

## **GOLDEN PLAINS SHIRE PLANNING SCHEME**

### **AMENDMENT C101**

#### **EXPLANATORY REPORT**

##### **Who is the planning authority?**

This amendment has been prepared by Golden Plains Shire Council who is the planning authority for this amendment.

The amendment has been made at the request of the Golden Plains Shire Council.

##### **Land affected by the amendment**

The amendment applies to 4 Wallace Street, Meredith.

##### **What the amendment does**

The amendment applies the Heritage Overlay to 4 Wallace Street Meredith on a permanent basis.

Specifically, the amendment:

- Amends Map No. 18HO to apply the Heritage Overlay (HO174) to 4 Wallace Street, Meredith.
- Amends the Schedule to the Clause 43.01 (Heritage Overlay) to include HO174.
- Amends the Schedule to the Clause 72.04 (Incorporated Documents) to include the *Clontarf Homestead, 4 Wallace Street, Meredith Statement of Significance (Lorraine Huddle Heritage Consultant May 2022)* as an incorporated document.

##### **Strategic assessment of the amendment**

##### **Why is the amendment required?**

The amendment is required to apply heritage protection to the Clontarf Homestead at 4 Wallace Street Meredith.

Golden Plains Shire Council received a request to demolish the house at 4 Wallace Street, Meredith under Section 29A of the Building Act (1993) on the 28th of March 2022. Council wrote to the Minister for Planning on 13 April 2022, requesting a ministerial amendment under Section 20(4) of the *Planning and Environment Act 1987* (the Act) to apply an interim Heritage Overlay to the property, thereby suspending the request for demolition consent. The section 29A application was subsequently modified to remove the demolition of the dwelling, buggy shed and stables, negating the need to consider an interim Heritage Overlay.

The property was first considered in the Golden Plains Shire Stage One Heritage Study, 2004 however budgetary constraints resulted in the property not being fully assessed at that time. Council's Heritage Adviser believed the property had heritage significance and should be protected.

A Heritage Adviser was engaged to undertake a Heritage Assessment on 13th of April. The Heritage Assessment states the "homestead known as Clontarf at 4 Wallace Street Meredith including the Victorian Regency styled house and the Federation Georgian house attached behind it, and the stable and buggy shed, are significant to the town of Meredith. The date of construction was unable to be confirmed during the investigation, however the Victorian Regency styled house was renovated in 1884 and the materials and form is consistent with it having been constructed in the 1870's or earlier. The stables and buggy shed were likely constructed at the same time. The Federation Georgian house was moved to the site in 1930 and was likely to have been constructed circa 1900 at Bamganie. The Heritage Assessment recommended to apply a permanent Heritage Overlay and was approved by Council on 24 May 2022.

The large established trees on the site were assessed as part of the Heritage Assessment but did not meet the threshold for the Heritage Overlay. The boundary for HO174 has been defined on the overlay map to include the house and the stables and buggy shed.

### **How does the amendment implement the objectives of planning in Victoria?**

The amendment is consistent with the objectives of planning in Victoria, in particular the objective detailed in section 4(1) of the P&E Act, being:

*(d) To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*

*(g) To balance the present and future interests of all Victorians.*

The amendment applies the Heritage Overlay (HO174) to 4 Wallace Street, Meredith, which will assist in conserving and enhancing the heritage significance of the property. The amendment ensures that the heritage place will be protected for the interest of residents, visitors, and future generations of the Shire.

### **How does the amendment address any environmental, social and economic effects?**

The amendment will not have any adverse effects on the environment.

The amendment will have positive social and cultural effects through the protection of this place in the planning scheme.

Protection of heritage places benefits the community by adding to the understanding of Golden Plains Shire's rich cultural history, providing a link to the past and giving a sense of place.

### **Does the amendment address relevant bushfire risk?**

The amendment will not result in any bushfire risk.

### **Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act and Ministerial Direction No. 11 – Strategic Assessment of Amendments.

### **How does the amendment support or implement the Planning Policy Framework and any adopted State policy?**

The amendment supports and implements the Planning Policy Framework (PPF).

Key State planning policies of relevance to this amendment include:

Clause 11.01-1S Settlement, which promotes the sustainable growth and development of Victoria through the consideration of the *Central Highlands Regional Growth Plan*.

Clause 15.01-5S Neighbourhood Character: recognise, support and protect neighbourhood character, cultural identity and a sense of place. Clause 15.03-1S Heritage Conservation: ensure the conservation of places of heritage significance". Relevant strategies identified to achieving this objective include:

- Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
- Provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific, or social significance.

### **How does the amendment support or implement the Municipal Planning Strategy?**

The amendment will achieve the objectives of the Municipal Planning Strategy including:

Clause 02.03-5 Built environment and heritage: Council seeks to develop the Shire's character and sense of place by:

- Protecting, maintaining and enhancing heritage areas and features in private and public ownership.

### **Does the amendment make proper use of the Victoria Planning Provisions?**

The Heritage Overlay is the appropriate Victoria Planning Provision (VPP) to identify and protect places of heritage significance.

As outlined in Planning Practice Note No. 1 Applying the Heritage Overlay (August 2018), places that should be included in the Heritage Overlay are 'Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay'. The place has been identified in Golden Plains Shire Stage One Heritage Study and an assessment by Lorraine Huddle has found that it has local significance.

Given the local heritage significance of the dwelling at 4 Wallace Street, Meredith, applying a Heritage Overlay to the property is the appropriate mechanism to protect the house and buggy shed and stables.

### **How does the amendment address the views of any relevant agency?**

The views of relevant agencies will be considered through the exhibition process for the amendment.

### **Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment does not impact the *Transport Integration Act 2010*.

### **Resource and administrative costs**

The amendment will have a negligible impact on the resource and administrative costs of the responsible authority.

