HO14 – Ryan House, 300 Windmill Road, Mambourin

Heritage Place: Ryan House	**HO Reference:** HO14 **Date updated:** 15 October 2026
Address: 300 Windmill Road Mambourin	



Figure 1. Ryan House, 300 Windmill Road , Mambourin. *Source:* Extent Heritage Pty Ltd. 2025.

Item Group: Residential buildings (private) **Item Type:** House	**Key Theme:** Building Towns and Cities **Key Sub-theme:** Housing the population
Designer: Unknown **Builder:** Unknown	**Construction:** c.1911 **Style:** Edwardian
Significance Level: Local	
Recommendation: Retain tree controls. Retain solar energy system controls. Apply outbuilding and fence controls. Update place name. Update place address. Amend curtilage.	

Controls:	○	External paint controls	○	Internal alteration controls	●	Tree controls (sugar gums (*Eucalyptus cladocalyx*)
	○	Included on Victorian Heritage Register	○	Incorporated Plans	●	Outbuildings and fence not exempt (Dry stone walling)
	○	Prohibited uses may be permitted	○	Aboriginal Heritage Place	●	Solar energy system controls

Curtilage



Figure 2. Ryan House, 300 Windmill Road, Mambourin. *Basemap source*: Nearmap. 2025. Spatial data source: VicMap & Department of Transport and Planning

HERCON Criteria Assessment

A	*Importance to the course, or pattern of our cultural or natural history*	The place does not meet this criterion.
B	*Possession of uncommon, rare or endangered aspects of our cultural or natural history*	The place does not meet this criterion.
C	*Potential to yield information that will contribute to an understanding of our cultural or natural history*	The place does not meet this criterion.
D	*Important in demonstrating the principal characteristics of a class of cultural or natural places or environments*	Ryan House is of local significance as an intact example of a turn-of-the-century rural residence and homestead containing remnant garden and landscape elements including drystone walls and mature trees. Ryan House presents characteristic features of a Federation era dwelling including a pitched roof, weatherboard construction, face red brick chimneys and an asymmetrical arrangement of the façade with a projecting gable and adjoining verandah. The Edwardian style is further expressed through the window detailing, awning and use of ashlar timber cladding to elevate the farmhouse. While in poor condition, the overall form and detailing remains identifiable in the built fabric. The place also represents the features of an early homestead with remnant walls and mature trees. The remnant dry stone walling is typical of rural properties in the region which utilised available stone to establish property boundaries and for retention of stock. The mature sugar gum trees located along Bulban Road to the south of Ryan House are typical of boundary plantings throughout the region with frequently used native species.
E	*Importance in exhibiting particular aesthetic characteristics*	The place does not meet this criterion.
F	*Importance in demonstrating a high degree of creative or technical achievement at a particular period*	The place does not meet this criterion.
G	*Strong or special association with a particular community or cultural group for*	The place does not meet this criterion.

	social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions	
H	*Special association with the life or works of a person, or group of persons, of importance in our history.*	The place does not meet this criterion.

Statement of Significance - Ryan House, 300 Windmill Road, Mambourin

Address: 300 Windmill Road, Mambourin	**PS ref no:** HO14



Figure 3. Ryan House, 300 Windmill Road, Mambourin. *Source:* Extent Heritage Pty Ltd. 2025.

What is significant?

Ryan House, including remnant dry stone walling and row of sugar gums (*Eucalyptus cladocalyx*) on the southern property boundary, is significant.

How is it significant?

Ryan House is of representative significance to the City of Wyndham.

Why is it significant?

Ryan House is of local significance as an intact example of a turn-of-the-century rural residence and homestead containing remnant garden and landscape elements including drystone walls and mature trees. Ryan House presents characteristic features of a Federation era dwelling including a pitched roof, weatherboard construction, face red brick chimneys and an asymmetrical arrangement of the façade with a projecting gable and adjoining verandah. The Edwardian style is further expressed through the window detailing, awning and use of ashlar timber cladding to elevate the farmhouse. While in poor condition, the overall form and detailing remains identifiable in the built fabric. The place also represents the features of an early homestead with remnant walls and mature trees. (Criterion D).

The remnant dry stone walling is typical of rural properties in the region which utilised available stone to establish property boundaries and for retention of stock. (Criterion D).

The mature sugar gum trees located along Bulban Road to the south of Ryan House are typical of boundary plantings throughout the region with frequently used native species. (Criterion D).

Primary Source

Ryan House citation, Extent Heritage, 2026.

