

## Amy Gloury

---

**From:** [REDACTED]  
**Sent:** Wednesday, 5 March 2025 10:47 AM  
**To:** Moorabool Info  
**Subject:** Submission Planning Scheme Amendment C085moor

**Categories:** [REDACTED]

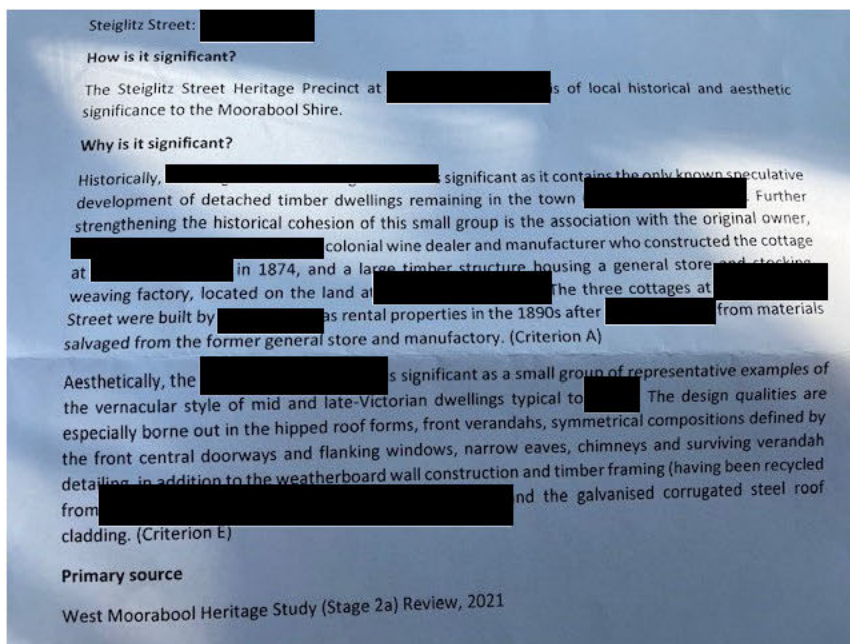
Good Morning,

I am the owner of [REDACTED] as identified in the above Planning Scheme Submission.

We have received your letter dated March 4 with respect to the west Moorabool heritage study and have a question or two.

With regards to the following passage there is no real mention of number [REDACTED] in the paragraph, so I believe there may be some sort of typo.

Can this be revisited and emended to paint a more accurate picture of what was built and when. There is a bit of confusion there given [REDACTED] was supposedly already built.



Also, what, if any, restrictions will be placed on what we can do to the façade, given we are going to be painting it shortly.

Also, we need to replace the roof at some point due to general wear and tear over the past hundred years. Will there be restrictions with what materials and colours we can use?

Also, the web address: [www.haveyoursay.moorabool.vic.gov.au](http://www.haveyoursay.moorabool.vic.gov.au) does not work.

Happy for you to respond in an email.

Otherwise I can be contacted on [REDACTED]

Regards,

---

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED] [REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]

**Amy Gloury**

---

**From:** [REDACTED]  
**Sent:** Tuesday, 11 March 2025 7:37 AM  
**To:** info@moorabool.vic.gov.au; [REDACTED]  
**Subject:** Heritage Overlay - Incorrect information  
**Attachments:** 07032025151803-0001.pdf

**Categories:** [REDACTED]

\*May this please be forwarded to relevant person

To whom it may concern

I am contacting you as my property has been included in the proposed heritage overlay plan in Ballan.

You have my property, [REDACTED], confused for our neighbours, located at [REDACTED]. My neighbours house is the original property of [REDACTED].

You have outlined information about our house being significant to the area due to it's style, and that it was built for [REDACTED] in the late 1920s.

As you can see in the aerial photos attached (I have highlighted where our house should be) our house was not there in either the 1960s or 1980s, and was relocated to the site in the 1990s. The house originally came from Melbourne. The house on the corner is [REDACTED].

I require a response to this, as all previous emails to Moorabool council have had no reply, and that our house be removed from the heritage plan.

Warm regards

[REDACTED]

----- Forwarded message -----

**From:** [REDACTED]  
**Date:** Fri, Mar 7, 2025, 3:36 PM  
**Subject:** Fw: Scanned Documents UPDATED / HIGHLIGHTED  
**To:** [REDACTED]

Get [Outlook for Android](#)

---

**From:** [REDACTED]  
**Sent:** Friday, March 7, 2025 3:18:03 PM

**To:** [REDACTED]

**Subject:** Scanned Documents

CAUTION: This message was sent by a sender outside of [REDACTED] Do not click any links or open any attachments or attempt to sign in, unless you can trust the sender and know the content is safe.

Number of Images: 5

Attachment File Type: PDF

Device Name: [REDACTED]

Device Location:

This communication is intended only to be read or used by the addressee. The information contained in this communication may be confidential information. If you are not the intended recipient, any use, interference with, distribution, disclosure or copying of the material is unauthorised and prohibited. The confidentiality attached to this communication is not waived or lost by reason of the mistaken delivery to you. If you have received this communication in error, please destroy it and notify [REDACTED]

