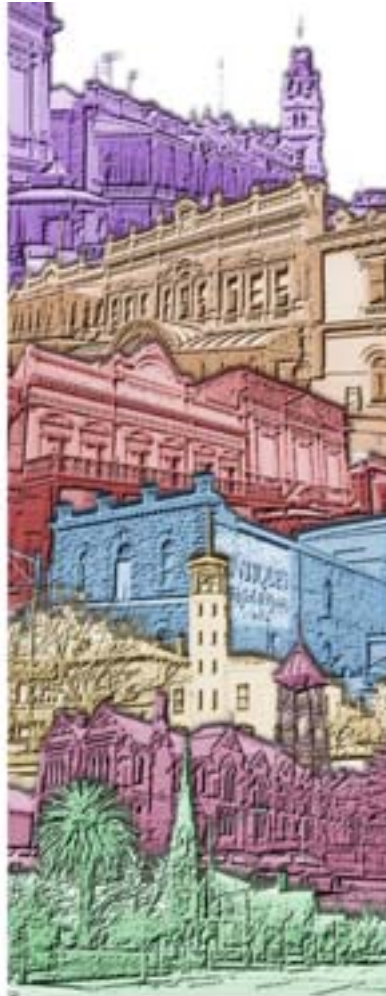


# THEMATIC HISTORY

## VOLUME 1



## **BALLARAT HERITAGE STUDY** STAGE 2

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**JULY 2003**



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## **OVERVIEW**

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The Ballarat Heritage Review (Stage 2) was commissioned by the City of Ballarat.

This review is contained in four volumes as follows:

### **Volume 1 Thematic History and Bibliography**

Volume 1 contains a thematically arranged history of the municipality, which is intended to form a historical framework for the overall study. In addition a detailed bibliography of material relating the historical development of Ballarat has been prepared and is provided in this volume.

### **Volume 2 Heritage Precincts**

The focus of Volume 2 is on the presentation of proposed planning policy relating to heritage conservation, and on presenting detailed information for each of the twenty heritage precincts identified during the study. It is proposed that each of the twenty heritage precincts will be included within the Heritage Overlay provisions of the Ballarat Planning Scheme, and that the Local Planning Policy Framework of the scheme will include a heritage conservation policy as well as a local policy relating to each specific precinct. Volume 2 also contains a description of the study brief; study methodology; and the extent of community consultation undertaken.

### **Volume 3 Further Recommendations**

Volume 3 contains recommendations arising from the study which are intended to guide further work in the future. Given the scope of this study and the budget and resource limitations it has not been possible to deal with all matters that have been raised during the course of the review. The consultant team has focused on the study outputs contained in Volume 1 and 2, and has sought to identify a series of recommendations contained in Volume 3 to assist the municipality in management of ongoing heritage work.

### **Volume 4 Community Consultation**

Volume 4 contains information from the Community Reference Group workshops held during the study, and also contains information submitted by members of the community concerning heritage places. This information was valuable in informing the study team, and in providing a sense of heritage places of particular community value.



## INTRODUCTION

This Environmental History was completed as part of Stage Two of the Ballarat Study and is designed to complement and extend the Draft Environmental History written by Weston Bate as part of Stage One. The Stage One Draft Environmental History did not encompass the themes adopted by the Australian Heritage Commission and incorporated in the Ballarat Heritage Study nor did it accommodate the extent of the Study Area. The Stage Two Environmental History has been designed to give an overall view of the Study Area through time to provide a general background to the decision making exercise. For more detailed historical information one should read the area specific precinct histories that discuss individual contributions towards the larger history.

The Environmental History is not a chronological history of Ballarat and district. It is neither comprehensive nor complete but should be read in conjunction with the three major historical works on Ballarat: W.B. Withers, The History of Ballarat; Weston Bate's Lucky City: the first generation at Ballarat: 1851-1901 and his Life After Gold: twentieth century Ballarat. These books provide comprehensive and chronological accounts of Ballarat's early history that is not duplicated here. This account should also be read together with histories of particular events, eg Eureka Stockade, or individual industries such as flourmills or railway history for instance. Wherever possible footnotes have been used to indicate the most useful, and readily available, source material on particular topics. The extensive bibliography is some guide to works related to the district and has been ordered by the themes of the Study.

The Ballarat Heritage Study Steering Committee made the decision to incorporate as much of the original Draft from Stage One as possible into the Second Stage. This has been accomplished by using direct inserts of un-edited material which are indicated by the use of italics rather than extensive para-phrasing or footnoting references back to this account.

The Study uses the themes set by the Australian Heritage Commission in its publication Australian Historic Themes Framework and follows those guidelines for the layout. The complete list of themes is attached to Appendix 2 which allows readers to see the themes chosen in context to those omitted. Any such choice is by its nature artificial but these are constraints imposed on Environmental Histories as part of a funded Heritage Study. Such studies are focussed on elements of a historic nature which still exist rather than on a more general history often focused on elements of history which may no longer be apparent in the physical sense.

Jan Penney  
4.3.2003

## ENVIRONMENTAL SETTING

### 1. TRACING THE EVOLUTION OF THE AUSTRALIAN ENVIRONMENT

#### 1.3 Assessing scientifically diverse environments

The Ballarat and district landscape was a fertile one, dominated by the volcanic hills of Mt Buninyong and Mt Warrenheip, with higher country like Black Hills and White Horse Range providing excellent vantage points for the original Aboriginal occupants.<sup>1</sup> The range of hills from Buninyong to Berringa and from Smythesdale to Linton, including White Horse Range, Black Hill and Nerrina, provided the host rock, made up of an Ordovician slates, for the gold-bearing quartz veins of the region.<sup>2</sup> The grassy plain, which lay beneath the hills and forests, was transected by the Yarrowee River and interspersed across the plains were the swamps and lakes. Yuille's Swamp, later Lake Wendouree, was far shallower than Lake Burrumbeet and Lake Learmonth while Coghill's Creek, although an important water supply was less impressive than the Yarrowee.

