

Statement of Recommendation from the Executive Director, Heritage Victoria

Ravenswood Homestead, VHR H0315

61 Ravenswood Road, Ravenswood, Greater Bendigo City

Dja Dja Wurrung Country



Executive Director recommendation

I recommend to the Heritage Council of Victoria (**Heritage Council**) that Ravenswood Homestead, located at 61 Ravenswood Road, Ravenswood in the Victorian Heritage Register (**VHR**) be amended.

In accordance with section 62 of the *Heritage Act 2017* (**the Act**), I suggest that the Heritage Council determine:

- to include additional land in the VHR (section 49(1)(d)(i) and (ii) of the Act);
- the proposed categories of works or activities which may be carried out in relation to the place for which a permit under the Act is not required will not harm the cultural heritage significance of the place under section 49(3)(a) of the Act.



STEVEN AVERY
Executive Director, Heritage Victoria
Date of recommendation: 13 November 2025

The process from here

1. The Heritage Council publishes the Executive Director's recommendation (section 41)

The Heritage Council will publish the Executive Director's recommendation on its [website](#) for a period of 60 days.

2. Making a submission to the Heritage Council (sections 44 and 45)

Within the 60-day publication period, any person or body may make a written submission to the Heritage Council. This submission can support the recommendation, or object to the recommendation and a hearing can be requested in relation to the submission. Information about making a submission and submission forms are available on the [Heritage Council's website](#).

3. Heritage Council determination (sections 46, 46A and 49)

The Heritage Council is an independent statutory body. It is responsible for making the final determination to include or not include the place, object or land in the VHR or amend a place, object or land already in the VHR.

If no submissions are received the Heritage Council must make a determination within 40 days of the publication closing date.

If submissions are received, the Heritage Council may decide to hold a hearing in relation to the submission. The Heritage Council must conduct a hearing if the submission is made by a person or body with a real or substantial interest in the place, object or land. If a hearing does take place, the Heritage Council must make a determination within 90 days after the completion of the hearing.

4. Obligations of owners of places, objects and land (sections 42, 42A, 42B, 42C, 42D and 43)

The owner of a place, object or land which is the subject of a recommendation to the Heritage Council has certain obligations under the Act. These relate to advising the Executive Director in writing of any works or activities that are being carried out, proposed or planned for the place, object or land.

The owner also has an obligation to provide a copy of this statement of recommendation to any potential purchasers of the place, object or land before entering into a contract.

5. Further information

The relevant sections of the Act are provided at the end of this report.

History

Mount Alexander Run

Ravenswood Homestead is located on Dja Dja Wurrung Country 17km south of Bendigo. From the 1830s, European settlers took up land in the region and dispossessed the Dja Dja Wurrung people of their land, destroyed food and water sources as well as cultural sites, and introduced foreign flora, fauna and diseases.¹

Depasturing licenses allowed squatters to become pastoralists, with the right to raise livestock on their chosen 'run'. By 1841, two separate depasturing licenses had been applied for in the area immediately north of Mt Alexander: one by Charles Sherratt, and the other jointly by Benjamin Heape and Richard Grice. Heape and Grice had arrived in Melbourne in late 1839 and had agreed to form a partnership before leaving England. By 1843, Sherratt had sold his license to Heape and Grice. In 1847 the run was surveyed, the boundaries described in the Government Gazette, and a lease issued. The Ravenswood property owned by Heape and Grice was first known as the 'Mount Alexander North Run'.

In 1848, Heape and Grice registered what was known as the 'Mount Alexander North Run', an estimated 118,900 acres. Within a few years Grice and Heape had become some of the principal pastoralists in the colony, with the Mount Alexander North Run being one of their earliest holdings. Around the 1840s, the homestead building at the Mount Alexander Run was a slab hut. In 1848 Heape and Grice sold the property to brothers Stewart and Robert Gibson. When one of the brothers fell ill almost immediately, Frederick Fenton stepped in to help manage the property.

The discovery of gold in 1851 in the Bendigo Creek that passed through the Ravenswood Run brought diggers to the area. Word of the discovery spread quickly, fuelled by gold discoveries elsewhere in the newly independent colony of Victoria, as well as in New South Wales. Diggers rushed to the region, quickly establishing a series of gold encampments, the most significant being the one around Bendigo Creek, which would grow into the modern-day centre of the township. Fenton reportedly made money selling provisions to diggers and taking care of their horses. It was not until Fenton became the sole owner in 1857 that the first substantial homestead building was constructed on the site and the place became known as Ravenswood Run.