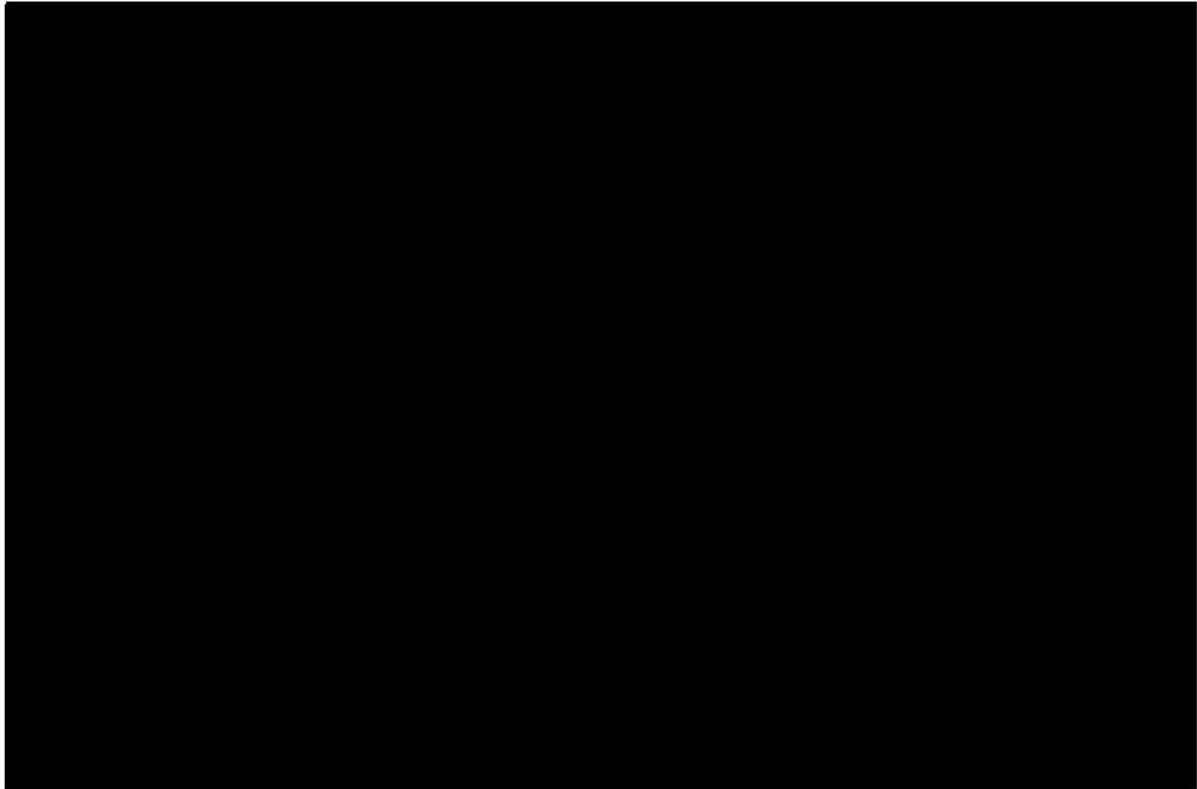


MOORABOOL PLANNING SCHEME

**Statement of Significance, May 2021**

Heritage Place:

PS ref no:



**What is Significant?**

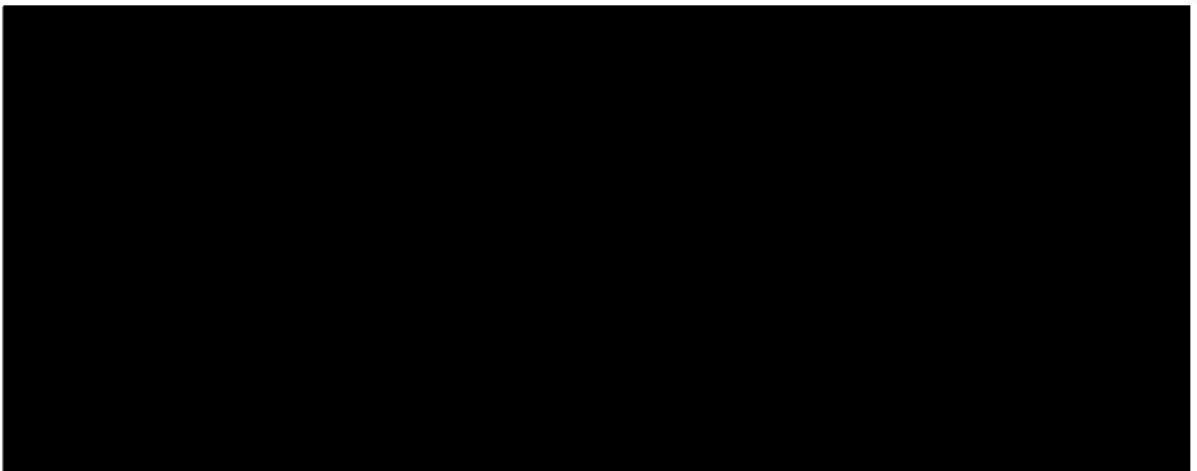
The [redacted] is significant.

Non-original alterations and additions are not significant.

**How is it significant?**

The [redacted] is of local historical and aesthetic significance to the Moorabool Shire.

**Why is it significant?**



4 March 2025

Ref: C085moor

PN

Dear Sir/Madam

## **NOTICE OF PREPERATION OF MOORABOOL PLANNING SCHEME AMENDMENT C085MOOR – WEST MOORABOOL HERITAGE STUDY**

Council has prepared Amendment C085moor to the Moorabool Planning Scheme. The amendment implements the findings of the *West Moorabool Heritage Study Stage 2A Review* and applies the Heritage Overlay to 113 places of cultural significance to the Moorabool Shire. This includes 106 individual places and 7 heritage precincts across Ballan, Blackwood, Bungaree, Gordon, Lal Lal, Millbrook, Mount Egerton and Wallace. Specifically, the amendment will make the following changes to the Moorabool Planning Scheme:

- Apply the Heritage Overlay to 106 individual places and 7 heritage precincts across Ballan, Blackwood, Bungaree, Gordon, Lal Lal, Millbrook, Mount Egerton and Wallace.
- Remove the Heritage Overlay from 3 individual heritage places that are to be included in new precincts.
- Amend the Schedule to Clause 43.01 (Heritage Overlay) to apply permanent controls to the identified places and insert application requirements.
- Amend the Schedule to Clause 72.04 (Incorporated Documents) to include 113 Statements of Significance and the *Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions* (Plan Heritage, May 2021).
- Amend the Schedule to Clause 72.08 (Background Documents) to insert the *West Moorabool Heritage Study Stage 2A Review* (Plan Heritage, May 2021).

You are being notified of Amendment C085moor as you are an owner or occupier of land that is affected by the amendment. The Statement of Significance for your property is attached to this letter.

### **Where can I inspect this amendment?**

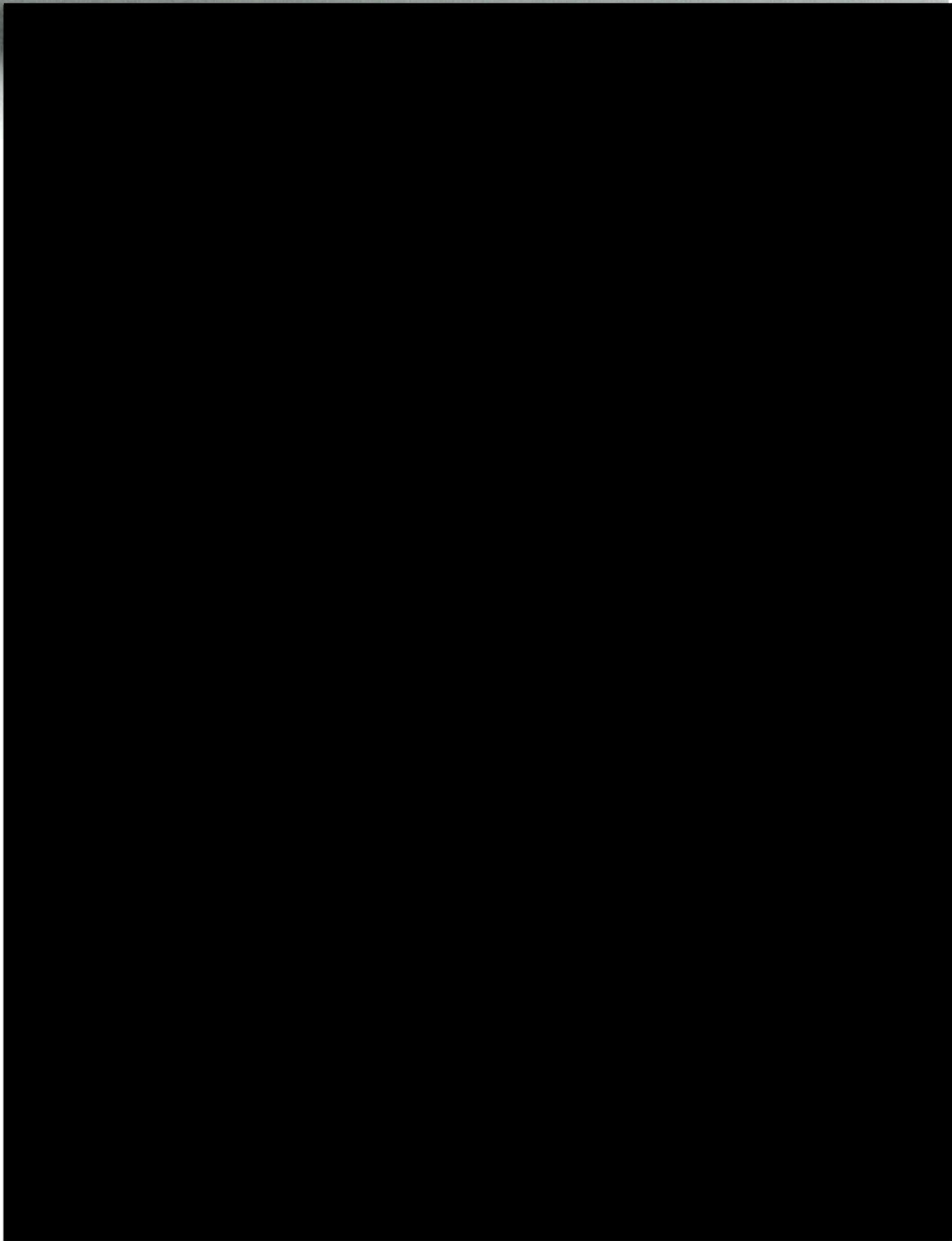
A summary of the details of the amendment and information about the Heritage Overlay is provided in the factsheet accompanying this letter.