Description

Physical Analysis

Ryan House, located at 300 Windmill Road, is surrounded by agricultural land. The property slopes upwards to the north from Bulban Road, set back in the order of 75 metres. The Holcim Manor Quarry is located to the east of the dwelling. Balls Road runs perpendicular from Bulban Road, located to the west of the dwelling.

Ryan House is a timber dwelling constructed in the Edwardian period. It is asymmetrical in plan with a projecting gable and a hipped roof with a steep pitch and two brick chimneys. The southern chimney features stepped brick detailing as a cap while the chimney towards the north-east of the dwelling appears to have an altered flue and metal capping with the stepped detailing removed. Sections of the corrugated sheet metal roof are missing or damaged on the northern elevation.

The dwelling has been constructed to adopt a façade to both the south and east elevations with a projecting gable and a return verandah with a bullnose roof to both. The return verandah wraps around from the south elevation to the east elevation. The gables are detailed with vertical wood boards. Both the south and east elevations are clad in ashlar boards, giving the appearance of stone masonry. There are two sets of triplet windows on the southern elevation, spaced evenly either side of the central door. The window on the south elevation's gable features a corrugated metal awning. The front door is timber and features two sidelights. The southern elevation is in a severely deteriorated condition, with the verandah roof having become detached at its eastern end, and much of the paint lost from the ashlar boards. The east elevation also features a triplet window on its gable end with a single sash window to the south of the side entrance door. The condition of the paint is much better on the east elevation. The ashlar boards are painted white and the window frames are painted a light blue. The verandah roof has completely collapsed on the east elevation.

The north and west elevations are clad in weatherboards. Simple double sash windows are featured in these elevations, including three on the western elevation and one in the north elevation. The north elevation features a lean-to structure, enclosed at either end with a central recess, containing a doorway. The lean-to is clad in corrugated sheet metal. The recess features simple wooden posts and capital moulding detail.

To the rear of the dwelling are numerous outbuildings, all in a ruinous state. The ruins of a shed structure are extant to the north-east of the dwelling at the top of the hill. A modern greyhound racing track is also extant, running parallel with the driveway to its east.

To the west of Ryan House, a cluster of mature gums, likely sugar gums (*Eucalyptus cladocalyx*), extend for approximately 105 metres. Wrapping around the south and east elevations of Ryan House is a line of peppercorn trees (*Schinus molle*) which appear to be relatively juvenile. The trees surrounding the dwelling were likely planted to provide privacy and to act as windbreaks. A row of gums, likely sugar gums (*Eucalyptus cladocalyx*), also line the southern boundary of the property, fronting Bulban Road. This row of trees stretches for approximately 110 metres, mirroring the trees that line the southern side of Bulban Road. Ten metres north-east of the line of trees on the boundary is a small dam. Rubble-style dry stone

walling lines the southern boundary. The wall is in poor condition, with much of it collapsed and informally reconstructed. It has been retrofitted with star-pickets and barbed wire. A metal gate, mounted to wooden posts, marks the entry to the gravel driveway which runs northwards, east of the dwelling. The gate has been blocked with vegetation and rubbish. To the east of the gate is a timber stock loading ramp and pen, which is in a degraded condition. The structure is likely associated with mid-to-late twentieth century use of the site.

Alterations and Additions

- The stock yard was constructed sometime in the latter half of the twentieth century.
- A greyhound racing track was constructed, likely in the late twentieth century.*
- Numerous outbuildings have been constructed. These are now ruinous.*

Ryan House is in poor condition and is of high integrity.

**** Denotes element that does not contribute to the cultural significance of the place.***



Figure 4. Significant Tree mapping of Ryan House, 300 Windmill Road, Mambourin. *Basemap source*: Nearmap. 2025. Spatial data source: VicMap & Department of Transport and Planning.

Further investigations should be undertaken by an arborist, or other suitably qualified expert, to confirm the age of the extant mature trees.

History

300 Windmill Road, Mambourin, is located on the traditional and unceded lands of the Wadawurrung peoples of the Kulin Nation, the Traditional Custodians of Country. Wadawurrung people are deeply connected to Dja (Country), including the lands, waters and skies, and to Yaluk (waterways), Murran (nature), Weeagoon (living things) and Wiyn (fire). Wadawurrung Country encompasses vast volcanic plains and mountains, Little River (Worrin-yaloke) to the west and the mighty Werribee River (Wirribi Yaluk) in the east, and abundant coastlines and wetlands, all of which hold the stories and memories of Wadawurrung ancestors.