### **Where you may inspect this amendment**

Golden Plains Shire Council website at  
<https://www.goldenplains.vic.gov.au/resident/planning/strategic-planning-projects>

The amendment is available for public inspection, free of charge, during office hours at the following place:

Bannockburn Customer Service Centre

2 Pope Street

Bannockburn VIC 3331

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

**ATTACHMENT 1 - Mapping reference table**

Location	Land /Area Affected	Mapping Reference
Meredith	4 Wallace Street	Golden Plains C101gpla 001hoMap18

*Planning and Environment Act 1987*

**GOLDEN PLAINS PLANNING SCHEME**

**AMENDMENT C101gpla**

**INSTRUCTION SHEET**

The planning authority for this amendment is the Golden Plains Shire Council.

The Golden Plains Planning Scheme is amended as follows:

**Planning Scheme Maps**

The Planning Scheme Maps are amended by a total of 1 attached map sheet.

***Overlay Maps***

1. Amend Planning Scheme Map No 18HO in the manner shown on the 1 attached map marked "Golden Plains Planning Scheme, Amendment C101gpla".

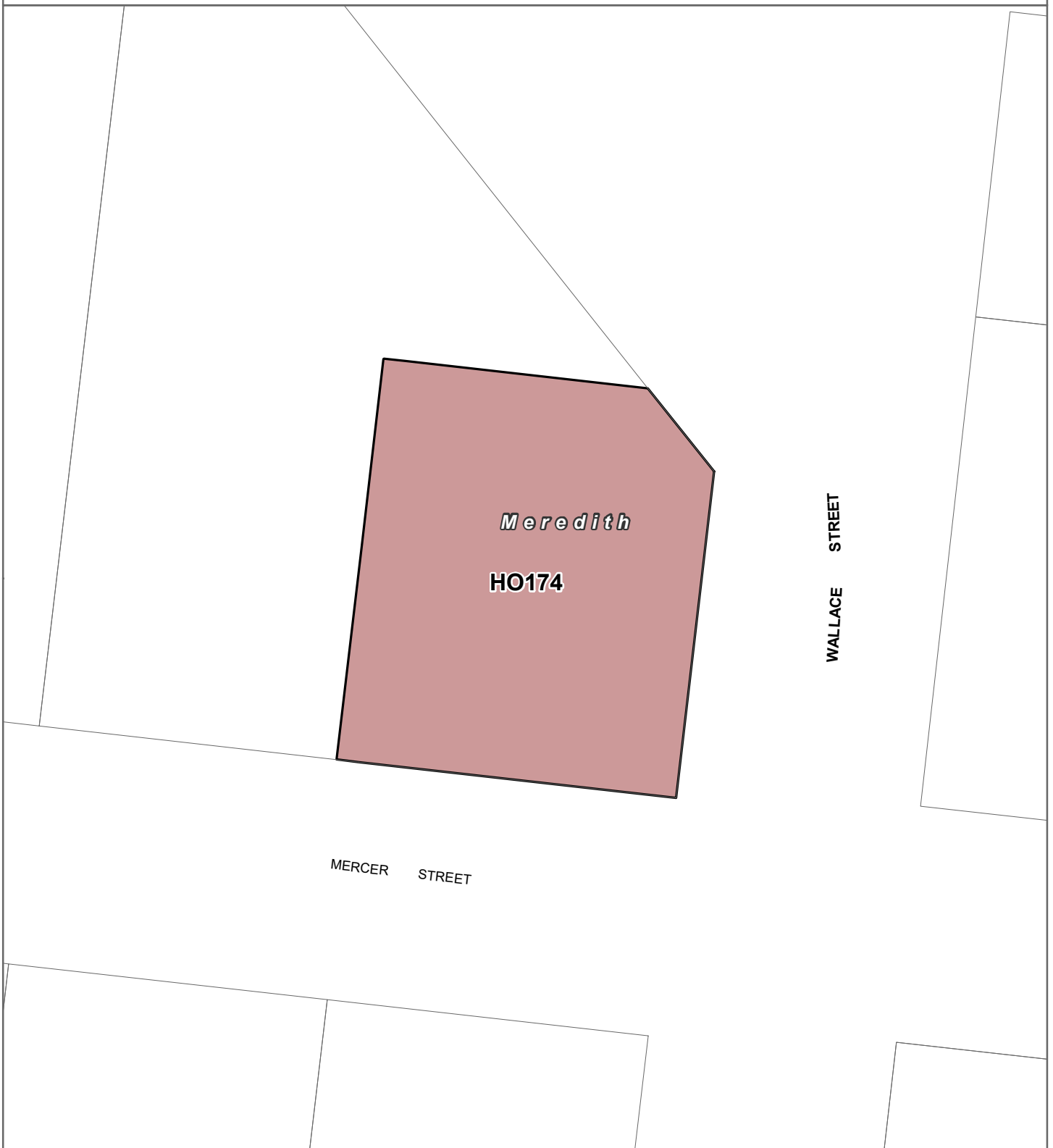
**Planning Scheme Ordinance**

2. In **Overlays** – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.
3. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.



