings, and provides recommendations to improve clarity, transparency, and implementation across key PSP documents.

Importantly, the submission strongly advocates for the formal inclusion of the Expanded Area within the PSP. This inclusion is essential to ensuring equitable infrastructure funding, avoiding duplication of planning processes, and supporting long-term strategic growth. The City of Ballarat urges the VPA to address the concerns raised and welcomes a collaborative approach to resolve these matters and deliver a PSP that supports sustainable, coordinated, and efficient development for Ballarat's future.





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PEER REVIEW:

BALLARAT NORTH PRECINCT STRUCTURE PLAN HERITAGE CITATIONS

PREPARED FOR: [REDACTED] City of Ballarat

DATE: 16 October 2025 – FINAL DRAFT

FILE: 2025-027

PROJECT TEAM

[Redacted]
[Redacted]
[Redacted]

The subject site forms part of the traditional lands of the Wadawurrung People, who are represented by the Wadawurrung Traditional Owners Aboriginal Corporation. This report is limited in its scope to consideration of post-contact cultural heritage and does not provide advice on any Aboriginal cultural heritage significance. Nonetheless, we acknowledge the Wadawurrung People as the Traditional Owners of the land at this place and pay our respects to their Elders past and present. For more information on the Wadawurrung People, please visit <https://www.wadawurrung.org.au/>

Cover page image: Bernera Homestead, 88 Olliers Road, Mount Rowan (Source: GJM Heritage, August 2025)

DOCUMENT VERSIONS

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APPENDICIES - MARKED UP & CLEAN COPIES OF CITATIONS FOR:

- Hawthorn Farm, 134 Gillies Road, Mount Rowan
- Bernara Homestead, 88 Olliers Road, Mount Rowan
- Homestead, 103 Olliers Road, Mount Rowan
- Hawthorn Park, 112 Olliers Road, Mount Rowan

1 INTRODUCTION

GJM Heritage has been commissioned by the City of Ballarat to peer review five (5) heritage citations prepared by RBA Architects and Conservation Consultants (RBA) on behalf of the Victorian Planning Authority (VPA) as part of the Ballarat North Precinct Structure Plan (PSP). The properties subject to this peer review are:

- Bernera Homestead, 88 Olliers Road, Mount Rowan
- Chalmers Homestead, 15 Sims Road, Mount Rowan
- Hawthorn Farm, 134 Gillies Road, Mount Rowan
- Hawthorn Park, 112 Olliers Road, Mount Rowan
- House, 103 Olliers Road, Mount Rowan

This peer review comprises a peer review of the RBA citations, including verifying historical sources and comparative examples where appropriate, reviewing the assessment against heritage criteria, Statement of Significance and recommended triggers for the Schedule to the Heritage Overlay.

Site visits of each property were undertaken on 8 August 2025 in clear and dry conditions. 88 Olliers Road and 103 Olliers Road were assessed from the public realm only; on-site inspections were undertaken for the remaining three properties. Photographs included in this report were taken by GJM Heritage on that date unless otherwise stated. This peer review has been guided by *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018) (PPN1) and our experience with the application of the Heritage Criteria within PPN1 and the thresholding applied by Planning Panels Victoria when considering heritage amendments.

This review has resulted in the substantial rewriting of the place histories, descriptions, comparative analysis and Statements of Significance for clarity and to incorporate the additional historical research and updated analysis.

2 SUMMARY OF GJM PEER REVIEW FINDINGS

The following is a summary of our key findings:

1. The methodology utilised for preparing the heritage citations is broadly consistent with PPN1 and current heritage practice, subject to the further comments outlined below;
2. The place histories are reasonably well-researched and assist in informing the assessment; however, there are several instances where conjecture has been applied as well as several gaps that have been identified in the histories;
3. The integrity and intactness of the places have not been addressed in the heritage citations;
4. An Assessment against Criteria has not been included in the heritage citations and has instead been conflated with the Statement of Significance;

5. The comparative analyses provided require amendment to assist in establishing the local-level threshold of these places;
6. The properties at 134 Gilles Road, Mount Rowan; 88 Olliers Road, Mount Rowan; 103 Olliers Road, Mount Rowan; and 112 Olliers Road, Mount Rowan warrant inclusion in the Heritage Overlay as individual heritage places;
7. Historical research and a physical site inspection has determined that 15 Sims Road, Mount Rowan is not the homestead asserted in the citation. It requires reassessment to determine whether it warrants inclusion in the Heritage Overlay as a stand-alone early bluestone farm building;
8. Additional controls (tree, external paint and outbuilding controls) require refinement; and
9. The extent of the Heritage Overlay proposed for 134 Gilles Road, Mount Rowan; 88 Olliers Road, Mount Rowan; 103 Olliers Road, Mount Rowan; and 112 Olliers Road, Mount Rowan should be amended to include the significant fabric and provide an appropriate and easily definable curtilage.

3 PEER REVIEW OF RBA CITATIONS

Following is our peer review findings of the five RBA citations.

3.1 REVIEW OF METHODOLOGY

The approach taken within the heritage citations is broadly consistent with the guidance contained within PPN1 and current heritage practice. Having said that, the citations do not include some of the sections that would normally be included within a citation, namely those addressing intactness and integrity and a separate assessment against the Heritage Criteria set out in PPN1.

Each component of the citations is discussed separately below.

3.2 PLACE HISTORIES

The place histories provide an overview of the history and development of each place and are generally well-researched – including a review of primary and secondary source material – to inform the assessment. However, there are several instances where conjecture has been applied without the necessary amount of evidence to support these statements. There are also several gaps in the histories. Additional research has been undertaken to address these gaps and the histories have been revised and re-written to provide a clearer and more concise overview of the development history of each place.

The updated histories have been incorporated into the amended citations appended to this report.

Referencing within the RBA citations has been included as endnotes; these have been updated to in-text referencing with a reference list included at the end of the citation, as per the City of Ballarat preferred format for heritage citations, noting that the HERMES database does not support footnotes and endnotes.

The property at 15 Sims Road, Mount Rowan presents a challenge, with several discrepancies in the historical record making it difficult to ascertain the history of the original homestead residence. Historical research suggests that a “seven-roomed bluestone residence” was once located on this site, which appears to have demolished at some stage, possibly in the 1930s, although documentary evidence to definitively confirm this has not been found. A physical site inspection confirmed that the extant bluestone structure on the site is an outbuilding (farm-related structure) rather than a remnant of the original residence. There was no physical evidence of the seven-room bluestone house at the property. This property is discussed in more detail at Section 4 below.

In the case of 103 Olliers Road, the place history asserts that a twentieth century construction date is likely based on the appearance and detailing of the residence. Historical research and a physical site inspection indicate that the house was instead constructed in c 1890-91, with a later gable-ended addition constructed in c 1915. This addition gives the house an Edwardian-era appearance when viewed from the east which may have influenced the RBA assertion that the house dated from the early twentieth century. The history for 103 Olliers Road has been updated to reflect the c 1890-91 build date.

In relation to Hawthorn Farm at 134 Gillies Road, the citation suggests the highly intact brick outbuilding was a creamery; however, the form – including substantial internal fireplace and floor pit – does not suggest a creamery function. No documentary evidence could be sourced to verify the building’s design as a creamery. It is therefore recommended that the building be referred to as an “outbuilding”, with further research required to verify use.

3.3 PLACE DESCRIPTIONS

The descriptions are generally accurate; however, they have been revised to provide a current or more fulsome description noting some changes have occurred since the RBA assessment (in particular the re-roofing of 88 Olliers Road) and on-site access was provided to 112 Olliers Road. A list of key features that contribute to the significance of the various places has been included, which have been added to inform updated Statements of Significance.

3.4 INTACTNESS AND INTEGRITY

The intactness and integrity of each property has not been addressed in the heritage citations. We recommend that a section on intactness and integrity be added for each place.

3.5 COMPARATIVE ANALYSIS

Comparative analysis is a key component of the assessment process to assist in identifying whether a place has met the local-level threshold for an individual Heritage Overlay control.

As stated in PPN1:

To apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should

draw on other similar places within the study area, including those previously included in a heritage register or overlay.

It is our view that the comparative analyses in the RBA citations do not provide a strong basis for supporting the heritage merits of the subject properties when compared against the other identified properties.

The comparative analyses do not include a discussion of the farming and agricultural development of the City of Ballarat, which is a significant theme in the City's history and provides an appropriate historical context in which to assess the subject properties. Of particular note is the comparative analysis for 134 Gilles Road, which focuses on an analysis of the materiality of the place and assesses the place specifically within the context of bluestone residences in Ballarat, rather than considering it as a representative example of a Victorian homestead within the broader farming and agricultural context of the City of Ballarat.

Further, the inclusion of two properties included in the Victorian Heritage Register are not considered relevant comparators as they are significant at the State-level and potentially serve to diminish the local-level significance of the assessed places.

The remaining three comparators – Barnfield Cottage and Barn, Roxburgh Dairy Farm and Lintel Grange Homestead Complex – are considered appropriate; however, there is a lack of detail in the citations as to why these places are comparable and how this informs our understanding of the heritage merits of the subject properties. Ultimately, there is not a clear conclusion provided to confirm where each subject property sits in relation to those farming homesteads already included in – or recommended for – the Heritage Overlay.

The comparative analyses would also benefit from the inclusion of photographs of the comparable properties to visually demonstrate how these properties compare against the subject property being assessed.

Updated comparative analyses have been prepared for each place and have been incorporated into the amended citations appended to this report.

3.6 ASSESSMENT AGAINST CRITERIA

There is no separate Assessment against Heritage Criteria included in the citations. The application of criteria is included only under the Statement of Significance section at the beginning of each citation.

Criterion A has been applied to each property. This is considered appropriate; however, this Criterion has been revised for each property to provide a clearer understanding of the association of the places with the rural development of the City of Ballarat in the nineteenth century, which is a historical theme of importance to the City.

Criterion E has been applied to 134 Gilles Road, 88 Olliers Road and 112 Olliers Road. This is considered appropriate for the properties at 88 and 112 Olliers Road given their degree of architectural refinement. These places also clearly demonstrate the principal characteristics of late-Victorian residences and are highly intact examples of this class of place. It is our view that Criterion D should also be applied to these properties.

In the case of 134 Gilles Road, the application of Criterion E is not considered appropriate. The place is a standard representative example of an early-Victorian bluestone residence and exhibits no particular aesthetic features that would warrant inclusion under Criterion E. It is our view that the property is better included under Criterion D as a representative example of a Victorian farm homestead.

Criterion D has been applied to 103 Olliers Road. This is considered appropriate; however, the application of Criterion D asserts significance as a representative example of a Queen Anne-style Federation period residence. As noted in Section 3.1 above, this assessment is incorrect – the house was constructed in c 1890-91 with the gabled-ended section added in c 1915. Further, the architectural expression does not demonstrate the typical attributes of the Queen Anne Revival-style beyond a degree of asymmetry to its east elevation created by the c 1915 addition. Criterion D has been updated in the appended citation to reflect this finding.

3.7 STATEMENT OF SIGNIFICANCE

The format of the Statements of Significance is generally consistent with PPN1.

While the *What is significant?* section details the significant elements of each place, as well as those elements that do not contribute to their significance, they would benefit from being more concise to ensure clarity. As per PPN1, they should be no more than one paragraph or a series of dot points. This section has been revised to accord with the guidance in PPN1.

The *Why is it significant?* section for each property has been revised to more clearly express the reasons why each place meets the proposed heritage criteria, as discussed in Section 3.6 above.

3.8 RECOMMENDED TRIGGERS FOR THE SCHEDULE TO THE HERITAGE OVERLAY

The recommended triggers are generally considered appropriate, subject to the suggested changes outlined below.

The citation for 88 Olliers Road, Mount Rowan recommends that tree controls apply to a Monterey Cypress planted to the south-east of the residence. An aerial photograph from 1994 (Visualising Ballarat) demonstrates that this tree was recently planted at the time of the photograph (refer to Figure 6 in the amended citation). As the tree has no long-term historical linkage to the development of the property, it is recommended that tree controls not be applied to this tree. Conversely, a stand of four (4) Monterey Cypress are sited to the west of the homestead. This stand, forming part of a previously extensive garden setting for the homestead, is evident as mature plantings in an aerial photograph dating to 1934 (see Figure 4 in the amended citation). As they are the remnants of the early garden setting for the homestead, it is recommended that these trees be subject to tree controls.

The citation for 103 Olliers Road, Mount Rowan has triggered 'External paint controls' for the timber residence. This is considered unnecessary as the existing white weatherboard with mission brown detail does not contribute to the significance of the property and therefore the recommendation in the citation should be updated to 'No'.

The citation for 112 Olliers Road, Mount Rowan has recommended notice and review requirements for a skillion roofed timber outbuilding extant on the site. Having inspected this structure on site, it is confirmed that it is a substantially altered structure that appears to date from c1920 onwards. As such, it is recommended the trigger been updated to 'No'.

3.9 EXTENT OF THE HERITAGE OVERLAY

The proposed extent of the Heritage Overlay for each property was reconsidered in the context of the site inspections and review of historical and contemporary aerial photography. This has resulted in recommended changes to the mapped extents for all the properties.

The amended extents have sought to establish an appropriate curtilage consistent with the guidance in PPN1 in relation to rural properties that reads:

However, there will be occasions where the curtilage and the Heritage Overlay polygon should be reduced in size as the land is of no significance. Reducing the curtilage and the polygon will have the potential benefit of lessening the number of planning permits that are required with advantages to both the landowner and the responsible authority. Examples of situations where a reduction in the curtilage and polygon may be appropriate include:

- *A homestead on a large farm or pastoral property where it is only the house and/or outbuildings that is important. In most cases with large rural properties, the inclusion of large areas of surrounding farmland is unlikely to have any positive heritage benefits or outcomes.*

Where appropriate, the property boundary has been used as the starting point for the amended mapped extents with either fence or hedge lines – or other discernable features – also used to inform the curtilage. Where outbuildings have been identified as contributing the significance of the property these have been included in the proposed extent, with an appropriate buffer zone. Similarly, where trees are identified as contributing to the significance of the property, the outer extent of the tree canopy is used to inform the extent where appropriate (it is noted that in the absence of accurate trunk diameters at 1.4m above ground level [Diameter at Standard Height] it has not been possible to establish the notional root zone [NRZ] in accordance with Australian Standard AS4970-2025: *Protection of trees on development sites* and use the NRZ to inform the curtilage). The rationale for the changes to the recommended Heritage Overlay extents is discussed below.

3.9.1 Hawthorn Farm, 134 Gillies Road, Mount Rowan

The peer review has recommended a reduction in the recommended Heritage Overlay extent. Consistent with the RBA citation the western boundary is defined by the Gillies Road boundary. All the elements identified as being significant can be appropriately managed by defining the northern extent as 5 metres from the north wall of the historic outbuilding and to the east and south by the outer extent of the canopy of the mature Dutch Elm. The later outbuildings and additional land to the south included in the RBA citation do not contribute to the heritage values of the property and do not need to be included in the recommended Heritage Overlay polygon.

3.9.2 Bernera Homestead, 88 Olliers Road, Mount Rowan

A larger Heritage Overlay polygon is recommended for 88 Olliers Road to create a more easily defined extent that aligns with the homestead lot. The southern (Olliers Road) and eastern boundaries align with the property boundaries. The northern boundary is recommended to be moved further north to the defined fence line with the paddock immediately to the north, and the western boundary aligns with the property boundary of 112 Olliers Road to the west. The outbuildings on this property are not identified as contributing to the significance of the place.

3.9.3 Homestead, 103 Olliers Road, Mount Rowan

The amended recommended Heritage Overlay extent for 103 Olliers Road aligns with that recommended by RBA to the north, east and west. The Heritage Overlay polygon is reduced to the south to include – but not extend beyond – the outer extent of the canopy of the mature Monterey cypress. The outbuildings on this property are not identified as contributing to the significance of the place.

3.9.4 Hawthorn Park, 112 Olliers Road, Mount Rowan

The peer review has recommended a reduction in the recommended Heritage Overlay extent. Consistent with the RBA citation the southern extent is defined by the Olliers Road boundary and the western extent by the boundary with 118 Olliers Road to the west. The northern boundary is defined by the point at which the western property boundary dog-legs. The eastern boundary has been reduced to align with the hedge line enclosing the established garden as the drive and land to the east of this element is not necessary to manage the heritage values of the Hawthorne Park Homestead. The later and much altered outbuildings do not contribute to the heritage values of the property and do not need to be included in the recommended Heritage Overlay extent.

4 15 SIMS ROAD, MOUNT ROWAN

As discussed above, the property at 15 Sims Road, Mount Rowan poses challenges, with several material discrepancies in the historical record. A physical site inspection, undertaken on 8 August 2025, inspected the extant bluestone structure externally. This identified that this bluestone structure, which was assessed in the RBA citation as the original 1860s Caselli-designed homestead, is instead a modest outbuilding/farm-related structure (see Figure 1).



Figure 1. 15 Sims Road, Mount Rowan (GJM Heritage, August 2025)

The building is utilitarian in design with no architectural ornamentation. This is at odds with architect Henry R Caselli's residential designs, which are known to have been finely detailed and striking in their architectural resolution. The extant building is too modest to have ever accommodated seven rooms and has also been substantially altered with much of the rear wall removed and infilled with later brickwork (now enclosed by a later skillion-roofed timber structure). Historical research suggests that the seven-roomed bluestone residence was demolished at some stage, possibly in the 1930s, however evidence to definitively confirm this not be able to be located.

It is our view that, in light of the above assessment, the extant bluestone building requires reassessment to determine whether it warrants inclusion in the Heritage Overlay as a stand-alone early bluestone farm building.

5 CONCLUSION

While the RBA citations prepared as part of the Ballarat North PSP are generally consistent with the guidance provided in PPN1, it is our view that they require updating and amendment before they can be used to justify the inclusion of those properties in the Schedule to the Heritage Overlay of the Ballarat Planning Scheme.

We have provided updated citations for four (4) properties (appended to this report), but we note that further amendments are also required (specifically, detail on intactness/integrity and a separate Assessment against Heritage Criteria).

In relation to 15 Sims Road, Mount Rowan, there was no physical evidence identified on-site for the Caselli-designed seven-room homestead on which the RBA assessment has been made. It is our view that, in light of the above assessment, the extant bluestone building requires reassessment to determine whether it warrants inclusion in the Heritage Overlay as a stand-alone early bluestone farm building.

APPENDICIES - MARKED UP & CLEAN COPIES OF CITATIONS FOR:

- Hawthorn Farm, 134 Gillies Road, Mount Rowan
- Bernara Homestead, 88 Olliers Road, Mount Rowan
- Homestead, 103 Olliers Road, Mount Rowan
- Hawthorn Park, 112 Olliers Road, Mount Rowan

HAWTHORN FARM

Address	134 Gillies Road, Mount Rowan	Date Inspected	September 2023 (RBA Architects), August 2025 (GJM Heritage)
Construction Date	1854-1857	Period	Mid Early-Victorian



Figure 1. Hawthorn Farm, close-up from Gillies Road, with the brick creamery outbuilding left of frame and bluestone homestead to the right. (Source: RBA, August 2024)

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

~~Hawthorn Farm at 134 Gillies Road, Mount Rowan, is significant. The basalt residence was built between 1854 and 1857 for Edward and Letitia Williamson. It served as the homestead for a once far larger mixed farming property. The brick building, believed to be a former creamery, was built during the late 19th century.~~

~~The significance of the place is attributed to the original form and fabric of the two buildings:~~

- ~~• Homestead: hipped roof (excluding cladding), walls of coursed squared basalt rubble, and openings (excluding aluminium frames), and~~
- ~~• Creamery: gabled roof (excluding cladding), chimney, polychromatic brick walls, and openings (timber ledge-brace door and double hung sash).~~

~~The Dutch elm (*Ulmus x hollandica*) and the pear (*Pyrus sp.*) tree at place are significant plantings.~~

~~Non-original fabric, including the enclosed bullnose front verandah at the residence and the rear skillion wing are not significant.~~

Hawthorn Farm at 134 Gillies Road, Mount Rowan, constructed in c 1854-57.

Elements that contribute to the significance of the place include:

- Single-storey homestead of rough-hewn bluestone construction, built in the early Victorian period
- U-shaped hipped roof

- Tall rectangular window openings with deep dressed bluestone reveals
- Associated outbuilding of brick construction with high-pitched eaveless gabled roof, corbelled and parapeted gabled brick end walls, brick chimney with corbelled capping, principal elevation of Flemish bond brickwork with secondary elevations of English garden wall bond, opening with segmental arched head with brick voussoirs, bluestone threshold and step
- In-ground water tank associated with the outbuilding
- Mature Dutch elm (*Ulmus x hollandica*) to the south-east of the homestead and mature pear (*Pyrus sp.*) to the south of the homestead.

All fencing and outbuildings - with the exception of the brick outbuilding and associated in-ground water tank to the north of the residence – do not contribute to the significance of the place. The 1987 enclosed bullnose verandah, the rear skillion addition and the current roof cladding of the homestead do not contribute to the significance of the place. The canopy and corrugated steel addition to the brick outbuilding do not contribute to the significance of the place.

HOW IS IT SIGNIFICANT?

The Hawthorn Farm is of historical (Criterion A), and representative (Criterion D) and aesthetic (Criterion E) significance to the City of Ballarat.

WHY IS IT SIGNIFICANT?

~~Hawthorn Farm is of historical significance as a particularly early example of a farmstead complex in the municipality. The homestead is the earliest known building to survive in the Mount Rowan locality. It is illustrative of the area's emergence as an agricultural locality in the mid-Victorian period. The use of basalt is also reflective of a phase of domestic construction in the region that was never widespread and chiefly restricted to the mid to late 19th century. The presence of the small scale outbuilding, believed to be a former creamery, along with the mature cultural plantings, underlies the legibility of the place as a longstanding rural complex, of which relatively few survive in Ballarat. (Criterion A)~~

Hawthorn Farm at 134 Gillies Road, Mount Rowan is of historical significance due to its strong associations with the agricultural development of Mount Rowan, and the broader Ballarat region, in the mid-to-late nineteenth century when large acreages of land were developed and worked for farming purposes. The brick outbuilding remains highly intact to illustrate activities on the property, and the mature Dutch elm (*Ulmus x hollandica*) and pear (*Pyrus sp.*) plantings are historical remnants of the early activities and occupiers of the property. As a substantially intact farming residence constructed in the 1850s, Hawthorn Farm clearly demonstrate this important phase in the rural development of the City of Ballarat (Criterion A).

~~Hawthorn Farm is of aesthetic significance as a fairly intact ensemble of mid-to-late 19th-century rural buildings and early specimen trees, which collectively are highly evocative of a Victorian-era farmstead. The homestead and outbuilding are both architecturally distinctive, with the dwelling's robust form and use of basalt a good example of its type despite the likely addition of the front verandah. The former creamery, endowed with fine proportions and lively brickwork, is a highly intact and unusually expressive example of a rural manufacturing building for the municipality. Their spatial and visual relationship to each other and Gillies Road, as well as the nearby venerable Dutch elm and pear tree, imparts a strong and evolved picturesque quality. The Dutch elm is a particularly visually notable planting. (Criterion E)~~

Hawthorn Farm at 134 Gillies Road, Mount Rowan is of significance as an early representative example of an early Victorian bluestone homestead and associated outbuilding. The homestead displays typical characteristics of the early Victorian period, including rough-hewn bluestone construction, U-shaped hipped roof and tall, rectangular window openings with deep dressed bluestone reveals. The highly intact outbuilding clearly displays the characteristics of an early farm outbuilding building, including a high-pitched gable roof, corbelled and parapeted gabled brick end walls, brick chimney and opening with segmental arched head with brick voussoirs. 134 Gillies Road is highly legible as an early Victorian farm complex in the City of Ballarat (Criterion D).

CONTEXTUAL HISTORY

Historically, the boundaries of Mount Rowan – which fall within the Country of the Wadawurrung and Dja Dja Wurrung peoples – have been ~~indefinite~~ variable. At their broadest extent, the district encompassed the area from its namesake – the extinct volcano that dominates the landscape between Cummins (north) and Sims (south) roads – to Burrumbeet Creek in the south and southwest. Then north towards Sulky, east past Midland Highway (formerly

Creswick Road), and northwest to the edges of the township of Miners Rest. The landform is of flat volcanic plains dissected by fertile alluvial terraces and underground springs with some low-relief cone-like hills, of which Mount Rowan is the largest. Prior to European settlement, this area was characterised by open eucalypt forest (*Native Vegetation – Modelled 1750 Ecological Vegetation Classes*, Department of Energy, Environment, And Climate Action (VIC)).¹

The post-contact history of Mount Rowan has been one defined by relative consistency, having emerged from the early 1840s as a lightly populated rural landscape – devoid of an urban centre (that role was initially served by Miners Rest) – on the northern outskirts of Ballarat and Wendouree.

Much of Mount Rowan was initially encompassed within Thomas Waldie's (d. 1884) pastoral run known as Wyndholm (at its peak, over 18,000 acres), on which he obtained a Pre-emptive Right to 640 acres by 1854 (*William Bramwell Withers, The History of Ballarat, from the First Pastoral Settlement to the Present Time*, 2nd ed., 1870, available online, Project Gutenberg Australia:13).² Private sales commenced at pace in the locality from the mid-1850s, with small to medium-sized mixed farms (agricultural/pastoral) rapidly emerging, alongside some limited company-led deep lead exploration and quartz crushing. Mining activity appears to have largely ceased by the early 20th century, with the area characterised in 1905 as a 'post town' encompassing a state school (no. 757, closed 1946), one store, and 'a small, rather scattered population of about 200.' (*The Australian Handbook*, Gordon & Gotch, 1905:466)³

The *City of Ballarat Thematic Environmental History* (July 2024) provides the following contextual summary:

Mount Rowan is a small farming locality north of Ballarat, close to the Creswick Road, and takes its name from a volcanic hill of the same name. The Burrumbeet Creek crosses the area to the south. Crown land allotments were sold for farming from the mid-1850s. A common school was established in the mid-1860s and a Presbyterian Church was built c.1870. A state school was built in 1876 (VGG, 1876) and a local post office was also provided. By the 1930s, there was sparse settlement in the locality (Military map, 1935). The state school closed in 1946 (Watson 2001). A new government secondary school opened in 2019 (GML, *City of Ballarat Thematic Environmental History*, July 2024, Vol. 3:19-20).⁴

PLACE-SPECIFIC HISTORY

~~The subject land derives from Crown Portion 33 in the Parish of Ballarat, Country of Ripon. This approximately 71-acre (28.7 ha) holding was granted by purchase to Edward Williamson in May 1854 and was named Hawthorn Farm.⁵ Williamson (1817-83), born in Ireland, had immigrated to the Port Phillip District (now Victoria) with his wife Letitia (née) Graham (c. 1823-99) in 1840, only several years after the unofficial establishment of the settlement at Melbourne. Initially located in Geelong (declared a town in 1838), the couple shifted to Ballarat at the outset of the gold rush in the early 1850s.⁶ Williamson expanded Hawthorn Farm to encompass Crown Portion 33. He also had a parcel of Crown Portion 24 (approx. 13 acres) known as Junction Paddock and some 20 acres of Allotment 26 in the Parish of Dowling Forrest referred to as Williams Paddock. Following his death, Letitia purchased 140 acres across Crown Portions 30 and 31, naming it Rose Hill Farm.⁷~~

~~The construction of the basalt homestead at Hawthorn Farm occurred between 1854, the date of acquisition, and 1857, when the 'house' was reported in an inquest regarding the accidental death of Williamson's 12-year-old daughter by a firearm (rate book coverage in this area did not commence until 1885).⁸ Williamson's probate (1883) described the homestead as a five-roomed 'stone house ... valued at £90 per annum.'⁹ No tender notices or the like have been identified for the building of the homestead.~~

~~Hawthorn Farm, in line with agricultural activities across mid to late 19th-century Central Highlands (Victoria), was mixed with the cultivation of crops, including oats, wheat, and hay, practised alongside running dairy cattle.¹⁰ Williamson also leased a portion of his property to the Mount Rowan Mining Company.¹¹~~

The subject property at 134 Gillies Road, Mount Rowan formed part of Crown Portion 33 in the Parish of Ballarat. This approximately 71 acre (28.7 hectare) holding was purchased by Edward Williamson in 1854. He named it Hawthorn Farm (PROV, Parish plan).

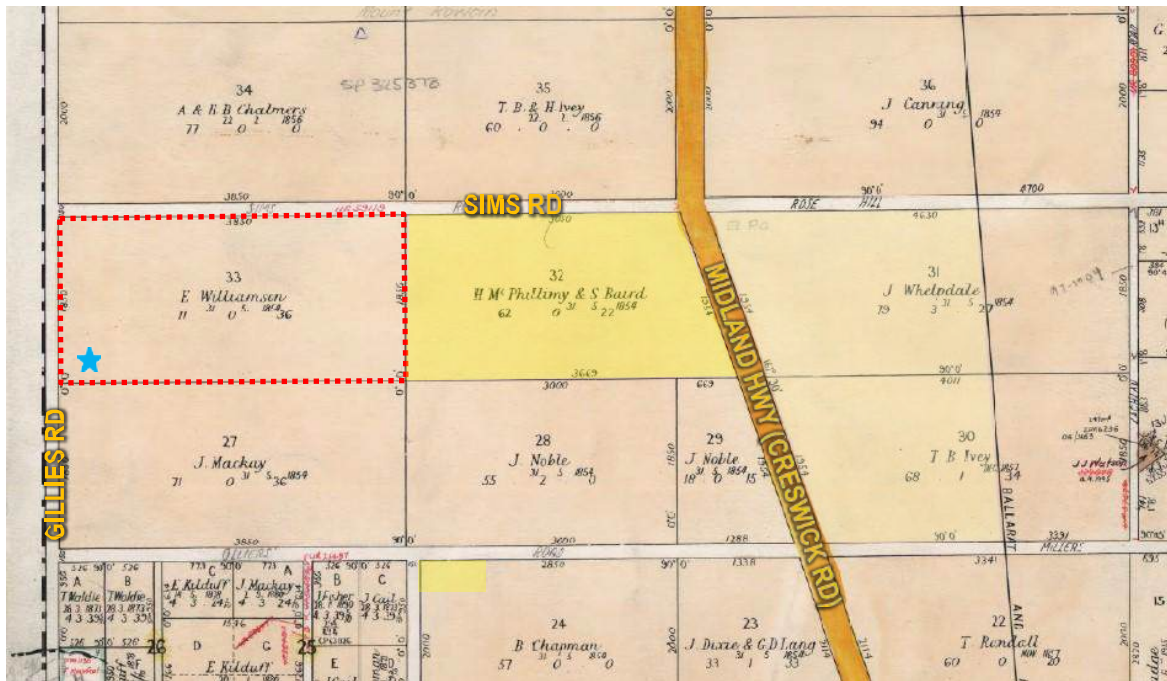


Figure 2. Extract from the Parish of Ballarat with Crown Portion 33 outlined in dashed red. The location of Hawthorn Farm is marked by the blue star. The extent of the Williamson's holdings at the death of Letitia is shaded yellow, excluding Crown Portion 26 in the Parish of Dowling Forest (Source: Parish of Ballarat map, Country of Ripon, PROV)

Following Williamson's death (May 1883), the property was transferred to his wife, Letitia, who managed the farm with the assistance of their son, David.¹² The probate for Letitia noted alongside the five-roomed basalt residence and fencing (evident in her husband's bequest) the presence of 'usual outbuildings', which presumably included the brick building presumed to be a creamery, making it likely (in combination with its architectural characteristics) that it had been constructed during the late 19th century.¹³

The place is depicted in the following aerial photograph, dated 1934.¹⁴ It shows the farmstead, including the square footprint of the homestead with rear wings (since partly removed), creamery building, various outbuildings (since lost or replaced), and the expansive canopy of the Dutch elm tree to the rear of the residence as well as the pear tree. Considering that Dutch elms take several decades to mature, it was likely planted by the Williamson family. It is not clear on the basis of this aerial whether or not the homestead included a front verandah at this stage.

Williamson was born in Ireland and immigrated to the Port Phillip District (now Victoria) with his wife Letitia in 1840. Initially located in Geelong, the couple moved to Ballarat at the outset of the Victorian gold rush in the early 1850s before purchasing Hawthorn Farm at Mount Rowan (*Geelong Advertiser*, 20 October 1853:5; *Ballarat Star*, 22 February 1899:2).

Hawthorn Farm had a mixed use, with the cultivation of crops, including oats, wheat, and hay, practiced alongside running dairy cattle (*Ballarat Courier*, 10 March 1877, p 3). Williamson also leased a portion of his property to the Mount Rowan Mining Company (*Ballarat Star*, 30 March 1865:3; *Ballarat Star*, 16 November 1865:2).

The date of construction of the existing stone residence could not be confirmed; however, it likely occurred between 1854, the date of acquisition, and 1857, when a 'house' was reported in an inquest regarding the accidental death of Williamson's 12-year-old daughter (*Ballarat Star*, 14 April 1857:2). The existence of the residence can be confirmed by the time of Williamson's death in 1883, with Williamson's probate describing the property as:

All that piece of land being allotment thirty three Parish of Ballarat Couty of Ripon containing seventy one acres and thirty six perches, all fenced in and upon which is erected a five roomed stone house... (PROV, E Williamson, Grant of probate)

Following Williamson's death, the property was transferred to his wife, Letitia, who managed the farm with the assistance of their son, David (*Ballarat Courier*, 8 June 1883:3). She also purchased Crown Portion 32 to the east of Hawthorn Farm. Letitia passed away in 1899, at which time the property was described as:

All that piece of land being Portions 32 and 33 Parish of Ballarat County of Ripon containing 133 acres or thereabouts. The improvements on this land consist of small 5 roomed stone house and the usual outbuildings and fencing (PROV, L Williamson, Grant of probate).

Hawthorn Farm remained in the Williamson family, operated by David Williamson and his wife Isabella Francese (née) Parker, as a sheep farm and draft horse stud until the early 1940s. At the time of his death in 1946, it was noted that he was 'formerly of Mount

Rowan but late of Talbot Street, South Ballarat' (*The Argus*, 4 December 1946:22). Described as a 'retired farmer', he held no real estate at the time of his death (PROV, D Williamson, Grant of probate).

A 1934 aerial photograph shows the property comprising the stone residence and various outbuildings (all since lost or replaced, with the exception of the outbuilding to the north of the residence) and an expansive canopy of a Dutch elm tree to the rear of the residence, understood to have been planted by the son of David and Isabella Williamson in c.1914 prior to his departure for war service (pers. comm).

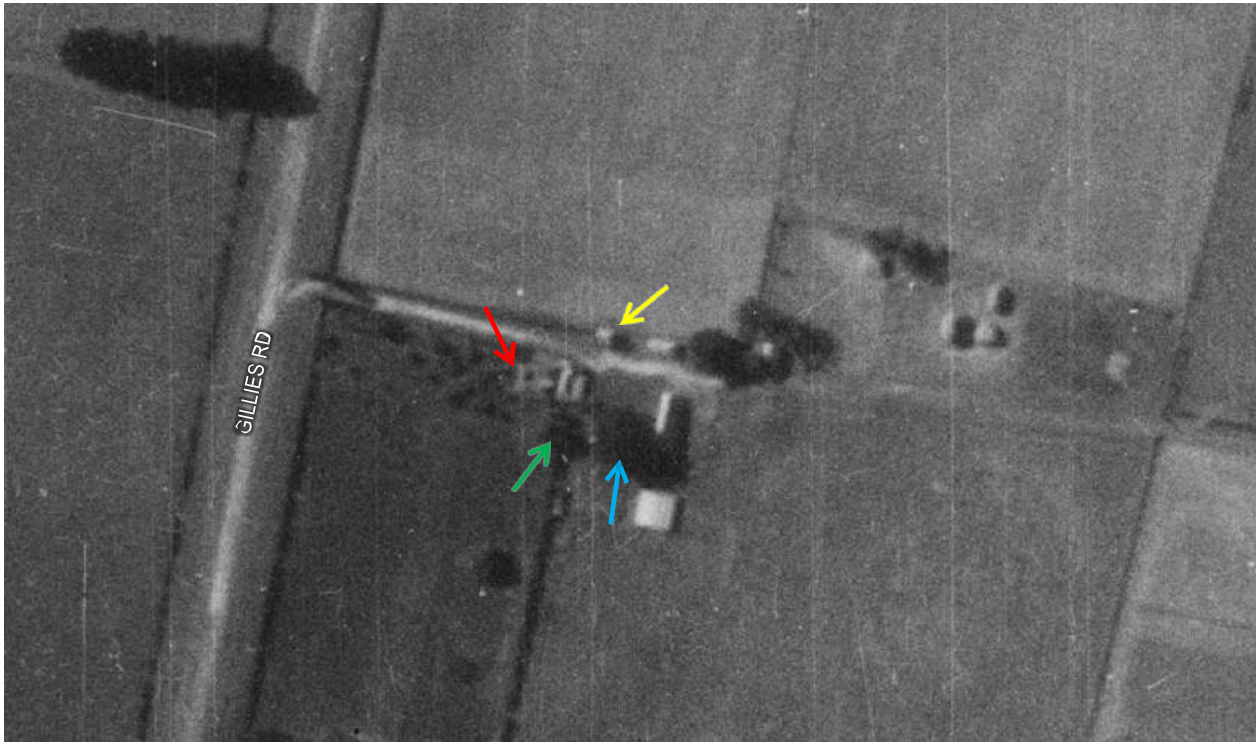


Figure 3. Aerial photograph of the Hawthorn Farm, dated March 1934, with the homestead indicated by the red arrow (~~note plantings forward of the facade, since lost~~), the ~~creamery outbuilding~~ (yellow arrow), Dutch elm (blue arrow), and pear tree (green arrow) ~~all surviving~~. North is top of the image. (Source: Map2806, Run 6, Frame 13241, Geoscience Australia)

~~Hawthorn Farm remained in the Williamson family, operated by David Williamson and his wife Isabella Francese (née) Parker, as a sheep farm and draft horse stud until around 1942.⁴⁵~~

~~The property was transferred to the Torrens System in 1999, after which it was progressively broken up.~~

~~At the time of assessment, the property was owned by the Mount Rowan Secondary College.⁴⁶~~

The enclosed verandah was added by architects L H Vernon & Associates for then owners, Mr and Mrs Grant Tillett, in 1987 (BCC, Building Application Files). The works included the demolition of the chimney and wall between the living room and kitchen and the removal of the existing porch and awnings over windows. The windows to the west elevation were replaced at this time with sliding aluminium joinery. The new verandah was constructed in bluestone 'generally to match existing'. The original roof slates were also removed at this time and replaced with Colorbond sheeting.

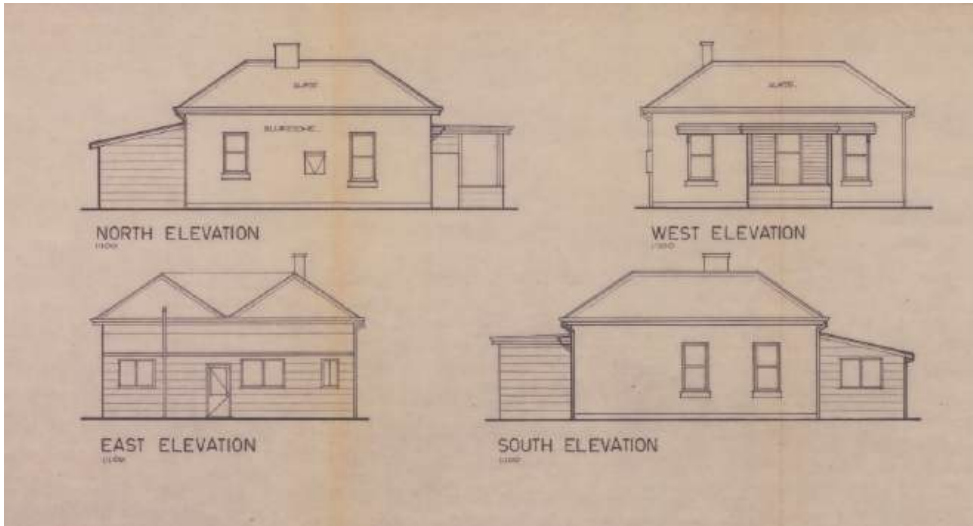


Figure 4. Architectural drawings showing existing conditions in 1987, prior to construction of new verandah (Source: Ballarat City Council)

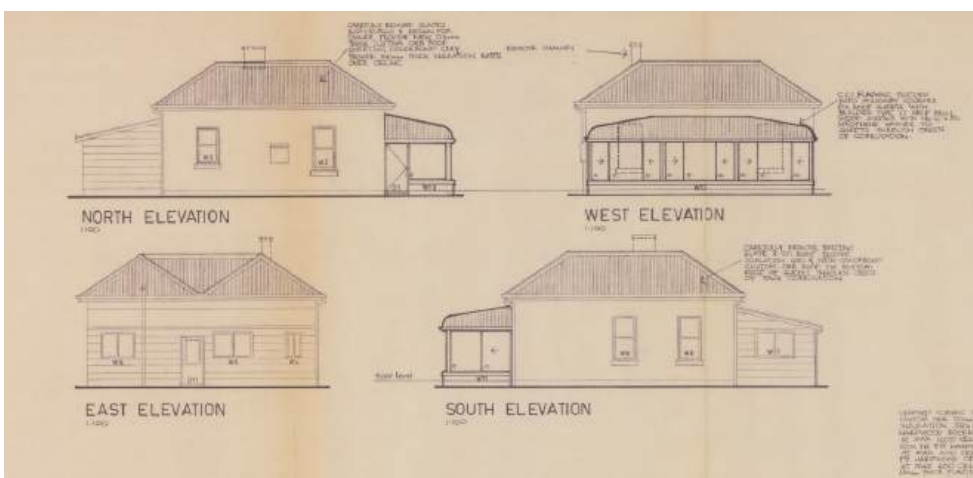


Figure 5. Architectural drawings showing design of new verandah, 1987 (Source: Ballarat City Council)

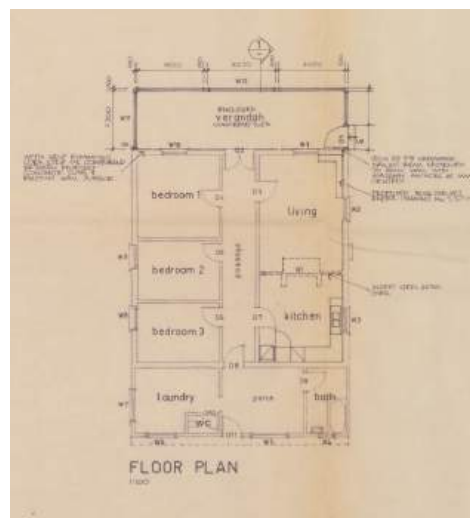
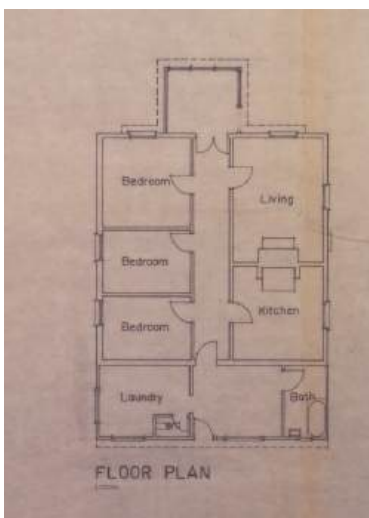


Figure 6 and Figure 7. Floor plans showing existing conditions (left) and proposed verandah addition, 1987 (right) (Source: Ballarat City Council)

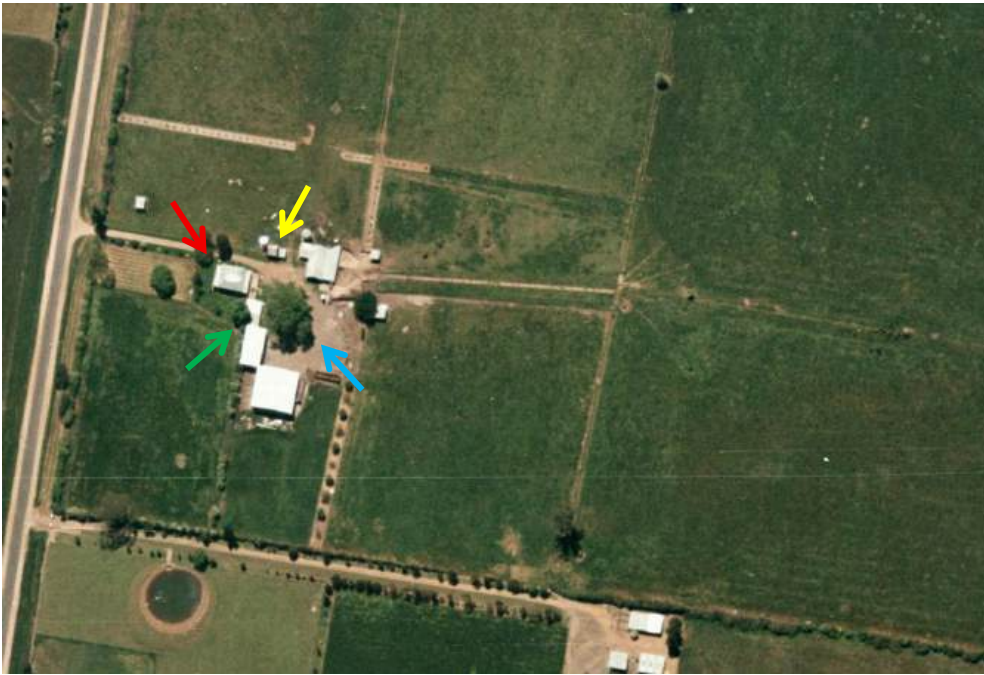


Figure 8. Aerial imagery, dated 1994, showing the residence and associated outbuildings - residence indicated by the red arrow; the outbuilding indicated by yellow arrow; Dutch elm indicated by blue arrow, and pear tree indicated by green arrow (Source: Visualising Ballarat)

The property was transferred to the Torrens System in 1999, after which it was progressively subdivided. The property was owned by Mount Rowan Secondary College in 2025.

PHYSICAL DESCRIPTION

Hawthorn Farm comprises a mid-Victorian period basalt residence, a former late 19th-century brick creamery, and a Dutch elm (*Ulmus x hollandica*) and pear (*Pyrus sp.*) tree, all of which are located at a deep setback from the east side of Gillies Road on generally level land. There are also several mid-to-late 20th-century or contemporary outbuildings in the complex.

The former homestead has a square footprint with a hipped roof (rear M-profile) clad in non-original corrugated sheeting. The eaves are boxed, and no chimneys survive. Its walls are constructed of coursed squared basalt (colloquially 'bluestone') rubble with a light rock-faced finish. Joints have generally been repointed with a cementitious mortar.

The façade of the homestead (west elevation) is intact, including its central door with flanking windows (framing and door appear to be non-original); however, these elements are concealed by an enclosed bullnose verandah that is an addition (either a new element or a replacement of the original). The latter has been enclosed with aluminium-framed casement windows above a concrete brick plinth. Whether or not the residence initially had a verandah (bullnose or otherwise) is not known.

Openings in the side basalt elevations are original, featuring drafted margins and dressed sills. Recessed windows are unsympathetic aluminium-framed replacements.

Attached to the rear is a rebuilt or replacement skillion-roofed volume clad in fibre-cement boards with aluminium-framed windows.



Figure 9. Hawthorn Farm homestead, showing concealed façade (east west elevation) (Source: RBA, September 2023)



Figure 10. Rear (east west) elevation (Source: RBA, September 2023)

The creamery building is situated northeast of the homestead by several metres. It has a compact footprint with a high-pitched roof clad in non-original corrugated metal sheeting with brick gabled ends/pediments. The latter have corbelled eaves and a projecting brick band. The eastern gable end is punctured by a brick chimney at its apex with a lightly moulded cap.

Its walls are constructed of handmade polychromatic brick, with light reds, browns, and umber colours evident. An English bond is utilised in the short/gabled ends with a Flemish bond for the long side. There is an offset opening with a segmental arch in the south face with a ledged and braced timber door, brick voussoirs, and basalt threshold and step. A small timber-framed double-hung sash window, also with a segmental arch, is evident in the north face.

The metal framed verandah (south elevation) and attached corrugated metal lean to addition (east) are additions. Internally, the creamery contains a single room and, of interest, includes a tall brick fireplace with a heavily corbelled breast. Set in the centre of the concrete floor is a deep rectangular 'pit' lined in brick with remnant timber beams.

Hawthorn Farm at 134 Gillies Road, Mount Rowan is located on rural land to the north of the regional centre of Ballarat and the suburb of Wendouree. The property is located on the east side of Gillies Road, west of the Midland Highway and north of Olliers Road. The homestead and outbuilding have a deep setback from the road and are situated either side of an unsealed driveway to the north of the

property.

The single-storey homestead is constructed of rough-hewn bluestone blocks, of various size and set in regular courses, with a Colorbond-clad U-shaped hipped roof. No chimneys remain. The principal elevation is obscured by a glazed verandah set on a brick base (added in 1987); however, the original bluestone elevation remains internally with two tall original window openings set either side of an altered former front entrance. Tall rectangular window openings, with deep dressed bluestone reveals, are set into the side elevations.

A skillion-roofed, fibre-cement weatherboard clad addition has been built at the rear of the homestead and a number of later outbuildings have been constructed at the complex.



Figure 11. Creamery Outbuilding, south elevation. (Source: RBA, September 2023)



Figure 12. (Above) 'Pit', floor of the creamery outbuilding (Source: RBA, September 2023)

Figure 13. (Left) Corbelled chimney breast, east internal elevation of the creamery outbuilding (Source: RBA, September 2023)

The outbuilding is a small brick building with high-pitched eaveless gabled roof, clad with corrugated sheet metal, and set between corbelled, parapeted gabled brick walls. A brick chimney, with corbelled capping, sits above the parapet at the east end. Constructed in Flemish bond brickwork, the principal elevation has an offset door opening with segmental arched head with brick voussoirs, and bluestone threshold and step. The secondary elevations are constructed in English garden wall bond brickwork. A cantilevered canopy

with metal supports (later addition) lines the principal elevation, and a corrugated sheet steel-clad shed has been added to the east elevation. An in-ground water tank associated with the outbuilding is located immediately to the west of the outbuilding.

A mature Dutch elm (*Ulmus x hollandica*) is located to the south-east of the homestead and a mature pear (*Pyrus sp.*) is located to the south of the homestead.

~~Southeast of the homestead is a tall Dutch elm. This exotic, deciduous tree is approximately 20 metres in height with a diameter at breast height of 173 cm and an extensive canopy (26m wide).~~

~~There is also a smaller exotic pear tree to the south of the homestead, which is believed to be of a similar age to the Dutch elm. It is approximately 10 metres in height with a diameter at breast height of 54 cm.⁴⁷~~



Figure 14. Significant Dutch Elm, facing south. (Source: RBA, September 2023)

Key features:

- Single-storey homestead of rough-hewn bluestone construction, built in the early Victorian period
- U-shaped hipped roof
- Tall rectangular window openings with deep dressed bluestone reveals
- Associated outbuilding of brick construction with high-pitched eaveless gabled roof, corbelled and parapeted gabled brick end walls, brick chimney with corbelled capping, principal elevation of Flemish bond brickwork with secondary elevations of English garden wall bond, opening with segmental arched head with brick voussoirs, bluestone threshold and step
- In-ground water tank associated with the outbuilding
- Mature Dutch elm (*Ulmus x hollandica*) to the south-east of the homestead and mature pear (*Pyrus sp.*) to the south of the homestead.

THEMATIC CONTEXT

GML, *City of Ballarat Thematic Environmental History*, vol. 2, final report (interim), July 2024:

3.3 Adapting and exploiting the land and its resources

3.4.5 Farming

The gold rushes in the Ballarat district hastened the development of farming in the Ballarat area, which

quickly became a highly productive land use owing to the good soils and temperate climate. The sudden influx of thousands of people to the goldfields in the early 1850s led to a high demand for fresh produce, particularly meat, grain and potatoes. Licensed slaughterhouses were also established, which were required under the health regulations. Farming ensured a ready market for agricultural produce and also encouraged the development of flour mills. Yields of wheat in the northern area of the City of Ballarat in the 1870s and 1880s were high, and the area's overall production made up a sizeable component of Victoria's total yield (Blainey, A History of Victoria, Cambridge University Press, 2013). So great was the demand for fresh food at the Ballarat goldfields that supply also came from much further afield, including the rich potato country around Koroit in southwestern Victoria, over 100 miles away (Doyle, Moyne Shire Thematic Environmental History, 2006) By the 1880s, once farm production had become well established, Ballarat was also supplying produce to Melbourne.

3.4.8

Quarrying

~~Stone for building and other purposes could be obtained at a number of quarries in the vicinity of Ballarat that were operating by the mid to late 1850s... The stone quarried for building purposes was predominantly bluestone, which was plentiful in the volcanic country around Ballarat. An 1861 plan of Ballarat identifies various stone reserves, as well as a number of quarries in the area around Black Hill [Brache, Ballarat Goldfield, 1861]. Others were at Redan and Warrenheip. Some bluestone was brought up from the deep lead mines and used for building, for example in the construction of Montrose Cottage, Ballarat East, in 1856.~~

3.5

Shaping the city, towns and villages

3.5.5

Building Homes

~~Victorian-era houses predominate in the early residential areas of Ballarat, including Ballarat East, Ballarat West, Eureka, Mount Pleasant and Canadian. Later periods are also represented by the existing housing stock, especially the Edwardian/Federation and interwar eras. There are fewer houses from the postwar period. In the areas that were later to develop, such as Ballarat North and Alfredton, there are still many Victorian and Edwardian homes but also a greater number of interwar and postwar homes. In Wendouree there is mixture of styles, with a large proportion of Federation and interwar residences, and also a fair share of postwar homes. Generally, the occurrence of postwar housing increases with the distance from the city centre. Many of the postwar homes that have been built in early mining areas, such as Ballarat East, are constrained by the small suburban lot sizes of the 1850s and have been designed accordingly.~~

~~[...]~~

Victorian era

The Ballarat municipality was born and came of age in the Victorian era, which officially began in 1848 when Queen Victoria ascended the throne. The building styles and methods that pastoralists and others brought with them to Buninyong and Ballarat from the late 1830s, however, more often followed a simple Georgian style or colonial vernacular traditions.

Extremes of wealth and economic hardship that were a product of the gold-mining environment saw a corresponding variation in the style and quality of homes. Houses built in the Victorian era in the City of Ballarat range from the most modest cottages to grandiose displays of wealth.

[...]

As permanent settlement took shape on the goldfields, small dwellings were built to a simple square or rectangular form plan. These early cottages retained vestiges of a colonial vernacular Georgian style, despite the passage of several years since Queen Victoria's death. Cottages were typically double fronted with a symmetrical facade, but smaller cottages that were only one-room wide were also built. They were typically built without verandahs and were set flush with the roadside ... They were predominantly timber-framed and clad in weatherboards ...

Those who could afford it built better-quality homes or called on the assistance of an architect. ~~Montrose Cottage, built in 1856, is an unusual example of a bluestone cottage from this period [VHR-H0108] ...~~

COMPARATIVE ANALYSIS

~~Dwellings of varying intactness from the mid-to-late Victorian period are relatively well represented under the Schedule to Clause 43.01 (Heritage Overlay) in the Ballarat Planning Scheme. However, distinguishing Hawthorn-~~

Farm from this heritage-listed building stock is its rural location, legibility as an agricultural complex, and the bluestone materiality of the homestead.

The majority of heritage overlays (HOs) in the municipality are concentrated within the urban core of Ballarat or along historic arterial routes leading to the centre. To date, rural areas in the municipality have not been closely reviewed from a heritage perspective, despite farming and agricultural development forming pronounced themes in the shaping of Ballarat's cultural landscape.

