

*Planning and Environment Act 1987*

**MOORABOOL PLANNING SCHEME**

**Incorporated Document**

**Bacchus Marsh Heritage Study  
Statements of Significance  
(February 2015)**

**MOORABOOL PLANNING SCHEME**

Incorporated Document approved, by Satwinder Sandhu,  
General Manager Growth and Development, as being in  
accordance with the resolution of Moorabool Shire Council in  
relation to Amendment CE Part 3 at its Ordinary Meeting of  
Council held on 5 March 2014

Satwinder Sandhu  
General Manager Growth and Development  
Date

18/2/2015

This document is an incorporated document in the Moorabool Planning Scheme pursuant to Section 6(2)(j) of the Planning and Environment Act 1987.

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## ***Introduction***

Moorabool Planning Scheme Amendment C6 proposes to implement the recommendations of the Bacchus Marsh Heritage Study, 1995 prepared by Richard Peterson and Daniel Catrice, by applying the Heritage Overlay to properties of heritage significance identified in the Study.

Following formal exhibition of Planning Scheme Amendment C6 in 2010, the Moorabool Shire Council commissioned a review of the significance of a number of the properties identified in the Bacchus Marsh Heritage Study 1995. That review was undertaken by Samantha Westbrooke Pty Ltd, and it examined properties, which received submissions following the exhibition process, to confirm whether the significance of those places justified the application of the Heritage Overlay.

The 2010 review found that the statements of significance/citations for a number of properties required revision to include additional information and to ensure consistency with the current guidelines for statements of heritage significance.

In addition, the Moorabool Shire Council commissioned a review of the significance of the residential properties, which did not receive submissions following the exhibition process undertaken in 2010, to confirm whether the significance of those places justified the application of the Heritage Overlay.

These reviews were commissioned by Moorabool Shire Council, Strategic Planning Department in February 2012, and were undertaken by Samantha Westbrooke of Samantha Westbrooke Pty Ltd.

Part one of the review processes provided revised citations for 19 places recommended for inclusion in the Moorabool Shire Council Heritage Overlay as part of the Bacchus Marsh Heritage Study 1995, prepared by Richard Peterson and Daniel Catrice. The historical and descriptive information was primarily derived from the Bacchus Marsh Heritage Study 1995, with additional historical and descriptive information added and a new comparative analysis and statement of significance prepared.

Following the review of the Heritage Study Citation for each property not subject to a submission, a revised comparative analysis was prepared to determine whether the application of the Heritage Overlay was justified. For those places where the application of the Heritage Overlay was justified, a revised Statement of Significance has been provided to confirm the local significance of the place. Site inspections were undertaken of all of the properties as part of the review processes.

The Statements of Significance contained in this document are derived from the Bacchus Marsh Heritage Study 1995, the revised Statements of Significance, and Citations prepared by Samantha Westbrooke Pty Ltd, the Woodlands Landscape Heritage Assessment 2013 prepared by Context Pty Ltd, and the recommendations of the Moorabool Planning Scheme Amendment C6 Part 2 Panel Report.

***HO56 – 437 (Part Lot A TP6085) Bacchus Marsh Road/Ryans Road (Avenue of Honour), Bacchus Marsh (St Patrick's House Broadlands Estate) 1864***

**Statement of Significance**

**What is significant?**

The Residence and its setting at Ryans Road, Bacchus Marsh.

**How is it significant?**

The Residence and its setting at Ryans Road, Bacchus Marsh is of local historical and architectural significance to the Shire of Moorabool.

**Why is it significant?**

The Residence and its setting at Ryans Road, Bacchus Marsh is of local historical significance for its demonstration of the early development of the Bacchus Marsh Township. The dwelling is a rare surviving example of a farmhouse from the 1860s period. Survival of intact buildings from this era is rare across Victoria. The property is of historical significance for its potential to yield information about the early development of Bacchus Marsh from the archaeological remains of the Church of England Denominational School and the National School 28 contained within the site.

The Residence and its setting at Ryans Road, Bacchus Marsh is of aesthetic significance as a rare surviving example of a mid-Victorian brick farmhouse. The residence demonstrates key features of an early brick farmhouse including its simple form, main gable roof with three chimneys, verandah across the front, and slate roof.

***HO 58 – 12 Boyd Street, Bacchus Marsh (Dwelling), Inter-War***

**Statement of Significance**

**What is significant?**

The Residence and its setting at 12 Boyd Street, Bacchus Marsh.

**How is it significant?**

The Residence and its setting at 12 Boyd Street, Bacchus Marsh is of local historical, aesthetic and scientific significance to the Shire of Moorabool.

**Why is it significant?**

The Residence and its setting at 12 Boyd Street, Bacchus Marsh is of local historical significance for its reflection of the Inter-War period of residential development stimulated by the expansion of the orcharding industry. The orcharding industry expanded around Bacchus Marsh in the Inter-War period due to a number of factors, including the introduction of cool storage, the mechanisation of fruit grading, improved irrigation methods, use of bulk handling techniques and after 1932 preferential entry into the British markets for fresh, dried and tinned fruit. The owner builder, concrete block construction is demonstrative of a distinctive but relatively rare construction method used during the Inter-War period.

The Residence and its setting at 12 Boyd Street, Bacchus Marsh is of aesthetic significance as an excellent intact and representative example of an owner builder, patterned concrete block house. Constructed during the Inter-War period the residence demonstrates a distinctive style of housing form that period. Other features

of note include the vented wide eaves and the twin timber framed double hung corner windows.

The Residence at 12 Boyd Street, Bacchus Marsh is of Scientific significance for its distinctive method of construction using handmade patterned concrete blocks. Identification and survival of these types of residences is rare in Victoria.

### ***HO 60 – 18 Crook Street, Bacchus Marsh (Dwelling ‘Carisbrook’)***

#### **Statement of Significance:**

##### **What is significant?**

The *Carisbrook* residence and its setting at 18 Crook Street, Bacchus Marsh.

##### **How is it significant?**

*Carisbrook* at 18 Crook Street, Bacchus Marsh is of local historical and aesthetic significance to the Shire of Moorabool.

##### **Why is it significant?**

*Carisbrook* is of local historical for its demonstration of the prosperous period in the history of Bacchus Marsh in the early 20<sup>th</sup> century stimulated by farming, industry and closer settlement. It is also of significance for its associations with the development of the building industry in Bacchus Marsh. The building was constructed for, and by, local contractor John Gray Wells in 1913 using bricks from Wells' own brickyard situated behind the house. The property is of historical significance for its associations with John Gray Wells, a prominent contractor and Bacchus Marsh resident who built a number of buildings in the township, including St. Andrew's Uniting Church in Gisborne Road.

*Carisbrook* is of aesthetic significance as a representative example of the transitional style residence. Although it was constructed in 1913, well into the Edwardian period, the building is unusual for containing Victorian characteristics. These characteristics include the symmetrical composition, bull-nosed front verandah and the timber framed double hung windows, hipped roofs and four-panel timber front door with sidelights and fanlights. Other features of note include the chimneys with brick corbelled corncing.

### ***HO 61 – 4 Dugdale Street, Bacchus Marsh (Dwelling ‘Lorraine’) 1912-13***

#### **Statement of Significance**

##### **What is significant?**

The Residence and its setting at 4 Dugdale Street, Bacchus Marsh.

##### **How is it significant?**

The Residence and its setting at 4 Dugdale Street, Bacchus Marsh is of local historical and architectural significance to the Shire of Moorabool.

##### **Why is it significant?**

The Residence and its setting at 4 Dugdale Street, Bacchus Marsh is of local historical significance for its demonstration of the prosperous period in the history of Bacchus Marsh stimulated by farming, industry and closer settlement. The residence

was built in 1912-13 for R.H. Dugdale a wealthy local resident and was sold to Charles Dickie, a director of Lifeguard Milk Products in around 1920. Charles Dickie was the father of Vance Dickie MLC. Vance took over the directorship of Lifeguard Milk Products from 1937 to 1940 and later went on to become a Liberal Government Minister. He served as the member for the Ballarat Electorate from 1856 until 1978. The residence is of local historical significance for its association with these prominent residents.

The Residence and its setting at 4 Dugdale Street, Bacchus Marsh is of aesthetic significance as an architect designed transitional Victorian and Edwardian residence. The building demonstrates key features of both periods of architecture styles. The hipped roofs and bull-nose profile verandah with cast iron Composite order posts are Victorian Italianate details while the terracotta ridge capping and Art nouveau cast iron frieze to the verandah are Edwardian details.

### ***HO 71 – 14 Graham Street, Bacchus Marsh (Dwelling, Webster Brothers Yard and pre-fabricated church ruins) House 1870, Church 1855***

#### **Statement of Significance**

##### **What is significant?**

The Residence, outbuilding, church ruins and site at 14 Graham Street, Bacchus Marsh.

##### **How is it significant?**

The Residence, outbuilding, church ruins and site at 14 Graham Street, Bacchus Marsh are of local historical and architectural significance to the Shire of Moorabool.

##### **Why is it significant?**

The Residence, outbuilding, church ruins and site at 14 Graham Street, Bacchus Marsh are of local historical significance for their demonstration of the early development of the Bacchus Marsh Township. The brick and stone house was erected in 1872 for George Marshall after the land was offered for sale as a township allotment on February 22, 1870. The dwelling is a rare surviving example of a cottage with detached kitchen from the 1870s period. Survival of intact buildings from this era is rare across Victoria. The pre-fabricated church ruins are of historical significance for their potential to yield important information about Victoria's early history.

The Residence and detached kitchen at 14 Graham Street, Bacchus Marsh are of aesthetic significance as a rare surviving example of a Victorian Gothic style cottage. The residence demonstrates key features of the style, including the symmetrical composition, gable roof, decorative scalloped bargeboards, stone quoins at the corners, low, concave hip verandah with cast iron valance and brackets, stone window sills, chimney at each end of the ridge and weatherboard kitchen outbuilding with a gable roof and two substantial chimneys.

### ***HO 72 – 21 Graham Street, Bacchus Marsh (Dwelling) c1872***

#### **Statement of Significance**

##### **What is significant?**

The Residence and its setting at 21 Graham Street, Bacchus Marsh.



**How is it significant?**

The Residence and its setting at 21 Graham Street, Bacchus Marsh is of local historical and architectural significance to the Shire of Moorabool.

**Why is it significant?**

The Residence and its setting at 21 Graham Street, Bacchus Marsh is of local historical significance for its demonstration of the early development of the Bacchus Marsh Township. The dwelling is a rare surviving example of a cottage from the 1870s period. Survival of intact buildings from this era is rare across Victoria.

The Residence and its setting at 21 Graham Street, Bacchus Marsh is of aesthetic significance as a rare surviving example of a mid-Victorian style cottage. The residence demonstrates key features of the style, including the simple form of the building with its single gable roof running parallel with the street, symmetrical composition, the bull-nose profile verandah with a simple timber frieze, the timber framed double hung windows with six pane sashes and narrow mullions and the humble scale and detailing of the building.

***HO 73 – 22 Graham Street, Bacchus Marsh (Dwelling) C1870***

**Statement of Significance**

**What is significant?**

The Residence and its setting at 22 Graham Street, Bacchus Marsh.