End of document

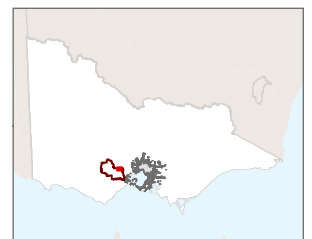
# GOLDEN PLAINS PLANNING SCHEME - LOCAL PROVISION

## AMENDMENT C101gpla



### LEGEND

-  HO - Heritage Overlay
-  Local Government Area



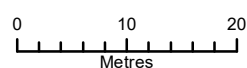
Part of Planning Scheme Map 18HO

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Planning Group  
Print Date: 7/21/2022  
Amendment Version: 1



Environment,  
Land, Water  
and Planning

28/02/2019  
GC117**SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY****1.0**09/07/2020  
C90gpla**Application requirements**

An application for demolition of locally significant or contributory heritage places within a precinct must be accompanied by the following information, as appropriate:

- A structural engineering report demonstrating why demolition is necessary.
- A report or statement to the satisfaction of the Responsible Authority that demonstrates that the demolition will not adversely impact upon the significance of the place.
- An application for the replacement development.
- An arboricultural assessment and heritage impact assessment for any heritage place identified in the schedule that includes tree controls.
- A heritage impact assessment for any proposed development that may affect a significant heritage place.

**2.0****Heritage places**

~~04/11/2022 - / - - - -  
VE226 Proposed C101gpla~~ The requirements of this overlay apply to both the heritage place and its associated land.

The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1	Cameron Hill, 25 Brislanes Road, Murgheboluc	-	-	-	Yes	-	Yes Ref No H792	Yes	No
HO2	Bannockburn Railway Station, Clyde Road, Bannockburn	-	-	-	Yes	-	Yes Ref No H1560	Yes	No
HO3	Bannockburn Railway Station (Balance), Clyde Road, Bannockburn	No	No	Yes	Yes	No	No	No	No

**GOLDEN PLAINS PLANNING SCHEME**

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HO4	Glenfine Homestead Precinct, 150 Glenfine Road, Werneth	-	-	-	Yes	-	Yes Ref No H1206	Yes	No
HO5	Laurence Park Homestead, 56 Buchter Road (off Midland Highway) Batesford	-	-	-	Yes	-	Yes Ref No H887	Yes	No
HO6	Cast Iron Mileposts, Pitfield-Scarsdale Road, Cape Clear and Rokewood-Skipton Road, Pitfield	-	-	-	Yes	-	Yes Ref No H1702	No	No
HO7	State School No. 330, Hamilton Highway, Inverleigh	Yes	Yes	No	Yes	No	No	No	No
HO8	Prefabricated Iron Cottage, 24 Weatherboard Road, Inverleigh	-	-	-	Yes	-	Yes Ref No H880	Yes	No
HO9	Railway Station, Ackland Street, Lethbridge	Yes	No	No	Yes	No	No	No	No
HO10	Moranghurk, 3320 Midland Highway, Lethbridge	-	-	-	Yes	-	Yes Ref No H266	Yes	No
HO11	Darra, 490 Slate Quarry Road, Meredith	-	-	-	Yes	-	Yes Ref No H268	Yes	No
HO12	Old Bridge over Ferrers Creek, between Geelong and Rokewood, Rokewood	Yes	No	No	Yes	No	No	No	No



**GOLDEN PLAINS PLANNING SCHEME**

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HO13	Iron Road Bridge Over Leigh River, Shelford-Bannockburn Road, Shelford	-	-	-	Yes	-	Yes Ref No H1452	No	No
HO14	Former Steiglitz Court House, Steiglitz Road, Steiglitz	-	-	-	Yes	-	Yes Ref No H1487	Yes	No
HO15	Road Bridge (former) over Moorabool River on the Midland Highway, Batesford	-	-	-	Yes	-	Yes Ref No H1115	No	No
HO17	Darriwill, 400 Bakers Bridge Road, Sutherlands Creek	Yes	No	Yes	Yes	No	No	No	No
HO18	Gaol (former) Crown Allotment 4 Section E, Victor Street, Bannockburn	Yes	Yes	No	Yes	No	No	Yes	No
HO20	Barunah Plains, 4484 Hamilton Highway, Hesse	-	-	-	Yes	-	Yes Ref No H2313	Yes	No
HO21	Inverleigh Hotel, 1 High Street, Inverleigh	Yes	No	No	Yes	No	No	No	No
HO22	Presbyterian Church, 48 High Street, Inverleigh	Yes	No	No	Yes	No	No	No	No
HO23	Sutherlands Creek Engraving Area, Pringles Bridge Road, Maude	Yes	No	No	Yes	No	No	No	Yes
HO24	Leigh Grand Junction Road Bridge, Meredith-Mount Mercer Road, Mount Mercer	Yes	No	No	Yes	No	No	No	No
HO25	Meredith Railway Station, Staughton Street, Meredith	Yes	No	No	Yes	No	No	No	No

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HO26	Meredith Shire Hall (former), 31 Staughton Street, Meredith	Yes	No	No	Yes	No	No	No	No
HO27	Woodbourne Homestead, Boundary Road, Meredith	Yes	Yes	Yes	Yes	Yes - Stables	No	Yes	No
HO29	Kuruc-a-ruc Homestead and Outbuildings, Kuruc-a-ruc Road, Rokewood	Yes	Yes	Yes	Yes	Yes	No	Yes	No
HO30	Rokewood Stone Arrangement, Rokewood	No	No	No	Yes	No	No	No	Yes
HO31	Golf Hill Homestead and Outbuildings, 1718 Bannockburn-Shelford Road, Bannockburn	Yes	Yes	Yes	Yes	Yes	No	Yes	No
HO34	Steiglitz Heritage Precinct	Yes	No	Yes	Yes	No	No	No	No
HO36	Brachychiton populneus (Kurrajong), Steiglitz Cottage, 22 Staughton Street, Meredith	No	No	Yes	Yes	No	No	No	No
HO46	Rosamond (former Somerset Inn), 82 Bannockburn-Shelford Road, Bannockburn	Yes	No	No	Yes	No	No	No	No
HO50	St Paul's Anglican Church Complex, 38 High Street, Inverleigh	Yes-church building only	Yes-church building only	No	Yes	No	No	Yes	No
HO52	Methodist Church, 23 Dundas Street, Inverleigh	Yes	No	No	Yes	No	No	No	No
HO53	Lawsons (former Horseshoe Inn) East Street, Inverleigh	Yes	No	No	Yes	No	No	Yes	No
HO54	Road Bridge, Quarry Road, Lethbridge	Yes	No	No	Yes	No	No	No	No
HO55	Native Creek No. 1 Run (former) and Moranghurk Woolshed (former), "Morbrook" 1820 Meredith-Shelford Road	Yes	No	No	Yes	No	No	No	No