Ravenswood Homestead

Evidence suggests that the present-day homestead building was constructed c.1866. In March 1865 a tender notice appeared in the *Bendigo Advertiser* for 200,000 bricks for Mr Marzetti at Ravenswood. The 1866 Marong rate book lists Frederick Fenton as having land, two slab huts and woolshed. The 1867 rate book lists the property with a brick house and buildings, instead of slab huts. A sale notice in the *Argus* of 14 October 1868 refers to the 'comfortable two storey house recently built at considerable cost'.

The homestead mansion was built as the Fenton family residence some distance from farm work areas, though there were servant's quarters, coach house and stables near it. It was built in a simple Regency style, with a single storey entry porch of brick with an arched entry. A single storey concave verandah flanks the porch and wraps around the south side of the house.

In 1869 Fenton sold the property to Robert Moffat and in 1891 Ravenswood was acquired from the executors of the late Robert Moffat by Dr. Harry Leigh Atkinson. Atkinson was a Yorkshire born doctor who arrived in Melbourne in 1859 and took a keen interest in mining and pastoral pursuits. Atkinson settled at Ravenswood and bred Merino sheep. His obituary notes that the wool he produced at Ravenswood was always in high favour, with buyers from global manufacturing centres competing for it, and Americans showing a strong liking for the type of wool, which had good spinning properties.

After Atkinson's death in 1915, the home passed on to his daughter, Helen (Nellie) Louise Atkinson. Nellie was an artist, and a painting studio was built for her benefit during Harry Leigh Atkinson's period of ownership, which remains today. The homestead remained in the Atkinson family until 1962. Currently, the site operates as an accommodation venue.

¹ For more information about the history of First Nations people in this region see the [Victorian Goldfields World Heritage Bid website](#) [accessed 2 September 2025].

Selected bibliography

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'Marong (Road District 1861-1864; Shire 1864-1990; Rural City 1990-1994) (VA2464): 1861-1994', Rate Records (VPRS16266) Public Records Office Victoria, 1867. Page 11.

The Squatters' directory: containing a list of all the occupants of crown lands in the intermediate and unsettled districts of Port Phillip. Melbourne: Edward Wilson, 1849.

Images



n.d. Ravenswood Homestead, Reprinted for the Bendigo Advertiser's "The way we were." in 2000. Source: Victorian Collections



Ca. 1875. Scene near the Big Hill ranges, taken from Mr. Buick's residence. Includes Mr. Moffit's sheep station Ravenswood and Mount Alexander in the distance. Source: SLV.



1967. Bendigo Ravenswood Homestead. East side. Source: SLV.



1967. Ravenswood, View of Georgian addition to dining room.
Source: John T. Collins SLV.



2025. Ravenswood, Nellie Atkinson's painting studio.



2025. Ravenswood, stables.



2025. Ravenswood, gatehouse.

Diagram of main structures



2024. Aerial image of Ravenswood homestead with main features identified. Source: Google Maps.

Further information

Registered Aboriginal Party information

The Ravenswood Homestead is located on Dja Dja Wurrung Country.

Under the *Aboriginal Heritage Act 2006*, the Registered Aboriginal Party for this land is the Dja Dja Wurrung Clans Aboriginal Corporation.

Native Title

Native Title is the recognition in Australian law that some Aboriginal and Torres Strait Islander people continue to hold rights and interests in land and water. Native Title is not granted by governments. It is recognised through a determination made by the Federal Court of Australia under the *Native Title Act 1993* (Cth).

In 2010, acknowledging the difficult nature of having native title determined under the Native Title Act, the Victorian Government developed an alternate system for recognising the rights of Victorian Traditional Owners. The *Traditional Owner Settlement Act 2010 (Vic)* allows the government and Traditional Owner groups to make agreements that recognise Traditional Owners' relationship to land and provide them with certain rights on Crown land.

There is no Native Title agreement in this area. The Recognition and Settlement Agreement between the Dja Dja Wurrung people and the State Government for this area does not pertain to freehold land.

Victorian Aboriginal Heritage Register

The place is in an area of Aboriginal cultural heritage sensitivity associated with Bullock Creek.

(September 2025)

Integrity

The integrity of the place is excellent. The cultural heritage values of Ravenswood Homestead can be easily read in the extant fabric.

The Ravenswood Homestead is still legible as an historic homestead. The size of the property has meant that new additions were able to be located appropriately, and constructed with sympathetic materials and colour palettes, so as not to detract from the heritage values of the place.

(September 2025)

Intactness

The intactness of the place is excellent.

There have been some minor changes internally to support the place's ongoing use as an accommodation venue. There have been some sheds erected in the 1960s and 1970s that have supported maintenance of the property and its livestock. A pool and pool house were added to the rear of the main house in the early 2000s.

(September 2025)

Condition

The condition of Ravenswood Homestead is good.

There is some water damage internally to the main homestead building where the original roofing material has deteriorated.

