



BALLARAT NORTH PSP HISTORICAL (POST- CONTACT) HERITAGE ASSESSMENT

JULY 2024



**ARCHITECTS
CONSERVATION +
CONSULTANTS**

ACKNOWLEDGEMENT OF COUNTRY

RBA acknowledges the Wadawurrung and Dja Dja Wurrung people as the Traditional Owners and custodians of the land now encompassed by the City of Balarat. We recognise their continuing connection to Country and pay our respects to Elders past and present. We extend that respect to all First Nation peoples.

COVER PAGE IMAGE

View to Mount Rowan from Olliers Road, facing north.
(Source: RBA, September 2023)

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Contemporary and historical sources utilised in the preparation of this report are acknowledged and referenced in footnotes and/or figure captions.

REPORT REGISTER

The following report register documents the development and issue of the *Ballarat North PSP (Post-Contact) Heritage Assessment* as prepared by RBA Architects + Conservation Consultants in line with its quality management system.

PROJECT NO.	VERSION	ISSUED TO	DATE ISSUED
2023.40	Draft	Victorian Planning Authority	7 May 2024
2023.40	Final	Victorian Planning Authority	9 July 2024

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1 INTRODUCTION

1.1 PURPOSE

The Victorian Planning Authority (VPA) commissioned RBA Architects + Conservation Consultants (RBA) to prepare the *Ballarat North PSP Historical (Post Contact) Heritage Assessment* in August 2023. The impetus of this engagement is the projected urban development of the area defined as the Ballarat North Precinct Structure Plan (PSP), for which the VPA was appointed by the Minister for Planning (VIC) as the Planning Authority on August 31, 2022.

The principal aim of this engagement was to undertake a 'historical heritage assessment' of the Ballarat North PSP, with a focus on identifying potential heritage places. Existing heritage listings were also to be catalogued. This recognition of extant and potential heritage assets and recommendations as to their future treatment would then be utilised by the VPA to inform the further resolution of the PSP. Underpinning this heritage survey of the precinct was the preparation of a precinct-specific post-contact Thematic Environmental History.

Overall, this report is intended to ensure that planning for the Ballarat North PSP is undertaken with due cognisance of the locale's post-contact cultural heritage. It should also act as a springboard for preparing an amendment to the *Ballarat Planning Scheme* to apply the heritage overlay to those places recommended for protection herein that the VPA advances.

1.2 REPORT STRUCTURE

The structure of this assessment is summarised below:

- **Section 1** — explains the assessment's key tasks, study area, approach, and limitations.
- **Section 2** — provides an inventory of existing statutory and non-statutory heritage-related listings in the Study Area.
- **Section 3** — sets out the approach adopted to identify unprotected places of heritage significance in the Study Area.
- **Section 4** — explains the development of datasheets for those places recommended for heritage listing and discusses sites not deemed to embody sufficient significance. General recommendations for future heritage management and activation of the Study Area are also provided.
- **Appendix A** — 'datasheets' for recommended heritage places.
- **Appendix B** — precinct-specific post-contact Thematic Environmental History (TEH).
- **Appendix C** — database reports for relevant sites included in the Victorian Heritage Inventory and National Trust of Australia (VIC) database.

1.3 STUDY AREA

The Ballarat North PSP (the Study Area) is located on the northern outskirts of the regional city of Ballarat in the City of Ballarat LGA, around 120 km from Melbourne.

The Study Area comprises two portions: the 'core area' (568 ha) and the 'expanded area' (265 ha) (total 833 ha) (see Figure 1). The core area encompasses the southern half of the suburb of Mount Rowan, a section of Miners Rest (east of the township), and the Ballarat Town Common (also known as the North Common Wetland Reserve).

The expanded area consists of land east of the Miners Rest township, including the Miners Rest Wetland Reserve. It is not confirmed for inclusion in the PSP at the time of writing.

This Study Area (see Figure 2) is a lightly populated, undulating, largely cleared landscape of fields, paddocks, some rural living blocks, and a private educational campus (Ballarat Grammar).

There is also a small pocket of industry on the east side of Gilles Road, opposite the well-treed grounds of the Ballarat North Water Reclamation Plant. The latter is not part of the Ballarat North PSP.

The Study Area's salient environmental landmark is the distinctive mound of Mount Rowan—a small extinct volcano (protected by a significant landscape overlay)—which straddles the northern boundary of the core area.

The main branch of Burrumbeet Creek also traverses the southern part of the Study Area, with a tributary arm in the north part (below Sharpes Road).

The undeveloped Ballarat Town Common is another well-known local feature; for discussion, refer to the TEH in Appendix B.¹

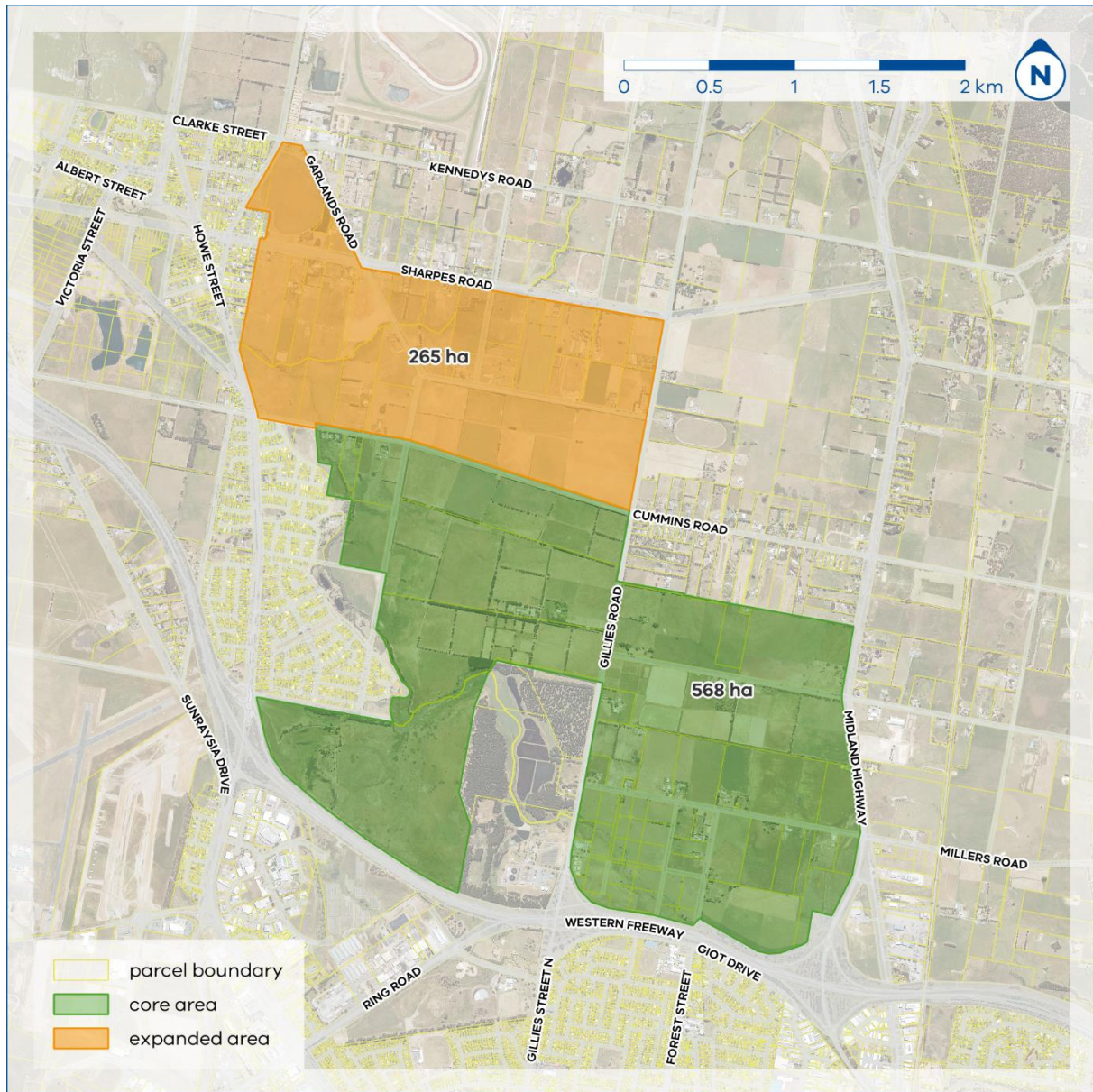


Figure 1. Map of the Ballarat North PSP overlain with the core (green) and expanded (orange) areas. (Source: courtesy of the VPA)

¹ As per the VPA's Ballarat North PSP [website](#), the Ballarat Town Commons is not proposed for redevelopment. (Accessed 5 April 2024)

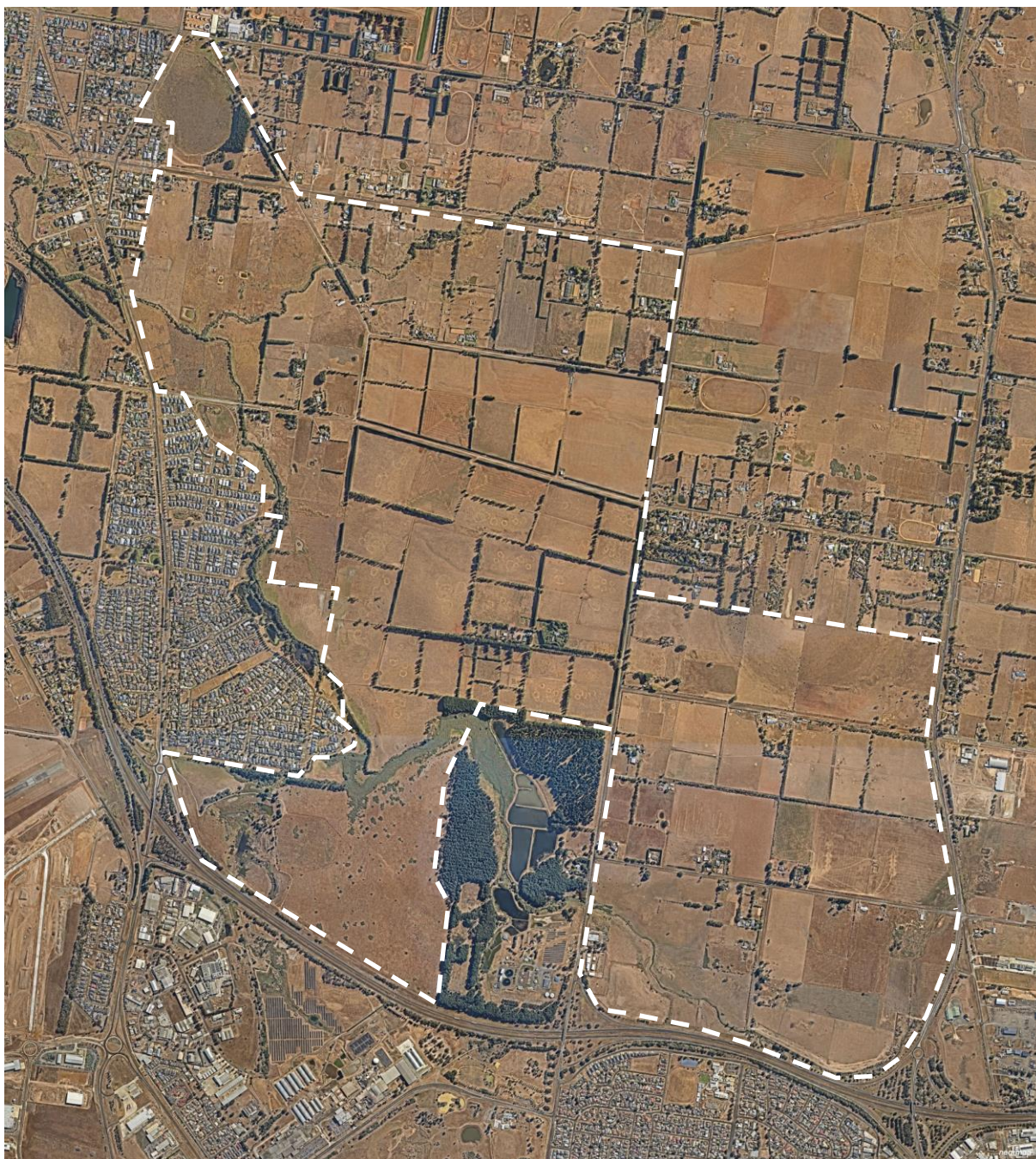


Figure 2. Aerial photograph of the Study Area, approximately outlined in dashed white.
(Source: Nearmap, March 2024)

1.4 BROAD APPROACH

The methodology employed by this assessment was based on the tasks set out in the original VPA brief (15 June 2023). It included the following:

- Initial and ongoing consultation with the VPA,
- Undertake a review of relevant statutory and non-statutory heritage registers/inventories in the Study Area,
- Literature review, chiefly of Study Area-specific histories, archival material, and previous heritage studies,
- Conduct fieldwork, reviewing the entirety of the Study Area,

- Prepare a brief TEH to provide a historical context for understanding the historical patterns relevant to the Study Area,
- Identify potential unlisted heritage elements and provide a preliminary appraisal of heritage significance to ensure the future development of a full citation and Statement of Significance is warranted,
- Discuss draft findings with the municipal authority, and
- Where relevant, provide general recommendations as to how the historic environment of the Study Area can be best managed and interpreted.

1.5 AUTHORSHIP

This assessment was undertaken by Patrick Wilson, Senior Heritage Consultant (Professional Historian), with the assistance of Dr Elizabeth Offer, Heritage Consultant, provided in the early phases.

Anthony Hemingway, Principal Heritage Consultant, reviewed its findings in line with RBA's internal quality management systems.

1.6 LIMITATIONS

This assessment was restricted to assessing the post-contact heritage of the Study Area, with an emphasis on built components and associated landscape elements.

No detailed investigation of potential Aboriginal cultural significance, sub-surface archaeological significance, or broader environmental matters was made—other than where existing overlays have been noted and general recommendations provided.

Further, it is noted that this assessment does not consider or comment upon non-heritage-related planning issues.

1.7 ACKNOWLEDGEMENTS

RBA gratefully acknowledges the input of VPA officers, Ballarat Council, and some property owners in preparing this assessment.

2 RECOGNISED HERITAGE PLACES

2.1 INTRODUCTION

This part of the report provides a record of existing heritage listings in the Study Area, which was based upon desktop research undertaken in late 2023 and reconfirmed at the time of issue.

It is noted that land on both sides of Burrumbeet Creek and its tributaries, the geographic feature of Mount Rowan, Miners Rest Wetland Reserve, and other discrete parts of the Study Area are affected by an Aboriginal Cultural Heritage Sensitivity overlay under the *Aboriginal Heritage Regulations 2018* (VIC). In line with the project brief, no further comment is made regarding this overlay.

2.2 EXISTING STATUTORY HERITAGE LISTINGS

2.2.1 WORLD, NATIONAL, AND COMMONWEALTH HERITAGE LISTINGS

No places in the Study Area are recorded on the World Heritage List (WHL), Commonwealth Heritage List (CHL), or the National Heritage List (NHL).

The WHL lists cultural and natural heritage places that the World Heritage Council considers to exhibit outstanding universal value. The NHL is a register of exceptional natural, Aboriginal, and historical archaeological places that contribute to the Australian national identity. The CHL is an inventory of heritage places owned or controlled by the Australian government.

Places on the WHL, CHL and NHL are protected under the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) and maintained by the Australian Government Department of Climate Change, Energy, the Environment and Water.

2.2.2 STATE HERITAGE REGISTER

No places in the Study Area are recorded on the Victorian Heritage Register (VHR).

The VHR protects a wide range of places and objects that are ascribed with a State level of heritage significance. Inclusion on the VHR renders a place or element subject to the provisions of the *Heritage Act 2017* (VIC). Heritage Victoria is the responsible authority.

2.2.3 BALLARAT PLANNING SCHEME

No places in the Study Area are subject to a heritage overlay (HO) under the Schedule to the Heritage Overlay (cl. 43.01) for the *Ballarat Planning Scheme*.

The latter operates under the *Planning and Environment Act 1987* (VIC), which provides a framework for the planning, use, development, and protection of land in Victoria. The *Ballarat Planning Scheme* identifies the zoning and other overlays applicable to the Study Area.

The City of Ballarat is the responsible authority under the P&E Act.

2.2.4 VICTORIAN HERITAGE INVENTORY

The Study Area contains three entries on the Victorian Heritage Inventory (VHI).

The details of these listings are provided in the following table.

The VHI is a repository for recording known historical (excluding Aboriginal and contact) archaeological sites (that is, buried evidence) 75 years old or more across Victoria.² Heritage Victoria administers the VHI under the *Heritage Act 2017*.

² Note that the *Heritage Act 2017* allows for the inclusion of sites on the VHI that are less than 75 years old at the recommendation of Heritage Victoria.

Inclusion in the inventory enables Heritage Victoria to record and monitor sites that are not considered to be of State Significance or where the significance is yet unknown. Sites included on the VHI are supposed to have more than a low level of archaeological value.

As all historical archaeological sites (artefacts, deposits or features that are 75 years or older) in Victoria—whether identified or not—are automatically protected under the *Heritage Act*, it is an offence for a person to knowingly or negligently excavate, damage, or disturb a site included on the VHI without obtaining consent from Heritage Victoria.

Table 1: Existing VHI sites in the Study Area

VHI NUMBER	PLACE NAME	LOCATION	ATTRIBUTED SIGNIFICANCE
H7622-0430	<i>Mt Rowan Mullock Heap 1</i>	15 Olliers Road, Mount Rowan	Further investigation required
H7622-0431	<i>Mount Rowan House Remains</i>	Gillies Road, Mount Rowan	Further investigation required
H7623-0353	<i>Former House Site, Wyndolm Park</i>	171 Gillies Road, Miners Rest	Local significance indicated

Mapping for these VHI sites follows at Figure 3, as do contemporary photographs from fieldwork conducted in this assessment.

The VHI database reports/site cards for these entries are included in Appendix C.