Despite the impacts of colonisation, including dispossession of land and disruption to cultural practices, Wadawurrung people have maintained and continue to sustain their deep connection to Country, Land, Waters and Culture. The memories embedded in Country remain alive today, including intangible cultural heritage and song lines, reflecting the continuity of cultural knowledge, custodianship and resilience passed down through generations.

Upon the incursion of colonists into Port Phillip Bay from 1835, land north and west of the infant settlement of Melbourne was quickly usurped. Reports from early explorers highlighted the basalt plains as open, grassy and lightly vegetated—ideal for overlanding stock (Vines 1993, 9; Broome 1984, 23). The Wyndham region was soon dominated by squatter pastoralists (James and Pritchard 2008, 4; Ecology and Partners 2015, 8). The Chirnsides, who began occupying land near Point Cook in 1851, came to dominate the region, eventually owning over 90,000 acres (Ronald 1978, 36 & 49).

Place History

Nineteenth century pastoralism

On 16 November 1857, Thomas Walker purchased Allotment 2 of Section 11, upon which Ryan House would later be constructed. In the Crown Land sales at this time, Walker also purchased approximately 1600 acres of land in the Parish of Mambourin (The Argus 1857a, 5; The Argus 1857b, 5) and land in the adjoining Parish of Deutgam (The Argus 1857c, 5). The land purchased in Mambourin included all of Sections 10, 11 and 12, aside from Allotment 1 of Section 11, which was purchased by Thomas Chirnside (Figure 5). Walker conducted pastoralism on his landholdings, which by 1865 totalled 1736 acres in the Parish of Mambourin (Shire of Wyndham 1865, no.272).

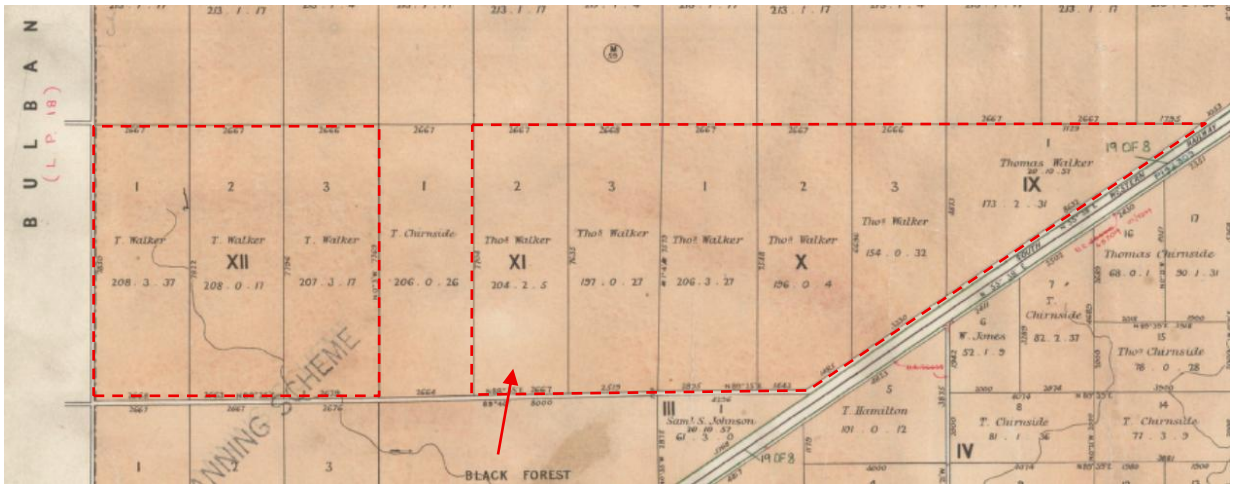


Figure 5. Thomas Walker's landholdings in the Parish of Mambourin, indicated by dashed red line. Later location of the House indicated by red arrow. *Source:* W.M. Houston. 1958. 'Mambourin County of Grant.' Department of Lands and Survey. Parish Plan. Public Record Office Victoria. https://prov.vic.gov.au/archive/08BD177C-F412-11EA-BE8C-535935D64896/about.

Thomas Walker's success as a pastoralist in Mambourin was an example of the broader pastoral dominance in Melbourne's West. Having been rapidly usurped by squatter pastoralists from the 1830s, many had built considerable wealth by the time of the 1850s land sales. With land prices having become inflated in the post-gold rush economy, much of the land was absorbed by these wealthy pastoralists, who continued to dominate the landscape until the closer settlement scheme around the turn of the century (Lovell Chen 2024, 36-37).