(September 2025)

Note: The condition of a place or object does not influence the assessment of its cultural heritage significance. A place or object may be in very poor condition and still be of very high cultural heritage significance. Alternatively, a place or object may be in excellent condition but be of low cultural heritage significance.

Amendment recommendation

State-level cultural heritage significance of the place

The State-level cultural heritage significance of the Ravenswood Homestead was recognised in 1974 by its inclusion in the Register of Historic Buildings.

Amendment application

On 18 September 2025 the Executive Director made and accepted an application to amend the registration of the place to ensure it is consistent with current practices under the Act.

Assessment of additional land and summary of significance

The information below is provided under s.40(3A)(c)(i)(ii) and s.40(4)(c)(i)(ii) as part of the Executive Director's Statement of recommendation.

The Executive Director recommends that the Heritage Council amend this registration because it is his view that:

- The State-level cultural heritage significance of the place would be substantially less if the additional land or any part of the additional land which is or has been used in conjunction with the place were developed [s.40(3A)(c)(i)].
- The additional land surrounds the place and is important to the protection or conservation of the place; or contributes to the understanding of the place [s.40(3A)(c)(ii)].

The Executive Director notes that:

- 1) The land proposed for inclusion both is currently and has been used in conjunction with the place for over 180 years.

The Executive Director notes that:

- The current extent is limited to the fabric of the homestead building, and is insufficient to protect, conserve and allow for a proper understanding of the place and how it has developed over time.
- The current extent:
 - includes only the original homestead building
 - does not allow for a continuous physical connection between the entrance off the Calder Highway, the gatekeeper's cottage and the main homestead

The Executive Director is of the view that:

- If any of the additional land proposed for inclusion in the registration were developed, depending upon the nature of the proposal, there is potential for the development to impact upon the place and substantially reduce its State-level cultural heritage significance.
- Including an area of land around the place will enable potential change immediately adjacent to the significant homestead building (for example, new additions) to be managed under an approvals process.
- Inclusion of an area of land around the building will also enable works that could potentially impact on the conservation of the building, such as drainage, landscaping and paving, to be managed under an approvals process.
- In the context of other nineteenth-century homesteads with registered land in the VHR, this is an outlier because its current extent of registration does not cover the entire property or the outbuildings that have historically supported the homestead's use.
- The inclusion of additional land would ensure that the following historic outbuildings are included in the extent of the Registered Place:
 1. detached brick kitchen wing and scullery

2. gatekeeper's cottage
 3. servants quarters
 4. historic stable building
 5. Nellie Atkinson's painting studio
- The additional land is of significance. It is part of the original Ravenswood Run and provides an appropriately pastoral setting for the homestead.

Change of name

Not Applicable.

Statutory requirements under section 40

Terms of the recommendation (section 40(3)(a))

The Executive Director recommends that the registration of Ravenswood Homestead in the VHR is amended.

Information to identify the place or object or land (section 40(3)(b))

Number: H0315

Category: Registered Place.

Name: Ravenswood Homestead

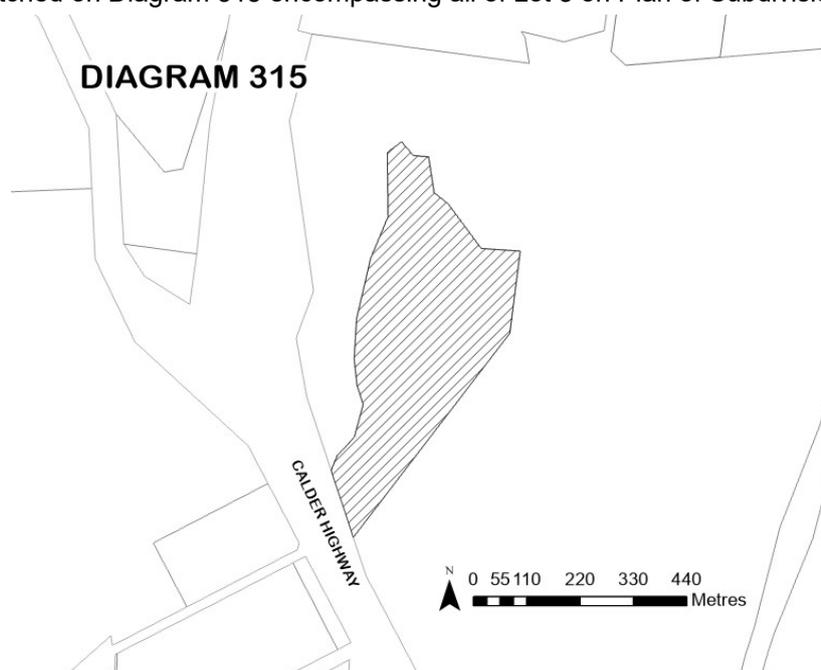
Location: 61 Ravenswood Street, Ravenswood