Most of the 19th-century building stock in Ballarat utilised timber or brick. By comparison, the use of worked basalt (colloquially 'bluestone') was less common. Due to the cost of quarrying and engaging a stonemason, masonry construction tended to be reserved for more prestigious work or in situations where good quality timber or brick was unavailable. Basalt dwellings in the municipality are generally single-storey with hipped roofs, symmetrical façades, and restrained (neo)classical or, less frequently, Regency detailing. Those from the 1880s or later are often embellished by an ornamented cast-iron verandah, features that may have been added to earlier basalt dwellings.

Of basalt housing affected by a heritage listing, only two are rural:

- ~~Lauderdale (Homestead), 7 Prince Street, Alfredton (VHR H0486, HO1). A State-significant, substantial, architect-designed (J.A. Doane) Free Classical-style former homestead (1863) with a corbie gabled outbuilding, both of basalt. Architecturally elaborate (bracketed eaves, dressed quoining, window surrounds, and decorative verandah). Formerly rural, now set within well-established suburban environs.~~
- ~~Lintel Grange Homestead Complex, 127 Edmonston Road, Addington (HO232). An evolved mid-to-late Victorian period hipped-roofed farmstead of basalt construction (squared random coursed and finely dressed, tuckpointed façade) with white local granite accents and a classically refined, cast-iron filigree character. Various other significant elements, including multiple and varied late 19th-century outbuildings, Golden privet hedge fencing, and some historic plantings (Weeping Nootka cypress, ash and walnut trees).~~

~~The other heritage-listed homestead complexes are:~~

- ~~Ballantrae, 7208 Midland Highway, Buninyong (H0551, HO133). A State-significant, highly ornate, and commodious Gothic Revival-style timber dwelling, built in 1857—set in extensive landscaped grounds but historically seemingly not a working/agricultural property ('gentleman's retreat').~~
- ~~Barnfield Cottage and Barn, 195 Kennedys Road, Miners Rest (HO138). No heritage assessment is available; however, the list includes a mid-Victorian period hipped house with bichromatic brickwork to the façade (at least) and a verandah that returns to both sides as well as a basalt outbuilding (squared random courses, roughly worked).~~
- ~~Roxburgh Dairy Farm (Former), 624 Glenelg Highway, Smythes Creek (HO212). A small complex with two timber residences dating from the mid-to-late Victorian period respectively, a double height wooden 'Cow Shed', and some significant plantings (a pair of Canary Island Date palms and several Monterey cypress trees).~~

~~Other than the corbie gabled basalt outbuilding at the State-significant Lauderdale, which has a highly considered, monumental character, all of the other surviving agricultural ancillary buildings noted above are utilitarian in presentation. Viewed in this context, the former creamery at the place, with its refined form and bold brickwork, stands as an unusually fine outbuilding design in the municipality.~~

~~The number of basalt residences in urban Ballarat is relatively few, with some key examples following:~~

- ~~Montrose Cottage, 111 Eureka Street, Ballarat East (VHR H0108, HO39). Rare early surviving residence (1856) and the only known 'bluestone and brick patterned building' in Ballarat. Miner's cottage typology, Victorian-Georgian style.~~
- ~~Elsinore, 13 Hotham Street, Lake Wendouree (part of HO166, Central Ballarat Heritage Precinct) Designed by Henry Richard Caselli for L.E. Brunn, c. 1869. An Italianate-style two-storey home, with a basalt ground and brick or rendered first floor (possibly built in two stages). Impressive garden setting.~~
- ~~504 Darling Street, Redan (part of HO168/South Ballarat Heritage Precinct). A notably ornate cottage—orné, probably 1890s. Unusually for its typology, it has an asymmetrical format with a projecting gabled wing.~~
- ~~Aberfeldy, 301 Skipton Street, Ballarat Central (part of HO168/South Ballarat Heritage Precinct). Commodious town residence with quoining to openings and corners. The originality of the return verandah with turned timber posts and decorative cast-iron frieze/brackets is unknown.~~
- ~~413 and 419 Lyons Street South, Ballarat Central (all part of HO168/South Ballarat Heritage Precinct). More modest scale, town residences with quoining and dressed window surrounds as well as front verandahs (only no-~~

~~419 is intact). Tall basalt chimneys at no. 413. Both are partly concealed by front garden vegetation.~~

- ~~• 416 Dawson Street South, Ballarat (part of HO168/South Ballarat Heritage Precinct). Largely concealed by plantings and non-original fencing. Representative town example.~~
- ~~• 23 Ragan Street South, Ballarat (part of HO168/South Ballarat Heritage Precinct). Victorian Regency style with random ashlar basalt courses and rendered window surrounds. The front-hipped verandah (exposed rafter ends, Tuscan Order columns) is likely an addition.~~

~~The homestead at Hawthorn Farm is in keeping with the other more typical heritage listed examples of its type, albeit differentiated by its early construction date (mid-to-late 1850s) and rural context/setting. While the integrity of its facade has been diminished somewhat by the enclosure or addition of the verandah, such a modification is readily reversible and does not disrupt an overall interpretation of the place as a mid-Victorian era basalt house. (Further investigation is required to determine the originality of the verandah.)~~

~~Elms were a favoured exotic planting in 19th century Ballarat. Most of the plantings listed as significant trees in the Schedule are pines or English elms. While it is likely that some Dutch elms are affected by precinct-based HOs or are not identified in the Schedule at individual heritage places, this species does appear to be less common overall within the municipality's heritage listings. No instances of a heritage-listed pear tree are known in Ballarat.~~

Hawthorn Farm is an example of a residence constructed on a rural property in the City of Ballarat in the early Victorian period.

Pastoralism and farming have played a key role in the historical development of the City of Ballarat. By the late 1830s, pastoral settlers were marking out pastoral runs of vast acreages throughout the region. The earliest homesteads built on these runs were often rudimentary with only a few rooms. Early Crown land sales from 1853 and the Land Act of 1860 saw the emergence of smaller farms and from the 1860s onwards, and more permanent homesteads were constructed. Early homesteads were often built of bluestone, while homesteads from the 1880s were generally of brick construction. These homesteads were typically designed with double-fronted symmetrical facades, hipped roof forms, prominent chimneys, timber-framed windows and post-supported verandahs. Farm properties also comprised a variety of associated farm buildings. These included dairies, cool stores, stables, grain sheds, machinery sheds, pigsties, shearing sheds and poultry sheds. Farm sheds tended to be simple structures built of timber, while dairies were often of masonry construction.

The establishment of smaller farms associated with the Land Act and subsequent land sales created distinctive patterns of development throughout the rural areas of the municipality and a small number of Victorian homesteads remain in the municipality, in varying states of intactness, to demonstrate this historic period of development.

Only a small number of Victorian homesteads are included in – or are proposed for inclusion in – the Heritage Overlay of the Ballarat Planning Scheme on an individual basis.

Barnfield Cottage and Barn at 195 Kennedys Road, Miners Rest is included in the Heritage Overlay of the Ballarat Planning Scheme as HO138. Barnfield is one of the oldest surviving farm complexes in the municipality and comprises a brick and timber homestead, bluestone and timber stables, two gabled timber outbuildings, brick milking shed and corrugated iron shed. The homestead and stables are rare examples of very early farm buildings dating from the 1850s.

Roxburgh Dairy Farm, 624 Glenelg Highway, Smythes Creek (HO212) was established in the 1850s and comprises a c1850s cottage, a larger 1870s homestead and a collection of outbuildings. It is historically significant as an intact example of a nineteenth century farm complex, which retains buildings from the mid-to-late nineteenth century and the early years of the twentieth century. The cow shed and other outbuildings illustrate the running of the Roxburgh dairy farm by John S Douglas and his sons, an operation which supplied Ballarat with much of its milk at the turn of the century. The survival of the c1850s cottage and the c1870s farmhouse illustrate the rapid increase in prosperity of the property from its establishment in 1856. It is aesthetically significant as a representative example of a large mid-Victorian farmhouse, in a setting of mature trees delineating residential and farmyard and farm buildings.

Lintel Grange Homestead at 127 Edmonston Road, Addington (HO232) was constructed in c1860 by pastoralist, Charles Edmonston and retains a complex of highly intact Victorian buildings, including homestead, grain barn, stable and various other outbuildings. It is of historical significance as an early small farming enterprise which was established prior to the first of the Land Acts in 1860 and for its strong association with the development and practices of farming in the City of Ballarat in the nineteenth century. It is of aesthetic significance as an example of a restrained classical mid-Victorian homestead and is also significant for its long and continuing association with the Edmonston family.

Bernera Homestead at 88 Olliers Road, Mount Rowan (recommended for inclusion in the Heritage Overlay) was constructed in c 1881 and comprises a substantial brick Victorian residence. It has clear associations with the agricultural development of Mount Rowan and the broader Ballarat region in the nineteenth century and is a fine, richly detailed and substantially intact example of a Victorian homestead.

Hawthorn Park Homestead at 112 Olliers Road, Mount Rowan (recommended for inclusion in the Heritage Overlay) was constructed in 1881 to designs by prolific Ballarat architect, Henry R Caselli. It comprises a richly detailed and ornate brick Victorian residence. The property has clear associations with the agricultural development of Mount Rowan and the broader Ballarat region in the nineteenth

century and is a fine, richly detailed and highly intact example of a Victorian homestead.

Barnfield Cottage and Barn, 195 Kennedys Road,
Miners Rest (HO138)



Figure 15. 195 Kennedys Road, Miners Rest (Source: Victorian Heritage Database)

Roxburgh Dairy Farm, 624 Glenelg Highway, Smythes
Creek (HO212)



Figure 16. 624 Glenelg Highway, Smythes Creek (Source: Google Street View)

Lintel Grange Homestead, 127 Edmonston Road,
Addington (HO232)



Figure 17. 127 Edmonston Road, Addington (Source: Victorian Heritage Database)

Bernera Homestead, 88 Olliers Road, Mount Rowan
(Recommended for HO)



Figure 18. 88 Olliers Road, Mount Rowan (Source: RBA Architects)

Hawthorn Park Homestead, 112 Olliers Road, Mount Rowan (Recommended for HO)



Figure 19. 112 Olliers Road, Mount Rowan (Source: GJM Heritage)

Like the above homesteads, Hawthorn Farm at 134 Gillies Road, Mount Rowan, was constructed on a rural property in the mid-to-late nineteenth century in what is now the City of Ballarat.

These homesteads exhibit a range of characteristics representative of housing of the Victorian period, including double-fronted symmetrical facades, hipped roof forms, prominent chimneys, brick or stone construction, timber-framed windows and post-supported verandahs. Like the above examples, Hawthorn Farm retains a high degree of integrity to its period of construction and **although obscured by the later enclosed verandah, clearly demonstrates a range of characteristics of early Victorian farmhouses in the City of Ballarat.**

The outbuilding and associated in-ground water tank remains substantially intact to **demonstrate small-scale** farming activities and practices. Similar to the Victorian homesteads included in the Heritage Overlay of the Ballarat Planning Scheme, Hawthorn Farm clearly demonstrates an important phase in the historical development of the City of Ballarat.

PREVIOUS HERITAGE ASSESSMENT

Previously identified as a 'Residence' and recommended for local heritage listing – Andrew Ward, *Ballarat Heritage Review 1998*, vol. 4, City of Ballarat, p168

Note that the Dutch Elm to the southeast of the residence is included on the National Trust of Australia (VIC) Register of Significant Trees, with the following Statement of Significance:

This specimen has the largest spread and girth of those on the Trust Register and would be amongst the largest in height. The tree makes a striking feature on this rural property and can be seen for some distance around the area. It makes an important contribution to the rural landscape. Edward Williamson purchased this crown grant at auction in Ballarat on 21st September 1854 and it remained in this family until approximately 1921.

The Dutch Elm is also included on the City of Ballarat's Exceptional Tree Register.

RECOMMENDATIONS

HERITAGE OVERLAY SCHEDULE CONTROLS

External paint controls	No
Internal alteration controls	No
Tree controls	Yes (Dutch elm and pear tree)
Solar energy system controls	Yes
Outbuilding or Fences	Yes (brick creamery outbuilding and associated in-ground water tank)
Prohibited uses permitted	Yes
Aboriginal heritage place	No

EXTENT OF THE HERITAGE OVERLAY

Hawthorn Farm at 134 Gillies Road, Mount Rowan, is recommended for inclusion under the Schedule to Clause 43.01 (Heritage Overlay) of the Ballarat Planning Scheme with a reduced the extent of the overlay (not title boundaries), as depicted in the aerial photograph below.

~~The recommended HO polygon extends east from the basalt home to the Gillies Road boundary, south by 32 metres, west by 55 metres, and then north of the north of the former creamery by 10 metres. This curtilage encompasses the significant residence and outbuilding (creamery) as well as the Dutch elm and pear tree.~~

The recommended Heritage Overlay polygon aligns with the property's west (Gillies Road) boundary and creates a rectangular extent set off 5m from the north wall of the outbuilding and defined to the east and south by the outer extent of the canopy of the mature Dutch elm.



The recommended extent of the heritage overlay for 134 Gillies Road, Mount Rowan, is shaded red. The significant Dutch elm is identified by a blue arrow, and the pear a yellow arrow. (Source: Nearmap, February 2025)



Figure 20. The recommended extent of the heritage overlay for 134 Gillies Road, Mount Rowan, outlined in red. (Source: Nearmap, 3

REFERENCES

Ballarat Courier.

Ballarat Star.

Ballarat City Council (BCC), Building Application Files, provided by Council.

Geelong Advertiser.

Geoscience Australia, Map 2806, Run 6, Frame 13241.

Public Record Office Victoria (PROV), David Williamson, Grant of probate, VPRS 28/P3 Unit 386/087.

Public Record Office Victoria (PROV), Edward Williamson, Grant of probate, VPRS 28/P2 Unit 25/825.

Public Record Office Victoria (PROV), Letitia Williamson, Grant of probate, VPRS 28/P0 Unit 70/995.

Public Record Office Victoria (PROV), Parish plan of Ballarat, B126, Ballarat Sheet 2, VPRS 16171/P0001/1.

Visualising Ballarat, accessed <https://www.visualisingballarat.org.au/>, 9 July 2025.

ENDNOTES

- ¹ ~~See *Native Vegetation – Modelled 1750 Ecological Vegetation Classes*, Department of Energy, Environment, And Climate Action (VIC)~~
- ² ~~William Bramwell Withers, *The History of Ballarat, from the First Pastoral Settlement to the Present Time*, 2nd ed., 1870, available online, Project Gutenberg Australia, p13~~
- ³ ~~*The Australian Handbook*, Gordon & Gotch, 1905, p466~~
- ⁴ ~~GML, *City of Ballarat Thematic Environmental History*, July 2024, vol. 3, p19~~
- ⁵ ~~Parish of Ballarat Plan, VPRS 16171/P0001/1, PROV~~
- ⁶ ~~Review of Births, Deaths and Marriages Victoria records (immigration date, Geelong residence); 'Return of Gold,' *Geelong Advertiser*, 20 October 1853, p5; and 'Obituary Notices', *Ballarat Star*, 22 February 1899, p2~~
- ⁷ ~~Edward Williamson, *Grant of Probate*, 1883, VPRS 28/P0002, PROV and Letitia Williamson, *Grant of Probate*, 1899, VPRS 28/P0002, PROV~~
- ⁸ ~~'Local intelligence', *Ballarat Star*, 14 April 1857, p2~~
- ⁹ ~~Williamson, *Grant of Probate*~~
- ¹⁰ ~~'For sale a quiet milch cow,' *Ballarat Courier*, 10 March 1877, p3~~
- ¹¹ ~~Williamson was also listed as a director of the City of Glasgow Mining Company in the 1860s. See: 'Prospectus of the Mount Rowan Gold Mining Company,' *Ballarat Star*, 30 March 1865, p3; 'Mining Intelligence,' *Ballarat Star*, 16 November 1865, p2~~
- ¹² ~~Grant of Probate, *Ballarat Courier*, 8 June 1883, p3~~
- ¹³ ~~PROV, VPRS 28/P0002, Letitia Williamson, Grant of Probate, 1899~~
- ¹⁴ ~~Aerial imagery dated 1933 (RAAF Ballarat) is available online via *Visualising Ballarat* (Historic Urban Landscape Ballarat) but is of a moderately lower quality than the 1934 image reproduced in this citation (see: <https://visualisingballarat.org.au/visbal-map.php>).~~
- ¹⁵ ~~'Farmer Sues Grazier,' *Ballarat Star*, 23 June 1923, p12; 'Coghlan Boase Pty Ltd Fourth Sale,' *Ballarat Star*, 15 June 1921, p5; and *Electoral Rolls, Ballarat*, 1937, entry no. 2005; 1942, entry no. 7215.~~
- ¹⁶ ~~Certificate of Title, vol. 10473, folio 128~~
- ¹⁷ ~~Tree Logic Pty Ltd, *Arboricultural Assessment and Report: Ballarat North – PSP*, 6 August 2024, p8, 188, 189~~

HAWTHORN FARM

Address	134 Gillies Road, Mount Rowan	Date Inspected	September 2023 (RBA Architects), August 2025 (GJM Heritage)
Construction Date	1854-1857	Period	Early-Victorian



Figure 1. Hawthorn Farm, close-up from Gillies Road, with the brick outbuilding left of frame and bluestone homestead to the right. (Source: RBA, August 2024)

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

Hawthorn Farm at 134 Gillies Road, Mount Rowan, constructed in c 1854-57.

Elements that contribute to the significance of the place include:

- Single-storey homestead of rough-hewn bluestone construction, built in the early Victorian period
- U-shaped hipped roof
- Tall rectangular window openings with deep dressed bluestone reveals
- Associated outbuilding of brick construction with high-pitched eaveless gabled roof, corbelled and parapeted gabled brick end walls, brick chimney with corbelled capping, principal elevation of Flemish bond brickwork with secondary elevations of English garden wall bond, opening with segmental arched head with brick voussoirs, bluestone threshold and step
- In-ground water tank associated with the outbuilding
- Mature Dutch elm (*Ulmus x hollandica*) to the south-east of the homestead and mature pear (*Pyrus sp.*) to the south of the homestead.

All fencing and outbuildings - with the exception of the brick outbuilding and associated in-ground water tank to the north of the residence – do not contribute to the significance of the place. The 1987 enclosed bullnose verandah, the rear skillion addition and the current roof cladding of the homestead do not contribute to the significance of the place. The canopy and corrugated steel addition to

the outbuilding do not contribute to the significance of the place.

HOW IS IT SIGNIFICANT?

Hawthorn Farm is of historical (Criterion A) and representative (Criterion D) significance to the City of Ballarat.

WHY IS IT SIGNIFICANT?

Hawthorn Farm at 134 Gillies Road, Mount Rowan is of historical significance due to its strong associations with the agricultural development of Mount Rowan, and the broader Ballarat region, in the mid-to-late nineteenth century when large acreages of land were developed and worked for farming purposes. The brick outbuilding remains highly intact to illustrate activities on the property, and the mature Dutch elm (*Ulmus x hollandica*) and pear (*Pyrus sp.*) plantings are historical remnants of the early activities and occupiers of the property. As a substantially intact farming residence constructed in the 1850s, Hawthorn Farm Homestead clearly demonstrate this important phase in the rural development of the City of Ballarat (Criterion A).

Hawthorn Farm at 134 Gillies Road, Mount Rowan is of significance as an early representative example of an early Victorian bluestone homestead and associated outbuilding. The homestead displays typical characteristics of the early Victorian period, including rough-hewn bluestone construction, U-shaped hipped roof and tall, rectangular window openings with deep dressed bluestone reveals. The highly intact outbuilding clearly displays the characteristics of an early farm outbuilding, including a high-pitched gable roof, corbelled and parapeted gabled brick end walls, brick chimney and opening with segmental arched head with brick voussoirs. 134 Gillies Road is highly legible as an early Victorian farm complex in the City of Ballarat (Criterion D).

CONTEXTUAL HISTORY

Historically, the boundaries of Mount Rowan – which fall within the Country of the Wadawurrung and Dja Dja Wurrung peoples – have been variable. At their broadest extent, the district encompassed the area from its namesake – the extinct volcano that dominates the landscape between Cummins (north) and Sims (south) roads – to Burrumbeet Creek in the south and southwest. Then north towards Sulky, east past Midland Highway (formerly Creswick Road), and northwest to the edges of the township of Miners Rest. The landform is of flat volcanic plains dissected by fertile alluvial terraces and underground springs with some low-relief cone-like hills, of which Mount Rowan is the largest. Prior to European settlement, this area was characterised by open eucalypt forest (*Native Vegetation – Modelled 1750 Ecological Vegetation Classes*, Department of Energy, Environment, And Climate Action (VIC)).

The post-contact history of Mount Rowan has been one defined by relative consistency, having emerged from the early 1840s as a lightly populated rural landscape – devoid of an urban centre (that role was initially served by Miners Rest) – on the northern outskirts of Ballarat and Wendouree.

Much of Mount Rowan was initially encompassed within Thomas Waldie's (d. 1884) pastoral run known as Wyndholm (at its peak, over 18,000 acres), on which he obtained a Pre-emptive Right to 640 acres by 1854 (William Bramwell Withers, *The History of Ballarat, from the First Pastoral Settlement to the Present Time*, 2nd ed., 1870, available online, Project Gutenberg Australia:13). Private sales commenced at pace in the locality from the mid-1850s, with small to medium-sized mixed farms (agricultural/pastoral) rapidly emerging, alongside some limited company-led deep lead exploration and quartz crushing. Mining activity appears to have largely ceased by the early 20th century, with the area characterised in 1905 as a 'post town' encompassing a state school (no. 757, closed 1946), one store, and 'a small, rather scattered population of about 200.' (*The Australian Handbook*, Gordon & Gotch, 1905:466)

The *City of Ballarat Thematic Environmental History* (July 2024) provides the following contextual summary:

Mount Rowan is a small farming locality north of Ballarat, close to the Creswick Road, and takes its name from a volcanic hill of the same name. The Burrumbeet Creek crosses the area to the south. Crown land allotments were sold for farming from the mid-1850s. A common school was established in the mid-1860s and a Presbyterian Church was built c.1870. A state school was built in 1876 (VGG, 1876) and a local post office was also provided. By the 1930s, there was sparse settlement in the locality (Military map, 1935). The state school closed in 1946 (Watson 2001). A new government secondary school opened in 2019 (GML, *City of Ballarat Thematic Environmental History*, July 2024, Vol. 3:19).

PLACE-SPECIFIC HISTORY

The subject property at 134 Gillies Road, Mount Rowan formed part of Crown Portion 33 in the Parish of Ballarat. This approximately 71 acre (28.7 hectare) holding was purchased by Edward Williamson in 1854. He named it Hawthorn Farm (PROV, Parish plan).

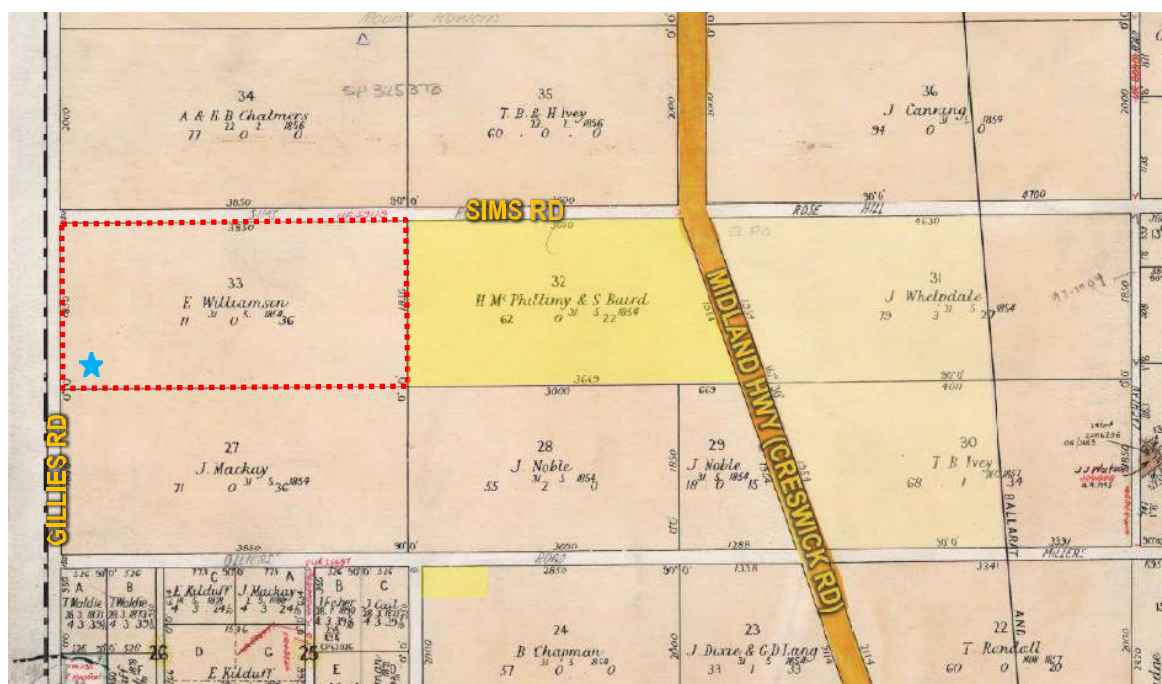


Figure 2. Extract from the Parish of Ballarat with Crown Portion 33 outlined in dashed red. The location of Hawthorn Farm is marked by the blue star. The extent of the Williamson's holdings at the death of Letitia is shaded yellow, excluding Crown Portion 26 in the Parish of Dowling Forest (Source: Parish of Ballarat map, Country of Ripon, PROV)

Williamson was born in Ireland and immigrated to the Port Phillip District (now Victoria) with his wife Letitia in 1840. Initially located in Geelong, the couple moved to Ballarat at the outset of the Victorian gold rush in the early 1850s before purchasing Hawthorn Farm at Mount Rowan (*Geelong Advertiser*, 20 October 1853:5; *Ballarat Star*, 22 February 1899:2).

Hawthorn Farm had a mixed use, with the cultivation of crops, including oats, wheat, and hay, practiced alongside running dairy cattle (*Ballarat Courier*, 10 March 1877, p 3). Williamson also leased a portion of his property to the Mount Rowan Mining Company (*Ballarat Star*, 30 March 1865:3; *Ballarat Star*, 16 November 1865:2).

The date of construction of the existing stone residence could not be confirmed; however, it likely occurred between 1854, the date of acquisition, and 1857, when a 'house' was reported in an inquest regarding the accidental death of Williamson's 12-year-old daughter (*Ballarat Star*, 14 April 1857:2). The existence of the residence can be confirmed by the time of Williamson's death in 1883, with Williamson's probate describing the property as:

All that piece of land being allotment thirty three Parish of Ballarat Couty of Ripon containing seventy one acres and thirty six perches, all fenced in and upon which is erected a five roomed stone house... (PROV, E Williamson, Grant of probate)

Following Williamson's death, the property was transferred to his wife, Letitia, who managed the farm with the assistance of their son, David (*Ballarat Courier*, 8 June 1883:3). She also purchased Crown Portion 32 to the east of Hawthorn Farm. Letitia passed away in 1899, at which time the property was described as:

All that piece of land being Portions 32 and 33 Parish of Ballarat County of Ripon containing 133 acres or thereabouts. The improvements on this land consist of small 5 roomed stone house and the usual outbuildings and fencing (PROV, L Williamson, Grant of probate).

Hawthorn Farm remained in the Williamson family, operated by David Williamson and his wife Isabella Francese (née) Parker, as a sheep farm and draft horse stud until the early 1940s. At the time of his death in 1946, it was noted that he was 'formerly of Mount Rowan but late of Talbot Street, South Ballarat' (*The Argus*, 4 December 1946:22). Described as a 'retired farmer', he held no real estate at the time of his death (PROV, D Williamson, Grant of probate).

A 1934 aerial photograph shows the property comprising the stone residence and various outbuildings (all since lost or replaced,

with the exception of the outbuilding to the north of the residence) and an expansive canopy of a Dutch elm tree to the rear of the residence, understood to have been planted by the son of David and Isabella Williamson in c.1914 prior to his departure for war service (pers. comm).

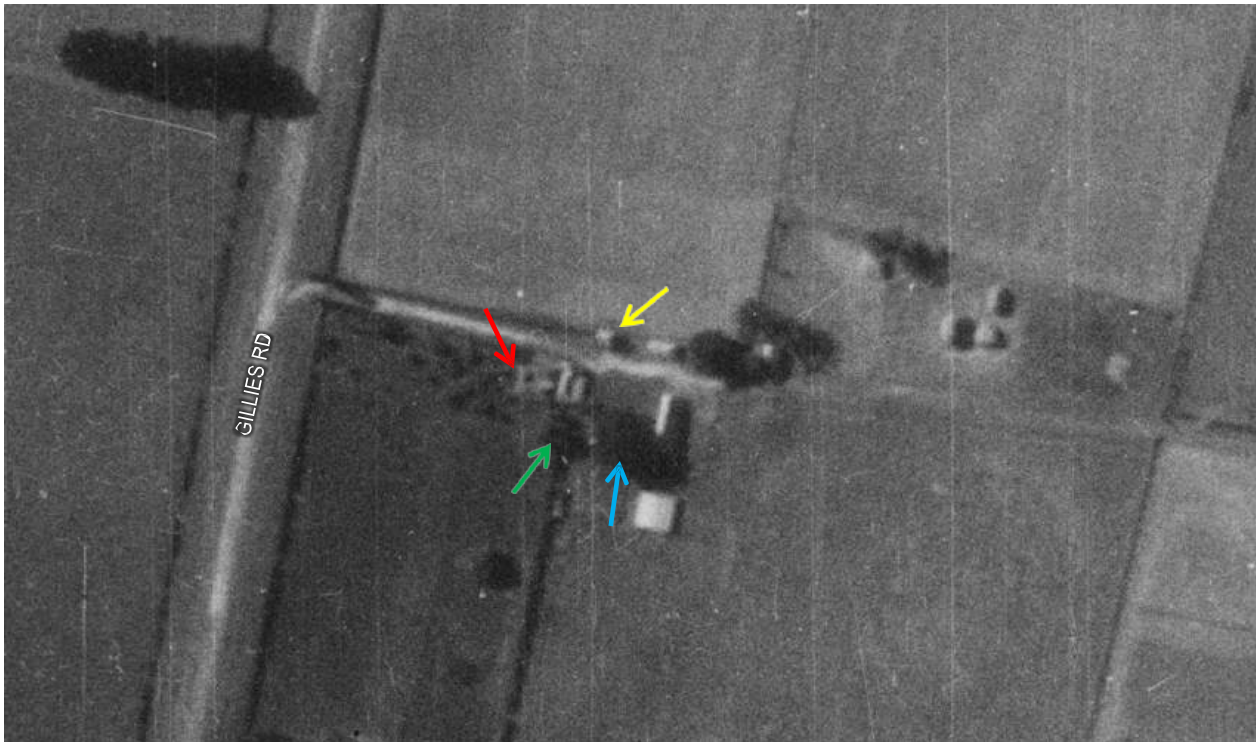


Figure 3. Aerial photograph of the Hawthorn Farm, dated March 1934, with the homestead indicated by the red arrow, the outbuilding (yellow arrow), Dutch elm (blue arrow), and pear tree (green arrow). North is top of the image. (Source: Map2806, Run 6, Frame 13241, Geoscience Australia)

The enclosed verandah was added by architects L H Vernon & Associates for then owners, Mr and Mrs Grant Tillett, in 1987 (BCC, Building Application Files). The works included the demolition of the chimney and wall between the living room and kitchen and the removal of the existing porch and awnings over windows. The windows to the west elevation were replaced at this time with sliding aluminium joinery. The new verandah was constructed in bluestone 'generally to match existing'. The original roof slates were also removed at this time and replaced with Colorbond sheeting.



Figure 4. Architectural drawings showing existing conditions in 1987, prior to construction of new verandah (Source: Ballarat City Council)

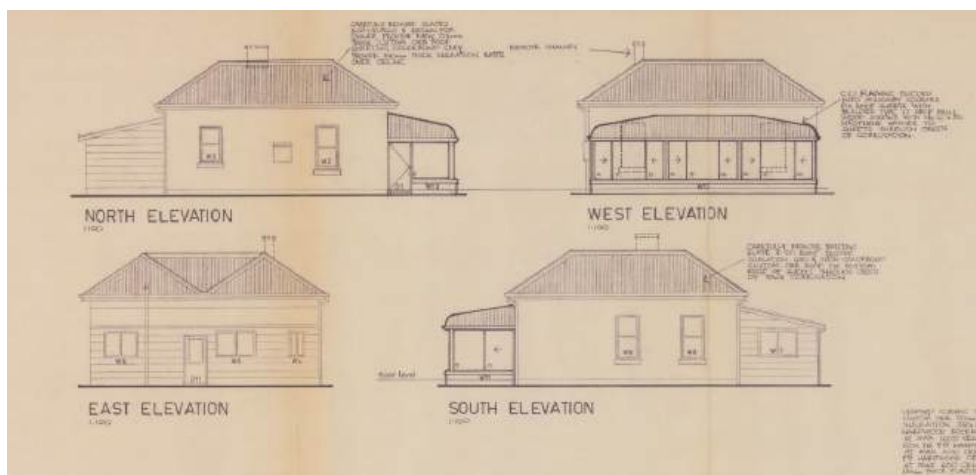


Figure 5. Architectural drawings showing design of new verandah, 1987 (Source: Ballarat City Council)

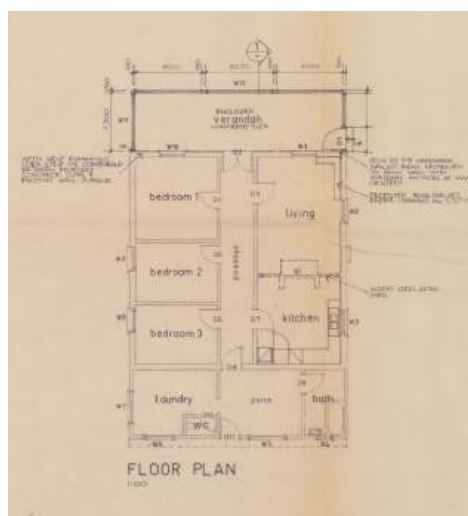
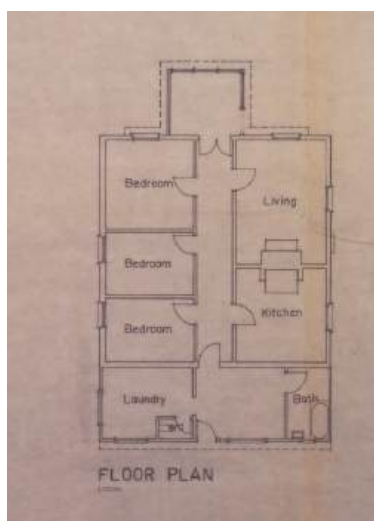


Figure 6 and Figure 7. Floor plans showing existing conditions (left) and proposed verandah addition, 1987 (right) (Source: Ballarat City Council)

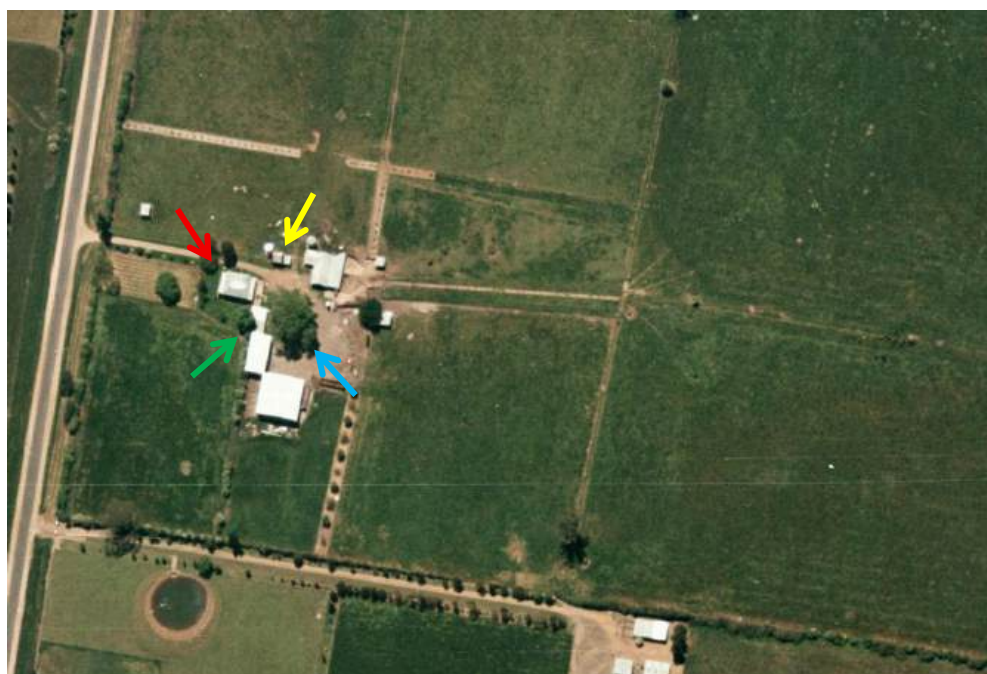


Figure 8. Aerial imagery, dated 1994, showing the residence and associated outbuildings - residence indicated by the red arrow; the outbuilding indicated by yellow arrow; Dutch elm indicated by blue arrow, and pear tree indicated by green arrow (Source: Visualising Ballarat)

The property was transferred to the Torrens System in 1999, after which it was progressively subdivided. The property was owned by Mount Rowan Secondary College in 2025.

PHYSICAL DESCRIPTION



Figure 9. Hawthorn Farm homestead, showing concealed façade (west elevation) (Source: RBA, September 2023)



Figure 10. Rear (west) elevation (Source: RBA, September 2023)

Hawthorn Farm at 134 Gillies Road, Mount Rowan is located on rural land to the north of the regional centre of Ballarat and the suburb of Wendouree. The property is located on the east side of Gillies Road, west of the Midland Highway and north of Olliers Road. The homestead and outbuilding have a deep setback from the road and are situated either side of an unsealed driveway to the north of the property.

The single-storey homestead is constructed of rough-hewn bluestone blocks, of various size and set in regular courses, with a Colorbond-clad U-shaped hipped roof. No chimneys remain. The principal elevation is obscured by a glazed verandah set on a brick base (added in 1987); however, the original bluestone elevation remains internally with two tall original window openings set either side of an altered former front entrance. Tall rectangular window openings, with deep dressed bluestone reveals, are set into the side elevations.

A skillion-roofed, fibre-cement weatherboard clad addition has been built at the rear of the homestead and a number of later outbuildings have been constructed at the complex.



Figure 11. Outbuilding, south elevation. (Source: RBA, September 2023)



Figure 12. (Above) 'Pit', floor of the outbuilding (Source: RBA, September 2023)

Figure 13. (Left) Corbelled chimney breast, east internal elevation of the outbuilding (Source: RBA, September 2023)

The outbuilding is a small brick building with high-pitched eaveless gabled roof, clad with corrugated sheet metal, and set between corbelled, parapeted gabled brick walls. A brick chimney, with corbelled capping, sits above the parapet at the east end. Constructed in Flemish bond brickwork, the principal elevation has an offset door opening with segmental arched head with brick voussoirs, and bluestone threshold and step. The secondary elevations are constructed in English garden wall bond brickwork. A cantilevered canopy with metal supports (later addition) lines the principal elevation, and a corrugated sheet steel-clad shed has been added to the east elevation. An in-ground water tank associated with the outbuilding is located immediately to the west of the outbuilding.

A mature Dutch elm (*Ulmus x hollandica*) is located to the south-east of the homestead and a mature pear (*Pyrus sp.*) is located to the south of the homestead.



Figure 14. Significant Dutch Elm, facing south. (Source: RBA, September 2023)

Key features:

- Single-storey homestead of rough-hewn bluestone construction, built in the early Victorian period
- U-shaped hipped roof
- Tall rectangular window openings with deep dressed bluestone reveals
- Associated outbuilding of brick construction with high-pitched eaveless gabled roof, corbelled and parapeted gabled brick end walls, brick chimney with corbelled capping, principal elevation of Flemish bond brickwork with secondary elevations of English garden wall bond, opening with segmental arched head with brick voussoirs, bluestone threshold and step
- In-ground water tank associated with the outbuilding
- Mature Dutch elm (*Ulmus x hollandica*) to the south-east of the homestead and mature pear (*Pyrus sp.*) to the south of the homestead.

THEMATIC CONTEXT

GML, *City of Ballarat Thematic Environmental History*, vol. 2, final report (interim), July 2024:

3.3 Adapting and exploiting the land and its resources

3.4.5 Farming

The gold rushes in the Ballarat district hastened the development of farming in the Ballarat area, which quickly became a highly productive land use owing to the good soils and temperate climate. The sudden influx of thousands of people to the goldfields in the early 1850s led to a high demand for fresh produce, particularly meat, grain and potatoes. Licensed slaughterhouses were also established, which were required under the health regulations. Farming ensured a ready market for agricultural produce and also encouraged the development of flour mills. Yields of wheat in the northern area of the City of Ballarat in the 1870s and 1880s were high, and the area's overall production made up a sizeable component of Victoria's total yield (Blainey, *A History of Victoria*, Cambridge University Press, 2013). So great was the demand for fresh food at the Ballarat goldfields that supply also came from much further afield, including the rich potato country around Koroit in southwestern Victoria, over 100 miles away (Doyle, *Moynes Shire Thematic Environmental*

History, 2006) By the 1880s, once farm production had become well established, Ballarat was also supplying produce to Melbourne.

3.5 Shaping the city, towns and villages

3.5.5 Building Homes

Victorian era

The Ballarat municipality was born and came of age in the Victorian era, which officially began in 1848 when Queen Victoria ascended the throne. The building styles and methods that pastoralists and others brought with them to Buninyong and Ballarat from the late 1830s, however, more often followed a simple Georgian style or colonial vernacular traditions.

Extremes of wealth and economic hardship that were a product of the gold-mining environment saw a corresponding variation in the style and quality of homes. Houses built in the Victorian era in the City of Ballarat range from the most modest cottages to grandiose displays of wealth.

[...]

As permanent settlement took shape on the goldfields, small dwellings were built to a simple square or rectangular form plan. These early cottages retained vestiges of a colonial vernacular Georgian style, despite the passage of several years since Queen Victoria's death. Cottages were typically double fronted with a symmetrical facade, but smaller cottages that were only one-room wide were also built. They were typically built without verandahs and were set flush with the roadside ... They were predominantly timber-framed and clad in weatherboards ...

Those who could afford it built better-quality homes or called on the assistance of an architect.

...

COMPARATIVE ANALYSIS

Hawthorn Farm is an example of a residence constructed on a rural property in the City of Ballarat in the early Victorian period.

Pastoralism and farming have played a key role in the historical development of the City of Ballarat. By the late 1830s, pastoral settlers were marking out pastoral runs of vast acreages throughout the region. The earliest homesteads built on these runs were often rudimentary with only a few rooms. Early Crown land sales from 1853 and the Land Act of 1860 saw the emergence of smaller farms and from the 1860s onwards, and more permanent homesteads were constructed. Early homesteads were often built of bluestone, while homesteads from the 1880s were generally of brick construction. These homesteads were typically designed with double-fronted symmetrical facades, hipped roof forms, prominent chimneys, timber-framed windows and post-supported verandahs. Farm properties also comprised a variety of associated farm buildings. These included dairies, cool stores, stables, grain sheds, machinery sheds, pigsties, shearing sheds and poultry sheds. Farm sheds tended to be simple structures built of timber, while dairies were often of masonry construction.

The establishment of smaller farms associated with the Land Act and subsequent land sales created distinctive patterns of development throughout the rural areas of the municipality and a small number of Victorian homesteads remain in the municipality, in varying states of intactness, to demonstrate this historic period of development.

Only a small number of Victorian homesteads are included in – or are proposed for inclusion in – the Heritage Overlay of the Ballarat Planning Scheme on an individual basis.

Barnfield Cottage and Barn at 195 Kennedys Road, Miners Rest is included in the Heritage Overlay of the Ballarat Planning Scheme as HO138. Barnfield is one of the oldest surviving farm complexes in the municipality and comprises a brick and timber homestead, bluestone and timber stables, two gabled timber outbuildings, brick milking shed and corrugated iron shed. The homestead and stables are rare examples of very early farm buildings dating from the 1850s.

Roxburgh Dairy Farm, 624 Glenelg Highway, Smythes Creek (HO212) was established in the 1850s and comprises a c1850s cottage, a larger 1870s homestead and a collection of outbuildings. It is historically significant as an intact example of a nineteenth century farm complex, which retains buildings from the mid-to-late nineteenth century and the early years of the twentieth century. The cow shed and other outbuildings illustrate the running of the Roxburgh dairy farm by John S Douglas and his sons, an operation which supplied Ballarat with much of its milk at the turn of the century. The survival of the c1850s cottage and the c1870s farmhouse illustrate the rapid increase in prosperity of the property from its establishment in 1856. It is aesthetically significant as a representative example of a large mid-Victorian farmhouse, in a setting of mature trees delineating residential and farmyard and farm buildings.

Lintel Grange Homestead at 127 Edmonston Road, Addington (HO232) was constructed in c1860 by pastoralist, Charles Edmonston

and retains a complex of highly intact Victorian buildings, including homestead, grain barn, stable and various other outbuildings. It is of historical significance as an early small farming enterprise which was established prior to the first of the Land Acts in 1860 and for its strong association with the development and practices of farming in the City of Ballarat in the nineteenth century. It is of aesthetic significance as an example of a restrained classical mid-Victorian homestead and is also significant for its long and continuing association with the Edmonston family.

Bernera Homestead at 88 Olliers Road, Mount Rowan (recommended for inclusion in the Heritage Overlay) was constructed in c 1881 and comprises a substantial brick Victorian residence. It has clear associations with the agricultural development of Mount Rowan and the broader Ballarat region in the nineteenth century and is a fine, richly detailed and substantially intact example of a Victorian homestead.

Hawthorn Park Homestead at 112 Olliers Road, Mount Rowan (recommended for inclusion in the Heritage Overlay) was constructed in 1881 to designs by prolific Ballarat architect, Henry R Caselli. It comprises a richly detailed and ornate brick Victorian residence. The property has clear associations with the agricultural development of Mount Rowan and the broader Ballarat region in the nineteenth century and is a fine, richly detailed and highly intact example of a Victorian homestead.

Barnfield Cottage and Barn, 195 Kennedys Road, Miners Rest (HO138)



Figure 15. 195 Kennedys Road, Miners Rest (Source: Victorian Heritage Database)

Roxburgh Dairy Farm, 624 Glenelg Highway, Smythes Creek (HO212)



Figure 16. 624 Glenelg Highway, Smythes Creek (Source: Google Street View)

Lintel Grange Homestead, 127 Edmonston Road, Addington (HO232)



Figure 17. 127 Edmonston Road, Addington (Source: Victorian Heritage Database)

Bernera Homestead, 88 Olliers Road, Mount Rowan
(Recommended for HO)



Figure 18. 88 Olliers Road, Mount Rowan (Source: RBA Architects)

Hawthorn Park Homestead, 112 Olliers Road, Mount Rowan
(Recommended for HO)



Figure 19. 112 Olliers Road, Mount Rowan (Source: GJM Heritage)

Like the above homesteads, Hawthorn Farm at 134 Gillies Road, Mount Rowan, was constructed on a rural property in the mid-to-late nineteenth century in what is now the City of Ballarat.

These homesteads exhibit a range of characteristics representative of housing of the Victorian period, including double-fronted symmetrical facades, hipped roof forms, prominent chimneys, brick or stone construction, timber-framed windows and post-supported verandahs. Like the above examples, Hawthorn Farm retains a high degree of integrity to its period of construction and although obscured by the later enclosed verandah, clearly demonstrates a range of characteristics of early Victorian farmhouses in the City of Ballarat.

The outbuilding and associated in-ground water tank remain substantially intact to demonstrate small-scale farming activities and practices. Similar to the Victorian homesteads included in the Heritage Overlay of the Ballarat Planning Scheme, Hawthorn Farm clearly demonstrates an important phase in the historical development of the City of Ballarat.

PREVIOUS HERITAGE ASSESSMENT

Previously identified as a 'Residence' and recommended for local heritage listing – Andrew Ward, *Ballarat Heritage Review 1998*, vol. 4, City of Ballarat, p168

Note that the Dutch Elm to the southeast of the residence is included on the National Trust of Australia (VIC) Register of Significant Trees, with the following Statement of Significance:

This specimen has the largest spread and girth of those on the Trust Register and would be amongst the largest in height. The tree makes a striking feature on this rural property and can be seen for some distance around the area. It makes an important contribution to the rural landscape. Edward Williamson purchased this crown grant at auction in Ballarat on 21st September 1854 and it remained in this family until approximately 1921.

The Dutch Elm is also included on the City of Ballarat's Exceptional Tree Register.

RECOMMENDATIONS

HERITAGE OVERLAY SCHEDULE CONTROLS

External paint controls	No
Internal alteration controls	No
Tree controls	Yes (Dutch elm and pear tree)
Solar energy system controls	Yes
Outbuilding or Fences	Yes (brick outbuilding and associated in-ground water tank)
Prohibited uses permitted	Yes
Aboriginal heritage place	No

EXTENT OF THE HERITAGE OVERLAY

Hawthorn Farm at 134 Gillies Road, Mount Rowan, is recommended for inclusion under the Schedule to Clause 43.01 (Heritage Overlay) of the Ballarat Planning Scheme with the extent of the overlay (not title boundaries), as depicted in the aerial photograph below.

The recommended Heritage Overlay polygon aligns with the property's west (Gillies Road) boundary and creates a rectangular extent set off 5m from the north wall of the outbuilding and defined to the east and south by the outer extent of the canopy of the mature Dutch elm.



Figure 20. The recommended extent of the heritage overlay for 134 Gillies Road, Mount Rowan, outlined in red. (Source: Nearmap, 3 August 2025)

REFERENCES

Ballarat Courier.

Ballarat Star.

Ballarat City Council (BCC), Building Application Files, provided by Council.

Geelong Advertiser.

Geoscience Australia, Map 2806, Run 6, Frame 13241.

Public Record Office Victoria (PROV), David Williamson, Grant of probate, VPRS 28/P3 Unit 386/087.

Public Record Office Victoria (PROV), Edward Williamson, Grant of probate, VPRS 28/P2 Unit 25/825.

Public Record Office Victoria (PROV), Letitia Williamson, Grant of probate, VPRS 28/P0 Unit 70/995.

Public Record Office Victoria (PROV), Parish plan of Ballarat, B126, Ballarat Sheet 2, VPRS 16171/P0001/1.

Visualising Ballarat, accessed <https://www.visualisingballarat.org.au/>, 9 July 2025.

BERNERA HOMESTEAD

Address	88 Olliers Road, Mount Rowan	Date Inspected	September 2023 & August 2024 (RBA Architects) August 2025 (GJM Heritage)
Construction Date	c. 1881	Period	Late Victorian



*Bernera Homestead from Olliers Road.-
(Source: RBA, August 2024)*



Figure 1. Bernera Homestead from Olliers Road. (Source: GJM Heritage, August 2025)

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

~~Bernera Homestead at 88 Olliers Road, Mount Rowan, is significant. It was initially part of an approximately 73-acre (29.5 ha) farm and constructed for Norman Roderick Macleod, a successful stock/station agent and auctioneer, and his wife Elizabeth Margaret Oswald (née Scott) in c. 1881.~~

~~The significance of Bernera Homestead is attributed to its original form and fabric, namely its principal hipped-roofed footprint and secondary gabled wing, all chimneys, bracketed eaves cornice, return skillion verandah (excluding replacement supports and concrete deck), walls of red brick and rendered plinth, pilasters, and fenestration, including main entrance (six-panelled door with sidelights and fanlight, coloured, and timber framed double-hung sashes/basalt sills).~~

~~The early Monterey cypress (*Cupressus macrocarpa*) tree to the southeast of the residence is also significant. Non-original elements, including the roof cladding, the rear attached skillion wing and fencing, are not significant.~~

Bernera Homestead at 88 Olliers Road, Mount Rowan, constructed c 1881.

Elements that contribute to the significance of the place include:

- Single-storey brick homestead, constructed with restrained classical detailing of the Victorian period
- U-shaped roof with two distinctive chimneys, each comprising two stacks with central arched opening between and a single rendered capping
- Corrugated sheet metal-clad skillion return verandah to three sides of the homestead (except later steel posts)
- Symmetrical principal (east) elevation divided into three bays by face red brick pilasters with corniced capitals and string course above the verandah
- Central front entrance with sidelights and flanking pairs of timber-framed French door openings with upper glazing
- Face red brick pilasters and timber-framed sash windows to secondary elevations
- Rear brick wing with gabled roof and large undecorated chimney with external breast to the south-west of the

homestead

- Stand of mature Monterey cypress (*Cupressus macrocarpa*) to the west of the homestead.

The rear skillion addition, existing roof cladding and fencing within the property do not contribute to the significance of the place.

HOW IS IT SIGNIFICANT?

Bernera Homestead is of historical (Criterion A), representative (Criterion D) and aesthetic (Criterion E) significance to the City of Ballarat.

WHY IS IT SIGNIFICANT?

~~Bernera Homestead is of historical significance as an important early 1880s middle-class residence in Mount Rowan and, more broadly, the rural hinterland of Ballarat. It is illustrative of late 19th-century farming activities in the locality, a period in which the locality was consolidating as a farming area on the periphery of the urban centre of Ballarat. (Criterion A)~~

Bernera Homestead at 88 Olliers Road, Mount Rowan is of historical significance due to its strong associations with the agricultural development of Mount Rowan, and the broader Ballarat region, in the mid-to-late nineteenth century when large acreages of land were developed and worked for farming purposes. The stand of mature Monterey cypress to the rear (west) of the homestead are associated with the development of the place and remain as a remnant of the previously extensive homestead gardens. As a substantially intact farming residence constructed in the 1880s, Bernera Homestead clearly demonstrates this important phase in the rural development of the City of Ballarat (Criterion A).

~~Bernera Homestead is of aesthetic significance as a fairly intact and handsome late Victorian period brick villa in a neoclassical design mode, which is more unusual for the municipality. The residence's sparing highly considered use of ornamentation is of note, with those selected elements — the striking chimney pair with arched central 'cut outs', pilasters, bracketed eaves cornice, and French doors in the façade — expressive of cultivated urban decorum. The generous garden setting of the place, including the early Monterey Cypress tree, is evocative of the rural origins of the place. (Criterion E)~~

Bernera Homestead at 88 Olliers Road, Mount Rowan is of significance as a fine and substantially intact representative example of a Victorian brick homestead. It displays typical characteristics of the Victorian period, including hipped roof, brick chimneys with rendered capping, return verandah, symmetrical principal elevation, classical detailing, central entrance and flanking timber-framed French doors. 88 Olliers Road is highly legible as a restrained classically inspired Victorian homestead in the City of Ballarat (Criterion D).

Bernera Homestead at 88 Olliers Road, Mount Rowan is of aesthetic significance as a finely detailed and well-executed example of a residence with restrained classical detailing of the Victorian period. The striking detailing of the large arched chimneys and the brick pilasters presents a highly resolved expression of this architectural style. (Criterion E).

CONTEXTUAL HISTORY

Historically, the boundaries of Mount Rowan – which fall within the Country of the Wadawurrung and Dja Dja Wurrung peoples – have been ~~indefinite~~ variable. At their broadest extent, the district encompassed the area from its namesake – the extinct volcano that dominates the landscape between Cummins (north) and Sims (south) roads – to Burrumbeet Creek in the south and southwest. Then north towards Sulky, east past Midland Highway (formerly Creswick Road), and northwest to the edges of the township of Miners Rest. The landform is of flat volcanic plains dissected by fertile alluvial terraces and underground springs with some low-relief cone-like hills, of which Mount Rowan is the largest. Prior to European settlement, this area was characterised by open eucalypt forest (*Native Vegetation – Modelled 1750 Ecological Vegetation Classes*, Department of Energy, Environment, And Climate Action (VIC)).¹

The post-contact history of Mount Rowan has been one defined by relative consistency, having emerged from the early 1840s as a lightly populated rural landscape – devoid of an urban centre (that role was initially served by Miners Rest) – on the northern outskirts of Ballarat and Wendouree.