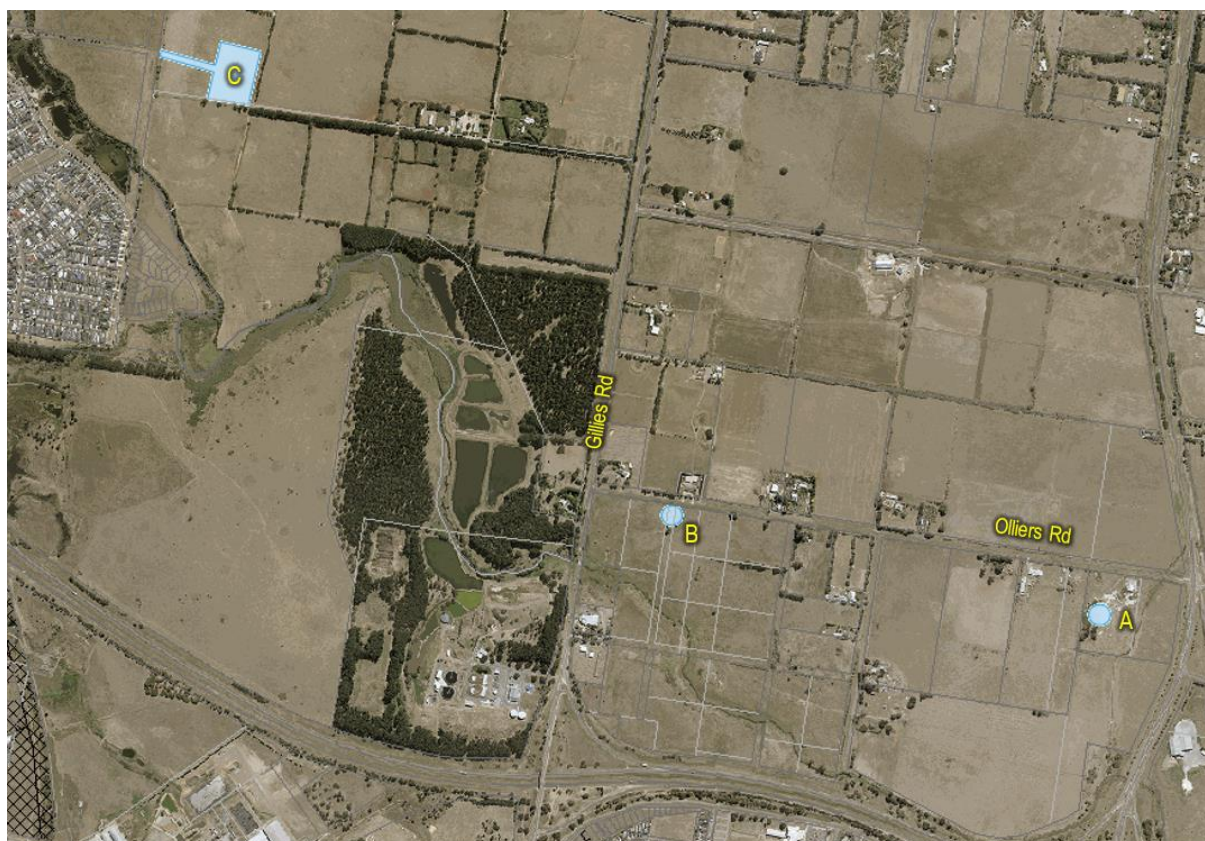


Figure 3. Aerial photograph of the core area of the Ballarat North PSP, with the blue overlay denoting VHI-affected sites in the Study Area. RBA letter notations equate as follows: A) *Mt Rowan Mullock Heap 1*; B) *Mount Rowan House Remains*; C) *Former House Site, Wyndolm Park*. (Source: VicPlan)

Table 2: Images of VHI listings in the Study Area

IMAGE	VHI SITE
 <p>Figure 4. View of the remnant mullock (mining waste material) heap at H7622-0430 from Olliers Road, facing southeast. (Source: RBA, September 2023)</p>	<p><i>Mt Rowan Mullock Heap 1</i></p>
 <p>Figure 5. View to Monterey cypress trees associated with H7622-0431 viewed from Olliers Road, facing west. Note plantings on the road verge are not included in the VHI overlay. (Source: RBA, September 2023)</p>	<p><i>Mount Rowan House Remains</i></p>
 <p>Figure 6. Aerial photograph of H7623-0353, with the VHI overlay shown approximately in dashed blue. (Source: Nearmap, March 2024)</p>	<p><i>Former House Site, Wyndolm Park</i> Not visible from the public realm</p>

2.2.5 VICTORIAN HERITAGE WAR INVENTORY

No sites or items in the Study Area are included on the Victorian Heritage War Inventory (VHWI).

The VHWI was established in 2011 to catalogue places in the state related to its war history. It is administered by the Department of Energy, Environment and Climate Change and is searchable by the Victorian Heritage Database. Places included on the VHWI do not currently have discrete statutory protection; however, most tend to be concurrently listed under another instrument.

2.2.6 HERMES

A search of the Hermes database did not reveal any entries for the Study Area not already included in another heritage register.

2.3 EXISTING NON-STATUTORY HERITAGE LISTINGS

2.3.1 NATIONAL TRUST OF AUSTRALIA (VIC) REGISTER

One tree within the Study Area is included in the National Trust of Australia (VIC) Heritage Register. Its details follow:

FILE NO.	PLACE NAME	LOCATION	ATTRIBUTED SIGNIFICANCE
T12057	<i>Ulmus x hollandica</i>	134 Gillies Road, Mount Rowan	State

The National Trust of Australia is an independent, not-for-profit organisation that operates a comprehensive, longstanding heritage register. Inclusion on this inventory is without statutory implications; however, it should be accepted as indicative of broad public and expert interest in the cultural values of a place or item and is often concurrent with other listings (although not in this case).

The National Trust Heritage Register database entry for the Dutch elm is included in Appendix C.

The Dutch elm is also included on the City of Ballarat Exceptional Tree Register.

NB—the Dutch elm forms part of the recommended heritage listing for 134 Gillies Road, Mount Rowan (Datasheet 5, Appendix A).

2.3.2 REGISTER OF THE NATIONAL ESTATE

No places in the Study Area are included on the Register of the National Estate (RNE).

The RNE is a list of natural, Aboriginal, and historic heritage places throughout Australia. Following amendments to the *Australian Heritage Council Act 2003 (Cth)*, the RNE was frozen in 2007. In 2012, the RNE ceased operation and sites listed on the RNE no longer have statutory protection.

3 METHODOLOGY FOR IDENTIFYING SIGNIFICANCE

3.1 INTRODUCTION

A critical task of this assessment was to identify places in the Ballarat North PSP that should be protected and managed for their heritage value in the context of the Study Area's projected future redevelopment and beyond.

This part of the report sets out the methodology employed by the assessment in identifying potential heritage assets in the Study Area.

In summary, the key methodological steps can be summarised as:

- Undertake a review of the existing 'heritage literature' (Section 3.2).
- Ground-truthing (Section 3.3)
- Establishing a framework for the assessment of heritage significance (Section 3.4), including the employment of the core *PPN1: Applying the Heritage Overlay Practice Note*, and determining thresholds for the Study Area.

Section 4 of this document summarises the findings of this stage. For clarity, it is noted that only places of local (City of Ballarat) heritage significance were identified by this assessment.

3.2 HERITAGE LITERATURE REVIEW

The Ballarat North PSP formed part of the wide-ranging *Ballarat Heritage Review* prepared by Andrew Ward in 1998. Mount Rowan (grouped under a section described as 'Others') and Miners Rest were surveyed in a 'light' manner in vol. 4 of the *Review*, with several historic places identified, most of which were recommended for listing under the *Ballarat Planning Scheme*. A step that did not ultimately occur.

Addresses in vol. 4 of Ward's *Ballarat Heritage Review* are cryptic at best, nor are the entries itemised or paginated.³ Nevertheless, through desktop study, fieldwork, and a close review of the poor-quality thumbprint photographs sometimes included by Ward for proposed listings, this report has deduced that the following sites in the Study Area were previously identified in the *Ballarat Heritage Review*.

A small number of sites noted by Ward as located in Mount Rowan were not able to be identified, presumably either having been lost since the late 1990s or not being situated within the boundaries of the Study Area.

All of the sites noted and/or proposed for 'local' heritage listing by Ward that fall within the Ballarat North PSP are summarised in the following table, with their correlating determined contemporary address and the associated recommendation of this report (elaborate upon further in Section 4).

Table 2: Summary of the Ballarat Heritage Review findings relevant to the Study Area

WARD, BHR, VOL. 4	CONTEMPORARY ADDRESS	CURRENT RECOMMENDATION
Millers Road, Mount Rowan 'Red brick residence with unusual double chimney constructed to form an arched infill space.'	88 Olliers Road, Mount Rowan	Recommended for the application of the heritage overlay as the <i>MacLeod Villa</i> —see Datasheet 3, Appendix A
Margaret Maher residence, Millers Road, Mount Rowan 'Dichromatic, double fronted residence with slate hipped roof, cast iron verandah and castellated rear wing.'	112 Olliers Road, Mount Rowan	Recommended for the application of the heritage overlay as the <i>Hawthorn Park Homestead</i> —see Datasheet 4, Appendix A

³ Access to the property information sheets that were referenced by some of the entries was not attainable for the consultants. This has not been consequential for this report's overall assessment.

WARD, <i>BHR</i> , VOL. 4	CONTEMPORARY ADDRESS	CURRENT RECOMMENDATION
Gillies Road, Mount Rowan 'Basalt residence, with besser block additions.'	134 Gillies Road, Mount Rowan	Recommended for the application of the heritage overlay as the <i>Hawthorn Farm, Former Creamery & Dutch Elm</i> —see Datasheet 5, Appendix 5
Gillies Road, Mount Rowan 'Basalt residence & iron outbuildings.'	15 Sims Road, Mount Rowan	Recommended for the application of the heritage overlay as the <i>Chalmers Homestead</i> —see Datasheet 6, Appendix A
Gillies Road, Mount Rowan 'Basalt residence with elegant verandah columns'	Unknown—not extant in the Study Area.	No recommendation
Gillies Road, Mount Rowan 'Mullock heap, 1860s'	Unknown—not identified during fieldwork. A substantial mound ringed by eucalypt trees is depicted.	No recommendation
Gillies Road, Mount Rowan 'Remnants of mine plant, corrugated iron clad sheds'	Unknown—not identified during fieldwork.	No recommendation

No other wider heritage review/study of land in the Study Area is known to have subsequently taken place.

3.3 FIELDWORK

Fieldwork for the assessment was largely undertaken over a cloudy full day in September 2023. These inspections comprised a combination of on-foot public realm investigations and a windscreen survey. Every street in the Study Area was traversed as part of the fieldwork. This allowed for an overarching understanding of the extant building stock, including fences, outbuildings, and landscape features.

Sites and elements noted in the field to be of potential heritage interest were recorded and then reviewed in line with the process set out in the following parts of this section for 'testing' as significant places.

The property owner of 134 Gillies Road, Mount Rowan, granted on-site access in September 2023 to allow for a closer inspection of the residences, outbuildings, and trees.

In cases of buildings wholly or substantially concealed from the public realm by windbreak plantings and privacy hedges or extensive setbacks, high-resolution aerial photography (including oblique panoramic views) and, where available, publicly available real estate photography was utilised by the consultants to make an informed finding of the elements age.

As such, no building in the Study Area is recommended for further research on the basis that it could not be adequately reviewed as part of this assessment.

3.4 FRAMEWORK FOR ASSESSING POTENTIAL SIGNIFICANCE

The approach adopted by the consultants in establishing that a place identified as part of the heritage literature review and fieldwork was likely to embody heritage significance has been in keeping with 'best practice' guiding conservation framework, as set out below.

3.4.1 BURRA CHARTER

The methodology utilised by the assessment is generally consistent with the terminology, principles, and processes outlined in the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance*, *The Burra Charter* (rev. 2013) and its associated practice notes.

Article 1 of the *Charter* provides several heritage-specific definitions. Those frequently employed by this assessment follow:

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including elements, fixtures, contents, and objects.

Setting means the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.

3.4.2 PPN1: APPLYING THE HERITAGE OVERLAY

The Department of Environment, Land, Water and Planning (DELWP) publication *Planning Practice Note 1 (PPN1): Applying the Heritage Overlay* (August 2018), which is available [online](#)—provides broad direction for the process of identifying and protecting a place of cultural significance under a local planning scheme.

The PPN1 sets out the process of identifying a heritage place, establishing and articulating its significance in a clear manner, and the options for the manner of its inclusion under the Heritage Overlay of the relevant planning scheme.

Additionally, the PPN1 identifies:

- that the HERCON criteria should be employed (see below),
- the different types of heritage listings (individual, group, serial, precinct),
- explains the contemporary three-tier approach to writing a Statement of Significance (what, how, why),
- discusses the rationale of additional heritage controls (paint, trees, outbuilding/fences, internal, prohibited uses, Aboriginal heritage place), and
- provides directions for resolving the extent of the heritage overlay/polygon/curtilage.

As this assessment is preliminary in intent—identifying unprotected heritage sites—much of the PPN1 directives would be resolved during citation development when the formal heritage listing document, including a Statement of Significance, is prepared. Nonetheless, this assessment does provide a preliminary recommendation and/or discussion as to likely applicable heritage controls and the extent of the heritage overlay.

NB. DELWP is understood to be in the process of reviewing PPN1 at the time of writing. As such, when implementing the recommendations of this report, the in force version of PPN1 should be confirmed.

HERCON CRITERIA

While not described as such in PPN1, the latter uses the National Heritage Convention ('HERCON') criteria as its 'recognised heritage criteria'. The HERCON criteria are a collection of principles, characteristics, and categories used to 'measure' a place's cultural significance and decide whether or not it merits inclusion under the local planning scheme by applying a statutory heritage overlay.

The HERCON/'recognised heritage' criteria set out in PPN1 follow:

- **Criterion A:** Importance to the course or pattern of our cultural or natural history — historical significance.

- **Criterion B:** Possession of uncommon, rare or endangered aspects of our cultural or natural history — rarity.
- **Criterion C:** Potential to yield information that will contribute to understanding our cultural or natural history — research potential.
- **Criterion D:** Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments — representativeness.
- **Criterion E:** Importance in exhibiting particular aesthetic characteristics — aesthetic significance.
- **Criterion F:** Importance in demonstrating a high degree of creative or technical achievement at a particular period — technical significance.
- **Criterion G:** Strong or special association with a particular community or cultural group for social cultural or spiritual reasons — social significance.
- **Criterion H:** Special association with the life or works of a person, or group of persons, of importance in our history — associative significance.

The 'threshold' adopted by this assessment for the above criteria is the municipal boundaries of the City of Ballarat, as standard.

3.4.3 THE VICTORIAN HERITAGE REGISTER CRITERIA AND THRESHOLD GUIDELINES

The key Heritage Council of Victoria's publication, *The Victorian Heritage Register Criteria and Threshold Guidelines* (April 2019) (available online), sets out the parameters and high thresholds for nominating a place to the VHR.

This assessment did not identify any existing or unprotected heritage places as viable candidates for the attribution of a State-level heritage value.

However, the aforementioned document is also of broader use for the working definitions of the fundamental heritage assessment concepts of 'intactness' and 'integrity' (see Section 3.4.6) and for highlighting the importance of existing fabric in *compellingly* demonstrating that a place satisfies the requisite threshold/s for listing (see following). To this end, it provides an array of 'tests', some of which are adaptable at the local level.

3.4.4 SIGNIFICANCE THRESHOLDS

Integral to the local heritage management system in Victoria is the role played by significance thresholds in assessing potential heritage places. Employing a threshold test is crucial as it assists in determining whether or not a place has sufficient significance for the application of a HO.

The Victorian Heritage Register Criteria and Threshold Guidelines define a 'significance threshold' as:

the minimum level of cultural heritage significance that a place or object must possess to justify its inclusion on the relevant local, state, national or world heritage list.

It is widely accepted in the heritage sector and articulated in this Heritage Victoria document that a place needs to satisfy only one of the recognised HERCON criteria, at either the local or state level, to warrant heritage listing. Nevertheless, as noted, the site should meet that threshold/s convincingly.

In conducting this assessment, the 'basic' tests articulated in *The Victorian Heritage Register Criteria and Threshold Guidelines* were appropriately modified and applied to buildings and noteworthy landscape elements in the Study Area. For instance, in ascertaining the likelihood of whether or not a place would satisfy the threshold for Criteria A (Historical value), D (Representative value), and/or E (Aesthetic value)—the criterion most frequently applicable at the municipal level—the ability of the fabric to demonstrate the following was closely considered:

- Clear physical evidence of the place's associations with an event, phase, period, process, function, movement, custom or way of life recognised (or recognisable) as having historical importance to the City of Ballarat's cultural history (Criterion A).
- The principal characteristics of its class, which is of historical importance to the City of Ballarat (Criterion D). The principal characteristics of its class, which is of historical importance to the City of Ballarat (Criterion D). To clarify, the assessment views this criteria as requiring a place to be an exemplar of its type, generally with a high level of intactness/integrity.

- That the attributes/qualities of a place are manifestly distinctive or exceptional, of landmark status, or widely recognised/appreciated (N.B. from a heritage assessment perspective, aesthetics is not synonymous with beauty) (Criterion E).

In contrast, places not determined as meeting the threshold of local significance will often be typical/commonplace examples of their type, already well represented in the Schedule to the Heritage Overlay, have dubious or poorly demonstrated/established historical or social associations, and/or have a diminished intactness and/or integrity.

Other considerations that factored into the preliminary assessments were a high-level comparative analysis (see below) and the capacity of a place to illustrate hitherto overlooked or under-represented themes in the municipality—such as, for the City of Ballarat, that of its rural hinterland.

The recommendation of Heritage Victoria—that following the ‘creation’ of a place, a generation (approx. 25-30 years) should be allowed to pass before a heritage listing is considered—has been adhered to with this assessment. The underlying logic is that, generally, the passage of such a period will enable the cultural significance of a place to be more objectively assessed.

3.4.5 RESEARCH

The fieldwork and further review phases of this assessment were supported by desktop and archival research.

The development of a Mount Rowan-focused TEH proved valuable in situating a historical item within the broad evolution of the Study Area. Its findings are set out in Appendix C.

Some ‘light’ property and element-specific historical investigations were also carried out, generally to confirm the approximate age of a building or planting as well as establish likely associations (such as a formative owner or designer). Historical aerial photographs of the Study Area dating from 1934, 1945, and 1961 (sourced from Geoscience Australia) proved particularly valuable, as did Trove, which sometimes yielded digitised newspaper articles pertaining to the various sites and their associated formative figures.

Nevertheless, the research undertaken to date is preliminary and further, more detailed work will be required to develop Statements of Significance and citations for those places recommended for heritage listing.

3.4.6 INTACTNESS AND INTEGRITY

The definitions provided by *The Victorian Heritage Register Criteria and Threshold Guidelines* for ‘intactness’ and ‘integrity’ have been adopted by this assessment:

- **Intactness:** refers to the degree to which a place or object retains its significant fabric. Note: Intactness should not be confused with condition – a place may be highly intact but the fabric may be in a very fragile condition.
- **Integrity:** refers to the degree to which the heritage values of the place or object are still evident and can be understood and appreciated (for example, the degree to which the original design or use of a place or object can still be discerned). If considerable change to a place or object has occurred (through encroaching development, changes to the fabric, physical deterioration of the fabric etc) the significant values may not be readily identifiable and the place or object may have low-level integrity.

Generally, intactness and integrity—the ability to ‘read’ a place as to how it appeared or functioned originally or has evolved over time (if such developments contribute to its heritage value or are readily understandable, sympathetic, or unintrusive)—are considered critical in determining relative heritage significance.

The key consideration is often whether cumulative change or later intervention/s has critically compromised a place’s interpretability and, hence, its heritage value.

This question has been assessed on a case-by-case basis in this assessment and is influenced by a myriad of factors, such as the age of a place or its importance to local identity and history.

Modifications have mostly been considered in light of their impact on the ability to understand/appreciate an item from the public domain and/or the extent to which they are perceived as ‘dominating/overpowering’ the original part. To a lesser extent, consideration has also been given to whether the change could be deemed acceptable in the context of existing planning scheme heritage provisions or is potentially reversible.

Relevant discussions of intactness and integrity are undertaken in the datasheets for the recommended heritage places.

3.4.7 CONDITION

For the most part, the physical condition of a place's fabric was not factored into a preliminary assessment of its significance. It is generally accepted in the field of heritage assessment that the condition of an element—whether good or otherwise—is not the deciding factor in an assessment of its heritage value. A building or planting could be neglected, dilapidated, and/or deteriorating but remain significant.

The question of the condition is one typically addressed during the preparation and assessment of a planning permit.

3.4.8 PRELIMINARY COMPARATIVE ANALYSIS

Another essential aspect of any initial heritage assessment is comparing a place with others of its typology, generally within the municipality. This exercise enables the establishment and/or refinement of appropriate thresholds against which relative significance can be ascertained. It is also useful for identifying and omitting unremarkable or much-altered examples of a particular typology.

In preparing the datasheets, only an initial comparative analysis of existing heritage overlays was undertaken. This process drew from the consultants' knowledge of some similar places in the City of Ballarat, alongside the review of the Victorian Heritage Database and HERMES.

This approach has proven satisfactory in determining varying levels of distinctiveness and significance for those places under review; however, it will be necessary for a more rigorous comparative analysis to occur during the preparation of their citations, as is standard.

This preliminary comparative exercise confirmed that the broader coverage of hinterland-situated heritage places in the City of Ballarat is relatively poor—a reflection of its urban core having attracted the bulk of heritage assessment work to date. This assessment has made a point of treating identified items as rural examples of their type, as opposed to their urban (Ballarat and suburb-located) counterparts. In some cases, such an acknowledgement has elevated the relative value of a place (that is, if situated in an urban or suburban setting in Bendigo, some of the sites identified may have been considered in a different light).

It should also be recognised that the Study Area contains relatively few pre-WWII built forms. For the most part, intact 19th and early 20th-century buildings identified by this assessment were determined to be heritage-worthy.

4 FINDINGS & RECOMMENDATIONS

4.1 INTRODUCTION

This part of the report outlines the findings of the assessment and makes recommendations for the heritage management of existing and potential heritage assets in the Ballarat North PSP.