Municipality: Greater Bendigo City

Proposed extent of registration

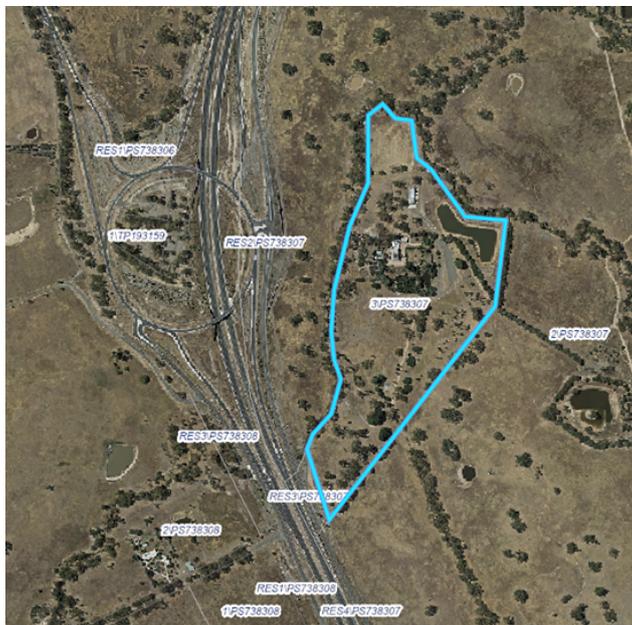
The Executive Director recommends that the extent of registration for the Ravenswood Homestead be gazetted as:

All of the place shown hatched on Diagram 315 encompassing all of Lot 3 on Plan of Subdivision 738307



Non-statutory information about the proposed extent of registration

Aerial photo of the place showing proposed extent of registration



Note: This aerial view provides a visual representation of the place. It is not a precise representation of the recommended extent of registration. Due to distortions associated with aerial photography some elements of the place may appear as though they are outside the extent of registration.

Rationale for the proposed extent of registration

The recommended extent of registration comprises all elements and features of State-level cultural heritage significance, including the homestead, detached brick kitchen wing and scullery, gatekeeper's cottage, servants quarters, stables, and Nellie Atkinson's painting studio.

This extent of registration has been chosen as it aligns with the parcel boundaries. This extent contains the original homestead buildings and provides an appropriately pastoral setting to understand the context and use of the homestead.

The recommended extent of registration is the same as the nominated extent of registration.

It should be noted that everything included in the proposed extent of registration including all of the object, the land, all landscape features, plantings, and all buildings (exteriors, interiors and fixtures) is proposed for inclusion in the VHR. A permit or permit exemption from Heritage Victoria is required for any works within the proposed extent of registration, apart from those identified in the exempt categories of works or activities in this recommendation.

Summary of cultural heritage significance (section 40(4))

Statement of significance

Ravenswood Homestead is located on Dja Dja Wurrung Country.

What is significant?

Ravenswood Homestead, a pastoral property including a two-storey brick residence with a hipped roof, built by Frederick Fenton c.1866. The residence has a centrally located single-storey brick entry porch, with arched opening and simple arcaded balustrade above. Window openings are rectangular, with simple bay windows to the lower south facade. The site was purchased by Harry Leigh Atkinson in 1891, who was responsible for various brick additions including an addition to the north facade for a dining room in the 1890s. Other 1890s additions include a detached brick kitchen wing with scullery, laundry and servants rooms to the north, the brick stables, and Nellie Atkinson's painting studio.

How is it significant?

The Ravenswood Homestead is of historical and architectural significance to the State of Victoria. It satisfies the following criterion for inclusion in the Victorian Heritage Register:

Criterion A

Importance to the course, or pattern, of Victoria's cultural history.

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

Why is it significant?

Ravenswood Homestead is historically significant for its associations with the early development of the Bendigo district, in particular the gold rush. Bendigo was a major gold mining centre in Victoria and the first gold discoveries in the Bendigo area were made in the vicinity of Ravenswood in the 1850s. The homestead also has important associations with Robert Moffat and Harry Leigh Atkinson. Moffat was amongst the wealthiest squatters in his time and Atkinson was a shrewd land investor who became one of the largest landowners in Victoria. [Criterion A]

Ravenswood Homestead is architecturally significant as an early, and possibly the first, substantial homestead built in the district. A refined example of a simple Regency composition, the building exhibits fine brickwork and brick detailing. The 1890s classically derived dining room bay provides an interesting contrast to the simple 1866 exterior. [Criterion D]

Recommended permit exemptions under section 38

Introduction

A [heritage permit](#) is required for all works and activities undertaken in relation to VHR places and objects. Certain works and activities are [exempt from a heritage permit](#), if the proposed works will not harm the cultural heritage significance of the heritage place or object.