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HO58	Church of the Epiphany, 7 Wallace Street, Meredith	Yes	Yes	No	Yes	Yes- Hall	No	Yes	No
HO59	Former Clyde Flour Mill and Managers Residence, 470 Russell's Bridge Road, Russell's Bridge	Yes	Yes	Yes	Yes	Yes – Former Mill	No	Yes	No
HO60	Minogues Store (former) and Residence, 1 Clow Street, Steiglitz	Yes	No	Yes	Yes	No	No	No	No
HO61	Rokewood Presbyterian Church Complex, 60 Ferrars Street, Rokewood	Yes (church building only)	Yes (church building only)	No	Yes	No	No	Yes	No
HO62	Leigh Presbyterian Church, 1716 Bannockburn-Shelford Road, Shelford	Yes (church building only)	Yes (church building only)	No	Yes	No	No	Yes	No
HO63	Primary School No. 379, 1727 Bannockburn-Shelford Road, Shelford	Yes	No	No	Yes	No	No	No	No
HO64	Methodist Chapel, 31 Thomson Street, Shelford	Yes	No	No	Yes	No	No	No	No
HO65	Stand Pipe and Trough, Happy Valley Road, Happy Valley	Yes	No	No	Yes	No	No	No	No
HO66	Ross Creek Chapel (former), 377 Spratlings Road, Ross Creek	Yes	No	No	Yes	No	No	No	No
HO67	Court House Hotel, 63 Brooke Street, Smythesdale	Yes	No	No	Yes	No	No	No	No

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HO68	Police Station, Stables and Lock-up (former), 62 Brooke Street, Smythesdale	Yes-stables and lock up buildings only	Yes-stables and lock up buildings only	No	Yes	No	No	Yes	No
HO69	Smythesdale Court House (former), 64 Brooke Street, Smythesdale	-	-	-	Yes	-	Yes Ref No H1653	Yes	No
HO70	Stone Mile Posts, Glenelg Highway, Smythesdale	-	-	-	Yes	-	Yes Ref No H1701	No	No
HO71	St Agnes Anglican Church, Berrybank-Wallinduc Road, Wallinduc	Yes	No	No	Yes	No	No	No	No
HO72	The Viaduct (cottage), off Hills Road, Batesford	Yes	No	No	Yes	No	No	No	No
HO73	Chaumont Homestead Complex, 900 Midland Highway Batesford	Yes	No	No	Yes	No	No	No	No
HO74	Korong Farm, 241 Bakers Bridge Road, Gheringhap	Yes	No	No	Yes	No	No	No	No
HO75	Bluestone Villa, 150 Bakers Bridge Road, Gheringhap	Yes	No	No	Yes	No	No	No	No
HO76	Carrah Mill, 2565 Hamilton Highway, Inverleigh	Yes	No	No	Yes	No	No	No	No
HO77	Tower Hill Homestead, 49 Peel Road, Inverleigh	Yes	No	No	Yes	No	No	No	No

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HO78	War memorials and Lone Pine, Road Reserve, south west corner of High and Railway Streets, Inverleigh	Yes	No	Yes	Yes	No	No	No	No
HO79	Clyde Company Station (former), 37 Spiller Road, Lethbridge	Yes	Yes	No	Yes	No	No	No	No
HO82	Burnside Homestead, 653 Burnside Road, Murgheboluc	Yes	No	No	Yes	No	No	No	No
HO83	Former Black Lead Uniting Church and Hall, 5050 Colac-Ballarat Road, Cambrian Hill	-	-	-	Yes	-	Yes Ref No H2173	Yes	No
HO84	Road Bridge over Leigh River, Russell's Road, Russell's Bridge	Yes	No	No	Yes	No	No	No	No
HO85	Clyde Company Station, 140 Clyde Hill Road, Russell's Bridge	Yes	No	No	Yes	No	No	No	No
HO86	Wurrook Homestead, 480 Wurrook Road, Rokewood	Yes	No	Yes	Yes	No	No	No	No
HO89	Former Leigh Shire Hall and Toll House, 1372 Rokewood-Shelford Road, Shelford	-	-	-	Yes	-	Yes Ref No H2274	Yes	No
HO90	Surface Hill Hydraulic Gold Sluicing Pit, Surface Hill Road, Smythesdale	-	-	-	Yes	-	Yes Ref No H1226	No	No
HO91	McMillans Bridge, over Little Woody Yallock River, Rokewood-Skipton Road, Rokewood and Werneth	-	-	-	Yes	-	Yes Ref No H1847	No	No

**GOLDEN PLAINS PLANNING SCHEME**

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HO92	Railway Viaduct, over Moorabool River, Ballarat-Geelong Line, Batesford	-	-	-	Yes	-	Yes Ref No H1105	No	No
HO93	Jubilee Company Quartz Gold Mine, Jubilee Historic Reserve and Jubilee Road, Staffordshire Reef.	-	-	-	Yes	-	Yes Ref No H1762	No	No
HO94	Moranghurk (Balance), Midland Highway, Lethbridge	No	No	No	Yes	No	No	No	No
HO95	Bannockburn Heritage Precinct  <b>Statement of significance:</b> Bannockburn Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2019)	No	No	No	Yes	No	No	No	No
HO96	Corindhap Heritage Precinct  <b>Statement of significance:</b> Corindhap Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)	No	No	Yes	Yes	No	No	No	No
HO97	Inverleigh Heritage Precinct  <b>Statement of significance:</b> Inverleigh Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)	No	No	Yes	Yes	No	No	No	No
HO98	Lethbridge Heritage Precinct	No	No	No	Yes	No	No	No	No