To summarise, this assessment has determined that seven individual places in the Study Area warrant the application of a heritage overlay under the *Ballarat Planning Scheme*.

No group, serial, or precinct-based heritage overlays have been proposed.

4.2 DATASHEETS

Following fieldwork and engaging the methodology outlined in the previous part of this report, an in-house workshop was held in late 2023 to establish which identified sites and elements should be advanced for a heritage listing.

A 'datasheet' was developed for those items considered to have a strong likelihood of satisfying the required local heritage threshold.

The 'datasheet' is a device that provides a high-level/preliminary overview of a place and articulates its probable and/or likely significance. It serves as an important baseline document for 'stress testing' the demonstrable heritage value of a place and establishing that it is sustainable and worthwhile to pursue a heritage listing for the site. It also provides a baseline document for the development of a more comprehensive citation and Statement of Significance in a future phase of work.

Each datasheet included the following:

- recommended name,
- address,
- representative photographs,
- a brief historical outline (period of construction, known uses and/or associations, etc.), including historical images that were relevant or available (including some aerial photographs),
- summary physical description,
- comment on comparable sites and probable/likely significance and identification of applicable HERCON criteria, and
- recommendations concerning further research, whether the pursuit of a heritage listing was warranted, the extent of the overlay, and whether additional heritage controls (Trees, Outbuildings) under the *Ballarat Planning Scheme* should be considered.

The complete set of Datasheets (1 to 7) are attached in Appendix A.

The key findings and recommendations are summarised in Table 3 below.

4.2.1 ADDITIONAL HERITAGE CONTROLS

The datasheets developed as part of this assessment provide recommendations for what additional heritage controls might be appropriate for the potential heritage sites. In some cases, the datasheets note that further investigation is required before confirming the applicability of a particular control. These recommendations must be understood as preliminary in nature and intention and are expected to be 'stress tested' during the preparation of full citations and consultation with the affected property owners and other stakeholders.

A brief explainer of the additional heritage controls, grounded in the direction provided by the PPN1, follows:

External Paint Controls

This control requires permission to be granted by the Council to paint a specified surface. It is necessary when the use of external paint colours has the potential to detract from or enhance the significance of a place.

This assessment has only recommended the application for one building (*Scotts Homestead*, Datasheet 2).

It is noted that the heritage provisions of the planning scheme do not allow an unpainted surface, such as exposed brick or unpainted render, to be painted without permission (an action that is generally not supportable).

Tree Controls

Tree controls have been recommended for multiple sites by this assessment.

If applied, a planning permit is required to be granted for any proposal to remove, destroy, or lop the specified tree, with decisions including consideration of heritage impact.

This control is viewed as justifiable for application when a tree is determined to embody cultural significance in itself, such as historical and/or aesthetic value. Or when it makes a strong contribution to the broader heritage value of a site.

Its presence or otherwise should not be viewed as a comment on a tree's relative environmental or amenity value. The planning scheme contains tools for protecting important/interesting—but not necessarily culturally significant—trees and vegetation.

As noted by the PPN1, tree controls should be informed by a 'proper assessment', which often requires input from an arborist or the like. The latter would typically occur during the development of a full citation. It is identified in some of the datasheets that further investigations into a specific tree are particularly warranted.

It is understood that the VPA will commission an arboricultural assessment of the Study Area at a future date.

The related *PPN07: Vegetation protection in urban areas* (January 2000) (available [online](#)) notes that 'as a guide, all land within five metres of the canopy edge of the tree or trees should be included in the overlay area'.

This advice has been factored into the recommended extent of the heritage overlay (discussed below).

Outbuildings and fences Controls

Applying this control requires that proposals to the specified element be subject to the 'notice and review requirements' of the *Planning and Environment Act 1987* (VIC). It should only be applied to outbuildings and/or fences that are demonstrable as culturally significant in themselves or by virtue of their contribution to the broader heritage value of their related site.

This assessment has recommended that outbuilding controls be considered for activation at multiple sites. However, it has done so with discretion and only in cases where an outbuilding was viewed as architecturally or historically distinctive or considered key to understanding the significance of the related primary building.

As noted in the datasheets, some outbuildings will require closer investigation into their origins and intactness/integrity during citation development prior to confirming the appropriateness of applying the control.

Fence controls have not been recommended in this assessment, as no original/early urban or rural fences were observed during fieldwork, whether in relation to a recommended heritage place or in isolation.

Internal alteration

The question of internal controls has not been actively examined by this assessment.

No evidence was reviewed during the preliminary assessment as to the state of the earmarked building's interior other than broadly for 134 Gillies Street, Mount Rowan (Datasheet 5), where on-site access was granted. This site's interior was fairly modified and modernised (as typical for a late Victorian period residence).

Generally speaking, internal alteration controls are rarely considered for application at the local level, particularly as it is not standard practice to attain internal access to buildings during the assessment phase.

Having said that, it is not inconceivable that during the preparation of full citations, the situation arises where closer consideration of the applicability of internal controls for a site/s is required.

Prohibited Uses

Prohibited uses for heritage places can also be allowed under the planning scheme. The application of this control needs to be carefully considered and requires consultation with the responsible authority. As such, its consideration at this preliminary phase has not been viewed as appropriate.

The applicability of this control should be reviewed in collaboration with the Council during the citation development phase.

Aboriginal Heritage Place

As it lies outside the scope of this report, no comment regarding identifying the recommended heritage sites as Aboriginal heritage places under the *Ballarat Planning Scheme* has been made.

Solar Energy Systems

In recent years, an additional control—not mentioned in PPN1—has been included in all Victorian planning schemes to clarify when a permit is required at a heritage place for the installation of solar energy systems. General practice is to apply this control by default to all heritage overlays (unless nonsensical).

4.2.2 EXTENT OF THE HERITAGE OVERLAY

Determining the extent of a heritage overlay is a critical aspect in setting the scene for the suitable management of a place's attributed significance now and into the future. The heritage overlay or curtilage (used interchangeably) is depicted in the form of a polygon in the Heritage Overlay map under the planning scheme.

In formulating a preliminary view on the appropriate extent of the heritage overlay for the recommended places, this assessment has been generally informed by the guidance of the *Burra Charter*, such as Article 8 ('Setting') (while noting the *Charter* is intended to be understood collectively):

Conservation requires the retention of an appropriate setting. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the cultural significance of the place.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Heed has also been paid to the instructions of PPN1 on this matter. The latter, summarised, notes:

- 'It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item.'
- In most urban/suburban areas, the extent of the overlay will include the entire title.
- In other situations, such as in the cases of 'large rural properties', it may be appropriate to consider a reduced extent of the heritage overlay to exclude associated land that is not required to sustain the significance of an item. 'This has the potential benefit of lessening the number of planning permits that are required with advantages to both the landowner and the responsible authority.'

The PPN1 also sets out a series of concrete steps to be followed to determine the curtilage—whether full title or reduced (then extent)—which are distilled as follows:

- Ensure that those elements of the place that are significant are 'captured' by the polygon.
- Allow for the retention of a 'setting or context' (or, more informally, 'breathing space') for the significant features with an eye to managing the interface of future development with the heritage place.
- Adopt existing or readily identifiable boundaries (such as a fence line). Avoid complicated polygons where possible.
- Employ aerial photographs to resolve a reduced curtilage.
- 'Ground truthing' is also preferable.
- Explain the rationale behind a reduced extent in the associated heritage study.
- In complex cases, use an entry in the Schedule to the Heritage Overlay to elaborate on the extent.

Given the context of the Study Area and the recommended heritage places, which comprise sizable rural properties, the question of reduced curtilages has arisen repeatedly. As conveyed in the above discussion, the key factors considered by this assessment in determining curtilage boundaries are to ensure the 'capture' of all significant features and provide a sufficient extent of 'breathing space' for the elements that constitute the heritage place. Practically, weight has also been afforded to secure the visibility of key features from the public realm.

To a lesser degree, cognisance of the broader land use changes that will be enacted under the Ballarat North PSP has also informed decision-making. Preliminary recommendations for the reduced heritage curtilages and their

rationale have been provided in the individual datasheets. In line with the discussion of additional controls, it is expected that these preliminary recommendations will be reviewed during the development of the full citation.

4.3 RECOMMENDED HERITAGE PLACES

The seven places recommended for inclusion in the Schedule to the Heritage Overlay for the *Ballarat Planning Scheme* are identified in the table below, with approximate positions shown in Figure 7. The complete set of Datasheets is attached in Appendix A.

Table 3: Places recommended for the application of the heritage overlay

DATASHEET	PLACE	SUMMARY	RECOMMENDATIONS
1	<i>Hay Shed</i> , Noble Court, Mount Rowan	Late 19 th or early 20 th -century agricultural timber structure	Advance to a full citation NB. See Section 4.6, Recommendation 2
2	<i>Scott Homestead</i> , 103 Olliers Road, Mount Rowan	Federation period timber residence	Advance to a full citation Apply paint controls Further investigation required to confirm the necessity of tree and outbuilding controls Solar energy system controls
3	<i>MacLeod Villa</i> , 88 Olliers Road, Mount Rowan	Late Victorian brick villa	Advance to a full citation Apply outbuilding controls to one shed, others require further investigation Apply tree controls but some specific plantings require further assessment Solar energy system controls The extent of the heritage overlay requires further determination
4	<i>Hawthorn Park Homestead</i> , 112 Olliers Road, Mount Rowan	Late Victorian brick villa Designed by Henry R. Casseli	Advance to a full citation Solar energy system controls
5	<i>Hawthorn Farm, Former Creamery & Dutch Elm</i> , 134 Gillies Road, Mount Rowan	Mid-Victorian basalt residence, architecturally notable brick outbuilding (former creamery), and striking Dutch Elm	Advance to a full citation Apply tree controls (Dutch elm) Apply outbuilding controls (former creamery) Solar energy system controls
6	<i>Chalmers Homestead</i> , 15 Sims Road, Mount Rowan	1860s basalt building, probably initially a residence Purported to be designed by Henry R. Casseli	Advance to a full citation Investigate tree controls Solar energy system controls
7	<i>Bungalow</i> , 220 Sharpes Road, Miners Rest	Early interwar period, residence	Advance to a full citation Pending confirmation of intactness, outbuilding controls should be applied Solar energy system controls Extent of the heritage overlay requires further resolution

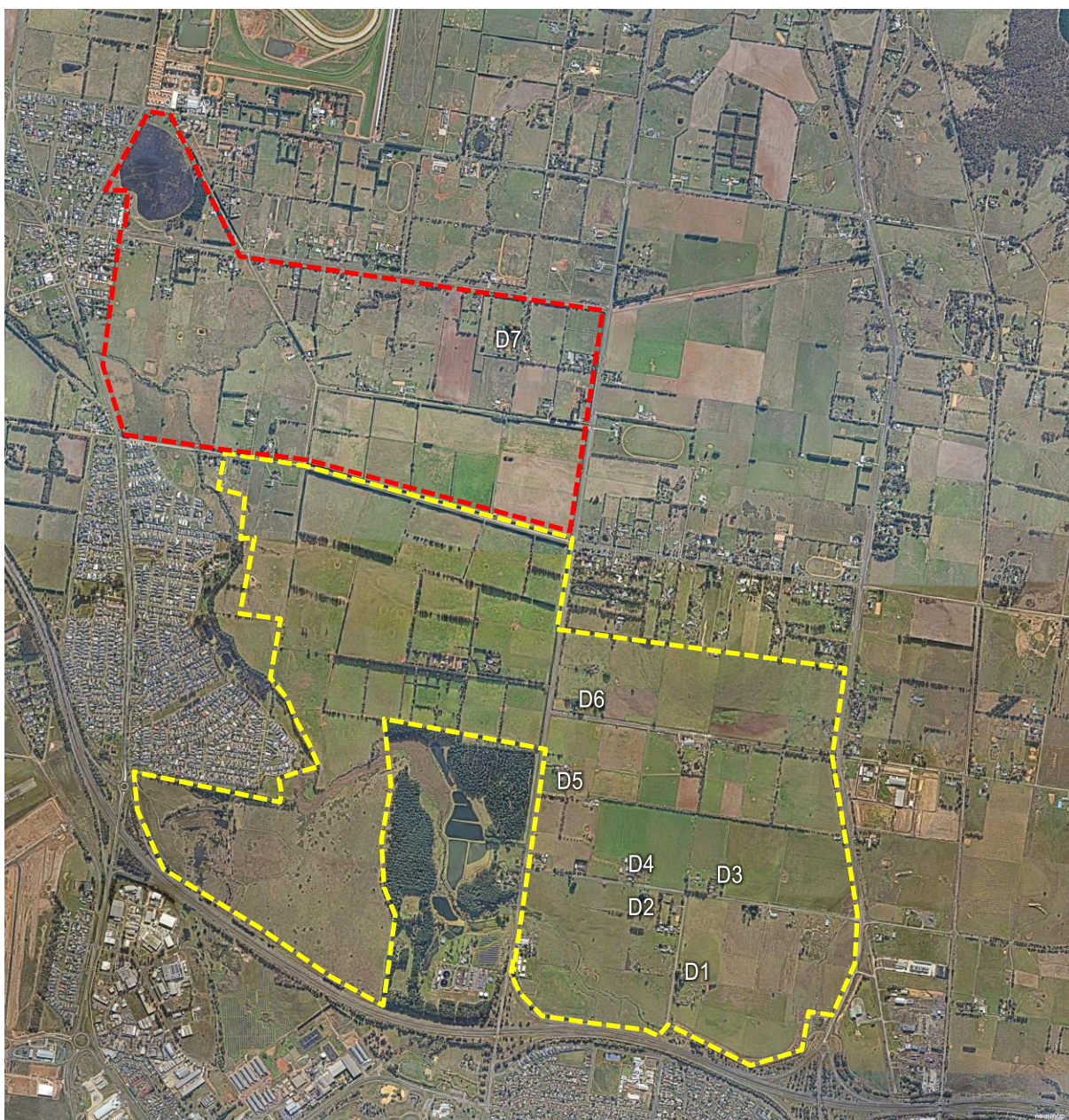





Figure 7. Aerial photograph with the *approximate* boundaries of the core (dashed yellow) and expanded (dashed red) areas overlaid. The recommended heritage places are approximately indicated by their Datasheet number.
(Source: Nearmap, June 2024)

4.4 SITES CONFIRMED AS NOT OF HERITAGE POTENTIAL

The majority of built elements observed during fieldwork and desktop review in the Study Area were freestanding private residences, often with associated garages and outbuildings, which date from the late 20th century or contemporary period. None of these were found to have heritage potential.

A handful of buildings noted during the fieldwork as of potential interest were, following closer evaluation, not recommended for further heritage assessment. To provide a brief record of assessment, these buildings are noted in the table below.

Table 4: Buildings considered but not proposed for a heritage listing

IMAGE	COMMENT
	<p>43 Olliers Road, Mount Rowan</p> <p>A heavily dilapidated modest interwar timber bungalow, partly concealed by plantings.</p> <p>However, on close inspection from the field numerous architectural elements in the facade are noted as missing, severely reducing the intactness of the building.</p>
	<p>118 Olliers Road, Mount Rowan</p> <p>Austere late interwar/post-WWII weatherboard house</p> <p>Intact but undistinguished.</p>
	<p>15 Sims Road, Mount Rowan</p> <p>Late interwar weatherboard residence (west of <i>Chalmers Homestead</i>, Datasheet 6).</p> <p>Seemingly intact but a run-of-the-mill example of its type.</p>

IMAGE

COMMENT



Figure 11. From Olliers Road, facing north.
(Source: RBA, September 2023)

74 Olliers Road, Mount Rowan

'Late' post-WWII cream brick veneer residence.
Intact but undistinguished,



Figure 12. Close-up of frontage, facing northeast.
(Source: Domain, available [online](#), nd)

44-46 Gillies Road, Mount Rowan

1960s cream brick veneer dwelling, likely related to the north adjacent industrial building (below).

Intact and fairly substantial, albeit prosaic for its period and common at a municipal scale.



Figure 13. From Gillies Road, facing east.
(Source: Google Street View, August 2023)

44-46 Gillies Road, Mount Rowan

Considerable late 20th-century utilitarian gabled factory/workshop with brick facade, including a flat-roofed attached office section (textured likely concrete brickwork), and side elevations clad in corrugated metal sheeting.

Seemingly intact but ordinary/unmemorable instance of its typology.

Three bridges were also included in the Study Area at Gilles and Cummins roads and Howe Street, which each cross Burrumbeet Creek. These were found to be typical concrete engineering examples from the second half of the 20th century. The bridges were also not found to have heritage potential.

4.5 TREES OF INTEREST

No other of the trees in the Study Area, beyond those associated with some of the places recommended for heritage protection, were determined to embody a level of cultural significance to the degree required for listing.

Notwithstanding this finding, several trees in the Study Area are viewed to be of some local historical and/or aesthetic interest. On these grounds, these trees—set out in the following table—are recommended for nomination to the City of Ballarat's Exceptional Tree Register.⁴ It is possible that the intended arboricultural assessment could identify additional specimens that deserve similar consideration.

The arboricultural report should also formally determine the species of the trees included in the table below.

Table 5: Trees recommended for nomination to the City of Ballarat's Exceptional Tree Register



IMAGE	COMMENT
	<p>15 Sim Road, Mount Rowan</p> <p>Substantial gum tree, located approximately 30m east of the interwar residence (Figure 9) at this property, back from Sims Road.</p>
	<p>Gillies Road, Mount Rowan (broadly opposite 138 Olliers Road)</p> <p>Approximately three Monterey cypress trees, associated with H7622-0431 (<i>Mount Rowan House Remains</i>).</p> <p>As there is some ambiguity as to whether the VHI listing (through the application of the <i>Heritage Act 2017</i>) allows for the protection of the trees (which relate to the former dwelling), inclusion on the ETR is recommended for clarity.</p> <p>By themselves, these plantings have not been deemed as satisfying the requisite threshold/s for heritage listing.</p>

Figure 14. From Sims Road, facing north.
(Source: RBA, September 2023)

Figure 15. From Olliers Road, facing south.
(Source: RBA, September 2023)

⁴ Trees nominated for the Exceptional Tree Register are assessed by a Council-appointed expert panel.

IMAGE

COMMENT



300 Cummins Road, Miners Rest

Tall Monterey cypress with a thick trunk, situated east of driveway.

Figure 16. From Olliers Road, facing south.
(Source: RBA, September 2023)



220 Sharpes Road, Miners Rest

The most impressive of a couple of specimens observed in the Study Area, located at the front of the property, immediately west of the driveway—tentatively identified as a Golden elm.

Figure 17. From Sharpes Road, facing south.
(Source: RBA, September 2023)

4.6 RECOMMENDATIONS

Several recommendations have arisen out of this assessment. These are set out and discussed below.

1. Sites in the Study Area included on the VHI must be treated in accordance with the *Heritage Act 2017*.

In line with this recommendation, it would be advisable for a professional archaeologist to review the contents/findings of the database reports/site cards for H7622-0430 (Mt Rowan Mullock Heap 1), H7622-0431 (Mount Rowan House Remains), and H7623-0353 (Former House Site, Wyndolm Park) to ensure these documents are fit for purpose. The entries for the Mt Rowan Mullock Heap 1 and Mount Rowan House Remains are noted as particularly limited.

As noted, all archaeological sites that are more than 75 years of age in Victoria are protected under the Heritage Act 2017, regardless of their inclusion in the VHI. If any archaeological remains were to be exposed during future developments in the Study Area, these works would be required to cease immediately, and Heritage Victoria notified.

While specific archaeological advice is outside the purview of this report, it may be advisable to develop archaeological management protocols in consultation with a professional archaeologist and/or Heritage Victoria to establish a process for addressing unexpected archaeological finds during future works.

Further, although there are no statutory requirements under the Heritage Act for the preparation of a predictive archaeological assessment, consideration could be given to such an exercise if major subsurface works were to be proposed in specific areas of the Study Area.

2. Commence the process to advance the places identified in Section 4.3 of this report to a full citation and list them under the Schedule of the Heritage Overlay for the *Ballarat Planning Scheme*.