Permit Policy

It is recommended that a Conservation Management Plan is utilised to manage the place in a manner which respects its cultural heritage significance.

Permit Exemptions

General Permit Exemptions

General exemptions apply to all places and objects included in the VHR. General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Act.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must notify the Executive Director before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Specific Permit Exemptions

The works and activities listed below under the heading 'Exempt works and activities' are not considered to cause harm to the cultural heritage significance of the Ravenswood Homestead. These are subject to the following guidelines and conditions:

Guidelines for specific permit exemptions

1. Where there is an inconsistency between permit exemptions specific to the registered place or object ('specific exemptions') established in accordance with either section 49(3) or section 92(3) of the Act and general exemptions established in accordance with section 92(1) of the Act specific exemptions will prevail to the extent of any inconsistency.
2. In specific exemptions, words have the same meaning as in the Act, unless otherwise indicated. Where there is an inconsistency between specific exemptions and the Act, the Act will prevail to the extent of any inconsistency.
3. Nothing in specific exemptions obviates the responsibility of a proponent to obtain the consent of the owner of the registered place or object, or if the registered place or object is situated on Crown Land the land manager as defined in the *Crown Land (Reserves) Act 1978*, prior to undertaking works or activities in accordance with specific exemptions.
4. If a Cultural Heritage Management Plan in accordance with the *Aboriginal Heritage Act 2006* is required for works covered by specific exemptions, specific exemptions will apply only if the Cultural Heritage Management Plan has been approved prior to works or activities commencing. Where there is an inconsistency between specific exemptions and a Cultural Heritage Management Plan for the relevant works and activities, Heritage Victoria must be contacted for advice on the appropriate approval pathway.
5. Specific exemptions do not constitute approvals, authorisations or exemptions under any other legislation, Local Government, State Government or Commonwealth Government requirements, including but not limited to the *Planning and Environment Act 1987*, the *Aboriginal Heritage Act 2006*, and the *Environment Protection and Biodiversity Conservation Act 1999* (Cth). Nothing in this declaration exempts owners or their agents from the responsibility to obtain relevant planning, building or environmental approvals from the responsible authority where applicable.
6. Care should be taken when working with heritage buildings and objects, as historic fabric may contain dangerous and poisonous materials (for example lead paint and asbestos). Appropriate personal protective equipment should be worn at all times. If you are unsure, seek advice from a qualified heritage architect, heritage consultant or local Council heritage advisor.

7. The presence of unsafe materials (for example asbestos, lead paint etc) at a registered place or object does not automatically exempt remedial works or activities in accordance with this category. Approvals under Part 5 of the Act must be obtained to undertake works or activities that are not expressly exempted by the below specific exemptions.
8. All works should be informed by a Conservation Management Plan prepared for the place or object. The Executive Director is not bound by any Conservation Management Plan and permits still must be obtained for works suggested in any Conservation Management Plan.

General conditions for specific permit exemptions

1. All works or activities permitted under specific exemptions must be planned and carried out in a manner which prevents harm to the registered place or object. Harm includes moving, removing or damaging any part of the registered place or object that contributes to its cultural heritage significance.
2. If during the carrying out of works or activities in accordance with specific exemptions original or previously hidden or inaccessible details of the registered place are revealed relating to its cultural heritage significance, including but not limited to historical archaeological remains, such as features, deposits or artefacts, then works must cease and Heritage Victoria notified as soon as possible.
3. If during the carrying out of works or activities in accordance with specific exemptions any Aboriginal cultural heritage is discovered or exposed at any time, all works must cease and the Secretary (as defined in the *Aboriginal Heritage Act 2006*) must be contacted immediately to ascertain requirements under the *Aboriginal Heritage Act 2006*.
4. If during the carrying out of works or activities in accordance with specific exemptions any munitions or other potentially explosive artefacts are discovered, Victoria Police is to be immediately alerted and the site is to be immediately cleared of all personnel.
5. If during the carrying out of works or activities in accordance with specific exemptions any suspected human remains are found the works or activities must cease. The remains must be left in place and protected from harm or damage. Victoria Police and the State Coroner's Office must be notified immediately. If there are reasonable grounds to believe that the remains are Aboriginal, the State Emergency Control Centre must be immediately notified on 1300 888 544, and, as required under

s.17(3)(b) of the *Aboriginal Heritage Act 2006*, all details about the location and nature of the human remains must be provided to the Aboriginal Heritage

Council (as defined in the *Aboriginal Heritage Act 2006*).