From 1866, the Chirnsides acquired Thomas Walker's land holdings in Mambourin. Throughout the latter half of the nineteenth century, as agricultural land was becoming increasingly established across the municipality, rows of trees along roadways, property boundaries and paddock edges became widely implemented as a form of windbreak (Lovell Chen 2024, 108). Selection of native species that were naturally suited to the climate became the favoured approach from the late nineteenth century (Weekly Times 1884, 1). It is likely that it was around this time that the sugar gums (*Eucalyptus cladocalyx*) lining Bulban Road were first planted. Allotment 2 of Section 11 would remain in the Chirnside's ownership until 1910, at which point Percy Chirnside owned 5,828 acres in Mambourin (Shire of Werribee 1910, no.4101). At this time, the Chirnsides' lifestyle was far more extravagant than their income allowed and, as a result, Percy Chirnside changed the ownership over much of his land holdings, selling and leasing much of it (Geelong Advertiser 1910, 1). The Closer Settlement movement further influenced the breaking up of the Chirnside estate.

Subdivision and the Ryan Family

From 1911, 1010 acres in the Parish of Mambourin, formerly owned by Percy Chirnside, was purchased by Patrick Ryan, a labourer and farmer (Shire of Werribee 1911, no.4522). Ryan owned and farmed the property until his death in 1923, at which time his extensive landholdings were advertised for sale (Advocate 1868, 21). The allotment containing Ryan House was described as follows: "a nine-roomed weatherboard house, in good order, recently painted, with verandah; 12-stall stable and barn; galvanised iron machinery shed, man's room, fowlshed and

yards; small dairy, 3-bail cow shed… fenced with stone walls and wire fencing" (Werribee Shire Banner 1924, 2). Rate records do not reveal at what time Ryan House was erected, however considering the Edwardian style of Ryan House, it is likely that it was constructed towards the beginning of Ryan's ownership in 1911.

The property remained as an agricultural homestead throughout the remainder of the twentieth century (Figure 6). The greyhound track was likely used in the latter half of the twentieth century. The dwelling was occupied until c. 2022 and has been vacant since that time.



Figure 6. 1981 aerial depicting Ryan House, indicated by red arrow. The quarry is visible to the south east. *Source:* Geoscience Australia. 1981. Digitised aerial photograph. https://aerialphotography.ga.gov.au/Scanned/CADC/CADC8898/Preview/CADC8898_frame903_preview.jpg.

In proximity to Ryan House are the Manor Quarries. In the 1920s, Victorian Railways established the first quarry in the area, approximately 1.5 kilometres south of Manor Station. The quarry provided ballast for the railway (Figure 6 and Figure 7) (The Dandenong Journal 1927, 4). Although the railway quarry soon closed, quarrying remained a prevalent activity in the area. In 1996, a license was granted to Holcim to extract stone from the earth. Ryan House is located within this license area (Department of Jobs, Precincts and Regions 2025).



Figure 7. Manor Quarry in the 1920s. *Source:* Unknown. c.1920s. Manor Quarries. Digital photograph. Retrieved from History of the Old Lost Western Suburbs of Melbourne Facebook Page. Pa Rambo. Uploaded 7 April 2023. https://www.facebook.com/share/p/1B1keXytt9/.

Comparative Analysis

Ryan House is comparable to the following places:

Little House (HO103)

Ryan House is comparable to Little House (HO103) as an example of a relatively intact Edwardian dwelling, albeit in a poor condition, and with Ryan House retaining a greater extent of its original form. Key fabric retained at Ryan House includes ashlar timber cladding which elevates its presentation when compared to Little House.

Braemor House (HO45)

Ryan House is comparable to Braemor House (HO45) as an example of an Edwardian farmhouse. Of similar construction and era, the pair are comparable in terms of style and both readily identifiable as Edwardian era dwellings. Ryan House retains its original face brick chimneys and elements which elevates it above Braemor House (HO45).

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Images



Figure 8. View of the northeast corner of the dwelling. *Source:* Extent Heritage Pty Ltd. 2025.



Figure 9. Ruinous outbuildings, located north of Ryan House. *Source:* Extent Heritage Pty Ltd. 2025.



Figure 10. Overview of the dwelling surrounded by peppercorn trees, the gum trees west of the dwelling, and the driveway. *Source:* Extent Heritage Pty Ltd. 2025.



Figure 11. North elevation of the dwelling (rear). Damage to roof is depicted, as well as rear lean-to structure. *Source:* Extent Heritage Pty Ltd. 2025.



Figure 12. View of stock loading ramp and fencing, as well as dry stone walling on southern boundary. *Source:* Extent Heritage Pty Ltd. 2025.



Figure 13. View of dry stone walling on southern boundary. *Source:* Extent Heritage Pty Ltd. 2025.