**How is it significant?**

The Residence and its setting at 22 Graham Street, Bacchus Marsh is of local historical and architectural significance to the Shire of Moorabool.

**Why is it significant?**

The Residence and its setting at 22 Graham Street, Bacchus Marsh is of local historical significance for its demonstration of the early development of the Bacchus Marsh Township. The dwelling is a rare surviving example of a cottage from the 1870s period. Survival of intact buildings from this era is rare across Victoria. The residence is also of historical significance for its associations with local builder J. F. Taylor.

The Residence and its setting at 22 Graham Street, Bacchus Marsh is of aesthetic significance as a rare surviving example of a mid-Victorian style cottage. The residence demonstrates key features of the style, including the simple form of the building with its single gable roof running parallel with the street, symmetrical composition, the concave profile verandah, the timber framed double hung windows, the quoins to corners and openings, the brick chimneys with rendered cornices and the humble scale of the building.

***HO 77 – 10 Grant Street, Bacchus Marsh (Shop & Dwelling)***

**Statement of Significance:**

**What is significant?**

The Shop and Residence at 10 Grant Street, Bacchus Marsh.

Note: The single storey brick additions undertaken at the rear of the dwelling in 2010 are not of significance.

**How is it significant?**

The Shop and Residence at 10 Grant Street, Bacchus Marsh are of local historical and aesthetic significance to the Shire of Moorabool.

**Why is it significant?**

The Shop and Residence at 10 Grant Street, Bacchus Marsh are of historical importance for demonstrating a prosperous period in the history of the Bacchus Marsh Shire in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries stimulated by farming, industry and closer settlement. Along with other shops and associated residences in Grant Street from this period, this property contributes to a group of significant buildings that represent the early commercial development along Grant Street, stimulated by new residential development in the nearby Maddingley. The shop and residence is of historical significance for its associations with local plumber William Horder who originally had the house and shop built in 1904.

The Shop and Residence at 10 Grant Street, Bacchus Marsh are of aesthetic significance as a locally rare example of a combined detached shop and residence building type. Constructed in 1904, the residence is a late example of the Victorian Italianate style. The shop with its rendered parapet is more in keeping with the Edwardian style.

***HO 78 – 18 Grant Street, Bacchus Marsh (Former Hospital and Surgery “Ashley”) 1906***

**Statement of Significance**

**What is significant?**

The Residence and its setting at 18 Grant Street, Bacchus Marsh.

**How is it significant?**

The Residence and its setting at 18 Grant Street, Bacchus Marsh is of local historical and aesthetic significance to the Shire of Moorabool.

**Why is it significant?**

The Residence and its setting at 18 Grant Street, Bacchus Marsh is of local historical significance for its demonstration of the prosperous period in the history of Bacchus Marsh stimulated by farming, industry and closer settlement. The residence was designed and built by local builder J. F. Taylor built in 1906 for Dr. Noel Vance. The attic rooms, completed in 1913 for the then owner J. B. Ryan, were later used by Dr. Eddie J. McDonald as a private hospital. During McDonald's ownership up to the 1930s, the building was also used as a residence and surgery. The residence is of local historical significance for its association with the early provision of health care in Bacchus Marsh. It is also of historical significance for its associations with local builder J. F. Taylor.

The Residence and its setting at 18 Grant Street, Bacchus Marsh is of aesthetic significance as a grand Edwardian residence demonstrating key features of this period of architecture including the dominant and tall pitched roof forms, tripartite bay

window and decorated gable ends. The attic rooms installed in 1913 are of architectural interest.

### ***HO 80 – 48 & 48A Grant Street, Bacchus Marsh (Shop & Dwelling)***

#### **Statement of Significance:**

##### **What is significant?**

The Shop and Residence at 48 and 48A Grant Street, Bacchus Marsh.

##### **How is it significant?**

The Shop and Residence at 48 and 48A Grant Street, Bacchus Marsh are of local historical and aesthetic significance to the Shire of Moorabool.

##### **Why is it significant?**

The Shop and Residence at 48 and 48A Grant Street, Bacchus Marsh are of historical importance for demonstrating a prosperous period in the history of the Bacchus Marsh Shire in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries stimulated by farming, industry and closer settlement. Along with other shops and associated residences in Grant Street from this period, this property contributes to a group of significant buildings that represent the early commercial development along Grant Street, stimulated by new residential development in the nearby Maddingley. It is significant as a representative embodiment of the way of life and the operation of food processing in the Edwardian period and for its associations with the locally important Alkemade family.

The Shop and Residence at 48 and 48A Grant Street, Bacchus Marsh are of aesthetic significance as an intact and rare surviving example of a combined detached shop and residence building type. It is also a rare surviving example of an early 20<sup>th</sup> century bakery building. The shop retains important early shopfront features such as the large display windows extending from mid wall height, the central recessed entry, framed highlight windows across the entire front, the curved rendered parapet and the skillion roofed verandah over the footpath with signage on the verandah barge board. The residence is of aesthetic significance as an interesting example of a domestic Edwardian style building constrained on an urban site, but with the complexity of a larger dwelling. The unusual v-profile timber fretwork to the front verandah is a particular feature of note.

### ***HO 85 – 14 -16 Lerderderg Street, Bacchus Marsh (Dwelling) 1928***

#### **Statement of Significance**

##### **What is significant?**

The Residence and its setting at 14-16 Lerderderg Street, Bacchus Marsh.

##### **How is it significant?**

The Residence and its setting at 14-16 Lerderderg Street, Bacchus Marsh are of local historical and aesthetic significance to the Shire of Moorabool.

##### **Why is it significant?**

The Residence and its setting at 14-16 Lerderderg Street, Bacchus Marsh is of local historical significance for its reflection of the Inter-War period of residential

development stimulated by the expansion of the orcharding industry. The orcharding industry expanded around Bacchus Marsh in the Inter-War period due to a number of factors, including the introduction of cool storage, the mechanisation of fruit grading, improved irrigation methods, use of bulk handling techniques, and after 1932, preferential entry into the British markets for fresh, dried and tinned fruit. Due to its intactness it is of historical significance as a representative embodiment of a way of life in the 1920s.

The Residence and its setting at 14-16 Lerderderg Street, Bacchus Marsh is of aesthetic significance as an excellent intact and representative example of a substantial Inter-War Bungalow demonstrating many key features of the style.

Constructed in 1928, the residence exhibits characteristic Inter-War Bungalow features, including the combined clinker brick and roughcast walls, broad shallow curved bow window, dominant pitched roof form clad in terracotta Marseilles tiles, deep verandah with a hipped roof, concrete columns and a brick balustrade, triple double hung windows with leadlight upper sashes, and roughcast chimneys with flat broad cornices. The original clinker brick front fence with pillars and wrought iron panels contributes to the aesthetic significance of the property.

### ***HO 86 –15 Lerderderg Street, Bacchus Marsh (Former Caroline Chisholm Society) 1939***

#### **Statement of Significance**

##### **What is significant?**

The Residence and its setting at 15 Lerderderg Street, Bacchus Marsh.

##### **How is it significant?**

The Residence and its setting at 15 Lerderderg Street, Bacchus Marsh is of local historical and aesthetic significance to the Shire of Moorabool.

##### **Why is it significant?**

The Residence and its setting at 15 Lerderderg Street, Bacchus Marsh is of local historical significance for its reflection of the Inter-War period of residential development stimulated by the expansion of the orcharding industry. The orcharding industry expanded around Bacchus Marsh in the Inter-War period due to a number of factors, including the introduction of cool storage, the mechanisation of fruit grading, improved irrigation methods, use of bulk handling techniques, and after 1932, preferential entry into the British markets for fresh, dried and tinned fruit. The intactness and representative nature of the building gives the building historical significance as a representative embodiment of a way of life in the 1930s. The property has historical significance for its associations with the prominent Dugdale family. The residence was built for Hannah Louise Dugdale, after the death of her husband William Dugdale.

The Residence and its setting at 15 Lerderderg Street, Bacchus Marsh is of aesthetic significance as an excellent intact and representative example of a late Inter-War Bungalow demonstrating many key features of the style and distinctive brickwork. Constructed in 1939, the residence features particularly decorative brickwork detailing consisting of terracotta wall-hung tiles, flat tapestry bricks and clinker bricks in a soldier course at window head height. The verandah is a brick arcade with

decorative brick geometric motifs in the pillars and balustrade. The hipped roof with broad vented eaves and terracotta Marseilles tile cladding is typical of the era.

### ***HO 87 – 29 Lerderderg Street, Bacchus Marsh (Dwelling)***

#### **Statement of Significance:**

##### **What is significant?**

The residence at 29 Lerderderg Street, Bacchus Marsh.

##### **How is it significant?**

The Residence at 29 Lerderderg Street, Bacchus Marsh is of local historical and aesthetic significance to the Shire of Moorabool.

##### **Why is it significant?**

The Residence at 29 Lerderderg Street, Bacchus Marsh is of historical importance for its reflection of the Inter-War period of residential development stimulated by the expansion of the orcharding industry. The orcharding industry expanded around Bacchus Marsh in the Inter-War period due to a number of factors, including the introduction of cool storage, the mechanisation of fruit grading, improved irrigation methods, use of bulk handling techniques, and after 1932, preferential entry into the British markets for fresh, dried and tinned fruit. The house was originally constructed for the orchardist Albert Woodward in 1929. The intactness and representative nature of the building gives the building historical significance as a representative embodiment of a way of life in the 1930s.

The Residence at 29 Lerderderg Street, Bacchus Marsh is of aesthetic significance as an excellent intact example of an Inter-War bungalow demonstrating key features of the period, including the elaborate chimney, which is made a feature of the front elevation, terracotta tiled roof, corner window, masonry projecting porch with arched openings, and use of cream and manganese bricks for features.

### ***HO 88 – 42 Lerderderg Street, Bacchus Marsh (Dwelling) 1906***

#### **Statement of Significance**

##### **What is significant?**

The Residence and its setting at 42 Lerderderg Street, Bacchus Marsh.

##### **How is it significant?**

The Residence and its setting at 42 Lerderderg Street, Bacchus Marsh is of local historical and architectural significance to the Shire of Moorabool.

##### **Why is it significant?**

The Residence and its setting at 42 Lerderderg Street, Bacchus Marsh is of local historical significance for its demonstration of the prosperous period in the history of Bacchus Marsh stimulated by farming, industry and closer settlement. The property is of historical significance as an early residence in Lerderderg Street, which was subdivided into smaller residential allotments by William Henry McFarlane in 1913. The residence constructed for George McFarlane, son of W. H. McFarlane is of local historical significance for its associations with the prominent McFarlane family.

The Residence and its setting at 42 Lerderderg Street, Bacchus Marsh is of aesthetic significance as a particularly intact early Edwardian residence. The building demonstrates key features of the Edwardian period, including the timber framed triple casement windows, projecting gable roofed bay combine with main hipped roof, return verandah with a fine cast iron frieze, slate roof with decorative diamond shaped slates, chimney with deep mouldings and eaves with a cornice mould.

### ***HO 89 – 48 Lerderderg Street, Bacchus Marsh (Dwelling)***

#### **Statement of Significance:**

##### **What is significant?**

The Residence at 48 Lerderderg Street, Bacchus Marsh.