Much of Mount Rowan was initially encompassed within Thomas Waldie's (d. 1884) pastoral run known as Wyndholm (at its peak, over 18,000 acres), on which he obtained a Pre-emptive Right to 640 acres by 1854 (*William Bramwell Withers, The History of Ballarat, from the First Pastoral Settlement to the Present Time*, 2nd ed., 1870, available online, Project Gutenberg Australia:13).² Private sales commenced at pace in the locality from the mid-1850s, with small to medium-sized mixed farms (agricultural/pastoral) rapidly emerging, alongside some limited company-led deep

lead exploration and quartz crushing. Mining activity appears to have largely ceased by the early 20th century, with the area characterised in 1905 as a 'post town' encompassing a state school (no. 757, closed 1946), one store, and 'a small, rather scattered population of about 200.' (*The Australian Handbook*, Gordon & Gotch, 1905:466)³

The *City of Ballarat Thematic Environmental History* (July 2024) provides the following contextual summary:

Mount Rowan is a small farming locality north of Ballarat, close to the Creswick Road, and takes its name from a volcanic hill of the same name. The Burrumbeet Creek crosses the area to the south. Crown land allotments were sold for farming from the mid-1850s. A common school was established in the mid-1860s and a Presbyterian Church was built c.1870. A state school was built in 1876 (VGG, 1876) and a local post office was also provided. By the 1930s, there was sparse settlement in the locality (Military map, 1935). The state school closed in 1946 (Watson 2001). A new government secondary school opened in 2019 (GML, *City of Ballarat Thematic Environmental History*, July 2024, Vol. 3:19).⁴

PLACE-SPECIFIC HISTORY

~~The subject land derives from Crown Portions 28 and 29 in the Parish of Ballarat, Country of Ripon. These two holdings—collectively approximately 73 acres (29.5 hectares)—were granted by purchase to John Wilson Noble in 1854.⁵ Noble (d. 1903) resided in Ballarat from the early 1850s and was later its mayor and the chairman of the Ballarat Water Commission.⁶ He is presumably the namesake of Noble Court, which is located to the south of the subject place. There is no evidence that Noble established residence on his Mount Rowan property.~~

~~By at least 1881, Noble's Mount Rowan property had been transferred to Norman Roderick Macleod (sometimes spelled M'Leod).⁷ Establishing the construction date for the Bernera is challenging, as the Shire of Ballarat rate book for this part of the municipality (East Riding) did not commence until 1885. No tender notes or contemporary reports of construction activity at the place have been identified. However, Macleod's movements can be somewhat tracked through contemporary newspapers at the time, which records him as residing at 'Bernery' in Ballarat (no street given) in 1878 before his identification at Bernera at Mount Rowan. Given this, a construction date of c.1881 for the extant residence has been reached.⁸~~

The subject property at 88 Olliers Road, Mount Rowan formed part of Crown Portions 28 and 29 in the Parish of Ballarat. The approximately 73 acres (29.5 hectares) lots of land were purchased by John Noble in 1854 (PROV, Parish plan). Noble resided in Ballarat from the early 1850s and was later its mayor and the chairman of the Ballarat Water Commission (*The Bendigo Independent*, 3 April 1903:2).

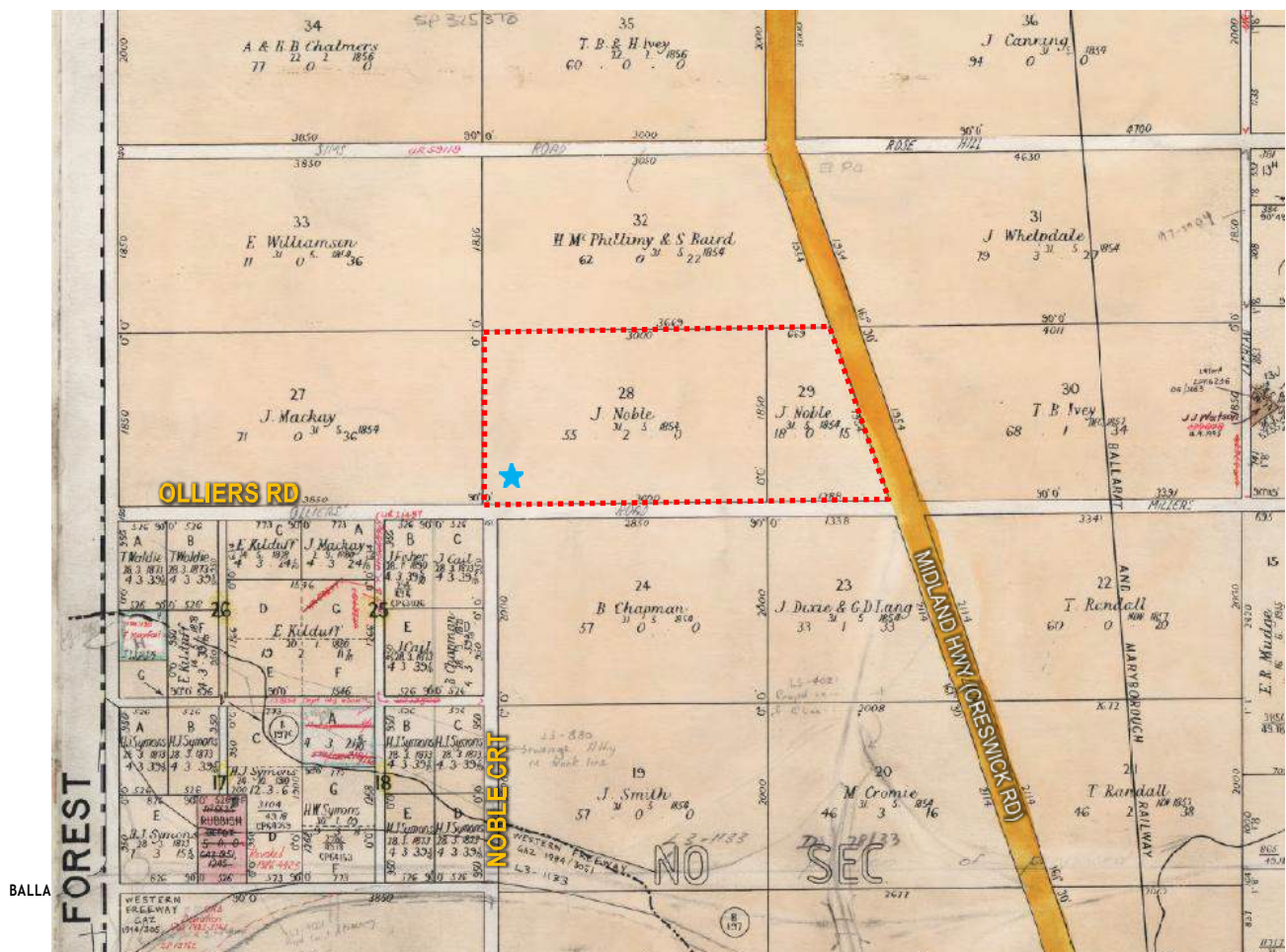


Figure 2. Extract from the Parish of Ballarat with Crown Portions 28 and 29 – granted to Noble – outlined in dashed red. The location of the Bernera Residence is approximately marked by the blue star. (Source: ~~(Source:~~ Parish of Ballarat map, B126, Ballarat Sheet 2, PROV)

~~Considering the composition of the dwelling, it was likely to have been designed by a professional architect; however, no identifying information concerning the individual or practice has emerged.~~

~~Bernera was a homestead, the primary residence for a farm. Later evidence suggests that Macleod had established an orchard in its vicinity with most of the property used for grazing.~~

~~Macleod (1817-82) was the eldest son of Scottish immigrants Archibald and Colina Macleod, who took up a squatting run at Bairnsdale in the mid 1840s. He initially managed several stations throughout eastern Victoria alongside Macleod Senior, becoming well known in the pastoral circles.⁹ In the mid 1860s, Macleod relocated to Ballarat, establishing a stock/station and auctioneer agency, often in partnership.¹⁰ Macleod was an active townsman and immersed in the local horse racing scene, serving as a steward for events and as an early president of the Ballarat Turf Club. It is understood that an oil portrait of Macleod hangs at the Ballarat Club (HO29).¹¹~~

~~Bernera appears to have been named after Greater Bernera (Scottish Gaelic: Beàrnaraigh), an island in the Outer Hebrides of Scotland. It appears that the Macleod family often named their runs/properties after places in their ancestral homeland.¹²~~

~~Macleod resided at Bernera with his wife, Elizabeth Margaret Oswald née Scott, whom he had married in 1875 (perhaps promoting the construction of the homestead) and had five children.¹³ Another son, his eldest but born out of wedlock, Thomas Willis Macleod (b. 1846), appears to have later managed the property with Elizabeth following Norman's death.¹⁴~~

By 1881, the property had been purchased by Norman Roderick Macleod and named 'Bernera' (*The Argus*, 14 February 1881:1). Macleod resided at Bernera with his wife, Elizabeth Margaret Oswald née Scott, whom he had married in 1875 and had five children (*Ballarat Courier*, 5 June 1875:2).

Macleod (1817-82) was the eldest son of Scottish immigrants Archibald and Colina Macleod, who took up a squatting run at Bairnsdale in the mid-1840s. He initially managed several stations throughout eastern Victoria alongside Macleod Senior, becoming well-known in pastoral circles (*The Bendigo Independent*, 3 April 1903:2). In the mid-1860s, Macleod relocated to Ballarat, establishing a stock/station and auctioneer agency, often in partnership. Macleod was an active townsman and immersed in the local horse racing scene, serving as a steward for events and as an early president of the Ballarat Turf Club.



Figure 3. Studio portrait of Norman R. Macleod. (Source: Reproduced in Macleod, 'Norman Roderick Macleod', *From Bernisdale to Bairnsdale*, 1994, p63)

~~Bernera was sold by the Macleod family in 1884 to Owen Charles O'Reilly (c. 1809-85), an affluent Irish squatter.¹⁵ O'Reilly died the following year. His probate described the property, including the residence, as follows:~~

~~Portion 28[,] Parish of Ballarat ... containing [approximately 55 acres] ... of fair grazing land all laid down in English grasses[,] portion cultivated fence in with post and rail wire and live [hedge] fences ...~~

~~Portion 29 ... [approximately 18 acres] ... Improvements consisting of a brick house slate roof containing four rooms[,] passage kitchen[,] servants room[,] pantry and meat house. Verandah iron roof with small bedroom at one end and bath room at the other (hot and cold water)[,] weatherboard skillion [with] asphalt floor iron roof also~~

~~covering store room small bed room and cellar ... orchard (trees planted 18 & 20 years)...~~¹⁶

~~In 1888, various advertisements appeared in the Ballarat press for the sale of the property — then under the ownership of Thomas H. Harris and no longer referred to as Bernera. The most detailed of these promotions described the holding as follows:~~

~~Portion 28... containing 55 acres, 2 roods of FINE GRAZING and FAIR AGRICULTURAL LAND of a chocolate description, subdivided into paddocks with post and rail and wire, and, also, live fences.~~

~~The improvements on the lot comprise a substantial BRICK HOUSE, with slate roof and sound and dry foundations. It contains 4 lofty and spacious rooms, and a seven feet hall, kitchen (with a splendid cooking range), servant's room, pantry, and meat house: verandah, having a small bedroom at one end and bathroom at the other (hot and cold water), weatherboard skillions, asphalt floor, iron roof (covering also the storeroom), small bedroom and cellar...~~

~~garden and orchard, covering about four acres (planted about 20 years); stable of three loose boxes, coachhouse and harness room (shingle roof), fowlhouse, cowshed (iron roof); splendid brick underground tank (18 feet deep), with excellent supply of water; 30 acres in crop...~~

~~Also, portion 29 ... containing 18 acres and 15 perches...~~

~~The long-established flower garden, with its semi-circular carriage avenue, orchard, and shrubbery, are of Oriental beauty, wealth, and profusion. The house and grounds are wholly sheltered from north winds, and well protected from the cold south. Therefore, as a site, it is highly suitable as a family residence. There is here a fine and extensive view.~~

~~To professional and business men of means this is a rare chance of obtaining a country residence, where relief and rest from the monotony of business and zest for new exertions may be had within a few minutes' drive from the city.¹⁷~~

~~Bernera is depicted in the following aerial photograph, dated 1934.¹⁸ It shows the homestead in a garden setting, with the broader landscape given over to fields and/or paddocks.~~

Macleod passed away in 1882, at which time the property passed to his wife, Elizabeth Margaret Oswald Macleod. At the time of Macleod's death, the property comprised:

73 acres 2 roods 15 perches of freehold land situated at Mount Rowan near Ballarat being portions 28 & 29 Parish of Ballarat Country of Ripon. The improvements consist of brick dwelling house containing 6 rooms, hall, pantry, store and cellars, laundry with garden and outbuildings. The land is subdivided into four paddocks enclosed by fences of posts rails and wires. The selling value of the land with all buildings & other improvements is £2400...(PROV, Macleod, Grant of probate)

Elizabeth sold Bernera two years later, in 1884, to Mr Owen O'Reilly, an affluent Irish squatter (*Ballarat Star*, 11 April 1884:4; *Border Watch*, 14 March 1885:4). O'Reilly died the following year. His probate described the property, including the residence, as follows:

Portion 28 Parish of Ballarat, county of Ripon containing 55.2.0 or thereabouts of fair grazing land all laid down in English grasses portion cultivated fenced in with post and rail wire and live fences at £10 per acre.

Portion 29 said Parish of Ballarat containing 18.0.15 or thereabouts at 10 per acre. Improvements consisting of a brick house slate roof containing 4 rooms, passage, kitchen, servants room, pantry and meat house. Verandah iron roof with small bedroom at one end and bath room at the other (hot and cold water), weatherboard skillion asphalt floor iron roof also covering store room, small bedroom and cellar. Iron galvanised tank 400 gallons small iron tank and force pump. Orchard (trees planted 18 to 20 years), stable of three loose boxes, coach house and harness room, shingle roof fowl house, cow shed (iron roof), old shed and the whole fenced in with post and rail wire and live fences (PROV, O'Reilly, Grant of probate).

The property was promptly offered for sale in June 1885, at which time it was advertised as a worthy investment and, 'to professional and business men of means this is a rare chance of obtaining a country residence, where relief and rest from the monotony of business...may be had within a few minutes' drive from the city (*Ballarat Star*, 26 June 1885:3).

The long-established flower garden, with its semi circular carriage avenue, orchard, and shrubbery, are of Oriental beauty, wealth and profusion. The house and grounds are wholly sheltered from north winds, and well protected from the cold south. Therefore, as a site it is highly suitable for a family residence. There is here a fine and extended view (Ballarat Star, 26 June 1885:3).

Described in the *Ballarat Courier* as a 'superb and enchanting property' with 'charming villa and luxurious garden' at the foot of Mount Rowan (*Ballarat Courier*, 27 June 1885:3), the property was purchased by farmer, Alexander Bell. Bell resided at the property until 1890, at which time he sold it to Neil McNeil (Shire of Ballarat RB, 1890-91). At the time of the sale, the property continued to comprise 73 acres 'being portions 28 and 29, parish of Ballarat', which were subdivided into four paddocks. The residence was described as a 'substantial brick house with slate roof, and sound and dry foundations', containing 'four lofty and spacious rooms, a 7-feet hall, kitchen (with splendid cooking range), servants' room, pantry and meat house' (*Ballarat Star*, 3 November 1890:3). The various outbuildings,

including the stable, coach house, harness room, fowl house and cowshed also remained (*Ballarat Star*, 3 November 1890:3).

The advertisement noted that 'this property has had three or four previous owners, all men of substance, and they and the present owner (Mr Bell) have spent large sums of money in making the place perfect in every sense...' (*Ballarat Star*, 3 November 1890:3)

McNeil continued to reside at the property, then called Pine Lodge, until his death in 1916 (*Ballarat Courier*, 3 January 1916:7). McNeil was a pioneer of Ballarat. Born in Scotland and arriving in Victoria in 1839, he travelled immediately to Ballarat and took up the 'occupation of a contractor in making new roads in this district' (*Ballarat Courier*, 3 January 1916:7). He was involved in the construction of the Serpentine embankment at Lake Wendouree and the construction of the railway line from Ballarat to Beaufort as well as a considerable portion of the main Gippsland railway line. Following several years spent engaged in grazing in South Australia and Western Australia, he returned to Ballarat, at which time he purchased the subject property (*Ballarat Courier*, 3 January 1916:7).

At the time of McNeil's death, the property comprised 'all those pieces of land being Allotments 28 and 29 Parish of Ballarat County of Ripon containing 73 acres 2 roods and 16 perches with improvements therein consisting of 7 roomed brick and wood dwelling, stable (old), hayshed, cowshed, cartshed, buggy shed and fencing' passed to his wife, Elizabeth (PROV, McNeil, Grant of probate).

The property was briefly owned by farmer, A M Thornton, before being sold to brothers, David and Frederick Kinnersley, in 1920 (Shire of Ballarat RB, 1917-18 & 1920-21). A 1934 aerial photograph shows the property during the Kinnersley's occupation and ownership. The brick homestead is set in a garden setting, with the broader landscape comprising a series of large paddocks. A close-up of the homestead shows the surviving primary form of the residence with its attached wing (southwest corner). A small carriage loop is visible, along with a tree-lined driveway that doglegs east-south to Olliers Road. On the west side of the carriage loop, closer to the road, another structure is also apparent. There are also a few outbuildings to the rear/west of the dwelling. Other than the homestead and western drive, these additional built elements have been lost.



Figure 4. Aerial photograph of Bernera dated 1934 on its historic property with Crown Portion 28 and 29 outlined. The homestead is visible in the southwest corner of the holding. North is top of frame. (Source: Map 2805, Run 6, Frame 13241, Geoscience Australia)

~~A close-up of the homestead from the 1934 aerial photograph shows the surviving primary form of the residence with its attached wing (southwest corner). In front of the Bernera's façade (east elevation), a small carriage loop or the like is visible, along with a tree-lined driveway that doglegs east-south to Olliers Road. On the west side of the carriage loop, closer to the road, another structure is also apparent. There are also a few outbuildings to the rear/west of the dwelling. Other than the homestead and western drive, these other built elements have been lost.~~



Figure 5. Close-up aerial photograph of Bernera, dated 1934, with the homestead indicated. (Source: Map 2805, Run 6, Frame 13241, Geoscience Australia)

~~The original farming property (Crown Allotments 28 and 29) remained intact until the second half of the 20th century, after which 74 Olliers Road and 613 Midland Highway were excised.~~

David Kinnersley resided at the property until his death in 1941, at which time it comprised:

All those pieces of land being portions 28 and 29 Parish of Ballarat County of Ripon containing 73 acres 2 roods 15 perches subdivided into 5 main and 3 small paddocks on which are improvements consisting of an 8 roomed brick dwelling (old), woodhouse, 4 stall stable, Feed House and Dairy (combined) Machinery shed and garage, Barn and Pigsty, 6 Bail Cowshed, Fowl houses and fencing of post and rail and post and wire and portion Live Hedge...owned by deceased and his brother as tenants in common (PROV, Kinnersley, Grant of probate).

The original farming property (comprising Crown Allotments 28 and 29) was subdivided in the late twentieth century, after which 74 Olliers Road and 613 Midland Highway were excised. The existing boundary of the subject property was established at this time.



Figure 6. Aerial imagery, dated 1994, showing the residence and associated outbuildings (Source: Visualising Ballarat)

PHYSICAL DESCRIPTION

Bernera Homestead is a single storey late Victorian period building positioned at a setback from the north side of Olliers Road on generally flat land. The dwelling is orientated to the east, with the façade facing a small front garden. This landscaping element is a post 1934 element, having replaced the earlier carriage loop.

Immediately southeast of the homestead is a single Monterey cypress (*Cupressus macrocarpa*), which appears to be evident in the 1934 aerial photograph.¹⁹

From at least the early 20th century (and likely earlier), the broader surrounds of the homestead have been demarcated from its wider agricultural property (Crown Portions 28 and 29) by windbreak plantings. These elements remain legible, chiefly to the southern boundary, but are now comprised of replacement trees — Southern Blue Gum (*Eucalyptus globulus*) — that are estimated to be between 20 to 40 years old.²⁰

None of the perimeter fencing at the place or that in the vicinity of the homestead (chain link with concrete base) is associated with its formative/significant development phase.

Bernera has a contained primary footprint with a hipped roof (rear/west M profile) that, until recently, retained its original slate cladding with galvanised steel flashing to ridgelines. This has now been replaced with a dark coloured corrugated Colorbond sheeting. Eaves are boxed with a timber bracketed cornice. Puncturing the east west ridgelines close to the centre is a set of red brick chimneys with moulded caps (brick) and rendered tops. Each is formed from paired brick sections that conjoin at their crown, creating a narrow arched opening.



Close-up of the façade (right) and south elevation of Bernera Homestead. Note that the slate roof tiles have been lost. (Source: RBA, August 2024)

The residence's walls are of a red face brick laid in a stretcher bond (probably indicative of cavity walling) with thin white mortar joints above a rendered plinth.

A timber-framed skillion-roofed verandah, clad in replacement corrugated metal sheeting, returns on three sides (east, north, south). Its roof is located well below that of the primary eaves line. An original or renewed lead flashing is evident at the top of the verandah; however, other elements (slender metal posts, concrete deck) are contemporary.

The façade (east) is symmetrical and divided into three bays by four pilasters with a classicised cap that pierces the verandah roof. A string band connects between the capitals. The central bay features a six panelled timber door (concealed by an original screen door) with flanking sidelights (panelled dado) and a surmounting semi circular fanlight (radiating glazing bars, sometimes called a 'sunburst light'). Glazing to the sidelights and fanlight is coloured, but its originality is not known. Timber French doors characterise the bays on either side.

The south wall (facing Olliers Road) is divided into two bays by three pilasters (connecting string band), a treatment presumably replicated in the west elevation. Side windows are large timber-framed double-hung sashes with rendered or basalt sills. The door at the rear of the south elevation is probably an alteration.

Attached to the rear of the southern primary wing is a gable-roofed volume, also of red brick construction, albeit in a common bond (lighter colour bricks may be replacements), with a rendered plinth. A large scale brick chimney with an external breast and a side catslide roof (north) and skillion (south) section dominates its west end. In the south elevation, one original opening remains (timber-framed, double-hung sash). The larger window is an insertion.

The north elevation of the original secondary wing is concealed by a skillion-roofed volume that extends the primary rear elevation. While it may be an original or early section of the place, it has been modified and is now clad in fibre cement sheeting (initially, presumably weatherboard).



Bernera Homestead, south elevation.—
(Source: RBA, August 2024)



Close-up of the original secondary rear wing with the skillion-roofed addition in the background.—
(Source: RBA, August 2024)



Figure 7. Southern elevation showing rear wing and skillion addition behind (GJM Heritage, August 2025)



Figure 8. Principal (east) elevation (GJM Heritage, August 2025)



Figure 9. Stand of mature Monterey cypress to the west of the homestead (GJM Heritage, August 2025)

Bernera Homestead at 88 Olliers Road, Mount Rowan is located on rural land to the north of the regional centre of Ballarat and the suburb of Wendouree. The homestead is located on the north side of Olliers Road, west of the intersection with the Midland Highway and north of Noble Court. It is accessed by a driveway at the western boundary of the property. The house is orientated to the east.

Set on a rendered base, the single-storey homestead is constructed of face red brick with a corrugated sheet metal-clad (replacing slate-cladding) U-shaped hipped roof, with bracketed eaves. Two large, distinctive red brick chimneys, which sit above the longitudinal hipped roofs, each comprise paired stacks with a central arched opening between and a single rendered capping. A simple corrugated sheet metal-clad skillion verandah extends across the principal elevation and returns along both sides of the building, supported on non-original slender metal posts. The principal elevation is symmetrical and divided into three bays by face red brick pilasters with corniced capitals and a string course, both visible above the verandah roof. The front entrance, with sidelights, is located in the central bay and the side bays contain pairs of timber-framed French door openings with upper glazing. The secondary elevations are divided into two bays by three pilasters, each containing timber-framed sash windows. A rear wing to the south-west of the main building is constructed of face red brick with a corrugated sheet metal-clad gabled roof (former slate-clad) and abuts the main homestead under the eave line. The wing, which contained the original kitchen, continues the line of the south elevation of the homestead and terminates at a large undecorated chimney with external breast. A single timber-framed sash window remains at the east end of the south elevation of the rear wing.

A later, timber framed addition with a skillion roof has been added to the rear of the homestead. Some openings to the rear brick wing have been altered.

Mature Monterey cypress (*Cupressus macrocarpa*) stand to the west of the house and various plantings line the boundaries of the property.

Key features:

- Single-storey brick homestead, constructed in a restrained classical style of the Victorian period
- U-shaped roof with two distinctive chimneys, each comprising two stacks with central arched opening between and a single rendered capping

- Corrugated sheet metal-clad skillion return verandah to three sides of the homestead (except later steel posts)
- Symmetrical principal (east) elevation divided into three bays by face red brick pilasters with corniced capitals and string course above the verandah
- Central front entrance with sidelights and flanking pairs of timber-framed French door openings with upper glazing
- Face red brick pilasters and timber-framed sash windows to secondary elevations
- Rear brick wing with gabled roof and large undecorated chimney with external breast to the south-west of the homestead
- Stand of mature Monterey cypress (*Cupressus macrocarpa*) to the west of the homestead.

THEMATIC CONTEXT

GML, *City of Ballarat Thematic Environmental History*, vol. 2, final report (interim), July 2024:

3.3 Adapting and exploiting the land and its resources

3.4.5 Farming

The gold rushes in the Ballarat district hastened the development of farming in the Ballarat area, which quickly became a highly productive land use owing to the good soils and temperate climate. The sudden influx of thousands of people to the goldfields in the early 1850s led to a high demand for fresh produce, particularly meat, grain and potatoes. Licensed slaughterhouses were also established, which were required under the health regulations. Farming ensured a ready market for agricultural produce and also encouraged the development of flour mills. Yields of wheat in the northern area of the City of Ballarat in the 1870s and 1880s were high, and the area's overall production made up a sizeable component of Victoria's total yield (Blainey, *A History of Victoria*, Cambridge University Press, 2013). So great was the demand for fresh food at the Ballarat goldfields that supply also came from much further afield, including the rich potato country around Koroit in southwestern Victoria, over 100 miles away (Doyle, *Moyne Shire Thematic Environmental History*, 2006). By the 1880s, once farm production had become well established, Ballarat was also supplying produce to Melbourne.

3.5 Shaping the city, towns and villages

3.5.5 Building Homes

~~Victorian era houses predominate in the early residential areas of Ballarat, including Ballarat East, Ballarat West, Eureka, Mount Pleasant and Canadian. Later periods are also represented by the existing housing stock, especially the Edwardian/Federation and interwar eras. There are fewer houses from the postwar period. In the areas that were later to develop, such as Ballarat North and Alfredton, there are still many Victorian and Edwardian homes but also a greater number of interwar and postwar homes. In Wendouree there is mixture of styles, with a large proportion of Federation and interwar residences, and also a fair share of postwar homes. Generally, the occurrence of postwar housing increases with the distance from the city centre. Many of the postwar homes that have been built in early mining areas, such as Ballarat East, are constrained by the small suburban lot sizes of the 1850s and have been designed accordingly.~~

~~[...]~~

Victorian era

The Ballarat municipality was born and came of age in the Victorian era, which officially began in 1848 when Queen Victoria ascended the throne. The building styles and methods that pastoralists and others brought with them to Buninyong and Ballarat from the late 1830s, however, more often followed a simple Georgian style or colonial vernacular traditions.

Extremes of wealth and economic hardship that were a product of the gold-mining environment saw a corresponding variation in the style and quality of homes. Houses built in the Victorian era in the City of Ballarat range from the most modest cottages to grandiose displays of wealth.

~~[...]~~

~~As permanent settlement took shape on the goldfields, small dwellings were built to a simple square or rectangular form plan. These early cottages retained vestiges of a colonial vernacular Georgian style, despite the passage of several years since Queen Victoria's death. Cottages were typically double fronted with a~~

~~symmetrical facade, but smaller cottages that were only one room wide were also built. They were typically built without verandahs and were set flush with the roadside ... They were predominantly timber framed and clad in weatherboards ...~~

~~Those who could afford it built better quality homes or called on the assistance of an architect ...~~

~~[...]~~

~~As settlement progressed in the suburbs of Ballarat and the surrounding towns in the 1870s and 1880s, many of the small rudimentary timber cottages of the 1850s were replaced with larger, more permanent homes. New homes tended to be double fronted, with a symmetrical facade, and followed a square or rectangular format, usually with an M-plan hipped roof. Although more often built of timber, bricks were also used. Typically, a front verandah was added, which was framed in decorative cast iron. Decorative cast iron for domestic use was produced locally at the Phoenix Foundry and included some distinctive designs as well as unusual openwork verandah columns [Landmark Heritage, 'Mossmount House' and Garden Heritage Citation', 3 November 2022, p22].~~

COMPARATIVE ANALYSIS

~~Bernera Homestead is a (likely architect designed) late Victorian period neoclassical style red brick dwelling. Broadly speaking (period/material), this type is well represented under the Schedule to Clause 43.01 (Heritage Overlay) of the Ballarat Planning Scheme. However, the majority of these listings are concentrated within the urban core of Ballarat (often in precincts) or along historic arterial routes leading to the centre. To date, rural areas in the municipality have not been closely reviewed from a heritage perspective, despite farming and agricultural development forming pronounced themes in the shaping of Ballarat's cultural landscape.~~

~~At the time of the assessment, only five homestead type properties in the LGA were heritage listed:~~

- ~~• Ballantrae, 7208 Midland Highway, Buninyong (H0551, HO133). A State significant, highly ornate Gothic Revival style timber dwelling, built in 1857 – set in extensive landscaped grounds but historically seemingly not a working/agricultural property ('gentleman's retreat').~~
- ~~• Lauderdale (Homestead), 7 Prince Street, Alfredton (H0486, HO1). A State significant and substantial, architect designed (J.A. Doane) Free Classical style homestead (1863) with a corbie gabled outbuilding, both of basalt. Architecturally elaborate (bracketed eaves, dressed quoining, window surrounds, and decorative verandah). Formerly rural, now set within well established suburban environs.~~
- ~~• Barnfield Cottage and Barn, 195 Kennedys Road, Miners Rest (HO138). No heritage assessment is available; however, the list includes a mid-Victorian period hipped house with bichromatic brickwork to the facade (at least) and a verandah that returns to both sides as well as a basalt outbuilding (squared random courses, roughly worked).~~
- ~~• Roxburgh Dairy Farm (Former), 624 Glenelg Highway, Smythes Creek (HO212). A small complex with two timber residences dating from the mid to late Victorian period respectively, a double height wooden 'Cow Shed', and some significant plantings (a pair of Canary Island Date palms and several Monterey cypress trees).~~
- ~~• Lintel Grange Homestead Complex, 127 Edmonston Road, Addington (HO232). An evolved mid to late Victorian period hipped roofed farmstead of basalt construction (squared random coursed and finely dressed, tuckpointed facade) with white local granite accents and a classically refined, cast iron filigree character. Various other significant elements, including multiple and varied late 19th century outbuildings, Golden privet hedge fencing, and some historic plantings (Weeping Nootka cypress, ash and walnut trees).~~

~~Differentiating Bernera Homestead from these listings is its rather severe neoclassical design mode, conveyed in particular by its simplified geometries and its particularly restrained use of ornamentation. Such understatement, the antithesis to much of the more embellished domestic design work emerging in the late 1870s/early 1880s (then soon after escalating) in Ballarat, is of note, particularly in the rural hinterland of the municipality.~~

Bernera Homestead is an example of a residence constructed on a rural property in the City of Ballarat in the Victorian period.

Pastoralism and farming have played a key role in the historical development of the City of Ballarat. By the late 1830s, pastoral settlers were marking out pastoral runs of vast acreages throughout the region. The earliest homesteads built on these runs were often rudimentary with only a few rooms. Early Crown land sales from 1853 and the Land Act of 1860 saw the emergence of smaller farms and from the 1860s onwards, and more permanent homesteads were constructed. Early homesteads were often built of bluestone, while homesteads from the 1880s were generally of brick construction. These homesteads were typically designed with double-fronted symmetrical facades, hipped roof forms, prominent chimneys, timber-framed windows and post-supported verandahs. Farm properties

also comprised a variety of associated farm buildings. These included dairies, cool stores, stables, grain sheds, machinery sheds, pigsties, shearing sheds and poultry sheds. Farm sheds tended to be simple structures built of timber, while dairies were often of masonry construction.

The establishment of smaller farms associated with the Land Act and subsequent land sales created distinctive patterns of development throughout the rural areas of the municipality and a small number of Victorian homesteads remain in the municipality, in varying states of intactness, to demonstrate this historic period of development.

Only a small number of Victorian homesteads are included in – or are proposed for inclusion in – the Heritage Overlay of the Ballarat Planning Scheme on an individual basis.

Barnfield Cottage and Barn at 195 Kennedys Road, Miners Rest is included in the Heritage Overlay of the Ballarat Planning Scheme as HO138. Barnfield is one of the oldest surviving farm complexes in the municipality and comprises a brick and timber homestead, bluestone and timber stables, two gabled timber outbuildings, brick milking shed and corrugated iron shed. The homestead and stables are rare examples of very early farm buildings dating from the 1850s.

Roxburgh Dairy Farm, 624 Glenelg Highway, Smythes Creek (HO212) was established in the 1850s and comprises a c1850s cottage, a larger 1870s homestead and a collection of outbuildings. It is historically significant as an intact example of a nineteenth century farm complex, which retains buildings from the mid-to-late nineteenth century and the early years of the twentieth century. The cow shed and other outbuildings illustrate the running of the Roxburgh dairy farm by John S Douglas and his sons, an operation which supplied Ballarat with much of its milk at the turn of the century. The survival of the c1850s cottage and the c1870s farmhouse illustrate the rapid increase in prosperity of the property from its establishment in 1856. It is aesthetically significant as a representative example of a large mid-Victorian farmhouse, in a setting of mature trees delineating residential and farmyard and farm buildings.

Lintel Grange Homestead at 127 Edmonston Road, Addington (HO232) was constructed in c1860 by pastoralist, Charles Edmonston and retains a complex of highly intact Victorian buildings, including homestead, grain barn, stable and various other outbuildings. It is of historical significance as an early small farming enterprise which was established prior to the first of the Land Acts in 1860 and for its strong association with the development and practices of farming in the City of Ballarat in the nineteenth century. It is of aesthetic significance as an example of a restrained classical mid-Victorian homestead and is also significant for its long and continuing association with the Edmonston family.

Hawthorn Farm at 134 Gilles Road, Mount Rowan (recommended for inclusion in the Heritage Overlay) comprises a mid-1850s bluestone residence and a brick outbuilding. It has clear associations with the agricultural development of Mount Rowan and the broader Ballarat region in the nineteenth century. The residence demonstrates the principal characteristics of a Victorian homestead.

Hawthorn Park Homestead at 112 Olliers Road, Mount Rowan (recommended for inclusion in the Heritage Overlay) was constructed in 1881 to designs by prolific Ballarat architect, Henry R Caselli. It comprises a richly detailed and ornate brick Victorian residence. The property has clear associations with the agricultural development of Mount Rowan and the broader Ballarat region in the nineteenth century and is a fine, richly detailed and highly intact example of a Victorian homestead.

Barnfield Cottage and Barn, 195 Kennedys Road, Miners Rest (HO138)



Figure 10. 195 Kennedys Road, Miners Rest (Source: Victorian Heritage Database)

Roxburgh Dairy Farm, 624 Glenelg Highway, Smythes Creek (HO212)



Figure 11. 624 Glenelg Highway, Smythes Creek (Source: Google Street View)

Lintel Grange Homestead, 127 Edmonston Road, Addington (HO232)



Figure 12. 127 Edmonston Road, Addington (Source: Victorian Heritage Database)

Hawthorn Farm, 134 Gilles Road, Mount Rowan (Recommended for HO)



Figure 132. 134 Gilles Road, Mount Rowan (Source: GJM Heritage)

Hawthorn Park Homestead, 112 Olliers Road, Mount Rowan (Recommended for HO)



Figure 14. 112 Olliers Road, Mount Rowan (Source: GJM Heritage)

Like the above homesteads, Bernera Homestead at 88 Olliers Road, Mount Rowan was constructed on a rural property in the mid-to-late nineteenth century in what is now the City of Ballarat.

These homesteads exhibit a range of characteristics representative of housing of the Victorian period, including double-fronted symmetrical facades, hipped roof forms, prominent chimneys, brick or masonry construction, timber-framed windows and post-supported verandahs. Like the above examples, Bernera Homestead retains a high degree of integrity to its period of construction and remains substantially intact to clearly demonstrate the application of the Victorian style in the City of Ballarat.

Similar to the Victorian homesteads included in – or recommended for – the Heritage Overlay of the Ballarat Planning Scheme, Bernera Homestead clearly demonstrates an important phase in the historical development of the City of Ballarat.

PREVIOUS HERITAGE ASSESSMENT

Previously identified and recommended for local heritage listing (NB. address incorrectly given as 'Millers Road') – Andrew Ward, *Ballarat Heritage Review 1998*, vol. 4, City of Ballarat, p179

RECOMMENDATIONS

HERITAGE OVERLAY SCHEDULE CONTROLS

External paint controls	No
Internal alteration controls	No
Tree controls	Yes (stand of Monterey cypress, southeast west of the house)
Solar energy system controls	Yes
Outbuilding or Fences	No
Prohibited uses permitted	Yes
Aboriginal heritage place	No

EXTENT OF THE HERITAGE OVERLAY

Bernera Homestead at 88 Olliers Road, Mount Rowan, is recommended for inclusion under the Schedule to Clause 43.01 (Heritage Overlay) of the Ballarat Planning Scheme with a reduced the extent of overlay (not title boundaries) as depicted in the aerial photograph below.

~~The recommended HO polygon extends from the cardinal primary building line south to Olliers Road, north by 20 metres, east by 55 metres (to align with the title boundary with 74 Olliers Road), and west by 15 metres. This curtilage encompasses the significant residence and the Monterey cypress tree to its southeast.~~

The recommended Heritage Overlay extent aligns the overlay to the property's west and south (Olliers Road) boundaries. The eastern extent aligns with the western boundary of the property at 74 Olliers Road. The northern extent follows the established fence line between the farmstead lot and the paddock immediately to the north.



The recommended extent of the heritage overlay for 88 Olliers Road, Mount Rowan, is shaded red. The Monterey cypress is identified by the yellow arrow. (Source: Nearmap, February 2025)



Figure 15. The recommended extent of the heritage overlay for 88 Olliers Road, Mount Rowan, outlined in red. (Source: Nearmap, 3 August 2025)

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Public Record Office Victoria.

Tree Logic Pty Ltd, *Arboricultural Assessment and Report: Ballarat North – PSP*, 6 August 2024

ENDNOTES

- ~~1 — See *Native Vegetation — Modelled 1750 Ecological Vegetation Classes*, Department of Energy, Environment, And Climate Action (VIC)~~
- ~~2 — William Bramwell Withers, *The History of Ballarat, from the First Pastoral Settlement to the Present Time*, 2nd ed., 1870, available online, Project Gutenberg Australia, p13~~
- ~~3 — *The Australian Handbook*, Gordon & Gotch, 1905, p466~~
- ~~4 — GML, *City of Ballarat Thematic Environmental History*, July 2024, vol. 3, p19~~
- ~~5 — Parish of Ballarat Plan, VPRS 16171/P0001/1, PROV~~
- ~~6 — 'About People', *The Bendigo Independent*, 3 April 1903, p2~~
- ~~7 — 'Births', *The Argus*, 14 February 1881, p1; the relevant 'old law' title is only available in hard copy at Victorian Government Library Service in Werribee and was not accessed.~~
- ~~8 — 'Births [daughter]', *The Argus*, 6 April 1878, p1; and 'Births [son]', *The Argus*, 14 February 1881, p1~~
- ~~9 — Phyl Macleod, 'Norman Roderick Macleod' in *From Bernisdale to Bairnsdale: The story of Archibald and Colina Macleod and Their Descendants in Australia, 1821-1994*, 1994, p49-50~~
- ~~10 — 'Dissolution of Partnership', *Ballarat Star*, 23 August 1866, p3~~
- ~~11 — Macleod, 'Norman Roderick Macleod,' 1994, p51~~
- ~~12 — Margaret Carlyon, 'Notes on the History of Orbost, Part 1,' *Orbost & District Historical Society Newsletter*, July 2007~~
- ~~13 — 'Marriages', *Ballarat Courier*, 5 June 1875, p2~~
- ~~14 — Macleod, 'Norman Roderick Macleod,' 1994, p53~~
- ~~15 — 'Property Sales', *Ballarat Star*, 11 April 1884, p4~~
- ~~16 — *Grant of Probate*, Owen O'Reilly, 1885, PROV~~
- ~~17 — 'Advertising', *Ballarat Star*, 18 July 1888, p3~~
- ~~18 — Aerial imagery dated 1933 (RAAF Ballarat) is available online via *Visualising Ballarat* (Historic Urban Landscape Ballarat) but is of a moderately lower quality than the 1934 image reproduced in this citation (see: <https://visualisingballarat.org.au/visbal-map.php>).~~
- ~~19 — Tree Logic Pty Ltd, *Arboricultural Assessment and Report: Ballarat North — PSP*, 6 August 2024, p209~~
- ~~20 — Tree Logic Pty Ltd, *Arboricultural Assessment and Report: Ballarat North — PSP*, p363, 365~~

BERNERA HOMESTEAD

Address	88 Olliers Road, Mount Rowan	Date Inspected	September 2023 & August 2024 (RBA Architects) August 2025 (GJM Heritage)
Construction Date	c. 1881	Period	Late Victorian



Figure 1. *Bernera Homestead* from Olliers Road (Source: GJM Heritage, August 2025)

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

Bernera Homestead at 88 Olliers Road, Mount Rowan, constructed c 1881.

Elements that contribute to the significance of the place include:

- Single-storey brick homestead, constructed with restrained classical detailing of the Victorian period
- U-shaped roof with two distinctive chimneys, each comprising two stacks with central arched opening between and a single rendered capping
- Corrugated sheet metal-clad skillion return verandah to three sides of the homestead (except later steel posts)
- Symmetrical principal (east) elevation divided into three bays by face red brick pilasters with corniced capitals and string course above the verandah
- Central front entrance with sidelights and flanking pairs of timber-framed French door openings with upper glazing
- Face red brick pilasters and timber-framed sash windows to secondary elevations
- Rear brick wing with gabled roof and large undecorated chimney with external breast to the south-west of the homestead
- Stand of mature Monterey cypress (*Cupressus macrocarpa*) to the west of the homestead.

The rear skillion addition, existing roof cladding and fencing within the property do not contribute to the significance of the place.

HOW IS IT SIGNIFICANT?

Bernera Homestead is of historical (Criterion A), representative (Criterion D) and aesthetic (Criterion E) significance to the City of Ballarat.

WHY IS IT SIGNIFICANT?

Bernera Homestead at 88 Olliers Road, Mount Rowan is of historical significance due to its strong associations with the agricultural development of Mount Rowan, and the broader Ballarat region, in the mid-to-late nineteenth century when large acreages of land were developed and worked for farming purposes. The stand of mature Monterey cypress to the rear (west) of the homestead are associated with the development of the place and remain as a remnant of the previously extensive homestead gardens. As a substantially intact farming residence constructed in the 1880s, Bernera Homestead clearly demonstrates this important phase in the rural development of the City of Ballarat (Criterion A).

Bernera Homestead at 88 Olliers Road, Mount Rowan is of significance as a fine and substantially intact representative example of a Victorian brick homestead. It displays typical characteristics of the Victorian period, including hipped roof, brick chimneys with rendered capping, return verandah, symmetrical principal elevation, classical detailing, central entrance and flanking timber-framed French doors. 88 Olliers Road is highly legible as a restrained classically inspired Victorian homestead in the City of Ballarat (Criterion D).

Bernera Homestead at 88 Olliers Road, Mount Rowan is of aesthetic significance as a finely detailed and well-executed example of a rural residence with restrained classical detailing of the Victorian period. The striking detailing of the large arched chimneys and the brick pilasters presents a highly resolved expression of this architectural style (Criterion E).

CONTEXTUAL HISTORY

Historically, the boundaries of Mount Rowan – which fall within the Country of the Wadawurrung and Dja Dja Wurrung peoples – have been variable. At their broadest extent, the district encompassed the area from its namesake – the extinct volcano that dominates the landscape between Cummins (north) and Sims (south) roads – to Burrumbeet Creek in the south and southwest. Then north towards Sulky, east past Midland Highway (formerly Creswick Road), and northwest to the edges of the township of Miners Rest. The landform is of flat volcanic plains dissected by fertile alluvial terraces and underground springs with some low-relief cone-like hills, of which Mount Rowan is the largest. Prior to European settlement, this area was characterised by open eucalypt forest (*Native Vegetation – Modelled 1750 Ecological Vegetation Classes*, Department of Energy, Environment, And Climate Action (VIC)).

The post-contact history of Mount Rowan has been one defined by relative consistency, having emerged from the early 1840s as a lightly populated rural landscape – devoid of an urban centre (that role was initially served by Miners Rest) – on the northern outskirts of Ballarat and Wendouree.

Much of Mount Rowan was initially encompassed within Thomas Waldie's (d. 1884) pastoral run known as Wyndholm (at its peak, over 18,000 acres), on which he obtained a Pre-emptive Right to 640 acres by 1854 (William Bramwell Withers, *The History of Ballarat, from the First Pastoral Settlement to the Present Time*, 2nd ed., 1870, available online, Project Gutenberg Australia:13). Private sales commenced at pace in the locality from the mid-1850s, with small to medium-sized mixed farms (agricultural/pastoral) rapidly emerging, alongside some limited company-led deep lead exploration and quartz crushing. Mining activity appears to have largely ceased by the early 20th century, with the area characterised in 1905 as a 'post town' encompassing a state school (no. 757, closed 1946), one store, and 'a small, rather scattered population of about 200.' (*The Australian Handbook*, Gordon & Gotch, 1905:466)

The *City of Ballarat Thematic Environmental History* (July 2024) provides the following contextual summary:

Mount Rowan is a small farming locality north of Ballarat, close to the Creswick Road, and takes its name from a volcanic hill of the same name. The Burrumbeet Creek crosses the area to the south. Crown land allotments were sold for farming from the mid-1850s. A common school was established in the mid-1860s and a Presbyterian Church was built c.1870. A state school was built in 1876 (VGG, 1876) and a local post office was also provided. By the 1930s, there was sparse settlement in the locality (Military map, 1935). The state school closed in 1946 (Watson 2001). A new government secondary school opened in 2019 (GML, *City of Ballarat Thematic Environmental History*, July 2024, Vol. 3:19).

PLACE-SPECIFIC HISTORY

The subject property at 88 Olliers Road, Mount Rowan formed part of Crown Portions 28 and 29 in the Parish of Ballarat. The approximately 73 acres (29.5 hectares) lots of land were purchased by John Noble in 1854 (PROV, Parish plan). Noble resided in Ballarat from the early 1850s and was later its mayor and the chairman of the Ballarat Water Commission (*The Bendigo Independent*, 3 April 1903:2).

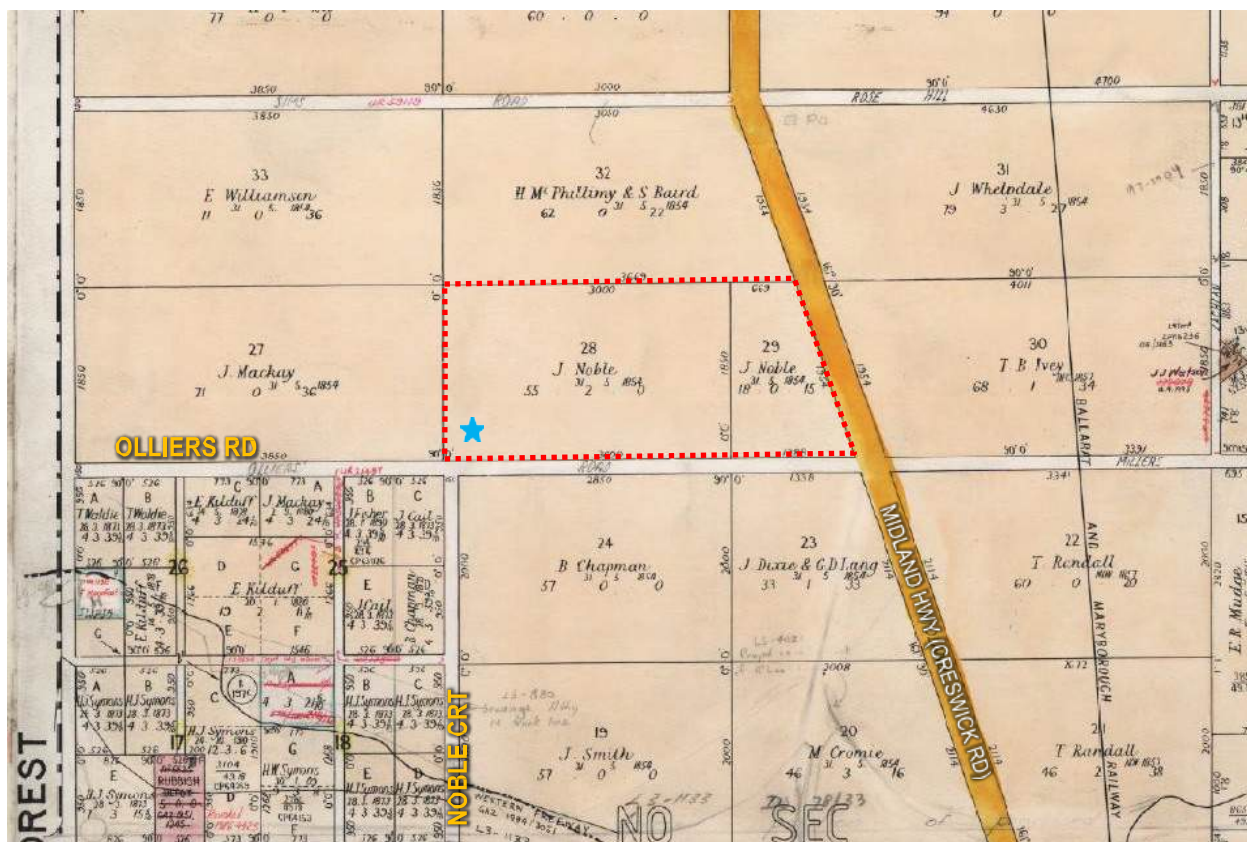


Figure 2. Extract from the Parish of Ballarat with Crown Portions 28 and 29 – granted to Noble – outlined in dashed red. The location of the Bernera Residence is approximately marked by the blue star. (Source: Parish of Ballarat map, B126, Ballarat Sheet 2, PROV)

By 1881, the property had been purchased by Norman Roderick Macleod and named 'Bernera' (*The Argus*, 14 February 1881:1). Macleod resided at Bernera with his wife, Elizabeth Margaret Oswald née Scott, whom he had married in 1875 and had five children (*Ballarat Courier*, 5 June 1875:2).

Macleod (1817-82) was the eldest son of Scottish immigrants Archibald and Colina Macleod, who took up a squatting run at Bairnsdale in the mid-1840s. He initially managed several stations throughout eastern Victoria alongside Macleod Senior, becoming well-known in pastoral circles (*The Bendigo Independent*, 3 April 1903:2). In the mid-1860s, Macleod relocated to Ballarat, establishing a stock/station and auctioneer agency, often in partnership. Macleod was an active townsman and immersed in the local horse racing scene, serving as a steward for events and as an early president of the Ballarat Turf Club.



Figure 3. Studio portrait of Norman R. Macleod. (Source: Reproduced in Macleod, 'Norman Roderick Macleod', *From Bernisdale to Bairnsdale*, 1994, p63)

Macleod passed away in 1882, at which time the property passed to his wife, Elizabeth Margaret Oswald Macleod. At the time of Macleod's death, the property comprised:

73 acres 2 roods 15 perches of freehold land situated at Mount Rowan near Ballarat being portions 28 & 29 Parish of Ballarat Country of Ripon. The improvements consist of brick dwelling house containing 6 rooms, hall, pantry, store and cellars, laundry with garden and outbuildings. The land is subdivided into four paddocks enclosed by fences of posts rails and wires. The selling value of the land with all buildings & other improvements is £2400...(PROV, Macleod, Grant of probate)

Elizabeth sold Bernera two years later, in 1884, to Mr Owen O'Reilly, an affluent Irish squatter (*Ballarat Star*, 11 April 1884:4; *Border Watch*, 14 March 1885:4). O'Reilly died the following year. His probate described the property, including the residence, as follows:

Portion 28 Parish of Ballarat, county of Ripon containing 55.2.0 or thereabouts of fair grazing land all laid down in English grasses portion cultivated fenced in with post and rail wire and live fences at £10 per acre.

Portion 29 said Parish of Ballarat containing 18.0.15 or thereabouts at 10 per acre. Improvements consisting of a brick house slate roof containing 4 rooms, passage, kitchen, servants room, pantry and meat house. Verandah iron roof with small bedroom at one end and bath room at the other (hot and cold water), weatherboard skillion asphalt floor iron roof also covering store room, small bedroom and cellar. Iron galvanised tank 400 gallons small iron tank and force pump. Orchard (trees planted 18 to 20 years), stable of three loose boxes, coach house and harness room, shingle roof fowl house, cow shed (iron roof), old shed and the whole fenced in with post and rail wire and live fences (PROV, O'Reilly, Grant of probate).

The property was promptly offered for sale in June 1885, at which time it was advertised as a worthy investment and, 'to professional and business men of means this is a rare chance of obtaining a country residence, where relief and rest from the monotony of business...may be had within a few minutes' drive from the city (*Ballarat Star*, 26 June 1885:3).

The long-established flower garden, with its semi circular carriage avenue, orchard, and shrubbery, are of Oriental beauty, wealth and profusion. The house and grounds are wholly sheltered from north winds, and well protected from the cold south. Therefore, as a site it is highly suitable for a family residence. There is here a fine and extended view (Ballarat Star, 26 June 1885:3).

Described in the *Ballarat Courier* as a 'superb and enchanting property' with 'charming villa and luxurious garden' at the foot of Mount Rowan (*Ballarat Courier*, 27 June 1885:3), the property was purchased by farmer, Alexander Bell. Bell resided at the property until 1890, at which time he sold it to Neil McNeil (Shire of Ballarat RB, 1890-91). At the time of the sale, the property continued to comprise 73 acres 'being portions 28 and 29, parish of Ballarat', which were subdivided into four paddocks. The residence was described as a 'substantial brick house with slate roof, and sound and dry foundations', containing 'four lofty and spacious rooms, a 7-feet hall, kitchen (with splendid cooking range), servants' room, pantry and meat house' (*Ballarat Star*, 3 November 1890:3). The various outbuildings, including the stable, coach house, harness room, fowl house and cowshed also remained (*Ballarat Star*, 3 November 1890:3).

The advertisement noted that 'this property has had three or four previous owners, all men of substance, and they and the present owner (Mr Bell) have spent large sums of money in making the place perfect in every sense...' (*Ballarat Star*, 3 November 1890:3)

McNeil continued to reside at the property, then called Pine Lodge, until his death in 1916 (*Ballarat Courier*, 3 January 1916:7). McNeil was a pioneer of Ballarat. Born in Scotland and arriving in Victoria in 1839, he travelled immediately to Ballarat and took up the 'occupation of a contractor in making new roads in this district' (*Ballarat Courier*, 3 January 1916:7). He was involved in the construction

of the Serpentine embankment at Lake Wendouree and the construction of the railway line from Ballarat to Beaufort as well as a considerable portion of the main Gippsland railway line. Following several years spent engaged in grazing in South Australia and Western Australia, he returned to Ballarat, at which time he purchased the subject property (*Ballarat Courier*, 3 January 1916:7).

