

Amy Gloury

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

Categories: [REDACTED]

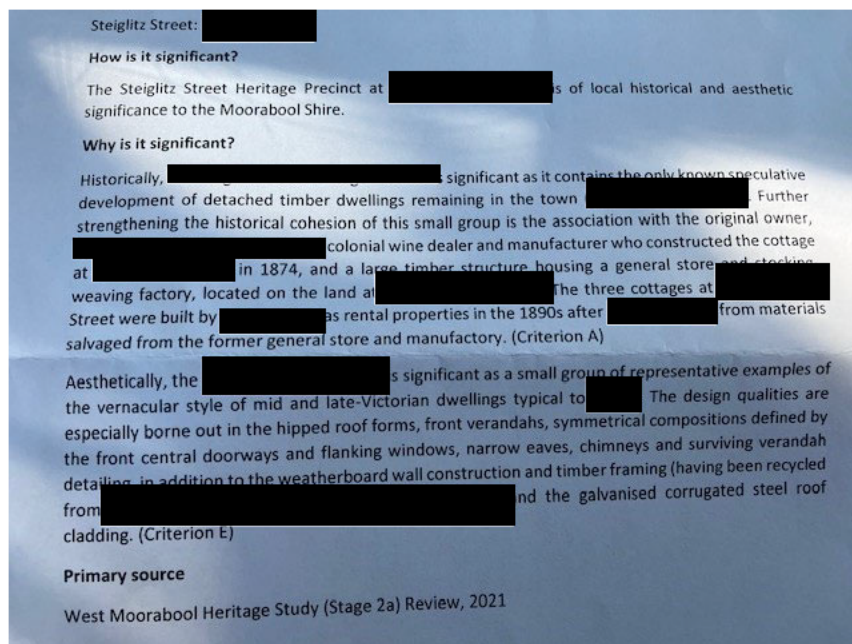
Good Morning,

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 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:

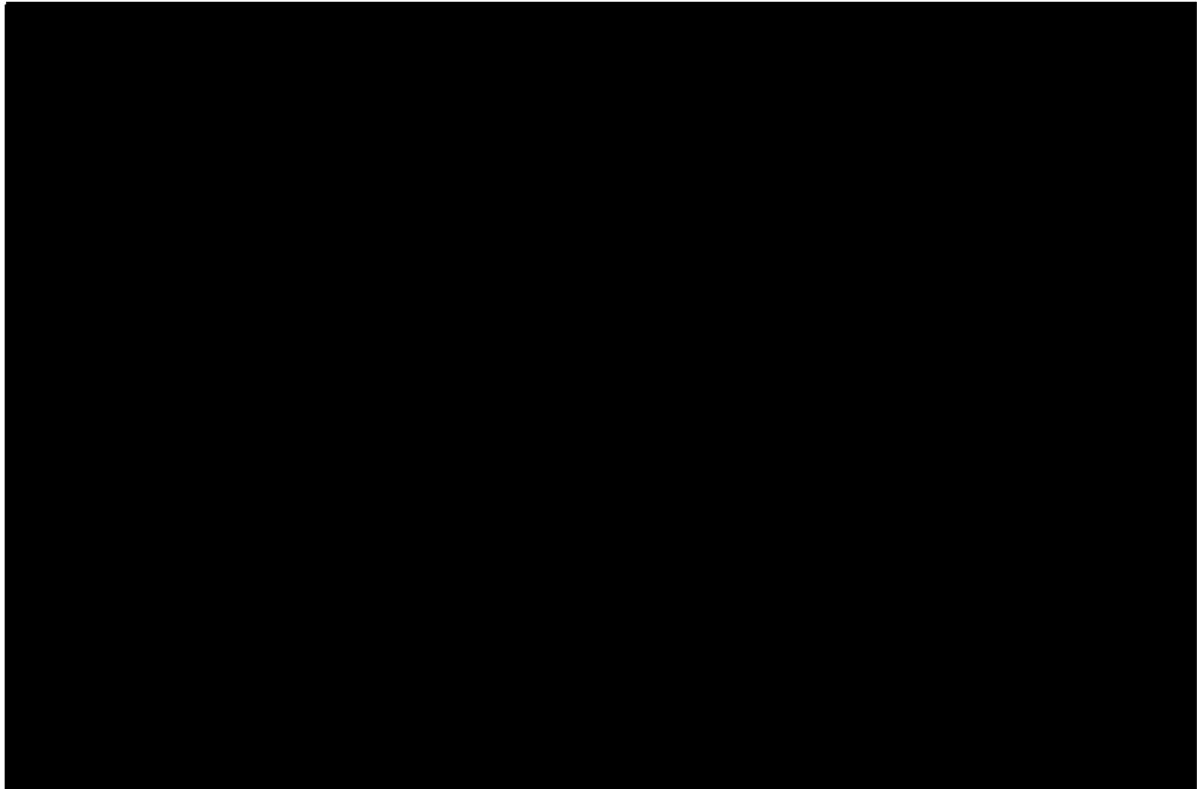
This communication is intended only to be read or used by the addressee. The information contained in this communication may be confidential information. If you are not the intended recipient, any use, interference with, distribution, disclosure or copying of the material is unauthorised and prohibited. 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?