##### **How is it significant?**

The Residence at 48 Lerderderg Street, Bacchus Marsh is of local historical significance to the Shire of Moorabool.

##### **Why is it significant?**

The Residence at 48 Lerderderg Street, Bacchus Marsh is of local historical significance for its associations with the residential development of Bacchus Marsh and the local builder W. Jones who constructed the house for his brother. Constructed in 1913 it is important as one of the earliest residences constructed in Lerderderg Street representing the 1913 subdivision of land formerly owned by W. H. McFarlane. The residence is of historical significance for its associations with prominent Australians, Frank and Mary Hardy. From the 1930s, Thomas Hardy, the father of Frank and Mary Hardy leased the residence for him and his family. Frank was in his early teenage years by this time and Mary was a young child. Frank was an important and influential Australian writer and political activist, and Mary was equally important as a uniquely talented actress.

### ***HO 93 – 69 Lerderderg Street, Bacchus Marsh (Dwelling) 1913***

#### **Statement of Significance**

##### **What is significant?**

The Residence and its setting at 69 Lerderderg Street, Bacchus Marsh.

##### **How is it significant?**

The Residence and its setting at 69 Lerderderg Street, Bacchus Marsh is of local historical and architectural significance to the Shire of Moorabool.

##### **Why is it significant?**

The Residence and its setting at 69 Lerderderg Street, Bacchus Marsh is of local historical significance for its demonstration of the prosperous period in the history of Bacchus Marsh stimulated by farming, industry and closer settlement. Constructed in 1913, the property would have been one of the first developed following the subdivision of the Lerderderg Street area by W. H. McFarlane. The picturesque residence is of historical significance for demonstrating why Lerderderg Street became known as the 'Toorak of Bacchus Marsh'.

The Residence and its setting at 69 Lerderderg Street, Bacchus Marsh is of aesthetic significance as an architect designed transitional Victorian and Edwardian residence. The building demonstrates key features of the Edwardian period, including the complex dominant roof form with combined hips and gables, corner return verandah with timber fretwork valence and curved timber brackets to the posts, projecting bays with decorated gable ends, tripartite bay windows and diagonal floor planning.

### ***HO 94 – 80 Lerderderg Street, Bacchus Marsh (Dwelling)***

#### **Statement of Significance:**

##### **What is significant?**

The residence at 80 Lerderderg Street, Bacchus Marsh.

##### **How is it significant?**

The Residence at 80 Lerderderg Street, Bacchus Marsh is of local historical and aesthetic significance to the Shire of Moorabool.

##### **Why is it significant?**

The Residence 80 Lerderderg Street, Bacchus Marsh is of historical importance for its associations with the development of the orchard industry in 1920s Bacchus Marsh. The property is of historical significance as part of the Nagle Estate, which contained the Bacchus Marsh Flats and was sold as productive land. The property is of historical significance for its associations with the prominent orcharding family, the Durhams. The Durhams' association with the district began when Arthur Hunter Durham purchased this property in 1918.

The Residence at 80 Lerderderg Street, Bacchus Marsh is of aesthetic significance as an example of an Inter-War Californian bungalow demonstrating key features of the period, including the tall gables with weatherboard cladding, deep verandah with broad brick pillars, and tripartite timber framed double hung windows.

### ***HO 95 – Lot 2 TP328565 Lerderderg Street, Bacchus Marsh (Brick dwelling “Riverton”) 1873***

#### **Statement of Significance**

##### **What is significant?**

The Residence and its setting at Lot 2 TP328565 Lerderderg Street, Bacchus Marsh.

##### **How is it significant?**

The Residence and its setting at Lot 2 TP328565 Lerderderg Street, Bacchus Marsh is of local historical and architectural significance to the Shire of Moorabool.

##### **Why is it significant?**

The Residence and its setting at Lot 2 TP328565 Lerderderg Street, Bacchus Marsh is of local historical significance for its demonstration of the early development of the Bacchus Marsh Township. The dwelling is a rare surviving example of a cottage from the 1870s period. Survival of intact buildings from this era is rare across Victoria.

The Residence and its setting at Lot 2 TP328565 Lerderderg Street, Bacchus Marsh is of aesthetic significance as a rare surviving example of a mid-Victorian style cottage. The residence demonstrates key features of an early brick cottage including

its simple form, small scale, main gable roof wing and skillion-roofed wing to the rear, brick chimneys and timber framed double hung windows with six pane sashes.

***HO 96 – 89 Lerderderg Street, Bacchus Marsh (Former AMF Officers Shed)***

**Statement of Significance:**

**What is significant?**

The former Military Hut at 89 Lerderderg Street, Bacchus Marsh.

**How is it significant?**

The former Military Hut at 89 Lerderderg Street, Bacchus Marsh is of local historical and aesthetic significance to the Shire of Moorabool.

**Why is it significant?**

The former Military Hut at 89 Lerderderg Street, Bacchus Marsh is of historical significance for its associations with, and as a remnant building from, the former Military Camp at Darley. This building has local significance in demonstrating the effect of government action and international engagement in the Second World War.

The former Military Hut at 89 Lerderderg Street, Bacchus Marsh is of aesthetic significance as a particularly intact World War Two iron clad military hut, possibly an officers' mess from the Darley Military Camp, erected in 1940 and relocated in 1945. Key original features of the building include the overall form and scale, corrugated metal sheet cladding, front double timber doors, and evenly spaced timber framed awning windows to the side elevations.

***HO 98 – 51 Main Street, Bacchus Marsh (Dwelling 'Banool')***

**Statement of Significance:**

**What is significant?**

The House and its setting at 51 Main Street, Bacchus Marsh.

**How is it significant?**

The House and its setting at 51 Main Street, Bacchus Marsh is of local historical and aesthetic significance to the Shire of Moorabool.

**Why is it significant?**

The House and its setting at 51 Main Street, Bacchus Marsh is of local historical significance as a representative embodiment of a comfortable way of life with its social values of the late 1920s, due to the expansion of orcharding in the area and before the world economic collapse. It is also significant for its associations with auctioneer Laurence Dugdale, a well-known local figure. The prominence of Mr. Dugdale in the town is demonstrated by the grand setting of the residence on the hill, and this reflects the high prices for land being gained in the area during this period.

The House and its setting at 51 Main Street, Bacchus Marsh is of aesthetic significance as an excellent intact example of a fine large roughcast brick Californian Bungalow, set well back and elevated in a large garden. Features of particular note on the house include the half-hipped roof, entry porch with Doric columns and brick



balustrade, bow windows, attic window, shingle cladding to gable ends, and clinker brick banding to the walls. The surrounding garden, and front rubble stone wall and wrought iron gates, contribute to the aesthetic significance of the property.

***HO 99 – 70-72 Main Street, Bacchus Marsh (Dwelling, Garden and Former Office) (Theo van Alkemade, Estate Agent) 1911***

**Statement of Significance**

**What is significant?**

The Residence and its setting at 70-72 Main Street, Bacchus Marsh

**How is it significant?**

The Residence and its setting at 70-72 Main Street, Bacchus Marsh are of local historical and architectural significance to the Shire of Moorabool.

**Why is it significant?**

The Residence and its setting at 70-72 Main Street, Bacchus Marsh is of local historical significance for its demonstration of the prosperous period in the history of Bacchus Marsh stimulated by farming, industry and closer settlement. The residence was built in 1911 for builder, amateur architect and property developer Cornelius L. T. Alkemade. The property is of historical significance for its associations with this prominent resident and demonstrates the wealth of the owner in its grand nature and location on the Main Street hill.

The Residence and its setting at 70-72 Main Street, Bacchus Marsh is of aesthetic significance as a distinctive example of an Edwardian residence with fine detailing. Features of note demonstrating the Edwardian style include the high hipped roof with terracotta Marseilles tiled roof and terracotta finials, return verandah terminating at projecting gable wings, segmental head windows grouped with leadlight fanlights, roughcast walls to dado height terminating in a moulding and roughcast chimneys with decoration. Its setback from the street and setting amongst a garden of lawn and mature trees, as well as, the prominent location on the Main Street hill contributes to the aesthetic significance of the place.

***HO 100 – 85-87 Main Street, Bacchus Marsh (Dwelling ‘Pentland’ and Garden)***

**Statement of Significance**

**What is significant?**

The Residence and gardens at 85-87 Main Street, Bacchus Marsh.

**How is it significant?**

The Residence and gardens at 85-87 Main Street, Bacchus Marsh is of local historical and architectural significance to the Shire of Moorabool.

**Why is it significant?**

The Residence and gardens at 85-87 Main Street, Bacchus Marsh is of historical importance for its representation of the beginning of the boom period in Bacchus Marsh when the railway came to the town and industry was being established. The property is of historical significance for its associations with well-known Bacchus

Marsh Shire Engineer and Secretary, D. A. Little who served at the Shire for 27 years between 1885 and 1913. Little designed and lived in the residence at 85-87 Main Street, which is a rare example of his architectural work.

The Residence and gardens at 85-87 Main Street, Bacchus Marsh is of aesthetic significance as a representative example of the late Italianate domestic style. It is also significant for its incorporation of a relatively early cavity wall in the construction. Its prominent location on the Main Street hill facing the township and the well-established garden setting contributes to the significance of the place.

### ***HO 101 – 88-90 Main Street, Bacchus Marsh (Dwelling and Garden) 1904***

#### **Statement of Significance**

##### **What is significant?**

The Residence and its setting at 88-90 Main Street, Bacchus Marsh.

##### **How is it significant?**

The Residence and its setting at 88-90 Main Street, Bacchus Marsh is of local historical and aesthetic significance to the Shire of Moorabool.

##### **Why is it significant?**

The Residence and its setting at 88-90 Main Street, Bacchus Marsh is of local historical significance for its demonstration of the prosperous period in the history of Bacchus Marsh stimulated by farming, industry and closer settlement. The residence was built in 1904, and demonstrates the wealth of the owner in its grand nature and location on the Main Street hill. It is likely that the residence was constructed for someone associated with the commercial activities of the town.

The Residence and its setting at 88-90 Main Street, Bacchus Marsh is of aesthetic significance as an excellent intact example of an Edwardian residence with fine detailing and demonstrating key features of the style. Features of note include the triple fronted form with a gambrel roof and projecting gable wings, decorative timber fretwork and brackets to the verandah, decorative timbering to the gable ends, segmented head, triple sash windows and brick soldier coursing with moulding. The set back of the residence from the street with a surrounding garden with established trees, as well as, the prominent location on the Main Street hill contributes to the aesthetic significance of the place.

### ***HO 103 – 97 Main Street, Bacchus Marsh (Shop – Former Motor Garage)***

#### **Statement of Significance:**

##### **What is significant?**

The former Garage at 97 Main Street, Bacchus Marsh.

##### **How is it significant?**

The former Garage at 97 Main Street, Bacchus Marsh is of local historical and aesthetic significance to the Shire of Moorabool.

**Why is it significant?**

The former Garage at 97 Main Street, Bacchus Marsh is of historical importance for its ability to illustrate the emerging use of the motor car in Australia in the early 20<sup>th</sup> Century. The building was originally constructed as a motor garage in 1921 and operated by Messrs. Muir and Robb. The premises have housed a prominent business, having an ongoing and important role in motor car related commercial activities in the Bacchus Marsh area until the late 1980s. The building has also made an important and continuing contribution to the development of Bacchus Marsh as a commercial centre for the district.