At the time of McNeil's death, the property comprised 'all those pieces of land being Allotments 28 and 29 Parish of Ballarat County of Ripon containing 73 acres 2 roods and 16 perches with improvements therein consisting of 7 roomed brick and wood dwelling, stable (old), hayshed, cowshed, cartshed, buggy shed and fencing' passed to his wife, Elizabeth (PROV, McNeil, Grant of probate).

The property was briefly owned by farmer, A M Thornton, before being sold to brothers, David and Frederick Kinnersley, in 1920 (Shire of Ballarat RB, 1917-18 & 1920-21). A 1934 aerial photograph shows the property during the Kinnersley's occupation and ownership. The brick homestead is set in a garden setting, with the broader landscape comprising a series of large paddocks. A close-up of the homestead shows the surviving primary form of the residence with its attached wing (southwest corner). A small carriage loop is visible, along with a tree-lined driveway that doglegs east-south to Olliers Road. On the west side of the carriage loop, closer to the road, another structure is also apparent. There are also a few outbuildings to the rear/west of the dwelling. Other than the homestead and western drive, these additional built elements have been lost.



Figure 4. Aerial photograph of Bernera dated 1934 on its historic property with Crown Portion 28 and 29 outlined. The homestead is visible in the southwest corner of the holding. North is top of frame. (Source: Map 2805, Run 6, Frame 13241, Geoscience Australia)



Figure 5. Close-up aerial photograph of Bernera, dated 1934, with the homestead indicated. (Source: Map 2805, Run 6, Frame 13241, Geoscience Australia)

David Kinnersley resided at the property until his death in 1941, at which time it comprised:

All those pieces of land being portions 28 and 29 Parish of Ballarat County of Ripon containing 73 acres 2 roods 15 perches subdivided into 5 main and 3 small paddocks on which are improvements consisting of an 8 roomed brick dwelling (old), woodhouse, 4 stall stable, Feed House and Dairy (combined) Machinery shed and garage, Barn and Pigsty, 6 Bail Cowshed, Fowl houses and fencing of post and rail and post and wire and portion Live Hedge...owned by deceased and his brother as tenants in common (PROV, Kinnersley, Grant of probate).

The original farming property (comprising Crown Allotments 28 and 29) was subdivided in the late twentieth century, after which 74 Olliers Road and 613 Midland Highway were excised. The existing boundary of the subject property was established at this time.

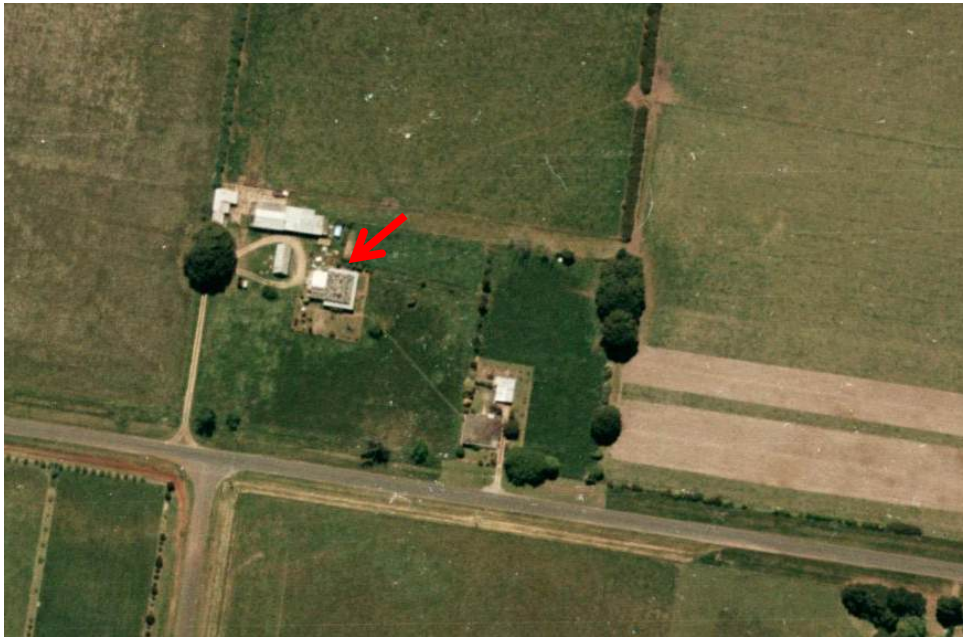


Figure 6. Aerial imagery, dated 1994, showing the residence and associated outbuildings (Source: Visualising Ballarat)

PHYSICAL DESCRIPTION



Figure 7. Southern elevation showing rear wing and skillion addition behind (GJM Heritage, August 2025)



Figure 8. Principal (east) elevation (GJM Heritage, August 2025)



Figure 9. Stand of mature Monterey cypress to the west of the homestead (GJM Heritage, August 2025)

Bernera Homestead at 88 Olliers Road, Mount Rowan is located on rural land to the north of the regional centre of Ballarat and the suburb of Wendouree. The homestead is located on the north side of Olliers Road, west of the intersection with the Midland Highway and north of Noble Court. It is accessed by a driveway at the western boundary of the property. The house is orientated to the east.

Set on a rendered base, the single-storey homestead is constructed of face red brick with a corrugated sheet metal-clad (replacing slate-cladding) U-shaped hipped roof, with bracketed eaves. Two large, distinctive red brick chimneys, which sit above the longitudinal hipped

roofs, each comprise paired stacks with a central arched opening between and a single rendered capping. A simple corrugated sheet metal-clad skillion verandah extends across the principal elevation and returns along both sides of the building, supported on non-original slender metal posts. The principal elevation is symmetrical and divided into three bays by face red brick pilasters with corniced capitals and a string course, both visible above the verandah roof. The front entrance, with sidelights, is located in the central bay and the side bays contain pairs of timber-framed French door openings with upper glazing. The secondary elevations are divided into two bays by three pilasters, each containing timber-framed sash windows. A rear wing to the south-west of the main building is constructed of face red brick with a corrugated sheet metal-clad gabled roof (former slate-clad) and abuts the main homestead under the eave line. The wing, which contained the original kitchen, continues the line of the south elevation of the homestead and terminates at a large undecorated chimney with external breast. A single timber-framed sash window remains at the east end of the south elevation of the rear wing.

A later, timber framed addition with a skillion roof has been added to the rear of the homestead. Some openings to the rear brick wing have been altered.

Mature Monterey cypress (*Cupressus macrocarpa*) stand to the west of the house and various plantings line the boundaries of the property.

Key features:

- Single-storey brick homestead, constructed in a restrained classical style of the Victorian period
- U-shaped roof with two distinctive chimneys, each comprising two stacks with central arched opening between and a single rendered capping
- Corrugated sheet metal-clad skillion return verandah to three sides of the homestead (except later steel posts)
- Symmetrical principal (east) elevation divided into three bays by face red brick pilasters with corniced capitals and string course above the verandah
- Central front entrance with sidelights and flanking pairs of timber-framed French door openings with upper glazing
- Face red brick pilasters and timber-framed sash windows to secondary elevations
- Rear brick wing with gabled roof and large undecorated chimney with external breast to the south-west of the homestead
- Stand of mature Monterey cypress (*Cupressus macrocarpa*) to the west of the homestead.

THEMATIC CONTEXT

GML, *City of Ballarat Thematic Environmental History*, vol. 2, final report (interim), July 2024:

3.3 Adapting and exploiting the land and its resources

3.4.5 Farming

The gold rushes in the Ballarat district hastened the development of farming in the Ballarat area, which quickly became a highly productive land use owing to the good soils and temperate climate. The sudden influx of thousands of people to the goldfields in the early 1850s led to a high demand for fresh produce, particularly meat, grain and potatoes. Licensed slaughterhouses were also established, which were required under the health regulations. Farming ensured a ready market for agricultural produce and also encouraged the development of flour mills. Yields of wheat in the northern area of the City of Ballarat in the 1870s and 1880s were high, and the area's overall production made up a sizeable component of Victoria's total yield (Blainey, *A History of Victoria*, Cambridge University Press, 2013). So great was the demand for fresh food at the Ballarat goldfields that supply also came from much further afield, including the rich potato country around Koroit in southwestern Victoria, over 100 miles away (Doyle, *Moyne Shire Thematic Environmental History*, 2006). By the 1880s, once farm production had become well established, Ballarat was also supplying produce to Melbourne.

3.5 Shaping the city, towns and villages

3.5.5 Building Homes

Victorian era

The Ballarat municipality was born and came of age in the Victorian era, which officially began in 1848 when Queen Victoria ascended the throne. The building styles and methods that pastoralists and others brought with them to Buninyong and Ballarat from the late 1830s, however, more often followed a simple Georgian style or colonial vernacular traditions.

Extremes of wealth and economic hardship that were a product of the gold-mining environment saw a corresponding variation in the style and quality of homes. Houses built in the Victorian era in the City of Ballarat range from the most modest cottages to grandiose displays of wealth.

COMPARATIVE ANALYSIS

Bernera Homestead is an example of a residence constructed on a rural property in the City of Ballarat in the Victorian period.

Pastoralism and farming have played a key role in the historical development of the City of Ballarat. By the late 1830s, pastoral settlers were marking out pastoral runs of vast acreages throughout the region. The earliest homesteads built on these runs were often rudimentary with only a few rooms. Early Crown land sales from 1853 and the Land Act of 1860 saw the emergence of smaller farms and from the 1860s onwards, and more permanent homesteads were constructed. Early homesteads were often built of bluestone, while homesteads from the 1880s were generally of brick construction. These homesteads were typically designed with double-fronted symmetrical facades, hipped roof forms, prominent chimneys, timber-framed windows and post-supported verandahs. Farm properties also comprised a variety of associated farm buildings. These included dairies, cool stores, stables, grain sheds, machinery sheds, pigsties, shearing sheds and poultry sheds. Farm sheds tended to be simple structures built of timber, while dairies were often of masonry construction.

The establishment of smaller farms associated with the Land Act and subsequent land sales created distinctive patterns of development throughout the rural areas of the municipality and a small number of Victorian homesteads remain in the municipality, in varying states of intactness, to demonstrate this historic period of development.

Only a small number of Victorian homesteads are included in – or are proposed for inclusion in – the Heritage Overlay of the Ballarat Planning Scheme on an individual basis.

Barnfield Cottage and Barn at 195 Kennedys Road, Miners Rest is included in the Heritage Overlay of the Ballarat Planning Scheme as HO138. Barnfield is one of the oldest surviving farm complexes in the municipality and comprises a brick and timber homestead, bluestone and timber stables, two gabled timber outbuildings, brick milking shed and corrugated iron shed. The homestead and stables are rare examples of very early farm buildings dating from the 1850s.

Roxburgh Dairy Farm, 624 Glenelg Highway, Smythes Creek (HO212) was established in the 1850s and comprises a c1850s cottage, a larger 1870s homestead and a collection of outbuildings. It is historically significant as an intact example of a nineteenth century farm complex, which retains buildings from the mid-to-late nineteenth century and the early years of the twentieth century. The cow shed and other outbuildings illustrate the running of the Roxburgh dairy farm by John S Douglas and his sons, an operation which supplied Ballarat with much of its milk at the turn of the century. The survival of the c1850s cottage and the c1870s farmhouse illustrate the rapid increase in prosperity of the property from its establishment in 1856. It is aesthetically significant as a representative example of a large mid-Victorian farmhouse, in a setting of mature trees delineating residential and farmyard and farm buildings.

Lintel Grange Homestead at 127 Edmonston Road, Addington (HO232) was constructed in c1860 by pastoralist, Charles Edmonston and retains a complex of highly intact Victorian buildings, including homestead, grain barn, stable and various other outbuildings. It is of historical significance as an early small farming enterprise which was established prior to the first of the Land Acts in 1860 and for its strong association with the development and practices of farming in the City of Ballarat in the nineteenth century. It is of aesthetic significance as an example of a restrained classical mid-Victorian homestead and is also significant for its long and continuing association with the Edmonston family.

Hawthorn Farm at 134 Gilles Road, Mount Rowan (recommended for inclusion in the Heritage Overlay) comprises a mid-1850s bluestone residence and a brick outbuilding. It has clear associations with the agricultural development of Mount Rowan and the broader Ballarat region in the nineteenth century. The residence demonstrates the principal characteristics of a Victorian homestead.

Hawthorn Park Homestead at 112 Olliers Road, Mount Rowan (recommended for inclusion in the Heritage Overlay) was constructed in 1881 to designs by prolific Ballarat architect, Henry R Caselli. It comprises a richly detailed and ornate brick Victorian residence. The property has clear associations with the agricultural development of Mount Rowan and the broader Ballarat region in the nineteenth century and is a fine, richly detailed and highly intact example of a Victorian homestead.

Barnfield Cottage and Barn, 195 Kennedys Road,
Miners Rest (HO138)



Figure 10. 195 Kennedys Road, Miners Rest (Source: Victorian Heritage Database)

Roxburgh Dairy Farm, 624 Glenelg Highway, Smythes
Creek (HO212)



Figure 11. 624 Glenelg Highway, Smythes Creek (Source: Google Street View)

Lintel Grange Homestead, 127 Edmonston Road,
Addington (HO232)



Figure 12. 127 Edmonston Road, Addington (Source: Victorian Heritage Database)

Hawthorn Farm, 134 Gilles Road, Mount Rowan
(Recommended for HO)



Figure 13. 134 Gilles Road, Mount Rowan (Source: GJM Heritage)

Hawthorn Park Homestead, 112 Olliers Road, Mount Rowan (Recommended for HO)



Figure 14. 112 Olliers Road, Mount Rowan (Source: GJM Heritage)

Like the above homesteads, Bernera Homestead at 88 Olliers Road, Mount Rowan was constructed on a rural property in the mid-to-late nineteenth century in what is now the City of Ballarat.

These homesteads exhibit a range of characteristics representative of housing of the Victorian period, including double-fronted symmetrical facades, hipped roof forms, prominent chimneys, brick construction, timber-framed windows and post-supported verandahs. Like the above examples, Bernera Homestead retains a high degree of integrity to its period of construction and remains substantially intact to clearly demonstrate the application of the Victorian style in the City of Ballarat.

Similar to the Victorian homesteads included in – or recommended for – the Heritage Overlay of the Ballarat Planning Scheme, Bernera Homestead clearly demonstrates an important phase in the historical development of the City of Ballarat.

PREVIOUS HERITAGE ASSESSMENT

Previously identified and recommended for local heritage listing (NB. address incorrectly given as 'Millers Road') – Andrew Ward, *Ballarat Heritage Review 1998*, vol. 4, City of Ballarat, p179

RECOMMENDATIONS

HERITAGE OVERLAY SCHEDULE CONTROLS

External paint controls	No
Internal alteration controls	No
Tree controls	Yes (stand of Monterey cypress, west of the house)
Solar energy system controls	Yes
Outbuilding or Fences	No
Prohibited uses permitted	Yes
Aboriginal heritage place	No

EXTENT OF THE HERITAGE OVERLAY

Bernera Homestead at 88 Olliers Road, Mount Rowan, is recommended for inclusion under the Schedule to Clause 43.01 (Heritage Overlay) of the Ballarat Planning Scheme with the extent of overlay (not title boundaries) as depicted in the aerial photograph below.

The recommended Heritage Overlay extent aligns the overlay to the property's west and south (Olliers Road) boundaries. The eastern

extent aligns with the western boundary of the property at 74 Olliers Road. The northern extent follows the established fence line between the farmstead lot and the paddock immediately to the north.



Figure 15. The recommended extent of the Heritage Overlay for 88 Olliers Road, Mount Rowan, outlined in red (Source: Nearmap, 3 August 2025)

REFERENCES

Ballarat Courier.

Ballarat Star.

Border Watch.

Geoscience Australia, Map 2806, Run 6, Frame 13241.

Macleod, Phyl, *From Bernisdale to Bairnsdale: the story of Archibald and Colina Macleod and their descendants in Australia, 1821-1994*, 1994.

Public Record Office Victoria (PROV), David Kinnersley, Grant of probate, VPRS 28/P3 Unit 321/178.

Public Record Office Victoria (PROV), Neil MacNeil, Grant of probate, VPRS 28/P3 Unit 143/252.

Public Record Office Victoria (PROV), Norman R Macleod, Grant of probate, VPRS 28/P0 Unit 23/819.

Public Record Office Victoria (PROV), Owen O'Reilly, Grant of probate, VPRS 28/P2 Unit 29/398.

Public Record Office Victoria (PROV), Parish plan of Ballarat, B126, Ballarat Sheet 2, VPRS 16171/P0001/1.

Shire of Ballarat Rate Books, East Riding, 1890-1891, rate no 474, p 108, VPRS 13004/P1, Public Record Office Victoria.

Tree Logic Pty Ltd, *Arboricultural Assessment and Report: Ballarat North – PSP*, 6 August 2024

SCOTT'S HOMESTEAD

Address	103 Olliers Road, Mount Rowan	Date Inspected	September 2023 & August 2024 (RBA Architects), August 2025 (GJM Heritage)
Construction Date	c. 1900-14 1890-91; later c 1915 addition	Period	Federation Late Victorian; early twentieth century (addition)





Figures 1 and 2. ~~Scott's Homestead from~~ at 103 Olliers Road – front (north) elevation and east (side) elevation. (Source: GJM Heritage, August 2025; RBA, August 2024)

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

~~Scott's Homestead at 103 Olliers Road, Mount Rowan, is significant. It was constructed on a small-scale (5-acre) farming allotment during the Federation period. It has not been possible to determine a more exact construction date nor the identity of who from amongst the property's earlier owners was responsible for the development; however, it was likely the widow Catherine Scott (née Timothy) – wife of a well-known local farmer, William Scott – who was the longest resident of the place during the Federation era.~~

~~The significance of Scott's Homestead is attributed to its original form and fabric, namely its hipped/gabled roof and 'broken back' return verandah, including short-sheeted corrugated metal cladding, exposed rafter ends, two red brick chimneys, walls of square-edged weatherboard, front entrance (excluding flyscreen), timber-framed casement windows (possibly double hung sashes to the west elevation), some with hoods, and all coloured/patterned glazing and leadlighting.~~

~~The Monterey cypress (*Cupressus macrocarpa*) in the backdrop of Scott's Homestead is also significant.~~

~~To the northeast of the homestead is an original or early gabled corrugated metal outbuilding that has been partially re-clad and altered. While complementary to the legibility of the place as a small farmstead, it has not been deemed significant because of its diminished intactness.~~

~~Non-original elements at the place are also not significant.~~

The homestead at 103 Olliers Road, Mount Rowan, constructed in c1890-91.

Elements that contribute to the significance of the place include:

- Single-storey timber-framed homestead constructed in the late Victorian period
- Weatherboard cladding
- Hipped roof of pyramidal form with exposed rafters
- Two substantial red brick chimneys with corbelled brickwork
- Post-supported verandah to the north and east formed from a continuation of the hipped roof line
- Projecting gabled bay with half-timbering and brackets at the southeast corner
- Symmetrical principal elevation with central front entrance with sidelights and highlight, and flanking tripartite timber-framed casement windows with highlights

- Tripartite window with skillion hood supported on large timber brackets
- Mature Monterey cypress (*Cupressus macrocarpa*) to the south-west of the homestead.

The gabled corrugated sheet metal outbuilding to the south-east of the homestead has been extensively altered and does not contribute to the significance of the place. All other outbuildings do not contribute to the significance of the place.

HOW IS IT SIGNIFICANT?

~~Scott's Homestead~~ The homestead at 103 Olliers Road, Mount Rowan is of historical (Criterion A) and representative (Criterion D) significance to the City of Ballarat.

WHY IS IT SIGNIFICANT?

~~Scott's Homestead is of historical significance as an illustration of more modest agricultural activity in the Mount Rowan area during the early 20th century. Such undertakings, while prevalent at the time across Ballarat's hinterland, have generally left fewer tangible traces, as opposed to the larger, more affluent agricultural estates (often established in the mid to late Victorian era). (Criterion A)~~

The homestead at 103 Olliers Road, Mount Rowan is of historical significance due to its clear associations with the agricultural development of Mount Rowan, and the broader Ballarat region, in the mid-to-late nineteenth century, when land was developed and worked for farming purposes. The Monterey cypress to the rear of the homestead is associated with the development of the place and enhances its legibility as a rural development. As a substantially intact farming residence constructed in the 1890s, the homestead at 103 Olliers Road clearly demonstrates this important phase in the rural development of the City of Ballarat (Criterion A).

~~Scott's Homestead is of representative significance as a generally intact and good example of a Queen Anne style Federation-period timber residence, distinguished by its hinterland location and dominant roofscape. The dwelling's more pared-back form and detailing, compared with other town-based examples of the type in Ballarat, is reflective of its hinterland location and the tighter economic means of smallholders at the time. Nevertheless, the inclusion of some decorative flourishes – the bracketed half-timbered gable end, tripartite casement banks, and leadlighting – and the contrast of the symmetrical facade and asymmetrical east elevation are still demonstrative of the idiom's emphasis on achieving an architectural presence even when means were limited. The Monterey cypress to the rear of the homestead is associated with the formative development of the place and, along with the generous garden, enhances its legibility as a rural development. (Criterion D)~~

The homestead at 103 Olliers Road, Mount Rowan is of significance as a fine and substantially intact representative example of a Victorian timber homestead. It displays typical characteristics of the late Victorian period, including hipped roof of pyramidal form, corbelled brick chimneys, return verandah formed by continuation of the roof line, symmetrical principal elevation, central entrance and flanking timber-framed casement windows. 103 Olliers Road is highly legible as a late Victorian homestead in the City of Ballarat (Criterion D).

CONTEXTUAL HISTORY

Historically, the boundaries of Mount Rowan – which fall within the Country of the Wadawurrung and Dja Dja Wurrung peoples – have been ~~indefinite~~ variable. At their broadest extent, the district encompassed the area from its namesake – the extinct volcano that dominates the landscape between Cummins (north) and Sims (south) roads – to Burrumbeet Creek in the south and southwest. Then north towards Sulky, east past Midland Highway (formerly Creswick Road), and northwest to the edges of the township of Miners Rest. The landform is of flat volcanic plains dissected by fertile alluvial terraces and underground springs with some low-relief cone-like hills, of which Mount Rowan is the largest. Prior to European settlement, this area was characterised by open eucalypt forest (*Native Vegetation – Modelled 1750 Ecological Vegetation Classes*, Department of Energy, Environment, And Climate Action (VIC)).⁴

The post-contact history of Mount Rowan has been one defined by relative consistency, having emerged from the early 1840s as a lightly populated rural landscape – devoid of an urban centre (that role was initially served by Miners Rest) – on the northern outskirts of Ballarat and Wendouree.

Much of Mount Rowan was initially encompassed within Thomas Waldie's (d. 1884) pastoral run known as Wyndholm (at its peak, over 18,000 acres), on which he obtained a Pre-emptive Right to 640 acres by 1854 (*William Bramwell Withers, The History of Ballarat, from the First Pastoral Settlement to the Present Time*, 2nd ed., 1870, available online, Project Gutenberg Australia:13).² Private sales commenced at pace in the locality from the mid-1850s, with small to medium-sized mixed farms (agricultural/pastoral) rapidly emerging, alongside some limited company-led deep

lead exploration and quartz crushing. Mining activity appears to have largely ceased by the early 20th century, with the area characterised in 1905 as a 'post town' encompassing a state school (no. 757, closed 1946), one store, and 'a small, rather scattered population of about 200.'*(The Australian Handbook, Gordon & Gotch, 1905:466)*³

The *City of Ballarat Thematic Environmental History* (July 2024) provides the following contextual summary:

Mount Rowan is a small farming locality north of Ballarat, close to the Creswick Road, and takes its name from a volcanic hill of the same name. The Burrumbeet Creek crosses the area to the south. Crown land allotments were sold for farming from the mid-1850s. A common school was established in the mid-1860s and a Presbyterian Church was built c.1870. A state school was built in 1876 (VGG, 1876) and a local post office was also provided. By the 1930s, there was sparse settlement in the locality (Military map, 1935). The state school closed in 1946 (Watson 2001). A new government secondary school opened in 2019 (GML, *City of Ballarat Thematic Environmental History*, July 2024, Vol. 3:19).⁴

PLACE-SPECIFIC HISTORY

~~The subject land derives from Allotment B, Section 25 in the Parish of Ballarat, Country of Ripon. This approximately four-acre (1.6 ha) parcel was acquired by a local Scottish farmer, James Fisher, in November 1890 for £15.⁵ It formed part of a defined section in the parish, now bounded by Olliers Road (north), Gillies Road (west), Noble Court (east), and loosely by Glot Drive (south), that was promoted initially at their sale in the early 1870s as 'suburban allotments' and included gridded cross streets that do not appear to have been established.⁶ It possibly represented an early attempt at more intensive development in Mount Rowan that failed to materialise.~~

The subject property at 103 Olliers Road, Mount Rowan formed Allotment B of Section 25 in the Parish of Ballarat. This approximately four-acre (1.6 hectare) parcel of land was purchased by local farmer, James Fisher, in November 1890 (PROV, Parish plan). It formed part of a defined section in the parish, now bounded by Olliers Road (north), Gillies Road (west), Noble Court (east), and loosely by Glot Drive (south), that was promoted in the early 1870s as 'suburban lots' and included gridded cross streets which never eventuated (*Ballarat Star*, 29 March 1873:4).

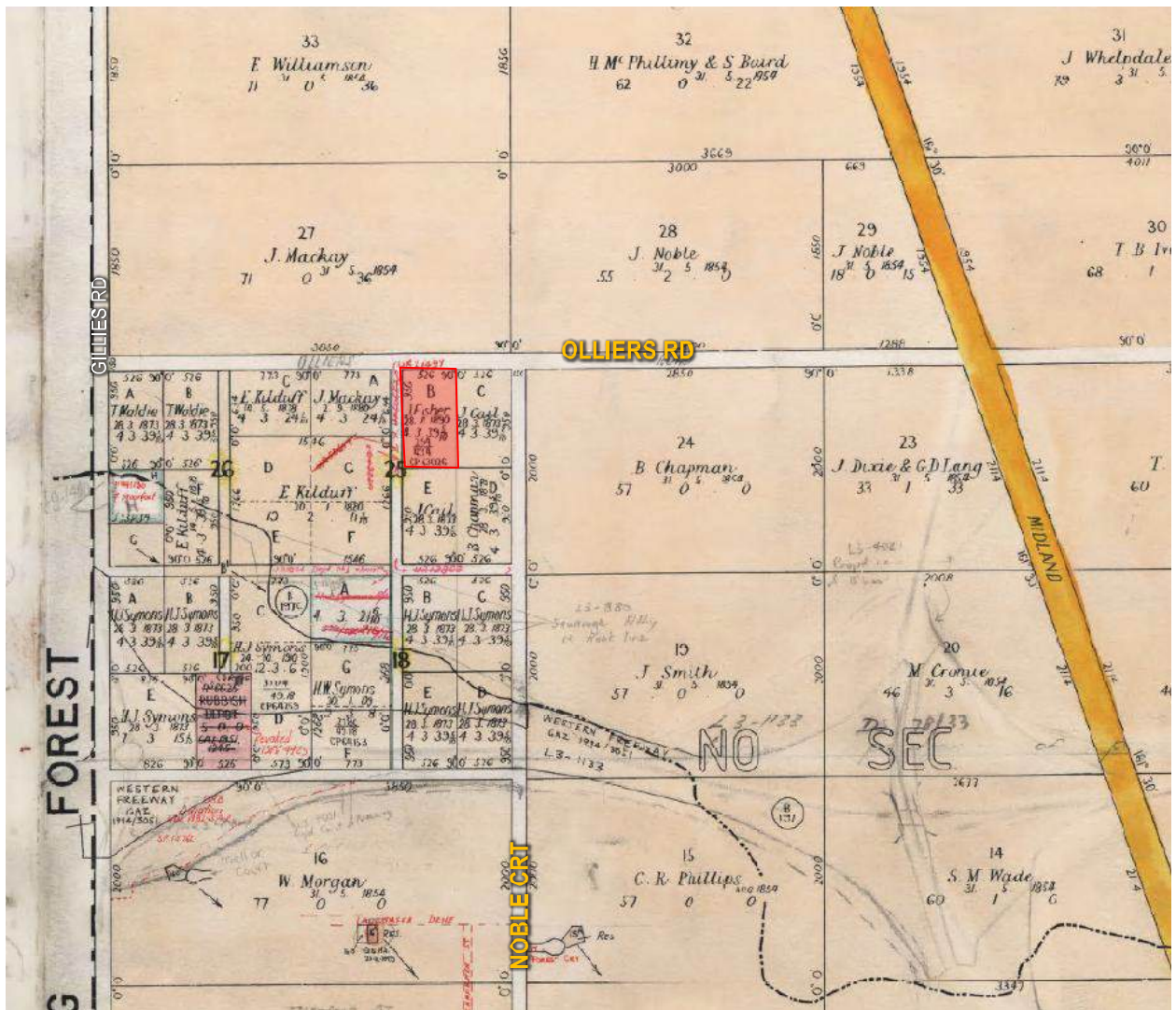


Figure 3. Extract from the Parish of Ballarat with Allotment B, Section 25, shaded red. Note that the pictured cross streets (Sections 17, 18, 25, 26) did not eventuate. (Source: Parish of Ballarat map, B126, Ballarat Sheet 2, PROV)

Fisher transferred this holding to another Mount Rowan farmer, James Kelly, in February 1891.⁷ The Shire of Ballarat Rate Book for that year listed a 'Residence': 5 [rooms] with a net annual value of £10, occupied by Kelly at the subject land.⁸ Considering the existing residence's Queen Anne style character, a design mode that by the early 1890s was only beginning to appear within metropolitan Melbourne, its employment in a rural locality for a modest farmstead seems highly unlikely. As such, it is presumed that an earlier dwelling occupied by Kelly at the property was later replaced by the extant during the early Federation period, as examined below.

It is not possible from the municipal rate book to identify when such a development took place as the entries consistently recorded the presence of a five-roomed residence (materiality not given, NAV £10) at the property over the late 19th and early 20th centuries. There is no change in the rate book description to signal the replacement of the earlier dwelling.

Land title evidence is also ambiguous on this front. Kelly sold Allotment B to Samuel Falls in February 1900. Falls then transferred it to another local farmer, William Scott — a 'very old and much respected resident of Mount Rowan' — in May 1902.⁹ Scott had, in fact, died beforehand in March of that year, so the title had passed via executors to his wife Catherine Scott (née Timothy) in August 1903.¹⁰

The widowed Catherine (c. 1840-1914) remained at the property until her death, at which her probate noted the 'improvements' at the place as consisting of a 'W.B. [weatherboard] Dwelling, stable, outhouse + fencing.' The information in Catherine Scott's probate does not suggest any major agricultural or pastoral activities at the property other than the presence of 21 fowls, which is suggestive of smallholder poultry farming.¹¹

This description equates with the existing house; however, whether it was built during the later phase of Kelly's ownership (1891-1900), the briefer tenure of Falls (1900-03) or at some point for Catherine Scott (1903-14) cannot be resolved from the available evidence. Whatever the scenario, the residence is a Federation-period development,

~~having likely been completed between 1900 and 1914. Given Scott's length of occupancy, her name is afforded to the place by this assessment.~~

~~Scott's relatives advertised the place for sale in the pages of the *Ballarat Star* in February 1918:~~

~~*Choice Little Property at Mount Rowan...*~~

~~*5 ACRES of Choice Land ... 2 miles from the Wendouree R.S., School and Post Office, Tram Line, Lake and Gardens, on which is erected a very neat W.B. Cottage of 6 rooms and iron roof; dairy, washhouse, stable, feed house and buggy shed, fowl house and pig sty, and here is a good well close to the house.*~~

~~*The Property is especially adapted to poultry farming, and where a couple of cows and a few pigs can be kept, as the land is rich chocolate and is practically virgin land.*~~

~~*There is a neat garden, in which a good patch of lucerne grows in profusion.*~~

~~*This place is especially suitable for a working man, who desires to live out of town, it being very handy to the City and almost within the suburb radius.¹²*~~

~~By the interwar period, it appears that at least some of these outbuildings had been removed. The place is depicted in an aerial photograph dated 1934, which is reproduced below.¹³ It shows the extant hipped/gabled form of the primary dwelling with back skillion wing as well as the existing elongated gabled shed to the southeast (note the extant forward and rear skillion volumes are not apparent) and the surviving rear Monterey cypress planting.~~

~~The broader property (Allotment B) appears to be given over to paddocks with a noticeable western windbreak and planted boundaries and internal divisions.~~

Fisher sold the land to another Mount Rowan farmer, James Kelly, in February 1891. The Shire of Ballarat Rate Books listed a residence and 5 acres at the property at this time (Shire of Ballarat RB, 1891). This was the first mention of a residence at the property, suggesting that a house had been constructed between 1890 and 1891.

The property was purchased by William and Catherine Scott in 1902 (*Ballarat Star*, 25 March 1903:5; CT:V2333/F459). William died in March 1903, at which time he was residing at Mount Rowan. The property was described at this time as:

All that piece of land being allotment B of Section 25 in the Parish of Ballarat County of Ripon containing 40 acres 3 roods 39 perches. The improvements thereon consist of weatherboard dwelling, stable and outhouses and fencing (PROV, W Scott, Grant of probate).

The property passed to William's wife, Catherine, following his death. Catherine continued to reside at the property until her own death in 1914, at which time it comprised the same block of land and buildings as described above (PROV, C Scott, Grant of probate). The property was purchased by Catherine Frawley in 1915 (Shire of Ballarat RB, 1915-16), who advertised the property for sale three years later in 1918:

Five acres of choice land...on which is erected a very neat W.B. cottage of 6 rooms and iron roof; dairy, washhouse, stable, feed house and buggy shed; fowlhouse and pigstyes; and there is a good well close to the house. This property is especially adapted to poultry farming and where a couple of cows and a few pigs can be kept, as the land is rich chocolate and is practically virgin land. There is a neat garden, in which a good patch of lucerne grows in profusion (Ballarat Courier, 20 February 1918:8).

The principal form of the existing house, with pyramidal roof form, weatherboard construction and simple front elevation to Olliers Road, suggests that the original 1890 residence was added to in the early twentieth century with the addition of the projecting side gable end to the east elevation.

The property was purchased by Henry Newton in 1920 (Shire of Ballarat RB, 1920-21).

A 1934 aerial photograph shows the layout of the property, with square-shaped residence with extant pyramidal/gabled form located at the northern boundary and a long rectangular outbuilding to the rear. A row of trees line the western boundary.



Figure 4. Aerial photograph, dated March 1934, of ~~Scott's~~ Homestead (close-up below) with Allotment B outlined in dashed red. (Source: Map2806, Run 6, Frame 13241, Geoscience Australia)



Figure 5. Close-up ~~Scott's~~ Homestead, March 1934 (Source: Map2806, Run 6, Frame 13241, Geoscience Australia)



Figure 6. Aerial imagery, dated 1994, showing the residence and associated outbuildings (Source: Visualising Ballarat)

PHYSICAL DESCRIPTION

~~Scott's Homestead is a single-storey Federation-period residence set back from the south side of Olliers Road on generally level land.~~

~~It has a contained rectangular footprint with a primary hipped (pyramidal-like) roof clad in short-sheeted corrugated metal, which, if not original, is early fabric (but likely overpainted). Exposed timber rafter ends are also evident. To the short central ridge survives one of two goose-neck finials (a profile fashionable in the late Federation period). A pair of red brick chimneys with moulded caps punctures the west and rear primary roof planes. The main roof is 'broken back' to a front verandah that returns partially to the east, where it terminates at a projecting gabled bay. The latter has a plain timber bargeboard and displays bracketed half-timbered sheeting to the gable end. The verandah's original supports (probably turned timber posts) have been replaced by the slender poles (square profile). Its deck (now concrete) is also a replacement.~~

~~It is of timber-framed construction and clad in painted square-edged weatherboards. The façade (facing Olliers Road) is symmetrical. The central entry comprises a high-waisted timber panelled door with an upper glazed panel (either overpainted or sheeted) that is partially obscured by a flyscreen. This door is surmounted by a transom light and flanked by sidelights; the glazing for both elements is coloured and patterned. The lower part of the sidelight features diagonal timber panelling (wainscoting). The windows to either side of the front door are timber-framed tripartite casement windows with leadlighting/patterned glazing to their highlights.~~



Figure 7. Façade (north elevation) from Olliers Road. (Source: RBA, August 2024)

~~This window type is replicated to the east-facing gabled bay but includes a skillion hood (sheeted) with timber fretwork brackets. There is also a single timber-framed casement window (leadlighting to margins) facing the verandah at the inside elevation of this bay. To the west elevation, towards the rear, there are two timber-framed windows (possibly double-hung sashes, concealed), each with a skillion hoods.~~

~~Attached to the rear of the primary footprint is a skillion-roofed weatherboard section. Its eastern end has been re-clad or infilled (possibly initially a recessed verandah/porch) with modern metal sheeting.~~

~~In the backdrop of Scott's Homestead the homestead, to its southwest, is a tall (approximately 19m) Monterey cypress (Cupressus macrocarpa) with a prominent canopy spread. This tree is evident in the 1934 aerial photograph and is presumed to be associated with the formative development of the place. There are several other plantings in the vicinity of the cottage that appear to originate from the second half of the 20th century, although the existence of a windbreak along the property's western title boundary is a longstanding element.~~





Figure 8. ~~Scott's~~ Homestead with the significant Monterey cypress prominent in the background. (Source: ~~RBA, September 2023~~ GJM Heritage, August 2025)

~~To the southeast of Scott's Homestead the homestead is an elongated gabled outbuilding with a roof and walls clad in corrugated metal sheeting (at least some of which are contemporary replacements). Its built form is evident in the 1934 aerial photograph at this location, but the extant skillion volumes to its forward/north and rear/south elevation are later additions. Other than a general utilitarian character, no elements visible from the public domain denote the purpose of this outbuilding (several types are noted in the 1918 *Ballarat Star* advertisement for the property).~~

~~The cluster of metal sheds and above ground tanks to the west of the residence appears to be contemporary, as is existing fencing.~~



~~North face of the gabled outbuilding (north elevation) with non-original skillion addition from Olliers Road. (Source: RBA, August 2024)~~

The homestead at 103 Olliers Road, Mount Rowan is located on rural land to the north of the regional centre of Ballarat and the suburb of Wendouree. The homestead is located on the south side of Olliers Road, west of the intersection with the Midland Highway and east of Gillies Road. The homestead is accessed by an unsealed driveway at the eastern boundary of the property. Orientated to the south, the homestead is set behind a low wire fence which lines the front boundary of the property.

The single-storey homestead is of timber-framed construction with weatherboard cladding and a corrugated sheet metal-clad hipped roof of pyramidal form, with exposed rafters. The roof line continues beyond the north and east walls to form a post-supported verandah across the principal elevation and part of the east elevation, terminating at a projecting bracketed half-timbered gabled bay at the south-east corner. Two substantial red brick chimneys, with corbelled brickwork, are located to the west and to the rear. The principal elevation is symmetrical with central front entrance, with sidelights and highlight, and flanking tripartite timber-framed casement windows with highlights. A tripartite window, with skillion hood supported on large timber brackets, is located at the rear side bay.

To the rear of the building is a skillion roofed weatherboard section with metal-cladding to the east end. To the south-east of the homestead is a gabled-roof, corrugated sheet metal-clad outbuilding which has been extensively altered.

A mature Monterey Cypress (*Cupressus macrocarpa*) stands to south-west of the homestead.

Key features:

- Single-storey timber-framed homestead constructed in the late Victorian period
- Weatherboard cladding
- Hipped roof of pyramidal form with exposed rafters
- Two substantial red brick chimneys with corbelled brickwork
- Post-supported verandah to the north and east formed from a continuation of the hipped roof line
- Projecting gabled bay with half-timbering and brackets at the southeast corner
- Symmetrical principal elevation with central front entrance with sidelights and highlight, and flanking tripartite timber-framed casement windows with highlights
- Tripartite window with skillion hood supported on large timber brackets
- Mature Monterey cypress (*Cupressus macrocarpa*) to the south-west of the homestead.

THEMATIC CONTEXT

GML, *City of Ballarat Thematic Environmental History*, vol. 2, final report (interim), July 2024:

3.4 Adapting and exploiting the land and its resources

3.4.5 Farming

The gold rushes in the Ballarat district hastened the development of farming in the Ballarat area, which quickly became a highly productive land use owing to the good soils and temperate climate. The sudden influx of thousands of people to the goldfields in the early 1850s led to a high demand for fresh produce, particularly meat, grain and potatoes. Licensed slaughterhouses were also established, which were required under the health regulations. Farming ensured a ready market for agricultural produce and also encouraged the development of flour mills. Yields of wheat in the northern area of the City of Ballarat in the 1870s and 1880s were high, and the area's overall production made up a sizeable component of Victoria's total yield [Blainey, *A History of Victoria*, Cambridge University Press, 2013]. So great was the demand for fresh food at the Ballarat goldfields that supply also came from much further afield, including the rich potato country around Koroit in southwestern Victoria, over 100 miles away [Doyle, *Moyne Shire Thematic Environmental History*, 2006]. By the 1880s, once farm production had become well established, Ballarat was also supplying produce to Melbourne.

3.5 Shaping the city, towns and villages

3.5.5 Building Homes

~~Victorian-era houses predominate in the early residential areas of Ballarat, including Ballarat East, Ballarat West, Eureka, Mount Pleasant and Canadian. Later periods are also represented by the existing housing stock, especially the Edwardian/Federation and interwar eras. There are fewer~~

~~houses from the postwar period. In the areas that were later to develop, such as Ballarat North and Alfredton, there are still many Victorian and Edwardian homes but also a greater number of interwar and postwar homes. In Wendouree there is mixture of styles, with a large proportion of Federation and interwar residences, and also a fair share of postwar homes. Generally, the occurrence of postwar housing increases with the distance from the city centre. Many of the postwar homes that have been built in early mining areas, such as Ballarat East, are constrained by the small suburban lot sizes of the 1850s and have been designed accordingly.~~

~~[...]~~

~~Federation style (Edwardian era)~~

~~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. Homes of this era were typically single-storeyed, often with an asymmetrical form and a return verandah. Brick was becoming more widely used compared to the Victorian era. Edwardian-era homes in Ballarat (and other buildings of this era) express the design characteristics of Federation style as well as Art Nouveau. They feature window hoods, tall chimneys often with decorative brick banding, and timber fretwork to the front verandah ...~~

~~The use of terracotta Marseilles roof tiles, however, which were commonly used in Federation homes in Melbourne, was rare in Ballarat ... Where they were confined to small house blocks, Edwardian homes in Ballarat were diminutive like their single-fronted Victorian-era predecessors.~~

~~Victorian era~~

~~The Ballarat municipality was born and came of age in the Victorian era, which officially began in 1848 when Queen Victoria ascended the throne. The building styles and methods that pastoralists and others brought with them to Buninyong and Ballarat from the late 1830s, however, more often followed a simple Georgian style or colonial vernacular traditions.~~

~~Extremes of wealth and economic hardship that were a product of the gold-mining environment saw a corresponding variation in the style and quality of homes. Houses built in the Victorian era in the City of Ballarat range from the most modest cottages to grandiose displays of wealth.~~

COMPARATIVE ANALYSIS

~~Scott's Homestead is an example of a Federation-period timber residence with a restrained Queen Anne character. This design mode — an eclectic English revival style 'domesticated' in Australia and heavily influenced by the Arts & Crafts Movement — had entered into the building mainstream by the early 1900s, becoming a hallmark of the Federation years. At least for its early history (early 20th century), the place functioned as a small-scale farm.~~

~~Federation-era timber dwellings are relatively well-represented under the Schedule to Clause 43.01 (Heritage Overlay) of the Ballarat Planning Scheme, particularly within precinct-based HOs. However, the majority of these are concentrated within the urban core of Ballarat or along historic arterial routes leading to the centre. To date, rural areas in the municipality have not been closely reviewed from a heritage perspective, despite farming and agricultural development forming pronounced themes in the shaping of Ballarat's cultural landscape.~~

~~At the time of the assessment, only five homestead-type properties in the LGA were heritage-listed:~~

- ~~● Ballantrae, 7208 Midland Highway, Buninyong (H0551, H0133). A State-significant, highly ornate, and commodious Gothic Revival-style timber dwelling, built in 1857 — set in extensive landscaped grounds but historically seemingly not a working/agricultural property ('gentleman's retreat').~~
- ~~● Lauderdale (Homestead), 7 Prince Street, Alfredton (H0486, H01). A State-significant and substantial, architect-designed (J.A. Doane) Free Classical-style homestead (1863) with a corbie gabled outbuilding, both of basalt. Architecturally elaborate (bracketed eaves, dressed quoining, window surrounds, and decorative verandah). Formerly rural, now set within well-established suburban environs.~~
- ~~● Barnfield Cottage and Barn, 195 Kennedys Road, Miners Rest (H0138). No heritage assessment is available; however, the list includes a mid-Victorian period hipped house with bichromatic brickwork to the façade (at least) and a verandah that returns to both sides as well as a basalt outbuilding (squared random courses, roughly worked).~~
- ~~● Roxburgh Dairy Farm (Former), 624 Glenelg Highway, Smythes Creek (H0212). A modest complex with two timber residences dating from the mid-to-late Victorian period respectively, a double-height wooden 'Cow Shed', and some significant plantings (a pair of Canary Island Date palms and several Monterey cypress trees).~~

- ~~Lintel Grange Homestead Complex, 127 Edmonston Road, Addington (HO232). An evolved mid-to-late Victorian period hipped-roofed farmstead of basalt construction (squared random coursed and finely dressed, tuckpointed façade) with white local granite accents and a classically refined, cast iron filigree character. Various other significant elements, including multiple and varied late 19th century outbuildings, Golden privet hedge fencing, and some historic plantings (Weeping Nootka cypress, ash and walnut trees).~~

~~These HOs illustrate sizable, relatively upscale masonry instances of mid-to-late 19th century rural development.~~

~~In contrast, the humbler timber Scott's Homestead is representative of a less affluent and intensive but overall common type of farming activities in the municipality, in this case, during the Federation period. The role of the smallholders in Ballarat's agricultural history is well-documented, but, to date, few related surviving places have been heritage-listed.~~

The homestead at 103 Olliers Road, Mount Rowan is an example of a residence constructed on a rural property in the City of Ballarat in the Victorian period.

Pastoralism and farming have played a key role in the historical development of the City of Ballarat. By the late 1830s, pastoral settlers were marking out pastoral runs of vast acreages throughout the region. The earliest homesteads built on these runs were often rudimentary with only a few rooms. Early Crown land sales from 1853 and the Land Act of 1860 saw the emergence of smaller farms and from the 1860s onwards, and more permanent homesteads were constructed. Early homesteads were often built of bluestone, while homesteads from the 1880s were generally of brick construction. These homesteads were typically designed with double-fronted symmetrical facades, hipped roof forms, prominent chimneys, timber-framed windows and post-supported verandahs. Farm properties also comprised a variety of associated farm buildings. These included dairies, cool stores, stables, grain sheds, machinery sheds, pigsties, shearing sheds and poultry sheds. Farm sheds tended to be simple structures built of timber, while dairies were often of masonry construction.

The establishment of smaller farms associated with the Land Act and subsequent land sales created distinctive patterns of development throughout the rural areas of the municipality and a small number of Victorian homesteads remain in the municipality, in varying states of intactness, to demonstrate this historic period of development.

Only a small number of Victorian homesteads are included in – or are proposed for inclusion in – the Heritage Overlay of the Ballarat Planning Scheme on an individual basis.

Barnfield Cottage and Barn at 195 Kennedys Road, Miners Rest is included in the Heritage Overlay of the Ballarat Planning Scheme as HO138. Barnfield is one of the oldest surviving farm complexes in the municipality and comprises a brick and timber homestead, bluestone and timber stables, two gabled timber outbuildings, brick milking shed and corrugated iron shed. The homestead and stables are rare examples of very early farm buildings dating from the 1850s.

Roxburgh Dairy Farm, 624 Glenelg Highway, Smythes Creek (HO212) was established in the 1850s and comprises a c1850s cottage, a larger 1870s homestead and a collection of outbuildings. It is historically significant as an intact example of a nineteenth century farm complex, which retains buildings from the mid-to-late nineteenth century and the early years of the twentieth century. The cow shed and other outbuildings illustrate the running of the Roxburgh dairy farm by John S Douglas and his sons, an operation which supplied Ballarat with much of its milk at the turn of the century. The survival of the c1850s cottage and the c1870s farmhouse illustrate the rapid increase in prosperity of the property from its establishment in 1856. It is aesthetically significant as a representative example of a large mid-Victorian farmhouse, in a setting of mature trees delineating residential and farmyard and farm buildings.

Lintel Grange Homestead at 127 Edmonston Road, Addington (HO232) was constructed in c1860 by pastoralist, Charles Edmonston and retains a complex of highly intact Victorian buildings, including homestead, grain barn, stable and various other outbuildings. It is of historical significance as an early small farming enterprise which was established prior to the first of the Land Acts in 1860 and for its strong association with the development and practices of farming in the City of Ballarat in the nineteenth century. It is of aesthetic significance as an example of a restrained classical mid-Victorian homestead and is also significant for its long and continuing association with the Edmonston family.

Bernera Homestead at 88 Olliers Road, Mount Rowan (recommended for inclusion in the Heritage Overlay) was constructed in c1881 and comprises a substantial brick Victorian residence. It has clear associations with the agricultural development of Mount Rowan and the broader Ballarat region in the nineteenth century and is a fine, richly detailed and substantially intact example of a Victorian homestead.

Hawthorn Farm at 134 Gilles Road, Mount Rowan (recommended for inclusion in the Heritage Overlay) comprises a mid-1850s bluestone residence and a brick outbuilding. It has clear associations with the agricultural development of Mount Rowan and the broader Ballarat region in the nineteenth century. The residence demonstrates the principal characteristics of a Victorian homestead.

Hawthorn Park Homestead at 112 Olliers Road, Mount Rowan (recommended for inclusion in the Heritage Overlay) was constructed in 1881 to designs by prolific Ballarat architect, Henry R Caselli. It comprises a richly detailed and ornate brick Victorian residence. The property has clear associations with the agricultural development of Mount Rowan and the broader Ballarat region in the nineteenth

century and is a fine, richly detailed and highly intact example of a Victorian homestead.

Barnfield Cottage and Barn, 195 Kennedys Road,
Miners Rest (HO138)



Figure 9. 195 Kennedys Road, Miners Rest (Source: Victorian Heritage Database)

Roxburgh Dairy Farm, 624 Glenelg Highway, Smythes
Creek (HO212)



Figure 10. 624 Glenelg Highway, Smythes Creek (Source: Google Street View)

Lintel Grange Homestead, 127 Edmonston Road,
Addington (HO232)



Figure 11. 127 Edmonston Road, Addington (Source: Victorian Heritage Database)

Bernera Homestead, 88 Olliers Road, Mount Rowan
(Recommended for HO)



Figure 12. 88 Olliers Road, Mount Rowan (Source: RBA Architects)

Hawthorn Farm Homestead and Creamery, 134 Gillies Road, Mount Rowan (Recommended for HO)



Figure 13. 134 Gillies Road, Mount Rowan (Source: GJM Heritage)

Hawthorn Park Homestead, 112 Olliers Road, Mount Rowan (Recommended for HO)



Figure 14. 112 Olliers Road, Mount Rowan (Source: GJM Heritage)

Like the above homesteads, the homestead at 103 Olliers Road was constructed on a rural property in the mid-to-late nineteenth century in what is now the City of Ballarat. These homesteads exhibit a range of characteristics representative of housing of the Victorian period, including double-fronted symmetrical facades, hipped roof forms, prominent chimneys, timber-framed windows and post-supported verandahs. Like the above examples, the homestead at 103 Olliers Road retains a fair degree of integrity to its period of construction and remains substantially intact to clearly demonstrate a range of characteristics of the Victorian style in the City of Ballarat.

In contrast to the above properties, the homestead at 103 Olliers Road formed part of a small subdivision development, promoted at its original land sale as a 'suburban lot'. As such, it differs from the above properties in both the size and scale of its allotment. Despite this, like the above properties, the homestead at 103 Olliers Road operated as a farming property from the 1890s and similar to the Victorian homesteads included in the Heritage Overlay of the Ballarat Planning Scheme, it clearly demonstrates an important phase in the historical development of the City of Ballarat.

OTHER HERITAGE LISTINGS

None

RECOMMENDATIONS

HERITAGE OVERLAY SCHEDULE CONTROLS

External paint controls	Yes (weatherboard) No
Internal alteration controls	No
Tree controls	Yes (Monterey cypress)

Solar energy system controls	Yes
Outbuilding or Fences	No
Prohibited uses permitted	Yes
Aboriginal heritage place	No

EXTENT OF THE HERITAGE OVERLAY

~~Scott's~~ The Homestead at 103 Olliers Road, Mount Rowan, is recommended for inclusion under the Schedule to Clause 43.01 (Heritage Overlay) of the Ballarat Planning Scheme with ~~a reduced~~ the extent of overlay (not title boundaries), as depicted in the aerial photograph below.

~~The recommended HO polygon extends from the cardinal primary building line to the northern and western property boundaries and east by 12 metres and south by 19.7 metres (to safeguard the TPZ for the Monterey cypress).~~

The recommended Heritage Overlay polygon aligns with the north (Olliers Road) and western property boundaries. The eastern extent follows the fence line defining the western edge of the driveway. The southern extent of the polygon is defined by the outer extent of the canopy of the mature Monterey cypress.



~~The recommended extent of the heritage overlay for 103 Olliers Road, Mount Rowan, is shaded red. The canopy of the significant Monterey cypress is identified by the yellow arrow. (Source: Nearmap, February 2025)~~



Figure 15. The recommended extent of the Heritage Overlay for 103 Olliers Road, Mount Rowan, outlined in red (Source: Nearmap, 3 August 2025)

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ENDNOTES

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- ¹ — ~~See *Native Vegetation — Modelled 1750 Ecological Vegetation Classes*, Department of Energy, Environment, And Climate Action (VIC)~~
 - ² — ~~William Bramwell Withers, *The History of Ballarat, from the First Pastoral Settlement to the Present Time*, 2nd ed., 1870, available online, Project Gutenberg Australia, p13~~
 - ³ — ~~*The Australian Handbook*, Gordon & Gotch, 1905, p466~~
 - ⁴ — ~~GML, *City of Ballarat Thematic Environmental History*, July 2024, vol. 3, p19~~
 - ⁵ — ~~Certificate of Title, vol. 2333, folio 459; and James Fisher, publicly available family tree, Ancestry.com.au~~
 - ⁶ — ~~'Advertising', *Ballarat Star*, 29 March 1873, p4~~
 - ⁷ — ~~Certificate of Title, vol. 2333, folio 459~~
 - ⁸ — ~~*The Shire of Ballarat Rate Book*, 1891, p122, no. 170 (VPRS 13004, PROV Ballarat)~~
 - ⁹ — ~~'Funeral Notice', *Ballarat Star*, 25 March 1903, p5; and Certificate of Title, vol. 2333, folio 459~~
 - ¹⁰ — ~~William Scott, Australia Death Index, Ancestry.com.au; 'Obituary [Catherine Scott]', *Ballarat Star*, 13 October 1914, p4; and Certificate of Title, vol. 2333, folio 459~~
 - ¹¹ — ~~Catherine Scott, *Grant of Probate*, 1914, PROV~~
 - ¹² — ~~'Advertising', *Ballarat Star*, 20 February 1918, p3~~
 - ¹³ — ~~Aerial imagery dated 1933 (RAAF Ballarat) is available online via *Visualising Ballarat* (Historic Urban Landscape Ballarat) but is of a moderately lower quality than the 1934 image reproduced in this citation (see: <https://visualisingballarat.org.au/visbal-map.php>)~~

HOMESTEAD

Address	103 Olliers Road, Mount Rowan	Date Inspected	September 2023 & August 2024 (RBA Architects), August 2025 (GJM Heritage)
Construction Date	1890-91; later c 1915 addition	Period	Late Victorian; early twentieth century (addition)



Figures 1 and 2. Homestead at 103 Olliers Road – front (north) elevation and east (side) elevation. (Source: GJM Heritage, August 2025; RBA, August 2024)

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

The homestead at 103 Olliers Road, Mount Rowan, constructed in c1890-91.