There are six different types of rocks in the Ballarat district, the oldest being the Cambrian and Ordovician bedrock once part of a deep marine basin and now forming the higher ground. Granite outcrops formed during the Devonian period presenting as prominent hills such as Mount Beckworth and Mount Bolton, occur at a few places in the East and in the west at Mt Bute, Chepstow and Wallinduc.<sup>3</sup> Extensive alluvial accumulations of sand, quartz gravel and clay were laid down during the Late Cretaceous to Early Tertiary times but subsequent erosion has confined it to the hilltops and flanks. Such Older Drifts occur at Golden Point, Pennyweight Hill, Black Hill and Watson's Hill near Smythesdale.

The famous Deep Leads consist of gravel, sand and clay laid down in the Oligocene to Miocene periods which act as the base for the alluvial gold deposits found in the ancient beds of rivers and streams. Over this flowed the numerous extrusions of fluid lava that formed the extensive basalt plains of the Western District trapping the river systems under layers of harder rock. The scoria cones of Mt Buninyong and Mt Warrenheip, once active volcanoes, are conspicuous reminders of this violent geological activity. Modern streams flow over this more ancient landscape and carry with them gold collected from a gold bearing quartz reef or an older alluvial deposit.

This landscape was formed and re-formed as ice and water first eroded the quartz ranges depositing gold in the creeks and rivers that were then covered by the molten lava ejected from local volcanoes. These flows disrupted natural drainage flows, damming rivers and forming lakes that were themselves later buried far underground. These old riverbeds held their gold in nuggets or grains trapped in the inner bends in gravel or gravely clay deposited by the slower path of the current. Often these extended

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<sup>1</sup> . See I. Clark, Aboriginal Tribes and Clans: an historical atlas of western and central Victoria 1800-1900 for useful information and a bibliography.

<sup>2</sup> . See I.S. Finlay and P.M. Douglas, Ballarat Mines and Deep Leads for accurate geological information and for a very useful bibliography on all geological and geographical materials and reports related to the region.

<sup>3</sup> . See J.G.G. Douglas & J.A. Ferguson (eds), Geology of Victoria and E.S. Hills, The Physiography of Victoria for general geological information.

to large terraces such as at Golden Point that stretched for nearly one kilometre and was over 200 metres wide.<sup>4</sup>

The first settlers, the pastoralists, were impressed by the extensive grassy plains of rich volcanic soil surrounding the higher rocky outcrops and gently rounded hills, and with the permanent water in the creeks and lakes. The annual rainfall of 75 cm ensured almost permanent water during normal years with the added advantage of numerous natural springs feeding from the underground water supply. The stringy bark forests on the rougher, higher ground in areas such as Invermay supplied adequate building materials and wood for fires and there was clay for brick making and rocks for chimney building. Even when Lake Learmonth and Lake Burrumbeet dried up during the really dry summers of 1838 and 1840, the rich basaltic plains allowed for wheat and other crops to flourish. Those seeking gold needed to look beneath the land which seemed suitable only for grazing or crops and try to imagine an older landscape that lay hidden but may hold gold as it did in California.

When alluvial gold was found in 1851 it was not first discovered in creeks bisecting the lush plains but up higher on the gravelly slopes. Here the gold was held in early accumulations that were now uncovered by erosion. Some gold had washed down into the flowing creeks but some gold was still trapped in the early terraces now found higher up the inclines. Miners followed the gold down to the creeks and back up to the accumulations. They soon realised that there was still more gold buried under the lava flows which had covered the older streams as these streams also held deposits loosened from the early accumulations. They followed the Deep Leads under the lava deposits or mapped their courses and dug through the overburden. When these finds were exhausted, the miners turned their attention to the gold held firmly in the seams encased in quartz far under ground.

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<sup>4</sup>. W. Bate, Lucky City: the first generation of Ballarat: 1851-1901: The First Generation in Ballarat 1851-1901, p. 8.

## MIGRATING

### 2. PEOPLING AUSTRALIA

#### **2.1 Living as Australia's earliest inhabitants**

The Wathawarrung who gathered at river bends along the terraces to trade and greet neighbours for ceremonies inhabited a cool but rich landscape.<sup>5</sup> The extensive kangaroo grass plains supported a useful kangaroo population, possums and koalas were common in the higher forested areas and the creek and lakes were well stocked with fish. The murnong, a nutritious and favoured native yam, was found right through the region. The area was not highly populated but was a popular meeting place and trading site, often for the greenstone axe blanks brought from Mt William. Many of the more prominent elements in the landscape, such as Mt Buninyong and Mt Warrenheip had rich religious symbolic meanings and names such as Wendouree, Burrumbeet, Buninyong, Warrenheip and Ballarat commemorate their Aboriginal heritage.

The first settlers, the Learmonth, had mixed relationships with the local Aborigines. Competition for the grassy plains and water sources, the habitats most desired by both Aborigines and Europeans, was a deciding factor although how the squatters treated the Wathawarrung was also relevant. While some squatters encouraged Aborigines and used them as part of their labour force, others, like Somerville Learmonth, refused to have them on the land he had selected. Within a decade the Wathawarrung had been forced off most of their land. Many were already suffering from a range of introduced diseases spread from contact with overlanders or Aborigines who had already been in contact with Europeans, for which they had no immunity. The discovery of gold clinched the case and Aborigines became fringe dwellers on the edges of this rapidly growing community within 20 years of first settled contact. Government intervention and resettlement activities meant that few people could remain on their traditional lands but today Ballarat has an active Aboriginal Co-operative that is involved in a wide range of activities for their members and for the community.

#### **2.4 Migrating**

The Europeans drawn to the Ballarat environs prior to the discovery of gold, came from mostly Anglo-Saxon stock drawn to the fertile plains and the cheap licences for grazing land. They were usually young men from families familiar with the land and animal husbandry.<sup>6</sup> Settled on the large runs these young men married neighbours daughters or brought their young families onto the land with them as conditions grew safer and easier for women and children, however the country was only sparsely populated when gold was discovered in 1851.