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	<b>Statement of significance:</b> Lethbridge Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)								
HO99	Linton Heritage Precinct  <b>Statement of significance:</b> Linton Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)	No	No	No	Yes	No	No	No	No
HO100	Meredith Heritage Precinct  <b>Statement of significance:</b> Meredith Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)	No	No	No	Yes	No	No	No	No
HO101	Rokewood Heritage Precinct  <b>Statement of significance:</b> Rokewood Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)	No	No	No	Yes	No	No	No	No
HO102	Scarsdale-Newtown Heritage Precinct  <b>Statement of significance:</b> Newtown Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)	No	No	No	Yes	No	No	No	No
HO103	Shelford Heritage Precinct	No	No	Yes	Yes	No	No	No	No

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	<b>Statement of significance:</b> Shelford Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)								
HO104	Smythesdale Heritage Precinct  <b>Statement of significance:</b> Smythesdale Heritage Precinct Statement of Significance (Golden Plains Shire Council, 2020)	No	No	No	Yes	No	No	No	No
HO105	Mount Misery Creek Bridge, Snowgum Road, Berringa	No	No	No	Yes	No	No	No	No
HO106	St Aiden's Church of England, Snowgum Road, Berringa	Yes	Yes	No	Yes	No	No	No	No
HO107	Berringa State School No. 905 (former), 20 Berringa Road, Berringa	No	No	Yes	Yes	No	No	No	No
HO108	William Fancy Company Mining Complex, Sykes Road, Berringa	No	No	No	Yes	No	No	No	No
HO109	Cape Clear Cemetery, Cemetery Road, Cape Clear	No	No	Yes	Yes	No	No	No	No
HO110	Corindhap State School No. 1906 (former), 39 School Road, Corindhap	Yes	No	Yes	Yes	Yes	No	No	No
HO111	Outlet towers, former caretakers residence and workers cottage at the Stony Creek Reservoir System, 2830 Geelong-Ballan Road, Durdidwarrah	No	No	No	Yes	No	No	No	No
HO112	Garibaldi State School No. 2173 (former), Hardies Hills Road, Garibaldi	Yes	No	Yes	Yes	No	No	No	No



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HO113	Horse Trough and Standpipe, Ross Creek Haddon Road, Haddon	No	No	No	Yes	No	No	No	No
HO114	Haddon Memorial Reserve, Memorial Drive, Haddon	No	No	No	Yes	No	No	No	No
HO115	Timber Trestle Bridge over Springdallah Creek, Happy Valley Road, Happy Valley	No	No	No	Yes	No	No	No	No
HO116	Lullote Homestead, 385 Common Road, Inverleigh	Yes	No	Yes	Yes	Yes-Stables	No	Yes	No
HO117	Sacred Heart Catholic Church, 70 High Street, Inverleigh	Yes	Yes	Yes	Yes	No	No	No	No
HO118	Inverleigh Public Hall and Former Mechanics Institute, 71 High Street, Inverleigh	Yes	Yes	No	Yes	No	No	No	No
HO119	Timber Railway Bridge, Peel Road, Inverleigh	No	No	No	Yes	No	No	No	No
HO120	Former Railway Water Tank and Recreation Reserve, Lethbridge	No	No	No	Yes	No	No	No	No
HO121	Lethbridge State School No. 1386, 2846 Midland Highway, Lethbridge	Yes	No	No	Yes	No	No	Yes	No
HO122	St Mary's Catholic Church, 2779 Midland Highway, Lethbridge	Yes	No	No	Yes	Yes	No	No	No
HO123	Bluestone Bridge over Bruce's Creek, Russell Street, Lethbridge	No	No	No	Yes	No	No	No	No
HO124	Linton Park Homestead, 49 Linton-Naringhil Road, Linton	Yes	No	Yes	Yes	Yes	No	No	No
HO125	Linton Cemetery, Linton-Carngham Road, Linton	No	No	Yes	Yes	No	No	No	No

**GOLDEN PLAINS PLANNING SCHEME**

<b>PS map ref</b>	<b>Heritage place</b>	<b>External paint controls apply?</b>	<b>Internal alteration controls apply?</b>	<b>Tree controls apply?</b>	<b>Solar energy system controls apply?</b>	<b>Outbuildings or fences not exempt under Clause 43.01-4</b>	<b>Included on the Victorian Heritage Register under the Heritage Act 2017?</b>	<b>Prohibited uses permitted?</b>	<b>Aboriginal heritage place?</b>
HO126	St Peters Catholic Church and Presbytery, 30 Cumberland Street, Linton	Yes	Yes	Yes	Yes	Yes	No	No	No
HO127	Former Presbyterian Church, 9 Linton-Mannibadar Road, Linton	Yes	No	Yes	Yes	Yes	No	No	No
HO128	Linton Public Library, 67 Sussex Street, Linton	Yes	Yes	No	Yes	No	No	Yes	No
HO129	Emu Hill Homestead Complex, 680 Linton-Naringhil Road, Linton	Yes	No	No	Yes	Yes - Stables	No	No	No
HO130	Mannibadar Soldier's Memorial Hall, 1444 Rokewood-Skipton Road, Mannibadar	Yes	No	No	Yes	No	No	No	No
HO131	Former Free Presbyterian Church, 4450 Midland Highway, Meredith	Yes	Yes	No	Yes	No	No	No	No
HO132	Meredith State School No. 1420 and Community House, 5 Wallace Street, Meredith	Yes	No	Yes	Yes	Yes	No	No	No
HO133	St Josephs Catholic Church, Lawler Street, Meredith	Yes	Yes	No	Yes	Yes	No	No	No
HO134	St Andrews Uniting Church and Manse, 28-30 Wallace Street, Meredith	Yes	No	Yes	Yes	Yes	No	No	No
HO135	Meredith Cemetery, Slate Quarry Road, Meredith	No	No	Yes	Yes	No	No	No	No
HO136	Viewbank, 2219 Hamilton Highway, Murgheboluc	Yes	No	No	Yes	Yes	No	No	No
HO137	St Andrews Church and Stone Pines, Hamilton Highway, Murgheboluc	Yes	No	Yes	Yes	No	No	No	No
HO138	Murgheboluc Public Hall and Reserve, Hamilton Highway, Murgheboluc	Yes	No	Yes	Yes	No	No	No	No