Elements that contribute to the significance of the place include:

- Single-storey timber-framed homestead constructed in the late Victorian period
- Weatherboard cladding
- Hipped roof of pyramidal form with exposed rafters
- Two substantial red brick chimneys with corbelled brickwork
- Post-supported verandah to the north and east formed from a continuation of the hipped roof line
- Projecting gabled bay with half-timbering and brackets at the southeast corner
- Symmetrical principal elevation with central front entrance with sidelights and highlight, and flanking tripartite timber-framed casement windows with highlights
- Tripartite window with skillion hood supported on large timber brackets
- Mature Monterey cypress (*Cupressus macrocarpa*) to the south-west of the homestead.

The gabled corrugated sheet metal outbuilding to the south-east of the homestead has been extensively altered and does not contribute to the significance of the place. All other outbuildings and fencing do not contribute to the significance of the place.

HOW IS IT SIGNIFICANT?

The homestead at 103 Olliers Road, Mount Rowan is of historical (Criterion A) and representative (Criterion D) significance to the City of Ballarat.

WHY IS IT SIGNIFICANT?

The homestead at 103 Olliers Road, Mount Rowan is of historical significance due to its clear associations with the agricultural development of Mount Rowan, and the broader Ballarat region, in the mid-to-late nineteenth century, when land was developed and worked for farming purposes. The Monterey cypress to the rear of the homestead is associated with the development of the place and enhances its legibility as a rural development. As a substantially intact farming residence constructed in the 1890s, the homestead at 103 Olliers Road clearly demonstrates this important phase in the rural development of the City of Ballarat (Criterion A).

The homestead at 103 Olliers Road, Mount Rowan is of significance as a fine and substantially intact representative example of a Victorian timber homestead. It displays typical characteristics of the late Victorian period, including hipped roof of pyramidal form, corbelled brick chimneys, return verandah formed by continuation of the roof line, symmetrical principal elevation, central entrance and flanking timber-framed casement windows. 103 Olliers Road is highly legible as a late Victorian homestead in the City of Ballarat (Criterion D).

CONTEXTUAL HISTORY

Historically, the boundaries of Mount Rowan – which fall within the Country of the Wadawurrung and Dja Dja Wurrung peoples – have been variable. At their broadest extent, the district encompassed the area from its namesake – the extinct volcano that dominates the landscape between Cummins (north) and Sims (south) roads – to Burrumbeet Creek in the south and southwest. Then north towards Sulky, east past Midland Highway (formerly Creswick Road), and northwest to the edges of the township of Miners Rest. The landform is of flat volcanic plains dissected by fertile alluvial terraces and underground springs with some low-relief cone-like hills, of which Mount Rowan is the largest. Prior to European settlement, this area was characterised by open eucalypt forest (*Native Vegetation – Modelled 1750 Ecological Vegetation Classes*, Department of Energy, Environment, And Climate Action (VIC)).

The post-contact history of Mount Rowan has been one defined by relative consistency, having emerged from the early 1840s as a lightly populated rural landscape – devoid of an urban centre (that role was initially served by Miners

Rest) – on the northern outskirts of Ballarat and Wendouree.

Much of Mount Rowan was initially encompassed within Thomas Waldie's (d. 1884) pastoral run known as Wyndholm (at its peak, over 18,000 acres), on which he obtained a Pre-emptive Right to 640 acres by 1854 (William Bramwell Withers, *The History of Ballarat, from the First Pastoral Settlement to the Present Time*, 2nd ed., 1870, available online, Project Gutenberg Australia:13). Private sales commenced at pace in the locality from the mid-1850s, with small to medium-sized mixed farms (agricultural/pastoral) rapidly emerging, alongside some limited company-led deep lead exploration and quartz crushing. Mining activity appears to have largely ceased by the early 20th century, with the area characterised in 1905 as a 'post town' encompassing a state school (no. 757, closed 1946), one store, and 'a small, rather scattered population of about 200.' (*The Australian Handbook*, Gordon & Gotch, 1905:466)

The *City of Ballarat Thematic Environmental History* (July 2024) provides the following contextual summary:

Mount Rowan is a small farming locality north of Ballarat, close to the Creswick Road, and takes its name from a volcanic hill of the same name. The Burrumbeet Creek crosses the area to the south. Crown land allotments were sold for farming from the mid-1850s. A common school was established in the mid-1860s and a Presbyterian Church was built c.1870. A state school was built in 1876 (VGG, 1876) and a local post office was also provided. By the 1930s, there was sparse settlement in the locality (Military map, 1935). The state school closed in 1946 (Watson 2001). A new government secondary school opened in 2019 (GML, *City of Ballarat Thematic Environmental History*, July 2024, Vol. 3:19).

PLACE-SPECIFIC HISTORY

The subject property at 103 Olliers Road, Mount Rowan formed Allotment B of Section 25 in the Parish of Ballarat. This approximately four-acre (1.6 hectare) parcel of land was purchased by local farmer, James Fisher, in November 1890 (PROV, Parish plan). It formed part of a defined section in the parish, now bounded by Olliers Road (north), Gillies Road (west), Noble Court (east), and loosely by Glot Drive (south), that was promoted in the early 1870s as 'suburban lots' and included gridded cross streets which never eventuated (*Ballarat Star*, 29 March 1873:4).

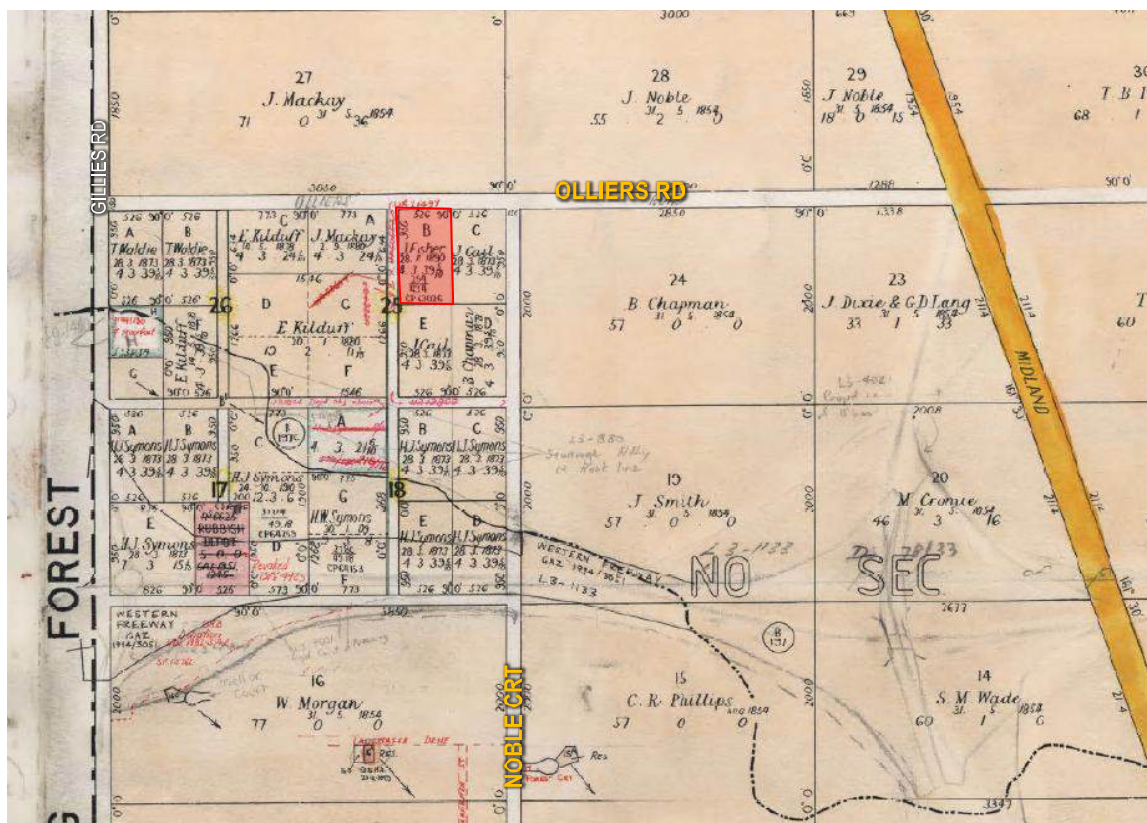


Figure 3. Extract from the Parish of Ballarat with Allotment B, Section 25, shaded red. Note that the pictured cross streets (Sections 17, 18, 25, 26) did not eventuate. (Source: Parish of Ballarat map, B126, Ballarat Sheet 2, PROV)

Fisher sold the land to another Mount Rowan farmer, James Kelly, in February 1891. The Shire of Ballarat Rate Books listed a residence and 5 acres at the property at this time (Shire of Ballarat RB, 1891). This was the first mention of a residence at the property, suggesting that a house had been constructed between 1890 and 1891.

The property was purchased by William and Catherine Scott in 1902 (*Ballarat Star*, 25 March 1903:5; CT:V2333/F459). William died in March 1903, at which time he was residing at Mount Rowan. The property was described at this time as:

All that piece of land being allotment B of Section 25 in the Parish of Ballarat County of Ripon containing 40 acres 3 roods 39 perches. The improvements thereon consist of weatherboard dwelling, stable and outhouses and fencing (PROV, W Scott, Grant of probate).

The property passed to William's wife, Catherine, following his death. Catherine continued to reside at the property until her own death in 1914, at which time it comprised the same block of land and buildings as described above (PROV, C Scott, Grant of probate). The property was purchased by Catherine Frawley in 1915 (Shire of Ballarat RB, 1915-16), who advertised the property for sale three years later in 1918:

Five acres of choice land...on which is erected a very neat W.B. cottage of 6 rooms and iron roof; dairy, washhouse, stable, feed house and buggy shed; fowlhouse and pigstyes; and there is a good well close to the house. This property is especially adapted to poultry farming and where a couple of cows and a few pigs can be kept, as the land is rich chocolate and is practically virgin land. There is a neat garden, in which a good patch of lucerne grows in profusion (Ballarat Courier, 20 February 1918:8).

The principal form of the existing house, with pyramidal roof form, weatherboard construction and simple front elevation to Olliers Road, suggests that the original 1890 residence was added to in the early twentieth century with the addition of the projecting side gable end to the east elevation.

The property was purchased by Henry Newton in 1920 (Shire of Ballarat RB, 1920-21).

A 1934 aerial photograph shows the layout of the property, with square-shaped residence with extant pyramidal/gabled form located at the northern boundary and a long rectangular outbuilding to the rear. A row of trees line the western boundary.



Figure 4. Aerial photograph, dated March 1934, of *Homestead* (close-up below) with Allotment B outlined in dashed red. (Source: Map2806, Run 6, Frame 13241, Geoscience Australia)



Figure 5. Close-up *Homestead*, March 1934 (Source: Map2806, Run 6, Frame 13241, Geoscience Australia)



Figure 6. Aerial imagery, dated 1994, showing the residence and associated outbuildings (Source: Visualising Ballarat)

PHYSICAL DESCRIPTION



Figure 7. Façade (north elevation) from Olliers Road. (Source: RBA, August 2024)



Figure 8. Homestead with the significant Monterey cypress prominent in the background. (Source: GJM Heritage, August 2025)

The homestead at 103 Olliers Road, Mount Rowan is located on rural land to the north of the regional centre of Ballarat and the suburb of Wendouree. The homestead is located on the south side of Olliers Road, west of the intersection with the Midland Highway and east of Gillies Road. The homestead is accessed by an unsealed driveway at the eastern boundary of the property. Orientated to the south, the homestead is set behind a low wire fence which lines the front boundary of the property.

The single-storey homestead is of timber-framed construction with weatherboard cladding and a corrugated sheet metal-clad hipped roof of pyramidal form, with exposed rafters. The roof line continues beyond the north and east walls to form a post-supported verandah across the principal elevation and part of the east elevation, terminating at a projecting bracketed half-timbered gabled bay at the south-east corner. Two substantial red brick chimneys, with corbelled brickwork, are located to the west and to the rear. The principal elevation is symmetrical with central front entrance, with sidelights and highlight, and flanking tripartite timber-framed casement windows with highlights. A tripartite window, with skillion hood supported on large timber brackets, is located at the rear side bay.

To the rear of the building is a skillion roofed weatherboard section with metal-cladding to the east end. To the south-east of the homestead is a gabled-roof, corrugated sheet metal-clad outbuilding which has been extensively altered.

A mature Monterey Cypress (*Cupressus macrocarpa*) stands to south-west of the homestead.

Key features:

- Single-storey timber-framed homestead constructed in the late Victorian period
- Weatherboard cladding
- Hipped roof of pyramidal form with exposed rafters
- Two substantial red brick chimneys with corbelled brickwork
- Post-supported verandah to the north and east formed from a continuation of the hipped roof line
- Projecting gabled bay with half-timbering and brackets at the southeast corner
- Symmetrical principal elevation with central front entrance with sidelights and highlight, and flanking tripartite timber-framed casement windows with highlights
- Tripartite window with skillion hood supported on large timber brackets

- Mature Monterey cypress (*Cupressus macrocarpa*) to the south-west of the homestead.

THEMATIC CONTEXT

GML, *City of Ballarat Thematic Environmental History*, vol. 2, final report (interim), July 2024:

3.4 Adapting and exploiting the land and its resources

3.4.5 Farming

The gold rushes in the Ballarat district hastened the development of farming in the Ballarat area, which quickly became a highly productive land use owing to the good soils and temperate climate. The sudden influx of thousands of people to the goldfields in the early 1850s led to a high demand for fresh produce, particularly meat, grain and potatoes. Licensed slaughterhouses were also established, which were required under the health regulations. Farming ensured a ready market for agricultural produce and also encouraged the development of flour mills. Yields of wheat in the northern area of the City of Ballarat in the 1870s and 1880s were high, and the area's overall production made up a sizeable component of Victoria's total yield [Blainey, *A History of Victoria*, Cambridge University Press, 2013]. So great was the demand for fresh food at the Ballarat goldfields that supply also came from much further afield, including the rich potato country around Koroit in southwestern Victoria, over 100 miles away [Doyle, *Moyne Shire Thematic Environmental History*, 2006]. By the 1880s, once farm production had become well established, Ballarat was also supplying produce to Melbourne.

3.5 Shaping the city, towns and villages

3.5.5 Building Homes

Victorian era

The Ballarat municipality was born and came of age in the Victorian era, which officially began in 1848 when Queen Victoria ascended the throne. The building styles and methods that pastoralists and others brought with them to Buninyong and Ballarat from the late 1830s, however, more often followed a simple Georgian style or colonial vernacular traditions.

Extremes of wealth and economic hardship that were a product of the gold-mining environment saw a corresponding variation in the style and quality of homes. Houses built in the Victorian era in the City of Ballarat range from the most modest cottages to grandiose displays of wealth.

COMPARATIVE ANALYSIS

The homestead at 103 Olliers Road, Mount Rowan is an example of a residence constructed on a rural property in the City of Ballarat in the Victorian period.

Pastoralism and farming have played a key role in the historical development of the City of Ballarat. By the late 1830s, pastoral settlers were marking out pastoral runs of vast acreages throughout the region. The earliest homesteads built on these runs were often rudimentary with only a few rooms. Early Crown land sales from 1853 and the Land Act of 1860 saw the emergence of smaller farms and from the 1860s onwards, and more permanent homesteads were constructed. Early homesteads were often built of bluestone, while homesteads from the 1880s were generally of brick construction. These homesteads were typically designed with double-fronted symmetrical facades, hipped roof forms, prominent chimneys, timber-framed windows and post-supported verandahs. Farm properties also comprised a variety of associated farm buildings. These included dairies, cool stores, stables, grain sheds, machinery sheds, pigsties, shearing sheds and poultry sheds. Farm sheds tended to be simple structures built of timber, while dairies were often of masonry construction.

The establishment of smaller farms associated with the Land Act and subsequent land sales created distinctive patterns of development throughout the rural areas of the municipality and a small number of Victorian homesteads remain in the municipality, in varying states of intactness, to demonstrate this historic period of development.

Only a small number of Victorian homesteads are included in – or are proposed for inclusion in – the Heritage Overlay of the Ballarat Planning Scheme on an individual basis.

Barnfield Cottage and Barn at 195 Kennedys Road, Miners Rest is included in the Heritage Overlay of the Ballarat Planning Scheme as

HO138. Barnfield is one of the oldest surviving farm complexes in the municipality and comprises a brick and timber homestead, bluestone and timber stables, two gabled timber outbuildings, brick milking shed and corrugated iron shed. The homestead and stables are rare examples of very early farm buildings dating from the 1850s.

Roxburgh Dairy Farm, 624 Glenelg Highway, Smythes Creek (HO212) was established in the 1850s and comprises a c1850s cottage, a larger 1870s homestead and a collection of outbuildings. It is historically significant as an intact example of a nineteenth century farm complex, which retains buildings from the mid-to-late nineteenth century and the early years of the twentieth century. The cow shed and other outbuildings illustrate the running of the Roxburgh dairy farm by John S Douglas and his sons, an operation which supplied Ballarat with much of its milk at the turn of the century. The survival of the c1850s cottage and the c1870s farmhouse illustrate the rapid increase in prosperity of the property from its establishment in 1856. It is aesthetically significant as a representative example of a large mid-Victorian farmhouse, in a setting of mature trees delineating residential and farmyard and farm buildings.

Lintel Grange Homestead at 127 Edmonston Road, Addington (HO232) was constructed in c1860 by pastoralist, Charles Edmonston and retains a complex of highly intact Victorian buildings, including homestead, grain barn, stable and various other outbuildings. It is of historical significance as an early small farming enterprise which was established prior to the first of the Land Acts in 1860 and for its strong association with the development and practices of farming in the City of Ballarat in the nineteenth century. It is of aesthetic significance as an example of a restrained classical mid-Victorian homestead and is also significant for its long and continuing association with the Edmonston family.

Bernera Homestead at 88 Olliers Road, Mount Rowan (recommended for inclusion in the Heritage Overlay) was constructed in c1881 and comprises a substantial brick Victorian residence. It has clear associations with the agricultural development of Mount Rowan and the broader Ballarat region in the nineteenth century and is a fine, richly detailed and substantially intact example of a Victorian homestead.

Hawthorn Farm at 134 Gilles Road, Mount Rowan (recommended for inclusion in the Heritage Overlay) comprises a mid-1850s bluestone residence and brick outbuilding. It has clear associations with the agricultural development of Mount Rowan and the broader Ballarat region in the nineteenth century. The residence demonstrates the principal characteristics of a Victorian homestead.

Hawthorn Park Homestead at 112 Olliers Road, Mount Rowan (recommended for inclusion in the Heritage Overlay) was constructed in 1881 to designs by prolific Ballarat architect, Henry R Caselli. It comprises a richly detailed and ornate brick Victorian residence. The property has clear associations with the agricultural development of Mount Rowan and the broader Ballarat region in the nineteenth century and is a fine, richly detailed and highly intact example of a Victorian homestead.

Barnfield Cottage and Barn, 195 Kennedys Road, Miners Rest (HO138)



Figure 9. 195 Kennedys Road, Miners Rest (Source: Victorian Heritage Database)

Roxburgh Dairy Farm, 624 Glenelg Highway, Smythes Creek (HO212)



Figure 10. 624 Glenelg Highway, Smythes Creek (Source: Google Street View)

Lintel Grange Homestead, 127 Edmonston Road, Addington (HO232)



Figure 11. 127 Edmonston Road, Addington (Source: Victorian Heritage Database)

Bernera Homestead, 88 Olliers Road, Mount Rowan (Recommended for HO)



Figure 12. 88 Olliers Road, Mount Rowan (Source: RBA Architects)

Hawthorn Farm, 134 Gillies Road, Mount Rowan (Recommended for HO)



Figure 13. 134 Gilles Road, Mount Rowan (Source: GJM Heritage)

Hawthorn Park Homestead, 112 Olliers Road, Mount Rowan (Recommended for HO)



Figure 14. 112 Olliers Road, Mount Rowan (Source: GJM Heritage)

Like the above homesteads, the homestead at 103 Olliers Road was constructed on a rural property in the mid-to-late nineteenth century in what is now the City of Ballarat. These homesteads exhibit a range of characteristics representative of housing of the Victorian period, including double-fronted symmetrical facades, hipped roof forms, prominent chimneys, timber-framed windows and post-supported verandahs. Like the above examples, the homestead at 103 Olliers Road retains a fair degree of integrity to its period of construction and remains substantially intact to clearly demonstrate a range of characteristics of the Victorian style in the City of Ballarat.

In contrast to the above properties, the homestead at 103 Olliers Road formed part of a small subdivision development, promoted at its original land sale as a 'suburban lot'. As such, it differs from the above properties in both the size and scale of its allotment. Despite this, like the above properties, the homestead at 103 Olliers Road operated as a farming property from the 1890s and similar to the Victorian homesteads included in the Heritage Overlay of the Ballarat Planning Scheme, it clearly demonstrates an important phase in the historical development of the City of Ballarat.

OTHER HERITAGE LISTINGS

None

RECOMMENDATIONS

HERITAGE OVERLAY SCHEDULE CONTROLS

External paint controls	No
Internal alteration controls	No
Tree controls	Yes (Monterey cypress)
Solar energy system controls	Yes
Outbuilding or Fences	No
Prohibited uses permitted	Yes
Aboriginal heritage place	No

EXTENT OF THE HERITAGE OVERLAY

The Homestead at 103 Olliers Road, Mount Rowan, is recommended for inclusion under the Schedule to Clause 43.01 (Heritage Overlay) of the Ballarat Planning Scheme with the extent of overlay (not title boundaries), as depicted in the aerial photograph below.

The recommended Heritage Overlay polygon aligns with the north (Olliers Road) and western property boundaries. The eastern extent follows the fence line defining the western edge of the driveway. The southern extent of the polygon is defined by the outer extent of the canopy of the mature Monterey cypress.



Figure 15. The recommended extent of the heritage overlay for 103 Olliers Road, Mount Rowan, outlined in red (Source: Nearmap, 3 August 2025)

REFERENCES

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Shire of Ballarat Rate Books (RB), East Riding, 1915-16, rate no 359, p 15, VPRS 13004/P1, Public Record Office Victoria.

Visualising Ballarat, accessed <https://www.visualisingballarat.org.au/>, 9 July 2025.

HAWTHORN PARK HOMESTEAD

Address	112 Olliers Road, Mount Rowan	Date Inspected	September 2023 & August 2024 (RBA Architects), August 2025 (GJM Heritage)
Construction Date	c. 1881	Period	Late Victorian



Figure 1. Hawthorn Park Homestead from Olliers Road. (Source: RBA, September 2023)

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

~~Hawthorn Park at 112 Olliers Road, Mount Rowan, is significant. It was constructed as a homestead on an initially larger agricultural holding on behalf of businessman and farmer, George Ronald, in 1881. The prolific Ballarat-based architect Henry Richard Caselli was responsible for the design.~~

~~The significance of Hawthorn Park is attributed to its original form and fabric, namely its principal hipped roof section (slate tiles) and rear attached crenelated parapeted (unpainted render) bays with skillion wing (short-sheeted corrugated sheeting), bracketed eaves cornice and string course (moulded bricks), bichromatic brickwork (red and cream), all chimneys (inclusive of the Federation period eastern replacement), return conclave verandah with cast iron open columns, frieze, and brackets, and fenestration (six-panelled front door/sidelights and timber framed double-hung sashes).~~

~~The modest, skillion-roofed timber structure with a red brick chimney to the rear of the homestead is an early and significant outbuilding at the place.~~

~~The pair of Italian cypresses (*Cupressus sempervirens*) flanking the entrance to the western drive are early surviving plantings and are significant to the place.~~

~~Non-original or heavily modified elements, including the northern extension of the rear skillion wing, are not significant.~~

Hawthorn Park Homestead at 112 Olliers Road, Mount Rowan, constructed in 1881.

Elements that contribute to the significance of the place include:

- Single-storey brick homestead constructed in the Italianate style of the Victorian period
- Bichromatic brick construction with face red brick walls and contrasting cream bricks highlighting corners, openings and chimneys
- Slate-clad U-shaped hipped roof with paired eaves brackets to main building
- Three tall red brick chimneys with cream brick corner detailing and rendered cornice capping
- Corrugated sheet metal-clad convex return verandah to front and sides of the main building with decorative cast iron columns, valences and brackets
- Symmetrical principal elevation with central entrance flanked by timber-framed sash windows
- Timber-framed sash windows to secondary elevations
- High parapeted red brick corner bays at rear, decorated with cream brick highlighting, deep rendered crenulated parapets, bracketing and string courses
- Pair of mature Italian cypresses (*Cupressus sempervirens*) flanking the western driveway.

The enclosure of the rear verandah is not contributory to the homestead. All outbuildings are of more recent construction or have been substantially altered and are not contributory.

HOW IS IT SIGNIFICANT?

Hawthorn Park is of historical (Criterion A), representative (Criterion D) and aesthetic (Criterion E) significance to the City of Ballarat.

WHY IS IT SIGNIFICANT?

~~Hawthorn Park is of historical significance as an exemplar of a high-class late Victorian period homestead in rural Ballarat. It is a key illustration of agricultural development during this era in the area and a noteworthy residential example of the manifold output of the prominent late 19th-century Ballarat architect Henry R. Caselli. The original purpose of the skillion-roofed timber outbuilding with a chimney at the rear of the homestead is not known, but it is an early structure at the place that reflects its formative functioning as a farm complex. (Criterion A)~~

Hawthorn Park Homestead, at 112 Olliers Road, Mount Rowan is of historical significance due to its strong associations with the agricultural development of Mount Rowan, and the broader Ballarat region, in the mid-to-late nineteenth century, when large acreages of land were developed and worked for farming purposes. As a highly intact farming residence constructed in the 1880s, Hawthorn Park Homestead clearly demonstrates this important phase in the rural development of the City of Ballarat (Criterion A).

~~Hawthorn Park is of aesthetic significance as a generally intact and bold instance of a late Victorian period architect-designed villa, distinguished by its lively bichromatic brickwork and unusually expressive rear secondary wing, which features rendered crenellated side bays. The contrast of the residence's pronounced underlying symmetry and classicised proportions with its conspicuously florid cast-iron ornamentation is purposefully striking, imparting a sense of grandeur to the frontage commensurate with its status as an affluent country seat. The pair of Italian cypresses on either side of the entrance to the original western drive are early plantings that contribute to the sense of arrival at Hawthorn Park, which is further augmented by its ample garden setting. (Criterion E)~~

Hawthorn Park Homestead at 112 Olliers Road, Mount Rowan is of significance as a fine and highly intact representative example of a Victorian brick homestead. It displays typical characteristics of the Italianate style of the Victorian period, including a hipped, slate-clad roof, tall decorative brick chimneys with rendered capping, return verandah with decorative cast iron details, symmetrical principal elevation, central entrance and timber framed sash windows. 112 Olliers Road is highly legible as a Victorian Italianate-style homestead in the City of Ballarat (Criterion D).

Hawthorn Park Homestead at 112 Olliers Road, Mount Rowan is of aesthetic significance as a finely detailed and well-executed rural residence designed by prominent local architect Henry R Caselli in the Italianate style of the Victorian period. The detailing of the tall decorative chimneys and the high parapeted red brick corner bays at the rear - with cream brick highlighting, deep rendered crenulated parapets, bracketing and string courses - presents a highly accomplished example of this architectural style (Criterion E).

CONTEXTUAL HISTORY

Historically, the boundaries of Mount Rowan – which fall within the Country of the Wadawurrung and Dja Dja Wurrung peoples – have been ~~indefinite variable~~. At their broadest extent, the district encompassed the area from its namesake – the extinct volcano that dominates the landscape between Cummins (north) and Sims (south) roads – to Burrumbeet Creek in the south and southwest. Then north towards Sulky, east past Midland Highway (formerly Creswick Road), and northwest to the edges of the township of Miners Rest. The landform is of flat volcanic plains dissected by fertile alluvial terraces and underground springs with some low-relief cone-like hills, of which Mount Rowan is the largest. Prior to European settlement, this area was characterised by open eucalypt forest (*Native Vegetation – Modelled 1750 Ecological Vegetation Classes*, Department of Energy, Environment, And Climate Action (VIC)).⁴

The post-contact history of Mount Rowan has been one defined by relative consistency, having emerged from the early 1840s as a lightly populated rural landscape – devoid of an urban centre (that role was initially served by Miners Rest) – on the northern outskirts of Ballarat and Wendouree.

Much of Mount Rowan was initially encompassed within Thomas Waldie's (d. 1884) pastoral run known as Wyndholm (at its peak, over 18,000 acres), on which he obtained a Pre-emptive Right to 640 acres by 1854 (*William Bramwell Withers, The History of Ballarat, from the First Pastoral Settlement to the Present Time*, 2nd ed., 1870, available online, Project Gutenberg Australia:13).² Private sales commenced at pace in the locality from the mid-1850s, with small to medium-sized mixed farms (agricultural/pastoral) rapidly emerging, alongside some limited company-led deep lead exploration and quartz crushing. Mining activity appears to have largely ceased by the early 20th century, with the area characterised in 1905 as a 'post town' encompassing a state school (no. 757, closed 1946), one store, and 'a small, rather scattered population of about 200.'³ (*The Australian Handbook*, Gordon & Gotch, 1905:466)³

The *City of Ballarat Thematic Environmental History* (July 2024) provides the following contextual summary:

Mount Rowan is a small farming locality north of Ballarat, close to the Creswick Road, and takes its name from a volcanic hill of the same name. The Burrumbeet Creek crosses the area to the south. Crown land allotments were sold for farming from the mid-1850s. A common school was established in the mid-1860s and a Presbyterian Church was built c.1870. A state school was built in 1876 (VGG, 1876) and a local post office was also provided. By the 1930s, there was sparse settlement in the locality (Military map, 1935). The state school closed in 1946 (Watson 2001). A new government secondary school opened in 2019 (*GML, City of Ballarat Thematic Environmental History*, July 2024, Vol. 3:19).⁴

PLACE-SPECIFIC HISTORY

~~The subject land derives from Crown Portion 27 in the Parish of Ballarat, Country of Ripon. This approximately 71-acre (28-ha) parcel was granted by purchase to James Mackay in 1854.~~⁵

The subject property at 112 Olliers Road, Mount Rowan formed part of Crown Portion 27 in the Parish of Ballarat. This approximately 71 acre (28 hectares) holding was purchased by James Mackay in 1854 (PROV, Parish plan). He named the property 'Bellville Farm' (*Ballarat Star*, 7 October 1868:3).

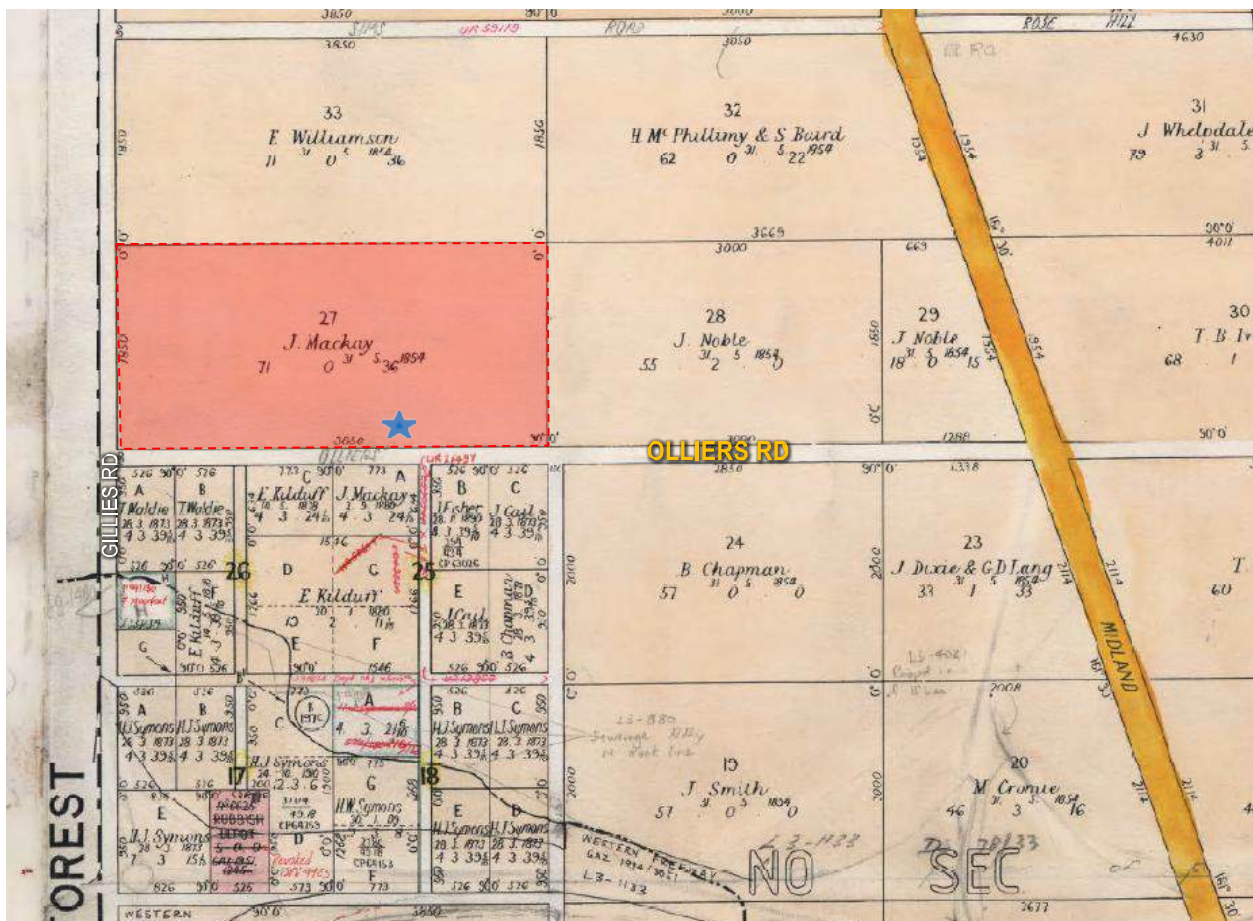


Figure 2. Extract from the Parish of Ballarat with Crown Portion 27 shaded red. The approximate future location of the Hawthorn Park residence Homestead is marked by the star (Source: Parish of Ballarat map, B126, Sheet 2, PROV)

Little of Mackay's activities are known, but he developed the holding agriculturally, naming it *Bollville Farm*.⁶ In 1880, he sold the property to George Ronald.⁷

Ronald (1830-1906), born in Perthshire, Scotland, had joined the gold rush in his mid-twenties and was later described in his obituary as 'one of the earliest arrivals on the [Ballarat] goldfields', having arrived in 1850. He had previously operated a 'large hay and produce store at Smythe's Creek [a branch of the Wardy Yallock river], and amassed a competence, which he invested in real estate.' Ronald's obituary noted that 'at the time of his death he was a considerable property owner in the city [Ballarat].'⁸ He had married Isabella née Campbell (1841-1918) in 1868, with whom he had two daughters.⁹

Ronald renamed the farm 'Hawthorn (sometimes spelled with an 'e' at the end) Park' and was responsible for commissioning the existing villa, which likely replaced or supplanted an earlier residence.

As a sign of his relative affluence and social cachet, Ronald was able to use the services of the well-known Ballarat-based professional architect Henry Richard Caselli (see below) to design his country seat.

Tenders for Ronald's 'brick residence' were run by Caselli in early 1881.¹⁰ In July of that year, the *Ballarat Star* could report: Mr. G. Ronald's Private Residence — A very handsome private residence is now in [the] course of erection in Hawthorn Park, Wendouree [as Mount Rowan was occasionally referred to at the time], for Mr. G. Ronalds, farmer. The building is of brick, with a slate roof, and the design, prepared by Mr. Caselli, architect, is a very neat one. The amount to be expended is about £800, and the contractors are Leatsh [?] and Akins.¹¹

~~Ronald held Hawthorn Park until early 1905 (retiring to Ballarat), after which he sold it to John Henry Adeney, an 'accountant and farmer' of Ballarat.¹² It was then acquired by Henry Newtown, a farmer, in 1912, staying with his family into the early 1970s.¹³ After which the original holding (Crown Portion 27) was progressively broken up.¹⁴~~

~~The following aerial image depicts Hawthorn Park in 1934.¹⁵ It shows the primary form and rear attached crenelated bays with interlinking skillion section (later extended to the north). There appears to be a formal front garden, including a straight path from the verandah to Olliers Road (flanked by regularly placed plantings), which has been lost, as has a large stand of trees to the west and north of the villa and at least most of the outbuildings. The existing drive to the west of the house is apparent (as it appears are the flanking Italian cypresses at its entrance). The aerial image shows the broader property comprising of paddocks and fields.~~

In 1868, Mackay leased the farm, at which time he put all his farming equipment up for auction including 'horses, cows, drays, wagon, ploughs, harrows, horse hay rake, chaffcutter, and horse works, farming implements, household furniture etc' (*Ballarat Star*, 7 October 1868:3).

Mackay advertised the farm for sale in 1880, at which time it comprised:

71 acres 9 roods 36 perches good arable land, being portion of Allotment 27, parish Ballarat, county of Ripon; securely fenced, and a whitethorn hedge all around. There is a beautiful spring of water (a never-failing supply); comfortable house, containing six rooms; a good garden, and stabling for six horses; barn, and blacksmith's shop' (Ballarat Courier, 28 February 1880:3).

The property was purchased by George Ronald. Ronald (1830-1906), born in Perthshire, Scotland, had joined the Victorian gold rush in 1850 in his mid-twenties and was later described in his obituary as 'one of the earliest arrivals on the [Ballarat] goldfields' (*Ballarat Star*, 17 November 1906:4). He had then operated a 'large hay and produce store at Smythe's Creek, and amassed a competence, which he invested in real estate (*Ballarat Star*, 17 November 1906:4). Ronald's obituary noted that 'at the time of his death he was a considerable property-owner in the city [Ballarat]' (*Ballarat Star*, 17 November 1906:4). He had married Isabella née Campbell (1841-1918) in 1868, with whom he had two daughters (B Jenkins, Ancestry.com.au).

Ronald renamed the farm 'Hawthorn Park' and commissioned local architect, Henry Richard Caselli, to design a new private residence on the property. Caselli advertised for tenders for Ronald's 'brick residence' in early 1881 (*Ballarat Courier*, 15 February 1881:3). In July of that year, it was reported that:

Mr. G. Ronald's Private Residence — A very handsome private residence is now in [the] course of erection in Hawthorn Park, Wendouree [as Mount Rowan was occasionally referred to at the time], for Mr. G. Ronalds, farmer. The building is of brick, with a slate roof, and the design, prepared by Mr Caselli, architect, is a very neat one. The amount to be expended is about £800, and the contractors are Leatsh and Akins (Ballarat Star, 22 July 1881:3).

Ronald remained at Hawthorn Park until 1898, at which time he advertised the property for sale. An advertisement in the *Ballarat Star* provided a complementary description of Hawthorn Park:

This most desirable property is beautifully situated, being immediately on the Ballarat side of Mount Rowan, within three miles of the city, and there is a perfect road the whole way.

The land, which is mainly of chocolate, is of excellent quality, and capable of growing anything. It is most securely fenced, principally by very well-kept hedge. The subdivisions are convenient, the whole property is abundantly watered, and the garden is very tastefully laid out.

The buildings comprise a most charming villa residence, with verandah on three sides, seven large, lofty and well-ventilated rooms with splendid entrance hall, pantry, bathroom, dairy, and all conveniences, the whole being built of brick on massive stone foundations. There is also good stabling and the usual outbuildings (Ballarat Star, 27 October 1898:3).

The property was purchased by John Henry Adeney, who renamed it 'Rowton' (*The Argus*, 14 February 1903:9). Adeney put Rowton, that 'most delightful suburban home' and 'absolutely perfect model farm', up for auction in 1905, at which time it was glowingly described as:

The improvements are really first-class, and for the most part built of brick. The dwellinghouse is a very lovely brick villa, containing right most excellent rooms, all nicely finished off, and in perfect order throughout. It is a most attractive building, and has a choice and pretty ornamental verandah all round, while the conveniences are all that could be desired. The outhouses comprise extensive stabling, barns, cow houses, buggy house, cart sheds, and all the usual outbuildings (Ballarat Star, 9 August 1905:7).

It appears the property did not sell at this time, as it was re-advertised by Adeney in 1908 (*Ballarat Star*, 17 October 1908:5). It was eventually purchased by Henry Newton in 1910, who continued to own the property until his death in 1926. Henry resided at the property – then named 'Kenfig' – with his wife, Mary (*Ballarat Star*, 26 April 1919:1). Henry, a 'prominent member of the Ballarat Agricultural and Pastoral Society', passed away at Kenfig in 1926 (*The Argus*, 15 November 1926:18). At the time of his death, the property was described as:

'All that piece of land being Crown Portion 27 Parish of Ballarat County of Ripon containing 71 acres and 36 perches or thereabouts upon which are erected the following improvements viz: a 7 roomed brick house – 4 stall weatherboard stable – wood and iron implement shed – Brick Dairy – Chaffhouse – Barn and fencing – the land being subdivided into 5 paddocks' (PROV, Newton, Grant of probate).

A 1934 aerial photograph shows the layout of the property, comprising the brick residence at the southern boundary with formal garden and large stand of trees, and a series of outbuildings. The existing driveway to the west of the house is also apparent. The broader property comprised paddocks and fields.

The property remained in the Newton family into the early 1970s (CT:V3608/F589). The original holding was progressively subdivided after this time.



Figure 3. Aerial photograph, dated March 1934, of Hawthorn Park (yellow arrow) with Crown Portion 27, its original holding outlined in dashed red. (Source: Map2806, Run 6, Frame 13241, Geoscience Australia)

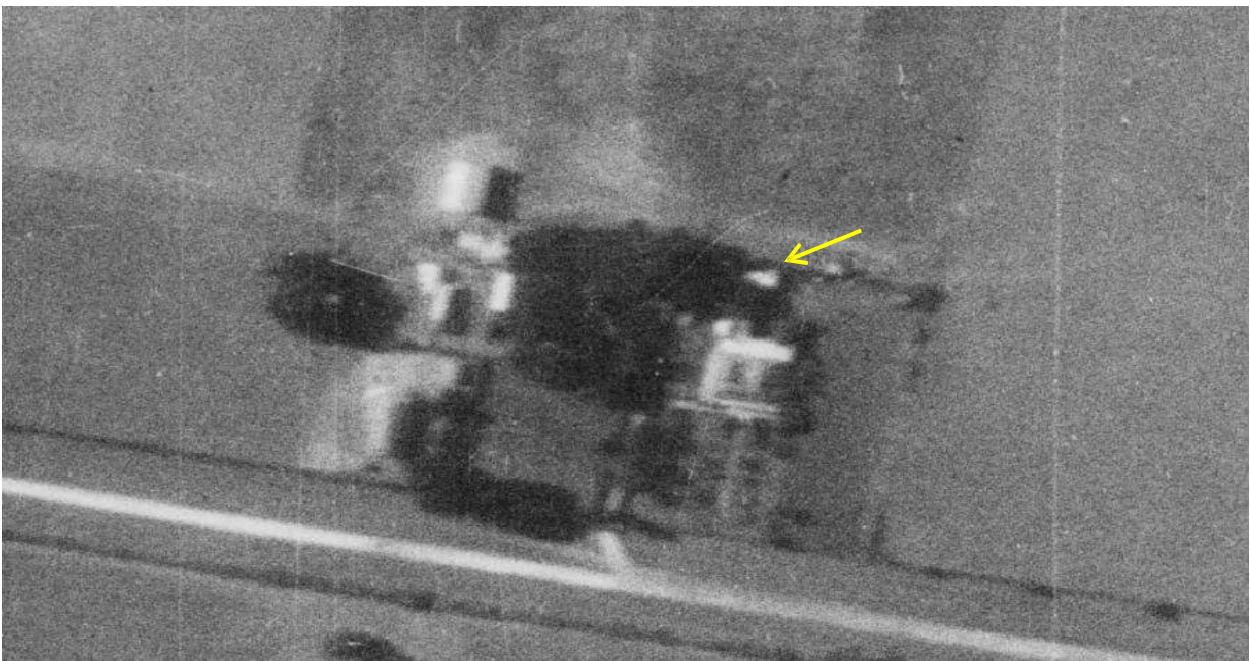


Figure 4. Close-up Hawthorn Park (March 1934). ~~Other than the villa, the only surviving element of some note appears to be the western drive and the skillion-roofed timber outbuilding (indicated) at the rear of the homestead, which survived. The front fence does not appear to be a hedge, as extant.~~ (Source: Map2806, Run 6, Frame 13241, Geoscience Australia)



Figure 5. Aerial image of Hawthorn Park dated 1994. Note the frontage had been largely cleared. (Source: *Aerial Imagery Ballarat Area*, *Visualising Ballarat: Historic Urban Landscape Ballarat*, https://www.visualisingballarat.org.au/visbal_map.php)

HENRY RICHARD CASELLI (1816-85)

Caselli, born in Cornwell, southwest England, to Italian parents, was a notable early professional architect in Ballarat (GML, *City of Ballarat Thematic Environmental History*, Vol. 2, Final Report (interim), July 2024:357; Wickham, *The biography of Henry Ricard Caselli: architect*, Undergraduate Thesis, University of Melbourne, 1977).⁴⁶ He was apprenticed in 'early boyhood' into a shipbuilding yard but, upon completion, undertook further studies to qualify as a naval architect/engineer (*Ballarat Star*, 4 March 1885, p2).⁴⁷ Caselli ~~drew~~ *was* noted in England and the Continent for his invention of an improved gun carriage platform and later worked in Germany overseeing improvements to coastal batteries.

In his late thirties, Caselli immigrated to Australia, arriving in Geelong in 1853, where he accepted the role of a surveyor of Corio Bay Harbour for Lloyd's Shipping Company. The next year, Caselli shifted to Ballarat in the halcyon days of its gold rush. He had 'moderate success' as a miner on the diggings at Pennyweight Flat, Dalton's Flat, Eureka, and other sites, 'but feeling that Ballarat would become a thriving centre Mr Caselli determined to cease his wanderings and settle down to business as an architect.' (*Ballarat Star*, 4 March 1885, p2)⁴⁸

Caselli's design output in Ballarat and its hinterland between the mid-1850s until his death was prolific. Alongside an array of substantial civic, religious, industrial, and commercial projects, he was responsible for 'scores of private residences, including some of the mansions of the district, being able to work across several popular styles, including late Regency, the Italianate, and Gothic.' (*Ballarat and District Industrial Heritage Project*, Federation University Australia)⁴⁹ Publicly spirited, Caselli was framed as a leading Ballarat citizen at his death, having been closely involved in several local organisations.

PHYSICAL DESCRIPTION

~~Hawthorn Park is a single-storey late Victorian period villa at a deep setback from the north side of Olliers Road on generally level land. The vicinity of the dwelling is well planted, and a tall hedge runs the front title boundary, extending to flank the original/early unsealed drive in the west. The drive entrance is defined by a pair of Italian cypresses (*Cupressus sempervirens*), which appear to be apparent (on close inspection) in the 1934 aerial photograph. These are the only identifiable early plantings remaining within the frontage of the place.~~



Figure 6. Panoramic aerial photograph of Hawthorn Park (red arrow) with the skillion-roofed timber outbuilding circled. (Source: Nearmap, December 2024)



Figure 7. Southern and eastern elevations from Olliers Road (Source: GJM Heritage, August 2025)



Figure 8. Italian cypress trees, flanking drive (Source: GJM Heritage. August 2025)

The residence has a contained footprint, the principal part of which is surmounted by a hipped roof (rear M-profile) clad in slate (replacement galvanised flashing to ridgelines) with a bracketed (possibly timber) eaves cornice, including moulded cream brick stringcourse. A pair of bichrome brick chimneys with moulded rendered caps (unpainted) puncture the north-south ridgelines, reinforcing the underlying symmetry of the overall composition.

Walls visible from the public realm are of bichrome brickwork in a stretcher bond (indicative of cavity walling in this period). Red face bricks are evident to the body with thin white mortar joints, possibly tuckpointed. Cream bricks are used for corners and openings, bestowing a quoining effect.

A conclave-roofed raised verandah (contemporary corrugated metal sheeting) extends the façade (south elevation), returning on both sides. Its deck, basecourse, and front (south) stairs are not visible from the public realm. The verandah is supported by its original and intricate cast-iron openwork columns, frieze and brackets (elaborate floral pattern).

The central front entrance features a six-panelled timber door with sidelights (upper part section has fine glazing bars, timber moulding to the dado). Toplights or transom windows are not visible from the public realm but may be present. On either side are tall, recessed timber-framed double-hung sashes with masonry (possibly granite) sills. This window type is repeated in the side primary elevations as well.

Attached at the rear of the primary footprint is a bichrome secondary wing that is defined by crenellated (unpainted render) side bays that step out in line with the outer edge of the return verandah. The bays also display a bracketed eaves cornice with string course, but some of its elements are missing (at least from the eastern bay). The outer face of the bay includes a timber-framed sash window with cream brick voussoirs.

The crenellated parapet conceals a skillion roof clad in short-sheeted corrugated metal (original or early) with two tall chimneys in the manner of the forward pair, except that the eastern one has been replaced by a plainer red brick chimney. The skillion volume that extends past the crenellated side walls is a modification or addition.

Several metres north of the primary residence is a small skillion-roofed (corrugated metal) weatherboard-clad outbuilding with a plain red brick chimney to its east elevation and limited openings, although two-paned double-hung sashes are visible in the north wall. This assessment has only inspected this outbuilding via contemporary aerial photography, but it presents as an early agricultural structure.



Hawthorn Park, from Olliers Road.—
 (Source: RBA, August 2024)



Close-up of Hawthorn Park's east elevation from Olliers Road.—
 (Source: September 2023)



*Hawthorn Park, close-up of the façade.
(Source: RBA, August 2024)*

Close-up of eastern crenelated parapeted bay (replacement Federation-era chimney evident). Note missing bracket. (Source: RBA, August 2024)



Figure 9. Italian cypress trees, flanking drive with *Hawthorn Park* right of frame. (Source: RBA August 2024)

Hawthorn Park Homestead at 112 Olliers Road, Mount Rowan is located on rural land to the north of the regional centre of Ballarat and the suburb of Wendouree. The homestead is located on the north side of Olliers Road, west of the intersection with the Midland Highway and east of Gillies Road. Unsealed driveways are located to the east and west of the homestead. A hedge lines the front boundary of the property and a pair of mature Italian cypresses (*Cupressus sempervirens*) flank the western driveway. Orientated to the south, the homestead is set well back from the front boundary behind additional hedging and mixed planting.

Comprising a main hipped roof form at the front and a secondary skillion roof form at the rear, the single-storey homestead is constructed of bichromatic brickwork, with walls of face red brick with contrasting cream bricks used to highlight corners, openings and chimneys. The roof of the main building is a slate-clad U-shaped hipped roof with paired eaves brackets. Two tall red brick chimneys with contrasting cream brick corner detailing and rendered corniced cappings sit above the longitudinal hips. A corrugated sheet-metal clad convex verandah extends across the principal elevation and returns along both sides of the building, supported on decorative cast iron columns and decorated with cast iron valence and brackets. The principal elevation is symmetrical with central entrance flanked by timber-framed sash windows, with similar windows located at the side elevations. The return verandahs terminate at high parapeted red brick corner bays decorated with cream brick highlighting, deep rendered crenulated parapets, bracketing and string courses, which conceal the secondary skillion roof form across the rear of the homestead. This roof is clad with corrugated sheet metal, extending to form a rear verandah roof with exposed rafter ends. A tall chimney, matching those of the main house, is located at the rear western end of the residence with chimney breast protruding into the rear verandah. A fourth (later) chimney at the rear eastern end of the residence is of face red brick without decorative detailing.

The rear verandah has been enclosed with cement-sheeting.

Key features:

- Single-storey brick homestead constructed in the Italianate style of the Victorian period
- Bichromatic brick construction with face red brick walls and contrasting cream bricks highlighting corners, openings and chimneys
- Slate-clad U-shaped hipped roof with paired eaves brackets to main building
- Three tall red brick chimneys with cream brick corner detailing and rendered cornice capping
- Corrugated sheet metal-clad convex return verandah to front and sides of the main building with decorative cast iron columns, valences and brackets

- Symmetrical principal elevation with central entrance flanked by timber-framed sash windows
- Timber-framed sash windows to secondary elevations
- High parapeted red brick corner bays at rear, decorated with cream brick highlighting, deep rendered crenulated parapets, bracketing and string courses
- Pair of mature Italian cypresses (*Cupressus sempervirens*) flanking the western driveway.

THEMATIC CONTEXT

GML, *City of Ballarat Thematic Environmental History*, vol. 2, final report (interim), July 2024:

3.4 Adapting and exploiting the land and its resources

3.4.5 Farming

The gold rushes in the Ballarat district hastened the development of farming in the Ballarat area, which quickly became a highly productive land use owing to the good soils and temperate climate. The sudden influx of thousands of people to the goldfields in the early 1850s led to a high demand for fresh produce, particularly meat, grain and potatoes. Licensed slaughterhouses were also established, which were required under the health regulations. Farming ensured a ready market for agricultural produce and also encouraged the development of flour mills. Yields of wheat in the northern area of the City of Ballarat in the 1870s and 1880s were high, and the area's overall production made up a sizeable component of Victoria's total yield [Blainey, *A History of Victoria*, Cambridge University Press, 2013]. So great was the demand for fresh food at the Ballarat goldfields that supply also came from much further afield, including the rich potato country around Koroit in southwestern Victoria, over 100 miles away [Doyle, *Moyne Shire Thematic Environmental History*, 2006]. By the 1880s, once farm production had become well established, Ballarat was also supplying produce to Melbourne.

3.5 Shaping the city, towns and villages

3.5.5 Building Homes

~~Victorian-era houses predominate in the early residential areas of Ballarat, including Ballarat East, Ballarat West, Eureka, Mount Pleasant and Canadian. Later periods are also represented by the existing housing stock, especially the Edwardian/Federation and interwar eras. There are fewer houses from the postwar period. In the areas that were later to develop, such as Ballarat North and Alfredton, there are still many Victorian and Edwardian homes but also a greater number of interwar and postwar homes. In Wendouree there is mixture of styles, with a large proportion of Federation and interwar residences, and also a fair share of postwar homes. Generally, the occurrence of postwar housing increases with the distance from the city centre. Many of the postwar homes that have been built in early mining areas, such as Ballarat East, are constrained by the small suburban lot sizes of the 1850s and have been designed accordingly.~~

~~[...]~~

Victorian era

The Ballarat municipality was born and came of age in the Victorian era, which officially began in 1848 when Queen Victoria ascended the throne. The building styles and methods that pastoralists and others brought with them to Buninyong and Ballarat from the late 1830s, however, more often followed a simple Georgian style or colonial vernacular traditions.

Extremes of wealth and economic hardship that were a product of the gold-mining environment saw a corresponding variation in the style and quality of homes. Houses built in the Victorian era in the City of Ballarat range from the most modest cottages to grandiose displays of wealth.