You may inspect the amendment, any documents that support the amendment and the explanatory report about the amendment, free of charge, at:

- Council's Have Your Say webpage: [www.haveyoursay.moorabool.vic.gov.au](http://www.haveyoursay.moorabool.vic.gov.au)
- During office hours at the following places:
  - 15 Stead Street, Ballan
  - Darley Civic and Community Hub, 182 Halletts Way, Darley
  - Lerderberg Library - Customer Service, 215 Main Street, Bacchus Marsh
- On the Department of Transport and Planning website [www.planning.vic.gov.au/public-inspection](http://www.planning.vic.gov.au/public-inspection) or by contacting 1800 789 386 to arrange a time to view the amendment documentation.

### **How can I find out more?**

Council's Strategic Planning team are available to answer questions about the amendment in person, via phone (03) 5366 7100 or email [info@moorabool.vic.gov.au](mailto:info@moorabool.vic.gov.au). Meetings can be arranged at Council's Darley or Ballan offices at any time during the public exhibition period.



#### BACK ENDPAPER

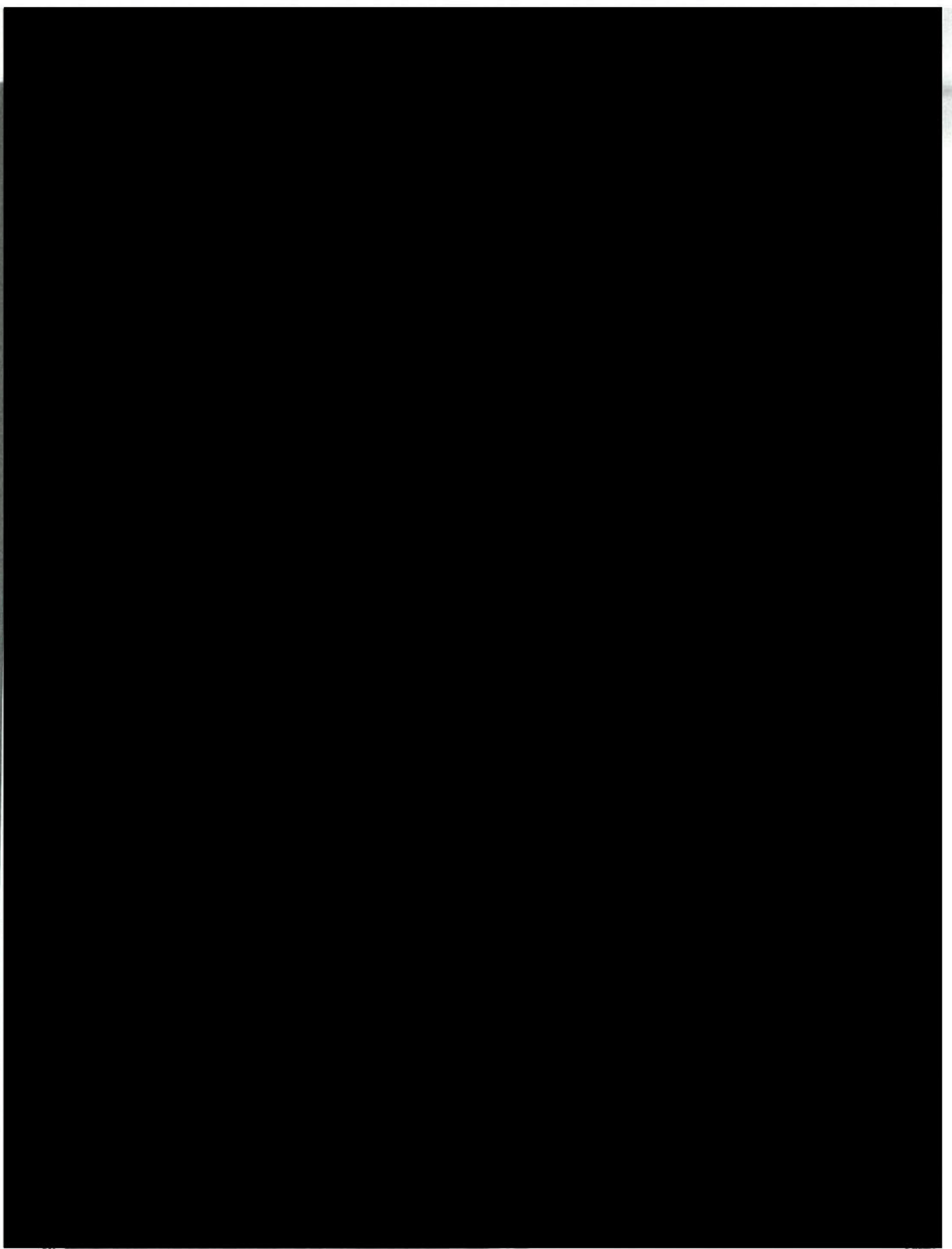
*Aerial photograph of Ballan Township 1984.*

© Crown (State of Victoria) Copyright

Aerial photograph reproduced by permission of the Surveyor-General, Victoria.

#### BACK COVER ILLUSTRATION

The illustration is a monochrome copy of a watercolour by Ian Anderson. It was commissioned by the Country Roads Board and presented to the Shire of Ballan on the occasion of the opening of the Ballan Section of the Western Freeway at the Completion Ceremony 5th June 1978. The water colour currently hangs in the Shire Offices.