The heritage reasoning for applying the heritage overlay to the sites identified in this report is strong. Listing these sites as local heritage items is the best means of conserving their significance and ensuring their distinctive presence within the Study Area is maintained.

Notwithstanding this view, it is recognised that other strategic issues must be factored into the decision to pursue a heritage listing.

It is evident that the *Hay Shed* (Datasheet 1) is beset by numerous inherent non-heritage-related challenges. If the decision is ultimately reached not to advance the *Hay Shed* as a heritage place on broader strategic grounds, the relevant authority should strongly consider preparing a comprehensive archival recording of the structure. This action would, at least, allow for a permanent 'best practice' record of the site to be made and lodged in a local, publicly available archive.

It is noted that six recommended heritage places are situated in the 'core area' of the Ballarat PSP, with only one (Datasheet 7) in the 'expanded area'. In light of the relative lack of potential heritage places, no meaningful heritage restrictions to planning for the 'expanded area', should this take place, is foreseen.

3. It is recommended that consideration be given to master planning for a sympathetic type and intensity of development in close proximity to the existing VHI sites and recommended heritage places.

In light of the precinct-wide planning exercise, the opportunity should be taken to ensure that development in close proximity to existing and recommended heritage sites occurs in a manner broadly sympathetic to the visibility and appreciability of the significant items. This could be achieved by interweaving a recognition of 'in the vicinity' heritage places into broader urban design frameworks and guidance, such as through considering where transitioning scale, responding to sightlines and vistas, and/or materiality in order to safeguard significance is required.

It would be an optimal conservation outcome if new work in the vicinity of the heritage places demonstrated a reasonable level of respect for their interpretability and identified significance.

To this end, it is noted that the presence of Mount Rowan within public realm viewsheds of the existing and recommended heritage places is a common occurrence. While not a heritage management issue per se, planning for the maintenance of Mount Rowan's landmark visual status within the Ballarat PSP would have a positive effect on

the quality and interest of the broad historic environment. It is noted that the *Ballarat North PSP: Final Landscape and Visual Assessment* (May 2024), prepared by Mesh, has proposed a suite of recommendations and guidelines for safeguarding views and vistas of Mount Rowan within the Study Area.

4. **The sites identified in Section 4.3 of this report are recommended to be included on the Hermes database maintained by Heritage Victoria as a matter of priority.**
5. **The trees of interest noted in Section 4.5 of this report are recommended to be nominated to the City of Ballarat Exceptional Tree Register.**
6. **The recommendations concerning the potential interpretative opportunities of the Ballarat North NSP outlined in the Study Area specific-TEH should be considered, in particular, the commissioning of an interpretation/place-making strategy.**

If viewed in a cursory fashion, the historic environment of the Study Area could seem insubstantial, particularly compared to other parts of the municipality.

Nonetheless, as laid out in the TEH, the locale has been a long-established part of Ballarat's rural hinterland with a consolidated sense of community and identity well into the 20th century. Considering the dramatic shift envisioned by the Ballarat North PSP, it would be advisable to plan for the integration of interpretive and place-making concepts that speak to the area's history. The VHI sites and recommended heritage places could play a pivotal role in this precinct-based interpretation and place-making strategy. The most effective means of developing such an approach for the Study Area would be the preparation of an Interpretation Strategy or the like.

APPENDIX A – DATASHEETS FOR RECOMMENDED LOCAL HERITAGE PLACES

DATASHEET	PLACE
1	<i>Hay Shed, Noble Court, Mount Rowan</i>
2	<i>Scott Homestead, 103 Olliers Road, Mount Rowan</i>
3	<i>MacLeod Villa, 88 Olliers Road, Mount Rowan</i>
4	<i>Hawthorn Park Homestead, 112 Olliers Road, Mount Rowan</i>
5	<i>Hawthorn Farm, Former Creamery & Dutch Elm, 134 Gillies Road, Mount Rowan</i>
6	<i>Chalmers Homestead, 15 Sims Road, Mount Rowan</i>
7	<i>Bungalow, 220 Sharpes Road, Miners Rest</i>

HAY SHED

Address	Noble Court, Mount Rowan
Standard Parcel Identifier	1/TP854190



Hay Shed, close-up from Noble Court.
(Source: RBA, August 2023)

Historical Outline

- Construction: late 19th or early 20th century (late Victorian or Federation periods)
- Specific research has not been undertaken into the origins of the *Hay Shed* other than to establish it was apparent by at least 1934 (see historical aerial photograph below, 'Additional Images').
- This typology – traditional agricultural buildings – is under-studied in Victoria; however, it clear that tall gabled timber structures such as the subject shed were common from at least the late 19th century before often being replaced from the mid-20th century with steel frames.¹

Summary Description

- The *Hay Shed* is a tall double-height structure with a gabled form situated parallel to the east side of Noble Court at an approximately 23m setback. Its roof is clad in short-sheeted corrugated metal and supported by tall bush poles. Cut corrugated metal sheeting has also been used as a rough frieze. All four sides are open.

¹ For instance, see *Negative – William Ross's Farmyard with Hayshed ...*, Item MM 72, Museums Victoria Collections, <https://collections.museumsvictoria.com.au/items/772498>

- To the east of the *Hay Shed* is a loose group of four corrugated metal outbuildings. From a review of the earliest known aerial photograph (1934, reproduced below), the gabled footprint of the largest of these sheds (now painted green) is evident (the southern skillion section is an addition). The other buildings followed later. While the scale of the earlier gabled shed is of some note, it is not substantial when broadly compared to agricultural structures observed in the broader area.
- It is noted that the number of farm outbuildings in the municipality identified as significant is limited at this stage, with the benchmark established by more architecturally distinctive, often masonry examples that are visually associable with a farmstead. *Lintel Grange Homestead Complex* (HO232, interim control) is the prime example.

Previous Heritage Assessment

None known

Comment on Significance

Comparatively, the *Hay Shed* is the largest and best example of its type in the Study Area. For example, there is a less impressive example at 15 Sims Road, Mount Rowan (southwest of the *Chalmers Homestead*, Datasheet Sheet 6). However, whether the *Hay Shed* stands out more broadly in the municipality as an agricultural outbuilding/structure is not known (given the lack of heritage-listed comparators).

As a sizable utilitarian agricultural structure, the *Hay Shed* forms a prominent visual feature in the landscape that acts as a mnemonic device for the locality's rural setting/landscape. It contributes to the area's distinctiveness, and further research would likely find it representative of a vernacular hay shed tradition. (Criterion A/Historical and Criterion D/Representativeness)

Of the corrugated metal sheds at the holding, the larger gabled example (painted green) is of some historical interest as a likely early 20th-century outbuilding in an agricultural setting. However, it is not considered to possess features that differentiate it from other examples in the Study Area and rural parts of the municipality to any great degree. In the absence of a broader assessment or more numerous examples of similar outbuildings, it is challenging to comment on whether there would be potential for historical or representative thresholds to be satisfied compellingly.

Recommendations

The *Hay Shed* on the east side of Noble Court, Mount Rowan, would likely satisfy the requisite thresholds for the application of a heritage overlay under the *Ballarat Planning Scheme*. The preparation of a full citation and Statement of Significance is recommended.

Solar energy controls should be applied.

Should a listing be pursued, it is not advised that the heritage overlay be applied to the entirety of the subject property, which is extensive. A reduced curtilage would likely be appropriate – namely, as depicted approximately in the aerial photograph below, extending from the building line in the west to Noble Court, north to the property boundary, and south and east by 5 metres.

In the case that a heritage listing does not ensue for the *Hay Shed*, it is recommended that a comprehensive archival recording of the structure be undertaken and lodged in a local, publicly accessible archive.



Contemporary aerial photograph of the *Hay Barn* on the east side of Noble Court, Mount Rowan. The red outline shows the title boundary with the recommended extent of the heritage overlay approximately outlined in yellow. (Source: Nearmap, January 2024)

Additional Images



Aerial photograph of the *Hay Shed*, indicated by the red arrow, dated March 1934. (Source: Map2806, Run 6, Frame 13241, Geoscience Australia)



Hay Shed, oblique view from Noble Court. (Source: RBA, August 2023)



Corrugated metal sheds to the east of the *Hay Shed*, with the green-painted, gabled outbuilding (evident in the 1934 aerial) and its skillion addition evident left of frame. (Source: RBA, August 2023)

SCOTT HOMESTEAD

Address	103 Olliers Road, Mount Rowan
Standard Parcel Identifier	B~25\PP2046



Scott Homestead from Olliers Road.
(Source: RBA, August 2023)

Historical Outline

- Construction: circa 1903 (Federation period)
- The subject property (Section B, Crown Portion 25, Parish of Ballarat) was acquired in 1890 as a small farm by James Fisher (approximately 5 acres). It traded hands several times before its acquisition by William Scott (circa 1829-1903), a farmer from Waubra (southwest of Clunes) in 1902. He died the following year and the holding passed to his wife, Catherine Scott (c1840-1914). She retained ownership until her death.¹
- Given the Queen Anne Revival/Federation period style of the dwelling, it was presumably constructed for Scott, likely soon after acquisition (circa 1903). It seems to have replaced an earlier residence, with the rate books listing a house at the property with a NAV of £5 to £10 from the early 1890s (which on architectural grounds is unlikely to be extant).
- Catherine Scott's probate records noted 'improvements thereon consists of a W.B. Dwelling, stable, outhouse + fencing'.² It is not known if the gabled outbuilding to the southeast of the residence is the former stable. Fencing at the property is modern.

¹ Certificate of Title, volume 2333, folio 459

² PROV, Catherine Scott, Grant of Probate, 1914

- An aerial photograph (see Additional Images), dated 1934, depicts the footprint of the *Scott Homestead*, along with that of an outbuilding, which aligns with the existing gabled section. A group of existing mature trees immediately south of the residence are also shown in the image, which appears to survive.

Summary Description

- The *Scott Homestead* has a pyramidal hipped roof clad in short-sheeted corrugated metal, which is likely original or early fabric. Exposed rafter ends are evident. The roof extends into a gabled bay in the east with an end featuring half-timbered sheeting, which extends forward slightly above brackets. There are a pair of red brick chimneys with moulded caps.
- The hipped roof continues to a verandah that returns to the east. Its original supports have been lost and replaced with timber or metal poles (likely turned timber posts initially).
- Walls are of painted square-edged weatherboards. The main door is centrally located in the south elevation and comprises a central leaf with side and toplights. Windows are mainly timber-framed casement windows, some in tripartite banks with toplights (leadlighting). Beyond the verandah, visible windows have skillion canopies with timber brackets.
- Attached to the back of the primary footprint at the rear is a lean-to volume. It is evident in the 1934 aerial photograph but may have been re-clad in metal in more recent times.
- Southeast of the residence is an elongated utilitarian corrugated-metal-clad outbuilding comprised of a northern gabled section and a southern skillion-roofed volume. On the basis of the 1934 aerial photograph, the gabled part is considered the earliest element. Part of its frontage has been built out by a skillion addition. The majority of the metal cladding appears to be recent fabric; however, this requires confirmation.
- At the rear of the *Scott Homestead* is a small group of tall trees, including a likely Monterey Cypress (*Cupressus macrocarpa*).
- Other built and landscape elements are mid-to-late 20th century or contemporary.

Other Heritage Studies

None

Comment on Significance

The *Scott Homestead* is illustrative of small-scale early 20th-century rural development and farming in the hinterland of Ballarat, a layer that generally leaves few tangible traces (as opposed to the more affluent, substantial agricultural estates).
(Criterion A/Historical)

It is a fairly intact and good indicative example of its type, a Queen Anne-style timber residence. While there are a relatively large number of similar or more architectural distinctive dwellings in urban Ballarat and its satellite townships, there seem to be far fewer in rural areas. This contextual distinction, as a less common building type in a rural context, is distinguishing.
(Criterion D/Representativeness)

The gabled section of the corrugated metal shed in the backdrop of the dwelling is an example of an early 20th-century agricultural outbuilding, possibly a former stable. It has been altered by the later provision of a forward and rear skillion addition but remains interpretable. If, on closer inspection, the shed's corrugated metal cladding was determined to be original or early (pre-1940), then the significance of the gabled section would be of a level to justify the application of outbuilding controls. Alternatively, if the shed has been largely re-clad with modern cladding (along with its additions), then its contribution to the significance of *Scott Homestead* would be more of a complementary nature, which would not be grounds for applying outbuilding controls.

There are several trees at *Scott Homestead*. The mature likely Monterey Cypress southwest of the dwelling is the most visually striking of these and is probably a cultural planting associated with the formative occupants. Subject to the findings of the arboricultural survey, the application of tree controls to the cypress should be considered.

Recommendations

The *Scott Homestead* at 103 Olliers Road, Mount Rowan, would likely satisfy the requisite thresholds for the application of a heritage overlay under the *Ballarat Planning Scheme*. The preparation of a full citation and Statement of Significance is recommended.

As discussed above, should a heritage listing be pursued, further investigation is required to determine whether outbuilding (gabled section) and/or tree (likely Monterey Cypress) should be applied. Paint controls are advised for the weatherboard walls of the dwelling. Solar energy controls are recommended to be applied by default, as is standard practice.

The recommended extent of the heritage overlay is not proposed to include the entirety of the property, which is a large agricultural property, much of it paddock. Instead, as shown approximately on the aerial photograph below, the heritage overlay is recommended to align with the existing fencing that loosely separates the *Scott Homestead* from the broader allotment.

Namely, extending north and west from the residence's building line to the property line and east and south (rear) by 12 metres. This extent of heritage overlay would encompass the primary dwelling, the key stand of trees at its rear, and the gabled section of the outbuilding. The post-1934 skillion section of the shed would be excluded, as it is not attributed with any significance.



Contemporary aerial photograph of the *Scott Homestead* at 103 Olliers Road, Mount Rowan. The red outline shows the northern, western, and eastern property boundaries. The proposed heritage overlay is indicated by the yellow line. (Source: Nearmap, January 2024)

Additional Images



Aerial photograph of the *Scott Homestead* (red arrow), dated March 1934.
The existing gabled section of the outbuilding is also depicted.
(Source: Map2806, Run 6, Frame 13241, Geoscience Australia)



Scott Homestead from Olliers Road.
(Source: RBA, August 2023)



Close-up of the façade.
(Source: RBA, August 2023).

MACLEOD VILLA

Address	88 Olliers Road, Mount Rowan
Standard Parcel Identifier	Lot 1, TP832588



The *MacLeod Villa* from Olliers Road, showing the east facing façade.
(Source: RBA, August 2023)

Historical Outline

- Construction: late 1870s or early 1880s (late Victorian period)
- The subject land formed part of Crown Portion 28 (approximately 55 acres). The mid-to-late-19th century titles for this property and rate book entries are challenging to locate/follow and require further investigation.
- However, by at least the early 1880s, the holding had been acquired by Scottish immigrant Norman Roderick Macleod (sometimes spelt M'Leod) (1817-82), previously a Gippsland squatter and then a partner in MacLeod and Booth, stock and station agents of Ballarat.¹
- Macleod was likely responsible for constructing the dwelling, presumably in the late 1870s or early 1880s. Further research will be required to confirm this association. Given the villa's uncommon detailing, it was almost certainly designed by a professionally trained architect.
- In the wake of this death, the property and residence were purchased by Owen Charles O'Reilly (circa 1809-85), a 'wealthy [Irish] squatter' (who was in a later much-reported relationship with his married housekeeper, Ellen O'Gorman).² At his death, it was reported that O'Reilly had 'brought the late Mr M'Leod's residence, at Mount Rowan'.³

¹ 'Death of An Old Colonist', *Argus*, 15 May 1882, p6

² 'Peculiar Death of a Squatter', *Kerang Times and Swan Hill Gazette*, 17 March 1885, p4

³ 'An Extraordinary Case', *Kyneton Observer*, 12 March 1885, p2

- O'Reilly's probate described the villa as:
*... 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 asphalt floor iron roof also covering store room small bed room and cellar.*⁴
- An aerial photograph of the property, dated 1934 (see Additional Images), depicts a farming complex. The homestead with its small, gabled rear wing (southwest corner) is shown, with a turning circle in front of its facade (east elevation) and a tree-lined driveway that doglegs to Olliers Road. On the west side of the driveway, closer to the road, another structure is also apparent. Other than the homestead, these other elements have been lost.
- Additionally, the 1934 aerial also shows the driveway that runs the western property boundary, which remains, along with a cluster of outbuildings at the rear of the dwelling. Of these, the gabled corrugated metal-clad shed immediately to the west/rear of the house is clearly evident, along with at least sections of the outbuildings to the northwest.

Summary Description

- The *McLeod Villa* has a square footprint, a slate-clad hipped roof (rear/west M-profile), and a bracketed cornice (probably timber). Its primary façade faces east.
- Puncturing its roof are two highly distinctive red brick chimneys with moulded caps. Each is formed from paired brick sections that conjoin at the top, creating an arched opening/cut-out. Such a treatment is rare in late 19th-century Victoria and illustrative of Neoclassical influences, an interpretation reinforced by the residence's employment of pilasters to its visible walls (as noted, highly suggestive of the involvement of a professional architect).
- A concave-roofed verandah returns on three sides (north, east, south). Its supports have been lost and replaced with slim metal posts.
- Walls are of red face brick in a stretcher bond (indicative of cavity walling in this period). The symmetrical façade (east elevation) is divided into three bays by four pilasters, with a six-panelled door with sidelights and semi-circular fanlight and flanking French doors. Windows in the side elevations are timber-framed double-hung sashes with basalt sills.
- Attached to the southwestern section of the primary footprint is a slate-clad gabled brick wing with a rear chimney, including a sizable external chimney breast. A large new window has been inserted into its southern face.
- The lean-to attached to the rear is mid-to-late 20th in origin.
- The freestanding corrugated metal-clad gabled shed to the west of the *McLeod Villa* appears to be an agricultural outbuilding (extant by 1934). Its short-sheeted cladding is likely early. The other corrugated metal sheds northwest of the house comprise earlier gabled sections but have been added to with skillion volumes. In the wake of the initial assessment, all of these outbuildings at the site were demolished.
- Some of the trees evident in the 1934 aerial photograph align with those existing at the place. In particular, the various eucalypts to the Olliers Road property boundary, which were planted in an ordered row, appear to remain, albeit seemingly with some instances of replanting. Other trees that equate with those depicted in the historic appearance are what seems to be a Monterey Cypress (*Cupressus macrocarpa*) planted southeast of the dwelling (seemingly in its 'garden zone'), another likely cypress to the western boundary, and an unidentified planting north of the house.

Other Heritage Studies

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

The City of Ballarat has provided the following information about *McLeod Villa*:

Identified during Community Consultation: The home of Rev Adenay of St Peters Church, Sturt St. It was from here Adenay organised and directed affairs in relation to the founding and running of the Ballarat Naval Cadets. Their march to welcome the U.S. fleet in Melbourne became part of the Ballarat legend and many members became notable citizens (Ref. studies of K Kelly B'rat Library) (Source of info: Hansen Partnership and others 2003)

⁴ Grant of Probate, Owen O'Reilly, 1885, PROV

Comment on Significance

The *McLeod Villa* (primary footprint and original secondary wing) is an architecturally notable example of late 19th-century domestic design in the district, with few comparators. The unusual design of its primary chimney pair, employment of pilasters, and general restraint of ornamentation is evocative of the Neoclassical style, which is rarely seen at this scale of building or in a rural setting. As a particularly fine instance of a homestead in the agricultural hinterland of Ballarat, the *McLeod Villa* would satisfy historical (Criterion A) and aesthetic (Criterion E) thresholds, as well as possibly rarity (Criterion B).

The ordered row of eucalypts to the Olliers Road frontage is the result of an original or early planting scheme. While the individual trees should be subject to an arboricultural survey (determining their individual age, as replanting may have occurred), the row itself would likely be of heritage value as a conscious, conspicuous planting scheme. The likely Monterey Cypress southeast of the residence and some others that are believed to be early (see the following aerial image) should also be subject to an arboricultural assessment to determine their cultural significance.

Recommendation

McLeod Villa at 88 Olliers Road, Mount Rowan, would satisfy the requisite thresholds for the application of a heritage overlay under the *Ballarat Planning Scheme*. The preparation of a full citation and Statement of Significance is recommended.