The former Garage at 97 Main Street, Bacchus Marsh is of aesthetic significance as a locally rare example of a former motor garage. It is of aesthetic significance as an excellent intact example of a stripped classical inter war garage. Particular features demonstrating the stripped classical style are the division of the front elevation with simple arches and pilasters and the stepped parapet with a curved pediment. It is architecturally unusual for its construction of recycled bluestone from Landsberg House Academy at Mount Blackwood (1858).

***HO 104 – 105-105A Main Street and 2 Grant Street (Lot 1 & 2 LP216877), Bacchus Marsh (Shop and Dwelling above) 1913***

**Statement of Significance**

**What is significant?**

The former Garage and Residence at 105 Main Street, Bacchus Marsh.

**How is it significant?**

The former Garage and Residence at 105 Main Street, Bacchus Marsh is of local historical and aesthetic significance to the Shire of Moorabool.

**Why is it significant?**

The former Garage and Residence at 105 Main Street, Bacchus Marsh is of local historical significance for as an early example of the garage building type and represents a rare representative embodiment of the motoring world of 100 years ago. The property is also of historical significance for its role in the commercial development of the main street of Bacchus Marsh and its pioneering owners Herbert and Walter Simon. In addition, it is historically significant for its associations with an important and influential person, the author Peter Carey who lived at the property as a child.

The former Garage and Residence at 105 Main Street, Bacchus Marsh is of aesthetic significance as an early and rare example of a motor garage demonstrating key components of the building type. The building is also of architectural significance as an example of the designs of well-known Melbourne architect Alec. S. Eggleston.

***HO114 – 239 Main Street, Bacchus Marsh (Dwelling ‘Iverson’) 1908***

**Statement of Significance**

**What is significant?**

The Residence and its setting at 239 Main Street, Bacchus Marsh.

**How is it significant?**

The Residence and its setting at 239 Main Street, Bacchus Marsh is of local historical and aesthetic significance to the Shire of Moorabool.

**Why is it significant?**

The Residence and its setting at 239 Main Street, Bacchus Marsh is of local historical significance for its demonstration of the prosperous period in the history of Bacchus Marsh stimulated by farming, industry and closer settlement. The residence was built in 1908 for T. H. Pearce who operated the Pearce Bros. Store in the town, and demonstrates the wealth of the owner in its grand nature and location on Main Street. The residence is of historical significance for its associations with the prominent Pearce family who had an early and long association with the commercial activities of the town.

The Residence and its setting at 239 Main Street, Bacchus Marsh is of aesthetic significance as an excellent intact example of an Edwardian residence with fine detailing and demonstrating key features of the style. Features of note include the high hipped roof with central projecting bay with a gable roof and pressed metal curved hood over the window, verandah either side of the bay with shallow curved rail valances on Doric posts, ocular window, paired timber framed windows with segmental arch heads and flat render bands to the brickwork.

***HO 115 – 263 Main Street (Avenue of Honour), Bacchus Marsh (Conifer Hedge and Windbreak)***

**Statement of Significance**

**What is significant?**

The Conifer Hedge and Windbreak at 263 Main Street, Bacchus Marsh.

**How is it significant?**

The Conifer Hedge and Windbreak at 263 Main Street, Bacchus Marsh is of local historical and aesthetic significance to the Shire of Moorabool.

**Why is it significant?**

The Conifer Hedge and Windbreak at 263 Main Street, Bacchus Marsh is of local historical significance as a remnant of the pastoral settlement in the Bacchus Marsh area. It is of historical significance for demonstrating the landscape and vegetation of pastoral holdings.

The Conifer Hedge and Windbreak at 263 Main Street, Bacchus Marsh is of aesthetic significance as landmark plantings indicating the earlier appearance of the pastoral landscape around Bacchus Marsh.

***HO 116 – 267 Main Street (Avenue of Honour), Bacchus Marsh (Dwelling ‘Waratah’) 1878***

**Statement of Significance**

**What is significant?**

The Residence and its setting at 267 Main Street, Bacchus Marsh.

**How is it significant?**

The Residence and its setting at 267 Main Street, Bacchus Marsh is of local historical and aesthetic significance to the Shire of Moorabool.

**Why is it significant?**

The Residence and its setting at 267 Main Street, Bacchus Marsh is of local historical significance for its early date of construction (original building 1878) demonstrating the early settlement of Bacchus Marsh. With extensive alterations undertaken in 1908 by prominent Melbourne architect A. S. Eggleston, the property is also of historical significance for its representation of the early 20<sup>th</sup> century boom period for Bacchus Marsh. The 1908 additions illustrate the prosperity experienced by the Pearce family during this period. It is of historical significance for its associations with important and influential business figure in Bacchus Marsh, Ebenezer Pearce and prominent Melbourne architect A. S. Eggleston.

The Residence and its setting at 267 Main Street, Bacchus Marsh is of local aesthetic significance as a late Victorian Picturesque Gothic villa with its rectangular plan, tall gable roof, chimneys with classical mouldings and gable ends with curved Gothic decoration and finials. The 1908 front alterations although undertaken in the Edwardian period are of aesthetic significance as an early example of the Californian Bungalow style which developed more in the 1920s. Features of note include the roughcast walls, gambrel roof with a projecting centre bay with a gable roof, roughcast pylon chimneys with pots, timber verandah with curved valance, and red brick arched entry.

***HO 117 – 271-273 Main Street (Avenue of Honour), Bacchus Marsh (Dwelling ‘Sunnyside’) 1882***

**Statement of Significance**

**What is significant?**

The Residence and its setting at 271-273 Main Street, Bacchus Marsh.

**How is it significant?**

The Residence and its setting at 271-273 Main Street, Bacchus Marsh is of local historical and aesthetic significance to the Shire of Moorabool.

**Why is it significant?**

The Residence and its setting at 271-273 Main Street, Bacchus Marsh is of local historical significance for its representation of the beginning of the boom period in Bacchus Marsh when the railway came to the town and industry was being established. The residence has historical significance for its ability to demonstrate the wealth and prominence of the owners at the time of its construction. The residence was constructed in 1882 for farmer, businessman and prominent resident Thomas George Pearce. Thomas Pearce with his brother had opened a brickworks, chaff mill and a chicory-drying kiln by the end of the 1880s.

The Residence and its setting at 271-273 Main Street, Bacchus Marsh is of local aesthetic significance as an excellent intact example of a substantial and decorative Victorian Italianate villa. Features demonstrating the Italianate style and Victorian era, include the red brick walls in Flemish bond with cream dressings, the return verandah with a cast iron valance, brackets and posts, timber framed tripartite

windows, four pane doors and ruby glass side lights and fan lights, the triple fronted form, and the hipped roof.

***HO 118 – 5B Millbank Street, Bacchus Marsh (Former Kelvin Grove Private Hospital) 1891***

**Statement of Significance**

**What is significant?**

The Residence and its setting at 5B Millbank Street, Bacchus Marsh.

**How is it significant?**

The Residence and its setting at 5B Millbank Street, Bacchus Marsh is of local historical and aesthetic significance to the Shire of Moorabool.

**Why is it significant?**

The Residence and its setting at 5B Millbank Street, Bacchus Marsh is of local historical significance for its representation of the beginning of the boom period in Bacchus Marsh when the railway came to the town and industry was being established. The residence has historical significance for its ability to demonstrate growing prosperity in the town at the time of its construction. From 1917 when purchased by Mrs. H. Campbell, until 1957 the building was used as the Kelvin Grove Private Hospital. The property is of historical significance for its role in health care and in particular maternity care in the Bacchus Marsh area.

The Residence and its setting at 5B Millbank Street, Bacchus Marsh is of local aesthetic significance as substantially intact example of a brick Victorian Italianate villa demonstrating key features of the style. These features include the three bay form, hipped roof, skillion roofed verandah, chimneys with classical mouldings and eaves brackets.

***HO119 – 22 Candeloro Street, Bacchus Marsh (Dwelling)***

**Statement of Significance:**

**What is significant?**

The Residence and its setting at 22 Candeloro Street, Bacchus Marsh.

**How is it significant?**

The Residence and its setting at 22 Candeloro Street, Bacchus Marsh is of local historical and aesthetic significance to the Shire of Moorabool.

**Why is it significant?**

The Residence and its setting at 22 Candeloro Street, Bacchus Marsh is of historical significance for its demonstration of the prosperous period in the history of Bacchus Marsh stimulated by farming, industry and closer settlement. Due to the high level of intactness, the property is particularly demonstrative of the way of life in the early 20<sup>th</sup> Century.

The Residence and its setting at 22 Candeloro Street, Bacchus Marsh is of aesthetic significance as an excellent intact example of an Edwardian bungalow demonstrating key features of the period, including the overall form with projecting bay, high pitched

gambrel roof form, roughcast stucco finish and timber framed double hung windows. The original wire fence at the front of the property, which uses an uncommon wire panel design, is also intact and contributes to the aesthetic significance of the place.

### ***HO 120 – 5 Pilmer Street, Bacchus Marsh (Dwelling ‘Baronscourt’) Before 1915***

#### **Statement of Significance**

##### **What is significant?**

The Residence and its setting at 5 Pilmer Street, Bacchus Marsh.

##### **How is it significant?**

The Residence and its setting at 5 Pilmer Street, Bacchus Marsh is of local historical and architectural significance to the Shire of Moorabool.

##### **Why is it significant?**

The Residence and its setting at 5 Pilmer Street, Bacchus Marsh is of local historical significance for its demonstration of the prosperous period in the history of Bacchus Marsh stimulated by farming, industry and closer settlement. The residence was constructed for local landowner William Henry McFarlane, built by local builder J. F. Taylor and designed by Shire Secretary and Engineer D. A. Little. The property has historical significance for its associations with these three prominent residents.

The Residence and its setting at 5 Pilmer Street, Bacchus Marsh is of aesthetic significance as a distinctive example of an Edwardian residence with an unusual floor plan and detailing. Features of note include the typical Edwardian form with a main hipped roof and projecting gable bay, bullnose verandah with cast iron valance, bay window with an unusually divided large casement window, unusual decorative timber, and unusual floor plan obviously tailored to the particular needs of the client.

### ***HO 121 – 13 Sydney Street, Bacchus Marsh (Dwelling) 1907***

#### **Statement of Significance**

##### **What is significant?**

The Residence and its setting at 13 Sydney Street, Bacchus Marsh.

##### **How is it significant?**

The Residence and its setting at 13 Sydney Street, Bacchus Marsh is of local historical and aesthetic significance to the Shire of Moorabool.

##### **Why is it significant?**

The Residence and its setting at 13 Sydney Street, Bacchus Marsh is of local historical significance for its demonstration of the prosperous period in the history of Bacchus Marsh stimulated by farming, industry and closer settlement. The residence built in 1907 was one of the earlier residences in this part of Bacchus Marsh. The intactness and representative nature of the building gives the building historical significance as a representative embodiment of a way of life in the early 1900s.