**Amy Gloury**

**From:** AgVic Planning (DEECA) [REDACTED]  
**Sent:** Tuesday, 11 March 2025 9:07 AM  
**To:** Strategic Planning Admin  
**Subject:** OFFICIAL: RE: Moorabool Planning Scheme Amendment C085moor (West Moorabool Heritage Study) - Exhibition

Hi,

Thank you for the notice of preparation of Moorabool Planning Scheme Amendment C085moor (West Moorabool Heritage Study).

Agriculture Victoria has considered the proposed amendment noting no apparent impacts to agricultural land use and will not be providing any further response.

Regards,

[REDACTED]  
Agriculture Victoria Planning and Advisory Service  
Agriculture Sector Development and Services  
Department of Energy, Environment and Climate Action  
Agriculture Victoria  
[REDACTED]  
[REDACTED]

Please direct agricultural planning enquiries and planning permit referrals to: [REDACTED]



We acknowledge Victorian Traditional Owners and their Elders past and present as the original custodians of Victoria's land and waters and commit to genuinely partnering with them and Victoria's Aboriginal community to progress their aspirations.

**Disclaimer:**

*The information in this transmission is privileged and confidential, intended only for use of the individual or entity named as addressee/s. If you are not the intended recipient, any use, copying or dissemination of the information is prohibited. If you have received this transmission in error please delete it immediately from your system.*

**Collection and Disclosure Statement:**

*The Department of Energy, Environment and Climate Action (DEECA) is committed to protecting information provided by you in accordance with the principles of the Privacy and Data Protection Act 2014 (Vic). The information you provide will be collated and used by DEECA for reporting on the extent and quality of our products and services, and in the delivery of those products or services. To tailor and improve our products and services we may contact you for feedback. Your personal information may be disclosed, under a confidentiality arrangement, to other organisations which assist DEECA with the provision of its products or services, or to organisations authorised by law. The DEECA privacy policy can be obtained by contacting [REDACTED] You can request access to, and correction of, your personal information by calling DEECA on [REDACTED]*

*If you would prefer not to be contacted for evaluation or future events or do not consent to be on the Agriculture Services contact database, please reply to this email with a statement to that effect and we will ensure your wishes are adhered to.*



MOORABOOL SHIRE COUNCIL  
CENTRAL RECORDS

10 March 2025

Moorabool Shire Council  
PO Box 18  
Ballan 3342  
Attention: Kate Barclay

20 MAR 2025

File No. \_\_\_\_\_

Dear Kate

**NOTICE OF PREPARATION OF MOORABOOL PLANNING SCHEME AMENDMENT  
C085MOOR-WEST MOORABOOL HERITAGE STUDY**

Reference number: [REDACTED]

I refer to your letter dated 4 March 2025.

[REDACTED]

We would submit that the Moorabool Shire has limited understanding of the buildings history, including [REDACTED]

[REDACTED] The Moorabool Shire would have no [REDACTED] as they were not the Shire we came under [REDACTED] at the time. [REDACTED] and was demolished and [REDACTED]

[REDACTED] The Moorabool Shire would not have any of the building permits and planning approvals for us to rebuild [REDACTED] The front brick facade was the only part of [REDACTED] that was [REDACTED] Our builders argued with the relevant Shire that it needed to be [REDACTED], but that Shire wanted the [REDACTED]

[REDACTED] they broke all the windows and caused extensive damage to all the external doors doorframes and window frames. The entire frame of each external doors was replaced after [REDACTED] rebuilt in a style fit for the purpose of running the business. This style is different to the doors that were originally in the facade as we could not rebuild or locate similar style doors.

The remaining windows were replaced with recycled Aluminium framed windows, one of which has subsequently been replaced with a more modern Aluminium frame. The windows also now include modern 'safety glass' and no longer contain any [REDACTED] as was originally in the windows prior to [REDACTED] and the window glass being broken by members of the local [REDACTED]

All of the roof bearers in the front part of the building were replaced, together with all of the [REDACTED] which were also replaced using a mixture of new and reclaimed tiles sourced from local demolition yards. It is worthy to note that the new dwelling at the rear of the property has a 'colour bond' roof, which is substantially different to any original roofing materials.

All of the external facades, eaves and guttering were all replaced [REDACTED] due to the [REDACTED]

[REDACTED] has recently had all of the external timbers, including all door and window frames and all of the concrete render, including the porch pillars and building render repainted in colours of our choosing, which are NOT heritage colours. This repainting is in addition to the repainting that has occurred at least twice since the [REDACTED]

A new residence was built after [REDACTED] and all of the rear walls of the front building were rebuilt, using a mixture of new and reclaimed bricks sourced from local demolition yards. Furthermore, the east facing walls surrounding the building have recently had all of the weatherboards replaced and painted in a colour of our choosing, which is substantially different to any previous colours.

In relation to the signage lettering in the gable ends of the front facade, and also the [REDACTED] signs, in the event that [REDACTED] at any stage in the future, all of these signs need to be removed and the signage lettering in the gable ends needs to be painted over, in a non visible colour, in accordance with [REDACTED]

[REDACTED] You cannot pretend to be a [REDACTED] if you do not hold the relevant [REDACTED] Therefore, the signage and signage lettering CANNOT be including in any heritage overlay as it contravenes [REDACTED]

In your previous Proposed Heritage Overlay in 2016 you supplied a photo of [REDACTED] [REDACTED] which was deeply offending and showed [REDACTED] on the day of the [REDACTED] when the newspapers came to report a story. It does not show that in the weeks and months after the photo you supplied that the entire site was [REDACTED] could occur. Even though you quoted [REDACTED] [REDACTED] rebuild the building, the cost to rebuild was far in excessive of the amount that was quoted by the newspaper which you have accepted as gospel. The inclusion of this photo caused an unnecessary level of distress to us and any level of due diligence by the authors of the study would have identified that the ownership of the property has remained unchanged from the early [REDACTED] being prior to the date of [REDACTED] We note that no apology was offered and you have not even acknowledged we were the owners for the past [REDACTED] hence your records must be very incomplete.

The only reason you included the Cyclone in your report in your latest Proposed Submission is that we inform you in our Submission back in 2016 about the Cyclone to the building in the [REDACTED] As Moorabool Shire Council has no information or records as it was not the relevant Shire [REDACTED] was under at that time.

## **SIGNIFICANT**

Additionally, we would suggest that there is no local social significance attached to this building. Furthermore, had there been any previous local social significance of this building, which we would dispute, that this has been nullified by recent planning approvals by the Moorabool Shire, in conjunction with financial grants from the Federal Government Minister (Catherine King MP) to develop the local football ground and club rooms. These approvals and grants did not include any consultation with the operators of [REDACTED] nor the general store and did not consider the long term impacts on these businesses. Both of these

businesses have been significantly impacted by this development, including the football clubs decision that spectators can no longer bring alcohol or food to a football match. As such, any social significance that may have previously been attributed to [REDACTED] should now be firmly allocated to the football ground and club rooms. We note with interest that the football ground and club rooms were NOT included in the original heritage study overlay proposal.

