



ARARAT PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C39arat part 2

BYERLY STREET

HO151
Elmhurst

HIGH STREET

LEGEND

-  HO - Heritage Overlay
-  Local Government Area

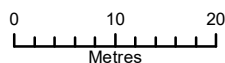


Part of Planning Scheme Map 15HO

Disclaimer

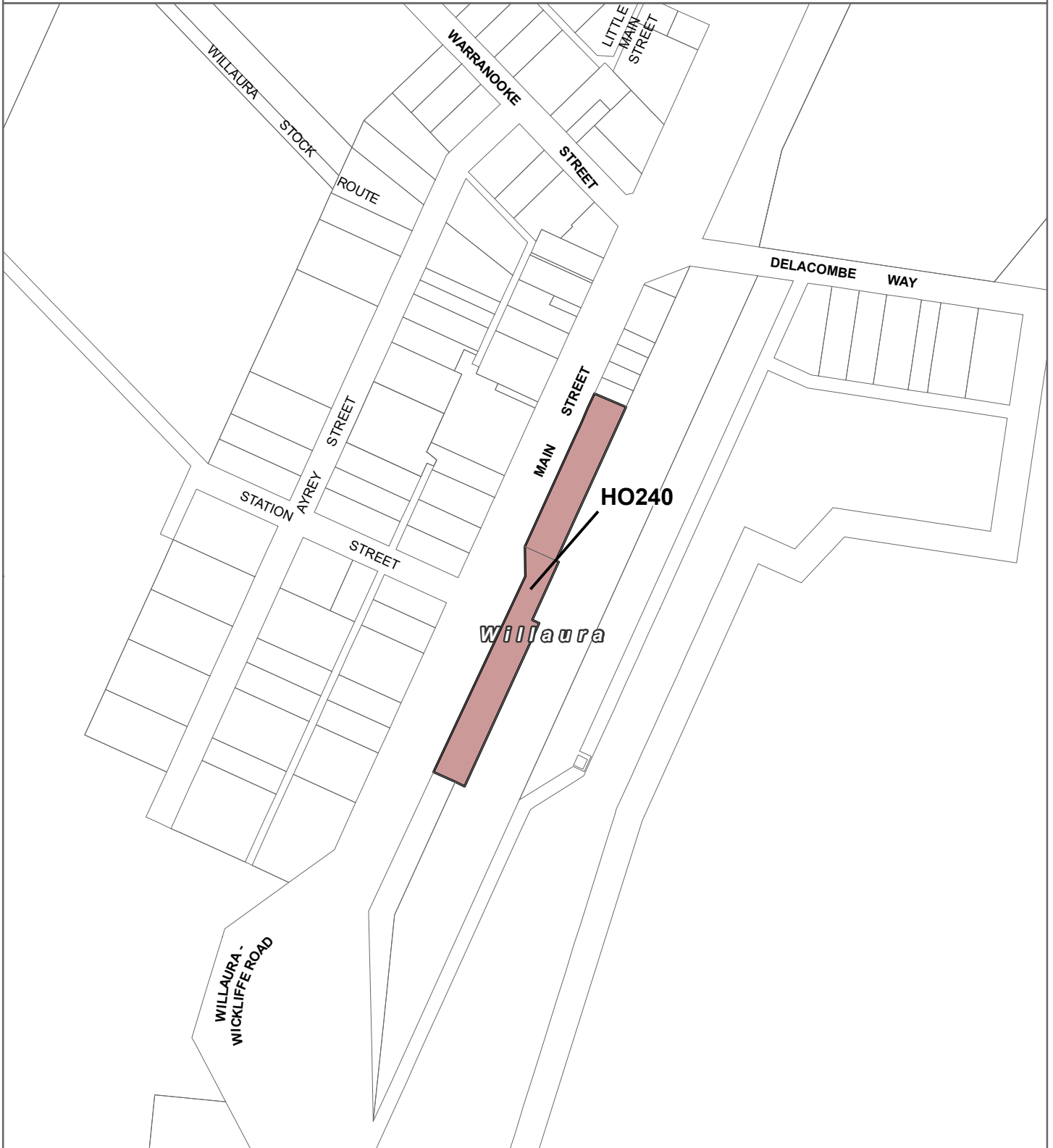
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Planning Group
 Print Date: 20/07/2021
 Amendment Version: 1



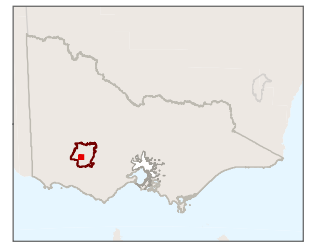
Environment,
 Land, Water
 and Planning

ARARAT PLANNING SCHEME - LOCAL PROVISION AMENDMENT C39arat part 2



LEGEND

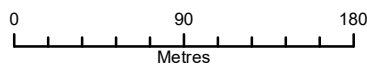
- HO - Heritage Overlay
- Local Government Area