The Residence and its setting at 13 Sydney Street, Bacchus Marsh is of aesthetic significance as an excellent intact example of an Edwardian residence demonstrating

key features of the style. Representative features of the Edwardian style illustrated by the residence include the overall form with a main hipped roof and a projecting gable wing and front verandah terminating at the projecting wing. Other features of note include the half-timbered gable end with decorative timber barge, tripartite windows with stone sills and flat apron-work below, bullnose verandah with flat Edwardian style lace, and a verandah floor paved in geometric encaustic tiles.

***HO 123 – 16 Young Street, Bacchus Marsh (Dwelling ‘The White Cottage’) c1867***

**Statement of Significance**

**What is significant?**

The Residence and its setting at 16 Young Street, Bacchus Marsh.

**How is it significant?**

The Residence and its setting at 16 Young Street, Bacchus Marsh is of local historical and architectural significance to the Shire of Moorabool.

**Why is it significant?**

The Residence and its setting at 16 Young Street, Bacchus Marsh is of local historical significance for its demonstration of the early development of the Bacchus Marsh Township. The dwelling is a rare surviving example of a cottage from the 1860s period. Survival of intact buildings from this era is rare across Victoria. The building is also of historical significance for its associations with prominent Bacchus Marsh identities who have resided in the house. These residents include Sir George Farmer, Christopher Crisp, E. Simpson and J. R. Crook.

The Residence and its setting at 16 Young Street, Bacchus Marsh is of aesthetic significance as a rare surviving example of a mid-Victorian style cottage. The residence demonstrates key features of the style, including the simple form of the building with its single hip roof running parallel with the street, symmetrical composition, the hip profile verandah with a simple square timber posts and cast iron lace brackets, the timber framed double hung windows and the humble scale and detailing of the building.

***HO 125 – 28 Young Street, Bacchus Marsh (Dwelling) 1928***

**Statement of Significance**

**What is significant?**

The Residence and its setting at 28 Young Street, Bacchus Marsh.

**How is it significant?**

The Residence and its setting at 28 Young Street, Bacchus Marsh is of local historical and aesthetic significance to the Shire of Moorabool.

**Why is it significant?**

The Residence and its setting at 28 Young Street, Bacchus Marsh is of local historical significance for its reflection of the Inter-War period of residential development stimulated by the expansion of the orcharding industry. The orcharding industry expanded around Bacchus Marsh in the Inter-War period due to a number of



factors, including the introduction of cool storage, the mechanisation of fruit grading, improved irrigation methods, use of bulk handling techniques, and after 1932, preferential entry into the British markets for fresh, dried and tinned fruit. The intactness and representative nature of the building gives the building historical significance as a representative embodiment of a way of life in the 1920s.

The Residence and its setting at 28 Young Street, Bacchus Marsh is of aesthetic significance as an excellent intact and representative example of a substantial Inter-War Bungalow demonstrating many fine features of the style. Constructed in 1928, the residence includes Inter-War Bungalow features including the combined clinker brick and roughcast walls, exposed rafters to the eaves, soldier course band of brickwork at door head height, deep verandah with wide brick pillars and a brick balustrade, and triple double hung windows.

### ***HO 128 – 1419 Bacchus Marsh-Balliang Road, Balliang (Farmhouse ‘The Gables’) 1908***

#### **Statement of Significance**

##### **What is significant?**

The Farmhouse and its setting at 1419 Bacchus Marsh-Balliang Road, Balliang.

##### **How is it significant?**

The Farmhouse and its setting at 1419 Bacchus Marsh-Balliang Road, Balliang is of local historical and aesthetic significance to the Shire of Moorabool.

##### **Why is it significant?**

The Farmhouse and its setting at 1419 Bacchus Marsh-Balliang Road, Balliang is of local historical significance for its associations with the early settlement of Balliang and for its demonstration of the Government Closer Settlement Scheme. Balliang was created in 1908 when the Victorian Government acquired 9,838 acres from the pastoralist, S. F. Staughton and subdivided the land for closer settlement. With the farmhouse constructed in 1908, this would have been one of the earliest farms settled as part of the establishment of Balliang and demonstrates the settlement pattern, which ensued from the Closer Settlement Scheme, and the enterprise of small farmers who took up the leases.

The Farmhouse and its setting at 1419 Bacchus Marsh-Balliang Road, Balliang is of aesthetic significance as an intact example of an Edwardian weatherboard farmhouse, having a distinctive double gable roof form facing the road with a verandah across the front.

### ***HO 130 – 51 Dukelows Road, Balliang (Farmhouse)***

#### **Statement of Significance**

##### **What is significant?**

The Farmhouse and its setting at 51 Dukelows Road, Balliang.

##### **How is it significant?**

The Residence and its setting at 51 Dukelows Road, Balliang is of local historical and aesthetic significance to the Shire of Moorabool.

**Why is it significant?**

The Farmhouse and its setting at 51 Dukelows Road, Balliang is of local historical significance for its demonstration of the early settlement of the Balliang area prior to the Closer Settlement Scheme. The farmhouse, which is Victorian Italianate in style, pre-dates the creation of the Balliang township in 1908 when the Victorian Government acquired 9,838 acres from the pastoralist, S. F. Staughton and subdivided the land for closer settlement. The property is of historical significance area as a rare surviving example of a Victorian period farm settlement.

The Farmhouse and its setting at 51 Dukelows Road, Balliang is of aesthetic significance as an early surviving example of a Victorian Italianate residence demonstrating key features of a simple farmhouse from the era. These features include the symmetrical composition, Main double hip roof with bullnose verandah to the front, cast iron lace valance to the verandah with turned timber posts, tripartite double hung windows and four-panel front door with side and fanlights.

***HO 132 – 99 McMahons Road, Balliang (Farmhouse) 1913***

**Statement of Significance**

**What is significant?**

The Farm Complex at 99 McMahons Road, Balliang.

**How is it significant?**

The Farm Complex at 99 McMahons Road, Balliang is of local historical and aesthetic significance to the Shire of Moorabool.

**Why is it significant?**

The Farm Complex at 99 McMahons Road, Balliang is of local historical significance for its demonstration of the early settlement of Balliang and as part of the Staughton Vale Estate. Balliang was created in 1908 when the Victorian Government acquired 9,838 acres from the pastoralist, S. F. Staughton and subdivided the land for closer settlement. George Peters took up the original lease in 1908, at the beginning of the settlement scheme, but the substantial Victorian house was not constructed on the site until 1913. With the retention of a number of outbuildings, some pre-dating the construction of the house, the property is of historical significance for demonstrating the workings of a farm in the early 20<sup>th</sup> century.

The Farm Complex at 99 McMahons Road, Balliang is of aesthetic significance for its substantial Victorian Italianate farmhouse most likely moved to the site in 1913, as well as, its collection of outbuildings and remnants of the farm garden. It is of aesthetic significance as a farming complex demonstrating the typical appearance and workings of a farming property in the early 20<sup>th</sup> century. The farmhouse is of aesthetic significance as an intact Victorian Italianate farmhouse demonstrating key characteristics of the style, including the symmetrical composition, hipped roof with paired brackets under the eaves, return bullnose verandah with a timber-framed valance, and turned Doric posts.

***HO 133 – 3105 Geelong-Bacchus Marsh Road, Balliang East (Dwelling)  
1908-1912***

**Statement of Significance**

**What is significant?**

The Farm Complex at 3105 Geelong-Bacchus Marsh Road, Balliang East.

**How is it significant?**

The Farm Complex at 3105 Geelong-Bacchus Marsh Road, Balliang East is of local historical and aesthetic significance to the Shire of Moorabool.

**Why is it significant?**

The Farm Complex at 3105 Geelong-Bacchus Marsh Road, Balliang East is of local historical significance for its demonstration of the early settlement of Balliang and as part of the Staughton Vale Estate. Balliang was created in 1908 when the Victorian Government acquired 9,838 acres from the pastoralist, S. F. Staughton and subdivided the land for closer settlement. This allotment on the Staughton Vale Estate was leased to George Davis on 1 January 1908. The property is of historical significance for demonstrating the elements and workings of one of the more successful farms in the area growing wheat, oats and barley. A substantial Edwardian weatherboard dwelling was erected on the site in 1912, and a barn and stables were erected at a similar time.

The Farm Complex at 3105 Geelong-Bacchus Marsh Road, Balliang East is of aesthetic significance as an intact example of an Edwardian farm complex containing a substantial Edwardian style dwelling, as well as, stables and barn. The farmhouse is of aesthetic significance as an intact Victorian Italianate farmhouse demonstrating key characteristics of the style including the tall gambrel roof form, gable wings at the rear of the two sides, diagonal floor planning with a v-shaped return verandah terminating at the side wings, timber rail valance to the skillion verandah, and paired timber framed windows with hoods.

***HO 141 – 70 Lerderderg Gorge Road, Darley (Farmhouse) c1870***

**Statement of Significance**

**What is significant?**

The Farmhouse and its setting at 70 Lerderderg Gorge Road, Darley.

**How is it significant?**

The Farmhouse and its setting at 70 Lerderderg Gorge Road, Darley is of local historical and architectural significance to the Shire of Moorabool.

**Why is it significant?**

The Farmhouse and its setting at 70 Lerderderg Gorge Road, Darley is of local historical significance for its demonstration of the early settlement of Darley because of agriculture. The dwelling is a rare surviving example of a farmhouse from the 1870s period. Survival of intact residential buildings from this era is rare across Victoria.

The Farmhouse and its setting at 70 Lerderderg Gorge Road, Darley is of aesthetic significance as a rare surviving example of a mid to late Victorian weatherboard

farmhouse. The residence has an interesting and rare form with a main hip roof, a projecting gable wing at both ends, and a skillion roof verandah extending between the two projecting wings.

***HO 142 – 325 Lerderderg Gorge Road, Darley (Farmhouse ‘Morven’ including garden and driveway avenue of trees) 1896***

**Statement of Significance**

**What is significant?**

The Farmhouse and its garden setting at 325 Lerderderg Gorge Road, Darley.

**How is it significant?**

The Farmhouse and its garden setting at 325 Lerderderg Gorge Road, Darley is of local historical and architectural significance to the Shire of Moorabool.

**Why is it significant?**

The Farmhouse and its garden setting at 325 Lerderderg Gorge Road, Darley is of local historical significance for its demonstration of the early settlement of Darley because of agriculture. The farmhouse and its garden are of historical significant for their illustration of the components of a Victorian farming complex established for a prosperous farmer from that period. The residence was constructed in 1896 for successful cattle breeder, James Kerr. Kerr achieved considerable success as a breeder of Dairy Shorthorn cattle and was a prominent resident of the area. The property is of historical significance for its associations with the Kerr family, as well as, the Bacchus Marsh Shire Engineer, D. A. Little who designed the residence.

The Farmhouse and its garden setting at 325 Lerderderg Gorge Road, Darley is of aesthetic significance as an excellent substantially intact example of a grand late Victorian farmhouse amongst its original garden. Features of note to the residence, include the return verandah with valance and cast iron posts with capitals, the pediment to the to the verandah, the tuck-pointed brickwork with Waurn Ponds stone and string courses and the chimneys with rendered corncicing. The remaining Victorian garden setting and the avenue driveway contribute to the aesthetic significance of the place.