Additionally, if this structure was truly significant to Moorabool Shire, the Moorabool Shire would have provided a town plaque at the [REDACTED] listing its significance instead of placing a plaque at the [REDACTED]

Moorabool Shire have never provided any signage for us to indicate that [REDACTED]  
[REDACTED] We have requested numerous times over the past forty years to have a sign to suggest that there [REDACTED]  
[REDACTED] but Moorabool Shire has always rejected our application.

Moorabool Shire has never placed any significance on [REDACTED] within the [REDACTED] so I find it rather amusing that now Moorabool Shire has decided to place it as a Heritage Overlay. Moorabool Shire will not even allow [REDACTED] to be included in the sewerage plan,  
[REDACTED]

[REDACTED] Yet we are supposed to be of significance to the Moorabool Shire Council.

[REDACTED]  
[REDACTED]  
[REDACTED] As such there can be no guarantee of any of the current features of the property actually being original features.

Yours faithfully

[REDACTED]

[REDACTED]

**Amy Gloury**

---

**From:** [REDACTED]  
**Sent:** Monday, 14 April 2025 2:54 PM  
**To:** Moorabool Info  
**Cc:** [REDACTED]  
**Subject:** Submission Planning Scheme Amendment C085moor

**Categories:** [REDACTED]

Good afternoon,

The Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation Cultural Heritage Unit Elders have reviewed the portion of Amendment C85Mor that falls within the Wurundjeri RAP area and have requested that I provide the following responses:

- We note that although the portion of the amendment area that falls on Wurundjeri Country does not include any VAHR registered places, there are multiple waterways present in this area. These waterways are areas of legislated cultural heritage sensitivity under the Aboriginal Heritage Act 2006 and are highly sensitive and significant to Wurundjeri people.
- We recommend that Aboriginal cultural heritage and sensitivity be more explicitly recognised in the planning scheme amendment as a means of raising awareness of Aboriginal cultural heritage. This could improve outcomes for all parties.
- We note that mandatory CHMPs be required for high impact activities within the areas of cultural heritage sensitivity as defined under the Aboriginal Heritage Act 2006 and Aboriginal Heritage Regulations 2018.

As such, the Elders request that Moorabool City Council takes the above information into account when considering the planning scheme amendment.

Kind regards,

[REDACTED]  
**Heritage Advisor**  
**Cultural Heritage Unit**

**Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation**

[REDACTED]



Wurundjeri  
Woi-wurrung

Cultural Heritage  
Aboriginal Corporation

**Amy Gloury**

---

**From:** [REDACTED]  
**Sent:** Wednesday, 16 April 2025 11:32 AM  
**To:** info@moorabool.vic.gov.au  
**Cc:** [REDACTED]  
**Subject:** [SEC=OFFICIAL] DTP (Transport) Response to PSA C085moor  
**Attachments:** PSA C085moor - Heritage Review - DTP Response.pdf  
  
**Categories:** Lesley Christian

Hi Demi,

Thank you for the opportunity to review the proposed Planning Scheme Amendment C085 to the Moorabool Planning Scheme. DTP (Transport) has reviewed the Amendment and provides the following response attached.

Please let me know should you have any queries or need further information. Thank you!

Kind regards

[REDACTED]  
Senior Transport Planner  
Regional Transport – Barwon South West & Grampians  
Department of Transport and Planning

[REDACTED]



Department  
of Transport  
and Planning



*I acknowledge Victorian Traditional Owners and their Elders past and present, we recognise their continued connection to Victoria's land and waters which our Transport and Planning systems operate on. We are committed to genuine partnerships with Traditional Owners and Victorian First Peoples community to progress and achieve their aspirations.*





[REDACTED]

Ref: [REDACTED]

Ms Demi Spencer  
Senior Heritage Planner  
Moorabool Shire Council  
PO Box 18 BALLAN VIC 3342

Dear Ms Spencer

**PLANNING SCHEME AMENDMENT C085moor TO THE MOORABOOL PLANNING SCHEME**

Thank you for your notification of Planning Scheme Amendment C085moor (the Amendment) to the Head, Transport for Victoria (Head, TfV) on 5 March 2025.

The Head, TfV is a statutory authority established by s64A of the Transport Integration Act 2010 responsible for coordinating, providing, operating and maintaining the public transport system, the freight rail network and the road system in Victoria.

Amendment C085moor implements the findings of the West Moorabool Heritage Study Stage 2A Review (Plan Heritage, May 2021) and incorporates the Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions (May 2021). It does this by applying the Heritage Overlay to 106 individual properties and 7 heritage precincts in Ballan, Blackwood, Bungaree, Gordon, Lal Lal, Millbrook, Mount Egerton, and Wallace.

The Head, TfV, has reviewed the documentation for the Amendment and has no comments to make or changes to request.

Should you have any enquiries regarding this matter, please contact [REDACTED] on [REDACTED]

Yours sincerely

[REDACTED]

[REDACTED]

A/ Associate Director Transport Strategy  
Under delegation from the Head, Transport for Victoria  
10/04/2025



**Amy Gloury**

---

**From:** [REDACTED]  
**Sent:** Wednesday, 16 April 2025 12:21 PM  
**To:** info@moorabool.vic.gov.au  
**Subject:** Submission Planning Scheme Amendment C085moor

**Categories:** [REDACTED]

To the Manager: Growth and Development

**Heritage overlay: HO252**

**St John's Anglican Church, 56 Simpson Street, Ballan**

Amendment to Heritage overlay proposal, from the Parish council, St. John's Ballan and Bungaree

The Church understands the significance of Heritage listings. Items listed such as the gate pillars, gates, bell and church building are of historical significance to Ballan / Moorabool Shire.

However, the bell tower is NOT of historical significance.

The bell was originally in a bell-cote mounted on the western end of the original church roof in 1865. The church also had a vestry on the southern side of the chancel (see etching in link below).

Due to church works over a period of time, the bell cote and vestry were removed many years ago.

The bell tower standing today is of timber construction and certainly not built to stand the test of time. The structure is already rotting, and the roof portion has already started falling apart (falling to the ground). Due to this, the bell is not rung anymore because of serious safety concerns. The matter was raised at Parish Council in 2024 and to preserve the bell, the decision was made to remove the historical bell, dismantle the rotting bell tower, and relocate the bell to the church courtyard, where it can be preserved and used for its purpose – as a call to worship.

We are a progressive and growing congregation and the matter of significance here is the bell itself, not the tower which was not constructed to house the bell indefinitely.

We believe that the Church and items constructed of stone/ masonry/ iron should be included in the Heritage overlay, but not a weathered timber structure which is not original to the church.

See link: <https://fergusonandurie.com/tag/ballan/>

Kind regards

[REDACTED]

[REDACTED]

West Moorabool Anglican Parish (incorporating St John's Anglican Churches of Ballan and Bungaree).

**Amy Gloury**

---

**From:** [REDACTED]  
**Sent:** Tuesday, 22 April 2025 3:40 PM  
**To:** info@moorabool.vic.gov.au  
**Subject:** C085MOOR - WEST MOORABOOL HERITAGE STUDY

**Categories:** [REDACTED]

**Attn: Strategic Planning Team**

Hello,

Re C085MOOR - this is just to correct the Statement of Significance information regarding the Ballan RSL Sub-Branch building at 146/146A Inglis Street, Ballan (PS ref no: HO242).