Exempt works and activities

1. All internal works to and demolition of freestanding structures built post-1960 including the pool house, sheds, and the Gardener's Cottage.
2. Repair, maintenance, replacement and upgrade of fencing using similar materials, form and size.
3. Reconfiguration of farm fencing within the areas outlined in red in diagram VHR H0315a, including update and modification of existing fencing and introduction of new fencing to support changing livestock requirements. Materials of new fencing is to match existing.
4. Resurfacing of the existing driveway into and around the homestead. New material must be sympathetic to the existing landscape character and not exceed existing driveway dimensions in scale or footprint. Hard, impervious surface materials such as bitumen or concrete are not considered appropriate.

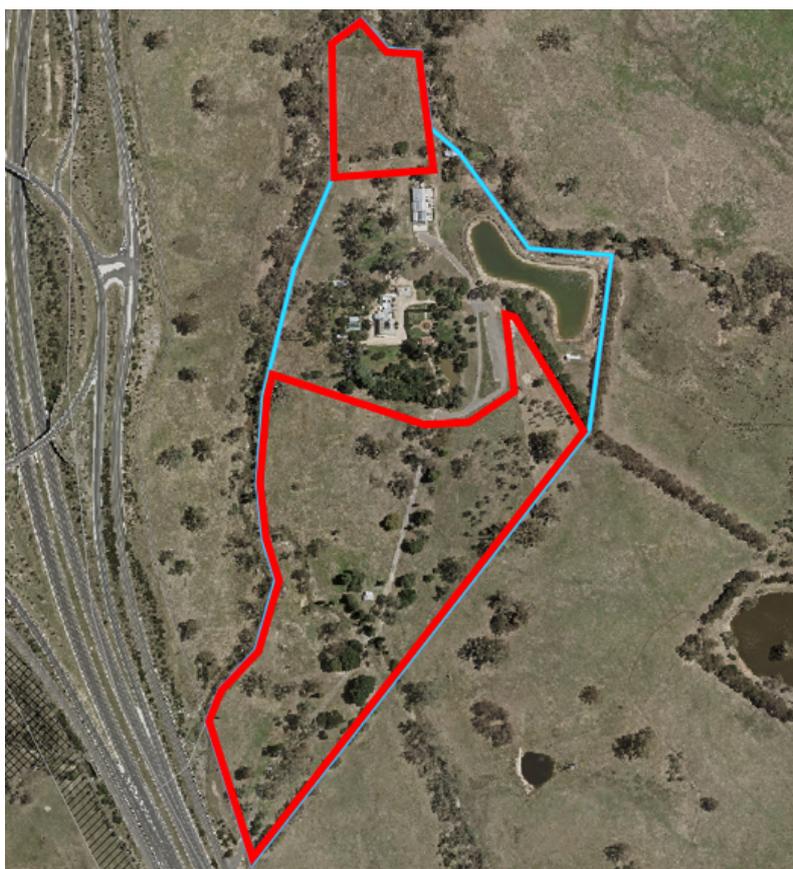


Diagram VHR H0315a showing areas pertaining to exemption 3 outlined in red.

Appendix 1: Important information for owners and interested parties

Heritage Council determination (section 49)

The Heritage Council is an independent statutory body that will make a determination on this recommendation under section 49 of the Act. It will consider the recommendation after a period of 60 days from the date the notice of recommendation is published on its [website](#) under section 41.

Making a submission to the Heritage Council (section 44)

Within the period of 60 days, any person or body with a real and substantial interest in the place or object may make a submission to the Heritage Council regarding the recommendation and request a hearing in relation to that submission. Information about making a submission and submission forms are available on the [Heritage Council's website](#). The owner can also make a submission about proposed permit exemptions (Section 40(4)(d)).

Consideration of submissions to the Heritage Council (section 46)

(1) The Heritage Council must consider—

- (a) any written submission made to it under section 44; and
- (b) any further information provided to the Heritage Council in response to a request under section 45.

Conduct of hearings by Heritage Council in relation to a recommendation (section 46A)

(1) The Heritage Council may conduct a hearing in relation to a recommendation under section 37, 38 or 39 in any circumstances that the Heritage Council considers appropriate.

(2) The Heritage Council must conduct a hearing if—

- (a) a submission made to it under section 44 includes a request for a hearing before the Heritage Council; and
- (b) the submission is made by a person or body with a real or substantial interest in the place, object or land that is the subject of the submission.