**GOLDEN PLAINS PLANNING SCHEME**

<b>PS map ref</b>	<b>Heritage place</b>	<b>External paint controls apply?</b>	<b>Internal alteration controls apply?</b>	<b>Tree controls apply?</b>	<b>Solar energy system controls apply?</b>	<b>Outbuildings or fences not exempt under Clause 43.01-4</b>	<b>Included on the Victorian Heritage Register under the Heritage Act 2017?</b>	<b>Prohibited uses permitted?</b>	<b>Aboriginal heritage place?</b>
HO139	Athelston, 2025 Hamilton Highway, Murgheboluc	Yes	No	No	Yes	No	No	No	No
HO140	Poplars, CA G SEC 3 Hamilton Highway, Murgheboluc	No	No	Yes	Yes	Yes	No	No	No
HO141	Edglestone, 1910 Hamilton Highway, Murgheboluc	Yes	No	Yes	Yes	No	No	No	No
HO142	Butleigh, 1754 Hamilton Highway, Murgheboluc	No	No	Yes	Yes	Yes	No	No	No
HO143	Former Police Station and Residence, 4835 Colac-Ballarat Road, Napoleons	No	No	No	Yes	Yes- Stables	No	No	No
HO144	Piggoreet West Homestead Complex, 909 Linton-Piggoreet Road, Piggoreet	Yes	No	Yes	Yes	Yes - Stables	No	No	No
HO145	St Patricks Catholic Church, 900 Scarsdale-Pitfield Road, Springdallah	Yes	Yes	No	Yes	No	No	No	No
HO146	Rokewood Cemetery, Cemetery Road, Rokewood	No	No	Yes	Yes	No	No	No	No
HO147	Former Police Station and Residence, 42 Ferrars Street, Rokewood	Yes	No	No	Yes	Yes	No	No	No
HO148	St Patricks Catholic Church, 74A Colac-Ballarat Road, Rokewood	Yes	Yes	Yes	Yes	No	No	No	No
HO149	Former Presbyterian Church, 143 Clyde Hill Road, Russells Bridge	Yes	No	No	Yes	No	No	No	No
HO150	Russells Bridge State School No. 530 (former), 139 Clyde Hill Road, Russells Bridge	Yes	No	Yes	Yes	No	No	No	No
HO152	Rock Rose Cottage, 1920 Glenelg Highway, Scarsdale	Yes	No	Yes	Yes	No	No	No	No

**GOLDEN PLAINS PLANNING SCHEME**

<b>PS map ref</b>	<b>Heritage place</b>	<b>External paint controls apply?</b>	<b>Internal alteration controls apply?</b>	<b>Tree controls apply?</b>	<b>Solar energy system controls apply?</b>	<b>Outbuildings or fences not exempt under Clause 43.01-4</b>	<b>Included on the Victorian Heritage Register under the Heritage Act 2017?</b>	<b>Prohibited uses permitted?</b>	<b>Aboriginal heritage place?</b>
HO153	Heatherbrae, 5 Station Street, Scarsdale	Yes	No	Yes	Yes	No	No	No	No
HO154	Former Methodist Manse, 12 Carlyle Street, Scarsdale	Yes	No	No	Yes	No	No	No	No
HO155	Scarsdale State School No. 980 and Memorial Gates, 149 Scarsdale-Pitfield Road, Newtown	No	No	Yes	Yes	No	No	No	No
HO156	Former Presbyterian Manse, 999 Inverleigh-Shelford Road, Shelford	Yes	No	No	Yes	No	No	No	No
HO157	Leighburn Homestead, 1567 Bannockburn-Shelford Road, Shelford	No	No	Yes	Yes	No	No	No	No
HO158	Presbyterian Manse, 31 Mercer Street, Shelford	Yes	No	Yes	Yes	No	No	Yes	No
HO159	Smythesdale General Cemetery, Glenelg Highway, Scarsdale	No	No	Yes	Yes	No	No	No	No
HO160	Smythesdale State School No. 978, 50 Becker Street, Smythesdale	Yes	No	No	Yes	No	No	No	No
HO161	Staffordshire Reef Cemetery, Donald Mcleans Road, Staffordshire Reef	No	No	Yes	Yes	No	No	No	No
HO162	Steiglitz Cemetery, Steiglitz Road, Steiglitz	No	No	Yes	Yes	No	No	No	No
HO163	Gowan Brae, 1038 Bannockburn-Shelford Road, Teesdale	Yes	No	No	Yes	Yes	No	No	No
HO164	Teesdale State School No. 2065, 30 Sutherland, Teesdale	Yes	No	No	Yes	No	No	No	No
HO165	Former Teesdale Water Reserve, Learmonth Street, Teesdale	No	No	Yes	Yes	No	No	No	No
HO166	Teesdale War Memorial, Cnr Pantics Road and Bannockburn-Shelford Road, Teesdale	No	No	Yes	Yes	No	No	No	No