Part of Planning Scheme Map 25HO

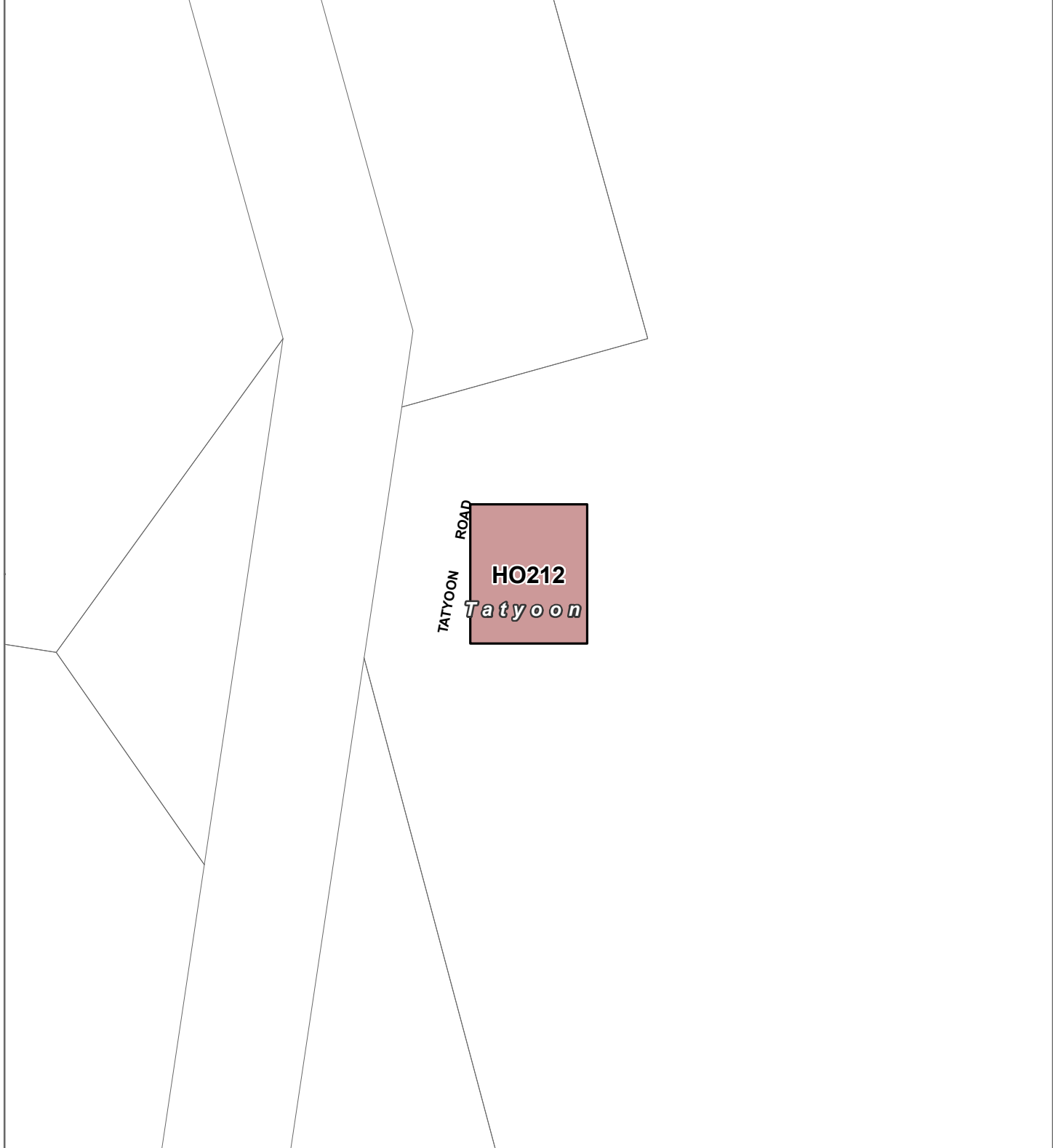
Disclaimer
 This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Planning Group
 Print Date: 20/07/2021
 Amendment Version: 1





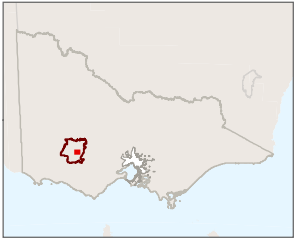
Environment,
 Land, Water
 and Planning

ARARAT PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C39arat part 2



LEGEND

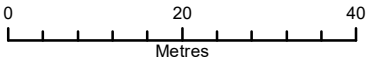
-  HO - Heritage Overlay
-  Local Government Area



Part of Planning Scheme Map 26HO

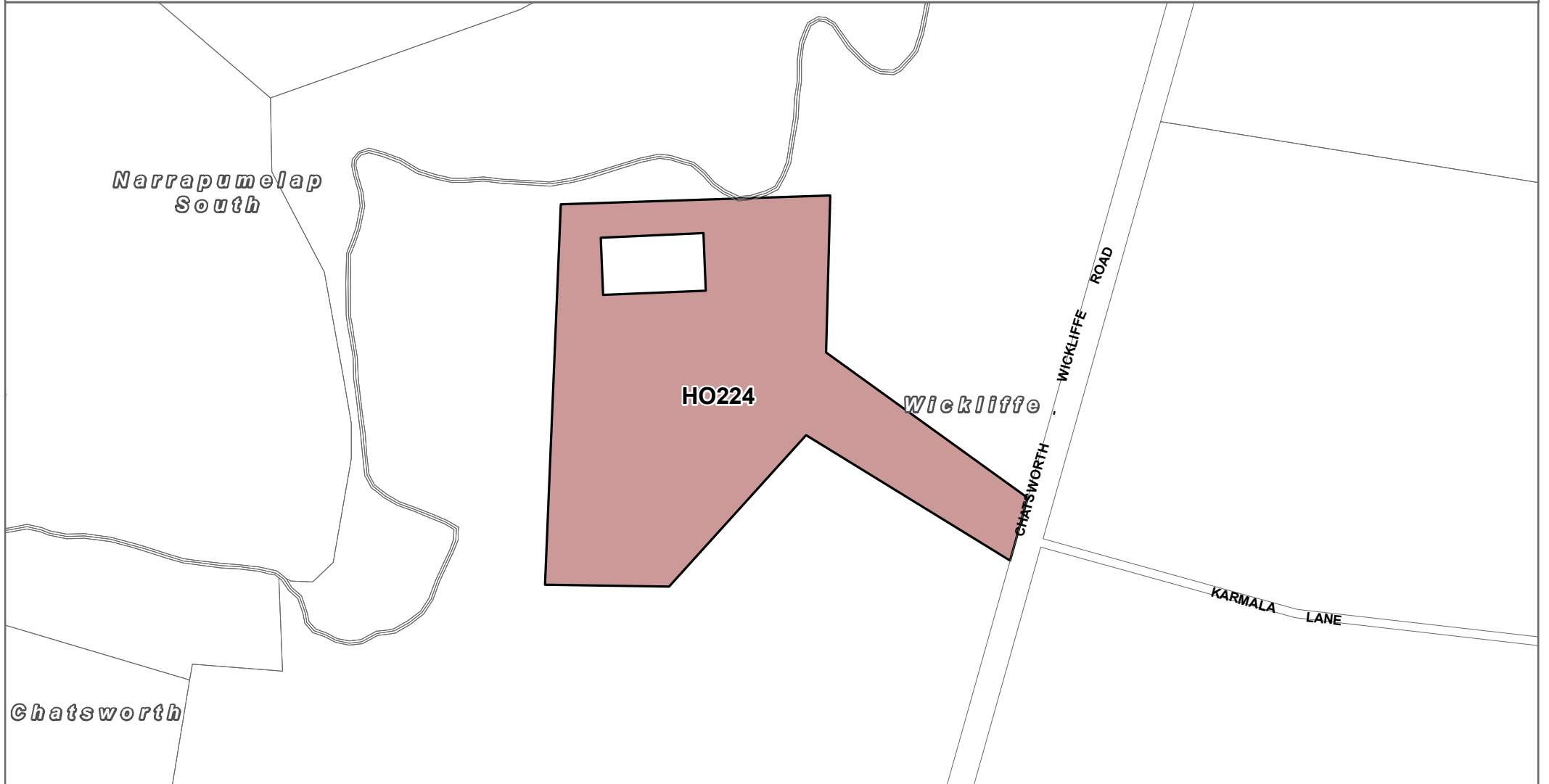
Disclaimer
 This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Planning Group
 Print Date: 20/07/2021
 Amendment Version: 1





