

---

# KONGBOOL



1 kongbool coleraine rd  
balmoral front view  
homestead



kongbool coleraine rd  
balmoral rear view  
hoemstead sep1985



kongbool coleraine rd  
balmoral verandah lacework  
sep1978



kongbool coleraine rd  
balmoral view of property  
sep1985



kongbool coleraine rd  
balmoral woolshed feb1980



kongview coleraine rd  
balmoral cottage original  
homestead

---

## Location

39 KONGBOOL ROAD BALMORAL, SOUTHERN GRAMPIANS SHIRE

## Municipality

SOUTHERN GRAMPIANS SHIRE

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H0361

## Heritage Overlay Numbers

HO4

## VHR Registration

October 9, 1974

## **Amendment to Registration**

June 14, 1989

## **Heritage Listing**

Victorian Heritage Register

---

## **Statement of Significance**

Last updated on - June 7, 1999

What is significant?

The Congbool pastoral homestead on the Mathers Creek near Balmoral was first taken up by the Mather brothers in 1842. The original timber slab homestead of double hipped shingle roof, Georgian casement sash fenestration and low encircling timber verandah was erected between 1842 and 1859 and possibly before George Fairbairn acquired the run in 1846. Congbool old homestead is now used as a station cottage having been replaced in 1898 with a substantial single storey brick and stucco rendered mansion with ornate iron verandah, elaborate interior and multi-gabled roof forms. This was an important early building designed by the Ballarat architect PS Richards who from 1900 to 1940 was responsible for innovative Edwardian and Art Deco style buildings in the district. The property has been known as Kongbool since the 1870s. An early owner George Fairbairn (1816-1895) was one of the largest landowners of the western district, a parliamentary representative for the area and a pioneer of the frozen meat trade. The complex also includes the nineteenth century woolshed and two brick buildings. The plan of the homestead complex comprising gardens and avenue is typical of such established pastoral properties in the western district region of Victoria.

How is it significant?

Kongbool is of architectural and historical importance to the State of Victoria.

Why is it significant?

Kongbool is of architectural and historical importance for the following reasons:

- \* It is an important western district pastoral homestead complex - the old Congbool homestead is a rare surviving example of timber slab vernacular construction in Victoria and representative of the first era of homestead architecture in western Victoria.
- \* Kongbool has important associations with the pioneer pastoralist George Fairbairn (1816-1895)
- \* The new homestead is an important work of the architect PS Richards
- \* The complex of buildings, including the woolshed, is expressive of the lifestyle and work of a major pastoral property in the western district of Victoria.

## **Permit Exemptions**

### **General Exemptions:**

General exemptions apply to all places and objects included in the Victorian Heritage Register (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 Heritage

Act 2017.

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 of Heritage Victoria 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 of Heritage Victoria 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](#).

Construction dates	1842,
Architect/Designer	Richards, P.S. (Percy),
Heritage Act Categories	Registered place,
Other Names	ORIGINAL CONGBOOL HOMESTEAD,
Hermes Number	85
Property Number	

---

## History

Associated People:

## Extent of Registration

### AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 361, Kongbool, Balmoral.

The Kongbool Home Station complex including the original Congbool Homestead and garden area, the woolshed (circa1850) and a curtilage of 15 metres around the building, the brick storeroom (c.1860), the stables (1899), the shed (c.1930), the buggy sheds and workshop (1899), the Kongbool Homestead (1896-99) and an area of land extending 100 metres from the new homestead to the north, 150 metres to the west, 150 metres to the east and 220 metres to the south which is included in the Certificate of Title entered in the Register Book Volume 8735 Folio 108.

[*Victoria Government Gazette* No. G22 7 June 1989 p.1386]

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>