~~[...]~~

~~As permanent settlement took shape on the goldfields, small dwellings were built to a simple square or rectangular form plan. These early cottages retained vestiges of a colonial vernacular Georgian style, despite the passage of several years since Queen Victoria's death. Cottages were typically double-fronted with a symmetrical facade, but smaller cottages that were only one room wide were also built. They were typically built without verandahs and were set flush with the roadside ... They were~~

~~predominantly timber-framed and clad in weatherboards ...~~

~~Those who could afford it built better-quality homes or called on the assistance of an architect ...~~

~~[...]~~

~~As settlement progressed in the suburbs of Ballarat and the surrounding towns in the 1870s and 1880s, many of the small rudimentary timber cottages of the 1850s were replaced with larger, more permanent homes. New homes tended to be double-fronted, with a symmetrical façade, and followed a square or rectangular format, usually with an M-plan hipped roof. Although more often built of timber, bricks were also used. Typically, a front verandah was added, which was framed in decorative cast iron. Decorative cast iron for domestic use was produced locally at the Phoenix Foundry and included some distinctive designs as well as unusual openwork verandah columns [Landmark Heritage, 'Mossmount House' and Garden Heritage Citation', 3 November 2022,p22].~~

COMPARATIVE ANALYSIS

~~Hawthorn Park is a fine example of an architect-designed, late Victorian period, bichromatic brick country villa. Broadly speaking (period/material), this type is well represented under the Schedule to Clause 43.01 (Heritage Overlay) of the Ballarat Planning Scheme. However, the majority of these listings are concentrated within the urban core of Ballarat (often in precincts) or along historic arterial routes leading to the centre. To date, rural areas in the municipality have not been closely reviewed from a heritage perspective, despite farming and agricultural development forming pronounced themes in the shaping of Ballarat's cultural landscape.~~

~~At the time of the assessment, only five homestead-type properties in the LGA were heritage-listed:~~

- ~~• Ballantrae, 7208 Midland Highway, Buninyong (H0551, HO133). A State-significant, highly ornate Gothic Revival-style timber dwelling, built in 1857 — set in extensive landscaped grounds but historically seemingly not a working/agricultural property ('gentleman's retreat').~~
- ~~• Lauderdale (Homestead), 7 Prince Street, Alfredton (H0486, HO1). A State-significant and substantial, architect-designed (J.A. Doane) Free Classical-style homestead (1863) with a corbie gabled outbuilding, both of basalt. Architecturally elaborate (bracketed eaves, dressed quoining, window surrounds, and decorative verandah). Formerly rural, now set within well-established suburban environs.~~
- ~~• Barnfield Cottage and Barn, 195 Kennedys Road, Miners Rest (HO138). No heritage assessment is available; however, the list includes a mid-Victorian period hipped house with bichromatic brickwork to the façade (at least and a verandah that returns to both sides as well as a basalt outbuilding (squared random courses, roughly-worked).~~
- ~~• Roxburgh Dairy Farm (Former), 624 Glenelg Highway, Smythes Creek (HO212). A small complex with two timber-residences dating from the mid to late Victorian period respectively, a double height wooden 'Cow Shed', and some-significant plantings (a pair of Canary Island Date palms and several Monterey cypress trees).~~
- ~~• Lintel Grange Homestead Complex, 127 Edmonston Road, Addington (HO232). An evolved mid-to-late Victorian-period hipped-roofed farmstead of basalt construction (squared random coursed and finely dressed, tuckpointed-façade) with white local granite accents and a classically refined, cast-iron filigree character. Various other-significant elements, including multiple and varied late 19th-century outbuildings, Golden pivot hedge fencing, and some historic plantings (Weeping Nootka cypress, ash and walnut trees).~~

~~Hawthorn Park compares fairly closely to Barnfield Cottage (HO138), which also has bichromatic brickwork but lacks cast-iron ornamentation (whether never extant or missing is unknown). In general, all of the above-noted comparators are aesthetically striking, encapsulating the variety of commodious rural homestead types that developed in Ballarat's hinterland during an era defined by prosperity and economic/agricultural growth. Hawthorn Park is on par with these examples in terms of its architectural distinctiveness/refinement and general intactness.~~

~~As discussed, the architect behind Hawthorn Park, Caselli, was very active across Ballarat and the surrounding areas over the mid to late Victorian era; however, most of his identified buildings are his non-domestic projects (churches, civic, industrial, etc.). Caselli's residential body of work has not been comprehensively surveyed, but in type and expression, it clearly ranged widely, encompassing more modest cottages and villas as well as grander developments. His perhaps finest surviving masonry design is the eclectic and distinctly asymmetric multi-hipped villa at 16 Seymour Crescent, Soldiers Hill (HO102), built in 1872, which has particularly lively bichromatic brickwork.~~

Hawthorn Park Homestead is an example of a residence constructed on a rural property in the City of Ballarat in the Victorian period.

Pastoralism and farming have played a key role in the historical development of the City of Ballarat. By the late 1830s, pastoral settlers were marking out pastoral runs of vast acreages throughout the region. The earliest homesteads built on these runs were often rudimentary with only a few rooms. Early Crown land sales from 1853 and the Land Act of 1860 saw the emergence of smaller farms and from the 1860s onwards, and more permanent homesteads were constructed. Early homesteads were often built of bluestone, while homesteads from the 1880s were generally of brick construction. These homesteads were typically designed with double-fronted symmetrical facades, hipped roof forms, prominent chimneys, timber-framed windows and post-supported verandahs. Farm properties also comprised a variety of associated farm buildings. These included dairies, cool stores, stables, grain sheds, machinery sheds, pigsties, shearing sheds and poultry sheds. Farm sheds tended to be simple structures built of timber, while dairies were often of masonry construction.

The establishment of smaller farms associated with the Land Act and subsequent land sales created distinctive patterns of development throughout the rural areas of the municipality and a small number of Victorian homesteads remain in the municipality, in varying states of intactness, to demonstrate this historic period of development.

Only a small number of Victorian homesteads are included in – or are proposed for inclusion in – the Heritage Overlay of the Ballarat Planning Scheme on an individual basis.

Barnfield Cottage and Barn at 195 Kennedys Road, Miners Rest is included in the Heritage Overlay of the Ballarat Planning Scheme as HO138. Barnfield is one of the oldest surviving farm complexes in the municipality and comprises a brick and timber homestead, bluestone and timber stables, two gabled timber outbuildings, brick milking shed and corrugated iron shed. The homestead and stables are rare examples of very early farm buildings dating from the 1850s.

Roxburgh Dairy Farm, 624 Glenelg Highway, Smythes Creek (HO212) was established in the 1850s and comprises a c1850s cottage, a larger 1870s homestead and a collection of outbuildings. It is historically significant as an intact example of a nineteenth century farm complex, which retains buildings from the mid-to-late nineteenth century and the early years of the twentieth century. The cow shed and other outbuildings illustrate the running of the Roxburgh dairy farm by John S Douglas and his sons, an operation which supplied Ballarat with much of its milk at the turn of the century. The survival of the c1850s cottage and the c1870s farmhouse illustrate the rapid increase in prosperity of the property from its establishment in 1856. It is aesthetically significant as a representative example of a large mid-Victorian farmhouse, in a setting of mature trees delineating residential and farmyard and farm buildings.

Lintel Grange Homestead at 127 Edmonston Road, Addington (HO232) was constructed in c1860 by pastoralist, Charles Edmonston and retains a complex of highly intact Victorian buildings, including homestead, grain barn, stable and various other outbuildings. It is of historical significance as an early small farming enterprise which was established prior to the first of the Land Acts in 1860 and for its strong association with the development and practices of farming in the City of Ballarat in the nineteenth century. It is of aesthetic significance as an example of a restrained classical mid-Victorian homestead and is also significant for its long and continuing association with the Edmonston family.

Bernera Homestead at 88 Olliers Road, Mount Rowan (recommended for inclusion in the Heritage Overlay) was constructed in c 1881 and comprises a substantial brick Victorian residence. It has clear associations with the agricultural development of Mount Rowan and the broader Ballarat region in the nineteenth century and is a fine, richly detailed and substantially intact example of a Victorian homestead.

Hawthorn Farm at 134 Gilles Road, Mount Rowan (recommended for inclusion in the Heritage Overlay) comprises a mid-1850s bluestone residence and a brick outbuilding. It has clear associations with the agricultural development of Mount Rowan and the broader Ballarat region in the nineteenth century. The residence demonstrates the principal characteristics of a Victorian homestead.

Barnfield Cottage and Barn, 195 Kennedys Road, Miners Rest (HO138)



Figure 10. 195 Kennedys Road, Miners Rest (Source: Victorian Heritage Database)

Roxburgh Dairy Farm, 624 Glenelg Highway, Smythes Creek (HO212)



Figure 11. 624 Glenelg Highway, Smythes Creek (Source: Google Street View)

Lintel Grange Homestead, 127 Edmonston Road, Addington (HO232)



Figure 12. 127 Edmonston Road, Addington (Source: Victorian Heritage Database)

Benera Homestead, 88 Olliers Road, Mount Rowan (Recommended for HO)



Figure 13. 88 Olliers Road, Mount Rowan (Source: RBA Architects)

Hawthorn Farm, 134 Gilles Road, Mount Rowan (Recommended for HO)



Figure 14. 134 Gilles Road, Mount Rowan (Source: GJM Heritage)

Like the above homesteads, Hawthorn Park Homestead at 112 Olliers Road, Mount Rowan was constructed on a rural property in the mid-to-late nineteenth century in what is now the City of Ballarat.

These homesteads exhibit a range of characteristics representative of housing of the Victorian period, including double-fronted symmetrical facades, hipped roof forms, prominent chimneys, brick or masonry construction, timber-framed windows and post-supported verandahs. Like the above examples, Hawthorn Park Homestead retains a high degree of integrity to its period of construction and remains highly intact to clearly demonstrate a range of characteristics of the Victorian style in the City of Ballarat.

Similar to the Victorian homesteads included in – or recommended for – the Heritage Overlay of the Ballarat Planning Scheme, Hawthorn Park Homestead clearly demonstrates an important phase in the historical development of the City of Ballarat.

PREVIOUS HERITAGE ASSESSMENT ~~OTHER HERITAGE LISTINGS~~

Previously identified as 'Margaret Maher Homestead' (the name referring to ~~a contemporary~~ the owner-occupant at the time) and recommended for local heritage listing (NB. address incorrectly given as 'Millers Road') – Andrew Ward, *Ballarat Heritage Review* 1998, vol. 4, City of Ballarat, p178

RECOMMENDATIONS

HERITAGE OVERLAY SCHEDULE CONTROLS

External paint controls	No
Internal alteration controls	No
Tree controls	Yes (front two Italian cypresses flanking western driveway)
Solar energy system controls	Yes
Outbuilding or Fences	Yes (skillion-roofed timber building with chimney) No
Prohibited uses permitted	Yes
Aboriginal heritage place	No

EXTENT OF THE HERITAGE OVERLAY

Hawthorn Park ~~Homestead~~ at 112 Olliers Road, Mount Rowan, is recommended for inclusion under the Schedule to Clause 43.01 (Heritage Overlay) of the Ballarat Planning Scheme with ~~a reduced~~ the extent of overlay (not title boundaries), as depicted in the aerial photograph below.

~~The recommended HO polygon extends from the cardinal building line to the southern and western title boundary, east by approximately 45m (to the established tree line), and north by 15 metres. This curtilage encompasses the significant residence, the pair of Italian cypresses to the western drive, and the rear skillion roofed outbuilding.~~

The recommended Heritage Overlay polygon aligns with the south (Olliers Road) and western property boundaries. The northern extent of the polygon aligns with the dogleg in the western boundary and the eastern extent follows the hedge line enclosing the established garden.



The recommended extent of the heritage overlay for 112 Olliers Road, Mount Rowan, is shown approximately in red. The pair of Italian cypresses are identified by the yellow arrow. (Source: Nearmap, February 2025)



Figure 15. The recommended extent of the Heritage Overlay for 112 Olliers Road, Mount Rowan, is shown approximately in red (Source: Nearmap, 3 August 2025)

REFERENCES

Ballarat Courier.

Ballarat Star.

Certificate of Title (CT), Volume 3608 Folio 589.

Geoscience Australia, Map 2806, Run 6, Frame 13241.

Jenkins, Bruce, Jenkins/Robertson Scottish Family Tree (public), accessed Ancestry.com.au, 4 September 2024.

Public Record Office Victoria (PROV), Henry Newton, Grant of probate, VPRS 28/P3 Unit 214/270.

Public Record Office Victoria (PROV), Parish plan of Ballarat, B126, Ballarat Sheet 2, VPRS 16171/P0001/1.

The Argus.

Visualising Ballarat, accessed <https://www.visualisingballarat.org.au/>, 9 July 2025.

ENDNOTES

- 1 — ~~See *Native Vegetation – Modelled 1750 Ecological Vegetation Classes*, Department of Energy, Environment, And Climate Action (VIC)~~
- 2 — ~~William Bramwell Withers, *The History of Ballarat, from the First Pastoral Settlement to the Present Time*, 2nd ed., 1870, available online, Project Gutenberg Australia, p13~~
- 3 — ~~*The Australian Handbook*, Gordon & Gotch, 1905, p466~~
- 4 — ~~GML, *City of Ballarat Thematic Environmental History*, July 2024, vol. 3, p19~~
- 5 — ~~Parish of Ballarat map (notation), B126, Sheet 2, PROV~~
- 6 — ~~'Advertising', *Ballarat Star*, 30 February 1868, p3. (Hugh Mackay, probably a relative of James Mackay, held the title for at least some of its pre-1880 history but does not appear to have been widely associated with the estate – Certificate of Title, vol. 10984, folio 758)~~
- 7 — ~~Certificate of Title, vol. 1169, folio 737. (A preliminary notice of sale of 'Mr. James Mackay's FARM, Mount Rowan' was made in the *Ballarat Star*, 23 February 1880, p3, but without a detailed description of the holding.)~~
- 8 — ~~'Personal Items', *Ballarat Star*, 17 November 1906, p4~~
 - 9 — ~~Bruce Jenkins, *Jenkins/Robertson Scottish Family Tree* (public), via Ancestry.com.au, accessed 4 September 2024~~
- 10 — ~~'Advertising', *Ballarat Courier*, 15 February 1881, p3~~
- 11 — ~~'Building improvements in Ballarat', *Ballarat Star*, 22 July 1881, p3~~
- 12 — ~~Certificate of Title, vol. 1169, folio 737~~
- 13 — ~~Certificate of Title, vol. 3608, folio 589~~
- 14 — ~~Certificate of Titles, vol. 8985, folio 202 and vol. 9052, folio 936~~
- 15 — ~~Aerial imagery dated 1933 (RAAF Ballarat) is available online via *Visualising Ballarat* (Historic Urban Landscape Ballarat) but is of a moderately lower quality than the 1934 image reproduced in this citation. (See: https://visualisingballarat.org.au/visbal_map.php).~~
- 16 — ~~GML, *City of Ballarat Thematic Environmental History*, vol. 2, final report (interim), July 2024, p357. See also Dorothy Wickham, *The biography of Henry Ricard Caselli: architect*, undergraduate thesis, University of Melbourne, 1977, available online~~
- 17 — ~~'Death of Mr H.R. Caselli, J.P.', *Ballarat Star*, 4 March 1885, p2~~
- 18 — ~~'Death of Mr H.R. Caselli', *Ballarat Star*, 4 March 1885, p2~~
- 19 — ~~A list of known Caselli designs is available at 'Henry R. Caselli', *Ballarat and District Industrial Heritage Project*, Federation University Australia, updated 6 June 2019, accessed 30 October 2024, https://bih.federation.edu.au/index.php?title=Henry_R._Caselli~~

HAWTHORN PARK HOMESTEAD

Address	112 Olliers Road, Mount Rowan	Date Inspected	September 2023 & August 2024 (RBA Architects), August 2025 (GJM Heritage)
Construction Date	1881	Period	Late Victorian



Figure 1. Hawthorn Park Homestead from Olliers Road (Source: RBA, September 2023)

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

Hawthorn Park Homestead at 112 Olliers Road, Mount Rowan, constructed in 1881.

Elements that contribute to the significance of the place include:

- Single-storey brick homestead constructed in the Italianate style of the Victorian period
- Bichromatic brick construction with face red brick walls and contrasting cream bricks highlighting corners, openings and chimneys
- Slate-clad U-shaped hipped roof with paired eaves brackets to main building
- Three tall red brick chimneys with cream brick corner detailing and rendered cornice capping
- Corrugated sheet metal-clad convex return verandah to front and sides of the main building with decorative cast iron columns, valences and brackets
- Symmetrical principal elevation with central entrance flanked by timber-framed sash windows
- Timber-framed sash windows to secondary elevations

- High parapeted red brick corner bays at rear, decorated with cream brick highlighting, deep rendered crenulated parapets, bracketing and string courses
- Pair of mature Italian cypresses (*Cupressus sempervirens*) flanking the western driveway.

The enclosure of the rear verandah is not contributory to the homestead. All outbuildings are of more recent construction or have been substantially altered and are not contributory.

HOW IS IT SIGNIFICANT?

Hawthorn Park is of historical (Criterion A), representative (Criterion D) and aesthetic (Criterion E) significance to the City of Ballarat.

WHY IS IT SIGNIFICANT?

Hawthorn Park Homestead, at 112 Olliers Road, Mount Rowan is of historical significance due to its strong associations with the agricultural development of Mount Rowan, and the broader Ballarat region, in the mid-to-late nineteenth century, when large acreages of land were developed and worked for farming purposes. As a highly intact farming residence constructed in the 1880s, Hawthorn Park Homestead clearly demonstrates this important phase in the rural development of the City of Ballarat (Criterion A).

Hawthorn Park Homestead at 112 Olliers Road, Mount Rowan is of significance as a fine and highly intact representative example of a Victorian brick homestead. It displays typical characteristics of the Italianate style of the Victorian period, including a hipped, slate-clad roof, tall decorative brick chimneys with rendered capping, return verandah with decorative cast iron details, symmetrical principal elevation, central entrance and timber framed sash windows. 112 Olliers Road is highly legible as a Victorian Italianate-style homestead in the City of Ballarat (Criterion D).

Hawthorn Park Homestead at 112 Olliers Road, Mount Rowan is of aesthetic significance as a finely detailed and well-executed rural residence designed by prominent local architect Henry R Caselli in the Italianate style of the Victorian period. The detailing of the tall decorative chimneys and the high parapeted red brick corner bays at the rear - with cream brick highlighting, deep rendered crenulated parapets, bracketing and string courses - presents a highly accomplished example of this architectural style (Criterion E).

CONTEXTUAL HISTORY

Historically, the boundaries of Mount Rowan – which fall within the Country of the Wadawurrung and Dja Dja Wurrung peoples – have been variable. At their broadest extent, the district encompassed the area from its namesake – the extinct volcano that dominates the landscape between Cummins (north) and Sims (south) roads – to Burrumbeet Creek in the south and southwest. Then north towards Sulky, east past Midland Highway (formerly Creswick Road), and northwest to the edges of the township of Miners Rest. The landform is of flat volcanic plains dissected by fertile alluvial terraces and underground springs with some low-relief cone-like hills, of which Mount Rowan is the largest. Prior to European settlement, this area was characterised by open eucalypt forest (*Native Vegetation – Modelled 1750 Ecological Vegetation Classes*, Department of Energy, Environment, And Climate Action (VIC)).

The post-contact history of Mount Rowan has been one defined by relative consistency, having emerged from the early 1840s as a lightly populated rural landscape – devoid of an urban centre (that role was initially served by Miners Rest) – on the northern outskirts of Ballarat and Wendouree.

Much of Mount Rowan was initially encompassed within Thomas Waldie's (d. 1884) pastoral run known as Wyndholm (at its peak, over 18,000 acres), on which he obtained a Pre-emptive Right to 640 acres by 1854 (William Bramwell Withers, *The History of Ballarat, from the First Pastoral Settlement to the Present Time*, 2nd ed., 1870, available online, Project Gutenberg Australia:13). Private sales commenced at pace in the locality from the mid-1850s, with small to medium-sized mixed farms (agricultural/pastoral) rapidly emerging, alongside some limited company-led deep lead exploration and quartz crushing. Mining activity appears to have largely ceased by the early 20th century, with the area characterised in 1905 as a 'post town' encompassing a state school (no. 757, closed 1946), one store, and 'a small, rather scattered population of about 200.' (*The Australian Handbook*, Gordon & Gotch, 1905:466)

The *City of Ballarat Thematic Environmental History* (July 2024) provides the following contextual summary:

Mount Rowan is a small farming locality north of Ballarat, close to the Creswick Road, and takes its name from a volcanic hill of the same name. The Burrumbeet Creek crosses the area to the south. Crown land allotments were sold for farming from the mid-1850s. A common school was established in the mid-1860s and a Presbyterian

Church was built c.1870. A state school was built in 1876 (VGG, 1876) and a local post office was also provided. By the 1930s, there was sparse settlement in the locality (Military map, 1935). The state school closed in 1946 (Watson 2001). A new government secondary school opened in 2019 (GML, *City of Ballarat Thematic Environmental History*, July 2024, Vol. 3:19).

PLACE-SPECIFIC HISTORY

The subject property at 112 Olliers Road, Mount Rowan formed part of Crown Portion 27 in the Parish of Ballarat. This approximately 71 acre (28 hectares) holding was purchased by James Mackay in 1854 (PROV, Parish plan). He named the property 'Bellville Farm' (*Ballarat Star*, 7 October 1868:3).

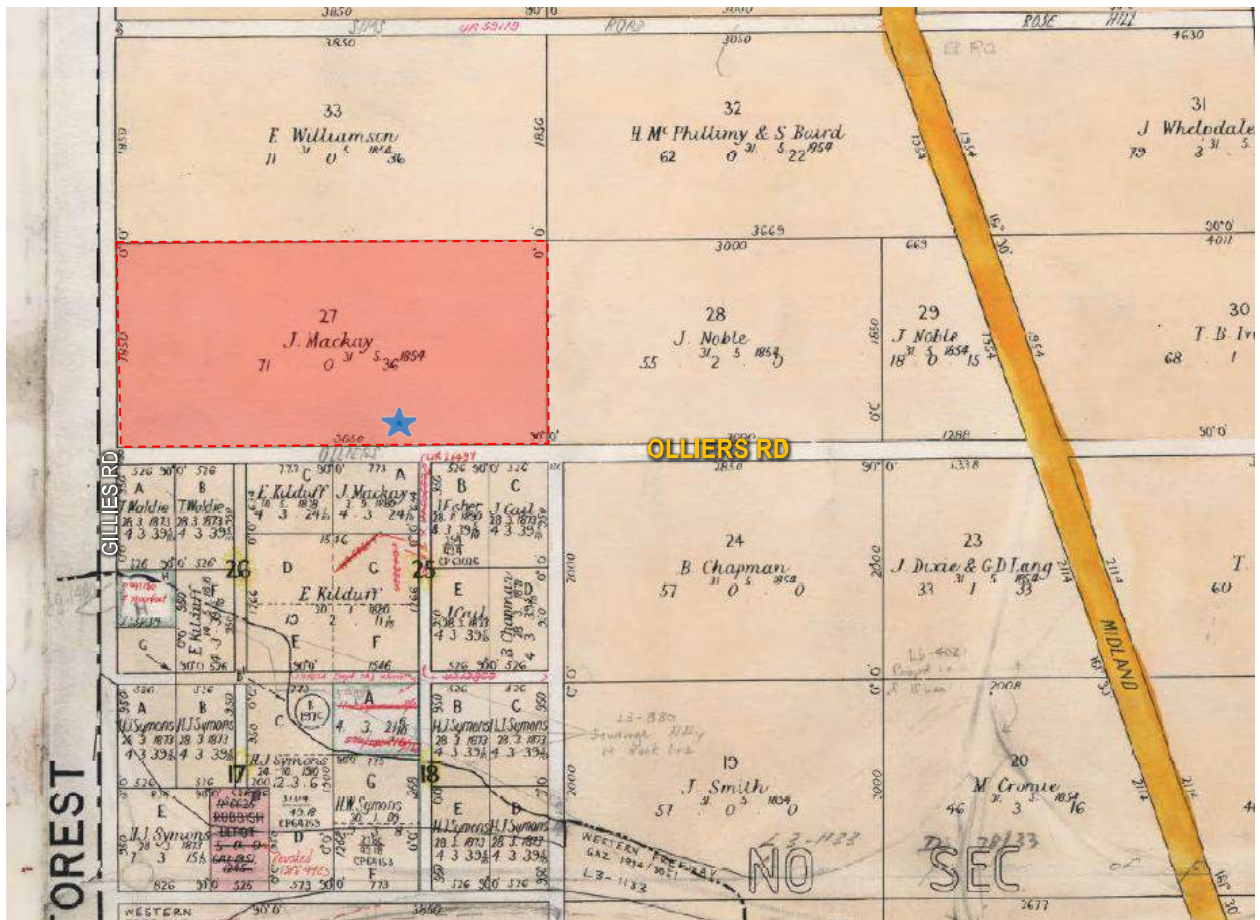


Figure 2. Extract from the Parish of Ballarat with Crown Portion 27 shaded red. The approximate future location of the Hawthorn Park Homestead is marked by the star (Source: Parish of Ballarat map, B126, Sheet 2, PROV)

In 1868, Mackay leased the farm, at which time he put all his farming equipment up for auction including 'horses, cows, drays, wagon, ploughs, harrows, horse hay rake, chaffcutter, and horse works, farming implements, household furniture etc' (*Ballarat Star*, 7 October 1868:3).

Mackay advertised the farm for sale in 1880, at which time it comprised:

71 acres 9 roods 36 perches good arable land, being portion of Allotment 27, parish Ballarat, county of Ripon; securely fenced, and a whitethorn hedge all around. There is a beautiful spring of water (a never-failing supply); comfortable house, containing six rooms; a good garden, and stabling for six horses; barn, and blacksmith's shop' (Ballarat Courier, 28 February 1880:3).

The property was purchased by George Ronald. Ronald (1830-1906), born in Perthshire, Scotland, had joined the Victorian gold rush in 1850 in his mid-twenties and was later described in his obituary as 'one of the earliest arrivals on the [Ballarat] goldfields' (*Ballarat Star*, 17 November 1906:4). He had then operated a 'large hay and produce store at Smythe's Creek, and amassed a competence, which he invested in real estate' (*Ballarat Star*, 17 November 1906:4). Ronald's obituary noted that 'at the time of his death he was a considerable property-owner in the city [Ballarat]' (*Ballarat Star*, 17 November 1906:4). He had married Isabella née Campbell (1841-1918) in 1868, with whom he had two daughters (B Jenkins, Ancestry.com.au).

Ronald renamed the farm 'Hawthorn Park' and commissioned local architect, Henry Richard Caselli, to design a new private residence on the property. Caselli advertised for tenders for Ronald's 'brick residence' in early 1881 (*Ballarat Courier*, 15 February 1881:3). In July

of that year, it was reported that:

Mr. G. Ronald's Private Residence — A very handsome private residence is now in [the] course of erection in Hawthorn Park, Wendouree [as Mount Rowan was occasionally referred to at the time], for Mr. G. Ronalds, farmer. The building is of brick, with a slate roof, and the design, prepared by Mr Caselli, architect, is a very neat one. The amount to be expended is about £800, and the contractors are Leatsh and Akins (Ballarat Star, 22 July 1881:3).

Ronald remained at Hawthorn Park until 1898, at which time he advertised the property for sale. An advertisement in the *Ballarat Star* provided a complementary description of Hawthorn Park:

This most desirable property is beautifully situated, being immediately on the Ballarat side of Mount Rowan, within three miles of the city, and there is a perfect road the whole way.

The land, which is mainly of chocolate, is of excellent quality, and capable of growing anything. It is most securely fenced, principally by very well-kept hedge. The subdivisions are convenient, the whole property is abundantly watered, and the garden is very tastefully laid out.

The buildings comprise a most charming villa residence, with verandah on three sides, seven large, lofty and well-ventilated rooms with splendid entrance hall, pantry, bathroom, dairy, and all conveniences, the whole being built of brick on massive stone foundations. There is also good stabling and the usual outbuildings (Ballarat Star, 27 October 1898:3).

The property was purchased by John Henry Adeney, who renamed it 'Rowton' (*The Argus*, 14 February 1903:9). Adeney put Rowton, that 'most delightful suburban home' and 'absolutely perfect model farm', up for auction in 1905, at which time it was glowingly described as:

The improvements are really first-class, and for the most part built of brick. The dwellinghouse is a very lovely brick villa, containing right most excellent rooms, all nicely finished off, and in perfect order throughout. It is a most attractive building, and has a choice and pretty ornamental verandah all round, while the conveniences are all that could be desired. The outhouses comprise extensive stabling, barns, cow houses, buggy house, cart sheds, and all the usual outbuildings (Ballarat Star, 9 August 1905:7).

It appears the property did not sell at this time, as it was re-advertised by Adeney in 1908 (*Ballarat Star*, 17 October 1908:5). It was eventually purchased by Henry Newton in 1910, who continued to own the property until his death in 1926. Henry resided at the property – then named 'Kenfig' – with his wife, Mary (*Ballarat Star*, 26 April 1919:1). Henry, a 'prominent member of the Ballarat Agricultural and Pastoral Society', passed away at Kenfig in 1926 (*The Argus*, 15 November 1926:18). At the time of his death, the property was described as:

'All that piece of land being Crown Portion 27 Parish of Ballarat County of Ripon containing 71 acres and 36 perches or thereabouts upon which are erected the following improvements viz: a 7 roomed brick house – 4 stall weatherboard stable – wood and iron implement shed – Brick Dairy – Chaffhouse – Barn and fencing – the land being subdivided into 5 paddocks' (PROV, Newton, Grant of probate).

A 1934 aerial photograph shows the layout of the property, comprising the brick residence at the southern boundary with formal garden and large stand of trees, and a series of outbuildings. The existing driveway to the west of the house is also apparent. The broader property comprised paddocks and fields.

The property remained in the Newton family into the early 1970s (CT:V3608/F589). The original holding was progressively subdivided after this time.



Figure 3. Aerial photograph, dated March 1934, of *Hawthorn Park* (yellow arrow) with Crown Portion 27, its original holding outlined in dashed red. (Source: Map2806, Run 6, Frame 13241, Geoscience Australia)

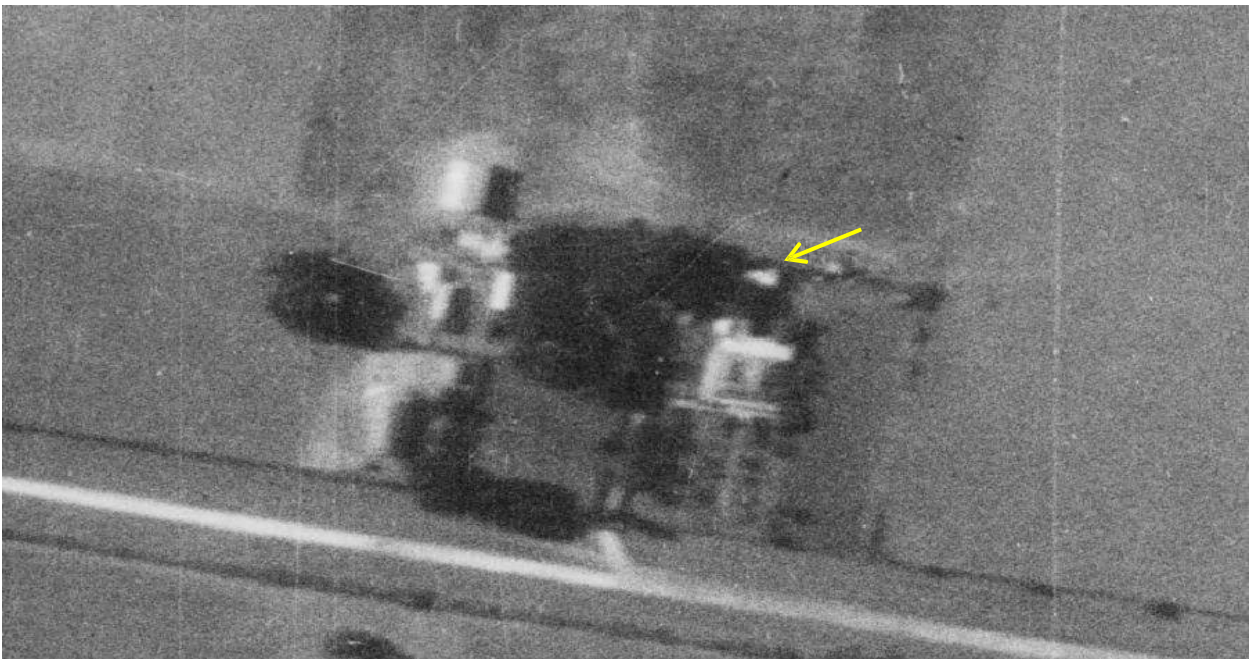


Figure 4. Close-up *Hawthorn Park* (March 1934) (Source: Map2806, Run 6, Frame 13241, Geoscience Australia)



Figure 5. Aerial image of Hawthorn Park dated 1994. Note the frontage had been largely cleared. (Source: *Aerial Imagery Ballarat Area*, *Visualising Ballarat: Historic Urban Landscape Ballarat*, https://www.visualisingballarat.org.au/visbal_map.php)

HENRY RICHARD CASELLI (1816-85)

Caselli, born in Cornwell, southwest England, to Italian parents, was a notable early professional architect in Ballarat (GML, *City of Ballarat Thematic Environmental History*, Vol. 2, Final Report (interim), July 2024:357; Wickham, *The biography of Henry Ricard Caselli: architect*, Undergraduate Thesis, University of Melbourne, 1977). He was apprenticed in 'early boyhood' into a shipbuilding yard but, upon completion, undertook further studies to qualify as a naval architect/engineer (*Ballarat Star*, 4 March 1885, p2). Caselli was noted in England and the Continent for his invention of an improved gun carriage platform and later worked in Germany overseeing improvements to coastal batteries.

In his late thirties, Caselli immigrated to Australia, arriving in Geelong in 1853, where he accepted the role of a surveyor of Corio Bay Harbour for Lloyd's Shipping Company. The next year, Caselli shifted to Ballarat in the halcyon days of its gold rush. He had 'moderate success' as a miner on the diggings at Pennyweight Flat, Dalton's Flat, Eureka, and other sites, 'but feeling that Ballarat would become a thriving centre Mr Caselli determined to cease his wanderings and settle down to business as an architect.' (*Ballarat Star*, 4 March 1885, p2)

Caselli's design output in Ballarat and its hinterland between the mid-1850s until his death was prolific. Alongside an array of substantial civic, religious, industrial, and commercial projects, he was responsible for 'scores of private residences, including some of the mansions of the district, being able to work across several popular styles, including late Regency, the Italianate, and Gothic.' (*Ballarat and District Industrial Heritage Project*, Federation University Australia). Publicly spirited, Caselli was framed as a leading Ballarat citizen at his death, having been closely involved in several local organisations.

PHYSICAL DESCRIPTION



Figure 6. Panoramic aerial (Source: Nearmap, December 2024)



Figure 7. Southern and eastern elevations from Olliers Road (Source: GJM Heritage. August 2025)



Figure 8. Italian cypress trees, flanking drive (Source: GJM Heritage. August 2025)



Figure 9. Italian cypress trees, flanking drive with *Hawthorn Park* right of frame. (Source: RBA August 2024)

Hawthorn Park Homestead at 112 Olliers Road, Mount Rowan is located on rural land to the north of the regional centre of Ballarat and the suburb of Wendouree. The homestead is located on the north side of Olliers Road, west of the intersection with the Midland Highway and east of Gillies Road. Unsealed driveways are located to the east and west of the homestead. A hedge lines the front boundary of the property and a pair of mature Italian cypresses (*Cupressus sempervirens*) flank the western driveway. Orientated to the south, the homestead is set well back from the front boundary behind additional hedging and mixed planting.

Comprising a main hipped roof form at the front and a secondary skillion roof form at the rear, the single-storey homestead is constructed of bichromatic brickwork, with walls of face red brick with contrasting cream bricks used to highlight corners, openings and

chimneys. The roof of the main building is a slate-clad U-shaped hipped roof with paired eaves brackets. Two tall red brick chimneys with contrasting cream brick corner detailing and rendered corniced cappings sit above the longitudinal hips. A corrugated sheet-metal clad convex verandah extends across the principal elevation and returns along both sides of the building, supported on decorative cast iron columns and decorated with cast iron valence and brackets. The principal elevation is symmetrical with central entrance flanked by timber-framed sash windows, with similar windows located at the side elevations. The return verandahs terminate at high parapeted red brick corner bays decorated with cream brick highlighting, deep rendered crenulated parapets, bracketing and string courses, which conceal the secondary skillion roof form across the rear of the homestead. This roof is clad with corrugated sheet metal, extending to form a rear verandah roof with exposed rafter ends. A tall chimney, matching those of the main house, is located at the rear western end of the residence with chimney breast protruding into the rear verandah. A fourth (later) chimney at the rear eastern end of the residence is of face red brick without decorative detailing.

The rear verandah has been enclosed with cement-sheeting.

Key features:

- Single-storey brick homestead constructed in the Italianate style of the Victorian period
- Bichromatic brick construction with face red brick walls and contrasting cream bricks highlighting corners, openings and chimneys
- Slate-clad U-shaped hipped roof with paired eaves brackets to main building
- Three tall red brick chimneys with cream brick corner detailing and rendered cornice capping
- Corrugated sheet metal-clad convex return verandah to front and sides of the main building with decorative cast iron columns, valences and brackets
- Symmetrical principal elevation with central entrance flanked by timber-framed sash windows
- Timber-framed sash windows to secondary elevations
- High parapeted red brick corner bays at rear, decorated with cream brick highlighting, deep rendered crenulated parapets, bracketing and string courses
- Pair of mature Italian cypresses (*Cupressus sempervirens*) flanking the western driveway.

THEMATIC CONTEXT

GML, *City of Ballarat Thematic Environmental History*, vol. 2, final report (interim), July 2024:

3.4 Adapting and exploiting the land and its resources

3.4.5 Farming

The gold rushes in the Ballarat district hastened the development of farming in the Ballarat area, which quickly became a highly productive land use owing to the good soils and temperate climate. The sudden influx of thousands of people to the goldfields in the early 1850s led to a high demand for fresh produce, particularly meat, grain and potatoes. Licensed slaughterhouses were also established, which were required under the health regulations. Farming ensured a ready market for agricultural produce and also encouraged the development of flour mills. Yields of wheat in the northern area of the City of Ballarat in the 1870s and 1880s were high, and the area's overall production made up a sizeable component of Victoria's total yield [Blainey, *A History of Victoria*, Cambridge University Press, 2013]. So great was the demand for fresh food at the Ballarat goldfields that supply also came from much further afield, including the rich potato country around Koroit in southwestern Victoria, over 100 miles away [Doyle, *Moyne Shire Thematic Environmental History*, 2006]. By the 1880s, once farm production had become well established, Ballarat was also supplying produce to Melbourne.

3.5 Shaping the city, towns and villages

3.5.5 Building Homes

Victorian era

The Ballarat municipality was born and came of age in the Victorian era, which officially began in 1848 when Queen Victoria ascended the throne. The building styles and methods that pastoralists and others

brought with them to Buninyong and Ballarat from the late 1830s, however, more often followed a simple Georgian style or colonial vernacular traditions.

Extremes of wealth and economic hardship that were a product of the gold-mining environment saw a corresponding variation in the style and quality of homes. Houses built in the Victorian era in the City of Ballarat range from the most modest cottages to grandiose displays of wealth.

COMPARATIVE ANALYSIS

Hawthorn Park Homestead is an example of a residence constructed on a rural property in the City of Ballarat in the Victorian period.

Pastoralism and farming have played a key role in the historical development of the City of Ballarat. By the late 1830s, pastoral settlers were marking out pastoral runs of vast acreages throughout the region. The earliest homesteads built on these runs were often rudimentary with only a few rooms. Early Crown land sales from 1853 and the Land Act of 1860 saw the emergence of smaller farms and from the 1860s onwards, and more permanent homesteads were constructed. Early homesteads were often built of bluestone, while homesteads from the 1880s were generally of brick construction. These homesteads were typically designed with double-fronted symmetrical facades, hipped roof forms, prominent chimneys, timber-framed windows and post-supported verandahs. Farm properties also comprised a variety of associated farm buildings. These included dairies, cool stores, stables, grain sheds, machinery sheds, pigsties, shearing sheds and poultry sheds. Farm sheds tended to be simple structures built of timber, while dairies were often of masonry construction.

The establishment of smaller farms associated with the Land Act and subsequent land sales created distinctive patterns of development throughout the rural areas of the municipality and a small number of Victorian homesteads remain in the municipality, in varying states of intactness, to demonstrate this historic period of development.

Only a small number of Victorian homesteads are included in – or are proposed for inclusion in – the Heritage Overlay of the Ballarat Planning Scheme on an individual basis.

Barnfield Cottage and Barn at 195 Kennedys Road, Miners Rest is included in the Heritage Overlay of the Ballarat Planning Scheme as HO138. Barnfield is one of the oldest surviving farm complexes in the municipality and comprises a brick and timber homestead, bluestone and timber stables, two gabled timber outbuildings, brick milking shed and corrugated iron shed. The homestead and stables are rare examples of very early farm buildings dating from the 1850s.

Roxburgh Dairy Farm, 624 Glenelg Highway, Smythes Creek (HO212) was established in the 1850s and comprises a c1850s cottage, a larger 1870s homestead and a collection of outbuildings. It is historically significant as an intact example of a nineteenth century farm complex, which retains buildings from the mid-to-late nineteenth century and the early years of the twentieth century. The cow shed and other outbuildings illustrate the running of the Roxburgh dairy farm by John S Douglas and his sons, an operation which supplied Ballarat with much of its milk at the turn of the century. The survival of the c1850s cottage and the c1870s farmhouse illustrate the rapid increase in prosperity of the property from its establishment in 1856. It is aesthetically significant as a representative example of a large mid-Victorian farmhouse, in a setting of mature trees delineating residential and farmyard and farm buildings.

Lintel Grange Homestead at 127 Edmonston Road, Addington (HO232) was constructed in c1860 by pastoralist, Charles Edmonston and retains a complex of highly intact Victorian buildings, including homestead, grain barn, stable and various other outbuildings. It is of historical significance as an early small farming enterprise which was established prior to the first of the Land Acts in 1860 and for its strong association with the development and practices of farming in the City of Ballarat in the nineteenth century. It is of aesthetic significance as an example of a restrained classical mid-Victorian homestead and is also significant for its long and continuing association with the Edmonston family.

Bernera Homestead at 88 Olliers Road, Mount Rowan (recommended for inclusion in the Heritage Overlay) was constructed in c 1881 and comprises a substantial brick Victorian residence. It has clear associations with the agricultural development of Mount Rowan and the broader Ballarat region in the nineteenth century and is a fine, richly detailed and substantially intact example of a Victorian homestead.

Hawthorn Farm at 134 Gilles Road, Mount Rowan (recommended for inclusion in the Heritage Overlay) comprises a mid-1850s bluestone residence and a brick outbuilding. It has clear associations with the agricultural development of Mount Rowan and the broader Ballarat region in the nineteenth century. The residence demonstrates the principal characteristics of a Victorian homestead.

Barnfield Cottage and Barn, 195 Kennedys Road,
Miners Rest (HO138)



Figure 10. 195 Kennedys Road, Miners Rest (Source: Victorian Heritage Database)

Roxburgh Dairy Farm, 624 Glenelg Highway, Smythes
Creek (HO212)



Figure 11. 624 Glenelg Highway, Smythes Creek (Source: Google Street View)

Lintel Grange Homestead, 127 Edmonston Road,
Addington (HO232)



Figure 12. 127 Edmonston Road, Addington (Source: Victorian Heritage Database)

Bernera Homestead, 88 Olliers Road, Mount Rowan
(Recommended for HO)



Figure 13. 88 Olliers Road, Mount Rowan (Source: RBA Architects)

Hawthorn Farm, 134 Gilles Road, Mount Rowan
(Recommended for HO)



Figure 14. 134 Gilles Road, Mount Rowan (Source: GJM Heritage)

Like the above homesteads, Hawthorn Park Homestead at 112 Olliers Road, Mount Rowan was constructed on a rural property in the mid-to-late nineteenth century in what is now the City of Ballarat.

These homesteads exhibit a range of characteristics representative of housing of the Victorian period, including double-fronted symmetrical facades, hipped roof forms, prominent chimneys, brick or masonry construction, timber-framed windows and post-supported verandahs. Like the above examples, Hawthorn Park Homestead retains a high degree of integrity to its period of construction and remains highly intact to clearly demonstrate a range of characteristics of the Victorian style in the City of Ballarat.

Similar to the Victorian homesteads included in – or recommended for – the Heritage Overlay of the Ballarat Planning Scheme, Hawthorn Park Homestead clearly demonstrates an important phase in the historical development of the City of Ballarat.

PREVIOUS HERITAGE ASSESSMENT

Previously identified as ‘Margaret Maher Homestead’ (the name referring to the owner-occupant at the time) and recommended for local heritage listing (NB. address incorrectly given as ‘Millers Road’) – Andrew Ward, *Ballarat Heritage Review* 1998, vol. 4, City of Ballarat, p178

RECOMMENDATIONS

HERITAGE OVERLAY SCHEDULE CONTROLS

External paint controls	No
Internal alteration controls	No
Tree controls	Yes (two Italian cypresses flanking western driveway)

Solar energy system controls	Yes
Outbuilding or Fences	No
Prohibited uses permitted	Yes
Aboriginal heritage place	No

EXTENT OF THE HERITAGE OVERLAY

Hawthorn Park Homestead at 112 Olliers Road, Mount Rowan, is recommended for inclusion under the Schedule to Clause 43.01 (Heritage Overlay) of the Ballarat Planning Scheme with the extent of overlay (not title boundaries), as depicted in the aerial photograph below.

The recommended Heritage Overlay polygon aligns with the south (Olliers Road) and western property boundaries. The northern extent of the polygon aligns with the dogleg in the western boundary and the eastern extent follows the hedge line enclosing the established garden.



Figure 15. The recommended extent of the Heritage Overlay for 112 Olliers Road, Mount Rowan, is shown approximately in red (Source: Nearmap, 3 August 2025)

REFERENCES

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Ballarat Star.

Certificate of Title (CT), Volume 3608 Folio 589.

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Jenkins, Bruce, Jenkins/Robertson Scottish Family Tree (public), accessed Ancestry.com.au, 4 September 2024.

Public Record Office Victoria (PROV), Henry Newton, Grant of probate, VPRS 28/P3 Unit 214/270.

Public Record Office Victoria (PROV), Parish plan of Ballarat, B126, Ballarat Sheet 2, VPRS 16171/P0001/1.

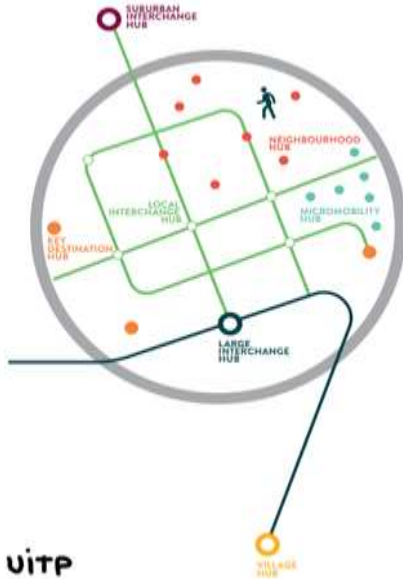
The Argus.

Visualising Ballarat, accessed <https://www.visualisingballarat.org.au/>, 9 July 2025

			Ballarat North PSP STMA Jacobs/VPA response to council officers feedback 22/08/2025	
Feedback ID	Page / Doc Reference	Jacobs/VPA Responses	City of Ballarat Feedback	Further Action Required
	General Comments Page1	Various noting and confirmation the data doesn't impact the model outputs	council officers acknowledge many raised items are captured in the ITAR council officers notes many smaller details picked up in the STMA draft report have been left unchanged, but do not substantially impact the model outputs informing the STMA	No
	4.5.2 - Midland Hwy capacity	This analysis is not within the scope of the ultimate year modelling and this report. The detail on staging and timing of PIP projects will be included in the PSP PIP Plan and Table.	council officers notes it is well acknowledged the Western Freeway forms a significant barrier to the PSP and the impacts on this vital piece of infrastructure should be identified and assessed. Whilst the PIP will provide the mechanism for delivery, the STMA must provide analysis and details to inform the PIP. council officers proposes further information is captured in the STMA to inform the PSP development process.	Yes
	Western Freeway Crossings 4.5.3	As above	As above	Yes
	Cummins Road Bridge P4	The VPA supports a crossing at Cummins Road as a critical connection for the PSP (core and expanded) to cross the Burrumbeet Creek floodplain. A placeholder DCP bridge project is included in the draft DCP as it is critical to enabling the PSP transport network and public transport network to function.	council officers supports this position	Update to ITAR
	Trips vs traffic vs active travel demand	The VITM model models motorised trips (e.g cars and buses) ❑ The model takes historical active transport usage for Ballarat and applies those usage rates in the modal split for the modelled trips ❑ The active transport outputs aren't actively shown in the model outputs ❑ Although VITM doesn't do robust projections of active transport trips, it is the best tool available to inform PSP and DCP infrastructure, also complimented by application of the PSP2.0 Guidelines to achieve an integrated network.	The report needs to explain this to readers - add section to explain VITM and outputs captured and omitted	Update to STMA
	Forest Street Bridge (AT) P5	An active transport crossing is recommended at Noble Crt in the Draft ITAR.	council officers supports this position	Update to ITAR

		Ballarat North PSP Integrated Transport Assessment Report - August 2025 - Ver A2 VPA / Jacobs
Feedback ID	Page / Doc Reference	City of Ballarat Feedback
1	Exec Summary	Pulling info from Section 6.1 (Fig 6-1 and Fig 6-2) - confirm dates or versions for the Urban Structure and Movement Network Plan that were assessed / or updated from the transport assessment
2	Exec Summary / Active Transport	Amend - Signalised pedestrian and cycling crossings are generally proposed.....
3	Exec Summary / Road Network	Reference to PSP <i>identified potential future proofing that should be considered</i> - reference the section that identifies this
4	1.2 Overview	As stated in this section, the report is to provide recommendations to support the implementation of a fully integrated precinct. No recommendations have been made to guide the PSP Suggest recommendations are captured and highlighted throughout the ITAR in relevant chapters, summarised in the conclusion and captured against relevant PSP targets, guidelines and policies. This will also assist with showing the connection between the ITAR and PSP and meeting state planning policy objectives. Recommendations are proposed below The policy review and related texts say the right words and set good objectives. The ITAR needs to provide the recommendations to achieve them now, particularly in terms of sustainable transport and connectivity to the rest of the city
5	Section 2	Western Highway Strategy (2022) not included, council officers Plan not included, Ballarat Road Hierachy not included
6	2.1 State and regional	GAFP should be a supporting local policy
7	3.2 Travel Behaviour	Regional trains patronage has surpassed pre-pandemic levels are likely due to fare cap/reduction - unclear why this wasnt included
8	Table 3-1	Speed limit on Western Freeway is 110
9	Table 3-4	Double up on Wendouree to Melb (via Ballarat) with top line....?
10	Table 3-4	Colour code train and coach services to clearly identify each
11	3.5.2 Micromobility	Western growth areas should be Ballarat West PSP
12	3.6 P17	Last paragraph should be updated to reflect aspirational road safety outcomes and Victorian Road Safety Strategy: ' Road safety should be embedded into the precinct from masterplan stage to delivery , given the significant change from rural to urban, ...'
13	Section 4	The distance to the railway network is not the issue, rather its about a lack of safe AT/PT connections
14	P22 Midland Hwy	As stated, the Midland Hwy will be over capacity when development occurs. Provide detail on timeframes or trip generation by lots that tip the Midland Hwy over capacity to enable consideration of infrastructure upgrade triggers or lot capping.
15	Pg 23	The report identifies that the three crossings of the Western Freeway at Howe Street, Gillies Road and the Midland Highway are forecast to be at or approaching capacity during the AM and PM peak periods, which will ultimately lead to traffic delays. However, the PSP and DCP does not provide a solution for how these intersections will be upgraded and when upgrades are required.
16	Fig 5-1/9	Ensure all figures are in high resolution and can be zoomed/viewed correctly - replace figures 1-1, 3-6, 3-10, 3-13, 6-1, 6-2, 6-7, 6-8, 6-9, 6-10, 6-11, 6-12, 6-13.
17	Fig 6.2	Figure 6-2 is the most important plan (showing the Movement network Plan) and could be moved to pg 28-29, before 6.2.1, with some commentary about how it shows the different movement networks that will be discussed in the section.