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<sup>5</sup> . The local Aboriginal group are part of the Wathawarrung whose country stretched to Geelong and along the coast. Ballart district was the northern edge of their range and a popular meeting place for trade and ceremonies for adjoining groups. G. Presland (ed), Journal of George Augustus Robinson, January-March 1840, Records of Victoria Archaeological Survey 1977 has good information recorded at the time while W.B. Withers, The History of Ballarat, , History of Ballarat recollects some living memories of Aboriginal life. See also Ian D. Clark, Aboriginal Languages and Clans: an historical atlas of Western and Central Victoria, 1800-1900, Monash Publication in Geography, No. 37, 1990.

<sup>6</sup> . See R.V. Billis & A.S. Kenyon, Pastures New: an account of the pastoral occupation of Port Phillip, 1930 and M. Kiddle, Men of Yesterday.

The discovery of gold brought people from across the world to Ballarat. Chinese, Americans, Americans, French, Spanish, Italians, Germans, all were attracted by the prospect of winning a fortune from the easy workings.<sup>7</sup> The most numerous, however, were still the Celts.<sup>8</sup> English, Irish, Scottish and Welsh and Cornish people all brought part of their heritage with them and of all the groups who arrived in Ballarat, they were the largest group who stayed after the gold became harder to find and diversified into other occupations. The heritage they brought with them has had a strong influence on the development of Ballarat and surrounding areas as they attempted to transform this new land into a semblance of the one they had left behind. Although the Chinese also remained in the district they left far less visible evidence of their labours nor did they influence the architecture or city layout. The scanty remains of market gardens or earlier water races do exist but are less noticeable than the grand buildings along the major streets or the clusters of miner's cottages.

Although strongly nationalistic and sharing a past, each group exhibited different attitudes towards this new country and towards the British authority structures who governed them.<sup>9</sup> The rebelliousness of the Irish miners towards the disliked British rulers was transformed into open defiance when the hated license hunts were carried out by British authorities. The Cornish and Welsh came from mining stock and their expertise and skill learnt in the tin, coal and copper mines of Cornwall and Wales ensured them respect amidst a community of miners.

The mining industry, as it grew to be, relied heavily on the contribution of the Cornish Jacks, as they were called and the independence of the Cornish system of tributing (or working in a co-operative shared manner), became an important part of Ballarat's mining heritage. Their contribution to social life was also important and the impact of Cornish Methodists/Wesleyans can be seen in the surviving churches that they built from their earnings. The Welsh custom of eisteddfod, or musical and singing contests, eventually translated itself into the Royal South Street competitions, debating societies and quest for education leading to the establishment of the various educational facilities for which Ballarat is known.

The legacy of the various groups who emigrated to the Ballarat area can be demonstrated through the naming of areas like Canadian Gully, Yankee Flat Road and Scotsman's Lead or the Cambrian Hills, which so reminded the Welsh of their homeland or by the identification of districts like the Eureka Lead and the area around St Alipius Church in Ballarat East which has traditionally been associated with the Irish. The Scottish clustered around the open ground of Scotsburn, one of a number of areas that reminded them of their homelands while the Chinese gathered at Golden Point or in the market gardens they tended along the river courses. These names were originally intended as markers so that visitors could find their compatriots in the chaos of the goldfields but the names remained long after the gold rush was over.

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<sup>7</sup> See K. Cronin, Colonial Casualties: the Chinese in early Australia, J. Gittens The Diggers from China: the story of the Chinese on the Goldfields, I.F. McLaren, The Chinese in Victoria: official reports and documents and M. Cawthorne, The Long Journey for general information and local histories for local information.

<sup>8</sup> . See J. Croggin, "The Celts in Ballarat", Phd thesis, University of Ballarat, 2001 for a strong discussion on how the Celts were instrumental in the development of Ballarat's history.

<sup>9</sup> . See S. Alomes, A Nation at Last? The Changing Character of Australian Nationalism 1880-1988, 1988; R. Birrell, A Nation of our Own: citizenship and nation building in Federal Australia, 1995; K. Inglis, The Australian Colonists: an exploration of social history 1788-1870, 1993; R. White, Inventing Australia: images and identity 1688-1980, 1981 for general information. For specialist material see P.O'Farrell, The Irish in Australia, 1986; P.J. Payton, The Cornish Miner if Australia: Cousin Jack down under, 1984; M. Prentis, The Scots in Australia: a study of New South Wales, Victoria and Queensland 1788-1900, 1983 and D. Watson, Caledonia Australis: Scottish Highlanders on the Frontiers of Australia, 1984 among others.

The landscape gradually changed as these immigrants transformed it into one more reminiscent of home through the application of traditional farming practises. The Hawthorn hedges visible in the open countryside today and the extensive potato fields, once tilled by the Irish are one of the reminders of their presence while the spires of churches built for particular religious congregations reflect their traditional worshipping patterns. The Scottish legacy can best be illustrated by the many statutory contributions funded by the various individuals who had conserved their wealth in typical Presbyterian fashion, wealth to be spent not on ostentatious living but on bluestone churches or long lasting monuments, or even educational institutions.

## **2.6 Fighting for Land**

The pastoralists hungered for the very land most utilised by the Wathawarrung, the grassy plains.<sup>10</sup> The first settlers took up land along the creeks and around the lake frontages forcing the Aboriginal people away from the places they most needed.<sup>11</sup> William Yuille's station, Murgheboluc was attacked in June 1837 and Thomas Learmonth's station, "Boninyong" had his hut-keeper murdered in April of that year.<sup>12</sup> A neighbour, Hugh Blackney also lost sheep. Later, in 1840, Learmonth's out-station at Black Hill was attacked. Somerville Learmonth refused to have Aborigines on his station after a series of attacks but even as early as 1840 George Augustus Robinson noted that neighbouring squatters had very different relationships with the local Aborigines, some encouraging them to be around and others reporting continual trouble. Ten years after the squatters and their sheep arrived, and just prior to the gold rushes, the Aborigines had been forced off all viable land, were suffering severely from venereal disease and could live only on the fringes of what was fast becoming a settled landscape.<sup>13</sup>

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<sup>10</sup>. See R. Spreadborough and H. Anderson, Victorian Squatters, 1983 for information about early squatting runs and P. Cabena, H. McCrae and E. Bladin, The Lands Manual: a finding guide to Victorian Land Records 1836-1983, 1989 for information on records relating to land, including Crown Lands, Reserves, licences, leases and so on.