Environment,
 Land, Water
 and Planning

ARARAT PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C39arat part 2



LEGEND

-  HO - Heritage Overlay
-  Local Government Area

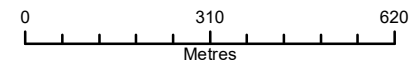
Disclaimer
 This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2021

Planning Group

Print Date: 20/07/2021

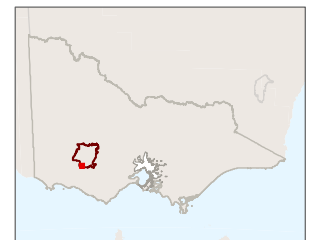
Amendment Version: 1



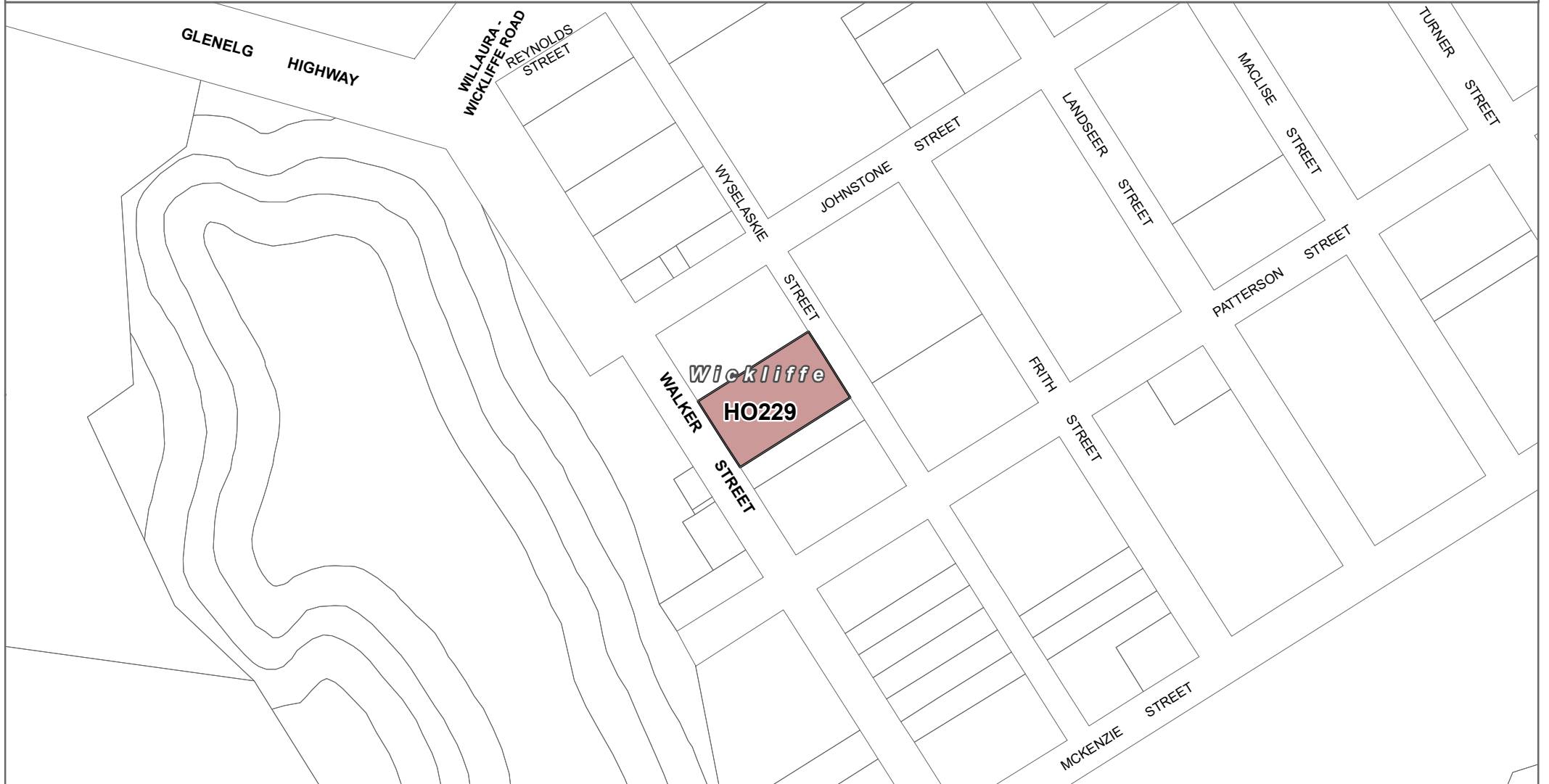
NORTH

Environment,
 Land, Water
 and Planning



Part of Planning Scheme Map 28HO



ARARAT PLANNING SCHEME - LOCAL PROVISION AMENDMENT C39arat part 2



LEGEND

-  HO - Heritage Overlay
-  Local Government Area

Disclaimer

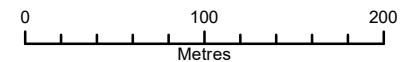
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2021