Tree controls should be applied to the row of eucalypts that runs the Olliers Road property boundary. The projected future arboricultural assessment should allow for a closer understanding of which members of the row are significant. Pending the tree survey, other specimens that are confirmed as relating to the formative phases of the *McLeod Villa* or are uncommon to the area may also require the application of tree controls.

Solar energy controls are recommended to be applied by default, as is standard practice.

A reduced extent of the heritage overlay is recommended, as the property is extensive and largely characterised by open fields. As depicted in the following aerial photograph, the proposed extent of the overlay would extend from the building of *McLeod Villa* south to Olliers Road, north by approximately 15 metres, east by approximately 55 metres, and west by approximately 15 metres.



Contemporary aerial photograph of *McLeod Villa* at 88 Olliers Road, Mount Rowan. The yellow line indicates the recommended extent of the heritage overlay. (Source: Nearmap, June 2024)

Additional Images



Aerial photograph of *Hawthorn Park Homestead* (red arrow), dated March 1934.
 (Source: Map2806, Run 6, Frame 13241, Geoscience Australia)



South elevation of *McLeod Villa* from Olliers Road.
 (Source: RBA, August 2023)

HAWTHORN PARK HOMESTEAD

Address	112 Olliers Road, Mount Rowan
Standard Parcel Identifier	Lot 2, LP143916



Frontage of *Hawthorn Park* from Olliers Road.
(Source: RBA, August 2023)

Historical Outline

- Construction: circa 1881 (late Victorian period)
- The subject property forms part of Crown Portion 27 in the Parish of Ballarat (approximately 71 acres), which was first purchased by James Mackay, a Scottish immigrant, in 1854.¹ He developed it as an agricultural holding, referred to as *Bellville Farm* at Mount Rowan.²
- Mackay offered the land for sale in 1868. The accompanying advertisement did not mention a dwelling at *Bellville Farm* but did note several items of 'household furniture'. Given the Italianate style and biochromatic brickwork of the extant villa—features that are more typically associated with the late 1870s and 1880s—such inferences about a house at this stage are more likely to be that of an earlier, since demolished residence.
- In 1880, Mackay sold *Bellville Farm* to another Scottish immigrant George Ronald (1830-1906), 'one of the earliest arrivals on the [Ballarat] goldfields' who had operated a 'large hay and produce store at Smythe's Creek' and 'invested in real estate'.³ He renamed the property *Hawthorn* (sometimes with an 'e') *Park*.
- Ronald appears to have renamed the farm *Hawthorn Park* and is believed to be responsible for the construction of the existing villa. This conclusion draws on press coverage in 1881 about a new residence for Ronald at *Hawthorn Park*; for instance:

¹ Parish of Ballarat map, Country of Ripon, PROV

² 'Advertising', *Ballarat Star*, 4 February 1899, p3

³ Certificate of Title, vol. 1169, folio 737; and 'Personal Items [Obituary]', *Ballarat Star*, 17 November 1906, p4

A very handsome residence is now in the course of erection in Hawthorn Park, Wendouree, for Mr G. Ronald, farmer. The building is of brick, with a slate roof, and the design, prepared by Mr Casseli, architect, is a very neat one. The amount to be expended is £800, and the contractors are Leatsh [?] and Akins.⁴

- The designed was noted as the Cornish immigrant-architect Henry Richard Caselli (1816-85) (Italian parents), a productive architect at work in Ballarat and its hinterland between the mid-1850s and 1880s, responsible for an array of civic, ecclesiastical, industrial, and residential works.⁵ Caselli also appears to have been behind the more modest basalt *Chalmers Homestead* (15 Sims Road, Mount Rowan), which is also located in the Study Area.
- Ronald held *Hawthorn Park* until early 1905, after which it was acquired by a series of farmers, with the agricultural operations of the broader property continuing at the time of this assessment.⁶
- An aerial photograph of the villa, dated 1934 (see Additional Images), depicts the residence's footprint (primary and rear wing) as intact and set within a formal garden setting, including a since-cleared grove of trees to the northwest. The straight garden path (minus flanking plantings) also remains, along with the side driveway. All outbuildings shown in this aerial photograph have been removed/replaced.
- In the postwar period, a weatherboard bungalow was constructed in the vicinity (southwest) of the villa.

Summary Description

- *Hawthorn Park* has a square principal footprint with a slate-clad hipped roof (rear-M profile), which displays a pair of bichrome brick chimneys with moulded caps and a bracketed cornice (likely timber) with stringcourse. Attached at the rear is a bichrome lean-to section. Its roof also has a pair of chimneys; however, only one bichrome type survives with the eastern one seemingly a Federation-era replacement (red brick and corbelled). There is also a small gabled footprint at the northeast corner of the lean-to, which may be original/early.
- The front concave-roofed verandah returns on both sides and is raised (plinth and south stairs not visible). It is supported by original cast-iron openwork columns and embellished with a rich frieze (floral motifs).
- Walls are constructed of red face brick in a stretcher bond (indicative of cavity walling this period). Cream bricks are employed for corners and openings, creating a quoining effect.
- Fenestration appears to be intact, with a six-panelled timber door and double-hung sash windows.
- The villa's symmetrical composition is pronounced, conveyed through the balanced arrangement of the façade through both sets of chimneys and punctured by a pair of crenellated (unpainted render) side bays (some brackets missing), which terminate the side return of the verandah.
- *Hawthorn Park* is surrounded by a formal garden and working spaces. Early remaining features include the front straight garden path (concealed from Olliers Road) and the hedge-lined driveway to the west of the villa, which curves to its rear.
- There is a postwar timber house located forward of the *Hawthorn Park* and several outbuildings elsewhere at the property, which are located on a different property title (118 Olliers Road), although currently related to the *Hawthorn Park* residence.
- Existing trees in the vicinity of the residence are not depicted in the earliest known aerial photograph (1934, below) and are likely mid-to-late 20th century or contemporary in origin.

Previous Heritage Assessment

Previously identified as 'Margaret Maher Homestead' (the name referring to a contemporary owner-occupant) 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

Comment on Significance

The *Hawthorn Park Homestead* is a late Victorian period bichrome brick Italianate-style villa designed by the Ballarat-based architect Henry R. Casseli for George Ronald, a prosperous merchant and farmer. It is illustrative of the late 19th-century rural

⁴ 'Buildings Improvements in Ballarat', *Ballarat Star*, 22 July 1881, p3

⁵ 'Henry R. Casseli', *Ballarat and District Industrial Heritage Project*, Federation University, n.d., available online

⁶ Certificate of Title, vol. 11169, folio 737

consolidation of the Mount Rowan area, particularly the investment of affluent Ballarat-based families in fine rural residences in the area. (Historical/Criterion A)

The residence is largely intact and, architecturally, the most substantial residence surviving in the Mount Rowan area. It is an elegant domestic design, distinguished by its underlying symmetrical arrangement and distinctive crenellated side bays. The entire composition is embellished by lively brickwork and cast-iron filigree work. (Criterion E/Aesthetic).

The curved driveway and straight garden path are original or early landscape features that complement the villa's aesthetic.

Recommendations

Hawthorn Park Homestead at 112 Olliers Road, Mount Rowan, would satisfy the requisite thresholds for the application of a heritage overlay under the *Ballarat Planning Scheme*. The preparation of a full citation and Statement of Significance is recommended. Solar energy controls should be applied as is standard practice.

The extent of the heritage overlay is not proposed to include the title boundaries, as the property is large in scale, nor extends into the adjacent address at (118 Olliers Road). While the latter forms part of the same parcel (LP143916) and is related to the *Hawthorn Park Homestead*, the inclusion within the heritage overlay of the non-significant residence (the postwar building) and various non-significant outbuildings that are situated at no. 118 would create unnecessary complications in its heritage management not offset by the importance of conserving an appropriate setting for the significant residence, which is considered to be met by the proposed extent below.

Accordingly, the recommended extent of the heritage overlay, as depicted approximately on the aerial photograph below, would extend south of the residence's building line to the Ollier Road property boundary, west to the nearest hedge boundary, west from the building line by approximately 23 metres, and north by approximately 8 metres.



Contemporary aerial photograph of *Hawthorn Park Homestead* at 112 Olliers Road, Mount Rowan. The red outline indicates the property boundaries, with the yellow the approximate recommended extent of the heritage overlay. (Source: Nearmap, January 2024)

Additional Images



Aerial photograph of *Hawthorn Park Homestead* (red arrow), dated March 1934.
(Source: Map2806, Run 6, Frame 13241, Geoscience Australia)



Frontage, Olivers Road. (Source: RBA, August 2023)



Hawthorn Park Homestead from Olliers Road, showing frontage and eastern crenellated bay.
(Source: RBA, August 2023)



Hawthorn Park Homestead from Olliers Road, close-up of western crenellated bay.
(Source: RBA, August 2023)

HAWTHORN FARM, FORMER CREAMERY & DUTCH ELM

Address	134 Gillies Road, Mount Rowan
Standard Parcel Identifier	1/PS622085



Hawthorn Farm, west elevation.
(Source: RBA, September 2023)

Historical Outline

- Construction: circa 1857 (residence) (mid-Victorian period) and former creamery (late Victorian period)
- The subject land derived from Crown Portion 33, Parish of Ballarat (approximately 71 acres), which was granted to Edward Williamson (1817-83) in 1854.¹ Williamson had immigrated to the Port Phillip District (Victoria) with his wife, Letitia *née* Graham (circa 1823-99), from Ireland in 1840, settling in Geelong before arriving in Ballarat at the outset of the Gold Rush.²
- Williamson was a farmer and, during the mid-1860s, a director for the City of Glasgow Gold Mining Company.³ His Mount Rowan farm was known as *Hawthorn Farm*, which had expanded by the time of Williamson's death to incorporate Crown Portions 20, 24, and 26.⁴
- The basalt homestead had been constructed by April 1857, when it was noted in an inquest into the accidental death of Williamson's 12-year-old daughter.⁵ The residence was described in Williamson's probate as a five-roomed 'stone house ... valued at £90 per annum'.⁶

¹ Parish of Ballarat map, Country of Ripon, PROV

² This is indicated by Birth Records from Births, Deaths and Marriages Victoria, which show that the couple were at Geelong. 'Obituary Notices', *Ballarat Star*, 22 February 1899, p2

³ 'Mining Intelligence', *Ballarat Star*, 16 November 1865, p2

⁴ 'Family Notices', *Ballarat Star*, 7 May 1883, p2

⁵ 'Local intelligence', *Ballarat Star*, 14 April 1857, p2

⁶ PROV, VPRS 28/P0002, Edward Williamson, Grant of Probate, 1883

- Letitia Williamson remained at the farm until her death. Alongside the residence, her probate listed ‘the usual outbuildings’, which may include the former creamery, which presents as a late 19th century building.⁷

Summary Description

- *Hawthorn Farm* has a square footprint with a hipped roof (rear M-profile) clad in non-original corrugated sheeting. It is constructed of squared blocks brought to courses with a light rock-faced finish. Attached to the rear is a likely original lean-to volume, which has been reclad with contemporary boards.
- Façade openings (symmetrical) remain but are concealed by the enclosed (metal-framed glazing, concrete bricks) verandah. The bullnosed verandah roof is original. Recessed (drafted margins) double-hung sashes (replacement aluminium frames) with basalt sills are evident in the side elevations.
- To the northeast of *Hawthorn Farm* is a small high-pitched gabled building with corbelled brackets, which is believed to be a former creamery. There is a brick chimney with a moulded cap at the eastern ridgeline, forming an apex to the gable. Walls are constructed of a variegated light red, brown, and umber brick in a Flemish bond (long elevations). Interestingly, an English bond is utilised in the short elevations. There is an original door with a segmental arch in the south elevation (basalt threshold and step). A timber-framed double-hung sash window is present in the north face. The metal verandah and lean-to are additions. Internally, there is an overpainted brick fireplace with corbelled breast and a rectangular pit with timber beams.



South elevation, former creamery building.
(Source: RBA, September 2023)

- To the southwest of the residence is a tall Dutch Elm (*Ulmus x hollandica*), which is apparent in the 1934 aerial photograph.

Other Heritage Studies

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

⁷ PROV, VPRS 28/P0002, Letitia Williamson, Grant of Probate, 1899

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 1921.⁸

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

Comment on Significance

Hawthorn Farm and the (likely) *Former Creamery* are of historical significance as an early illustration of agricultural activities in the Mount Rowan locale. The homestead is of considerable size and is likely the earliest surviving building in the area. While altered, it remains highly legible and evocative of a mid-19th-century vernacular design. (Criterion A/Historical and Criterion D/Representativeness)

The *Former Creamery* (if confirmed) is rare at a municipal level. Its 'pocket-sized' form and lively brickwork (differing bonds) lend it a degree of architectural pretension uncommon for an outbuilding. (Criterion A/Historical and Criterion E/Aesthetic).

The striking Dutch Elm is a late 19th-century cultural planting and is likely associated with the original occupants of the estate, the Williamson family. (Criterion A/Historical)

Collectively, the homestead, creamery/outbuilding, and tree form a small ensemble of elements that evoke a mid-to-late Victorian period farmstead. Other buildings and landscape elements are not attributed with significance.

Recommendation

The *Hawthorn Farm*, *Former Creamery* & *Dutch Elm* at 134 Gillies Road, Mount Rowan, would satisfy the requisite thresholds for the application of a heritage overlay under the *Ballarat Planning Scheme*. The preparation of a full citation and Statement of Significance is recommended.

Tree controls for the Dutch Elm should be applied.

Outbuilding controls for the former creamery should be applied.

As standard, Solar energy system controls should be applied.

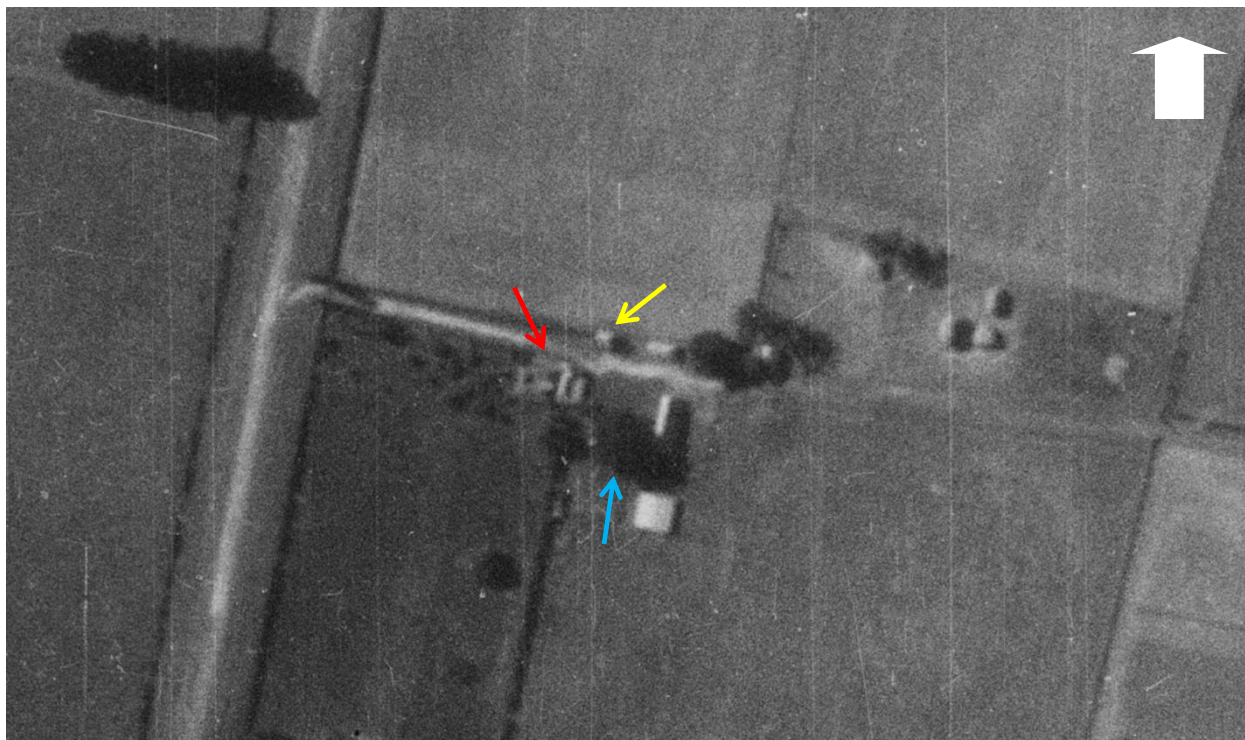
It is not recommended that the extent of the heritage overlay be applied to the entire property, which is large and includes several buildings that are not of significance. As depicted in the following aerial photograph, the proposed extent of the overlay would extend east from the front building line of *Hawthorn Farm* to the Gilles Road property boundary, north of the *Former Creamery* by approximately 5 metres, south of the basalt residence by 34 metres, and to its rear (west) by 52 metres, including the Dutch Elm.

⁸ Available online https://trusttrees.org.au/tree/VIC/Mount_Rowan/134_Gillies_Rd



Contemporary aerial photograph of the *Hawthorn Farm, Former Creamery & Dutch Elm* at 134 Gillies Road, Mount Rowan. The red outline shows the property boundary, with the yellow line indicating the approximate recommended extent of the heritage overlay. (Source: Nearmap, January 2024)

Additional Images



Aerial photograph of the *Hawthorn Farm* (red arrow), dated March 1934. The *Former Creamery* building is denoted by the blue star with the Dutch Elm marked by the yellow arrow. (Source: Map2806, Run 6, Frame 13241, Geoscience Australia)



View to the rear of *Hawthorn Farm* (left) and the *Former Creamery*, facing west. (Source: RBA, August 2023)



(Above) In-ground pit, *Former Creamery*.
(Source: RBA, September 2023)

(Left) Fireplace and chimney breast.
(Source: RBA, September 2023)



View to Dutch Elm, facing south. (Source: RBA, September 2023)

CHALMERS HOMESTEAD

Address	15 Sims Road, Mount Rowan
Standard Parcel Identifier	1/PS331091



Chalmers Homestead, close-up of south elevation, Sims Road.
(Source: RBA, August 2023)

Historical Outline

- Construction: early 1860s (mid-Victorian period)
- The basalt building was likely constructed for Archibald Chalmers (1826-1909) circa 1860-1 as a homestead for his farm (approximately 77 acres).¹ Born in Scotland, Chalmers arrived at the outset of the Victorian Gold Rush with members of his immediate and extended family, setting up initially as a merchant with his brother as grocers and wine/spirit merchants in Ballarat.²
- Based on tender notices, it seems that the dwelling was designed by the Cornish immigrant-architect Henry Richard Caselli (1816-85) (Italian parents), whose Ballarat office held the 'drawings and specifications for Chalmer's 'stone residence'.³ Caselli was prolific in Ballarat and its hinterland between the mid-1850s and 1880s, responsible for the design of an array of civic, ecclesiastical, industrial, and residential works.⁴ Chalmers's probate described this 'basalt' residence as seven-

¹ 'Tenders', *Ballarat Star*, 15 February 1861, p3; 'Advertising', *Star*, 17 September 1860, p3

² 'Advertising', *Ballarat Star*, 10 June 1857, p3

³ 'Tenders', *Ballarat Star*, 15 February 1861, p3; 'Advertising', *Star*, 17 September 1860, p3

⁴ 'Henry R. Caselli', *Ballarat and District Industrial Heritage Project*, Federation University, n.d., available online

roomed.⁵ Caselli was also behind the design for *Hawthorn Park* at 112 Olliers Road, Mount Rowan, which is also in the Study Area.

- Chalmers had acquired this holding—Crown Allotment 34, Parish of Ballarat—along with his brother Henry Black Chalmers in February 1856.⁶ He remained the owner and occupant of the farm with his wife, Beatrice Main (185-1906), who he later claimed to be ‘the first white woman to set foot on any of the Victorian goldfields’, until his death, but also periodically collaborated with a tenant.⁷
- In 1863, for instance, Chalmers advertised its lease, promoting his Mount Rowan farm as ‘*comprising ... rich chocolate soil, fenced, with improvements... 5 acres of oat crop, 6 acres of potatoes, 2 acres of carrots, 2 acres as orchard; stone house, barn, cattle-shed, milking yards, dairy... 30 milch cows.*’⁸
- A historical aerial photograph from 1934 (below) depicts the existing masonry footprint with seemingly another hipped section attached in the east (too substantial to be a verandah), which has since been removed. There may also be a rear (west) connected volume (in shadow), although it appears to be smaller in size than the extant weatherboard lean-to.