***HO 143 – 377 Lerderderg Gorge Road, Darley (Farmhouse) 1870’s***

**Statement of Significance**

**What is significant?**

The Farmhouse and its setting at 377 Lerderderg Gorge Road, Darley.

**How is it significant?**

The Farmhouse and its setting at 377 Lerderderg Gorge Road, Darley is of local historical and architectural significance to the Shire of Moorabool.

**Why is it significant?**

The Farmhouse and its setting at 377 Lerderderg Gorge Road, Darley is of local historical significance for its demonstration of the early settlement of Darley because of agriculture. The dwelling is a rare surviving example of a farmhouse from the

1870s period. Survival of intact residential buildings from this era is rare across Victoria.

The Farmhouse and its setting at 377 Lerderderg Gorge Road, Darley is of aesthetic significance as a rare surviving example of a mid to late Victorian weatherboard farmhouse. The residence demonstrates the composition and appearance of a simple weatherboard farmhouse from the Victorian period with hipped roof and verandah.

### ***HO 144 – 2 Wellington Street, Darley (Former Presbytery) 1857***

#### **Statement of Significance**

##### **What is significant?**

The former Presbytery at 2 Wellington Street, Darley.

##### **How is it significant?**

The former Presbytery at 2 Wellington Street, Darley is of local historical and architectural significance to the Shire of Moorabool.

##### **Why is it significant?**

The former Presbytery at 2 Wellington Street, Darley is of local historical significance for its demonstration of the original settlement of Darley as an early government surveyed town. Constructed in 1857, it is a pioneering building in the municipality. It is the earliest surviving building in Darley and the only substantial and intact building dating from the early government surveyed town. It is also of historical significance for its associations with Fr. Shinnick, the first Catholic priest in charge at Bacchus Marsh.

The former Presbytery at 2 Wellington Street, Darley is of aesthetic significance as a rare surviving example of an 1850s residence. Features of note include the rendered walls with corner quoins, hipped roof with return bullnose verandah, and timber framed, paired casement windows.

### ***HO 145 – 375 Bacchus Marsh Road, Bacchus Marsh (Dwelling) 1848-9***

#### **Statement of Significance**

##### **What is significant?**

The Residence and its setting at 375 Bacchus Marsh Road, Bacchus Marsh.

##### **How is it significant?**

The Residence and its setting at 375 Bacchus Marsh Road, Bacchus Marsh is of local historical and aesthetic significance to the Shire of Moorabool.

##### **Why is it significant?**

The Residence and its setting at 375 Bacchus Marsh Road, Bacchus Marsh is of local historical significance for its early date of construction (original building 1848) demonstrating the pre gold rush settlement of Bacchus Marsh. The building is of historical significance as a rare surviving example of an 1840s dwelling in Victoria. The building is also of historical significance for its associations with Mahoney family, a pioneering family and ongoing prominent residents of Bacchus Marsh. The stone

cottage was built by stonemason and bricklayer, James Mahoney whose family had settled in the area in 1844.

The Residence and its setting at 375 Bacchus Marsh Road, Bacchus Marsh is of local aesthetic significance as a representative example of an early settler's cottage dating from the late 1840s. The basalt quoins indicate its construction by a stonemason. Very few 1840s buildings survive in Victoria to demonstrate the construction methods and appearance of the buildings constructed by the pioneering settlers.

### ***HO 147 – 705 Bacchus Marsh Road, Merrimu (Former W Symington House and Symington's Brewery Industrial Archaeological Site) 1862***

#### **Statement of Significance**

##### **What is significant?**

The former Symington House and Brewery at 705 Bacchus Marsh Road, Bacchus Marsh.

##### **How is it significant?**

The former Symington House and Brewery at 705 Bacchus Marsh Road, Bacchus Marsh is of local historical and aesthetic significance to the Shire of Moorabool.

##### **Why is it significant?**

The former Symington House and Brewery at 705 Bacchus Marsh Road, Bacchus Marsh is of local historical significance for its association with the early settlement and development of industry in the area. The house and brewery buildings built by local figure William Symington in c. 1858-62 are the representative embodiment of the industrial process of brewing. The surviving brewery elements are of significance for their potential to yield important archaeological information. The site is also of historical significance for its associations with William Symington, a local pioneer.

The former Symington House and Brewery at 705 Bacchus Marsh Road, Bacchus Marsh is of local aesthetic significance as a representative and early surviving example of pioneer settler's residence and associated brewery. The remains of the brewery include two chimneys, a malt house and half cellar/store. These remains, as well as, the associated dwelling are of aesthetic significance for demonstrating the typical components of an early brewing site.

### ***HO 160 – 40 Fisken Street, Maddingley (Dwelling 'Naheehs') 1916***

#### **Statement of Significance**

##### **What is significant?**

The Farmhouse and its setting at 40 Fisken Street, Maddingley

##### **How is it significant?**

The Farmhouse and its setting at 40 Fisken Street, Maddingley is of local historical and aesthetic significance to the Shire of Moorabool.

**Why is it significant?**

The Farmhouse and its setting at 40 Fisken Street, Maddingley is of local historical significance for its demonstration of settlement in the Maddingley area for agricultural purposes. The house was built by J. F. Taylor in 1916 for Henry Vallence and his wife Grace Mary (nee Sheehan). This property adjoins the house of George Vallence, who was Henry's father. The property is of historical significance for its associations with the most prominent farming family in the Maddingley area, the Vallence family. It is also important for its associations with local builder J. F. Taylor.

The Farmhouse and its setting at 40 Fisken Street, Maddingley is of aesthetic significance for its prominent Edwardian brick residence located on the ridge line. The residence is of aesthetic significance for its unusual form with two parallel gables projecting from a broad gambrel roofed wing. Other features of note include the bull nosed verandah on three sides with timber rail valance and timber brackets, half-timbering to the gable ends, and chimneys with render bands, moulds and brackets.

***HO 169 – 18-20 Taverner Street, Maddingley (Dwelling and Cowan Cottage)***

**Statement of Significance:**

**What is significant?**

The Farm Complex comprising the Edwardian farmhouse, corner weatherboard cottage and stables along Bond Street located at 18-20 Taverner Street, Maddingley.

**How is it significant?**

The Farm Complex at 18-20 Taverner Street, Maddingley is of local historical and aesthetic significance to the Shire of Moorabool.

**Why is it significant?**

The Farm Complex at 18-20 Taverner Street, Maddingley is of historical significance for its demonstration of the early settlement of the Maddingley area for farming purposes and the establishment of the commercial orchard industry in the area. James Cowan erected the farmhouse in 1904 and subsequently established one of the first commercial orchards in the area, in Fisken Street. The property is of historical significance for its associations with the prominent orcharding family in the Bacchus Marsh area, the Cowan family. The complex of buildings is of historical significance for demonstrating the operations of an early 20<sup>th</sup> century orchard.

The Farm Complex at 18-20 Taverner Street, Maddingley is of aesthetic significance as an excellent intact example of an early 20<sup>th</sup> century orchard complex, including a farmhouse and stables that have been converted for other uses including a fruit packing shed. The farmhouse is of architectural significance as an intact example of an Edwardian farmhouse retaining key original features, including as the double hipped frontage with decorative bargeboards, half timbering and finials, the return skillion verandah, and the chimneys with brick cornicing. The corner weatherboard cottage and the former stables along Bond Street are intact examples of early 20<sup>th</sup> century outbuildings retaining original features, such as, 12 pane sash double hung windows, weatherboard cladding, and decorative bargeboards.

### ***HO 170 – 22 Taverner Street, Maddingley (Osage Orange Avenue and Windbreak) 1880s***

#### **Statement of Significance**

##### **What is significant?**

The Osage Orange Avenue and Windbreak at 22 Taverner Street, Maddingley.

##### **How is it significant?**

The Osage Orange Avenue and Windbreak at 22 Taverner Street, Maddingley are of local historical and aesthetic significance to the Shire of Moorabool.

##### **Why is it significant?**

The Osage Orange Avenue and Windbreak at 22 Taverner Street, Maddingley are of local historical significance as rare surviving examples of the use of Osage Orange trees for landscaping purposes. The long private driveway avenue and boundary windbreak of at least 50 Osage Orange (*Maclura pomifera*) trees planted from seeds imported by A. C. Simon from the United States in 1883 probably originally intended as hedges. The landscape features are also of historical significance for their associations with local pioneering orchardist, A. C. Simon.

The Osage Orange Avenue and Windbreak at 22 Taverner Street, Maddingley is of aesthetic significance for its scenic beauty and as a well-known landscaping landmark in Bacchus Marsh. The avenue was featured in early representative views and postcards of Bacchus Marsh.

### ***HO 173 – 176 Werribee Vale Road, Maddingley (Farmhouse ‘Blinkbonnie’ and Dethridge Irrigation Wheel) 1880’s***

#### **Statement of Significance**

##### **What is significant?**

The Farm Complex and Dethridge Irrigation Wheel at 176 Werribee Vale Road, Maddingley.

##### **How is it significant?**

The Farm Complex and Dethridge Irrigation Wheel at 176 Werribee Vale Road, Maddingley is of local historical and aesthetic significance to the Shire of Moorabool.

##### **Why is it significant?**

The Farm Complex and Dethridge Irrigation Wheel at 176 Werribee Vale Road, Maddingley is of local historical significance for its demonstration of settlement in the Maddingley area for agricultural purposes. A farmhouse has occupied the site since 1865, and the changes made to the farmhouse and associated farm outbuildings are of historical significance for demonstrating the changing operations and fortunes of the farmers who have occupied the property.

The Farm Complex at 176 Werribee Vale Road, Maddingley is of aesthetic significance for its grand 1920s Bungalow farmhouse, which are the result of 1926 alterations to the original 19<sup>th</sup> century farmhouse. The residence contains fine detailing demonstrating the early 1920s Bungalow style, including main hipped roof with projecting gables at each end and timber flat roofed verandah between, the verandah timber fretwork valance with paired timber posts, Marseilles tile roof



cladding, roughcast rendered walls, tapered broad chimneys with flat protruding capping and pots, and exposed rafters to the eaves.

The Dethridge Irrigation Wheel at 176 Werribee Vale Road, Maddingley is of local historical significance for demonstrating the development of agricultural practice, and the effect of government action through its establishment of the State Rivers and Water Supply Commission (SRWSC). The surviving system of channels and wheels in general are of local significance, for demonstrating the development of agriculture and for the influence of the reticulation of water on agriculture and housing development in Bacchus Marsh.

The Dethridge Meter Wheel, a volumetric water meter previously widely used across Australia for the measurement of irrigation water, was designed in 1910 by the engineer J.S. Dethridge, Commissioner of the SRWSC. A plant for their manufacture was established at the Commission's Depot in Bacchus Marsh.

The irrigation wheel is characteristic of those installed within the agricultural irrigation system over the Werribee and Lerderderg Rivers alluvial plain farmlands. However, the Dethridge meters no longer meet the national standards and they are gradually being replaced by Magnetic flow meters in the Bacchus Marsh Irrigation District.

### ***HO 174 – 289 Werribee Vale Road, Maddingley (Farmhouse ‘Vallence’s Farm’)***

#### **Statement of Significance:**

##### **What is significant?**

The Farm Complex comprising the 19<sup>th</sup> century brick homestead, timber barn and brick dairy known as Vallence’s Farm and located at 289 Werribee Vale Road, Maddingley.