On the Statement on Significance, under What is Significant, a timber outbuilding is listed as standing at the rear of the site. Unfortunately, that building was demolished some years ago.

Would it be possible to update the building's record, please?

Thank you.

[REDACTED]

[REDACTED]

**President**  
**Ballan RSL**

[REDACTED]



**Amy Gloury**

---

**From:** [REDACTED]  
**Sent:** Monday, 28 April 2025 3:33 PM  
**To:** info@moorabool.vic.gov.au  
**Subject:** Submission Planning Scheme Amendment C085moor - PS Ref No: [REDACTED]  
[REDACTED] 2  
**Attachments:** Submission Planning Scheme Amendment C085moor. Final..docx  
**Categories:** Lesley Christian

Please find attached a submission in respect to Planning Scheme Amendment C085moor - PS Ref No:

[REDACTED]

Kind regards,

[REDACTED]



## Submission Planning Scheme Amendment C085moor

Submitter: [REDACTED]

PS Ref No: [REDACTED]

### Introduction:

I have received notification that the property known as [REDACTED] is proposed for inclusion in the Moorabool Planning scheme Amendment C085MOOR – West Moorabool Heritage Study. I have read the Statement of Significance, May 2021 for the heritage place, [REDACTED].

The Statement of Significance, as it is currently drafted:

1. Describes the basic history of ownership by [REDACTED]  
[REDACTED] It makes the point that [REDACTED] is "aesthetic significant as the earliest, [REDACTED] in the western region of the Moorabool Shire".
2. Demonstrates original design qualities of a Victorian Georgian Style.
3. Describes the features of its external facades which contribute to its aesthetic significance.

While these three aspects of [REDACTED] are certainly important to its cultural significance, they by no means describe its cultural significance adequately. In what follows, I discuss a number of aspects of the house and the property under a series of headings. This, I hope, will prompt some further study of [REDACTED] and a revision of the Statement of Significance, in order to make it more accurate and comprehensive. In considering some of the ways which the statement of significance could be made more adequate, I have referred to the Burra Charter 2013, as well as the Australia ICOMOS Practice Note: Understanding and Assessing Cultural Significance.

### 1. The House in the Context of [REDACTED] the Farm.

The statement of significance omits to mention that the house named [REDACTED] is a part of a working farm named [REDACTED]. While now under separate title and ownership, the property as a whole was originally owned by [REDACTED] from [REDACTED], the house, cannot be understood adequately without considering it as part of the farm as a whole. It would, perhaps, be more correct to see the farm as the 'Heritage Place' of which the house is a central element.

## 2. The Significance of the Geomorphology.

The geomorphology of the property is very significant as the site of the house and the working farm were, it appears, chosen because of the specific features of the land and its geomorphology. The features of the land which were attractive to the original owner were the fertile and friable volcanic soil; the availability of water because of the high water table due to the close proximity of the extinct volcano, Kerrit Bareet (now referred to as Black Hill). Both the house and working farm are located close to springs and spring-fed bog, (which is now a spring fed-pond). The original house water supply is from a spring-fed well to the west of the back door. This well was filled in in the early 2000's.

The farm, being relatively modest in acreage, nevertheless was able to support workers and household servants. The economics of the farm was a defining factor in the social arrangements on the farm and of the layout of the house; specifically, the requirements to house live-in servants to service the house and household.

## 3. The Internal Form of the House.

The house consists of three levels – basement, ground floor and first floor. The internal form of the house was a response to specific social arrangements typical of the period, where wealthier people had servants. In the case of [REDACTED] this was an “upstairs downstairs” house, where the servants lived and worked in the basement - and provided domestic services to the family living upstairs in the house proper.

The following features of the layout of the house are relevant:

1. The basement is serviced by two staircases; one internal the other external. This arrangement allowed the family and the servants to operate in a coordinated but independent fashion. The Servants could both fulfill their duties to the household upstairs as well as to those duties which required them to work outside the house and to come and go without entering the house proper.
2. The 11 rooms of the house proper are devoid of utility rooms such as kitchen and bathroom. It appears that all cooking and bathing were carried out in the basement, where there exists a large open kitchen fireplace with integrated water boiler and a separate oven. The chimney at the rear of the house services the basement fires exclusively.
3. One can envisage the routines of the household, where food was cooked in the kitchen in the basement and carried up the internal stairs to be served in the dining room – and warm water being carried upstairs for bathing and cleaning, etc. There is a small room in the basement at the end of the hallway that may have been a primitive bathroom for servants and possibly the family. Servants would have prepared meals at a table in the kitchen and possibly in the smaller room along the hallway; gathered at the kitchen table for meals and around the open fire for warmth and conversation.

4. Water from the boiler is delivered to a faucet where hot water could be drawn off for cooking cleaning and bathing. There is no evidence of water reticulation to the ground level or the upstairs bedrooms.
5. Access to and from the basement from outside, was cleverly designed, to take servants through a back door beneath the ground floor back door to an external stair which ran up alongside the western wall of the basement. (bridging over the brick arched enclosure housing the boiler at the rear of the kitchen fireplace).

#### 4. The Buildings of the Working Farm.

The main farm shed very large and impressive in its own right. Its frame is made of timber, likely cut in the process of clearing the land. The main uprights are large poles and the timbers are rough sawn. Given the house was not built until the 1870's, it is possible that the main shed pre-dates the house itself. (See section entitled 'Clarifying when the house was built'. Page 6.) It would be surprising if the shed is not of aesthetic, social and scientific significance in its own right – a should perhaps be included in the West Moorabool Heritage Study.

An aspect of the sheds' history is noteworthy. The prevailing wind from the west has caused the shed to lean towards the east. Several times in its life the farmer has corrected the lean by digging out the sheds' poles and moving them east. The result is that the shed has been moved from where it was originally built by a number of meters.

Between the house and the big shed there are several smaller sheds. One of these is a shearing shed with sheep yards. Another is a butchery, or killing shed where meat for the use of the farm community was killed and butchered.

Technical Challenges in Building the House.

The geomorphology of the site had a profound effect on the technical difficulties of building a house with an occupied basement, inasmuch as the ground water constantly threatened to inundate the basement. This challenge would have been present from the moment the house site was prepared for foundations and the subsequent building works. The excavation for the basement would have needed to be drained by a deep gully draining ground water downhill towards the south. A layer of well-draining material and a drainage system would have to have been constructed beneath the earthen floor of the basement, in order to keep the basement dry. This drainage system would need to lower the surrounding water table by up to 3 meters and maintain the lowering of the water table no matter how wet the season was. (See note below)

Authors note: When I bought [REDACTED] the basement was inundated with almost a meter of water. The downstairs floor structure had rotted and the masonry of the house above was afflicted with serious rising damp. The house had consequently been abandoned. In an attempt to understand why the basement was flooded I undertook to first understand the behaviour of the ground water in the surrounding landscape. I



brought in an excavator and instructed the operator to dig a trenchlike hole as deep the machine would permit. The hole was dug some meters to the north of the house. A hole some four meters deep was dug into the basalt and ironstone clay. It took approximately 12 hours to fill with ground water to the level of the surrounding water table and it filled to within 850mm on the surface. The farmer, Tom Clifford Snr, pointed out the outlet of a drainage pipe, some 50 meters from the house, which, according to Tom, was connected to the under-floor surface of the basement. The drainage pipe was lying in water and did not seem to be flowing. After some consideration, I brought the excavator in again, and instructed the operator to dig out the drain down the paddock. This he did and the water began to flow out of the 10inch earthenware pipe. 24 hours later the basement was free of water.