Summary Description

- The *Chalmers Homestead* faces Gillies Road at a deep setback across a paddock but is relatively visible from Sims Road, which lies to its south.
- The original footprint of the building is elongated with a hipped roof clad in corrugated metal sheeting (initially slate) with exposed timber rafter ends. The latter would have been uncommon for an early 1860s dwelling and, along with the low roof pitch, suggests that this element has been rebuilt. A red brick chimney punctures the southern roof plane (cap/moulding may be lost). It too appears to have been rebuilt (the bricks appear handmade) or is an addition.
- Walls are of ashlar basalt finished in a light rock face.
- The east elevation is largely concealed from the public realm but is symmetrical with three regularly spaced floor-to-ceiling openings. This configuration is likely original (given the difficulty of altering basalt) and might indicate the former presence of French doors, which were fairly typical around the 1850s and early 1860s (a Regency influence). Further investigation of this elevation will be required to ascertain how it interfaced with the forward footprint shown in the aforementioned historical aerial.
- Attached to the rear (west elevation) is a large weatherboard lean-to, which appears to have been progressively enlarged. It has a utilitarian instead of a domestic character.
- This aerial photograph depicts well-established plantings in the vicinity of the homestead, most of which survive, including single and grouped cypresses to the north, northwest, and southeast. These are likely cultural plantings dating from the formative Chalmers phase or soon after.
- There is a timber hayshed and two outbuildings (weatherboard and corrugated metal, both post-1934) west and southwest of the *Chalmers Homestead*, along with a postwar timber bungalow further to the west.

Previous Heritage Assessment

Previously identified as a ‘basalt residence & iron outbuildings’ (Gillies Road) and recommended for local heritage listing – Andrew Ward, *Ballarat Heritage Review 1998*, vol. 4, City of Ballarat, p167

Comment on Significance

While the *Chalmers Homestead* has likely undergone considerable change, it remains readily legible as a mid-Victorian residence in a rural context. It is amongst the earliest surviving dwellings in the agricultural belt north of Ballarat and representative of the employment of basalt for the first phase of more permanent housing in the district, which was initially more readily available than brick. Basalt is now popularly associated as an example of mid-19th-century vernacular building. (Criterion A/Historical, Criterion D/Representative)

⁵ PROV, VPRS 28/P0003, 113/927, Archibald Chalmers, Grant of Probate

⁶ Parish of Ballarat map, PROV, <https://prov.vic.gov.au/archive/06B8020C-F3F9-11EA-BE8C-03580700EB87/content>

⁷ ‘Personal’, *Advertiser* (SA), 8 September 1904, p6

⁸ ‘Advertising’, *Ballarat Star*, 19 November 1863, p3

Distinguishing the homestead is its seeming links with Henry R. Caselli. Although one of his more modest designs, the engagement of a professional local architect by Chalmers for a rural residence at this time is indicative of the rapid consolidation of Ballarat's professional community in the wake of the short-lived alluvial rushes, with reverberating effects on the town's hinterland.

Significant elements are the basalt footprint and symmetrical elevation openings. Further investigation is required to ascertain the originality and significance of the hipped roof and rear timber lean-to.

The likely Cypress plantings in proximity to the homestead are early and complementary to its setting.

Recommendations

The *Chalmers Homestead* at 15 Sims Road, Mount Rowan, would satisfy the requisite thresholds for the application of a heritage overlay under the *Ballarat Planning Scheme*. The preparation of a full citation and Statement of Significance is recommended.

Pending arboricultural assessment to confirm age and species, it would likely be justified to apply tree controls to some of the extant plantings within the recommended extent of the heritage overlay (see following aerial image).

Solar energy controls are also advised by default as is standard practice.

The extent of the heritage overlay is not proposed for the entirety of the subject property, which is extensive and contains two other non-significant residences and outbuildings. The recommended extent is approximately shown on the aerial photograph below as a polygon extending from each of the *Chalmers Homestead's* elevations as follows—south to the Sims Road property boundary, north by 30 metres, and west and east by 20 metres.



Contemporary aerial photograph of the *Chalmers Homestead* at 15 Sims Road, Mount Rowan. The red outline shows the property boundary with the recommended approximate extent of the heritage overlay in yellow. (Source: Nearmap, September 2023)

Additional Images



Aerial photograph of the *Chalmers Homestead* dated March 1934. The extant footprint (note chimney) is indicated by the red arrow. The forward (east) section has been lost, along with the circular structure to the north. Note the cluster of cypress plantings (north and southeast). (Source: Map2806, Run 6, Frame 13241, Geoscience Australia)



South elevation of *Chalmers Homestead* from Sims Road. Note cypress trees in the background. (Source: RBA, August 2023)

BUNGALOW

Address	220 Sharpes Road, Miners Rest
Standard Parcel Identifier	31-5\PP2542



Bungalow, showing north elevation, from Sharpes Road.
(Source: RBA, August 2023)

Historical Outline

- Construction: early interwar period
- The subject land derives from Crown Portion 31 (approximately 79 acres), Parish of Dowling Forest, which formed part of an extensive estate (Crown Portions 29 to 38) acquired by Robert Muir in the mid-19th century.
- This holding was later broken up with the *Bungalow* originating from early 20th-century development, likely the late 1910s (evident in an aerial photograph dated 1933, see below). The property is challenging to track through titles and rate books and the person/family behind its construction has not yet been identified as part of this preliminary assessment.

Summary Description

- The *Bungalow* is situated on a rise at a deep setback from Sharpes Road and is obscured in part from the public domain by boundary plantings. It has a slate-clad pyramidal-hipped roof that extends into a north-facing gabled wing (half-timbered finish) and above a verandah, which returns to the east. Exposed rafter ends are evident, as are three tall red brick chimneys with dentillated moulded caps.

- The verandah features 'muscular' shaped timber posts (above brick pedestals) and a curved frieze with cut-outs.
- Walls are constructed of a 'blood' red face brick in a stretcher bond (indicative of cavity walling in this period), which appears to feature white tuckpointing (to be confirmed).
- A square bay with a hipped roof defines the gabled wing. Façade and verandah windows appear to be timber-framed casements with toplights (leadlighting), with double-hung sashes present in secondary elevations.
- Immediately southeast of the *Bungalow* is a modest slate-clad gabled outbuilding with exposed rafter ends and walls of red brick. It is likely an original or early feature.
- There is a cluster of mature conifer trees northeast of the Bungalow, some of which appear to be apparent in the 1933 aerial photograph (see Additional Images). The remnants of a windbreak survive to the northwest of the house but are at a fair distance from the dwelling (they appear to be cypresses concealed from the public domain).
- Other built elements in the vicinity are contemporary.

Other Heritage Studies

None known

Comment on Significance

While further historical research is required to ascertain the origins and formative associations of the *Bungalow*, its intactness and architectural distinctiveness are noteworthy at a local level. Its prominent position, bungalow character, and amalgam of transitional Federation/interwar brick and timber detailing exemplify the Federation Bungalow style, which is overall less common in Ballarat, especially in a rural context.

Accordingly, it would likely satisfy the threshold for historical significance as a distinctive example of early interwar farmstead development (Criterion A). As a local exemplar of its type, it can be readily ascribed with aesthetic significance (Criterion E).

It is likely that the rear gabled outbuilding, if fairly intact and original/early (as presumed), is also historically significant.

Recommendation

The *Bungalow* at 220 Sharpes Road, Miners Rest, would satisfy the requisite thresholds for the application of a heritage overlay under the *Ballarat Planning Scheme*. The preparation of a full citation and Statement of Significance is recommended.

It is noted that the Bungalow is located in the expanded area of the PSP. Should this area not ultimately form part of the PSP, then it is recommended that the local consent authority (Ballarat) still consider pursuing a listing, although to avoid a 'one-off' assessment, it could be integrated into a potential planned for broader study.

Outbuilding controls (southeast gabled brick outhouse) should also be applied, pending confirmation of its intactness.

The applicability of controls for the various mature specimens east and northwest of the bungalow and the Camphor on the west side of the driveway entrance would be partly subject to the findings of an arboricultural survey (age, species confirmation).

Solar energy controls are also advised by default, as is standard practice.

Due to the deep setback of the significant bungalow from Sharpes Road, determining the extent of the heritage overlay is not straightforward. However, the extent of the heritage overlay does not need to include the entirety of the property, which is vast. That proposed is depicted in the following aerial photograph as a polygon extending from each cardinal point of the *Bungalow* as follows: south to Sharpes Road, east and west by 20 metres, and south by 10 metres.



Contemporary aerial photograph of the *Bungalow* at 220 Sharpes Road, Miners Rest. The red outline shows the property boundaries, with the yellow lines the recommended extent of the heritage overlay. (Source: Nearmap, January 2024)

Additional Images



Aerial photograph of the *Bungalow*, red arrow, dated 1933. The footprint of the residence is difficult to decipher as is the presence of the rear existing outbuilding. Other sheds to the east and south have been lost. Some of the trees in the windbreak to the northwest of the house (yellow arrow) appear to remain. It is possible that some to the east of the residence also remain, as does the Camphor on the west side of the extant driveway. (Source: *Visualising Ballarat*, 1933 RAAF Ballarat Imagery, available online)



Panoramic photograph of the *Bungalow* (red arrow), facing south. The small gabled outbuilding at its rear may be of interest if original/early and mostly intact. (Source: Nearmap, February 2023)



View to the *Bungalow* from Sharpes Road.
(Source: RBA, August 2023)

APPENDIX B — MOUNT ROWAN THEMATIC ENVIRONMENTAL HISTORY

1 INTRODUCTION

1.1 PURPOSE

This section of the study provides a thematic environmental history (TEH) focused on the locality of Mount Rowan, which forms the crux of the Ballarat North Precinct.

Historically, the boundaries of Mount Rowan have been indefinite. 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.

Currently, land on the west side of Gillies Road is addressed as Miners Rest; however, historically, it appears to have often been associated with Mount Rowan and is treated loosely as such herein.

As the Ballarat North Precinct also includes the Ballarat West Town Common, a brief history of this place is also provided.

1.2 METHODOLOGY

This brief TEH underpins the findings and recommendations of the *Ballarat North PSP Historical (Post-Contact Heritage Assessment)*. Its preparation has been guided by *Victoria's Framework of Historical Themes*, a key document developed jointly in 2010 by the Heritage Council of Victoria and the Victorian Aboriginal Heritage Council.

In particular, the sections herein have been guided by the applicable principal themes and various sub-themes set out in *Victoria's Framework of Historical Themes*, which are set out with their numbering system at the commencement of each part of this document.

For the reader, it is essential to realise that any TEH is not intended as a narrative or 'comprehensive' history of a municipality. Instead, it should be viewed as providing a broad insight into the key patterns that underlie the historical evolution of a specified area. A benefit of such an approach and organisation is its breadth of coverage and capacity to provide a context in which existing heritage places can be better comprehended and for new sites of cultural value that reflect the history and character of the Study Area recognised.

The post-contact history of Mount Rowan has been one defined by relative consistency, having emerged gradually from the 1840s as a lightly populated working rural landscape—devoid of an urban centre (that role served by Miners Rest)—on the northern outskirts of Ballarat. A situation has effectively continued into the current day. It has largely escaped close scrutiny from contemporary observers and later historians, making it challenging to extrapolate a Mount Rowan-specific history.

Indeed, the two following brief guidebook summations of Mount Rowan, dating respectively from the late 19th and early 20th centuries, more or less sum up its historical character:

MOUNT ROWAN (*Co. Grenville*) is a postal township in the shire of Ballaarat [*sic*], and electorate of Grenville, situated in an agricultural, pastoral, and gold-mining district. The Nil Desperandum alluvial claim is about 1 mile from Mount Rowan, and Sulky Gully [*Creswick district*] 4 miles distant. The stage coach runs between Creswick and Ballaarat [*sic*], passing Sulky Gully at half-past 11 a.m., and Mount Rowan at 12 a.m., returning at half-past 5 p.m. The railway also passes a platform, being about 2 miles from Mount Rowan. The country is flat, and the population small and scattered.¹

MOUNT ROWAN ... is a post town between Ballaarat and Creswick, in the country of Ripon, and electorate of Ballaara, about 90 miles W. of Melbourne, which is reached by coach to Ballaarat, rail thence. It has a State School (No. 757), one store. Mining, agricultural and pastoral. There is a small, rather scattered population of about 200.²

¹ Robert P. Whitworth, ed., *Bailliere's Victorian Gazetteer and Road Guide*, 1879, p344

² *The Australian Handbook*, Gordon & Gotch, 1905, p466

1.3 KEY TEH RECOMMENDATIONS

During the preparation of this Study, the consultants were made aware that the City of Ballarat had commissioned the preparation of a municipal-wide TEH. This document will also likely be relevant to the Study Area—particularly for its role in contextualising locality-specific themes more broadly. When the municipal TEH is finalised, it should also be actively used to contextualise Mount Rowan, alongside this specific examination.

As expected for a TEH, its scope is necessary broad. It will be the case that the specific place-based research that gets undertaken as part of developing citations reveals a finer grain (individuals, key families, specific farming practices, etc.) of contextual/thematic information. As such, it is recommended that the TEH be reviewed alongside the development of any future Mount Rowan heritage citations and pertinent changes made.

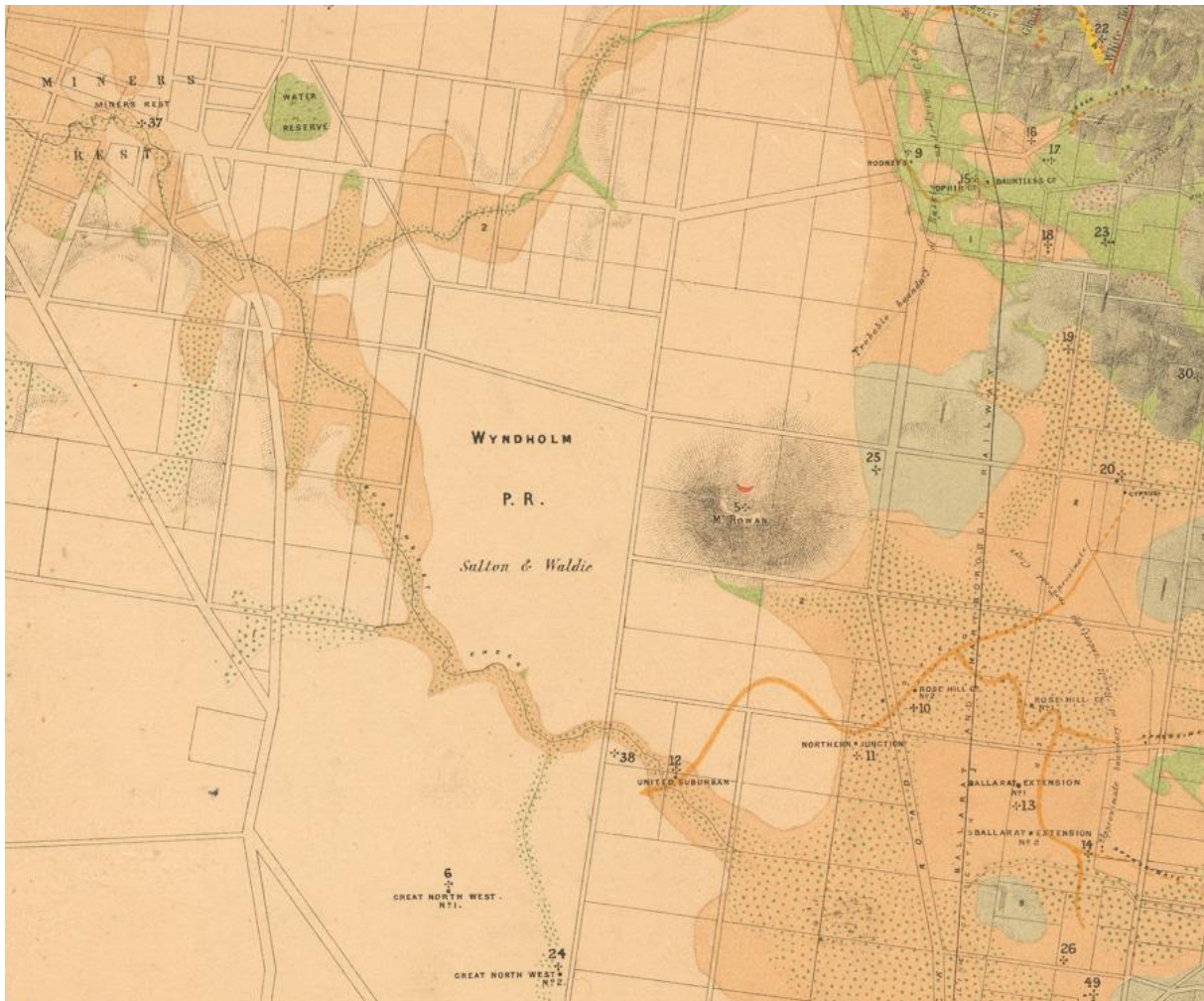


Figure 1. Extract from a map of the *Ballarat gold field*, dated 1874, of the Study Area. It depicts two major elements in the history of the area: Mount Rowan itself (centre image) and Waldie's Wyndholm Pre-emptive Right.
(Source: SLV, full version available online: <http://handle.slv.vic.gov.au/10381/170341>)

2 THEMATIC ENVIRONMENTAL HISTORY

2.1 PLACE NAMES

The Victorian journalist and historian William B. Withers (1823-1913) noted that Mount Rowan was first known as 'Shuter's Hill' or 'Waldies Hill' (after local 'pioneer', Thomas Waldie). Nonetheless, the name Mount Rowan has appeared in popular and official usage since at least the mid-19th century. Withers also reported that 'Burrumbeet' (Creek) was an Aboriginal (presumably Wadawurrung) word for 'muddy water'.³ 'Rosehill' also appears to have been an alternative sometimes-used early name for Mount Rowan.

Note that until 1994, the spelling 'Ballaarat' was employed to describe the municipal entity—the Borough of Ballaarat (incorporated 1855; advanced to a town in 1863, then a city in 1870)—which was responsible for the majority of Mount Rowan. The exception is that part of the locality on the east side of the Midland Highway/Creswick Road, which lay in the Shire of Bungaree (incorporated as a road district in 1863, merged in 1994 with the Shire of Moorabool).