<sup>11</sup>. See Clarke, Aboriginal Language and Clans, 1800-1900, pp 275-312 for a year by year account of their struggles.

<sup>12</sup>. See the Learmonth Diaries, 'T. & S. Learmonth Station Diary, January 1839 to 2 February 1844' and 'W. Learmonth Diary August 1844 to 26 May 1846' held in the La Trobe Library Manuscript Collection for useful daily accounts.

<sup>13</sup>. W. Bate, Lucky City: the first generation of Ballarat: 1851-1901, p. 4.

## ECONOMIC DEVELOPMENT

### 3. DEVELOPING LOCAL, REGIONAL AND NATIONAL ECONOMIES

#### 3.3 Surveying the continent

##### 3.3.3. Prospecting for precious metals

There are three distinct periods of gold mining in the Ballarat region; alluvial, Deep Lead and quartz mining.<sup>14</sup> The shallow alluvial deposits were easily worked by individuals with little equipment other than picks, shovels and cradles or puddlers and were the primary source of gold between 1851-52. Working along the flowing creek beds, such as Specimen Vale Creek and Yarrowee Creek, and in old dry beds of former creeks, miners extracted the nuggets and loose gold flakes and dust. In the process they recognised that this loose gold had originated in the harder to mine quartz beds below the surface and had been eroded out over many years. As the alluvial gold deposits were quickly exhausted miners then began following the deep alluvial leads down below the surface employing the same techniques as they had on surface leads. This was hard dangerous work as the pebbled creek beds often still contained water and rotting vegetation. Even so the bad air and loose creek beds failed to deter the miners who were encouraged by the substantial yields. Deep lead mining was best undertaken with small groups of men working together for safety and for efficiency and was most common between 1853 and 1875. Eventually the problem of constant pumping at extensive depths made these mines less profitable.

As the deep leads became too deep to mine safely without extensive pumps and equipment, some miners turned to the quartz reefs that were best mined by groups working in co-operation. Quartz mining became one of the major industries in the region for the next sixty years, from 1854 onwards, and many innovations, such as locally made stamper shoes and the addition of annular tubes to Cornish boilers, were developed in Ballarat to make the work more efficient and the yields higher. Overseas equipment was tested and adapted and the staff and students at the Ballarat School of Mines (1870) fine tuned many industrial technologies for Ballarat specific purposes. Quartz mining required solid investment, often from large companies in Australia or abroad, and miners became wage labourers or tributers taking a share in the output with the main gains being held by the share owners. The earliest quartz mines were at Black Hill, Gum Tree Flat, and Canadian Gully and along the White Horse Range towards Mt Clear.<sup>15</sup>

Batteries crushed the hard rock day and night and by 1860 there were 350 stamper heads working from 30 mines along the Ballarat East lode. A number of famous mines worked in the immediate vicinity of Ballarat East making this part of Ballarat both residential and industrial. These mines included the Parade Mine where the East Locomotive sheds were; the Victoria United near the corner of Corbet and Princes Street; the Britannia United opposite the Uniting Church in Barkly Street; The Sulieman Pasha in Main Road; the Last Chance on the corner of Main Road and Eureka Street; the Llanberris and No 1 Llanberris on the current Llanberris Reserve site and the

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<sup>14</sup> . See W. Bate, Lucky City: the first generation of Ballarat: 1851-1901 and A.W. Strange, Ballarat: the formative years among others for descriptions of mining and mining life.

<sup>15</sup> . A.W. Strange, p. 55

Speedwell (later part of the North Normanby Mine within Sovereign Hill grounds). The New Normanby and the North Woah Hawp Mines near Sovereign Hill were also exceptionally rich producers.

Many localities in and around Ballarat such as the Black Hill Precinct, Mount Pleasant and Golden Point, Eureka and Victoria Park are linked to mining history although it could be argued that all of Ballarat's history is connected to mining in some form or another. There still remains evidence of mining in the form of mines themselves, mine dumps, the remains of engine house footings or other mine buildings, brick cyanide vats, dams or races or obviously disturbed landscape but much of the physical remains are now hidden underground or under sub division or public spaces. Gold mining is still a current activity with the Ballarat Goldfields Company decline currently working below the New Normanby Mine under the Sovereign Hill Museum site and beyond. Recreational mining and prospecting is also popular although this activity mostly occurs today outside the city precincts.

### 3.3.4 Looking for land with agricultural potential

As the Port Phillip District began to expand during the late 1830s, and prior to the discovery of gold, the squatters quickly moved out searching for grassy pasture lands. The wool industry was still the largest form of primary production and had the capacity to be able to generate wealth with little capital outlay. Explorer Thomas Mitchell's report on "Australia Felix" after his 1836 journey encouraged further exploration and the flocks of sheep soon reached the Ballarat district travelling from Geelong via Buninyong. By 1840 all the best land had been taken up and stations were relatively settled.

*Pastoralists laid down a loose framework of settlement, soon given focus by the township of Buninyong, set at the foot of the old volcano that signalled the boundary between hill and plain and between the dense and open forest. ...By then [1840] with some right to freehold, pastoralists had erected solid structures of timber, brick and stone. Most grew wheat, vegetables and fruit and followed the market for sheep, cattle and horses in a flexible capitalist way. Among his other buildings, William Coghill set up a flourmill on the creek named after him and the Learmonths, near Buninyong, had extensive yards, a large woolshed and a smelly boiling down works for producing tallow.*

Early stations commenced as large runs and were taken up by squatters. Many were transferred to new owners over time or were re-structured into smaller runs as the leasehold system came into operation.<sup>16</sup> Small huts delineated the boundaries of runs as squatters attempted to establish their holdings while larger, although often still simple rustic buildings, became the nucleus of the station complex.<sup>17</sup> The larger runs were held by prominent squatters, such as the Learmonths, the Coghills and others, many of whom played leading roles in Ballarat's social and political history. Some, like W.J.T. Clarke at Dowling Forest who had a large number of tenant farmers, presented an appearance with similarities to the class structured farming systems of England and the philanthropy of his son, Sir William Clarke at a later period, was in keeping with this image.

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<sup>16</sup> . See G. Serle, [The Golden Age](#) for more detailed information.