Planning Group

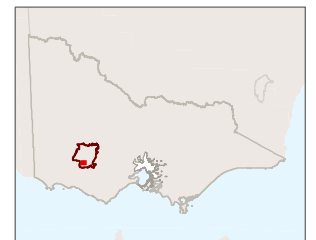
Print Date: 20/07/2021

Amendment Version: 1

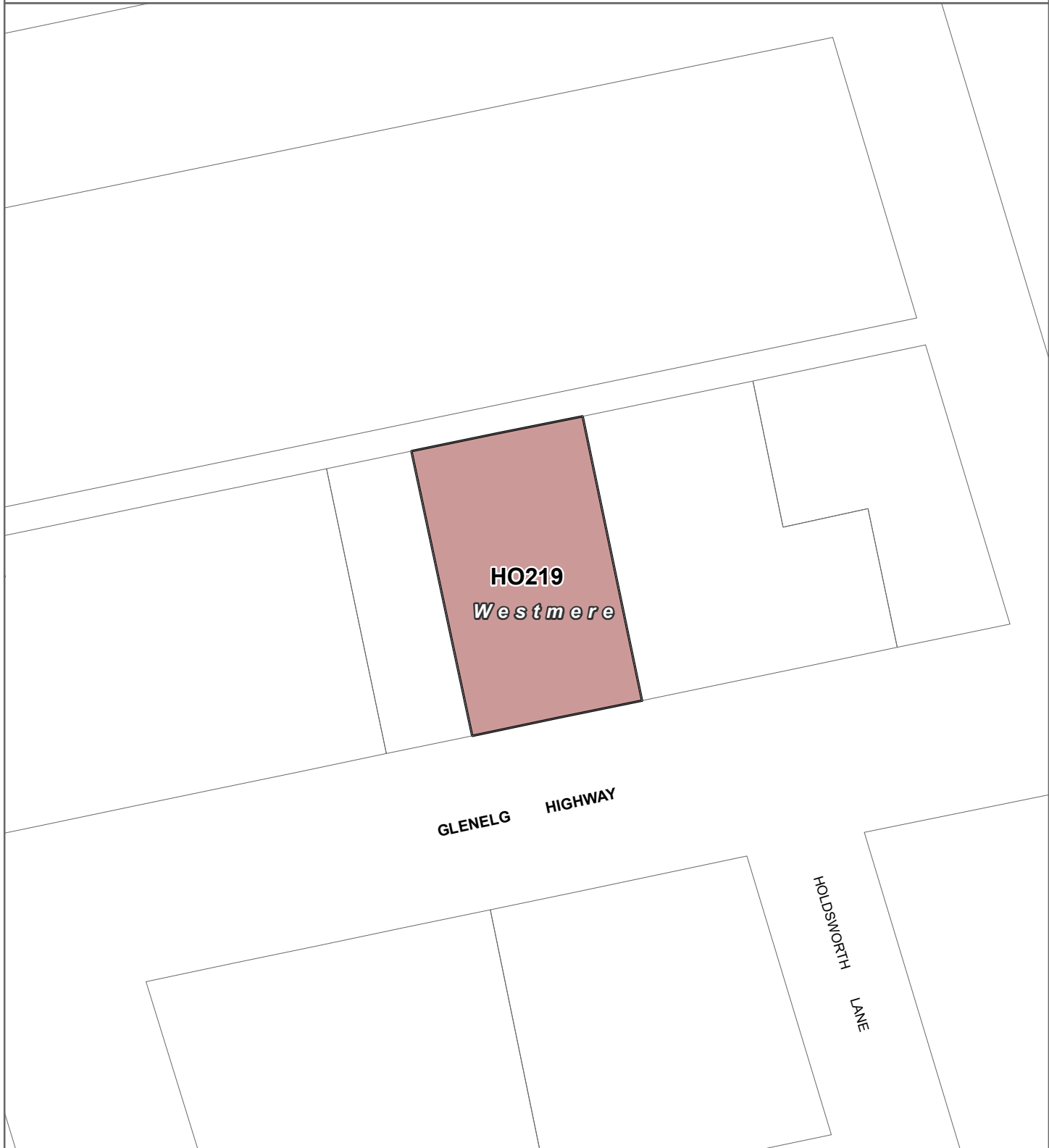


Environment,
Land, Water
and Planning

Part of Planning Scheme Map 30HO



ARARAT PLANNING SCHEME - LOCAL PROVISION AMENDMENT C39arat part 2



LEGEND

- HO - Heritage Overlay
- Local Government Area



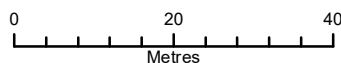
Part of Planning Scheme Map 33HO

Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2021

Planning Group
Print Date: 20/07/2021
Amendment Version: 1



Environment,
Land, Water
and Planning

ARARAT PLANNING SCHEME

AMENDMENT C039aratPt2arat

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Ararat Rural City Council which is the planning authority for this amendment.