2.2 ENVIRONMENT

Victoria's Framework of Historical Themes:

1 *Shaping Victoria's environment*

4.7 *Transforming the land and waterways*

Geologically, the Mount Rowan area is situated within the Ballarat-Bendigo structural zone, which formed in the Mesozoic (252 to 66 MYA) and Cainozoic/Cenozoic (last 66 million years). These eras were marked by extensive volcanic activity and gold accumulation across what is now Western Victoria. The resulting landform in the Study Area is one of the flat volcanic plains dissected by alluvial terraces and underground springs with low-relief cone-like hills, of which Mount Rowan is the most prominent.⁴

The pre-contact landscape is classified as 'Plains Grassy Woodland', that is a largely open eucalypt forest characterised by a sparse understorey of shrubs and biologically-rich grassy ground layer. Such an environment would have supported a wide variety of fauna.⁵

This landscape was comprehensively altered from the mid-19th century by being taken up for agricultural purposes, particularly the grazing of hard-hoofed cattle and sheep, and extensive clearance of timber for building, fencing, and the vociferous gold mining sector. However, in the eyes of the settlers, such a transition was interpreted as rendering the landscape ordered and productive; for instance, in the years just prior to the onset of the Gold Rush—at the outset of these relatively dramatic environmental changes—Withers celebrated Mount Rowan as:

pleasantly picturesque pastoral country. Mount and range, and table land, gullies and creeks and grassy slopes, here black and dense forest, there only sprinkled with trees, and yonder showing clear reaches of grass...⁶

Burrumbeet Creek flooded with regularity into the interwar period, often damaging crops and fencing.⁷ Bush/grass fires were also regularly reported in the Mount Rowan area. In 1905, the *Ballarat Star* reported on an accidental grass fire that broke out on the Ballarat Common, which threatened 'at one time to sweep the splendid farming district towards Mount Rowan':

³ 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

⁴ See I.S. Finlay and P.M. Douglas, *Ballarat mines and Deep Leads: Geological Report No. 94*, Geological Survey of Victoria, 1992, accessed via *Historic Urban Landscape: Ballarat*, available online

⁵ See *Native Vegetation – Modelled 1750 Ecological Vegetation Classes*, Department of Energy, Environment, and Climate Action (VIC)

⁶ Withers, *The History of Ballarat*, p13

⁷ For instance: 'Burrumbeet', *Ballarat Star*, 16 October 1893, p3; and 'Flooding', *The Herald*, 2 December 1933, p44

The fire was one of the fiercest seen in the district for many years, and the strong wind that blew carried it across country at such a tremendous rate that those who turned out to fight it frequently despaired of being to check its progress ... The long dry grass on the common and in the grazing paddocks, with the fuel which the hedges furnished, rendered the flames so fierce that time and again the beaters were driven back, and only their own indomitable pluck and resolution won the day ... Everyone turned out, and in a dozen different places sought to stay the flames ...⁸

2.2.1 THE BALLARAT WEST TOWN COMMON

A network of town, farmers', or goldfield commons—land and water set aside for public use and managed collectively, a tradition with medieval antecedents—were established across Victoria in the 1860s.⁹ While no broader analysis of the commons is known to have been undertaken in Victoria, few (if any) of the original Town Commons have survived, although some (like parts of the Ballarat West Town Common) remain as largely undeveloped public land.

The 'Ballarat West Town Common' (Parish of Dowling Forest) was proclaimed in 1861, one of several at the time declared under *An Act for regulating the Sale of Crown Lands and for other purposes* (1860). This legislation enabled the Government to set aside a 'commonage' in the vicinity of urban centres 'for the use of the inhabitants of such town', who were 'entitled to depasture their cattle and horse on such common', along with other 'privileges'.¹⁰

The original gazetted extent of the Ballarat West Town Common was 6,000 acres (2,428 ha), a sizable area loosely bounded by the alignment of McCartneys Road (north), Remembrance Drive (south), Burrumbeet Creek (east), and the western edge of the Ballarat Airport (west). This expanse—which initially exceeded the township of Ballarat in size—was progressively reduced following its establishment, with sections excised for public and private developments, a process that accelerated from the mid-20th century. Debates about the use and future of the Common and competing public/private interests have periodically flared up.

In 2014, the remainder of the Ballarat West Town Common was abolished under the *Land Act 1958*. Only three remnant mostly undeveloped sections remain: the North Common Wetland Reserve (in the Study Area), an unnamed part (straddling the Skipton-Ballarat Rail Trail), and the Mullawallah Wetlands Nature Conservation Reserve.¹¹

The Ballarat West Town Common was intensely used in the decades following its establishment. Nineteenth century activities included the cutting of timber,¹² planting of crops, the grazing or agisting of livestock, mining, camping, and recreation.¹³ Those who took advantage of their 'common privilege' were often of limited means or the disadvantaged, for whom the common could represent vital access to food, fuel, and a livelihood.

One contemporary source notes that the Wadawurrung people were active users of the common into the late 19th century.¹⁴

The grazing and some agricultural uses of the Ballarat West Town Common continued into the 20th century but appear to have been less intense. For the last few decades, the common's use appears to have been effectively recreational.

⁸ <https://trove.nla.gov.au/newspaper/article/210345272?searchTerm=%22Mount%20Rowan%22%20farming>

⁹ Peter Davies, Susan Lawrence, and Karen Twigg, 'Grazing was not mining: managing Victoria's goldfields', *Geographical Research*, vol. 56, issue 3, August 2018, pp256-269

¹⁰ 'Town Commons', *Victoria Government Gazette*, 6 February 1861, p256; and *An Act for regulating the Sale of Crown Lands and for other purposes*, 1860, p245, AustLII: Victorian Historical Acts

¹¹ 'Abolition of the Remainder of the Ballarat West Town Common', *Victoria Government Gazette*, 12 June 2014, p1237

¹² Prohibited from 1870 – *Victorian Government Gazette*, 22 July 1870, p49

¹³ For a snapshot of late 19th-century activities on the Ballarat West Town Common see 'The Ballarat Town Common', *Leader*, 12 February 1870, p21

¹⁴ Cameron Coventry, 'The Tragedy of the Ballarat Common', *Ballarat Courier*, 29 May 2021, p26

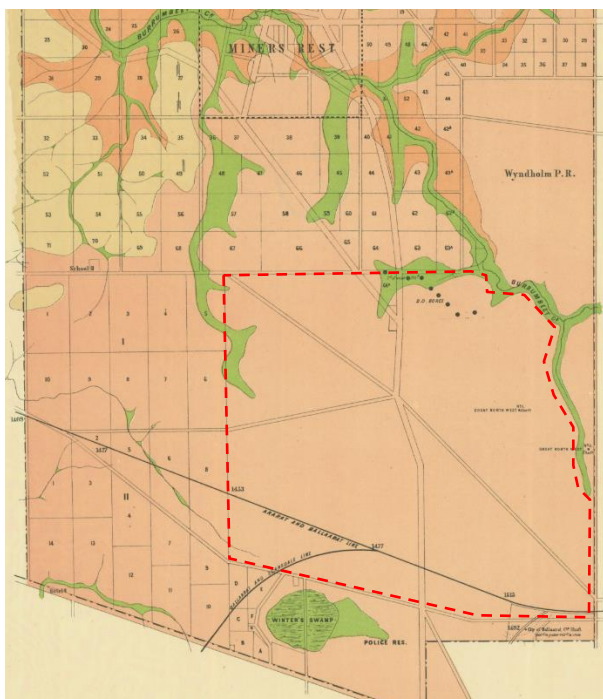


Figure 2. Extract from a map for the Parish of Dowling Forest, with the approximate original extent of the Ballarat West Town Common outlined in dashed red. (Source: SLV)

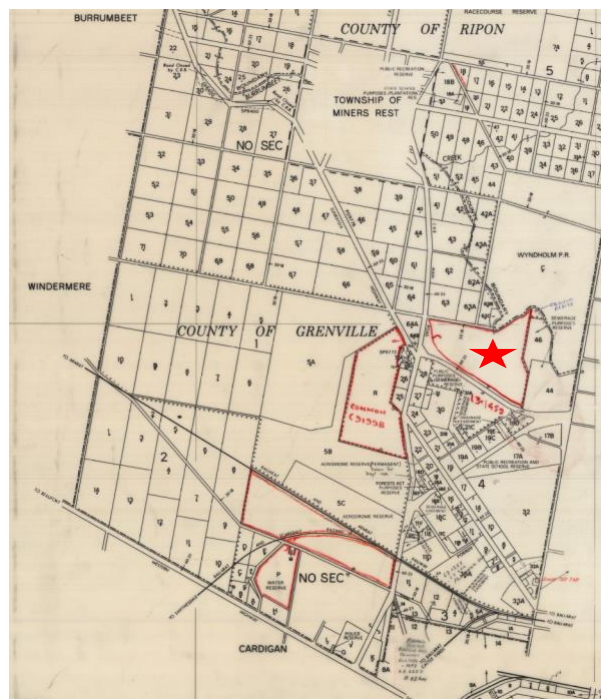


Figure 3. A late 20th-century version of the parish, with the remnant sections of the Ballarat Common outlined in red. The star shows the part in the Study Area. (Source: PROV)

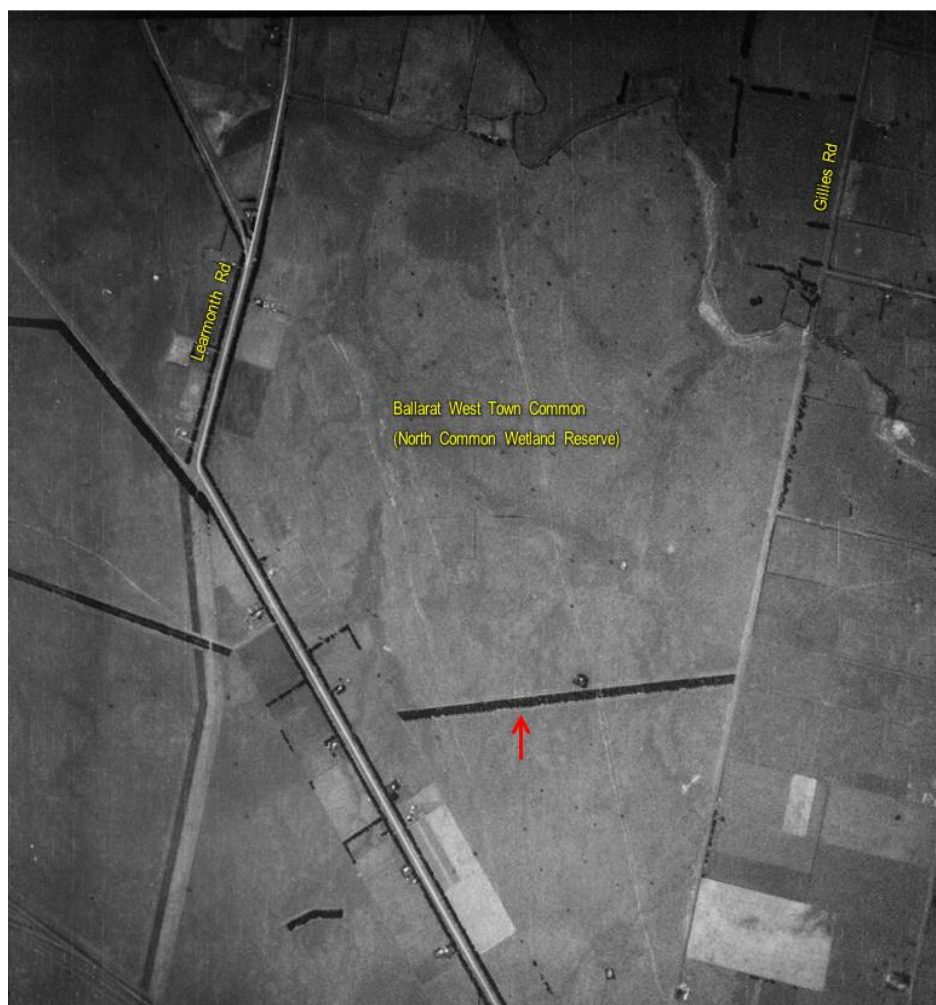


Figure 4. Aerial photograph of the northeastern section of the Ballarat West Town Common, dated March 1934, depicting a largely cleared tract of land, criss-crossed with waterways. The distinct row of Monterey cypresses (red arrow) remains, just north of Cypress Avenue and Willow Grove in Wendouree (outside the Study Area). (Source: Military Mapping, MAP2805, Run 7, Geoscience Australia)

2.3 SETTLEMENT & SURVEY

Victoria's Framework of Historical Themes:

- 2 Peopling Victoria's places and landscapes
- 2.2 Exploring, surveying and mapping
- 2.3 Adapting to diverse environments
- 2.4 Arriving in a new land
- 2.5 Migrating and making a home
- 2.7 Promoting settlement

2.3.1 WALDIE'S PRE-EMPTIVE RIGHT

Following the establishment of Melbourne in 1835, parties of settlers began to explore the land to the northwest, searching for the 'Australia Felix' described previously by explorer Thomas Mitchell. Vast tracts of Aboriginal Country were rapidly taken up and secured under squatting licence. By 1840, all the grassy plains around Ballarat had been seized.¹⁵

The Scottish immigrant Thomas Waldie (d. 1884) was one of the first pastoralists on the scene in Ballarat. He occupied the pastoral run of 'Wyndholm', north of Ballarat, which encompassed over 18,000 acres (approx. 7,200 ha), including the Study Area.¹⁶ By the late 1840s, Waldie had set up a homestead between Burrumbeet Creek and the western side of Gillies Road (VHI, H7623-0353, *Former House Site, Wyndholm Park*), remaining there until his death (the residence was purportedly demolished in the 1920s).¹⁷

Waldie had obtained a Pre-emptive Right to 640 acres (approx. 258 ha) by 1854,¹⁸ which became known as the *Wyndholm Estate* (he ran it with multiple business partners) and was situated on the west side of Gillies Road. In 1856, the land was subdivided into five farms and leased, one being retained for Waldie.¹⁹ It appears that Waldie did not seek to secure the land, continuing to hold the pre-emptive right until his death in 1884, after which the family progressively sold the land.²⁰

2.3.2 SURVEY

Mount Rowan proper—that is beyond the extent of Waldie's *Wyndholm Park*—formed part of the Parish of Ballarat. Land sales in the Township of Ballarat commenced in 1852 at auctions held in Geelong. Sales radiated outwards, with those for property between Mount Rowan and Burrumbeet Creek commencing in 1854. From a review of the parish map, the majority of the land in the Study Area had been alienated by 1856 as large-scale rectangular holdings, most approximately 50 to 60 acres, a size conducive to agricultural uses, albeit by buyers of some means.

A compact section, now bounded by Olliers Road (north), Noble Court (east), Gillies Road (west), and loosely by Glot Drive (south), which appears to be related to one of Waldie's leases (of his initial pastoral run) was released for sale in 1871.²¹ Interestingly, the subdivision was framed as 'suburban allotments', with smaller blocks of

¹⁵ Weston Bates, *The Lucky City: The First Generation at Ballarat 1851-1901*, Melbourne University Press, 2003, p4

¹⁶ Withers, *The History of Ballarat*, p4

¹⁷ Evans, *History of Thomas Waldie: "Wyndholm" Mount Rowan*, 1993, p1

¹⁸ *Parish of Dowling Forest, Countries of Ripon and Grenville*, 1854, SLV, <http://handle.slv.vic.gov.au/10381/101312>

¹⁹ 'Property sales', *Ballarat Courier*, 17 October 1885, p4; 'Advertising', *Ballarat Star*, 13 March 1871, p3

²⁰ 'Items of news', *Hamilton Spectator*, 8 March 1884, p2; 'Ballarat', *Argus*, 7 March 1884, p6; Evans, *History of Thomas Waldie*, p5

²¹ The area correlates with the location of 'Waldies Station' (which straddles Burrumbeet Creek) before its relocation west of Gillies Road. Note faint pencil annotation in this map of Mount Rowan as 'Waldies Hill'. Date of map given as 1851 (but difficult to read), likely depicting a 1840s situation. See Visualizing Ballarat, *Dowling Forest* overlay, City of Ballarat, available online

mostly 4 acres (ha) offered for sale, including allotments reserved as for quarries (west of Gillies Road and south of the creek). This subdivision, the boundary lines of which remain, presents as an initiative to promote closer development in Mount Rowan, just one that never took up.



Figure 5. Extract from the Ballarat Parish Plan, showing the underlying subdivision pattern for much of the Study Area, including the early 1870s attempt at a more urban type of development. (Source: Ballarat Sheet 2, B126, PROV)

2.4 PRIMARY INDUSTRY

Victoria's Framework of Historical Themes:

- 3.7 Establishing and maintaining communications
- 4 Transforming and managing land and natural resources
- 4.3 Grazing and raising livestock
- 4.4 Farming
- 4.5 Gold mining
- 5 Building Victoria's industries and workforce

5.6 Entertaining and socialising

2.4.1 FARMING

From its mid-19th century emergence as an identifiable locality on Ballarat's northern periphery, Mount Rowan was first and foremost known as a farming area, albeit not one more broadly known or seemingly particularly renowned.

Agricultural activities in the locale dates to the late 1840s, when William Clarke and Thomas Waldie occupied pastoral runs in Mount Rowan, running sheep in numbers (5,000 on *Wyndholm*).²²

Small to medium-sized owner-farmed properties were typical for the Mount Rowan area (as opposed to tenanted farmsteads). In the mixed farming practices that were the norm well into the mid-20th century, occupants tended to engage with numerous agricultural modes of production on any one property, such as grain cultivation alongside vegetable, poultry, or dairying farming and some limited instances of orcharding. These activities were seasonal and heavily responsive to market conditions. For example, the five-acre property owned by Catherine Frawley, located at 'the head of Forest Street [*now Noble Court*]', was described as 'especially adapted to poultry farming'.²³

However, from a review of the available sources, the main crops of Mount Rowan appear to have been wheat, oat, and hay.²⁴ A correspondent passing through the area in 1880 labelled it:

... a hay district. The crops have a most chequered appearance—some rank and others late; all but few have an inclination to get a yellow colour.²⁵

Another report from the early 1900s outlining agricultural districts north of Ballarat described Mount Rowan briefly:

One has to proceed a few miles out from Ballarat before any farming on a scale larger than the kitchen garden order is met with. On the main Creswick road, the first to attract notice is some Algerian oaten crops of hay, farmed by Messrs. M'Neil, Urquhart, and others [*at Mount Rowan*]... The farms of Messrs Goodie, Bond, D. Williamson, Littlehales, and others in the neighbourhood just now present a very busy appearance, all hands being industriously engaged in carting in and stack building ...²⁶

Over the late 19th and early 20th century editions of *Wise's Victorian Post Office Directories* (1888, 1904, 1914), nearly all of the listed inhabitants in Mount Rowan were noted as farmers or graziers (including single women).

In 1904, the Loreto Nuns acquired 143 acres in Mount Rowan to produce milk, butter, vegetables, and fruit for the Loreto school and Abby.²⁷ While the farm was worked mainly by students, it ultimately proved unproductive and was sold in 1922. Its location needs to be clarified.

A late Federation period newspaper article reported that 'furze hedges' (grose, *Ulex europaeus*) were a common fence type in Mount Rowan.²⁸

²² 'High-Class Farming at Ballarat', *Weekly Times*, 17 December 1898, p37

²³ 'Advertising', *Ballarat Star*, 20 February 1918, p3

²⁴ 'The Crops Around Ballarat', *Victorian Farmers Journal and Gardeners Chronicle*, 8 September 1860, p3; and 'High-Class Farming at Ballarat', *Weekly Times*, 17 December 1898, p37

²⁵ 'Notes on a Trip in Ballarat-Shire', *The Australasian*, 9 October 1880, p25

²⁶ 'Harvesting in the Ascot and Mount Rowan Districts', *Ballarat Star*, 16 January 1906, p6

²⁷ Loreto Ballarat Farms, Loreto.org.au; 'Drainage Trouble at Mount Rowan', *Ballarat Star*, 7 December 1915, p4

²⁸ 'Charge of Incendiarism', *Ballarat Star*, 3 November 1914, p6



Figure 6. Threshing Team with Aveling & Porter Traction Engine bagging grain and building haystacks at Miners Rest, Federation period. Similar scenes would have occurred in the Study Area. (Source: Item MM 74, Museums Victoria)



Figure 7. Dairy cows and farmer at Mount Rowan, circa 1935. (Source: Item MM 784, Museums Victoria)

The antecedent of the Dowing Forest Racecourse was first held in the vicinity of Mount Rowan by the Ballarat and Creswick Turf Club (later the Ballarat Turf Club) in 1853, before relocating to its current location (northeast of Miners Rest, outside the Study Area) the following year. This proximity to a noteworthy Victorian racing centre appears to have supported the presence of horse stabling and training in its vicinity, including Mount Rowan. For example, Robert Orr (1936-1906), a well-known champion horse trainer and owner, owned what appears to have been a stud farm in Mount Rowan, although this primary residence was in Ballarat.²⁹

²⁹ 'Mr. Robert Orr', *The Australasian*, 13 October 1906, p29

In terms of surviving built fabric in the Study Area, it is the farming legacy that is best represented, chiefly that of the primary residence and, less frequently, contemporaneous or early outbuildings. Nonetheless, the rate of loss must have been high, with one 1880 report noting 'several comfortable homesteads, principally of stone' at Mount Rowan.³⁰ Only a handful of these have been identified during the fieldwork. Of note, the surviving 'historic' dwellings in the Study Area, are predominantly commodious, in materials and detailing, if not scale. Such built fabric points to the relative prosperity attainable for farmers on the outskirts of Ballarat, a regional marketplace.