<sup>17</sup> . See R. Spreadborough and H. Anderson, [Victorian Squatters](#) for useful information on run boundaries and patterns of ownership as well as R.V. Billis and A. S. Kenyon, [Pastoral Pioneers of Port Phillip](#).



### **3.4 Utilising natural resources**

#### **3.4.3. Mining gold**

Gold was first discovered in the region at Clunes in the June of 1851, quickly followed by finds at Buninyong and a few weeks later at Ballarat. The three major phases of gold mining at Ballarat, alluvial, deep lead and quartz mining, developed a strong local gold mining industry that is still in operation today. Evidence of gold mining abounds within the city limits and mullock heaps, engine house remains, brick footings and the mine shafts themselves are dotted about. Many local industries grew from operations designed to support mining while even the road formations and housing layout reflects the impact of mining on the community as early roads followed the leads or diverted around active mines. As the major industry in the region for many years, gold mining is an integral part of the history of Ballarat and remains fundamental to any understanding of how the city grew and developed in the way it did. The evidence of the importance of gold and the wealth it created is not only found in the built environment but in the presentation of a city proud of its heritage.

#### Stone

The abundant quartz and granite integral to the goldfields was also a factor in establishing Ballarat as a city proud of its built heritage. Cheap and easily available road metal, both quartz and crushed bluestone, supported the local council's road making abilities and enabled a strong road system to be developed. Often edged by cut bluestone kerbs and gutters, the main road systems provided a settled, somewhat mannered look which set off the growing portfolio of government and private constructions which were built around the 1880s. The wide curved bluestone gutters found in both in Ballarat East and West are an excellent example of the workmanship and quality product available to Ballarat's road makers. Gutters, kerbs channels and lanes all demonstrate the output required. The stone quarries at Ballarat West increased their output to cope with the demand during this period as substantial businesses, residences and public buildings were erected. Although the majority of private residences were of timber, the grand buildings used stone and brickwork, often in wonderfully designed forms, to deliver buildings designed to impress with their style, wealth and substance.

#### Clay

Local clays had been used in many early constructions and it was common for large stations to have their own small brickworks on site to supply their building needs. These soft, hand made bricks weathered far more rapidly than later machine made, kiln dried bricks but examples can still be found in older houses. The local brick making industry soon developed into a strong part of Ballarat's industrial strength and supplied bricks for many of the houses and cottages as well as fine public buildings. The Ballarat East Brickworks at Black Hill (also known as Hoffmans) was an extensive operation that worked until around the 1930s.

*Bricks from the clays of Ballarat East were also readily available, but few from Ballarat West until after 1900 when Selkirks moved in from Allendale. As a great brick producing area, with strong aesthetic influences and a willingness to experiment, it is not surprising that Ballarat has fine examples of brick buildings and many splendid chimneys on weatherboard houses. The Ballarat East Library (1867) is an unusual and early example of polychrome work. Its architect, Ohlfesen-Bagge even used the medium on retaining*

walls at the outlet of the Gong Gong Reservoir (1874). The high point of this approach to brickwork was reached in the Mair/Dawson Street Congregational Church (1881).

The mining slump of 1869 had a disastrous impact on all industries, even brickworks. *How seriously can be measured by the production of the City brickworks. In 1869, twenty-six yards at Ballarat East and three at Ballarat West made 7,150,000 bricks while in 1871 a total of 15 yards produced only 500,000...Not far away, and echoed elsewhere in the basin, where the clays had frustrated miners, was the Eureka Tile Works (1911) derivative of brick making (for which the East had been famous) and popularizer of the tiles that turned rooftops red.*

To counter the 1869 downturn, the extensive Ballarat Woollen Mill was designed by local architect Caselli to be built in polychrome brick while the erection of some seventeen state schools, all in brick, helped stabilise the brick making economy. Although the public building and commercial establishments were often built in brick, usually with tiled roofs, most houses were constructed more cheaply of timber with corrugated iron roofs. The brick and tile making industry is still strong in Ballarat and district with Selkirks supplying bricks to the general district and beyond.

Coal, Lignite and Kaolin were also mined in the study area but were of minor significance.

#### **3.4.4. Making forests into a saleable resource**

The Wathawarrung probably used fire-stick farming methods to encourage open grazing areas as they did elsewhere in Australia. *The extent and density of the resulting open forest is not precisely known, although early European surveyors recorded well-spaced gum, wattle, lightwood and honeysuckle over the grey volcanic soils. On the chocolate soils the trees were taller, straighter and denser, so that the Bullarook forest provided timber resources that gave Ballarat an extra economic advantage.*

The forests soon shifted underground as the extensive mines required timber to shore up shafts, to fire the massive steam engines and to build the structures to house the machinery.<sup>18</sup> Timber mills sprang up wherever there was suitable timber growing and the extensive forests became rapidly de-forested.<sup>19</sup> Charcoal burning was a familiar sight in the stringy bark forests as blacksmiths and foundries all required a regular supply to generate the heat needed to manipulate metals. Mining was an extensive user of machinery and metals and numerous blacksmiths laboured to produce gear wheels and rods, whims and puddling machines and the huge variety of implements and tools needed in the large mines. The demand for spare parts was constant and each one needed to be made individually using patterns that were then cast or fashioned. Between the foundries and the blacksmiths the charcoal burners had a secure market for their produce.

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<sup>18</sup> . See L. Carron, A History of Forestry in Australian, F.R. Moulds, The Dynamic Forest: a history of forestry and forest industries in Victoria and A. Taylor, A Forester's Log: the story of John La Gerche and the Ballarat-Creswick State Forest 1882-1897, 1998 for a useful overview of forest history.

<sup>19</sup> See Carver, M., 'Forestry in Victoria 1839-1919', 5 vols, typescript, DNRE Library, n.d; Harmon, R., 'The Ballarat Urban Forest Landscape Assessment Study: a descriptive and analysis of forested landscapes in and around Ballarat', 1981; Wigglesworth, A., Ballarat and Creswick State Forest, Misc Forest Plan, Lands Victoria Map Collection, 1874 and Semmens. E.J., 'A Brief History of Forestry in the Ballarat District from the Opening of the Mining Era in 1851 to 1888' in E.J. Semmens Collection, typescript, University of Melbourne Archives, 1945 for work on local forests.