18	6.1 Urban Structure	Request amendments to Urban Structure and Movement Network Plan - see markups Integrated Land Use Update Noble Court to Boulevard Connector cross section - this supports historical connection, visual connection to Mt Rowan, access control around school Show PAO for Gillies Road reservation/duplication Show the connections of the off road shared paths to the wider transport network Capture and update legend for bridge crossings
19	6.2.2 Intersections	Missing any analysis or commentary of connector and connector intersections Missing analysis or commentary of intersections of off road cycling network City of Ballarat requests the following intersections be shown on the Movement Network Plan - see Markup 'Intersections' Provide recommendation for priority active transport mode crossings at all intersections - cross reference similar in 6.2.4 CoB requests Gillies/Cummins intersection shown as interim roundabout to provide 'interim' intersection treatment pending expanded area progression AT bridges - Remove the words potential and subject to further investigation from the legend + indicate the bridges as essential infrastructure, needed to enable connectivity of the PSP area to the rest of the city
20	6.2.3 PT	PTV is not going to run a bus service down Noble Court south of Olliers Road - amend catchment area
21	6.2.3 PT	Suggest potential to Maryborough Line via new train station - as for 'potential new station link' 650m from edge of PSP to potential station location on Rose Hill Road Rose Hill Road has SUP to connect PSP to potential station Specify bus service triggers connected with dwellings and recommend the exploration of on-demand transit at early stages of the development.

		council officers requests required Mobility Hub locations on Movement Plan - see requested locations on markup 'Mobility Hubs' Mobility hubs are only conceptual, no locations/tiers are mapped or staged and a network approach is missing. Recommend proposing a network of mobility hubs of different types and scales (and with indicative functions/components/transport modes, i.e., local interchange hub, key destination hubs, neighbourhood hubs, micromobility hubs) to be implemented within the PSP area upon development; map and stage their potential locations (for example, at ACs, community centres, near schools, nodes, open space trailheads - similar to the image on the right). Hubs should be delivered in Stage 1 to normalise sustainable mode use early.
22	6.2.5 MH	
23	6.2.4 AT	Amend text from "Further investigations into potential active transport crossings...." to "Implement active transport crossings....." council officers requests amendment of Movement Network Plan to include additional active travel paths - seek markup "active travel" amend path to use signals at Olliers/Midland Hwy amend legend to just state active travel crossing
24	6.2.4 AT	Include some commentary around active transport connections through CHW land to connect the southern part of the PSP. yes its outside of the PSP but it something council officers is interested in exploring in the future. Including consideration of an active travel link within the Freeway reserve to connect town commons to SE PSP catchment
25	6.3 Intersections	Include intersection concepts for connector/off road intersections and major signal intersections
26	Fig6-7	Support cross section Local road with amendment required to comply with IDM standard - see markup Midland Hwy active travel paths note to be modified
27	fig6-8	Multiple amendments required - see mark up 'Gillies Road'

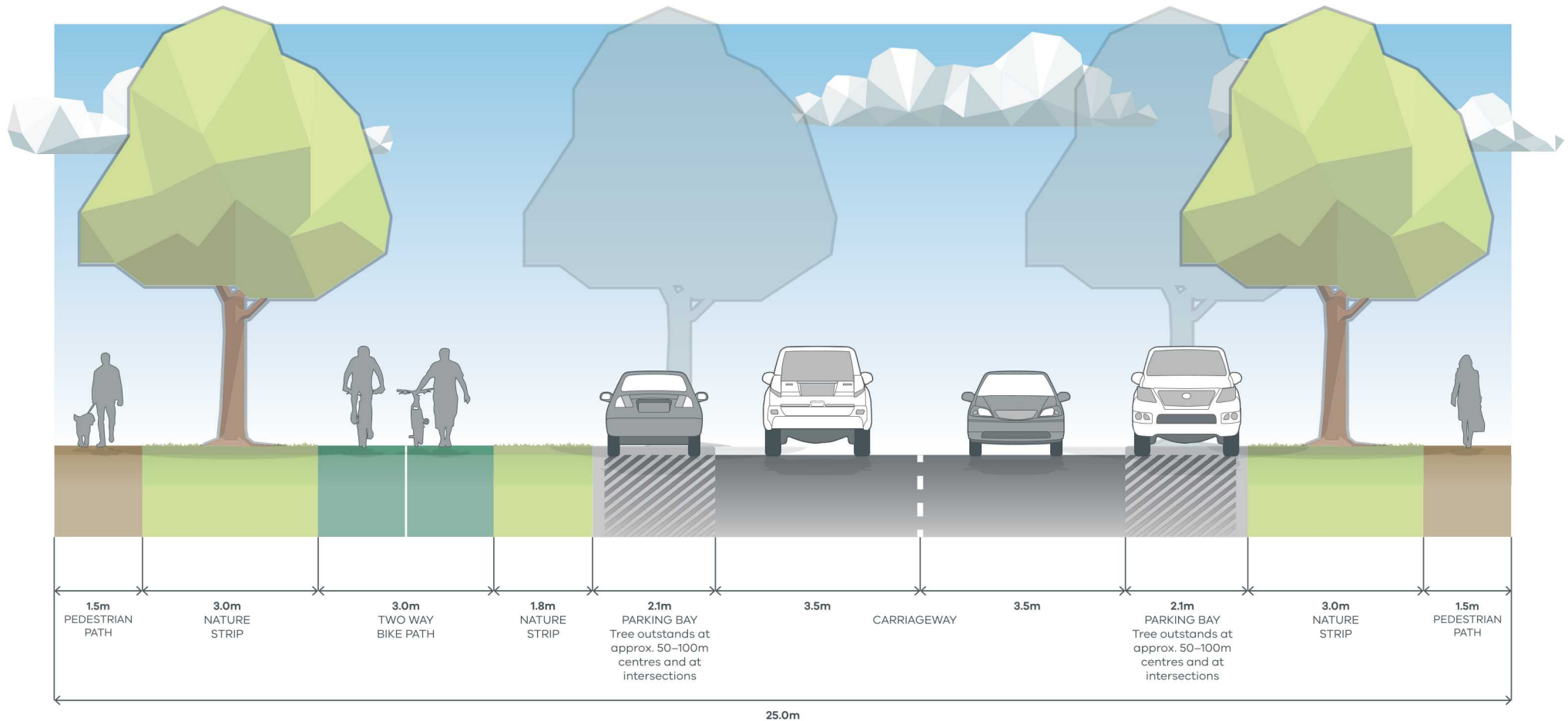
28	6.3.2.1	council officers Supports Add sentence preferencing a Kerb outstand bus stop as per DTP bus stop guide (2025) for this road configuration Minor amendment required to Fig6-9. See markup '25m Connector'
29	6.3.3.2	council officers support this cross section, subject to minor refinements - see markup Blvd Connector Add sentence preferencing a Kerb outstand bus stop as per DTP bus stop guide (2025) for this road configuration
30	6.3.3.1	council officers supports this cross section, thanks for incorporating
31	6.3.3.2	council officers supports this cross section
32	6.3.3.3	council officers support this cross section, subject to minor refinements Widen development side nature strip to 3.4m (services will run on development side) and make reserve width 18m to be consistent with COB policy Alternative design option for consideration: Rather than barrier kerb both sides (Figure 6-13), it is strongly encouraged this street take an approach like the waterway frontage in Canadian Lakes. See Provincial Way, Canadian. In this example it uses a single sloping road with overland flow of waters onto the wide grass/vegetated areas that join onto the linear reserve. You can see a flat concrete edge rather than barrier kerb. This approach stops chipping/undermining of the road edge and saves costs of kerb and underground pipe on both sides of the road. The pipe on the dwelling side of the road only needs to take flows from household downpipes but not the road runoff
33	Table 7-1	Amend Feature 9 - bicycle path currently aren't shown to connect external to PSP nor employment zones
34	Table 7-2	Target 9 - what % of dwellings does the PSP achieve (after above amendments)...?
35	Table 7-2	Target 8 - add stronger text that multiple active travel crossings of the Western Fwy are required to achieve the target Target 8 requires crossings every 400 to 800m where appropriate and the ITAR does acknowledge that multiple crossings should be included across the Freeway and the Creek (p.1), yet no crossings over Burrumbeet Creek are provided west of Gillies Road and Cummins Road over a distance of 4km For waterways, a minimum of 5 crossings should be provided. Whilst this is constrained by the WWTP, there is opportunity to provide at least two crossings with connection to Miners Rest: Between Waterford Drive as suggested in the ITAR or the reserve at 2 Emmy Drive Miners Rest and Ballarat Common Between the reserve at 49A Flewin Ave Miners Rest and 62 Howe Street (shown as potential crossing on Plan 4) No crossings over Burrumbeet Creek and Freeway are provided east of Gillies Road over a distance of 1.8km. Noting the constraints of the proximity to the Freeway, at least 1 crossing should be provided in the location shown as potential active transport crossing on Plan 4.
36	General	The ITAR makes no reference to clause 18.01-3S Sustainable and safe transport. In designing development ,clause 18.01-3S requires the promotion of walking, cycling and the use of public transport, in that order, and minimise car dependency. It would seem that car dependency will be embedded in the design of the precinct unless the opportunities that Jacobs are realised.
37	General	Where is the strategic justification for the transport projects and their funding mechanisms? Is there going to be another report to review that will provide this information?
38	General	How have the VPA responded to the opportunities listed in this report in the final PSP and DCP?

39	General	Whilst the two active crossings are acknowledged as potential in the PSP, council officers are of the view that they meet the DCP guidelines of being 'basic and essential' and should be included as DCP projects. It is still unclear what investigations have been done on the active crossings. The ITAR says that they are good ideas but there is a disconnect between this and the justification provided for not being included as DCP items. Have the VPA undertaken any costings or used benchmark costings to make this decision? Council officers request that all information on the matter is provided (it is acceptable for this to be outside of the ITAR). The Western Freeway and Burrumbeet Creek are barriers, so the bridges/crossings are critical pieces of infrastructure and should be classified as “basic and essential” and DCP-funded or part-funded, not potential or “nice to have”. They also connect the PSP to Strategic Cycling Corridors (SCCs – as noted on pg 45). If they are left as “potential” the PSP will become disconnected. Also, if the PSP staging focuses on the south part first, there’s an even stronger case for the Forest-Noble Court bridge to be built asap, as essential infrastructure/in the DCP.
40	General	Whilst council officers have not been provided with a full list of DCP items, we are aware that the duplication of the Midland Hwy has been included as a DCP project. Seeing as this is a state led project it should be removed from the DCP whilst still being required by the PSP. This could then allow for the active transport projects to be included in the DCP.
41	General	Will Functional Designs be undertaken for any of the proposed transport infrastructure projects?
42	General	The ITAR could include at least one vision-led scenario to present/test mode share, VKT, emissions and safety outcomes so that it’s not overly reliant on the STMA’s VITM based approach.
43	General	In general, words like promote, enhance, encourage, recognise the importance could be replaced with stronger words that signal more action and commitment, such as prioritise, enable, strengthen, improve, provide, advance, reinforce, accelerate, embed, integrate, secure, ensure, etc...
44	General	Public transport: the ITAR could suggest/specify bus service triggers connected with the number of dwellings and recommend the exploration of on-demand transit as an alternative for early stages of the development.
45	General	The ITAR could annotate target speeds in the network, and consider the possibility of making all local streets 30km/h (following the recent Speed Policy update). This could help to create a safer environment and enable active travel since early stages of the urban development.
46	General	The ITAR could propose place-based typologies for AC/school fronts (30 km/h zones, compact intersections, raised crossings, etc).
47	General	The ITAR could propose mode share targets aligned with state and local policy goals (and maybe associated with the vision-led scenario?). For example, as noted on page 47, the Victorian Climate Change Strategy promotes active transport, with a goal of 25% of trips by walking or cycling by 2030, and investment in 250 km of new cycling and walking paths. Highly relevant to the ITAR’s focus on sustainable transport, mode shift, and climate resilience in infrastructure planning for Ballarat North. And our plans (Integrated Transport, Bike network, Net Zero Emissions, Health, Ageing Well, Active Strategy, council officers Plan, etc) all set as actions or aims to increase walking, cycling, and public transport use to create a more liveable, sustainable and healthy city
48	General	Could a Movement & Place assessment be done for the PSP transport network?
		Proposed Recommendations for ITAR
1	P8 3.2 Travel Behaviour	Reco: Significant investment in infrastructure and prioritising active travel and public transport services within and on the interface of the PSP is required to shift heavy reliance on private vehicles to sustainable travel modes to meet aspirational and legislative policy goals.

2	3.5.1 Pedestrians and cycling	Reco (capture existing) It is recommended that pedestrian-friendly features and infrastructure are included within the PSP to emphasise comfort, safety and connectivity.
3	3.5.1 Pedestrians and cycling	Reco (capture existing) It is recommended that any new cycling infrastructure in the PSP be off-road and segregated from motorised vehicles and parking as it enhances safety by reducing risk of collisions and improves traffic flow by minimising disruptions between modes of transportation and supporting active travel.
4	3.6 Road Safety	Reco: Road safety should be embedded and prioritised at all phases and stages of PSP implementation, given the change from rural to urban and increasing travel demand.
5	5 Traffic demand projections P22	Reco: Identify required infrastructure and stage land use development to align, seeking to coordinate and deliver infrastructure to avoid redundant works, gaps in networks and safety risks.
6	5 Traffic demand projections P22	Reco: Deliver a duplicated Midland Highway and relevant interfaces with the PSP between the Western Freeway interchange and Sims Road prior to 50% completion of the PSP.
7	5 Traffic demand projections P22	Reco: Future proof the transport network by providing land for future upgrades to Gillies Road to cater for PSP and broader network growth.
8	5 Traffic demand projections P23	Reco: Prioritise and deliver new crossings and upgrades to transport crossings of the Western Freeway to ensure safe and convenient access is provided to the PSP and broader network
9	6.2.4 Active Transport P30	Reco (capture existing text): Dedicated and priority crossing facilities for pedestrians and cyclists should be integrated throughout and interfacing with the PSP network, including at intersections of collector and arterial roads and higher demand places such as schools, recreational spaces and activity centres.
10	6.2.4 Active Transport P30	Reco: Identify and deliver active transport crossings over the Western Freeway and Burrumbeet Creek at Forest Street, Gillies Road, Midland Highway, Waterford Drive and Cummins Road.
11	6.2.5 Mobility Hubs	identify locations for Mobility Hubs at activity centres and community services locations with direction within the PSP to guide development of the hubs Propose a network of Mobility hubs of different types and scales to be implemented within the PSP area upon development and suggest staged locations.
12	6.3 Cross sections and Intersection Layouts	Reco: Seek to implement within the PSP the nominated cross sections and intersection layouts to support a range of transport and integrated land use benefits
13	8. Conclusions	Capture and summarise the above captured recommendations in this section Conclusions should note that unless sustainable transport/crossings are embedded, the PSP will lock in BAU car dependence contrary to state/local policy. Add these points to the updated Executive Summary

Connector Street (25m)

VPA Standard Cross Section

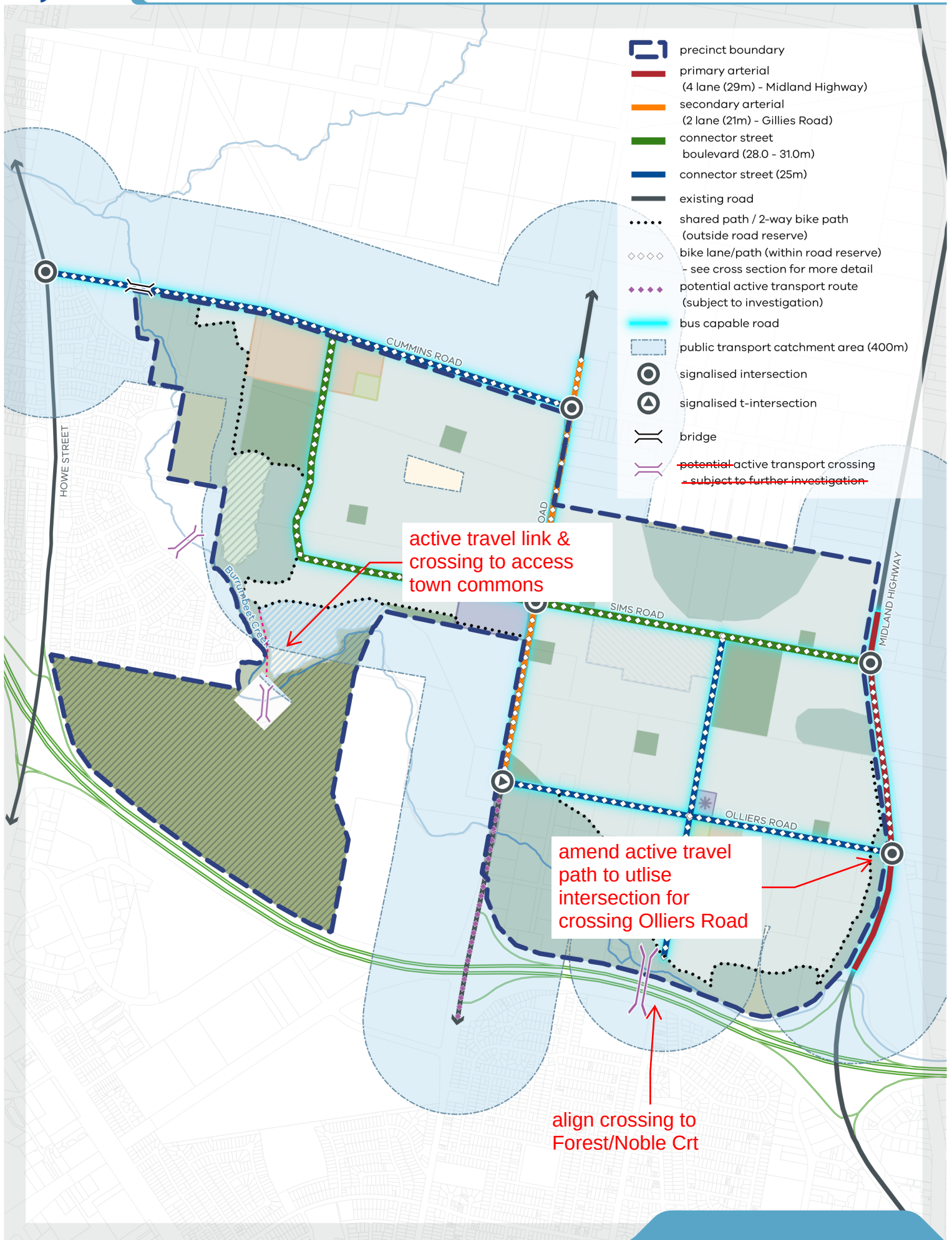


NOTES:

- Minimum street tree mature height 15 metres.
- All kerbs are to be B2 Barrier Kerb.
- Where roads abut school drop-off zones and throughfares, ~~grassed nature strip should be replaced with pavement~~. Canopy tree planting must be incorporated into any additional pavement.
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority.

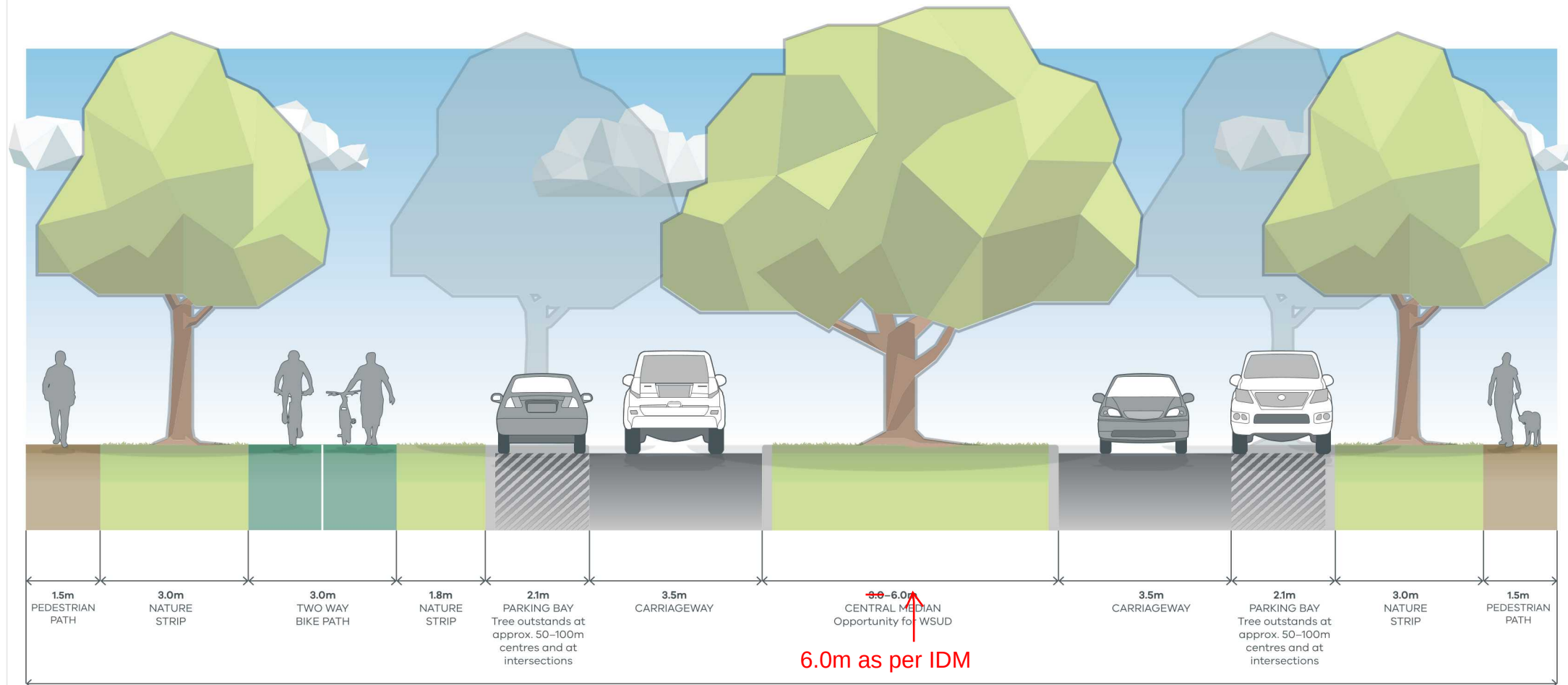
additional path width
should be considered.

- Variation to indicative cross-section may include water sensitive urban design (WSUD) outcome. These could include but are not limited to bioretention tree planter systems and/or median bioretention swales. Such variations must be to the satisfaction of the responsible authority.



Connector Street Boulevard (28–31m)

VPA Standard Cross Section



Delete. Ref CoB
landscape manual instead

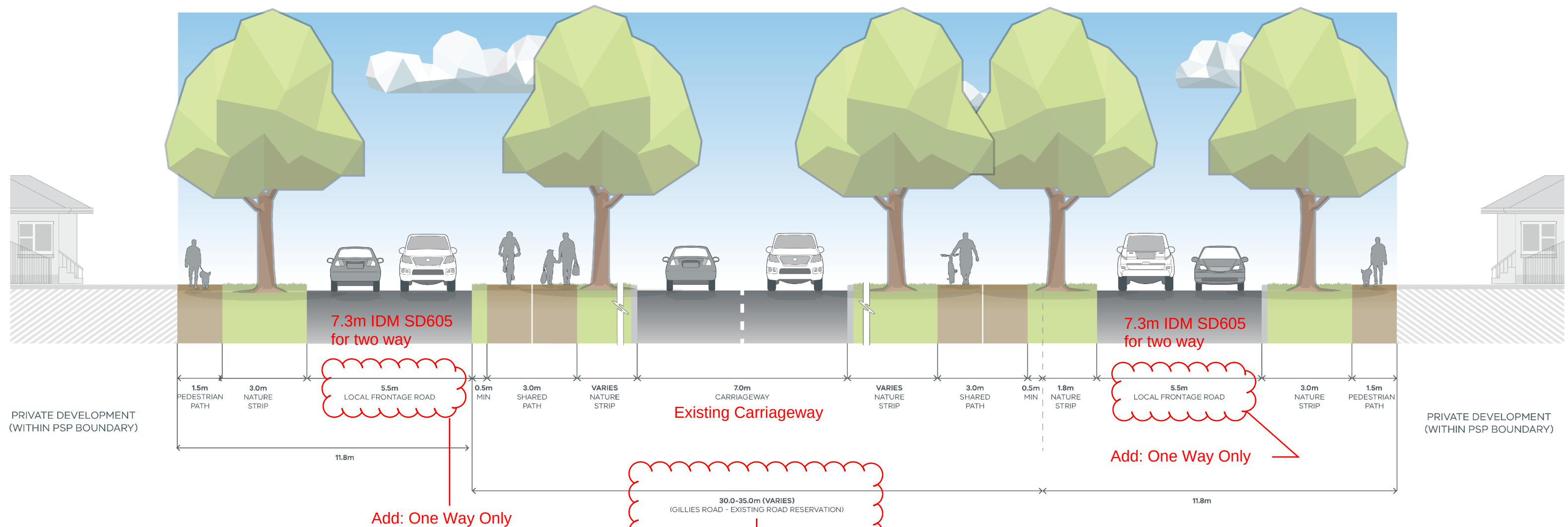
NOTES:

- Include a central median with large canopy trees to create a boulevard effect. Trees are to be centrally planted in median.
- ~~Topsoil used in central medians is to be sandy loam, with a minimum depth of 200mm. The surface of medians is to be free draining with a minimum cross fall of 2%, and is to be planted with warm season grasses.~~
- In areas where high pedestrian volumes are expected (e.g. around schools and town centres), central medians should be paved with harder wearing surfaces such as granitic sand or other pavements. Canopy tree planting must be incorporated into additional paved area.
- Any garden beds in central medians are to be offset 1.5m from back of kerb.

- Kerb to central median is to be SM2 semi-mountable kerb.
- Depending on the location of breaks in the median, provide intermediate pedestrian crossing points to accommodate mid-block crossings.
- ~~An alternative boulevard treatment can be achieved through a wider verge on one side capable of accommodating a double row of canopy trees.~~
- Variations to indicative cross-section may include water sensitive urban design (WSUD) outcome. These could include but are not limited to bioretention tree planter systems and/or median bioretention swales. Such variations must be to the satisfaction of the responsible authority.

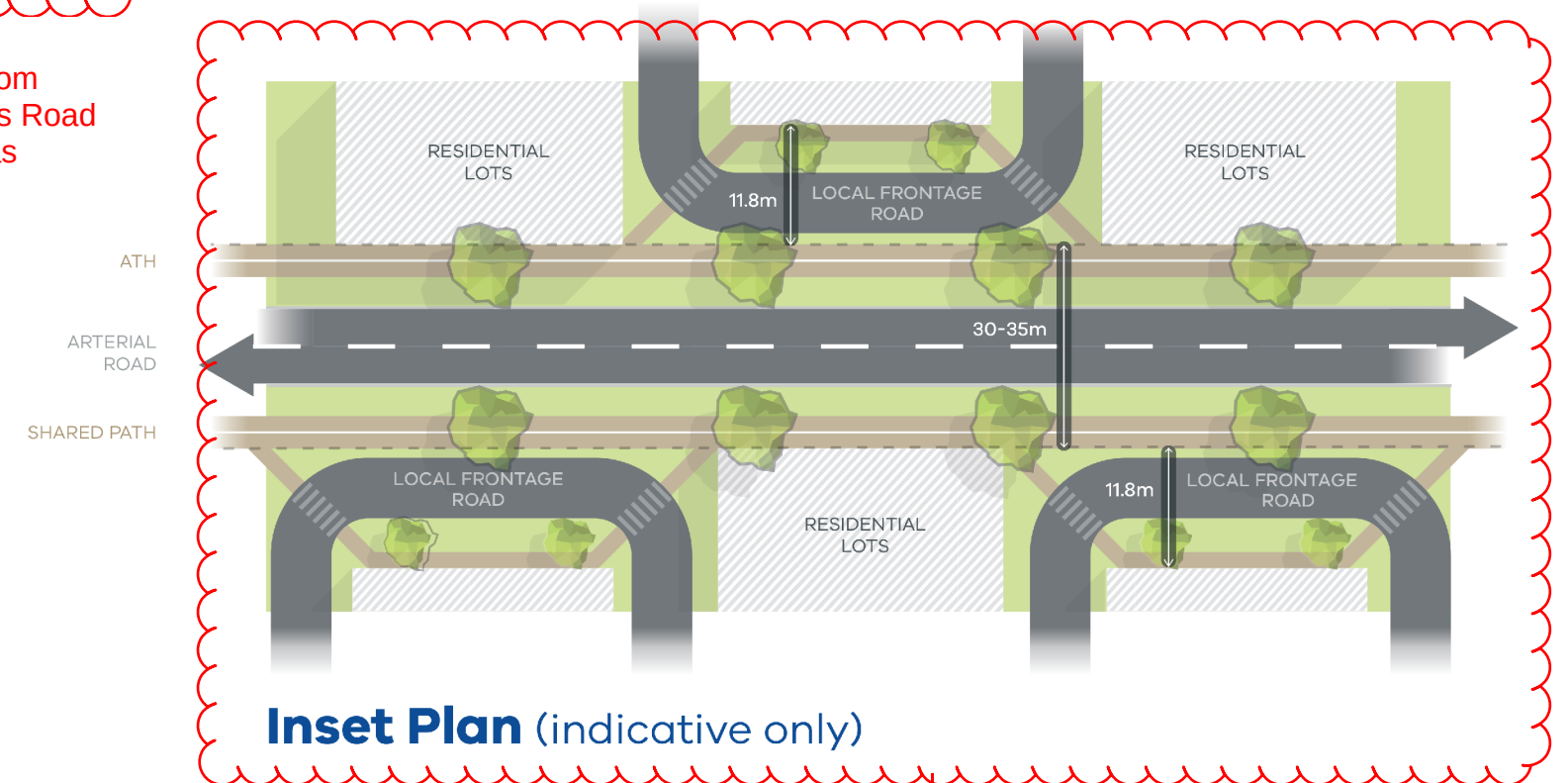
additional path width and crossing
points should be considered.

Secondary Arterial 60kmh - 2 Lane - Gillies Road (existing 30-35m reservation)

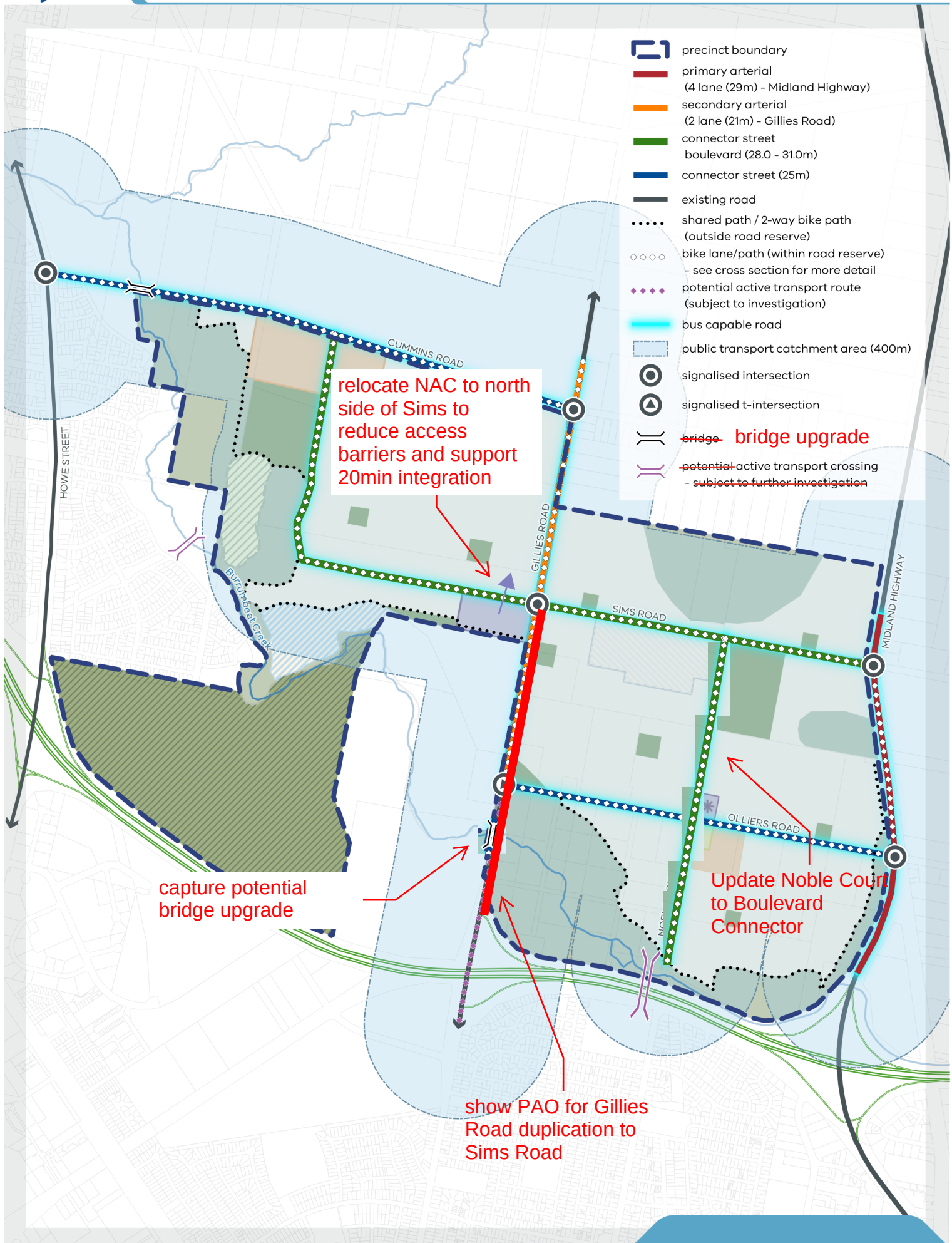


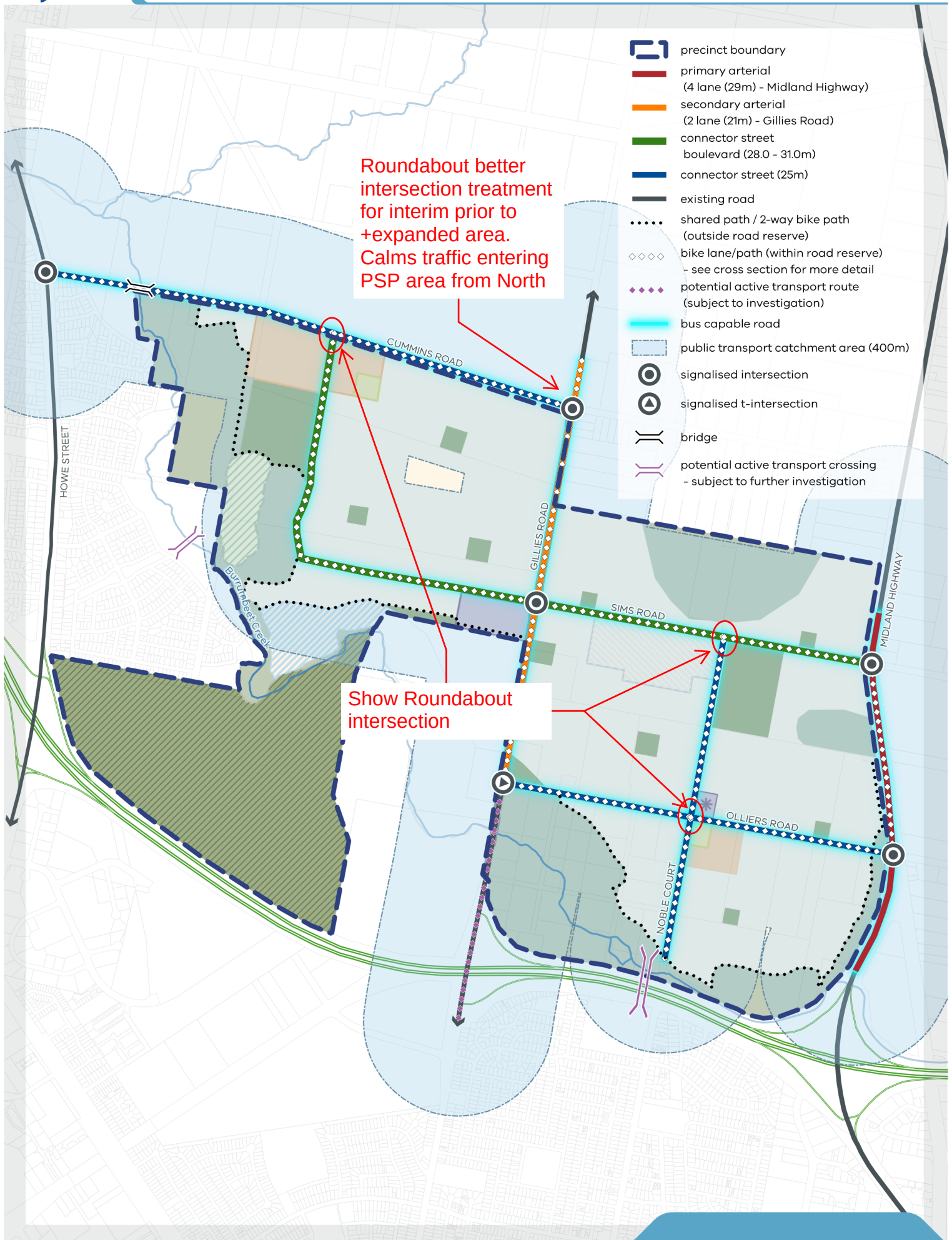
NOTES:

- Includes typical residential interface where within the PSP boundary.
- Minimum street tree mature height 15 metres.
- Kerbs for arterial carriageways are to be SM2 Semi-Mountable Kerb, and local frontage roads B2 Barrier Kerb.
- Cross section indicative, final location of infrastructure and landscaping to be developed at detailed design stage.
- Variations to indicative cross-section may include water sensitive urban design (WSUD) outcomes. These could include but are not limited to bioretention tree planter systems and/or median bioretention swales. Such variations must be to the satisfaction of the responsible authority.
- Shared path north of Olliers Road intersection must be developed within the existing road reserve and:
 - must be located on development side (both sides where appropriate)
 - may also be provided on non-development side subject to satisfaction of the responsible authority.
- Shared path south of Olliers Road intersection to be located on west side of Gillies Road Reserve, subject to further investigation and approval of by the responsible authority.

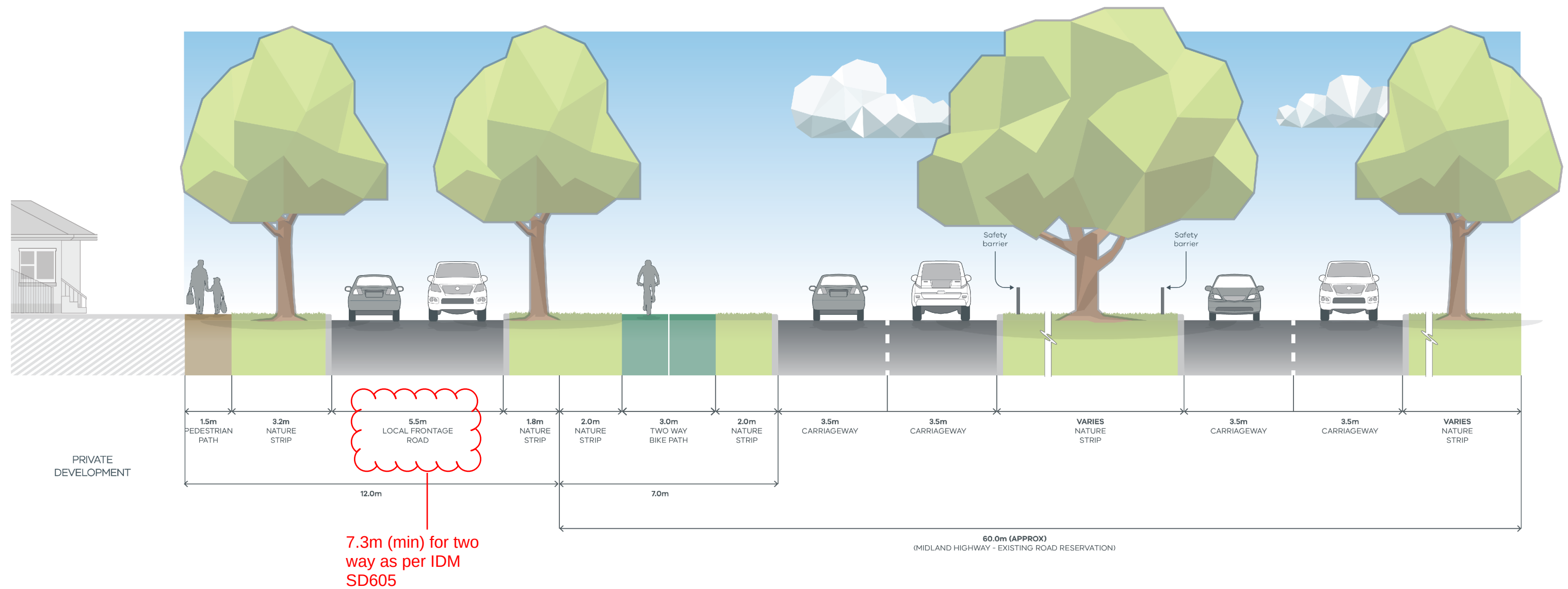


amend as per other comments



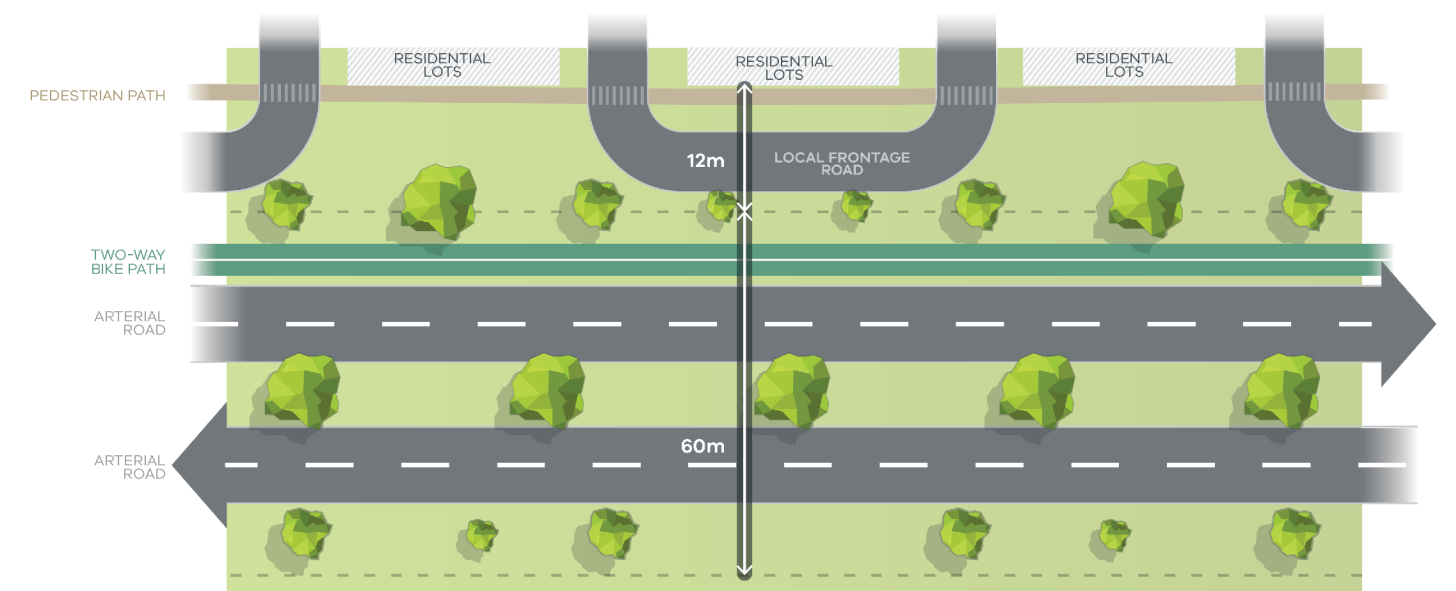


Primary Arterial 80km/h - 4 Lane - Midland Highway (existing 60m reservation)

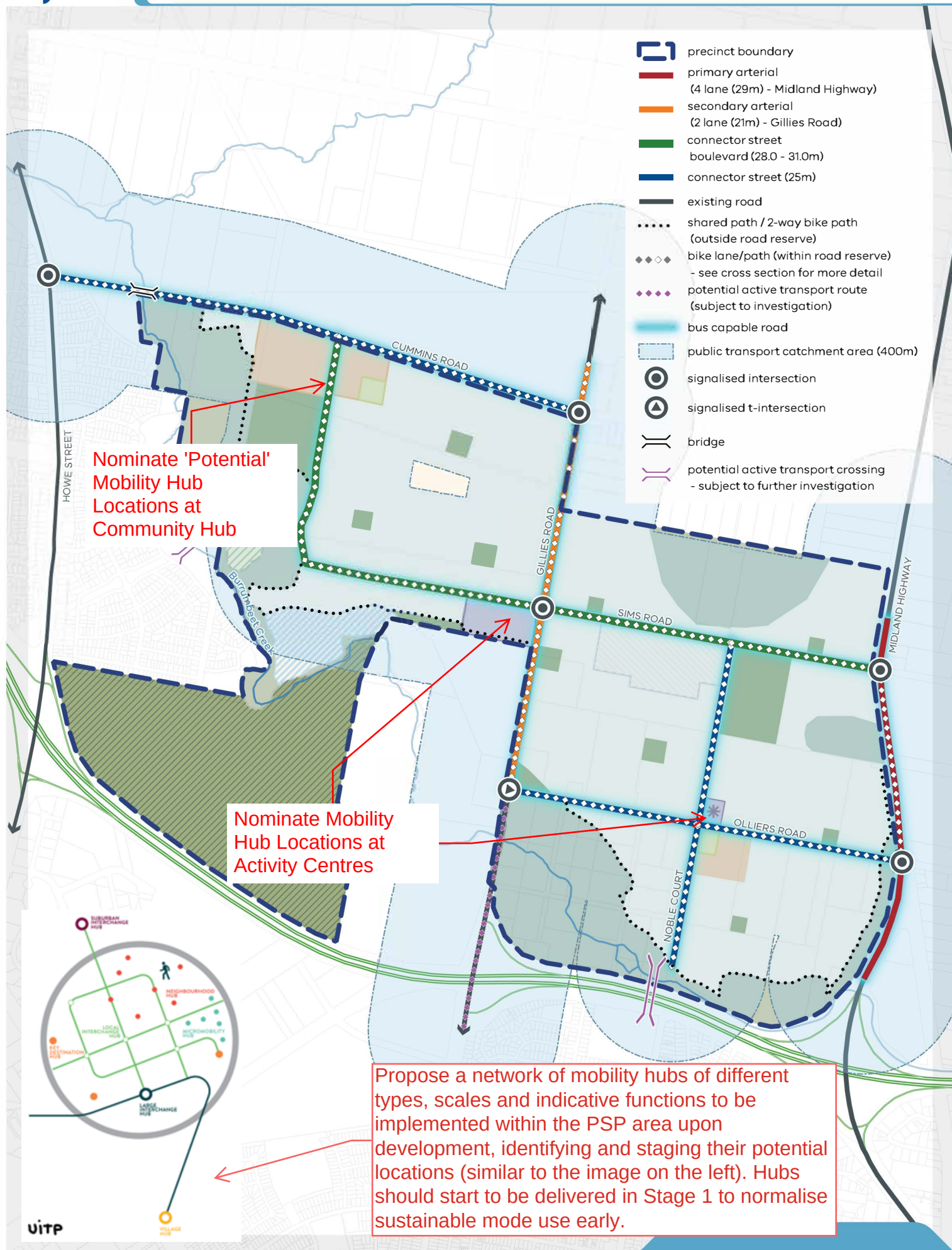


NOTES:

- Includes typical residential interface where within the PSP boundary.
- Minimum street tree mature height 15 metres.
- Kerbs for arterial carriageways are to be SM2 Semi-Mountable Kerb, and local frontage roads are to be B2 Barrier Kerb.
- See VicRoads Tree Planting Policy. Large trees within the road reserve to be protected by safety barriers where required.
- Active transport paths ~~are not~~ required: ← TIA 2010 requires this anyway
 - ~~north of Sims Road intersection~~
 - ~~south of Olliers Road intersection~~
 - ~~subject to approval by the relevant authority.~~



Inset Plan (indicative only)



BALLARAT NORTH DRAFT NVPP – FEEDBACK

COB Biodiversity Team 10.25

BNP NVPP VEGETATION PROTECTION OBJECTIVES TO BE ACHIEVED

The objectives of the BNP NVPP are to

1. Ensure there is no net loss to biodiversity as a result of the approved removal, destruction or lopping of native vegetation. This is achieved by applying the three-step approach in accordance with Clause 12.01-2 Native vegetation management of the P&E Act, Clause 52.16 and the Guidelines.
2. Apply a landscape approach to the management of native vegetation within the NVPP area, in accordance with Clause 12.01-1 of the P&E Act regarding protection of biodiversity.
3. Manage native vegetation to be retained in accordance with obligations under the Catchment and Land Protection Act 1994.

The following analysis considers the directives below from Clause 12.01-1S of the Ballarat Planning Scheme:

- Cumulative impacts.
- Fragmentation of habitat.
- The spread of pest plants, animals and pathogens into natural ecosystems.
- Avoid impacts of land use and development on important areas of biodiversity

ANALYSIS, COMMENTS AND RECOMMENDATIONS

General

Recommendation – Update error on page 14

Recommendation – Section 8 legend - ‘ballarat north retention space’ is placed in a misleading section

Recommendation - Recommendation 2 - which map shows aquatic habitat, and trees providing arboreal fauna in the form of hollows fissures and cracks

Query - Did this report cover the expanded area?

Query - Were the retention of trees based on the list in the Arboriculture report?

Section 6 – conditions for the removal of native vegetation

The draft NVPP suggests prior to removal of native vegetation fencing must be erected at a minimal distance of 2m from retained native vegetation.

Recommendation: increase the minimal distance of fencing around retained native vegetation to 4m to ensure effective protection of native vegetation.

Rationale: large sized machinery and other contractor works present a significant risk to the condition of retained native vegetation, increasing the fence distance will provide for a more effective buffer and avoid adverse impacts. Our experience working in Melbourne Growth area demonstrated a minimal distance of 2m is inadequate to effectively protect conservation areas. In addition, we recommend that NO GO signage be installed, also indicating that the intention of the area is to protect native vegetation. Signage should be erected at frequent intervals 10m, as experience show contractors can be inclined to access and dump construction waste in the reserved areas if signage is not prominently displayed.

Draft NVPP section 7 Recommendations

The draft NVPP includes the following recommendation: 'Impacts to potential habitat for Growling Grass Frog *Litoria raniformis* (EPBC Act Vulnerable, FFG Act vulnerable), be considered, avoided, minimised and mitigated as appropriate. If a significant impact is anticipated, a referral to the Department of Climate Change, Energy the Environment and Water may be required to determine if such impact would be a Controlled Action under the EPBC Act.'

While the Biodiversity Assessment report states that GGF were not recorded during targeted surveys, and are considered unlikely to currently occur within the precinct area, it acknowledges that waterway connectivity exists with known GGF habitat 8.8 km upstream and that 'It is reasonable to assume that under the right conditions (e.g. high rainfall/flooding) this species would be likely to utilise aquatic riparian habitat across the study area whilst dispersing throughout the landscape'. GGF are also likely to colonize suitable habitats in the precinct area when habitat conditions improve, such as in response to changes in land management, such as cessation of stock grazing, which can limit the development of the aquatic plants favoured by GGF if the landscape is appropriately managed for its biodiversity values.

The Biodiversity Assessment report identified that there were seven wetlands that have the potential to be habitat for the species, these areas were subject to targeted surveys for GGF. While on this occasion GGF were not detected, these sites and others like them should be considered for retention and enhancement for the creation of GGF habitat in the area.

Recommendation: survey the precinct area to identify all wetland and waterway elements that have potential to support GGF. These areas can be the focus of ecological restoration works to enhance their capacity to support GGF.

Recommendation: When considering the construction of water features and water sensitive elements apply the GGF habitat design standards listed below.

Recommendation: That wetland proposed in the Ballarat North Drainage Strategy be designed to follow the Melbourne Water Growling Grass Frog Habitat Design Standards, listed below.

Recommendation: That Conservation Areas (as recommended in this feedback) be designed according to the Melbourne Water Growling Grass Frog Habitat Design Standards.

Recommendation: That precinct open space areas, nearby or adjacent to existing potential GGF habitat or wetlands designed to provide for GGF habitat, be designed according to Melbourne Water Growling Grass Frog Habitat Design Standards.

The experience in the Melbourne Strategic Assessment area shows that habitat with suitable characteristics can be created through ecologically sensitive management of degraded remnant vegetation and through the creation of specifically tailored habitat features such as ponds, research shows that ‘aquatic vegetation and salinity as important targets for management when planning the retention, creation or restoration of habitat to facilitate persistence of *L. raniformis* during drought.’ Retaining viable breeding populations during times of high stress, such as drought is key to maintaining the health of meta=populations in the longer term. Reference: Characteristics of refugia used by the threatened Australian growling grass frog (*Litoria raniformis*) during a prolonged drought [CSIRO PUBLISHING | Wildlife Research](#)

Threatening processes impacting GGF

The draft NVPP includes the recommendation that threats to GGF habitat impacts on potential habitat for GGF be considered, Avoided, minimized and mitigated. Threats to potential GGF habitat in the NVPP area include permanent removal of habitat through construction of infrastructure, change hydrological regimes, poor water quality including as a result of urban development construction works, and loss of connectivity between habitats.

Recommendation: Amend the NVPP to include reference to the Melbourne Strategic Assessment Growling Grass Frog Habitat Design Standards to ensure that all habitat with the potential to support GGF is managed to protect and enhance GGF habitat characteristics. [Growling-Grass-Frog-Habitat-Design-Standards.pdf](#)

Native vegetation associated with tributary to the Burumbeet Creek.

The biodiversity assessment mentions native vegetation associated with the tributary to Burumbeet Creek been identified for potential removal within the developable area.

While the biodiversity assessment considers that the GGF and Flat-headed galazias are unlikely to be present in the creek it recommends that efforts to retain all native vegetation and habitat associated with this water course. The report recommends that Impacts on potential habitat for GGF be 'considered, avoided, minimised and mitigate as appropriate'.

Recommendation:

Protect the integrity of existing drainage lines flowing into remnant wetlands in the area, including site 3 and site 4 and towards Burumbeet Creek. Protect all the potential habitat associated with the tributary of the Burrumbeet Creek (identified in the map below and elsewhere present in the landscape).

Recommendation:

Protect, ecologically restore and maintain the integrity of existing drainage lines flowing through developable and retained land to achieve the following objectives:

- protect GGF habitat and the habitat requirements of other wetland dependant fauna and flora,
- protect the hydrological integrity and maintaining wetland connectivity and hydrological processes.
- Protect the whole of landscape hydrological integration/connectivity

Recommendation:

An appropriate buffer should be designed and implemented to protect this drainage line/waterway from adverse impacts from construction and residential use (See MW waterways corridor guidelines). Ecological management of waterway/wetland features such as this will go some way to providing for water sensitive elements which will support water moving through the landscape. While also providing for ecologically rich landscape elements that will benefit residents in the long term, by providing a sense of place and urban cooling capacity. As much as is possible the natural waterway/wetland ecosystem should be protected from over engineered solutions. The application of Water Sensitive treatments in the catchments of all drainage lines/water ways flowing through the developable and retained land is essential.

Image 1, drainage line/waterway within developable area addressed above.

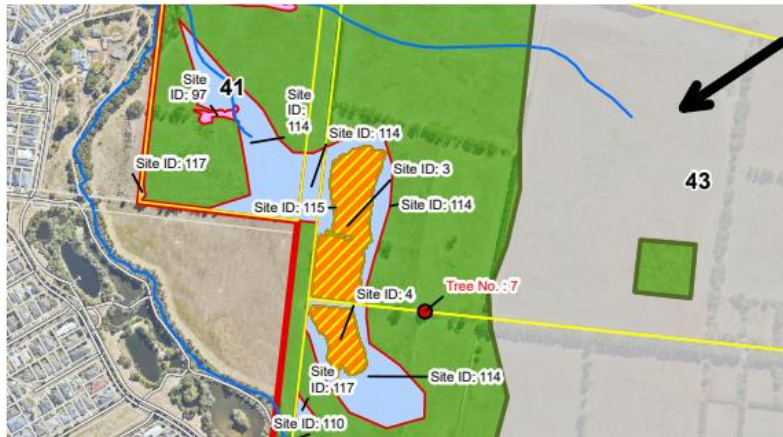


Image2, showing the same area with waterways indicated.



Recommendation: The maps Ballarat North Drainage Strategy plan to be assessed as part of the NVPP to provide for ecological analysis of the likely impacts of the infrastructure proposed and any associated works.

NVPP objective: Ensure that areas set aside to protect native vegetation are managed to conserve biodiversity and other values in accordance with the BN Precinct Structure Plan.

The DEECA NVPP says the owner of the land must meet any existing legal obligations to manage the land such as CALP responsibilities. The DEECA NVPP guidelines say that ‘If additional management actions are to be undertaken, or if someone other than the owner of the land is expected to be responsible for management actions (and

associated costs) then this should be clearly stated in the NVPP or in a management plan that is clearly identified in the NVPP.' The NVPP states that the NVPP must 'specify management responsibilities and actions for native vegetation to be retained.' However, the BNP NVPP does not appear to specify management responsibilities as such or mention the costs.

Recommendation: Amend the NVPP to specify landowners' management responsibilities and actions for native vegetation to be retained. (See the case study of a significant management issue/breach discussed below).

Research paper, Key lessons for achieving biodiversity-sensitive cities and towns, 2015.

Drawing on the research paper key lessons for achieving biodiversity-sensitive cities and towns, 2015 the recommendations identify areas for improvement in the NBP NVPP. Some of these recommendations might be addressed by future PSP stages, however important to flag at this early stage:

1. Within developable and retained land the use of recreational parks including indigenous plantings and habitat features should be implemented. Research shows that even small area of native vegetation including habitat features such as long can provide valuable resources to wildlife.
2. Locating fire buffers and path system inside developable boundary wherever possible, rather than inside the boundary of land retained for conservation.
3. Plant appropriately provenanced locally native street, park and garden trees, especially at the urban fringe.
4. Establish barriers early on to prevent unauthorised access of vehicles to remnant native vegetation and areas of high conservation value. Staging of transition of temporary fencing to permanent fencing needs to be coordinated to ensure.
5. Plant appropriately provenanced locally native street, park and garden trees, especially at the urban fringe.
6. Use screens (e.g. directional covers for lights) at the urban fringe or around large nature reserves to reduce light and noise pollution. The City of Ballarat has done some work in this space.
7. Establish habitat islands around existing habitat structures that are difficult to restore (e.g. large trees, dead trees, floristically diverse sites and rocky outcrops)' (see also other section on mature trees. With regard to large and dead trees, see
8. Establish habitat islands in advance of greenfield urban development through the use of farm management (e.g. stock control and input reduction to encourage tree regeneration). The case in point 4 highlights the critical value of early intervention to ensure that existing remnant habitat islands should be sympathetically managed early on in the PSP process, to ensure threats are

avoided and mitigated. Damaging farm use presents a high threat to the integrity of existing native vegetation, mitigating its impact can result in higher quality vegetation, with enhanced habitat values requiring less expensive management interventions in the future.