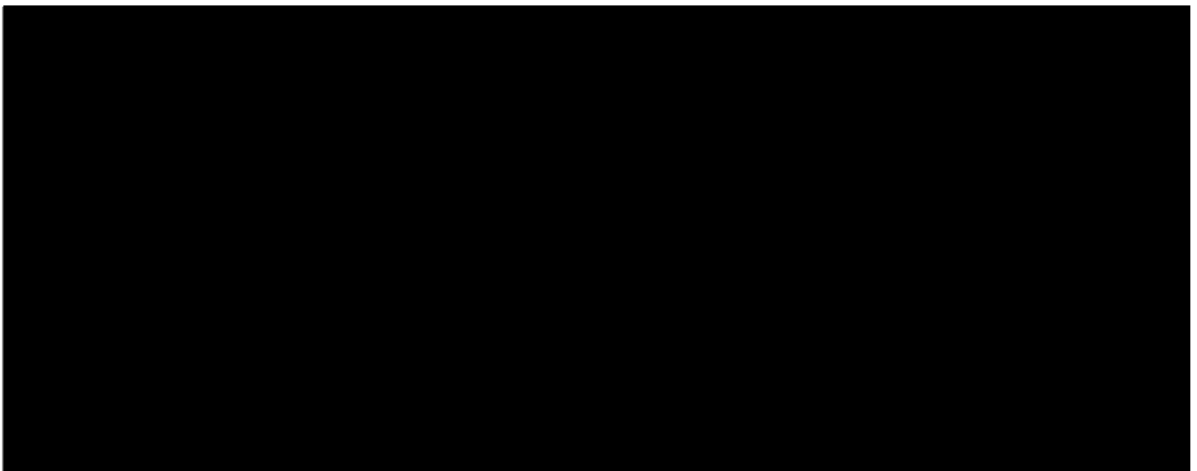
The [redacted] is significant.

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 [REDACTED]

[REDACTED]

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
- 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 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. Meetings can be arranged at Council's Darley or Ballan offices at any time during the public exhibition period.

BACK ENDPAPER

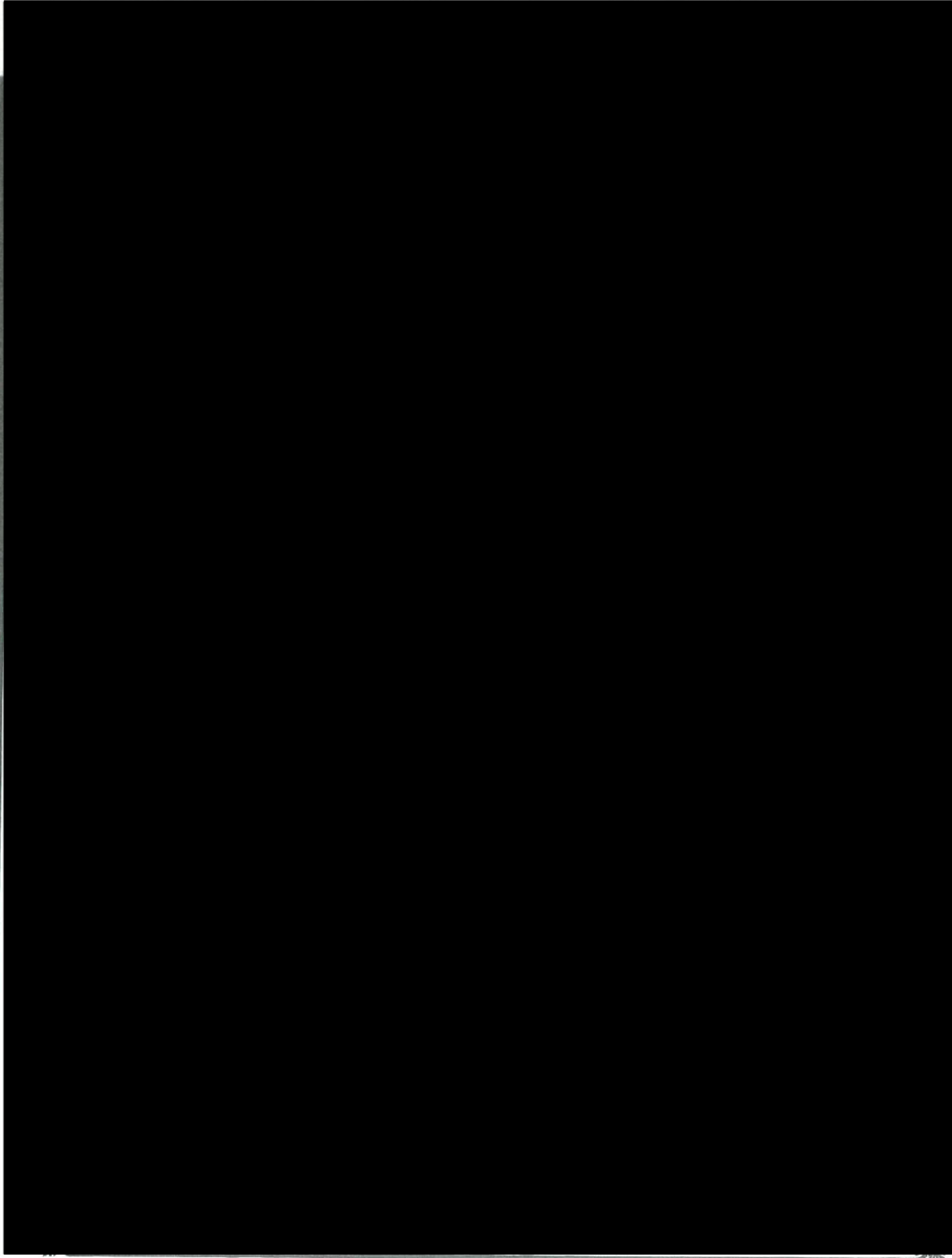
Aerial photograph of Ballan Township 1984.