**GOLDEN PLAINS PLANNING SCHEME**

<b>PS map ref</b>	<b>Heritage place</b>	<b>External paint controls apply?</b>	<b>Internal alteration controls apply?</b>	<b>Tree controls apply?</b>	<b>Solar energy system controls apply?</b>	<b>Outbuildings or fences not exempt under Clause 43.01-4</b>	<b>Included on the Victorian Heritage Register under the Heritage Act 2017?</b>	<b>Prohibited uses permitted?</b>	<b>Aboriginal heritage place?</b>
HO167	Teesdale Presbyterian Church, 42 Pyke Street, Teesdale	No	Yes	Yes	Yes	No	No	No	No
HO168	Woolbrook Homestead Complex, 704 Teesdale-Inverleigh Road, Teesdale	Yes	Yes	Yes	Yes	Yes	No	No	No
HO169	Naringal Homestead, 1551 Lismore-Pitfield Road, Wallinduc	Yes	No	Yes	Yes	No	No	No	No
HO170	Soldiers War Memorial, Cnr Lismore-Pitfield Road and Berrybank-Wallinduc Road, Wallinduc	No	No	No	Yes	No	No	No	No
HO171	Inverleigh Cemetery, Cemetery Road, Inverleigh	No	No	Yes- Internal trees only, not perimeter planting	Yes	No	No	No	No
HO172	Eucalyptus camaldulensis (River Red Gum) Cambridge Street Road Reserve between East and Dundas Streets, Inverleigh	No	No	Yes	Yes	No	No	No	No
HO173	Pollocksford Bridge over Barwon River, Pollocksford Road, Stonehaven  <b>Statement of significance:</b>  Pollocksford Bridge Statement of Significance (Ecology and Heritage Partners Pty Ltd, July 2020)	No	No	No	Yes	No	No	No	No

GOLDEN PLAINS PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO174	<p>Clontarf Homestead, 4 Wallace Street, Meredith</p> <p><b>Statement of significance:</b></p> <p>Clontarf Homestead, 4 Wallace Street, Meredith Statement of Significance (Lorraine Huddle Heritage Consultant May 2022)</p>	No	No	No	Yes	No	No	No	No

# 1.0

06/06/2022--/--/---  
GC483Proposed C101qpla



# Clontarf Homestead, 4 Wallace Street, Meredith Statement of Significance (Lorraine Huddle Heritage Consultant May 2022)

<b>Heritage Place:</b>	Clontarf Homestead, 4 Wallace Street, Meredith	<b>PS ref no:</b>	HO174
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## What is significant?

The homestead known as Clontarf at 4 Wallace Street Meredith including the Victorian Regency styled house and the Federation Georgian house attached behind it, and the stable and buggy shed, are significant to the town of Meredith. The important form, materials and detailing as noted in the report are significant.

All other outbuildings are not significant.

## How is it significant?

The homestead known as Clontarf ( pre 1884 house, c1900 house and early stables and buggy shed with timber paling shingles) is locally significant for its historical and aesthetic values to the Meredith in Golden Plains Shire.

## Why is it significant?

The homestead known as Clontarf is **historically significant at a local level** as it has a long and clear association with the period of Meredith's development as a country township from the mid Victorian period when Meredith was an important town on the track from the port of Geelong to the Ballarat and Buninyong goldfields. Clontarf is an early house from the Victorian era, and strongly associated with two prominent Meredith families, O'Brien and Wells, who made an influential contribution to the Meredith community over a period of 183 years, from at least 1884 - 2021, however documentary evidence and physical evidence show the Victorian Regency house to be older than 1884. It is set in the corner and on the front title boundary of the very large area of land, indicating that it may have provided lodgings for travellers when first built there prior to 1884.

Henry O'Brien, born in Clontarf, Dublin, Ireland was active in Meredith from 1860 to 1905 and called tenders to 'repair' a cottage in 1884, possibly in preparation for his marriage the following year, after which he and his wife Helena lived there. The word CLONTARF is painted on the top-light, above the front door. It was noted in 1905 that Henry O'Brien also had an "enclosed wooden stable and buggy shed, very old" on the property which is likely to be the outbuilding with roof cladding of timber paling shingles.



Henry O'Brien ran a hay and corner store in 1871 and amassed a large portfolio of land and properties in Meredith and the outlying areas. After the death of his business partner, Thomas Connor in 1888, Henry continued to operate as a general storekeeper. He opened a new store on the northeast corner of Wallace and Staughton Streets in 1890, and in January 1900 Henry was appointed as a Justice of the Peace.

After both Henry (1905) and Helena (1921) died, childless the property changed hands on various occasions over the next four years until it was purchased by the Wells family in 1925.

Alfred Ernest Wells, known as a grazier from Meredith, purchased the two-acre property in 1925. Alfred married Elsie Caroline Synot in 1918. This was an important local wedding, as Elsie was the daughter of Meredith farmer and Councillor, John Synot. Alfred and Elsie welcomed the births of four children over the ensuing seven years. Like his parents before him, Alfred involved himself in community and civic activities in Meredith. Historically, sporting clubs have dominated a major role in rural communities and Meredith was no different from other regions of Australia. At the Meredith Shooting Club during the winter of 1919, Alfred was the successful recipient of the novice trophy. The following year, Alfred was part of the organising committee of the Meredith Amateur Turf Club Annual Races in 1920. His involvement with the turf club was maintained for years to come. Alfred was also a keen footballer and continued to play with the Meredith team for many years after his wedding.