Determinations of the Heritage Council (section 49)

(1) After considering a recommendation that a place, object or land should or should not be included in the Heritage Register and any submissions in respect of the recommendation and conducting any hearing, the Heritage Council may—

- (a) determine that the place or object is of State-level cultural heritage significance and is to be included in the Heritage Register; or
- (ab) in the case of a place, determine that—
 - (i) part of the place is of State-level cultural heritage significance and is to be included in the Heritage Register; and
 - (ii) part of the place is not of State-level cultural heritage significance and is not to be included in the Heritage Register; or
- (ac) in the case of an object, determine that—
 - (i) part of the object is of State-level cultural heritage significance and is to be included in the Heritage Register; and
 - (ii) part of the object is not of State-level cultural heritage significance and is not to be included in the Heritage Register; or
- (b) determine that the place or object is not of State-level cultural heritage significance and is not to be included in the Heritage Register; or

- (c) in the case of a recommendation in respect of a place, determine that the place or part of the place is not to be included in the Heritage Register but—
 - (i) refer the recommendation and any submissions to the relevant planning authority or the Minister administering the Planning and Environment Act 1987 to consider the inclusion of the place or part of the place in a planning scheme in accordance with the objectives set out in section 4(1)(d) of that Act; or
 - (ii) determine that it is more appropriate for steps to be taken under the Planning and Environment Act 1987 or by any other means to protect or conserve the place or part of the place; or
 - (ca) in the case of a recommendation in respect of an object nominated under section 27A, determine that the object, or part of the object, is to be included in the Heritage Register if it is integral to understanding the cultural heritage significance of a registered place or a place the Heritage Council has determined to be included in the Heritage Register; or
 - (d) in the case of a recommendation in respect of additional land nominated under section 27B, determine that the additional land, or any part of the additional land, is to be included in the Heritage Register if—
 - (i) the State-level cultural heritage significance of the place, or part of the place, would be substantially less if the additional land or any part of the additional land which is or has been used in conjunction with the place were developed; or
 - (ii) the additional land or any part of the additional land surrounding the place, or part of the place, is important to the protection or conservation of the place or contributes to the understanding of the place.
- (2) The Heritage Council must make a determination under subsection (1)—
- (a) within 40 days after the date on which written submissions may be made under section 44; or
 - (b) if any hearing is conducted, within 90 days after the completion of the hearing.
- (3) A determination made under subsection (1)(a), (ab), (ac), (ca) or (d)—
- (a) may include categories of works or activities which may be carried out in relation to a place, object or land, or part of a place, object or land, for which a permit under this Act is not required, if the Heritage Council considers that the works or activities would not harm the cultural heritage significance of the place, object or land; and
 - (b) must include a statement of the reasons for the making of the determination.
- (4) If the Heritage Council determines to include a place, or part of a place, in the Heritage Register, the Heritage Council may also determine to include land that is not the subject of a nomination under section 27B in the Heritage Register as part of the place if—
- (a) the land is ancillary to the place; and
 - (b) the person who owns the place, or part of the place—
 - (i) is the owner of the land; and
 - (ii) consents to its inclusion.
- (5) If a member of the Heritage Council makes a submission under section 44 in respect of a recommendation, the member must not take part in the consideration or determination of the Heritage Council.
- (6) The Heritage Council must notify the Executive Director of any determination under this section as soon as practicable after the determination.

Obligations of owners (section 42, 42A, 42B, 42C, 42D)

42 Obligations of owners—to advise of works, permits etc. on foot when statement of recommendation given

- (1) The owner of a place, object or land to whom a statement of recommendation has been given must advise the Executive Director in writing of—

- (a) any works or activities that are being carried out in relation to the place, object or land at the time the statement is given; and
- (b) if the place, object or land is a place or additional land, any application for a planning permit or a building permit, or any application for an amendment to a planning permit or a building permit, that has been made in relation to the place or additional land but not determined at the time the statement is given; and
- (c) any works or activities that are proposed to be carried out in relation to the place, object or land at the time the statement is given.

(2) An advice under subsection (1) must be given within 10 days after the statement of recommendation is given under section 40.

42A Obligations of owners before determination or inclusion in the Heritage Register—to advise of permits

(1) This section applies if—

- (a) an owner of any of the following is given a statement of recommendation—
 - (i) a place or object nominated under section 27;
 - (ii) an object nominated under section 27A;
 - (iii) land nominated under section 27B; and
- (b) any of the following occurs within the statement of recommendation period in relation to the place, object or land—
 - (i) the making of an application for a planning permit or a building permit;
 - (ii) the making of an application for an amendment to a planning permit or a building permit;
 - (iii) the grant of a planning permit or building permit;
 - (iv) the grant of an amendment to a planning permit or building permit.

(2) The owner must advise the Executive Director in writing of—

- (a) the making of an application referred to in subsection (1)(b)(i) or (ii), within 10 days of the making of the application; or
- (b) a grant referred to in subsection (1)(b)(iii) or (iv), within 10 days of the owner becoming aware of the grant.