Figure 8. Mrs Bryans and children, Mount Rowan, circa 1935. Evidently, there were also more humble Dwelling types in the Study Area. Most do not appear to have survived. (Source: Item MM 783, Museums Victoria)



Figure 9. Aerial photograph, dated 1933, of the Mount Rowan (summit marked) area, showing a sparse populated, largely cleared rural landscape. (Source: RAAF imagery, Visualising Ballarat, available online)

³⁰ 'Notes on a Trip in Ballarat-Shire', *The Australasian*, 9 October 1880, p25

2.4.2 GOLD MINING

In the context of Ballarat and its primary gold fields, Mount Rowan proved a marginal site for gold, absent any notable surface gold activity or particularly successful examples of company-led deep lead exploration and quartz crushing.

Nonetheless, some outfits were active in the Study Area from the mid-1860s. Of these, the two most reported upon were The Great Northern Junction Company and the Mount Rowan Gold Mining Company.

The Great Northern Junction Company advertised shares in December 1864, mining south of Olliers Road, towards Creswick Road/Midland Highway.³¹ Evidence of their shafts and mining detritus are protected on the Victorian Heritage Inventory (H7622-0430, *Mt Rowan Mullock Heap 1*).

The Mount Rowan Gold Mining Company advertised shares in March 1865. The claims proposed to be worked comprised four paddocks south of Mount Rowan and north of Sims Road, containing about 300 acres (approx. 121 ha), which were secured on a lease from local property owners, although the extent of their mining activities appears to have been far more limited.³²

Both companies sank shafts, appointed engineers and small workforces (five to ten miners), invested in equipment, held regular shareholder meetings, weathered mining accidents and fatalities, and regularly reformulated into the early 1900s, after which mining activity in Mount Rowan appears to have dissipated.³³

2.4.3 OTHER

Other than farming and some mining activity, the evidence for other types of historic industrial or commercial activity in the Study Area has proved scant. A brick/corrugated metal workshop/factory was established at 44-46 Gillies Road, Mount Rowan, in the late 20th century, but it appears to be an isolated and late example.

No commercial hub or the like ever emerged in the Mount Rowan area, with residents clearly relying upon Ballarat and/or Miners Rest for goods and services, with the seemingly sole exception of the 'Mount Rowan Hotel'. The latter is known to have operated between the mid-1850s and at least the early 1880s as a licensed inn alongside the Creswick Road/Midland Highway on the northern slopes of Mount Rowan itself.³⁴

It was held under licence by several figures, but seemingly most prominently by D. M'Arthur in the 1860s, who was reported as cultivating an orchard and vineyard in its vicinity.³⁵ The hotel appears to have ceased by the late 1880s and no late Victorian period built forms have been observed on the north side of Mount Rowan, although as this zone lies outside the Study Area fieldwork was not undertaken to confirm the existence or otherwise of this building.

The Mount Rowan post office was also extant on M'Arthur's property (outside the Study Area), having been established in the 1880s.³⁶ As common in country areas, the post office often doubled as a general store.

This service was threatened with closure by the Postal Department in the early 1890s, 'causing a strong feeling of dissatisfaction among the residents' and leading to a 'very numerous signed petition' being lodged by the local community to the Postmaster-General'. In response, the branch remained open, although with a reduction of two to one daily mail deliveries.³⁷

³¹ 'Mining Intelligence', *Star*, 19 December 1864, p2; 'Loss of life at the Great Northern Junction Company', *Mount Alexander Mail*, 19 October 1869, p3

³² 'Advertising', *Ballarat Star*, 30 March 1865, p3

³³ Numerous digitised newspaper articles, chiefly *Ballarat Star*

³⁴ 'Meetings', *The Argus*, 7 June 1855, p8

³⁵ 'Vineyards', *The Age*, 4 May 1861, p7

³⁶ 'Advertising', *Ballarat Star*, 9 March 1881, p3

³⁷ 'Mount Rowan Post Office', 11 May + 12 May 1893, p2

The Mount Rowan Post Office was accommodated in a weatherboard residence (as opposed to a purpose-built dwelling) by at least the early Federation period, continuing to operate until the late 1980s.³⁸ It is not clear if this building remains extant.



Figure 10. 20th century photograph of the Federation-period weatherboard residence that accommodated the Mount Rowan Post Office, possibly on Cummins Road in the vicinity of the Midland Highway (outside the Study Area). Survival unknown. (Source: B5919, NAA)

2.4 BUILDING COMMUNITY LIFE

Victoria's Framework of Historical Themes:

6.5 *Living in country towns*

8.1 *Maintaining spiritual life*

8.4 *Forming community organisations*

A sense of a coherent Mount Rowan-based agricultural community is detectable until around the mid-20th century, after which the area's specific identity waned. Acknowledging this dynamic does not suggest the absence of a strong civic spirit or local engagement in the postwar decades from its residents. Still, it recognises that their focus and conception of a community broadened from this point, taking in a broader tract of Ballarat's northern agricultural hinterland. Underlying this shift was Mount Rowan's small population and limited number of local institutions and services in the first place, which meant that its residents had always largely depended on and interacted with nearby urban centres at Ballarat and Miners Rest. That these places expanded and became increasingly accessible in the postwar years was also a factor in the lessening of a defined Mount Rowan community, which had been more evident in the late Victorian, Federation, and interwar periods.

³⁸ *Mount Rowan – Post Office and related history*, B5846, NAA

Historically, the Mount Rowan area is not known to have contained a place of worship,³⁹ hall, or hospital—those archetypal community buildings. Instead, the fulcrum of its localised civic attention turned on its schoolhouse.

A 'commodious' Presbyterian schoolhouse was the first to be established in the Mount Rowan area, opening in May 1859, in 'on the reserve near Mr Waldie's Homestead' (HI H7623-0353).⁴⁰ The exact location of this school is not known.⁴¹ It quickly became a focal point for the Mount Rowan population, hosting community and temperance meetings.⁴² This denominational school is believed to have ceased operation following the passing of the *Education Act 1872* (VIC) and the building is not believed to have survived.

The Mount Rowan Common School (no. 757) had been established by December 1864, when it was granted aid under the *Common Schools Act* (1862).⁴³ It is possible that the denominational schoolhouse initially accommodated the government-aided common school. Whatever the case, by 1886, it was situated on Creswick Road (Midland Highway), along with a teacher's residence.⁴⁴ It is likely that this educational facility was located on the east side of Midland Highway at what is now no. 774 (north of Mount Rowan and Frasers Road). The latter (two roads) was formally reserved for the purposes of a State School in 1873.⁴⁵

The earlier schoolhouse was replaced at this site with a gabled-roofed weatherboard building in 1876 and a planting regime instigated.⁴⁶ The Mount Rowan State school (from 1904) also acted as a regular meeting space for the local community.⁴⁷

It is perhaps best known as the primary school for James Scullin, the ninth prime minister of Australia (1929-32) who grew up in nearby Trawalla.⁴⁸ The school (no. 757) closed around 1946 and no related buildings are believed to remain.⁴⁹

Records for the school are held at PROV.⁵⁰

³⁹ In 1870, an approximately one-acre site for a Presbyterian Church was temporarily reserved on the east side of Creswick Road/Midland Highway (roughly at no. 766), which was noted as 'at Mount Rowan' (*Victoria Gazette*, 14 April 1870, p610). However, no evidence has emerged during this Study that a church was ever constructed at this property. The earliest available aerial photograph (1933 RAAF Ballarat, [Visualising Ballarat](#), HUL Ballarat) does not depict a structure at this site.

⁴⁰ 'Mount Rowan School (Presbyterian)', *Ballarat Star*, 29 April 1859, p3.

⁴¹ No land was recorded as formally reserved in the vicinity of *Waldie's Homestead* site (HI H78623-0353) on either the parish maps for Dowling Forest or Ballarat.

⁴² For instance: 'News and notes', *Star*, 29 October 1860, p2

⁴³ 'Applications for Aid to Schools', *Victoria Government Gazette*, 9 December 1864, p2782

⁴⁴ 'News and Notes', *Ballarat Star*, 9 November 1886, p2.

⁴⁵ 'Lands Temporarily Reserved From Sale', *Victoria Government Gazette*, 15 August 1873, p1460

⁴⁶ 'Bungareeshire School Board', *Ballarat Courier*, 11 July 1876, p3

⁴⁷ A small selection: 'Concert at Mount Rowan', *Ballarat Star*, 12 October 1895, p2, 'Mount Rowan', *Ballarat Star*, 21 December 1912, p6; and 'Euchre and Dance', *Ballarat Star*, 2 August 1919, p2

⁴⁸ J.R. Robertson, 'Scullin, James Henry (1876-1953)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, 1988, available online

⁴⁹ This assessment is based solely upon a review of historical and contemporary aerial photographs and should be confirmed by ground-truthing. It is possible that plantings associated with the schoolhouse survive.

⁵⁰ See various records, including Mount Rowan (Primary School No. 757), VP 3906, PROV; and Building Files: Primary Schools, VPRS 795/P0000, 757, PROV



Figure 11. Pupils pose in front of the Mount Rowan (then) Common School (No. 757), circa 1876. The timber school (since demolished) was the second to be built on the site (now 774 Midland Highway, Mount Rowan). (Source: Learmonth and District Historical Society Inc., Victorians Collections, Identifier 129/16, available online)



Figure 12. Aerial photograph, dated March 1934, of the area north of Mount Rowan, with the location/structures of the Mount Rowan Common/State School circled in red. (Source: *Military Mapping*, MAP2805, Run 6, Frame 13241, Geoscience Australia)

In 2009, Ballarat Grammar established a 'farm campus' (50 ha) at Mount Rowan (64 Sims Road).

Beyond school life, the other late 19th and early 20th-century rallying cry for Mount Rowan residents was the poor condition of the Creswick Road (now Midland Highway). This thoroughfare was a major regional artery, but its

Mount Rowan extent was a frequent point of contention for local residents and travellers alike. In 1923, the *Ballarat Star* reported:

It is probably one of the most used sections, and one of the worst kept in this part of the State, and with the increasing motor traffic of late years has become a byword for a reproach. In the winter time the section of roads degenerates into a swamp, the road proper, with its water-tables and crown, practically non-existent, and with the sand piled up on either side by the wind, is a creek. In dry weather ... the road is hardly better than a bush track ... To the motorist—and hundreds of motorists use it weekly it is a source of infinite trials on the cars and the drivers' temper. It is a succession of holes, ruts, cobbles, and traps.⁵¹

The reason given the state of Creswick Road during the early 20th century was that it fell under the management of the Bungaree Shire (not Ballarat), which only had meagre resources available for repair. A campaign waged by the *Ballarat Star* over the early 1920s appears to have galvanised the involvement of the Country Roads Board and the Ballarat authorities (despite initial reluctance), leading to a programme of road improvement works, including metalling, which appears to have satisfied the Mount Rowan users.⁵²

⁵¹ 'Mount Rowan', *Ballarat Star*, 6 April 1923, p4

⁵² The issue of Creswick Road at Mount Rowan was extensively covered by the *Ballarat Star* in the early 1920s; for a summary see 'Mount Rowan Road: Definitive Action at Last', *Ballarat Star*, 23 June 1923, p1

APPENDIX C — VICTORIAN HERITAGE INVENTORY & NATIONAL TRUST (VIC) DATABASE REPORTS

VICTORIAN HERITAGE INVENTORY

H7622-0430	<i>Mt Rowan Mullock Heap 1</i>	15 Olliers Road, Mount Rowan
H7622-0431	<i>Mount Rowan House Remains</i>	Gillies Road, Mount Rowan
H7623-0353	<i>Former House Site, Wyndolm Park</i>	171 Gillies Road, Miners Rest

NATIONAL TRUST REGISTER (VIC) BUILDING REGISTER

T12057	<i>Ulmus x hollandica</i>	134 Gillies Road, Mount Rowan
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MT ROWAN MULLOCK HEAP 1

Location

15 OLLIERS ROAD MOUNT ROWAN, BALLARAT CITY

Municipality

BALLARAT CITY

Level of significance

Heritage Inventory Site

Heritage Inventory (HI) Number

H7622-0430

Heritage Listing

Victorian Heritage Inventory

Statement of Significance

Last updated on -

The mullock heap may be extensively disturbed and appears to have been flattened on top. The site is most probably associated with the North Junction Co. There is a cluster of mines and shafts in this area. An inspection of the site has not been carried out as the property was inaccessible at the time of survey. Further investigation is required.

Interpretation of Site Mining site

Hermes Number 23085

Property Number

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>

MOUNT ROWAN HOUSE REMAINS

Location

GILLIES ROAD MOUNT ROWAN, BALLARAT CITY

Municipality

BALLARAT CITY

Level of significance

Heritage Inventory Site

Heritage Inventory (HI) Number

H7622-0431

Heritage Listing

Victorian Heritage Inventory

Statement of Significance

Last updated on -

Remains of a house possibly demolished more than 50 years ago. Archaeologist suggests more research required to understand significance of site.

Interpretation of Site Homestead.

Hermes Number 23090

Property Number

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>

FORMER HOUSE SITE, WYNDHOLM PARK, MINERS REST

Location

171 GILLIES ROAD, MINERS REST

Municipality

Level of significance

Heritage Inventory Site

Heritage Inventory (HI) Number

H7623-0353

Heritage Listing

Victorian Heritage Inventory

Statement of Significance

Last updated on - April 4, 2023

What is significant?

Strong evidence of potential historical archaeological remains (in a ruinous state and mostly subsurface context) of a farming homestead and access track / driveway, located adjacent what is now an unused road reserve on a property whose address is 171 Gillies Road, Miners Rest. Evidence of archaeological remains is present in the raised remnants of a volcanic boulder lined driveway/ access track leading east from what is now a grassed road reserve, to an area of raised, rubbly but grassed over ground at the location of a former homestead. It is known that this location once housed a residence, several outbuildings and yards / garden as well as windrow plantings. A c. 1934 aerial photograph shows the location of structures present at that time, although other structures may have been present at the site prior to this photograph being taken. The remains are thought to date to at least c. 1886, and potentially earlier. It is known that the built structures on site had been demolished by not long after the mid-twentieth century, and it is likely that any archaeological features associated with the site are over 75 years old. The only detailed information about the type and extent of structural features once present at this location comes from a c. 1934 aerial – which shows what appears to be a residence, yards, and several outbuildings.

Archaeological methods are required to determine the extent, nature and integrity of the site, and to shed light on the type of remains, their potential age beyond what is reasonably supposed, and therefore their associations with the local area and people at different times. The subsurface nature of the bulk of the archaeological site means that there is strong potential for the archaeological record to provide valuable information in the form of preserved artefacts and features associated with the former use of the site.

Please see attached supporting documentation for a detailed statement of significance measured against the thresholds for the entry of archaeological sites on the Victorian Heritage Register.

How is it significant?

The place provides information about rural residential (farming) occupation of the land on the former Wyndholm Preemptive Right from likely at least from the late nineteenth century and possibly earlier. All other evidence of residential occupation on this once large landholding has been demolished, and no known historical archaeological representations of other residential sites remain.

The site potentially provides information about the lives of mid-late nineteenth century tenant farmers who occupied the land when it was under the ownership of the former squatter Thomas Waldie.

The site almost definitely represents the residence of David and Jessie Ferguson, long-term tenants and then owners of land within Wyndholm Estate – both of whose associations also extend to other lots on the property. Jessie Ferguson is also associated with Lot 1 where she lived for some time as part of the Fisher family – the last 6 years of which she listed as the tenant farmer. David Ferguson is likely associated with Lot 2, and undeveloped farming lot which he leased from Thomas Waldie for some 15 years prior to his 1885 marriage to Jessie and 1886 purchase of Lot 3. David remained at the residence until his death in 1897, and Jessie until 1929, when she moved away aged 86. See attached supporting documentation for further information.

Why is it significant?

The site provides material evidence of residential farming life on the outskirts of Ballarat likely from at least the 1880s and possibly from earlier in the 19th century. The site may provide information about the lives of mid-late century tenant farmers who occupied the land when it was under the ownership of the former squatter Thomas Waldie.

The site almost definitely represents the residence of David and Jessie Ferguson, long-term tenants and then owners of land within Wyndholm Estate – both of whose associations also extend to other lots on the property. Jessie Ferguson is also associated with Lot 1 where she lived for some time as part of the Fisher family – the last 6 years of which she listed as the tenant farmer. David Ferguson is likely associated with Lot 2, and undeveloped farming lot which he leased from Thomas Waldie for some 15 years prior to his 1885 marriage to Jessie and 1886 purchase of Lot 3. David remained at the residence until his death in 1897, and Jessie until 1929, when she moved away aged 86.

The Fergusons represent a way of life for early farming settlers of the Ballarat region who arrived in the region and called it home. The Fergusons arrived at Wyndholm in the late 1860s (Jessie) and early 1870s (David) as tenant farmers to the original squatter landholder, and remained on the property for the remainder of their working lives – in Jessie's case for some 60 years. Although their relationship to and responsibility for the land will have changed over time, as they moved between allotments at Wyndholm, and took the opportunity when it arose to become owner-occupiers of a lot, the way of life, farming on the estate, remained the same. See attached supporting documentation for a discussion of the significance of the site in relation to Victoria's framework of historical themes.

Interpretation of Site

On a balance of probabilities, the potential archaeological remains relate to a farming complex including a residence and outbuildings, that was likely present on the property and occupied from the mid-late nineteenth century to the mid twentieth century or so. It is most likely that the remains relate to occupation of the site from the 1880s onwards, although there is the possibility that there was a residence at this location from as early as the mid 1800s. Archaeological field investigation would be required to determine the likely age of the property and/or phases of occupation. Depending on when the farm complex was constructed, its history could relate to a number of tenant farmers who lived on Wyndholm Estate when it fell under the ownership of Thomas Waldie. More likely, the house and outbuildings were constructed in the 1880s, possibly by Morrison or if not shortly after by David and Jessie Ferguson, farmers. David Ferguson resided at the property until his death in 1897, while Jessie remained until moving away in 1929 and leasing it out, at the age of 86. Please see attached supporting documentation for a detailed analysis of the site as thus far known.

Hermes
Number 209516

Property
Number

History

The place formed part of Thomas Waldie's Preemptive Right and the land and its surrounds have been put to pastoral/agricultural use since at least the 1850s. Tenant farmers were present on this estate, and possibly resident on this lot, from the mid 1850s until Waldie's death in 1885, when individual lots were sold off. It is considered that the earliest possible date for the potential archaeological remains relates to tenant farming in the 1850s, whereas the latest likely date for construction of a residence on this lot is on or around 1886. It is considered most likely this homestead was built by/for David and Jessie Ferguson around 1886, and occupied by David and Jessie until David's death, and afterwards by Jessie Ferguson, sometimes with a partner, until 1929, when she moved away and leased it out aged 86. Jessie Ferguson (nee Fisher) had an extensive history at Wyndholm, likely occupying other lots as tenant farmers for some years (with a former husband and other family members) prior to purchasing the lot in question c. 1886. Aerial photography confirmed the homestead and outbuildings were extant c. 1934 but had been demolished by c. 1961. Please see attached supporting documentation for a detailed place history.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>

Ulmus x hollandica



T12057 Ulmus x hollandica



T12057 Ulmus x hollandica



T12057 Ulmus x hollandica



T12057 Ulmus x hollandica

Location

134 Gillies Rd, MOUNT ROWAN VIC 3352 - Property No T12057

Municipality

BALLARAT CITY

Level of significance

State

Heritage Listing

National Trust

Statement of Significance

Last updated on - October 6, 2011

Contribution to landscape
Outstanding size

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.

Measurements: 12/03/2003

Spread (m):27.5

Girth (m): 4.9

Height (m): 20.5

Estimated Age (yrs): 90

Condition: Fair

Measurements: 17/8/2011

Spread (m): E-W 24; N-S 26.5

Girth (m): 5

Height (m): 27

Estimated Age (yrs): 98

Condition: Good

Access: Restricted

Classified: 18/03/2003

Other Names Dutch Elm,

Hermes Number 71555

Property Number

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>