##### **How is it significant?**

The Farm Complex at 289 Werribee Vale Road, Maddingley is of local historical and aesthetic significance to the Shire of Moorabool.

##### **Why is it significant?**

The Farm Complex at 289 Werribee Vale Road, Maddingley is of historical significance for its demonstration of the early settlement of the Maddingley area for farming purposes. Henry Vallence erected this farmhouse and an adjoining dairy following his purchase of the allotment in the Werribee Vale in March 1864. The property is of historical significance for its associations with the most prominent farming family in the Maddingley area, the Vallence family. The complex of buildings is of historical significance for showing the operations of a 19<sup>th</sup> century farm.

The Farm Complex at 289 Werribee Vale Road, Maddingley is of aesthetic significance as an excellent intact example of a 19<sup>th</sup> century farm complex, including a homestead, barn, and dairy. The homestead is of architectural significance as an early and substantial farm residence in the area. The tall hipped roof, original doors and windows, and scalloped timber valence to the verandah contribute to the significance of the building. The dairy and the timber slab barn are of local architectural significance as rare surviving examples of these early types of buildings.

### ***HO 175 – 360 Werribee Vale Road, Maddingley (Farmhouse) c1870***

#### **Statement of Significance**

##### **What is significant?**

The Farm Complex at 360 Werribee Vale Road, Maddingley.

##### **How is it significant?**

The Farm Complex at 360 Werribee Vale Road, Maddingley is of local historical and aesthetic significance to the Shire of Moorabool.

##### **Why is it significant?**

The Farm Complex at 360 Werribee Vale Road, Maddingley is of local historical significance for its demonstration of early settlement in the Maddingley area for agricultural purposes. The farmhouse was erected by Francis Piggott around 1870, and along with the associated outbuildings is of historical significance as a rare intact example of an early farm complex. The complex demonstrates the key characteristics of a farm complex of the 1870s period.

The Farm Complex at 360 Werribee Vale Road, Maddingley is of aesthetic significance as a rare and early intact representative example of a 19<sup>th</sup> century farm complex with a simple small brick farmhouse and associated timber and brick outbuildings. The farmhouse demonstrates characteristic features of a simple 1870s residence, having a gable roof running parallel with the road and a skillion-roofed verandah across the front.

### ***HO 176 – 520 Werribee Vale Road, Maddingley (Farmhouse ‘Errindale’) C1863 (outbuildings) C1920’s (dwelling)***

#### **Statement of Significance**

##### **What is significant?**

The Farm Complex at 520 Werribee Vale Road, Maddingley.

##### **How is it significant?**

The Farm Complex at 520 Werribee Vale Road, Maddingley is of local historical and aesthetic significance to the Shire of Moorabool.

##### **Why is it significant?**

The Farm Complex at 520 Werribee Vale Road, Maddingley is of local historical significance for its demonstration of the early settlement in the Maddingley area for agricultural purposes. The earliest stone buildings were erected by Robert Morton following his purchase of the land in November 1863, and the current farmhouse was erected in the 1920s for Tim and Jenny (nee Vallence) Shea who operated a dairy farm on the property until 1993. The property is of historical significance for demonstrating early farming practices in the area, as well as, the dairy industry, which flourished in the 1920s. The property is also of historical significance for its associations with Tim Shea who was three times Bacchus Marsh Shire President and a Councillor for 38 years.

The Farm Complex at 520 Werribee Vale Road, Maddingley is of aesthetic significance for its 1860s stone outbuildings that demonstrate early construction techniques. The farmhouse is of aesthetic significance as an intact representative

example of 1920s Bungalow style brick farmhouse demonstrating key features of the style, including the overall form with a main gable roof and projecting gable wing, and verandah across the front terminating at the projecting wing.

***HO 179 – 20 Lerderderg Park Road, Merrimu (Farmhouse ‘Lerderderg Park’, concrete silo and concrete water tank) 1920’s***

**Statement of Significance**

**What is significant?**

The Farm Complex at 20 Lerderderg Park Road, Merrimu.

**How is it significant?**

The Farm Complex at 20 Lerderderg Park Road, Merrimu is of local historical, aesthetic and scientific significance to the Shire of Moorabool.

**Why is it significant?**

The Farm Complex at 20 Lerderderg Park Road, Merrimu is of local historical significance for its associations with the racehorse industry and as part of the Lerderderg Park property. In 1891, Thomas Cain sold this property to Wallace. Wallace farmed the property, which he named Lerderderg Park. At the turn of the century, Wallace sold Lerderderg Park to C. W. Macarthur who used it for the agistment of racehorses. In 1909, the property was sold to John Mills, the owner of the famous Melbourne Cup winner, Carbine. The present farmhouse was erected in the 1920s for John Mills, designed by his son. The property is of historical significance for its demonstration of a 1920s property developed for wealthy and prominent owners.

The Farm Complex at 20 Lerderderg Park Road, Merrimu is of aesthetic significance for its 1920s large brick Californian Bungalow farmhouse. Features of importance include the main gable roof with minor gables extending from the main roof, verandah on three sides with square section piers splaying to brick pedestals, decorated gable ends with shingles and vents, exposed rafters to the eaves, tall tapered chimneys with wide, flat cappings, roughcast finish to the walls over dado height with face brickwork below, and quadruple timber framed casement windows. The water tower and silo contribute to the aesthetic significance of the farm setting around the house.

The Farm Complex at 20 Lerderderg Park Road, Merrimu is of scientific significance for the water tower and silo on the property, which are rare early examples of slip form concrete construction. The structures have roughcast render over the corduroy grooved concrete.

***HO 180 – 21 Lerderderg Park Road, Merrimu (Former Djerriwarrh State School/Djerriwarrh Creek School) 1875***

**Statement of Significance**

**What is significant?**

The former Djerriwarrh State School at 21 Lerderderg Park Road, Merrimu.

**How is it significant?**

The former Djerriwarrh State School at 21 Lerderderg Park Road, Merrimu is of local historical and aesthetic significance to the Shire of Moorabool.

**Why is it significant?**

The former Djerriwarrh State School at 21 Lerderderg Park Road, Merrimu is of local historical significance as an important remaining public building indicating the former existence of a settlement at Djerriwarrh. No other civic buildings remain to indicate that a more populous settlement was located near the Djerriwarrh Creek. The former Djerriwarrh Creek School successfully operated from 1875 until 1931 at a site on the crest of Anthony's Cutting. It is of historical significance for its associations with educational developments in the Bacchus Marsh area.

The former Djerriwarrh State School at 21 Lerderderg Park Road, Merrimu is of aesthetic significance as a relatively intact example of a Standard Education Department 40-type schoolroom designed to accommodate 40 pupils. Features of note dating from the former school use include the main gable roofed schoolroom, 12-pane double hung sash window, entry door, and weatherboard cladding.

***HO 182 – 229 Long Point Road, Myrniong (Farmhouse 'Woodlands', windmills and landscape) c1863***

**Statement of Significance**

**What is significant?**

The Farm Complex at 229 Long Point Road, Myrniong.

Note: Modern farm infrastructure, including tubular steel cattle yards, is not of significance.

**How is it significant?**

The Farm Complex at 229 Long Point Road, Myrniong is of local historical, aesthetic and scientific significance to the Shire of Moorabool.

**Why is it significant?**

The Farm Complex at 229 Long Point Road, Myrniong is of local historical significance for its demonstration of the early settlement of the Myrniong area for agricultural purposes. With the retention of a number of outbuildings and structures dating from the 1860s, the property is of historical significance for demonstrating the workings of a farm in the 19<sup>th</sup> century.

The property is of historical significance as an early farming property in the area, containing a stone farmhouse and a complex of associated farm buildings and infrastructure, including a domed well, timber post and rail fences and gates, and an early timber hut. The house is set in an established garden with remnants of a formal garden including significant trees, some of which are senescent. The property is of architectural significance for the 1860s stone house (and later extension) and farm buildings contained within the site, including a domed well in the garden and a CFA communications tower; of aesthetic significance for the use of pines as windbreaks around the stone dwelling; and for the range of species in the garden; and of scientific significance for the intact windmill and pump, which are rare, surviving examples.

The Farm Complex at 229 Long Point Road, Myrniong is of aesthetic significance for its 1860s rubble stone farmhouse, which is a rare surviving example of the building type in the area. The Farm Complex is also of aesthetic significance as a substantially intact complex of early farm structures, including the 1860s farmhouse with later additions and timber outbuildings. The surviving windmills and tree species, including windbreaks of Monterey Pine and Monterey Cypress contribute to the significant farm landscape. The row of largely senescent Monterey Cypress and Lawson Cypress located to the immediate south of the property is part of the setting of the Farm Complex and makes an active contribution to the understanding of the place.

The Farm Complex at 229 Long Point Road, Myrniong is of scientific significance for the intact windmills contained on the property. The gardens at the Farm Complex at 229 Long Point Road, Myrniong are of scientific (botanic) significance for the collection of mature species.

The setting of the place includes a row of Monterey Cypress and Lawson Cypress on the adjoining land to the south (231 Long Point Road), which makes an active contribution to the understanding of the place.

Significant trees and plantations of trees are:

- 'L Shaped Plantation' of *Pinus radiata* (Monterey Pines) and *Cupressus macrocarpa* (Monterey Cypress);
- Group of mature *Cupressus macrocarpa* (Monterey Cypress);
- Short row of *Cupressus macrocarpa* (Monterey Cypress);
- *Pinus radiata* (Monterey Pine);
- *Cupressus torulosa* (Bhutan Cypress); and
- *Schinus molle* (Peppercorn Tree).

Contributory trees and plantations are:

- Two (2) *Cupressus macrocarpa* (Monterey Cypress);
- Orchard remnants; and
- Three (3) *Robinia pseudoacacia* (Black Locust).

Note: The locations of these trees and plantations are identified in the *HO182 Woodlands 229 Long Point Road, Myrniong Incorporated Plan (June 2014)*.

## **HO 186 – 29 Main Street, Myrniong (Former Police Station and Gaol)**

### **Statement of Significance:**

#### **What is significant?**

The former Police Station and Gaol at 29 Main Street, Myrniong.

#### **How is it significant?**

The former Police Station and Gaol at 29 Main Street, Myrniong is of local historical and aesthetic significance to the Shire of Moorabool.

#### **Why is it significant?**

The former Police Station and Gaol at 29 Main Street, Myrniong is of historical significance as an early and important civic building demonstrating the establishment

of Myrniong in the 1870s. The Police Station and Gaol were constructed around 1870, but only used for that purpose until 1877. The Gaol is of historical significance as a rare building type dating from an early period in Victoria's history, and demonstrating law enforcement practices in the mid 19<sup>th</sup> century.

The former Police Station & Stables, 29 Main Street, Myrniong is of aesthetic significance as a representative and intact example of an early bluestone Police Station, contributing to the distinctive group of bluestone buildings in Main Street, Myrniong. The building demonstrates key features of a mid 19<sup>th</sup> century bluestone dwelling including the hipped roof, symmetrical design, tuckpointed bluestone ashlar with dressed quoins, skillion verandah spanning between end wing walls, four panel front timber door, and timber framed double hung windows with six pane sashes. The Gaol at the rear is of aesthetic significance as a rare surviving example of a building type. It is also of significance for its construction in local sandstone.