When subscriptions were called to support the erection of a memorial to the local fallen soldiers during the Great War, Alfred duly responded. In 1928 Alfred was appointed Chairman of the newly formed school committee.

Alfred Ernest Wells was a member of the Meredith Masonic Lodge. He was a pallbearer for a fallen brother in 1924, at which time he held the position of "W. M." As a 'Worshipful Master', Alfred was a senior officer of the lodge.

In 1930 the Country Roads Board decided to widen and realign the main thoroughfare from Geelong to Ballarat. In Meredith, the 90° angle of the corner of Wallace and Sutherland Streets was redesigned to a curve. To accommodate this restructure, part of the Wells property was forcibly acquired on 9 October 1930. It is thought that the funds provided to Alfred Wells allowed him the opportunity to increase the size of his family home. According to the Meredith History Interest Group, Alfred and his family moved into the Meredith township in 1925 so their children could easily to school. It is a 15km trip from Bamganie to Meredith, after which, in 1930, they relocated the second house from the Wells family farm "Castlewood" at Bamganie, south of Meredith and renovated the interior of both houses so that they functioned as one house internally, thus increasing the overall value of the property. It was very common for timber buildings to be relocated during the Victorian era, and there are many examples of this in Meredith. The second home was likely to have been constructed circa 1900 at Bamganie, south of Meredith and moved to the back of the house at 4 Wallace St to enlarge the front house in 1930 when the rateable value of the property increased substantially even though the size of the land was diminished at that time. Facing Mercer Street, the second house joins the west side of the original building by a central wall. Other renovations at this time included the walls and ceilings of both houses being lined with cement sheet or masonite (with asbestos? which was readily available in the 1930s).

By at least 1947 Alfred was an officer of the Rural Fire Brigade, holding the position of Lieutenant and was tasked with the responsibility of equipment officer. During the 1950s he was a keen golfer, as was his daughter Lorna and he fulfilled the position of club president in 1949. Community involvement continued when Alfred attended the Meredith RSL Ball with his wife Elsie and daughter Lorna in 1954. Elsie and Lorna were photographed with other local ladies, watching the activities on the dance floor (Figure 24).

Alfred's endeavours extended beyond these passions, and he followed the guidance of his father-in-law by representing the people of Meredith and Bannockburn on the local council. Alfred was a successful candidate in the Bannockburn Municipal elections in August 1946, representing the Meredith Riding. Continuing as a councillor for many years, Alfred was elected as Bannockburn Shire President in September 1953 and was granted an allowance of £90. Alfred retired from local council activities in 1955 and died in 1972.

The last Wells family member, Lionel lived all his life in Meredith, ran a business as a carter and continued to live there as a bachelor until he died in 2021. Today the private residence is vacant and has been vandalised with floor boards removed via closed windows rendering many of them broken.

(Criteria A & H)

The homestead known as Contarf is aesthetically significant at a local level as a pair of buildings, built in the Victorian Regency style and Federation Georgian style. This Regency style was mainly used in

NSW and Tasmania in the early 1800s and less common in Victoria which was settled after 1837. The architecture has an elegant plainness with simple forms and sparse classical details typical of the Victorian Regency style. The significant Regency styled architectural elements of the building include the symmetrical facade with encircling verandah, the low pitched hip roof, self supporting concave corrugated iron verandah roof, twelve paned timber sash windows with fine timber glazing bars, and the elegant timber valance between the decorative timber verandah columns and the elegant timber fireplace surrounds. The upper parts of the weatherboard cladding, are very early, as 'chew' marks indicate some may have been locally steam milled or spot milled sawn timbers.

The fabric and style which is typical of the 1880s late Victorian era (indicating work which may have been done when the cottage was repaired in 1884), include the moulded top of the unpainted rendered chimney, the window and door frames, the colonnade of classical chamfered timber posts with timber capitals, timber panelled front door with glazing to the highlight with the name of the house "CLONTARF" hand painted on the glass.

The fabric and style which is typical of the Federation Georgian style includes the hipped roof clad in galvanised corrugated iron, convex bull-nose verandah clad with galvanised corrugated iron, exposed eaves rafters, unpainted red brick chimneys, symmetrical front facade, 2 pane double hung timber windows, front doorway.

The views of the historic pair of houses as seen along Wallace Street is significant as a unique and strong visual historic marker, particularly looking north along Wallace Street to the intersection of Mercer st.

(Criterion E)

Notes:

The interior walls and ceilings of both houses appear to be lined with asbestos cement or masonite sheets most likely installed in 1930 when the Wells family would have received compensation for a large portion of their land. The 90 degree corner of Wallace and Sutherland Streets on the route between Geelong and Ballarat was compulsorily acquired by the Country Roads Board to realign it into a sweeping curve. Asbestos was first introduced into Australian homes in the 1920s being at its peak in the 1940s. Although the interior has Victorian Regency styled timber fireplace surrounds worthy of retention, overall the interior has been substantially altered with parts of the timber floors having been removed recently and noting that the asbestos lining is unviable. Therefore the interior is not recommended for heritage controls and it will not be discussed in detail in this report.

The infilled structure on the south elevation verandah of the pre 1884 house is not significant.

The former stables and buggy shed with timber paling roof cladding is in very poor to ruinous condition and so it is recommended that measured drawings to scale 1:50 be cross-referenced to detailed and annotated photos. After the submission of this documentation, to the satisfaction of the Shire's Heritage Advisor, a copyright free copy should be lodged at the local heritage society, as well as Council and a demolition permit issued.)

### Primary source

*Clontarf Homestead, 4 Wallace Street, Meredith Heritage Assessment (Lorraine Huddle Heritage Consultant May 2022)*

<b>Number</b>	<b>Address</b>	<b>Grade</b>
4	Wallace Street Meredith	Contributory