The amendment has been made at the request of Ararat City Council.

Land affected by the amendment

The amendment applies to six discrete areas in private ownership in the localities of Elmhurst, Tatyoon, Westmere, Wickliffe and Willaura within the Rural City of Ararat, specifically:

- 34 High Street, Elmhurst.
- Tatyoon Road, Tatyoon.
- 916 Glenelg Highway, Westmere.
- 1009 Chatsworth-Wickliffe Street, Wickliffe.
- 34 Walker Street, Wickliffe.
- 31 & 49 Main Street, Willaura.

A mapping reference table is attached at Attachment 1 to this Explanatory Report.

What the amendment does

The amendment implements the recommendations of the *Rural Ararat Heritage Study* (2016) (the heritage study) by applying the Heritage Overlay to five individual places (proposed HO151, HO212, HO219, HO229 and HO240) and amends HO224.

Specifically, the amendment:

- Amends the Schedule to Clause 43.01 (Heritage Overlay) to include five new individual places.
- Amends the extent of HO224 to cover heritage elements identified in the Statement of Significance for HO224 in the heritage study.
- Amends planning scheme maps 15HO, 25HO, 26HO, 28HO, 30HO and 33HO.
- Amend the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to include the Statement of Significance for five individual places identified in the heritage study as an Incorporated Document.

Strategic assessment of the amendment

Why is the amendment required?

Amendment C39arat Part1 added 98 individual places and three precincts to the Heritage Overlay and incorporated the findings of the *Rural Ararat Heritage Study 2016 – Planning Permit Exemptions Incorporated Plan* (December 2018) and a Statement of Significance for each place or precinct in the planning scheme. However, five places were not included in Amendment C39aratPart1 as mapping

and place descriptions were incorrect. The adopted mapping for HO244 did not cover all the heritage elements. Further notice was considered necessary to resolve the mapping and place descriptions for the six proposed heritage sites.

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

Section 4(1)(d) of the *Planning and Environment Act 1987* (the Act) states that one of the objectives of planning in Victoria is “to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural, historical or otherwise of special cultural value”. The amendment implements this objective by including those places identified in the heritage study as having cultural heritage significance within the Heritage Overlay.

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

The amendment will have no adverse effects on the natural environment and will contribute to the richness and diversity of the built environment. The amendment will have a positive effect on places with significant historic, architectural, aesthetic, scientific and cultural values.

It is expected that the amendment will have positive economic and social effects for the community by recognising and celebrating the cultural significance of places. The Burra Charter states that “significant places, sites and buildings help us understand the past; they enrich our life now and we expect them to be of value to future generations”. Heritage places within the municipality demonstrate important post-contact phases in the development of the region and in many cases provide evidence of now-obsolete aspects of daily life. They are valuable and irreplaceable elements which can contribute to a sense of place for the local community and enrich the experience of visitors to the region.

The retention of heritage places will have a positive social and economic impact in terms of fostering tourism, township identity and liveability.

Does the amendment address relevant bushfire risk?

The objective of Clause 13.02 (Bushfire planning) is to prioritise the protection of human life over all other policy considerations. The strategy of Clause 13.02 (Bushfire planning) is to ensure “the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use development”.

The amendment has been considered against and is consistent with the above bushfire planning objectives and strategies at Clause 13.02-1S.

The application of a Heritage Overlay does not adversely impact the ability of these heritage places to be kept or made compliant with bushfire protection requirements, or the ability of owners, occupiers or managers to undertake bushfire prevention and preparedness steps.

The amendment is not expected to increase the risk of bushfire to the lives, property or community infrastructure and no local policy for bushfire risk management is required to support the amendment.

Does the amendment comply with the requirements of any Minister’s Direction applicable to the amendment?

The amendment complies with the requirements of the *Ministerial Direction – The Form and Content of Planning Schemes* (section 7(5) of the Act). The amendment is not affected by any other Minister’s Directions under section 12(2)(a) of the Act.

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

- Clause 15.03-1S (Heritage conservation) encourages the conservation of places of heritage significance. This is achieved by:
 - Identifying, assessing and documenting places of natural and cultural significance as a basis for their inclusion in the planning scheme.
 - Providing for the protection of natural heritage sites and man-made resources.

- Providing for the consideration and enhancement of those places which are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

The amendment ensures that those places that have been identified in the heritage study are recognised and protected in the planning scheme and decisions about the future of these places consider any impacts on the significance of these places.

How does the amendment support or implement the Local Planning Policy Framework, and specifically Municipal Planning Strategy?

The amendment is consistent with the objectives and strategies in the Local Planning Policy Framework under Clause 02.03-5 (Built environment and heritage) to protect, conserve and enhance areas, features and sites of historic, aboriginal, natural and cultural significance.

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

The amendment correctly uses the Heritage Overlay as the tool to provide formal heritage recognition and protection for significant local places. The proposed changes to the maps are consistent with the requirements of *Planning Practice Note 1: Applying the Heritage Overlay* and are inclusions or corrections to six discrete areas in the Heritage Overlay to cover all heritage structures and all land intended to be in the overlay as per the *Rural Ararat Heritage Study 2016 – Planning Permit Exemptions Incorporated Plan (December 2018)*, an Incorporated Document in the planning scheme introduced under Amendment C39aratPart1.

The Statement of Significance for each place is included as an Incorporated Document referenced in Clause 72.04 (Documents incorporated in this planning scheme) so that applications are directly considered against the Statements of Significance for the respective place.

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

Heritage Victoria was consulted during the preparation of the heritage study which has informed this amendment.

The Department of Environment, Land, Water and Planning under delegation from the Minister for Planning, in accordance with section 32(1) of the *Planning and Environment Act 1987*, directed council to give further notice of the amendment to all affected landowners for a minimum period of 28 days.

Other agencies such, as public land managers, were formally notified of the amendment.