### ***HO 187 – 45 Main Street, Myrniong (Dwelling 'Girraween') 1867***

#### **Statement of Significance**

##### **What is significant?**

The Residence at 45 Main Street, Myrniong.

##### **How is it significant?**

The Residence at 45 Main Street, Myrniong is of local historical and aesthetic significance to the Shire of Moorabool.

##### **Why is it significant?**

The Residence at 45 Main Street, Myrniong is of local historical significance for its demonstration of the establishment of the Myrniong Township in the 1860s. Constructed in 1867 for a blacksmith and wheelwright, the building is a rare surviving example of an 1860s bluestone residence demonstrating the way of life in mid 19<sup>th</sup> century Victoria. The residence is of historical significance as one of a collection of bluestone buildings dating from the 1860s and 1870s demonstrating the constituents and appearance of an early Victorian rural township.

The Residence at 45 Main Street, Myrniong is of aesthetic significance as a rare surviving example of a bluestone dwelling from the 1860s. The building demonstrates key features of a mid 19<sup>th</sup> century bluestone dwelling, including the hipped roof, symmetrical design, tuckpointed bluestone ashlar with dressed quoins, verandah across the front extending from the main roofline, two symmetrically placed chimneys, and four panel front timber door.

### ***HO 188 – 55 Main Street, Myrniong (Former Myrniong Hotel)***

#### **Statement of Significance:**

##### **What is significant?**

The former Myrniong Hotel at 55 Main Street, Myrniong.

Note: The hip-roofed section at the rear of the building is not of significance.

**How is it significant?**

The former Myrning Hotel at 55 Main Street, Myrning is of local historical and aesthetic significance to the Shire of Moorabool.

**Why is it significant?**

The former Myrning Hotel at 55 Main Street, Myrning is of historical significance as an early hotel associated with the establishment of Myrning. Constructed in 1865 and in use as a hotel until 1911, the building is of historical significance for its demonstration of social developments and hospitality in the life of the township. The former hotel is of historical significance as a rare surviving example of a rural hotel constructed from local materials.

The former Myrning Hotel at 55 Main Street, Myrning is of aesthetic significance as a representative and intact example surviving early bluestone hotel, contributing to the distinctive group of bluestone buildings in Main Street, Myrning. The building demonstrates key features of a mid 19<sup>th</sup> century bluestone hotel, including the hipped roof, tuckpointed bluestone ashlar with quoins to openings and corners, skillion verandah over the footpath, two four-panel timber doors to the front, timber framed windows, and access door to the cellar. It is also of aesthetic significance for its construction from locally quarried stone.

***HO 189 – 61 Main Street, Myrning (Former Milk Factory and Dwelling - Dairymen's Cooperative)***

**Statement of Significance:**

**What is significant?**

The House (front main hipped roof section with gable wing and verandah only) and former Milk factory at 61 Main Street, Myrning.

**How is it significant?**

The House and former Milk factory at 61 Main Street, Myrning is of local historical and aesthetic significance to the Shire of Moorabool.

**Why is it significant?**

The House and former Milk factory at 61 Main Street, Myrning is of historical significance for its association with industrial and agricultural developments in the Bacchus Marsh region and in particular in relation to the milk industry and dairying. The large timber framed milk factory building and adjoining timber Victorian residence were both built around 1877. It opened as a cheese factory from 1877 until 1892, and then operated as a milk factory, until 1942. The property is of historical significance for containing the only surviving dairy factory from the once strong dairying industry in the former Bacchus Marsh Shire.

The House and former Milk factory at 61 Main Street, Myrning is of aesthetic significance as a rare relatively intact surviving 1870s milk and cheese factory with associated residence. The front gable roofed section of the residence demonstrates the original form and appearance of the building. The factory building demonstrates key features of a building of its type and age, including the large shed like form, steeply pitched gable roof clad in corrugated iron and clerestory ridge. The factory building with its remnant painted signage on the roof is significant as a local landmark.

### ***HO 190 – 90 Mt Blackwood Road, Myrniong (Dwelling ‘Millside’)***

#### **Statement of Significance:**

##### **What is significant?**

The Farm Complex at 90 Mt Blackwood Road, Myrniong.

##### **How is it significant?**

The Farm Complex at 90 Mt Blackwood Road, Myrniong is of local historical and architectural significance to the Shire of Moorabool.

##### **Why is it significant?**

The Farm Complex at 90 Mt Blackwood Road, Myrniong is of historical for its demonstration of the continuing settlement of the Myrniong area for agricultural purposes into the 1920s. With the retention of a number of outbuildings and structures dating from the 1920s to the 1950s, the property is of historical significance for demonstrating the workings of a farm in the period from the 1920s into the mid 20<sup>th</sup> century.

The Farm Complex at 90 Mt Blackwood Road, Myrniong is of aesthetic significance as an intact farm property from the 1920s with various contextual surviving elements including pine windbreaks, corrugated iron clad farm buildings, and fences (including with drystone base). The farmhouse is of aesthetic significance as a characteristic owner built timber farmhouse with Edwardian features, even though it was built in the 1920s.

### ***HO 193 – 61 Muddy Lane, Myrniong (Farmhouse ‘Clifton’) 1908***

#### **Statement of Significance**

##### **What is significant?**

The Farm Complex at 61 Muddy Lane, Myrniong

##### **How is it significant?**

The Farm Complex at 61 Muddy Lane, Myrniong is of local historical and aesthetic significance to the Shire of Moorabool.

##### **Why is it significant?**

The Farm Complex at 61 Muddy Lane, Myrniong is of local historical significance for its demonstration of the continuing settlement of the Myrniong area for agricultural purposes into the 20<sup>th</sup> century. Constructed in 1908, the grand Edwardian farmhouse demonstrates prosperous farming in the area during this period. With the retention of a number of original outbuildings and structures, the property is of historical significance for demonstrating the workings of a farm in the early 20<sup>th</sup> century.

The Farm Complex at 61 Muddy Lane, Myrniong is of aesthetic significance for its impressive red brick farmhouse demonstrating the key characteristics of a grand Edwardian farm residence. With the retention of a number of outbuildings close to the residence, the property is also of aesthetic significance as a substantially intact farm complex demonstrating the appearance and construction methods of farm buildings in the early 20<sup>th</sup> century.



### ***HO 194 – 75 Browns Lane, Parwan (Dwelling) c1870's***

#### **Statement of Significance**

##### **What is significant?**

The Residence at 75 Browns Lane, Parwan.

##### **How is it significant?**

The Residence at 75 Browns Lane, Parwan is of local historical and aesthetic significance to the Shire of Moorabool.

##### **Why is it significant?**

The Residence at 75 Browns Lane, Parwan is of local historical significance as a rare surviving 19<sup>th</sup> century building in Parwan representing the early farming settlement of the area. The farmhouse was constructed for James Brown in circa 1874. Brown settled in the area in the 1860s and was a significant Parwan landholder. The property is significant for its associations with the early settler after whom Browns Lane is named.

The Residence at 75 Browns Lane, Parwan is of aesthetic significance as, although altered, it demonstrates the c1870s construction in the overall form, materials and surviving original features. Significant surviving original features, include the main gable roof form, weatherboard cladding, verandah with timber brackets, two chimneys, exposed rafters, and double hung sash windows with four upper panes and two lower panes.

### ***HO 195 – 52 Bucklers Road, Parwan ('Nerowie' Outbuildings)***

#### **Statement of Significance:**

##### **What is significant?**

The Nerowie Outbuildings and their setting at 52 Bucklers Road, Parwan.

##### **How is it significant?**

The Nerowie Outbuildings and their setting at 52 Bucklers Road, Parwan are of local historical and architectural significance to the Shire of Moorabool.

##### **Why is it significant?**

The Nerowie Outbuildings and their setting at 52 Bucklers Road, Parwan are of historical significance as rare surviving 19<sup>th</sup> century buildings in Parwan representing the early farming settlement of the area. They contribute to the significance of the overall farm complex, which is partially (the farmhouse and stone walls), within the Melton Shire. The complex of outbuildings is of local historical significance for its associations with the Staughton family, dominant landholders in the north-western Port Phillip region in the nineteenth century. The property was established in the 1890s by Stephen John Staughton, a President of the Shire of Bacchus Marsh and member of the third generation of the Staughton pastoral family.

The Nerowie Outbuildings and their setting at 52 Bucklers Road, Parwan are of aesthetic significance as an intact collection of farm outbuildings, demonstrating key features of their building types and the types of farm outbuildings constructed in the

late Victorian period. The key features include the roof forms, corrugated iron cladding, and position and types of openings.

### ***HO 198 – 81 Condons Lane, Pentland Hills (Farmhouse ‘Hilton’) 1878***

#### **Statement of Significance**

##### **What is significant?**

The Farm Complex at 81 Condons Lane, Pentland Hills.

##### **How is it significant?**

The Farm Complex at 81 Condons Lane, Pentland Hills is of local historical and aesthetic significance to the Shire of Moorabool.

##### **Why is it significant?**

The Farm Complex at 81 Condons Lane, Pentland Hills is of local historical significance as a rare surviving 19<sup>th</sup> century building in Pentland Hills representing the early farming settlement of the area. Contractor Mr. Tate of Ballan constructed the stone farmhouse for David Robertson in 1878. The farmhouse is of historical significance for its construction from sandstone quarried in the local area. Sandstone from the Pentland Hills quarries was also used in the construction of Victoria’s Parliament House. With the retention of early stables and other farm outbuildings, the property is of historical significance for demonstrating the workings of a late 19<sup>th</sup> century farm.

The Farm Complex at 81 Condons Lane, Pentland Hills is of aesthetic significance for its impressive intact sandstone farmhouse constructed in 1878. Features of note include the overall form with hipped roof and front hipped projecting wing and verandah terminating at the front wing, fine stonework with quoins, the canted bay window to the front wing, and iron lacework frieze and brackets to the front verandah. The early and substantial corrugated iron clad stables located in the immediate vicinity of the farmhouse are of aesthetic significance as an excellent intact example of the building type.

### ***HO 202 – 44 Paces Lane, Rowsley (Farmhouse ‘Willowbank’)***

#### **Statement of Significance:**

##### **What is significant?**

The Farmhouse at 44 Paces Lane, Rowsley.

##### **How is it significant?**

The Farmhouse at 44 Paces Lane, Rowsley is of local historical and architectural significance to the Shire of Moorabool.

##### **Why is it significant?**

The Farmhouse at 44 Paces Lane, Rowsley is of historical significance for its demonstration of the agricultural settlement of the Rowsley area into the 1920s. The substantial brick farmhouse in the Bungalow style demonstrates the prosperity experienced by farmers in the 1920s in the area.

The Farmhouse at 44 Paces Lane, Rowsley is of aesthetic significance as a substantial brick late Bungalow style farmhouse built in the Inter-War period. The residence exhibits key features of the Bungalow style including the dominant gambrel roof form, front gable wing with half timbering to the gable end, tripartite timber framed windows, exposed rafters, front verandah with tapered brick pillars and brick balustrade, and tall chimneys with rendered corncing.