Domestic houses absorbed a large amount of dressed timber for the popular miner's cottages while heating and cooking consumed immense amounts of wood that was delivered regularly to every home. Ballarat had a high proportion of timber homes, (over 85% of all homes in the 1870s and 1880s) and as the older rough dwellings needed replacing after about 20 years, the re-building continued through till the 1890s.<sup>20</sup> Ballarat timber industries thrived and local timber from local mills also supplied markets much further away. But by the turn of the century the forests had gone and although the demands for firewood continues, the wood comes from forests outside Ballarat. Timber milling declined as the trees became harder to source and although some timber houses are still built, the fashion for brick veneer coupled with the shortage of kiln dried suitable timber is demonstrated in the houses on new estates that are primarily built of brick.

### **3.5 Developing primary production**

#### **3.5.3. Developing agricultural industries**

The pastoralists had enjoyed a number of good years during the goldrush supplying the growing Ballarat market and had diversified into various forms of agriculture apart from the mainstay of meat and wool or hides. Crops were an easy agricultural pursuit as most large stations already grew sufficient crops for their own need and often milled or ground their own grain. They simply expanded their traditional practice and continued to do so until pressure from government forced the break up of large runs held under Squatter's Rights from the late 1850s onwards.

The subdivisions resulting from the Land Settlement Acts beginning in 1854 allowed former miners and others access to good lands and the demand from the growth of Ballarat and other markets encouraged closer settlement and intensive farming practises. After the Eureka Rebellion in 1854 intensive pressure was placed on government to open access to land and the result was a distinctive regular pattern of settlement. Protected by the high cost of transport, the local farmers were able to enjoy advantageous access to steadily growing and relatively wealthy market in Ballarat.

*...at the corner of Mair and Armstrong Streets, the Hay and Corn Market, opened in 1859, was flourishing; and further out on the Creswick Road the stock agents Hepburn and Leonard had large saleyards, slaughter yards and bone mills. 1862 as many cattle and pigs and almost five times as many sheep were slaughtered in Ballarat as in Melbourne and even though the numbers dropped then (because of the railway?) they remained very high.*

The foundries and factories of Ballarat built to cater for the mining industry also served the agricultural industry and produced the needed implements. Innovations such as the double plough allowed for more efficient farming practises, properties like Ceres near Lake Learmonth, once the home of Thomas Bath, had access to water for irrigation and the growing wealth of the farming community enabled the building of substantial houses, machinery sheds and other farm buildings. Flour and grain mills were common in the area with several listed at Buninyong in 1875, a number at Ballarat, and others at Burrumbeet, Learmonth and Blowhard.<sup>21</sup> Milling was a major industry for Ballarat until a

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<sup>20</sup> . W. Bate, Lucky City: the first generation of Ballarat: 1851-1901, p. 207

<sup>21</sup> . See L. & P. Jones, The Flour Mills of Victoria 1840-1990 for further information on individual mills especially pp 218-235.

combination of factors such as grain growing moving to the north and west, soil exhaustion and the requirement of larger farms for efficiency brought a market downturn in the late 1860s.

Wine growing was another agricultural pursuit that flourished although it mostly supplied a local market. *There is evidence of vines and winemaking. The statistics for 1889-90 record two growers in Ballarat Shire producing 180 hundredweight of eating grapes and turning 32 hundredweight into 240 gallons of wine, from eight acres of vineyard. A detailed breakdown records a smaller acreage; Jeremiah Griffin have five and William Ross hold an acre at Coghill's Creek, and Ferdinand Segar an acre at Mount Beckworth. The first recorded Ballarat vineyard was planted in the 1850s at Dead Horse Gully, in conjunction with a hotel owned by Charles Fleischauer from Strasburg. It was a little piece of Europe.*

Sulky Gully on the Creswick Road supported several acres of vineyards and orchards as well as market gardens in the 1860s and continues to grow grapes, now at Dulcinea Winery. More vineyards flourish on the south side of Mount Beckworth while other areas around Ballarat are beginning to plant grapes again.

Wine growing was not the only beverage industry in Ballarat. Breweries and cordial factories were common and supplied a larger market than just the local one.<sup>22</sup> Warrenheip Distillery at Dunnstown relied upon the clear spring water to produce whiskey and spirits that were sold in many towns and cities while numerous breweries and cordial factories were situated in Ballarat itself. The largest cordial factory, Rowlands and Lewis, was located by Lake Wendouree and they became famous for the triad of drinks so welcome to thirsty diggers; lemonade, ginger beer and soda water.<sup>23</sup> Although the water supply had been improved after the first disastrous years when dirty water caused so much illness and disease on the goldfields, people still preferred to drink beverages they could rely upon. There were a number of breweries in Ballarat itself, the majority in Ballarat West, and others at Buninyong and Warrenheip. During the 1930s Depression the brewing industry in Ballarat remained stable as few were prepared to give up their drink but the takeover of Ballarat Brewery by Carlton and United in 1958 eventually saw the close of this important Ballarat based industry.

There were obvious benefits in developing associated industries. The large and vigorous saleyards brought trade into Ballarat and the regular sale days supported a variety of small businesses which catered for the traffic, hotels such as the Cattleyards Inn and the Market Hotel provided food, drink and accommodation while other companies supplied transport requirements. Cartage firms, labour exchanges and stock and station agencies all benefited. The Ballarat Woollen Mill was able to use local wool to produce a marketable product and other industries such as fell mongering and tanneries also traded off the livestock market. As did the three bacon factories, Farmers, Day's and Foords.<sup>24</sup> The local boot and shoe trade ran to a number of factories which had a ready market in the number of people requiring sturdy work shoes and with access to locally tanned leather from tanneries at Wendouree and at Buninyong. Flourmills were essential to the growing bakery trade as people turned to cheap commercially made bread rather than home baked produce.