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

The amendment is not likely to have any significant impacts on the implementation of the *Transport Integration Act 2010*.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The addition of five new heritage places through the amendment may result in additional permit applications and it is expected that this would be processed within council's existing resources.

The protection of these places will reduce the potential for requests for Ministerial Amendments (through Section 29(B) of the *Building Act 1993*). The Heritage Overlay will provide increased certainty for the land holders and council as well as improved and easy access to information by landowners and the community.

Where you may inspect this amendment

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

places:

- Rural City of Ararat Municipal Offices, Cnr Vincent and High Streets, Ararat
- Willaura Post Office, 84 Main Street, Willaura
- www.ararat.vic.gov.au

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by 21 January 2022.

A submission must be sent to:

Ms Veronica Schilling
Manager Planning, Community & Compliance
Ararat Rural City Council
GPO Box 246 Ararat Victoria 3377

Or via email at planning@ararat.vic.gov.au.

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: commence the week of Tuesday 28 February 2022
- panel hearing: commence the week of Monday 28 March 2022.

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Elmhurst	34 High Street, Elmhurst	Map 15HO (HO151)
Tatyoan	Tatyoan Road, Tatyoan	Map 26HO (HO212)
Westmere	916 Glenelg Highway, Westmere	Map 33HO (HO219)
Wickliffe	34 Walker Street, Wickliffe	Map No 30HO (HO229)
Willaura	31 & 49 Main Street, Willaura	Map No 25HO (HO240)
Wickliffe	1009 Chatsworth-Wickliffe Road, Wickliffe	Map No 28HO (HO224)

Statement of Significance HO224, Berrambool Farm Complex, 1009 Chatsworth-Wickliffe Rd, Wickliffe Feb 2021

Address: 1009 Chatsworth-Wickliffe Road WICKLIFFE	PS ref.: HO224
	

What is significant?

Berrambool Farm Complex, located at 1009 Wickcliffe-Chatsworth Road, Wickliffe. The following elements contribute to the significance of the place:

- Homestead
- Stables
- Outbuildings
- Hexagonal Meat House
- Wool Shed
- Shearers' Quarters
- Grave site
- Overseer's House
- Tree lined driveway
- Specimen elms, oaks and poplars in the Homestead garden
- Two pine wind breaks

The original location, form, details and materials of the above features are integral to the significance of the place.

How is it significant?

Berrambool Farm Complex is of local historic and aesthetic significance to Ararat Rural City Council.

Why is it significant?

Berrambool Farm Complex is of historic significance as an early pastoral run, which was originally part of the Hopkins Hill Run, one of the main squatting runs in what was to become known as the Wickliffe area. In 1840, the Hopkins Hill Run of 98,000 acres on the Hopkins River was taken up by J. and A. Dennistoun and Co. It was managed firstly by Henry Gibb then Alexander Russell. The run contributed to the establishment of a significant wool growing industry in the district. Berrambool Farm Complex is of historical importance for its association

with John Moffat and the Moffat family and the partnership of Josiah Austin, Thomas Maidment and Thomas Millear. Scotsman John Moffat took over Hopkins Hill in 1857, and in 1859 subdivided the run into Boortkoi, Berrambool, Salt Creek and Flat Top Hill; the latter three properties he leased, with Berrambool leased to Josiah Austin, Thomas Maidment and Thomas Millear. Moffatt also leased the neighbouring Lake Boloke run.


Thomas Maidment had joined Thomas Millear and Josiah Austin in partnership by 1860. They leased Greenvale, 5,200 acres near Willaura, from James Austin, and later purchased it. They were also the owners of Audley Estate, 7,000 acres, near Hamilton, and Beulah Estate, 3,500 acres, at Glenthompson. As well as leasing Berrambool, they also leased a property near Winchelsea from Thomas Austin, of Barwon Park, Avalon, near Geelong. The partnership, which existed for 17 years, was dissolved in 1877. The Berrambool Estate remained in Moffat family ownership until the late 1940s. The Homestead and associated outbuildings, stables and shearing complex demonstrate the constituents and operation of a pastoral property primarily in the 1860 to 1890s period. The main buildings date from the 1860s and early 1890s and are important, rare examples of their type showing early methods of construction, use, layout and detailing. The constituent parts of the stables in particular demonstrate the operation and management of a homestead property from the 1860s with additions in the 1890s. The property is of historical significance for its associations with post World War Two Soldier Settlement when, in 1947, the Berrambool estate, subdivided into ten blocks of approximately 700-800 acres, was opened for soldier settlement. (Criteria A, B & H)

The Berrambool Farm Complex is of aesthetic significance as an early and substantially unaltered collection of buildings and features relating to a pastoral property dating from the 1860s and early 1870s with additions in the 1890s. The homestead and stables are excellent examples of the Victorian Gothic style with the homestead also featuring a number of Elizabethan style features including the shaped gable parapets and castellated bay windows. The bluestone buildings on the property demonstrate the high level of craftsmanship and skill of the Scottish stonemasons who erected them. The homestead in particular is impressive with its high level of decoration expressed primarily in the stonemasonry. Stonemasonry features of note include the Elizabethan style gable end parapets, the Gothic arch door openings, the chimneys, the use of contrasting quarry faced stone and ashlar to highlight details, the carved frieze above the front door and the castellated bay windows to the front. The stables and wool shed while less decorative, also demonstrate a high level of stonemasonry skills. The tree-lined entrance driveway, specimen oaks, elms and poplars in the homestead garden and the pine windbreaks around the homestead block contribute to the setting of the place. The homestead, stables and wool shed are excellent intact examples of the work of Hamilton architect James H. Fox, who also designed Chatsworth House (1859) and is also attributed to the design of Werribee Park Mansion. (Criteria B, D & H)

Primary source

Rural Ararat Heritage Study Volume 3 Heritage Place and Precinct Citations (March 2016)

Statement of Significance HO151, Mechanics Institute, 32 & 34 High Street, Elmhurst

Address: 32 & 34 High Street ELMHURST (34 High Street ¹)	PS ref.: HO151
	

What is significant?