42B Obligations of owners before determination or inclusion in the Heritage Register—to advise of activities

(1) This section applies if—

- (a) an owner of a place, object or land is given a statement of recommendation; and
- (b) within the statement of recommendation period it is proposed that activities that could harm the place, object or land be carried out.

(2) The owner, not less than 10 days before carrying out the activities, must advise the Executive Director in writing of the proposal to do so.

42C Obligations of owners before determination or inclusion in the Heritage Register—to advise of proposal to dispose

(1) This section applies if—

- (a) an owner of a place, object or land is given a statement of recommendation; and
- (b) within the statement of recommendation period a proposal is made to dispose of the whole or any part of the place, object or land.

(2) The owner, within 10 days after entering into an agreement, arrangement or understanding for the disposal of the whole or any part of the place, object or land, must advise the Executive Director in writing of the proposal to do so.

42D Obligations of owners before determination or inclusion in the Heritage Register—requirement to give statement to purchaser

(1) This section applies if—

- (a) an owner of a place, object or land is given a statement of recommendation; and
- (b) the owner proposes to dispose of the whole or any part of the place, object or land within the statement of recommendation period.

(2) Before entering into an agreement, arrangement or understanding to dispose of the whole or any part of the place, object or land during the statement of recommendation period, the owner must give a copy of the statement of recommendation to the person who, under the proposed agreement, arrangement or understanding, is to acquire the place, object or land or part of the place, object or land.

Owners of places and objects must comply with obligations (section 43)

An owner of a place, object or land who is subject to an obligation under section 42, 42A, 42B, 42C or 42D must comply with that obligation.

Penalty: In the case of a natural person, 120 penalty units;
 In the case of a body corporate, 240 penalty units.

Appendix 2: Existing registration details

Existing extent of registration

Shire of Marong. No.315. Ravenswood Homestead, Ravenswood.

[Victoria Government Gazette No 100 Wednesday, October 9 1974 p.3650]

Existing extent diagram

This registration was gazetted in 1974 without an extent diagram.

Existing statement of significance

What is significant?

The Ravenswood homestead was built by Frederick Fenton on Bullock Creek on his property near Bendigo probably c1866. Originally known as the Mount Alexander North run and occupied from c1840, the Ravenswood run was acquired by Stewart and Robert Gibson in 1848, with Frederick Fenton replacing one brother almost immediately due to ill health. The discovery of gold in 1851 at nearby Mount Alexander, and at the northern tip of the Ravenswood run, drew large numbers of diggers to the area, and Fenton reportedly made money selling provisions to them and agisting their horses. After becoming the sole owner of the Ravenswood run in 1857, he built the first substantial homestead on the property.

In 1869 Fenton sold the property to Robert Moffat, the owner of a number of stations, largely in northern Victoria. The pastoral lease of the property was cancelled by the government in 1874 and Ravenswood was acquired from the executors of the late Robert Moffat by Harry Leigh Atkinson, a successful Sandhurst doctor and mining investor, reportedly in 1891. The homestead remained in the Atkinson family until 1962.

Ravenswood homestead is built of face brickwork with hipped roofs. The main two storey house has a centrally located single storey brick entry porch, with arched opening and simple arcaded balustrade above. A single storey concave verandah, supported on paired timber columns, flanks this porch and returns around the south side of the house. A grouping of five columns supports the verandah at the corner. To the north, the verandah terminates in a parapetted wall. Window openings are rectangular, with simple bay windows to the lower south facade.

Various brick additions were made to the house, probably by Atkinson in the 1890s. These include an addition across the north facade comprising a single storey dining room and adjoining two storey section. This addition includes a rendered dining room bay with heavily modelled classical architraves.

Other additions include a detached brick kitchen wing with scullery, laundry and servants' rooms to the north, and an adjacent brick stables building. A granite gatehouse, of square proportions, was added to the property at some stage.

How is it significant?

Ravenswood homestead is of historical and architectural significance to the State of Victoria.

Why is it significant?

Ravenswood homestead is of historical significance for its associations with the early development of the Bendigo district, in particular the gold rush. Bendigo was a major gold mining centre in Victoria and the first gold discoveries in the Bendigo area were made in the vicinity of Ravenswood.

Ravenswood homestead is of historical significance for its associations with Robert Moffat and Harry Leigh Atkinson. Moffat, together with his brother, was amongst the wealthiest squatters in his time and Atkinson was a shrewd land investor who became one of the largest land owners in Victoria.

Ravenswood homestead is of architectural significance as an early, and possibly the first, substantial homestead built in the district. A refined example of a simple Regency composition, the building exhibits fine face brickwork and brick detailing. The later, classically derived dining room bay, provides an interesting contrast to the earlier plain exterior.

[Online Data Upgrade Project 2008]

Existing permit policy and permit exemptions

Nil.