© 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.

10 March 2025

File No. _____

All of the roof bearers in the front part of the building were replaced, together with all of the terracotta roof tiles, 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 after the fire, due to the extensive smoke and fire damage.

The hotel 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 1990's, firstly at the time of the fire.

A new residence was built after the fire, 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 CUB signs, in the event that the hotel is delicensed, 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 Victorian Government Liquor Licensing Commission and CUB requirements. You cannot pretend to be a licensed hotel, if you do not hold the relevant liquor licence. Therefore, the signage and signage lettering CANNOT be including in any heritage overlay as it contravenes Victorian Liquor Licensing Legislation.

In your previous Proposed Heritage Overlay in 2016 you supplied a photo of the fire damaged building which was deeply offending and showed extensive fire on the day of the fire 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 demolished before the rebuild could occur. Even though you quoted [REDACTED] [REDACTED] [REDACTED] rebuild the building, the cost to rebuild was far in excess 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 1990's, being prior to the date of the fire. We note that no apology was offered and you have not even acknowledged we were the owners for the past 35 years, 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 1920's. As Moorabool Shire Council has no information or records as it was not the relevant Shire the hotel 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 the hotel 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 the hotel 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 operating hotel listing its significance instead of placing a plaque at the Morning Star which has not operated for over 60 years.

Moorabool Shire have never provided any signage for us to indicate that there is a hotel at Bungaree. We have requested numerous times over the past forty years to have a sign to suggest that there is food, hotel etc so many meters from the Wallace Bungaree corner from the highway but Moorabool Shire has always rejected our application.

Moorabool Shire has never placed any significance on the hotel within the last 40 years 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 the hotel to be included in the sewerage plan, with only run the sewerage pipeline to only reach to the bottom of the road before the creek and suggest that the town of Bungaree does not include the hotel, which is up the hill a mere couple of meters away. The sewerage includes everything in Bungaree township except for our hotel. Yet we are suppose to be of significance to the Moorabool Shire Council.

We also note that we were not consulted or advised of the application or approval of the St Joseph's Flexible Learning Centre, which will now be located next door to what the Moorabool Shire is deeming to be a socially and community significant building. We are concerned that [REDACTED] building may be damaged by these young disengaged pupils, who are going to be up to the age of 25. Also this creates a risk to our unassuming business, which has never had any need to call the police for any disruptive behaviour, however, we are ow unable to ban any pupils over the age of 18 from attending our premises either during or outside of school hours. Our insurance risk is higher, due to the approval of this school, as they deem it a risky enterprise, as the pupils will have full knowledge of our business operations as they will observe us on a daily basis. We are highly concerned about this school, including the parking of buses, which if the current the use of our carpark by the construction workers is any indication, will significantly impede our business operations.

Finally, the property was leased for a number of years and during that time, many of the leasees chose to make many alterations to the building. These alternations did not take into account any of the original features of the building rather they were to the liking of these leasees. As such there can be no guarantee of any of the current features of the property actually being original features.

Yours faithfully