The Elmhurst Mechanics Institute located at 32 & 34 High Street, (34 High Street¹) Elmhurst. The location and original form, materials and details of the Mechanics Institute, front brick fence, granite war memorial and bluestone memorial cairn are integral to the significance of the place.

How is it significant?

The Elmhurst Mechanics Institute is of local historical, aesthetic and social significance to Ararat Rural City Council.

Why is it significant?

The Elmhurst Mechanics Institute is of historical significance for its role in the development of community and civic life in Elmhurst and the surrounding district. Originally constructed as the Good Templars' Hall ca. 1870, the Elmhurst library was moved to the building in 1883 and in 1886 it became the Elmhurst Mechanics Institute. The earliest section of the building is of historical significance for demonstrating the early development of Elmhurst and as a rare example of a building constructed for the Independent Order of Good Templars. The 1929, ca. 1960 and 1983 additions are of historical significance for demonstrating the ongoing development of community and civic life in Elmhurst supporting the surrounding farming district. The 1929 additions and front brick fence are also of historical significance as Red Cross funded additions constructed in commemoration of two nurses, Nurse Cameron and Nurse Gallagher who served in World War One. (Criteria A & B)

The 1929 additions and front fence of the Elmhurst Mechanics Institute are aesthetically significant as the most distinctive part of the site. Features of note include the front porch with shaped parapet and front corner buttressing. Also of aesthetic note is the manner by which later additions have been constructed of red brick in sympathy with the original building and forming an overall unified red brick complex. (Criterion D)

The Elmhurst Mechanics Institute is of social significance as a focus for community activity since 1883. The Elmhurst Mechanics' Institute hall has been used for a variety of purposes since the 1880s, including Ararat Shire

¹ Ararat C39 Incorporated Document – Rural Ararat Heritage Study 2016

Council meetings, bazaars, meetings, art classes, church services, government elections, drama events, and flower shows, and continues today to provide an important meeting place for the Elmhurst district community. The Mechanics Institute is also of social significance as the focus of commemoration for the Elmhurst district community, with the front fence dedicated to two nurses who served in World War One, a war memorial erected in 2006 and a water memorial cairn erected in 1974. (Criterion G)

Primary source

Rural Ararat Heritage Study Volume 3 Heritage Place and Precinct Citations (March 2016)

Statement of Significance HO212, Water Tower, Tatyoon Road, Tatyoon

Address: Tatyoon Road TATYOON	PS ref.: HO212
	

What is significant?

The Water Tower on Tatyoon Road, Tatyoon. The location and original form, materials and details of the tank are integral to the significance of the place.

How is it significant?

The Water Tower on Tatyoon Road, Tatyoon is of local historic and aesthetic significance to Ararat Rural City Council.

Why is it significant?


The Water Tower on Tatyoon Road, Tatyoon is historically significant for its demonstration of the methods used to supply rural areas in the district with water during the 1967-1968 drought. The water tower at the Tatyoon township is believed to have been erected ca. 1967 by Ararat Shire engineer, J. Muntz, using redundant Victoria Railways boilers. Water from the reservoir was pumped to the elevated tower to enable gravitation supply to township buildings and the Tatyoon Recreation Reserve. The tower also incorporated a standpipe from which stock and fire brigade water was supplied. The water tower is also of historical significance for demonstrating the practice of the creative re-use of surplus railways infrastructure. (Criterion A)

The Water Tower at Tatyoon is aesthetically significant as an unusual example of a water tower that uses recycled railway boilers as the tanks. The elevated tower is a landmark in the landscape illustrating the importance and methods of water supply to the rural district. (Criteria B & D)

Primary source

Rural Ararat Heritage Study Volume 3 Heritage Place and Precinct Citations (March 2016)

Statement of Significance HO219, St Johns Anglican Church, 916 Glenelg Highway, Westmere

Address: 916 Glenelg Highway WESTMERE	PS ref.: HO219
	

What is significant?

St Johns Anglican Church, front fence, two cypresses and two pencil pines, located at 916 Glenelg Highway, Westmere. The location and original form, materials and details of the church and fence are integral to the significance of the place

How is it significant?

St Johns Anglican Church located at 916 Glenelg Highway, Westmere is of local historical, aesthetic and social significance to Ararat Rural City Council.

Why is it significant?

St Johns Anglican Church and fence are of historical significance for their demonstration of the boom in the farming community in the Mininera-Westmere district as a result of flax farming undertaken for World War Two military purposes and the second phase of soldier settlement following World War Two. The construction of a substantial brick church in the town in the 1950s demonstrates the prosperity and stable community around resulting from a surge in the farming population in the Mininera-Westmere district around the World War Two period. (Criterion A)

St Johns Anglican Church is aesthetically significant as a substantially intact and unusual example of a 1950s brick Church in the English Cottage revival style. Key features of the period and style include the use of cream brick with confetti of red brick throughout, brick inlaid detailing, wrought iron windows, the ceramic tiled roof and brick corbelling to the eaves. The front brick fence, which uses the same brick and inlaid cross detailing as the church enhances the aesthetic significance of the site by demonstrating an integrated whole of site design. The cypresses and pencil pines also add to the setting of the place marking the entry. (Criteria D & E)

St Johns Anglican Church is of social significance as a focus for worship and as a community gathering place in the district since the 1950s. (Criterion G)

Primary source

Rural Ararat Heritage Study Volume 3 Heritage Place and Precinct Citations (March 2016)

Statement of Significance HO229, Former Store, 34 Walker Street, Wickliffe

Address: 32 Walker Street, WICKLIFFE (34 Walker Street, WICKLIFFE ¹)	PS ref.: HO229
	

What is significant?