Trees and associated native vegetation

The biodiversity assessment says, ‘Provide for tree regeneration or recruitment around retained remnant trees, by retaining as much area around Tree Protection Zones as possible to allow for germination from parent plants,’

Appendix 1 of the BPN NVPP includes a description of native vegetation, including scattered trees to be removed, while important information such as DBH is provided the tree identification number used in figure 2 is not provided, making it difficult to determine where the tree is in the developable land. Whereas Table 5.3 lists Scattered trees include the tree numbers. so that the tree can be located on the maps provided.

Recommendation: with regard to appendix 1, native vegetation to be removed table, please provide tree location number so that the landscape value of the scattered trees can be determined.

Research paper ‘The impact of greenfield residential development on mature trees’

The research paper ‘**The impact of greenfield residential development on mature trees**’ provides useful insight and advice. It says that mature trees are ‘Perceived as dangerous to people and infrastructure. Thus, many developers opt to clear these trees rather than seek ways to avoid or minimise impacts of residential development on mature trees (Brunner and Cozens, 2013). Even when retained in the early stage of development, mature trees are often removed later when residents lodge complaints with council or body corporates (Kenna et al., 2017). Small block sizes in new developments and a lack of understanding of their value also contribute to the loss of mature trees in new developments (Brunner and Cozens, 2013; Kenna et al., 2017). Despite a disproportionate fear of mature trees compared to the risk they actually pose (Ellison, 2007; Stewart et al., 2013), developers and regulators take a conservative approach to risk, rather than using planning and management techniques to retain more trees in safer ways (Ikin et al., 2015; Lindenmayer and Laurance, 2017).’

The research paper, The impact of greenfield residential development on mature trees, 2023 states that mature trees are keystone ecological structures, that They provide habitat for a range of fauna through the provision of hollows, perch sites and food resources. The paper recommends that the following actions are required in greenfield developments to ensure that Large old trees managed for long-term sustainability:

1. 'Retain large old trees in new developments by designing greenspace areas around where they occur and improve protection by explicitly acknowledging the biodiversity value of large trees in tree preservation policies'
2. 'Retain senescing and dead large trees in green spaces for their very significant habitat values. By providing an adequate buffer free from development around retained large trees risk to life can be reduced' Source: The impact of greenfield residential development on mature trees.
3. 'Increase the maximum standing life of trees so that they reach full habitat potential'
4. 'Protect regenerating areas, and increase the number of seedlings planted elsewhere'
5. ; Accelerate the formation of habitat structures associated with large trees (e.g. supplementing hollow formation by installing artificial nest boxes)'
6. 'Proactively plan for future large trees by ensuring that younger trees have sufficient 'safe space' needed to grow in size and using spatial zoning to minimize future risks' Source

The research paper concludes that 'the loss of tree cover and mature trees could be reduced with:

- (a) more effective legal protection.
- (b) identifying and mapping significant tree cover and mature trees prior to development;
- (c) planning residential developments so they avoid clearing as much tree cover as possible, rather than offsetting to compensate; and
- (d) designing green space within residential developments so there is adequate separation between mature trees and people and infrastructure. Greater retention of tree cover – and mature trees in particular – will provide a greater range of ecosystem services in urban areas.'

Recommendations:

1. Design adequate buffer areas around scattered indigenous trees and patches of native vegetation in keeping with the research advice above.
2. Designate all remnant scattered trees to be retained as conservation areas within the NVPP, providing legal protection to ensure long-term protection (see notes on conservation areas above).

Nonindigenous native revegetation areas

The biodiversity assessment says,' Given the highly modified state of the landscape, and overall low coverage of remnant vegetation, it is recommended that in this case consideration also be given to the retention of Victorian-native and Australian-native revegetation.'

Comment: we support this recommendation. Areas of non-native vegetation mapped in the biodiversity assessment should be designated as conservation areas in the NVPP. Future ecological management programs can enhance these areas to increase their habitat value, to groups such as the FFG listed Victorian Temperate Woodland Bird Community, members of which are known to find be present in the City of Ballarat and its region.

Salvage

The draft NVPP says ‘During development, pre-clearing survey and clearance monitoring, including salvage and relocation, is recommended for any areas of key habitat which are proposed to be impacted. This should include all large trees, watercourses, and wetland areas. The qualified and experienced ecologist undertaking this work much have a current management authorisation under this Act’

Recommendation: a salvage plan prepared by a suitability qualified ecologist for eligible plants should be developed which includes designated donor sites. The salvage plan should include a medium term after care plan to ensure salvaged material survives.

Ecological connectivity

The draft NVPP says that ‘Maintenance or improvement of connectivity for fauna is recommended, particularly beneath roads along the Burrumbeet Creek. Consideration should be given to maximise connectivity across the precinct. Connectivity should be considered in terms of: Earthen substrate and vegetated underpasses should be maintained for fauna such as the Platypus, and frogs. Where road widening is required, this should be minimised across watercourses to maximise vegetation growth beneath overpasses. Gaps between carriageways are beneficial where possible, also to maximise vegetation growth beneath overpasses. — Ensure that retained wetlands are allowed to experience current natural cycles of wetting and drying through the maintenance of current hydrological regimes.

- — Culverts beneath roads should be designed in a way that provides for fauna likely to use these for dispersal. Particular reference should be given as appropriate to the following: — Guidelines for fish passage at small structures (O'Connor et al., 2017)
- — Growling Grass Frog Crossing Design Standards; Melbourne Strategic Assessment (DELWP, 2017c).
- — Further exploration of mitigation explored in development of preliminary design.>>

Comment: We support the above recommendations with regard to maintaining ecological connectivity. Protection, enhancement and maintenance of ecological connectivity is a core objective of the City of Ballarat's biodiversity strategy 2024.

Biodiversity Assessment Recommendations

The biodiversity assessment includes section 4.2.1 Minimising loss of vegetation, habitat and connection, section 4.2.1.3 Minimising impacts to native fauna and 4.2.1.4 Weed and disease management.

Recommendation: we support the steps listed in the above. The NVPP should detail the steps to ensure that they are embedded in all future activity across the precinct prior to any commencement of works.

Matters of National Environmental Significance MNES

The biodiversity assessment lists the following MNES:

1. 'Seasonal Herbaceous Wetland (Freshwater) of the Temperate Lowland Plains (SHW) – 15.89 ha over 7 patches. – EPBC Act Critically Endangered.'
2. 'Latham's Snipe, Japanese Snipe *Gallinago hardwickii* – Threatened, Migratory and Marine, is considered to have a moderate likelihood of occurrence around Properties 2, 35, 40, 41 & 45 – where it may forage whilst dispersing throughout the landscape.'

The biodiversity assessment states the following: 'If impacts to identified habitat for the above listed MNES are anticipated, significant impact assessments will be required. If a significant impact on any of these MNES is likely based on the precinct design, a referral to DCCEEW under the EPBC Act would be recommended to determine implications under the EPBC Act. If impacts are anticipated at the permit stage, assessment of likely implications under the EPBC Act and subsequent approvals would be the responsibility of proponents.'

The biodiversity assessment also recommends that 'all patches of SHW inclusive of wetland habitat for all identified MNES is avoided as per 4.1.2, It is expected that significant impacts can be avoided through sensitive design, and maintenance of hydrological regimes.'

River Swamp Wallaby-grass *Amphibromus fluitans* – EPBC Act: The biodiversity assessment says that 'all SHW totalling on properties 43 & 44 (2.143 ha) & 35 (0.845 ha), is considered habitat for River Swamp Wallaby-grass *Amphibromus fluitans* – EPBC Act Vulnerable.' It also lists property 35 and 44 as likely habitat.

Recommendation: surveys for River Swamp Wallaby-grass *Amphibromus fluitans* should be undertaken at the permit stage for all properties in the retained and developable areas.

Comment: We support the above recommendation that all patches of SHW are avoided, through sensitive design, including ecologically adequate buffers, and preservation of hydrological regimes.

Recommendation: All areas supporting SHW and other high conservation EVCs, habitat values and features such as mature scattered trees be protected by designation in the NVPP as [Conservation Areas \(CA\)](#), following the example of the conservation areas applied in the Melbourne Strategic Assessment. CAs are secured for conservation purposes, often through on-title agreements or other legal mechanisms. As in the MSA area developers should be required to prepare and implement land management plans for conservation areas before commencing development.

Query: The NVPP does not cover the retention or removal of ecological values that qualify as Matters of National Environmental Significance (MNES) under the EPBC Act. It also does not include required offsets for any clearance or impacts to such matters under the EPBC Act. Why is this excluded? Are the retention or removal of MNES addressed in another associated document for Ballarat north?

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SCHEDULE 3 TO CLAUSE 37.07 URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ3**.

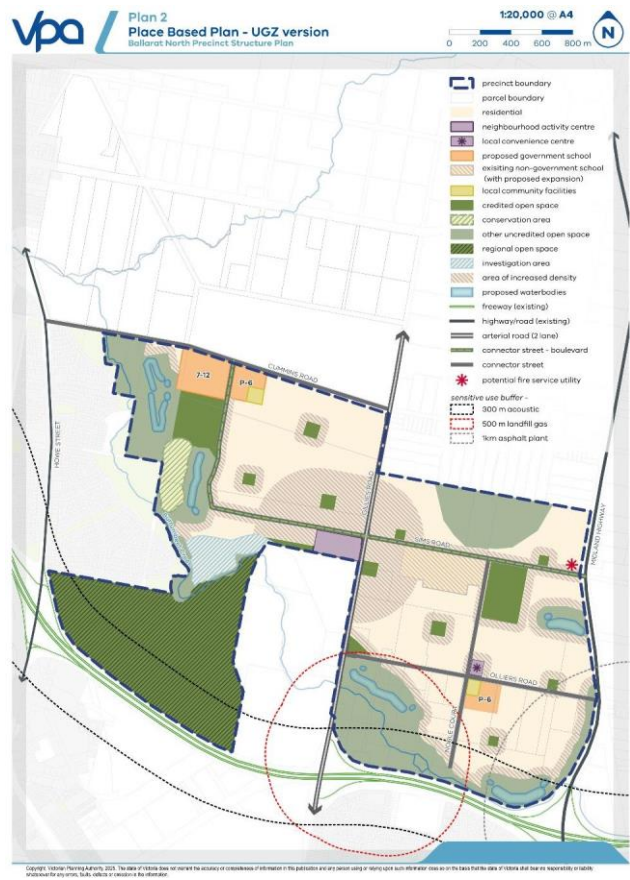
BALLARAT NORTH STRUCTURE PLAN

1.0 The Plan

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Plan 1 shows the future urban structure proposed in the *Ballarat North Precinct Structure Plan*.

Plan 1 to Schedule 1 of Clause 37.07



2.0 Use and development

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2.1

The Land

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The use and development provisions specified in this schedule apply to the land within the 'precinct boundary' on Plan 1 and shown as UGZ3 on the planning scheme maps. This schedule must be read in conjunction with the incorporated Ballarat North Precinct Structure Plan (PSP).

2.2 Applied zone provisions

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Table 1 allocates the land use/development shown on Plan 1 of this schedule with a corresponding zone from this scheme.

Where the use/development in the left column is carried out or proposed generally in accordance with the incorporated *Ballarat North Precinct Structure Plan*, the use, subdivision, construction of a building and construction and carrying out of works provisions of the corresponding zone in the right column apply.

A reference to a planning scheme zone in an applied zone must be read as if it were a reference to an applied zone under this schedule.

Note:

e.g. The General Residential Zone specifies 'Place of worship' as a Section 1 Use with the condition, 'The site must adjoin, or have access to, a road in a Transport Zone.' In this instance the condition should be read as, 'The site must adjoin, or have access to, a road in a Transport Zone or an applied Transport Zone in the Urban Growth Zone schedule applying to the land'.

Table 1: Applied zone provisions

Land shown on plan 1 of this schedule Neighbourhood activity centre Local convenience centre	Applied zone provisions Clause 34.01 – Commercial 1 Zone
Land shown on plan 1 of this schedule Regional open space	Applied zone provisions Clause 36.02 - Public Park and Recreation Zone
Land shown on plan 1 of this schedule Area of increased density	Applied zone provisions Clause 32.07 – Residential Growth Zone
Land shown on plan 1 of this schedule All other land	Applied zone provisions Clause 32.08 – General Residential Zone

2.3
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Specific provisions – Use of land

Section 1 - Permit not required

BALLARAT PLANNING SCHEME

Bed and breakfast	Must not be on land shown within the Asphalt Plant buffer in the incorporated <i>Ballarat North Precinct Structure Plan</i>
Community care accommodation	
Dwelling	
Residential aged care facility	
Rooming house	
Small second dwelling	
where the applied zone is General Residential Zone or Residential Growth Zone	
Child care centre	On land identified as 'local community facilities' in the incorporated <i>Ballarat North Precinct Structure Plan</i>
Hall	
Indoor recreation centre	
Library	
Medical Centre	
Restricted recreation facility	
Minor sports and recreation facility	On land identified as 'local sports reserve' in the incorporated <i>Ballarat North Structure Plan</i> .
Primary school	Must be generally in accordance with the location shown as 'existing non-government school' in the incorporated <i>Ballarat North Structure Plan</i> .
Secondary school	
	Must not be on land identified within the 500m landfill buffer in the incorporated <i>Ballarat North Precinct Structure Plan</i> .
Shop where the applied zone is Commercial 1 Zone	The combined leasable floor area of all shops in the relevant centre must not exceed: 15,740 sqm on land shown as the Neighbourhood Activity Centre in the <i>Ballarat North Precinct Structure Plan</i>. 2,070 sqm on land shown as the Local Convenience Centre in the <i>Ballarat North Precinct Structure Plan</i>.
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
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Any other use not in Section 1 or 3

Section 3 – Prohibited

Use
None specified

2.4

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Specific provisions - Subdivision

Burrumbeet Creek Housing Area

Except with the consent of the responsible authority and Glenelg Hopkins Catchment Management Authority, a permit must not be granted to subdivide land within the Burrumbeet Creek Housing Area (shown on Plan 3 of the incorporated Ballarat North Precinct Structure Plan) until the following has been prepared, for the entire sub-precinct, to the satisfaction of the responsible authority and Glenelg Hopkins Catchment Management Authority:

- A utility coordination plan, demonstrating that drainage and sewerage infrastructure can be delivered in a coordinated manner to enable the servicing of the land;
- A proposed plan of subdivision, including building envelopes for each residential lot;
- A drainage and fill strategy, designed to ensure that development of the Burrumbeet Creek Housing Area can meet the following requirements:
 - No new lots created where the building envelope is subject to inundation from 1% Annual Exceedance Probability (AEP) flows (accounting for climate change scenarios);
 - Any overland paths in road reserves meet floodway safety criteria for depth of flow and flow velocity;
 - Any overland flows be fully contained within reserves (roads, open space);
 - Flooding cannot be increased either upstream or downstream of the precinct or for existing landholders; and
 - The drainage network must have capacity for the 5% AEP flood.
- A Construction and Environmental Management Plan (CEMP) to manage the risk of erosion and sedimentation during realignment works and incorporate procedures for the detection of any conservation listed species; and
- A revegetation plan to incorporate relevant wetland vegetation communities, including appropriate indigenous species such as Tall Marsh and Aquatic Herbland.

A permit for subdivision within the Burrumbeet Creek Housing Area must be consistent with any utility coordination plan and drainage and fill strategy approved under this schedule.

A restructure plan, utility coordination plan or drainage and fill strategy may be amended to the satisfaction of the responsible authority and Glenelg Hopkins Catchment Management Authority.

Seasonable Herbaceous Wetland Conservation Management Plan

A permit must not be granted to subdivide land or construct or carry out works (Whicher is first) within the hydrological catchment of the Seasonable Herbaceous Wetland Area (shown as conservation area on Plan 1 of this Schedule) until a Conservation Management Plan has been prepared to the satisfaction of the responsible authority and in consultation with the Department of Energy, Environment and Climate Action. The conservation management plan must include the following, unless otherwise agreed with the responsible authority:

- A Baseline Ecological Assessment:
 - Detailed mapping of the current extent and condition of the Seasonable Herbaceous Wetland ecological community, including vegetation composition and structure.
 - Assessment of the presence of nationally significant species, such as the River Swamp Wallaby-grass.
- A response to the relevant objectives, requirement and guidelines in the incorporated Ballarat North Precinct Structure Plan.

- A determination of the boundary between land required for conservation and land suitable for urban development.
- An assessment of hydrological requirements:
 - Evaluation of the hydrological needs of the Seasonable Herbaceous Wetland, including its water source, flow patterns, and seasonal inundation regimes.
 - Analysis of potential impacts from proposed development, including changes to drainage and water availability.
- Protection and Enhancement Measures:
 - Strategies to maintain or enhance the hydrological regime essential for the Seasonable Herbaceous Wetland's persistence.
 - Implementation of protective measures such as fencing to prevent uncontrolled grazing and unauthorised access.
 - Weed and pest management plans to control invasive species.
 - Biomass management to prevent accumulation that could alter the wetland's ecological character.
 - Erosion, sedimentation, and nutrient control measures to prevent degradation of the wetland.
 - Revegetation plans using indigenous species to restore degraded areas.
 - Blocking all existing drains that dry out the wetland
 - Stock fencing to protect wetlands
 - Allowing for strategic ecologically sound biomass management
 - Filling the dam which sits in the middle of the wetland
 - Revegetation with wetland plants that have been lost from the wetland flora community.
- Monitoring and Adaptive Management:
 - Establishment of a monitoring program to assess the effectiveness of conservation measures.
 - Adaptive management strategic to respond to monitoring outcomes and changing environmental conditions.
- Demonstration of how the Conservation Management Plan aligns with relevant state and federal legislation, including the Environment Protection and Biodiversity Conservation Act 1999 and the Flora and Fauna Guarantee Act 1988.

A permit for subdivision within the Seasonable Herbaceous Wetland Conservation Area must be consistent with any conservation management plan approved under this schedule.

The conservation management plan may be amended to the satisfaction of the responsible authority in consultation with the Department of Energy, Environment and Climate Action.

2.5 Specific provisions - Buildings and works

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Buildings and works for future local parks and local community facilities

A permit is not required to construct a building or construct or carry out works for a local park, sport reserve or community facility provided the use or development is carried out generally in accordance with the incorporated *Ballarat North Precinct Structure Plan* and with the prior written consent of the responsible authority.

Bulk Earthworks

A permit is required for bulk earthworks, unless a report has been prepared to the satisfaction of the responsible authority demonstrating that sodic and/or dispersive soils are not present in the works area.

Buildings and works for a school

A permit is required to construct a building or construct or carry out works associated with a Primary or Secondary school on land generally in accordance with the location shown as an 'existing non-government school' on Plan 2 of the incorporated *Ballarat North Precinct Structure Plan* Structure Plan, unless exempt under Clauses 62.02-1 and 62.02-2.

Dwellings on a lot less than 300 square metres

A permit is not required to construct or extend one dwelling on a lot of less than 300 square metres, if the following applies:

- There is a restriction registered on the plan of subdivision identifying the lot as a lot to which the *Small Lot Housing Code* (Victorian Planning Authority, November 2024) applies and the development complies with the *Small Lot Housing Code* (Victorian Planning Authority, November 2024) incorporated into this planning scheme.

3.0 Application requirements

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The following application requirements apply to an application for a permit under Clause 37.07, in addition to those specified in Clause 37.07 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority.

If in the opinion of the responsible authority an application requirement listed below is not relevant to the assessment of an application (except for a Preliminary Risk Screen Assessment), the responsible authority may waive or reduce the requirement.

Subdivision – residential development

In addition to any requirement in Clause 56.01-2, a subdivision design response must include:

- A written statement that sets out how the application implements the incorporated Ballarat North Precinct Structure Plan.
- A land budget table in the same format and methodology as those within Ballarat North Precinct Structure Plan applying to the land, setting out the amount of land allocated to the proposed uses and expected population and dwelling yields.
- A demonstration of how the subdivision will contribute to the delivery of a diversity of housing.
- A demonstration of how the subdivision will contribute to the achievement of the residential density outcomes in the Ballarat North Precinct Structure Plan applying to the land.
- ~~Residential Environmentally Sustainable Development (ESD)~~ Subdivision and housing design guidelines prepared to the satisfaction of the responsible authority, which demonstrate how the proposal responds to and achieves the objectives and planning and design requirement and guidelines in the incorporated Ballarat North Precinct Structure Plan.
- A plan that demonstrates how the local street and movement network integrates, or is capable of integrating, with existing, approved or likely development of adjacent land parcels.
- Where a parcel is proposed to be subdivided or developed in stages, an overall masterplan for the parcel must be provided showing the proposed staging and lot size diversity.
- An arboriculture report identifying all trees on the site and a tree retention plan identifying how the application responds to any tree protection requirements and guidelines within the incorporated *Ballarat North Native Vegetation Precinct Plan*.
- A written statement that sets out the methods of identification and preservation (where required) of any historical archaeological site (as defined in the *Heritage Act 2017*) found on the site.

Affordable housing

An application for subdivision and / or use or development of land for residential development must be accompanied by:

- Written statement outlining how the proposal will contribute to the delivery of affordable housing in the precinct, including proposed delivery mechanisms.

A permit must not be granted to subdivide land to facilitate residential development on land described in Table 2 until the owner of the land enters into an agreement with the responsible authority under section 173 of the *Planning and Environment Act 1987* for the provision of affordable housing. This does not apply to a subdivision to create a superlot.

The agreement must include terms which provide for the manner in which the affordable housing contribution is to be made, including when and how the contribution is to be made.

The agreement must provide for the affordable housing contribution that is to be made by the land owner to be determined as follows.

- The delivery of thirteen (13) per cent affordable housing by way of one of the following options:
 - Entering into an arrangement with a registered agency under the *Housing Act 1983* for the provision of the affordable housing on land described in Table 2 to a Registered Agency; and / or
 - Making other arrangements for the provision of affordable housing in conjunction

with a not for profit (registered with the Australian Charities and Not-for-profit Commission) to the satisfaction of the responsible authority; and / or

- Making other arrangements for the provision of affordable housing as defined at Section 3AA of the *Planning and Environment Act 1987*, to the satisfaction of the responsible authority.

The owner, or other person in anticipation of becoming the owner, must meet all the expenses of the preparation and registration of the agreement, including the reasonable costs borne by the responsible authority.

Table 2

Address	Lot Number
Lot 2 Gillies Road Mount Rowan 3352	TP682346
Lot 4 Gillies Road Mount Rowan 3352	TP749301
Lot 7 Gillies Road Mount Rowan 3352	TP749301
Lot 1 Gillies Road Mount Rowan 3352	TP749301
Lot 3 Gillies Road Mount Rowan 3352	TP749301
Lot 4 Noble Court Mount Rowan 3352	TP846568
Lot 5 Gillies Road Mount Rowan 3352	TP682346

Public Infrastructure Plan

An application to use or subdivide land, or to construct a building or construct and carry out works on land must be accompanied by a public infrastructure plan which addresses the following:

- A stormwater management strategy that makes provision for the staging and timing of stormwater drainage works, including temporary outfall provisions, to the satisfaction of the relevant water authority;
- What land may be affected or required for the provision of infrastructure works;
- The provision, staging and timing of stormwater drainage works;
- What land is required for an electrical kiosk or sub-station;
- The provision, staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment;
- The landscaping of any land;
- What, if any, infrastructure set out in the *Ballarat North Development Contributions Plan* applying to the land is sought to be provided as "works in kind" subject to the consent of the collecting agency;
- The provision of public open space and land for any community facilities; and
- Any other matter relevant to the provision of public infrastructure required by the responsible authority.

A public infrastructure plan must be consistent with any Integrated Traffic and Transport Management Plan approved under this schedule.

Traffic impact assessment

An application that proposes to create or change access to a road in the Transport Zone 2 (TRZ2) must be accompanied by a Traffic Impact Assessment Report (TIAR). The TIAR, including functional layout plans and a feasibility and/or concept road safety audit, must be to the satisfaction of Head, Transport for Victoria or the Ballarat City Council, as required.

Acoustic assessment report

Any application for subdivision and / or use or development of land for Accommodation, Education centre (other than Tertiary institution and Employment training centre) or Hospital on land within 300 metres of the Western Freeway (as indicated by the 300m acoustic buffer in the incorporated *Ballarat North Precinct Structure Plan*), must be accompanied by an acoustic assessment report prepared by a qualified acoustic consultant ~~or other suitably skilled person~~ to the satisfaction of the responsible authority which:

- Applies the following noise objectives:
 - Not greater than 35 dB LAeq,8h when measured within a sleeping area between 10pm and 6am.
 - Not greater than 40 dB LAeq,16h when measured within a living area between 6am and 10pm.
 - For areas other than sleeping and living areas, not greater than the median value of the range of recommended designed sound levels of Australian Standard AS/NZ

2107:2016 (*Acoustics – Recommended design sound level and reverberation times for building interiors*).

- Noise levels should be assessed:
 - Considering the cumulative noise from all sources impacting on the proposal including road traffic noise, agriculture and industry noise, as well as other potential noise sources; and
 - In unfurnished rooms with a finished floor and the windows closed and be based on average external noise levels measured as part of a noise level assessment.
- Identifies lots and/or buildings requiring mitigation from noise from all sources impacting on the proposal, including road traffic noise and industry noise. If lots and/or buildings requiring acoustic mitigation are identified, the report should include recommendations for any noise attenuation measures required to meet the applicable noise level objectives. These recommendations should prioritise measures that benefit both outdoor and indoor spaces, and should address:
 - Noise compatible design for buildings, with siting, orientation, and internal layout, to be considered prior to setting building envelope performance requirements;
 - Potential noise character (tonality, impulsiveness or intermittency);
 - Noise with high energy in the low frequency range;
 - Transient or variable noise; and
 - Vibration.

This requirement does not apply if the permit applicant provides, to the satisfaction of the responsible authority, a statement in writing, supported by verifiable evidence from a qualified acoustic consultant or other suitably skilled person and having regard to Clause 13.05. The statement must demonstrate that:

- The proposed development is not prejudiced by noise emissions;
- Community amenity and human health is not adversely impacted by noise emissions; and
- No noise attenuation measures are required.

Retail impact assessment

An application to use land for a Shop where the combined leasable floor area of all shops exceeds the figure shown in the land use table at 2.3 of this schedule must be accompanied by a retail economic impact assessment prepared by a suitably qualified professional.

Bushfire Management Plan

An application to subdivide land adjacent to a Bushfire Hazard Area shown on Plan 7 Bushfire Management of the *Ballarat North Precinct Structure Plan* must be accompanied by a Bushfire Management Plan that demonstrates how the application will address bushfire risk at the site. The plan must be prepared in accordance with the relevant requirements and guidelines in Section 3.3 of the *Ballarat North Precinct Structure Plan*, unless otherwise agreed in writing by the Responsible Authority and the relevant fire authority. The plan must include:

- The design and layout of the subdivision, including lot layout, road design and access points, both vehicular and pedestrian;
- The location of any bushfire hazard areas;
- The details of any bushfire protection measures required for individual lots;

- The identification of any areas to form the setback between a bushfire hazard and built form;
- The details of any vegetation management in any area of defendable space including, information on how vegetation will be managed and when the vegetation management will occur i.e. annually, quarterly, during the fire danger period;
- Notation that indicates what authority is responsible for managing vegetation within open space areas; and
- Notation that ensures that the areas of classified vegetation in the nominated bushfire hazard areas must be managed to a level that will ensure the vegetation classification under AS3959-2018 will not be altered.

The responsible authority and fire authority may waive this requirement if a plan has been approved for the land.

Sodic and dispersive soils management plan

An application to subdivide land or construct or carry out bulk earthworks must be accompanied by a sodic and dispersive soils management plan prepared by a suitably qualified professional, that describes:

- The existing site conditions, including:
 - extent of sodic and dispersive soils based on topsoil and subsoil samples in the works area.
 - land gradient.
 - erosion risk mapping.
 - the extent of any existing erosion, landslip or other land degradation.
- Soils investigation, undertaken by a soil scientist;
- The extent of any proposed earthworks;
- Recommendations for soil management practices (including fill) with consideration of anticipated sodic and dispersive soil exposure;
- The management of drainage during all stages of development (including run-off);
- The staging of development;
- Any training and supervisions processes proposed for construction contractors to ensure compliance with the sodic and dispersive soils management plan;
- Proposed document monitoring and reporting processes that ensure works are undertaken in accordance with the sodic and dispersive soils management plan;
- Any treatment of soil proposed to be removed from the site;
- Any post-construction monitoring and/or management requirements; and
- Recommendations that inform a site management plan including:
 - The management, volume and location of any stockpiles.
 - Vehicle access and movement within the site area.
 - Any treatment to manage the soil while works are undertaken.
 - Treatments to rehabilitate areas that are disturbed during site works.
 - Any soil treatment to manage the soil to reduce risk to existing or current infrastructure and dwellings.

Applications within Sensitive Use Buffer - Asphalt Plant

An application to use or subdivide land, or to construct a building or construct and carry out works on land for a sensitive use (including accommodation, education centre place of assembly or public open space) within the 'sensitive use buffer – 1km asphalt plant buffer' as shown on Plan 1 of this Schedule must be accompanied by an Odour Environmental Risk Assessment prepared by a suitably experienced and qualified person to the satisfaction of the responsible authority, in consultation with the Environment Protection Authority. The Odour Environmental Risk Assessment must be prepared in accordance with EPA Publication 1883 Guidance for assessing odour (June 2022) and EPA Publication 1881 Guidance for field odour surveillance (May 2021) (or any updated versions of these publications) and acknowledge the asphalt plant operations and assess the risk of offence odour from the asphalt plant on the proposed sensitive use of the land.

Applications within Sensitive Use Buffer - Landfill Gas Buffer

An application to use or subdivide land, or to construct a building or construct and carry out works on land for a sensitive use (including accommodation, education centre place of assembly or public open space) within the '500m landfill gas buffer' as shown on Plan 1 of this Schedule must be accompanied by a Landfill Gas Risk Assessment prepared by a suitably experienced and qualified person to the satisfaction of the responsible authority. The Landfill Gas Risk Assessment must be prepared in accordance with EPA Publication 1950 Landfill buffer guideline (August 2024) (or any updated version of this publication) and acknowledge and assess the potential amenity impacts associated with gas from the capped landfill on the proposed sensitive use of the land.

Geophysical Survey

An application to subdivide land, or to construct a building or construct and carry out works must be accompanied by a site-specific geophysical survey undertaken by a suitably qualified consultant to determine the existence of any mine shafts that may pose a geotechnical risk.

The geophysical survey must make a recommendation as to:

- The presence and risk posed of any mine shafts to affect the planning proposal.
- The remediation or mitigation options to inform a management strategy or whether further investigation is recommended.
- Whether the presence of any mine shafts will impact the safety of future occupants or users of the site associated with the planning proposal.

Geotechnical and Groundwater Assessment

For an application to subdivide land or construct or carry out earthworks, a geotechnical and groundwater assessment prepared by a suitably qualified professional to the satisfaction of the responsible authority that:

- includes a physical groundwater investigation through the areas identified with shallow (<5 m) and potential saline waters;
- includes gauging/sampling to confirm the groundwater flow direction and hydrogeological conditions to confirm risk of groundwater intrusion during excavation or bulk earthworks;
- details of any proposed dam backfilling including water quality testing and proposed fill.

Zero Carbon Operational Energy Plan

An application for subdivision or buildings and works (whichever comes first) must be accompanied by~~An application to subdivide land, or to construct a building or construct and carry out works must be accompanied by~~ a zero carbon operational energy plan which addresses the following, to the satisfaction of the responsible authority:

- how the precincts layout, infrastructure and/or buildings are designed to deliver a net zero (all electric) precinct;
- how the proposed infrastructure and mechanisms supporting renewable energy generation (such as higher energy efficiency ratings solar panels, microgrids, embedded networks); and
- how the proposed infrastructure or mechanisms manage and monitor energy load (including any load management systems and community batteries).

Landscape Master Plan

A landscape master plan prepared by a suitably qualified professional.

Housing Diversity Plan

A Housing Diversity Plan demonstrating how the proposed subdivision will deliver a range of housing types and options to meet diverse housing needs to suit a variety of household types, including two bedrooms or fewer.

Green Star Buildings – Commercial and Mixed Use Buildings

* Any planning permit application for subdivision or development of commercial or mixed-use buildings must commit to the use of a best practice equivalent performance rating tool, such as Green Star Buildings rating of minimum 5 stars or more, or an equivalent rating achieved through a similar tool. In the case of subdivision, this tool must be applied as a restriction on the relevant plan of subdivision. In the case of development, commitment to the use of relevant best practice environmental performance rating tool must be submitted to the satisfaction of the Responsible Authority prior to a planning permit being granted. Prior to the commencement of works, a certificate from the relevant best practice environmental rating tool must further be submitted to the satisfaction of the Responsible Authority.

Preliminary Risk Screen Assessment – Sites with High Potential for Contamination

An application to subdivide land (or, in the case of a staged subdivision, the plan of subdivision or masterplan which implements the first stage of the subdivision) or to use land for a sensitive use (residential use, childcare centre, kindergarten, pre-school centre, primary school, even if ancillary to another use) or children's playground or secondary school, or construct or carry out buildings and works associated with these uses, and where identified as having a potential risk for contamination on Plan 11 of the *Ballarat North Precinct Structure Plan* and described in Table 3 must be accompanied by either:

- A preliminary risk screen assessment statement issued in accordance with the *Environment Protection Act 2017* stating that an environmental audit is not required for the proposal; or

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- An environmental audit statement issued under Part 8.3 of the *Environment Protection Act 2017* stating that the land is suitable for the proposal; or
- A certificate of environmental audit for the land issued in accordance with Part IXD of the *Environment Protection Act 1970*; or
- A statement of environmental audit for the land issued in accordance with Part IXD of the *Environment Protection Act 1970* stating that the environmental conditions of the land are suitable for the proposal.

If an environmental audit statement under Part 8.3 of the *Environment Protection Act 2017* has been issued stating that the land is suitable for the proposal, a condition must be included on the planning permit consistent with section 4.0 of this schedule.

Where a preliminary risk screen assessment (or environmental audit) has already been undertaken for the land, a further preliminary risk screen assessment (or environmental audit) may not be required, if the previous preliminary risk screen assessment (or environmental audit) has considered the relevant land uses.

This requirement does not apply to the construction or carrying out of buildings and works if:

- The buildings and works are associated with an existing sensitive use, secondary school or children's playground, included in Clause 62.02-1 or 62.02-2, and the soil is not disturbed;
- The buildings and works are required by the Environment Protection Authority Victoria or an environmental auditor appointed under the *Environment Protection Act 2017* to make the site suitable for use; or

- The buildings and works are reasonably required by the environmental auditor appointed under the *Environment Protection Act 2017* or the *Environment Protection Act 1970* to undertake a preliminary risk screen assessment or environmental audit.

This application requirement does not apply to any lot where the Environmental Audit Overlay applies.

Table 3

Address	Lot Number
171 Gillies Road Miners Rest	Lot 2 TP908367
118 Olliers Road Mount Rowan	Lot 1 LP143916
112 Olliers Road Mount Rowan	Lot 2 LP143916
15 Olliers Road Mount Rowan	Lot 1 TP805211
Gillies Road Mount Rowan	Lot 1 TP832150
Gillies Road Mount Rowan	Lot 1 TP846572
Noble Court Mount Rowan	A -18 PP2046
Noble Court Mount Rowan	Lot 1 TP854190

This application requirement does not apply to land where an existing sensitive use (residential use, primary school, even if ancillary to another use) or children's playground or secondary school is established immediately before the approval date of Amendment C256ball or to construct or carry out buildings and works associated with these uses, or to any lot where the Environmental Audit Overlay applies

Preliminary Site Investigation – Sites with Medium Potential for Contamination

An application to use, subdivide land (or, in the case of a staged subdivision, the plan of subdivision or masterplan which implements the first stage of the subdivision), construct a building or construct or carry out works associated with the use of the land for minor sports and recreation facility, retail premises, office, agriculture, industry or warehouse on land described in Table 4 must be accompanied by a Preliminary Site Investigation (PSI) prepared by a suitably qualified environmental consultant in accordance with National Environment Protection (Assessment of Site Contamination) Measure (National Environment Protection Council, 1999) to the satisfaction of the responsible authority.

The PSI must make a recommendation as to:

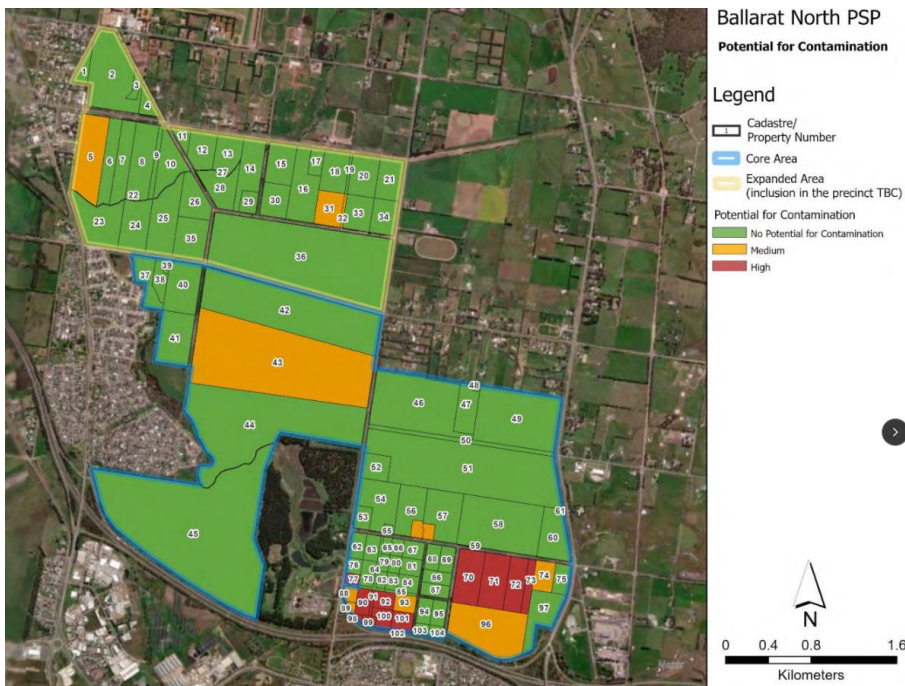
- The likelihood of contamination and its potential to affect the planning proposal.
- Whether a risk-based remediation or management strategy can be derived or further investigation (such as an audit) is recommended.

Table 4

Address	Lot Number
35 Noble Court, Mount Rowan	Lot 1 TP551446
45 Olliers Road Mount Rowan	Lot 5 TP805211
43 Olliers Road Mount Rowan	Lot 4 TP805211
43 Olliers Road Mount Rowan	Lot 3 TP805211

BALLARAT PLANNING SCHEME

44 Gillies Road Mount Rowan	G-26 PP2046
Noble Court Mount Rowan	Lot 3 TP846568
Noble Court Mount Rowan	2047 PP2046
Noble Court Mount Rowan	Lot 1 TP846568
Gillies Road Mount Rowan	Lot 1 TP940287
Noble Court Mount Rowan	F~17 PP2046
Noble Court Mount Rowan	Lot 8 TP846568
Noble Court Mount Rowan	Lot 2 TP846568
Noble Court Mount Rowan	Lot 9 TP846568



4.0 Conditions and requirements for permits

4.0 Any permit must contain conditions and requirements as appropriate which give effect to any relevant part of the Ballarat North Precinct Structure Plan, Ballarat North Development Contributions Plan and the Ballarat North Native Vegetation Precinct Plan as incorporated into the Ballarat Planning Scheme.

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Proposed
C256ball**Condition – Subdivision permits that allow for the creation of a lot of less than 300 square metres**

A permit issued which allows for the subdivision of land to create a lot of less than 300 square metres, must include the following condition:

- Before the plan of subdivision is certified under the *Subdivision Act 1988*, a plan that identifies the lots to which type A, type B or type C of the *Small Lot Housing Code* (Victorian Planning Authority, November 2024) applies, must be approved and endorsed by the responsible authority.

Condition – Environmental Audit

Any permit to subdivide land, or to use land for a sensitive use (residential use, childcare centre, kindergarten, pre-school centre, primary school, even if ancillary to another use) or children's playground or secondary school, or to construct or carry out buildings and works associated with these uses, and where an environmental audit statement under Part 8.3 of the *Environment Protection Act 2017* has been issued stating that the land is suitable for the use or proposed use subject to recommendations:

- The recommendations that relate to the use and development of the land must be complied with to the satisfaction of the responsible authority before the use or development commences; and
- Written confirmation of compliance with any recommendations in the environmental audit statement must be provided by a suitably qualified environmental professional (with the costs borne by the applicant) to the satisfaction of the responsible authority. Compliance sign-off must be in accordance with any requirements in the environmental audit statement recommendations regarding verifications of works.

Where recommendations of the Environmental Audit Statement require significant ongoing maintenance and/or monitoring, the applicant must enter into an agreement with the responsible authority under section 173 of the *Planning and Environment Act 1987*. The section 173 agreement must be executed on the title of the relevant land prior to the grant of a permit to develop the land, unless otherwise agreed to by the responsible authority. The

applicant must meet all costs associated with the drafting and execution of the agreement, including those incurred by the responsible authority.

Condition – Environmentally Sustainable Design Subdivision and Housing Design Guidelines

Any permit for subdivision must include the following condition:

Unless otherwise approved in writing by the responsible authority, prior to the certification of a plan of subdivision for the first stage of subdivision, all residential subdivision applications must prepare and submit residential ESD design guidelines. The residential ESD design guidelines must be applied as a restriction on the relevant plan of subdivision.

Condition – Subdivision or buildings and works permits where land is required for community facilities, public open space, or road widening

A permit for subdivision or buildings and works, where land is required for community facilities, public open space or road widening (excluding widening under a Public Acquisition Overlay for road widening) must include the following conditions:

- The costs associated with effecting the transfer or vesting of land required for community facilities, public open space or road widening must be borne by the permit holder.
- Land required for community facilities, public open space or road widening must be transferred to or vested in the relevant public agency with any designation (e.g. road, reserve or lot) nominated by the relevant agency.
- [Drainage infrastructure](#)

Condition – Public transport

Any permit for subdivision or buildings and works must include the following condition:

Unless otherwise agreed by Head, Transport for Victoria, prior to the issue of a Statement of Compliance for any subdivision stage, bus stop hard stands with direct and safe pedestrian access to a pedestrian path must be constructed:

- In accordance with the Public Transport Guidelines for Land Use and Development; and compliant with the *Disability Discrimination Act – Disability Standards for accessible Public Transport 2002*.
- At locations approved by Public Transport Victoria, at no cost to Public Transport Victoria, and to the satisfaction of Head, Transport for Victoria.

Condition – Road network

Any permit for subdivision or buildings and works requiring road widening must contain the following conditions:

- Prior to the certification of a plan of subdivision, the plan of subdivision must show the land affected by the widening of the road reserve which is required to provide road widening and/or right of way flaring for the ultimate design of any adjacent intersection.
- Land required for road widening (excluding widening under a Public Acquisition Overlay for road widening) including right of way flaring for the ultimate design of any intersection within an existing or proposed arterial road must be transferred to or vested in council at no cost to the acquiring agency unless funded by the *Ballarat North Development Contributions Plan*.

Condition – Public Infrastructure Plan

Any permit for subdivision must contain the following conditions:

- Prior to the certification of a plan of subdivision or at such other time which is agreed between the council and the owner, if required by the responsible authority or the owner, the owner must enter into an agreement or agreements under section 173 of the *Planning and Environment Act 1987* which provide for:
 - The implementation of the Public Infrastructure Plan approved under this permit.
 - The timing of any payments to be made to a person in respect of any infrastructure project having regard to the availability of funds in the Development Contributions Plan.

Condition – Bushfire Management Plan

Any permit to subdivide land adjacent to a Bushfire Hazard Area shown on Plan 7 of the *Ballarat North Precinct Structure Plan*, must include the following condition:

- Unless otherwise agreed by the Responsible Authority and the relevant fire authority, before certification of the plan of subdivision the Bushfire Management Plan must be endorsed by the Responsible Authority.

Condition – Management of bushfire risk during subdivision works

A permit for subdivision of land must include the following condition:

Prior to the commencement of works in an area adjacent to a Bushfire Hazard Area shown on Plan 7 of the incorporated *Ballarat North Precinct Structure Plan*, a Site Management Plan prepared by a suitably qualified professional that addresses bushfire risk during, and where necessary, after construction must be approved by the Responsible Authority. The plan must specify:

- The staging of development and the likely bushfire risks at each stage;
- An area of land between the development edge and non urban areas consistent with the separation distances specified in AS3959-2018, where bushfire risk is managed to enable the development, on completion, to achieve a BAL-12.5 construction standard in accordance with AS3959-2018;
- The land management measures to be undertaken by the developer to reduce the risk from fire within any surrounding rural or undeveloped landscape to protect residents and property from the threat of fire;
- How adequate opportunities for access and egress will be provided for early residents, construction workers and emergency vehicles.

All to the satisfaction of the responsible authority.

Condition – Geophysical Survey

~~Any~~ A permit for subdivision or buildings and works where the Geophysical Survey has identified there is a risk must include the following condition:

- Prior to the certification of the first stage, a site-specific geophysical investigation must be undertaken, including a mine shaft remedial assessment (if not already available). A mine shaft remedial assessment must provide remedial options including suitable mitigation methods for suspected mine shafts and associated geotechnical risks at each site. It must address health and safety liabilities from each site arising from historical workings and mine shafts including 'make-safe' options.

Condition – Construction Environmental Management Plan

A planning permit to subdivide land, construct a building, or construct or carry out works on or within 50 metres of land shown as a conservation area in the incorporated *Ballarat North Precinct Structure Plan* must include the following condition:

Before works start, a Construction Environmental Management Plan must be submitted to and approved by the responsible authority, demonstrating how the conservation area will be protected during works.

The construction environmental management plan must be generally in accordance with the Conservation Management Plan required under Clause 2.4 of this schedule and the document titled *DELWP requirements for Construction Environmental Management Plans under the Melbourne Strategic Assessment* (November 2020), or any future revision or superseding document.

Once approved the plan will form part of the permit and must be implemented to the satisfaction of the responsible authority.

Condition – Land management plan for conservation area

A planning permit to subdivide land containing a conservation area as shown on Plan 1 in this schedule must include the following condition:

Prior to the commencement of development, a land management plan for the conservation area land must be prepared by a suitably qualified consultants, submitted to, and approved by the responsible authority. The land management plan must outline how the biodiversity values for the land identified as a conservation area as shown on Plan 1 in this schedule will be maintained, managed and improved, including:

- How the flow regime to the existing seasonable herbaceous wetland will be maintained.
- How environmental weeds will be managed up until the securing of the conservation area.
- How any revegetation will be undertaken in coordination with weed management activities to prevent re-colonisation of weed species.
- How rubbish and hazards will be removed, and any contaminated material managed up until the securing of the conservation area.

Once approved the land management plan will form part of the permit and must be implemented to the satisfaction of the responsible authority.

Condition – Housing Diversity

Prior to the certification of the first stage of the plan of subdivision, a Housing Diversity Plan must be prepared to the satisfaction of the Responsible Authority and endorsed as part of this permit.

The Housing Diversity Plan must demonstrate how the proposed subdivision will deliver a range of housing types and options to meet diverse housing needs to suit a variety of household types, including two bedrooms or fewer.
Lots specifically identified for diverse housing on the Housing Diversity Plan must be nominated as such and secured through a suitable mechanism such as Section 173 Agreement on title or a Memorandum of Common Provisions to the satisfaction of the Responsible Authority prior to the issue of a Statement of Compliance for the relevant stage.

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Requirement – Conservation Management Plan

Any permit to subdivide land, construct a building or construct or carry out works within the conservation area as shown on Plan 1 in this schedule must be in accordance with an approved Conservation Management Plan as required under Clause 2.4 of this schedule to the satisfaction of the responsible authority in consultation with Department of Energy, Environment and Climate Action.

Requirement – Acoustic report

Any permit for subdivision and / or use or development of land where an acoustic assessment report has identified that mitigation from noise sources is required, must implement any recommendations of the acoustic assessment report submitted with the application and include any conditions necessary, in the opinion of the responsible authority, to implement noise attenuation measures.

All to the satisfaction of the responsible authority.

Requirement – Sodic and dispersive soil site management plan

A permit to subdivide land or to undertake earthworks (where the Sodic and Dispersive Soil Site Assessment indicates a risk) must include a condition that requires a site management plan be prepared that implements the recommendations identified in the sodic and dispersive soil management plan, to the satisfaction of the Responsible Authority.

5.0 Exemption from notice and review

Proposed
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None specified.

6.0 Decision guidelines

Proposed
C256ball

The following decision guidelines apply to an application for a permit under Clause 37.07, in addition to those specified in Clause 37.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Acoustic Attenuation

Before deciding on a permit application under this schedule the responsible authority must consider, as appropriate:

- If Accommodation, Hospital or Education centre (other than Tertiary institution and Employment training centre) is proposed, whether the proposal minimises the risk of harm from noise exposure (near the transport system and other noise emission sources) to human health and the environment so far as reasonably practicable having regard to:
 - whether the impact of potential noise sources have been mitigated through siting, orientation design, layout, and location and whether this reduces the need for acoustic treatment of buildings or compromises the useability of the building by its occupant;
 - any building façade treatments that are required to mitigate noise impacts;
 - any relevant recommendations of an Acoustic Assessment Report for the application.

Affordable Housing

Before deciding on an application to develop or subdivide land for dwellings, the responsible authority must consider, as appropriate:

- Whether the proposed subdivision application contributes towards the provision of affordable housing.

*—The Ministerial Notice under 3AA(2) of the Act, as amended from time to time.

Climate Change

Before deciding on an application to develop or subdivide land for dwellings, the responsible authority must consider, as appropriate:

- Whether the application contributes towards Victoria's emission reduction targets.
- Whether the application responds appropriately to any significant impacts of climate change that can be reasonably anticipated.

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Sensitive Use Buffer – Asphalt Plant

Before deciding on an application for a sensitive use, or development associated with a sensitive use, within the 'sensitive use buffer – 1km asphalt plant' shown on Plan 1 of this Schedule, in addition to the decision guidelines in Clause 37.07-14 and Clause 65, the responsible authority must consider, as appropriate:

- Any effect that emissions of odour from the abattoir may have on the proposed use or development.
- The risk of harm from odour based on the size of the odour source, the type of odour emission, the frequency, intensity and duration of the odour emission and the level of odour control implemented as demonstrated by an appropriate risk assessment.
- If there are likely to be odour levels arising from the abattoir which would have a detrimental impact on the amenity of the sensitive use.
- If operations have ceased.

Sensitive Use Buffer – Landfill Gas

Before deciding on an application for a sensitive use, or development associated with a sensitive use, within the sensitive use buffer – 500m landfill gas' shown on Plan 1 of this Schedule, in addition to the decision guidelines in Clause 37.07-14 and Clause 65, the responsible authority must consider, as appropriate:

- The recommendations of any landfill buffer assessment report, including any on-site remediation works that may be required to mitigate any gas or odour amenity impacts as well as the advice of any auditor verification.
- Whether the proposal may be affected by potential adverse amenity impacts from the landfill site.

Retail impact assessment

Before deciding on an application to create Shop floorspace above the square metres permitted 'as of right' for the Neighbourhood Activity Centre and Local Convenience Centre land shown on Plan 1 of this schedule, the responsible authority must consider, as appropriate:

- The local catchment and PSP catchment demand for the additional floor area; and
- The effect on existing nearby centres.
- [Impact on PSP housing yield](#)

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Signs

Signs requirements are at Clause 52.05. The sign category for the land is the category specified in the zone applied to the land at Clause 2.2 of this schedule. All other land is in Category 3.

Planning Delegated Committee Meeting

Minutes

12 November 2025 at 6:30pm

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



ORDER OF BUSINESS:

1. Acknowledgement Of Country	3
2. Apologies For Absence	3
3. Declaration Of Conflict Of Interests.....	4
4. Confirmation Of Minutes	4
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6.1. Ballarat North Precinct Structure Plan (PSP) Exhibition	5
7. General Business - Matters Arising From The Agenda.....	6
8. Close.....	6

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

2.1 Present

Cr Tracey Hargreaves (Mayor)
Cr Ben Taylor
Cr Damon Saunders
Cr Des Hudson
Cr Jay Morrison
Cr Jim Rinaldi
Cr Ted Lapkin
Cr Tess Morgan

Mr Evan King - Chief Executive Officer
Ms Bridget Wetherall - Director Infrastructure and Environment
Mr Matthew Wilson - Director Community Wellbeing
Mr John Hausler - Director Corporate Services
Ms Natalie Robertson - Director Development and Growth
Mr Martin Darcy - Director Economy and Experience
Mr Cameron Montgomery - Executive Manager Governance and Risk
Ms Rosie Wright - Coordinator Risk, Governance and Compliance

2.2 Apologies

Cr Samantha McIntosh

RESOLUTION:

That the apology be accepted.

Moved: Cr Des Hudson
Seconded: Cr Ted Lapkin

CARRIED
(PDC25/25)

3. DECLARATION OF CONFLICT OF INTERESTS

Nil

4. CONFIRMATION OF MINUTES

RESOLUTION:

That the Minutes of the Planning Delegated Committee Meeting on 8 October 2025 as circulated be confirmed.

Moved: Cr Des Hudson
Seconded: Cr Ted Lapkin

CARRIED
(PDC26/25)

5. OFFICER BRIEFING

Nil

6. PLANNING DELEGATED COMMITTEE REPORTS

6.1. BALLARAT NORTH PRECINCT STRUCTURE PLAN (PSP) EXHIBITION

Division: Development and Growth
Director: Natalie Robertson
Author/Position: Fiona Tsirlin – Principal Planner Sustainable Growth

Public representation was made by Heidi Johnson and Bernadette Cheesman.

PURPOSE

1. The purpose of the report is to:
 - a. Provide an update on the Exhibition process undertaken for the Ballarat North Precinct Structure Plan (PSP).
 - b. Outline the key issues raised in City of Ballarat officers' submission.
 - c. Request Council endorsement of the submission.
 - d. Acknowledge the role that the VPA have played in preparing the PSP and progressing the project to the Exhibition stage.

RESOLUTION:

- 58. That the Planning Delegated Committee:**
- 58.1 Endorse the Ballarat North PSP - Officer Exhibition Submission (November 2025)**
 - 58.2 Acknowledge the role that the VPA have played in preparing the PSP and progressing the project to the exhibition stage.**
 - 58.3 Request the VPA reinvestigate the Council owned land within the southern part of the precinct where it is proposed to place the WL-03, with the aim of reallocating funds to other DCP projects.**
 - 58.4 Authorise the Chief Executive Officer to negotiate and resolve any issues that are raised during the independent planning panel process.**
 - 58.5 Request that the Chief Executive Officer write to the Minister for Planning seeking to rezone the Expanded Area to the Urban Growth Zone (UGZ) under Section 20(4) of the *Planning and Environment Act 1987* prior to the panel hearing for this matter.**

Moved: Cr Ben Taylor
Seconded: Cr Jay Morrison

CARRIED
(PDC27/25)

7. GENERAL BUSINESS - MATTERS ARISING FROM THE AGENDA

Nil

8. CLOSE

The Mayor declared the meeting closed at 6:59 pm.

DRAFT