I then dug a hole through the floor of the basement to expose the ground water level. The surface of the ground water was now steady at 300mm below the floor of the basement. With a little arithmetic I concluded that the drainage system under the house was consistently lowering the water table by some 2 meters from the surrounding landscape. Incidentally, the kitchen in the basement also has a drain for domestic waste water which presumably drains into the 10inch earthenware pipe which keeps the basement dry.

The drainage system operates passively without the need for pumps. The water-table revealed in the sump in dug in the floor of the basement has not moved up or down in 35 years. This notable technical achievement is, surely, of scientific significance.

## 5. The Puzzle of the Orientation of the House.

The name of the property is significant inasmuch as it is emblematic of the English oaks planted around the property and may explain the remnant line of four oaks in front of the house to the east. It is noteworthy that the house faces east towards [REDACTED]. The driveway to the house was, until my ownership, also the driveway to the farm sheds. It is plausible to conceive that the main entry and driveway to the house was to the east from [REDACTED]; the driveway being lined with English oaks, of which the remain four oaks are a remnant.

Farming land in the areas of rich volcanic soils are highly valued. It is probable that under the ownership by [REDACTED] the main driveway with its lines of oaks was removed, to increase the area of arable land. This change left access to the house via the remaining service driveway, which passed close to the rear of the house and also leads to the farm sheds. This interpretation would both make sense of the house facing to the east, the line of four English oaks at the front of the house in an east west orientation, and explain why the service track to the back of the house and the farm sheds is now the main driveway to the house. If this interpretation is true this is a significant element in properly understanding the house.

## 6. The Timber Elements of the House.

The timber elements of the house are constructed of hardwood, possibly locally sourced and milled. It is likely that the timber was used for construction in its unseasoned state as there is evidence of considerable shrinkage in the 10" X 2" floor joists. The main 10"x10" beam holding up the ground floor was shaped by adze from a single 45 feet long log. The main beams under the ground floor on the north side of the house (where there is no basement) are hardwood logs in the rounds (i.e. not sawn square or dressed). These features of the house's construction contribute to its scientific significance.

## 7. Clarifying When the House was Built?

The original title for the property is dated [REDACTED]. The Torrens system of land titles was, I understand introduced in Victoria in 1862. It appears the new Torrens system did not reference or incorporate earlier titles of land ownership. It is therefore possible the [REDACTED] bought the land prior to [REDACTED]. Given this possibility, the Torrens title does not help with establishing when the land was acquired. In the absence of other evidence pin-pointing when the house was built, given the Georgian form of the house with its simple symmetry and 12 pane windows, it was assumed the house was built earlier rather than later – perhaps even prior to [REDACTED]. However, the architectural joinery of the house is not Georgian but Victorian in style. I surmised that the house may have been built in the Georgian period but the internal joinery incorporated later, perhaps in the [REDACTED]

The authors of the current Statement of Significance proposed a construction date of circa [REDACTED] though there is no rationale or evidence provided to substantiate this. However, on the 11th October 2024 I received an email from Demi Spencer, the Senior Heritage Planner with the Moorabool Shire Council, who provided clear evidence that the house was built in [REDACTED]

"You may be interested to know that I have found some news articles on Trove which reference [REDACTED] who owned the property. He placed tender notices in the Ballarat Courier for brick makers and brick layers in [REDACTED] and plasterers in [REDACTED] for an 11 roomed brick house at [REDACTED]. This would place the construction date at [REDACTED] which is later than we initially thought."

## 8. Internal Surfaces – Are they Significant?

The internal wall surfaces are painted with pigmented lime wash. The downstairs hallway and one of the front rooms are painted in an early oil-based paint. The early limewash surfaces display distinctive patina, which tell of the ravages of time. The effect of these aged surfaces gives the property a unique and special character.

A friend, [REDACTED], an accomplished painter of patinaed surfaces, who visited the house 30 years ago earnestly asked me to promise that I would “not allow a conventional painter near the house”. Later, I asked architectural historian, [REDACTED] who visited the house several times in the late 1990’s, how I should treat the internal surfaces. He said to me “If you a very brave you will not touch the walls and ceilings or the finishes of the joinery”. I have abided by the entreaties of both [REDACTED].

Interestingly, the upstairs walls have some graffiti inscriptions done in pencil by the [REDACTED] children. There is also a signed and dated inscription described as “A Prediction” - “In 1990 there will be a war in the middle east caused by oil and greed”. The date is smudged and not readable. The hand writing is in an older style of cursive handwriting. I [REDACTED]

The question remains are the internal surfaces, with their patina, important to the building’s cultural significance. I personally think they are.

## 9. External Surfaces – Are They Significant?

There remains evidence on the east facing wall, and under the eaves generally, that the house was painted in an ochre lime wash, with white painted pseudo quoining around the windows and doors. On three sides of the house the limewash finish has washed off over the years, except immediately under the eaves and window sills. Heavy weather from the east is unusual, and therefore the limewashes have partially survived. It was told to me by [REDACTED] many years ago that the house was called the [REDACTED] because it was painted in white limewash. It seems the ochre coloured limewash was applied at a later date covering over the over the white limewash. A close examination of the east facing wall appears to bear this out.

The question remains are the external surfaces, with their patina, important to the building’s cultural significance. I personally think they are.

## 10. Internal Surfaces of the Basement.

The surfaces of the wall and floors of the basement are with the exception of the kitchen rough lime plaster render. The kitchen originally had a lath and plaster ceiling and hard plastered walls painted in blue limewash. The humidity from the boiler and the rising damp rotted-out the ceiling lathes and floor boards to the first floor. Clear evidence of the lath and plaster ceiling can be seen on the underside of the first-floor joists. From a technical point of view the treatment of the internal surfaces of the basement with a course lime mortar was very important. Given penetrating dampness coming through the walls below ground, and given the water table was within 300mm of the floor surface, it was critical that the walls and floors could breath. It appears the builders understood that any attempt at “tanking” these surfaces would have only aggravated the

rising damp issues, degraded the integrity of the walls forming the ground floor - and made the house itself intolerably damp.

The nature of the surfaces in the basement reflect the technical requirements to keep the house dry, as well as the social relationships within the household. The servant's quarters, with the exception of the kitchen, did not warrant fine hard plaster or paint.

Again, I believe, that the internal surfaces in the basement are culturally significant - both technically and socially.

## Conclusion.

In discussing a number of aspects of the house and the property, I hope to have illustrated some ways in which the current statement of significance is inadequate. I hope this might prompt some further study of [REDACTED] and its cultural significance. I am hopeful that a revision of the Statement of Significance for [REDACTED] will make it more comprehensive and accurate.