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<sup>22</sup> W.B. Withers, The History of Ballarat, p. 295

<sup>23</sup> W. Bate, Lucky City: the first generation of Ballarat: 1851-1901, p. 129

<sup>24</sup> . W.B. Withers, The History of Ballarat, p. 297

The rich soils and clean water that was of such benefit to early agriculturalists was equally beneficial to the later horticulturalists who established the wide range of nurseries now an important part of Ballarat's agricultural industry. Exotic shrubs and trees for the nursery trade are the most popular form of produce although herbs and native plants are also well represented. The civic gardens, street plantings and Botanic Gardens, as well as events such as the Begonia Festival, encourage home gardeners who also support a variety of nurseries devoted to the retail trade.

### **3.7 Establishing communications**

#### **3.7.1. Establishing Postal Services**

Getting mail to people on the goldfields was difficult when miners lived under canvas in temporary accommodation.<sup>25</sup> Deliveries were impossible and mail needed to be collected from the Post Office in person. Post Offices were established quite early. The first official one run by a Mr Adams was situated close to the Government Camp and superseded one run by two newspaper reporters in an ad hoc fashion.<sup>26</sup> The Government Camp, in what is now Camp Street, was located on a quartz hill, later called Post Office Hill after the Ballarat Post Office was established there, although there had been an earlier temporary timber Post Office in Mair Street.<sup>27</sup> The first permanent post office building, a strong rendered brick building, on the corner of Lydiard and Sturt Street was completed in 1863/4.<sup>28</sup> The tower was added in 1885 at the height of the boom building phase.<sup>29</sup> The Ballarat East Post Office was also built in 1884 although there would have been branch post offices in the areas earlier.<sup>30</sup>

In smaller settlements the post office and the hotel were the two major social meeting places and every township had a post office or branch. *Post offices were simple structures, indeed by 1911 most of them, where relevant, were associated with [railway] stations – except at Windermere where there was a post office and store and at Learmonth where the post office was well established by the time the rails came in 1888.*

Post offices remained the central point of communication until the 1980s and 1990s when gradually Australia Post withdrew service points from both small and medium country towns. Today the post offices that do exist, often placed in modern shopping centres rather than in the centrally placed original post office, undertake a variety of functions rather than simply mail delivery.

#### **3.7.2. Developing electric means of communication**

The electric telegraph system was extended to Ballarat from Melbourne on 3 December 1856, a symbolic date - the second anniversary of the Eureka uprising – that was

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<sup>25</sup> . See J.R.W. Purves, The Postal History of Port Phillip District 1835-1851 and C. Gibbs, History of Postal Services in Victoria for general information on post offices and John F. Waghorn, 'Index to Victorian Post Masters' and Post Mistresses', 1987 and John F. Waghorn, 'Mail Contractors in Victoria 1838-1901' for information about post masters.

<sup>26</sup> W. Bate, Lucky City: the first generation of Ballarat: 1851-1901, p. 22.

<sup>27</sup> W. Bate, Lucky City: the first generation of Ballarat: 1851-1901, p. 14 & 46 and W. Jacobs, op cit, p. 32.

<sup>28</sup> W. Bate, Lucky City: the first generation of Ballarat: 1851-1901, 178.

<sup>29</sup> W. Jacobs, Ballarat: a guide to buildings and areas 1851-1940, p. 22.

<sup>30</sup> . Jacobs, op cit, p. 79-80.

mentioned in the first despatch received.<sup>31</sup> The telegraph allowed for much faster communication from Melbourne although mail services were also fast and secure.<sup>32</sup> Of the three major townships outside Melbourne, the Ballarat postal and telegraph services were far busier than either Geelong or Sandhurst (Bendigo) and, as post offices also handled numerous cash transactions prior to the establishment of major banking services, post offices were very busy places. Letters, packets and parcels as well as newspapers were sent and delivered but savings bank deposits and money orders as well as the electronic transfer of monies and messages meant that much of the business of Ballarat was transacted at the post office.

The post office buildings themselves were a tangible reminder of the importance of communication and the ability to transfer funds but the infrastructure of the telegraph system and the later telephone system also altered the landscape. Poles and wires ran along country roads and urban streets providing visible evidence of the connections that had been made. Stretching across vast distances, the intrusion of these installations remains visible today. The newer intrusions of satellite dishes and telephone towers placed high on a mountain top are equally visible but demonstrate the reliance country people now have on instant communication via mobile phone and Internet.

### **3.8 Moving goods and people**

#### **3.8.6. Building and maintaining railways**

The rail lines reached Ballarat in April 1862 linking the port town of Geelong with this major provincial inland town along a route easier to build and use than the Melbourne route that lay over the Pentland Hills.<sup>33</sup> It was the largest railway complex built during the rail expansion period demonstrating the importance of Ballarat and gold to the state of Victoria. The tracks quickly spread outwards and Ballarat became a hub rail centre with lines going north through Creswick, out to Ararat, Stawell and the Wimmera then across to Adelaide as well as reaching townships like Scarsdale, Haddon and Smythesdale.<sup>34</sup>

Lines were also built through Ballarat to Melbourne with special, purpose built lines going to the Saleyards and out to the Racecourse. The Racecourse line carried large crowds to the track offering an easy and pleasant day out.<sup>35</sup> In fact the railways serviced five country racetracks as well as other recreational parks and venues. The main line forces the division of Ballarat into north and south segments as the raised lines provides such a strong visual element in the landscape of the city. The style and size of the Ballarat Station complete with clock tower and Goods sheds, complemented the gracious buildings in Lydiard Street, and encouraged the redevelopment of many, and it presented Ballarat as a substantial town to incoming passengers.<sup>36</sup>

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<sup>31</sup> . W. B. Withers, History of Ballarat, p. 314-5

<sup>32</sup> . See Kevin Livingston, The Wired Nation: the communication revolution and federating Australia on the history of the telegraph

<sup>33</sup> Gibbons, A & Ward, A., "The Ballarat Extension; a study of the railway from Geelong to Ballarat" Architecture Theses, University of Melbourne, 1965.

<sup>34</sup> . See L.L. Banfield, The Ararat Railway Centenary: a history of the Ballarat to Ararat railway and lineside guide, 1975 and Ballarat and Ararat Line, 1872-1873 for information about the Ararat line.

<sup>35</sup> . See L.J. Harrigan, Victorian Railways to '62 and C.C. Singleton & D.Burke, Railways of Australia for general information on railway history.