The former Store located at 32 Walker Street, (34 Walker Street¹) Wickliffe. The location and original form, materials and detailing of the building are integral to the significance of the place.

How is it significant?

The former Store located at 34 Walker Street, Wickliffe is of local historic and aesthetic significance to Ararat Rural City Council.

Why is it significant?

The former Store is historically significant for its long association with commercial activities of the Wickcliffe township. Constructed in 1924, or possibly as early as 1915, the store was built next to an earlier general store operated by Robert Ford from 1879. Robert's son, William Haig Ford, opened the new brick shop at 34 Walker Street. It is one of only a few surviving premises that evidence the once busy township of Wickcliffe, which experienced a boom in the early 20th century due to the subdivision of large estates in the district. The building is of historical significance for its associations with the Ford family who operated the two main business premises in the town. (Criteria A, B & H)

The former Store is aesthetically significant as a substantially intact example of an early 20th century rural store. The building retains its original simple gable roofed form, skillion roofed verandah over the footpath, large timber framed shop front windows and recessed entry. The wrought iron signage to the gable end is also of aesthetic interest as an early and unusual type of signage. (Criterion D)


Primary source

Rural Ararat Heritage Study Volume 3 Heritage Place and Precinct Citations (March 2016)

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

¹Ararat C39 Incorporated Document – Rural Ararat Heritage Study 2016

Statement of Significance HO240, Railway Station Complex, 31 & 49 Main Street (Wickliffe-Willaura Road), Willaura

Address:	31 & 49 Main Street, WILLAURA (Wickliffe-Willaura Road ¹) WILLAURA	PS ref.: HO240
		

What is significant?

The Willaura Railway Station Complex consisting of the 1877 station building, store, passenger platform, silos, passenger platform, weighbridge and office, oats shed and fertiliser store, The location and original form, materials and details of these features are integral to the significance of the place.

How is it significant?

The Willaura Railway Station Complex located on 31 & 49 Main Street (Wickliffe-Willaura Road¹), Willaura is of local historical and aesthetic significance to Ararat Rural City Council.

Why is it significant?

The Willaura Railway Station Complex is of historical significance to Ararat Rural City Council for its ability to demonstrate the construction of the Ararat to Portland Railway line in 1877. The Wickcliffe Road passenger station and outbuildings were constructed by contractor Ainsworth Harrison in 1877 and the line was officially opened to traffic in April 1877. The platform store building, although re-clad on the exterior, is a rare surviving example of a 1870s small railway store constructed with vertical timber boards. The grain handling infrastructure including the silos, weighbridge and office, fertiliser shed and oats storage shed demonstrates the importance of the railways to the grain industry prior to the development and preference for road transport. The concrete silo erected at the station in 1940 demonstrates the establishment of the Victorian Grain Elevators Board in 1935, which introduced bulk-handling facilities for wheat to railway stations. The steel silos installed at the station to accommodate surplus grain demonstrate the bumper grain crops experienced in the 1950s and 1960s. The oats storage shed constructed by the Victorian Oat Pool in 1964 demonstrates the commencement of bulk handling of oats in Victoria in 1962. (Criteria A & B)

The Willaura Railway Station Complex is aesthetically significant as a collection of railway station and rail bulk grain handling infrastructure illustrating the components, appearance and design of a rural railway station servicing a grain farming district and spanning from the late nineteenth century to the mid twentieth century. The individual components such as the 1877 station building with its cast iron verandah posts and brackets, the oats

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

¹ Ararat C39 Incorporated Document – Rural Ararat Heritage Study 2016

shed with its exposed structure, silos and weighbridge and office are substantially intact and exhibit principal characteristics of their building types and age. These characteristics include the building placement, overall form, scale, materials, opening types and placement and detailing. (Criterion D)

Primary source

Rural Ararat Heritage Study Volume 3 Heritage Place and Precinct Citations (March 2016)

Dear Ms Schilling,

4 February 2022

Ms Veronica Schilling
Manager, Planning,
Community & Compliance
Ararat Rural City Council
PO Box 246
ARARAT VIC 3377

Sent via email to
planning@ararat.vic.gov.au

Submission to Planning Scheme Amendment C039arat Part 2 31 & 49 Main Street, Willaura

Ratio Consultants acts on behalf of GrainCorp Operation Limited who own the above-mentioned property which will be affected by Planning Scheme Amendment C039.

Our client wishes to lodge a submission to the amendment, raising concerns with the proposed application of the Heritage Overlay to the site.

We note that the potential heritage significance of the property was flagged in the *Rural Ararat Heritage Study*, which identified the place as meeting Criterion A (Historical significance), Criterion B (Rarity) and Criterion D (Representativeness). The potential significance of the place is tied to its continued use and operation as a railway and grain handling facility.

Our client objects to the introduction of the heritage overlay to the site for the following reasons:

- The property is not under threat from development or other pressures which would warrant the imposition of the heritage overlay. The site continues to be used for its original purpose as an important agricultural storage and transportation facility.
- The continued use of the property as a grain handling facility requires from time to time that facilities, buildings and structures etc be upgraded to align with evolving technology and best practice. The introduction of the Heritage Overlay to the property would therefore unreasonably compromise the ability of the operator to make improvements to the facilities, potentially threatening the viability of the site's continued operation for the recognised purpose.
- It should also be noted that Council exerts a level of influence of development works at the site under the current planning controls. The site is within the **Transport Zone 1** which imposes a planning permit requirement for any buildings and works not undertaken by or on behalf of the relevant transport manager. Given the site's status

as an important piece of rural transport infrastructure, the **Transport Zone 1** in our view is the appropriate control for the property.

Should you have any queries relating to this matter, please do not hesitate to contact the undersigned on 9429 3111 or at justin.scriha@ratio.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Justin Scriha', written in a cursive style.

Justin Scriha
Senior Planner