**Amy Gloury**

---

**From:** [REDACTED]  
**Sent:** Wednesday, 30 April 2025 9:18 AM  
**To:** 'Info'  
**Subject:** Re: Submission to Moorabool Planning Scheme Amendment C85.  
**Categories:** [REDACTED]

The Manager Strategic Planning  
Moorabool Shire Council

Dear Sir/Madam

My wife and I's family home is located at [REDACTED]. Our property is cited in the West Moorabool Heritage Study and is referred to in Amendment C85.

In the Amendment C85 documentation our property is noted on [REDACTED]. We formally wish to object to our home and property being included in Amendment C85.

The property has been in the [REDACTED] since the [REDACTED] with my great grand father selecting the land.

Our home has undergone numerous upgrades over time. We ourselves have carried out upgrades and extensions. What is currently on site is a result of the care that we and previous members of the Sullivan family have for the property.

We see no upside for ourselves in the imposition of a Heritage Overlay on our property. Rather it would impose additional costs if we wished to carry out any works on our property.

Our submission is a **formal objection** to the imposition of the [REDACTED] over our property and would request that if a Planning Panel is formed to hear submissions that we be given the opportunity to present and expand upon our grounds for objection.

Regards [REDACTED]  
[REDACTED]

To Moorabool Shire Council  
Att: Manager Growth & Development  
PO Box 18  
Ballan VIC 3342

Date 30 April 2025

**Subject: Submission Planning Scheme Amendment C085MOOR  
Opposition to Heritage Overlay C085MOOR to the [REDACTED]  
[REDACTED] due to Accessibility and Operational  
Limitations**

I am writing to formally oppose the proposed Heritage Overlay  
C085MOOR to the [REDACTED]  
[REDACTED]

At the same time would I like to thank Demi Spencer for the meeting  
from March 26, 2025 at the Ballan Council Office 15 Stead Street,  
Ballan VIC 3342 for the friendly and professional information.

While I recognize the importance of preserving historical buildings,  
this designation would impose severe restrictions on necessary future  
upgrades, hindering both accessibility for disabled individuals and the  
efficient [REDACTED].

### **1. Accessibility and Compliance with Disability Regulations**

One of the most pressing concerns is that under the new Heritage  
Overlay C085MOOR the [REDACTED] would be unable to  
modify its doorways and entries to ensure equitable access for  
individuals with disabilities.

• Under the **Disability Discrimination Act 1992 (DDA)**, [REDACTED]  
[REDACTED]

[REDACTED]



- The Heritage Overlay C085MOOR would prevent us from making future necessary modifications, effectively denying equal access to [REDACTED] with disabilities.

Denying people with disabilities access to an essential service such as [REDACTED] is neither practical nor equitable.

## 2. [REDACTED]

[REDACTED]

[REDACTED]

- Employees are forced to work in cramped conditions, which poses occupational health and safety risks.

- [REDACTED]

[REDACTED] ultimately affecting service efficiency and customer satisfaction.

## 3. Community and Economic Impact

[REDACTED] If we are unable to modernize and expand, the impact will be felt by residents, businesses, and employees alike.

- Customers, particularly elderly and disabled individuals, will face continued difficulties accessing [REDACTED]
- The inability to expand could force future service reductions and disrupting the local economy and jobs.

[REDACTED]

#### 4. Request for Exemption from Heritage Overlay C085MOOR

I respectfully request that   
be exempt from Heritage Overlay C085MOOR on the following grounds:

- **Accessibility Compliance** – Preventing necessary future accessibility upgrades to modern legal and ethical standards.
- **Essential Service Operations** – The inability to expand the  directly affects service efficiency and customer experience.
- **Economic and Community Impact** – The Heritage Overlay C085MOOR would hinder the  ability to serve the community effectively and sustainably.

I am always open to discussing alternative solutions that balance historical recognition with practical operational needs, such as installing commemorative plaques or preserving key architectural elements where feasible. However, the Heritage Overlay C085MOOR would impose unreasonable restrictions that compromise accessibility, efficiency, and public service delivery.

I appreciate your time and consideration and welcome further discussion to find a viable path forward.

Sincerely,

## Heritage overlay: HO252

### St John's Anglican Church, 56 Simpson Street, Ballan

#### Amendment to Heritage overlay proposal.

We wish to make a submission in relation to the heritage overlay proposal for St John's Anglican Church, Ballan.

We **support** the inclusion of the bluestone church building (1861-2), headstones, stone gate piers, metal plaque on main door and **church bell** in the heritage overlay. The bell is clearly of historical and social significance.

We **oppose** the inclusion of the **bell tower**.

Our reasons are as follows:

- The bell tower is not of historical significance (Criterion A). The bell tower was not part of the design of the original church. The original design included a bellcote, a stone structure on top of the church, in which the bell was housed. The bellcote can clearly be seen in the sketch published in The Australian News for Home Readers, Vic, Saturday 18th March 1865, page 7. The bellcote was later removed from the church building during church works. The current bell tower therefore has no connection with the diocesan architect Leonard Terry (Criterion H) nor with his Early English Gothic Revival style. The bell tower is a later construction, from the 20<sup>th</sup> century. It has no historical design significance. There is no parish record of when it was built or by whom.
- The bell tower is not of aesthetic significance (Criterion E). It is a basic wooden and corrugated iron structure, which gives every appearance of being temporary. It has no aesthetic appeal. We note that this structure does not appear in the photograph of the church which is included in the heritage overlay proposal. We suggest that a viewing of the structure would support our position on its lack of aesthetic appeal. Current members of the parish certainly do not regard it as in any way attractive to look at. At least some regard it as an eyesore.
- The bell tower is not of social significance (Criterion G). It has not been appropriately maintained and has not been used for the purpose of ringing the bell for very many years. We are not aware of any efforts to bring the bell tower back into use. The bell itself, however, is valued by the church community and Parish council has made a plan to relocate the bell to a place on church grounds where it can be used again.

Yours sincerely,

[REDACTED]

[REDACTED]

[REDACTED] (incorporating St John's Anglican Churches of Ballan and Bungaree).

Our contact details:

[REDACTED]

[REDACTED]



## Department of Energy, Environment and Climate Action

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]

7 July 2025

Moorabool Shire Council  
15 Stead Street  
BALLAN VIC 3342

Dear Sir/Madam,

### **Moorabool Planning Scheme Amendment C085**

Thank you for your correspondence dated 4 March 2025 concerning the above Planning Scheme Amendment (PSA). I apologise for the delay in this response.

The PSA proposes to implement the findings of the *West Moorabool Heritage Study Stage 2A Review* and applies Heritage Overlay on 113 places of cultural significance in Moorabool Shire Council area.

The Department of Energy, Environment and Climate Action (DEECA) Planning Service Team has reviewed the information provided and advises that it does not oppose the PSA.

For any further queries, you are welcome to contact me on [REDACTED]  
[REDACTED] for this matter.

Yours sincerely

[REDACTED]

Senior Planning Officer- Planning Services  
West Hub