<sup>36</sup> . See A. Ward, 'A Study of Historic Railway Buildings and Structures for V/Line', March 1988; A. Ward, A., "Review of

The northern and western lines brought wool and wheat as well as passengers and brought the skilled metal working industries in Ballarat, which had developed to support the mining industry. It also allowed these industries to supply stock to the mines along these routes as well as compete with interstate and overseas markets now that cheaper and more reliable transport was available. When the slump of the 1890s began, this diversification helped some foundries and metal workers to survive.

The Phoenix Foundry began complete steam engines based on their ability to manufacture boilers and steam engines used in the mines, and their growing capacity to repair and re-build trains in the Ballarat workshops, the Phoenix Foundry moved into building complete steam engines.<sup>37</sup> By 1883 the Foundry had built 00 steam engines using a staff of 430 people.<sup>38</sup> Another 100 engines were completed over the next four years and Ballarat built engines were seen on almost every track in Australia as the extension of rail lines continued across the country.<sup>39</sup> The industry had strong government financial support that was necessary, as Ballarat had no access to any local raw materials other than the skill of the local tradesmen. Other local industries developed that relied on the Railway workshops as their major customer and their fortunes were intricately linked to them.

Once the major developmental phase of railway expansion was over other factors came into play and the industry suffered a downturn and gradually, as the car became the favoured means of transport for country people, passenger services were withdrawn. The establishment of the Newport Railway Workshops had a dramatic effect on Ballarat's capacity to compete although Ballarat continued to play a strong role in railway maintenance and repairs. The Ballarat Railway workshop was the most important heavy industry in Ballarat in the 1950s. The importance of rail to Ballarat is not just in the lines of communication and transport links it opened up but also in the infrastructure it caused to develop which built upon the skills required for the mining industry.

### 3.8.7. Building and maintaining roads

One of the characteristic features of the Ballarat Study Area is the road pattern. The earliest roads traced the movement of squatters and their flocks as they moved to market or brought produce and materials back to their stations from the growing townships of Geelong and Melbourne. The very first road was the three-chain wide stock route that connected Geelong and Adelaide and was the precursor to Sturt Street. The Geelong-Buninyong route was well travelled and was preferable to the more difficult Melbourne Road that covered rougher ground and crossed the Bullarook and Wombat Forests. The main Geelong route extended north to stations further out at Smeaton and Clunes or west towards the more remote plains.

These same routes were later used by miners and others attracted to the goldfields bringing more traffic and forcing the development of local road boards, the forerunners of

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Railway Sites of Cultural Significance within the City of Ballarat", 1991 and

A. Ward, & A. Donnelly, 'Victoria's Railway Stations: an architectural survey, 4 vols, March 1982 for relevant information on both Ballarat and other station buildings in the Study Area.

<sup>37</sup> . See 'Locomotives built by the Phoenix Foundry Company of Ballarat', 1984, 'Historical Notes' Ballarat 1956, Australian Railway Historical Society, 1956 and the 'Report of the Royal Commission on the Cost of Making Railway Locomotives at the Phoenix Foundry, Ballarat', n.d. for more information on the Phoenix works.

<sup>38</sup> . W. Bate, Lucky City: the first generation of Ballarat: 1851-1901, p. 213.

<sup>39</sup> See D.E. King,, The Golden Steam of Ballarat, 1973

local councils, to manage the necessary road making activities such as road formation, bridge building and ongoing maintenance.<sup>40</sup> The lighter passenger and mail coaches and the heavy bullock wagons that traversed those early tracks always took the easiest routes that later became the major highways and connecting roads.<sup>41</sup> In some areas that were not made into roads the marks of the coach tracks are still visible. Cobb and Co's coaches, especially the comfortable Concord coaches, could move people and goods faster and more efficiently than the heavier British coaches and they handled the rough tracks well. They used a system of regular horse changes at the stables, such as Dobson's Cobb and Co stables in Burrumbeet, so that the pace could remain regular.

Later, in the more densely populated areas after the 1865 Selection Acts forced the subdivision of large station runs, the characteristic grid pattern developed, criss-crossing the landscape and carving the land up into neat and tidy square parcels. Oblong blocks of 80 acres were most common with roads on a north-south and east-west axis giving the area a regular appearance that was further enhanced by the planting of hawthorn and gorse hedges or cypress windbreaks. The rich volcanic soils in the open areas of the study region could carry closer settlement, unlike the forest areas of Invermay and Haddon for instance, and these sections were soon intensely farmed. Townships grew up along these straight and clearly defined roads, often spaced at regular intervals that were determined by how far a man or horse and cart could travel in a day.

In west Ballarat on the escarpment, the surveyors laid out the streets and roads in a typical township grid with Sturt Street as the backbone of the plan. The major cross street was always Lydiard Street that originally contained the Government Camp and other public buildings. Lydiard Street was a little away from the diggings themselves allowing for this development mix of social, as in the hotels, and the legal, as in the gaol, solicitors offices and a number of substantial churches. The survey was quickly expanded as the demand for residential land increased. Miners preferred to live close to their work and by the late 1850s small timber cottages in the area south of Dana Street housed numerous miners and their families, with the cheap and available land encouraging a high rate of home ownership. A further boom in the 1870s led to another spurt in the development of roads in West Ballarat by government survey while later street development was sometimes done through private subdivisions.

Unlike the more orderly, and later, development of West Ballarat, Ballarat East residents and commercial property owners had basically positioned themselves around the mines and associated activities wherever they could find a space. The W.S. Urquhart government survey of 1851 had made no provision for streets in East Ballarat as many buildings were already in situ, so later occupiers had simply placed their buildings wherever a clear space was available. Rather than try to impose the favoured grid pattern when later official surveys took place, the government surveyors simply measured what was there in 1857 and offered secure ownership of the occupied sites to the current residents. The social differences between East and West Ballarat was typified by their respective street layouts, the methodical orderliness of the West and the chaotic arrangements of the East reflected the social aspirations of those who lived and worked away from the rough mining world in the western end of town and those who lived and worked in the middle of the noise and dirt in the east. As the mining activity

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<sup>40</sup> . See C. O'Connor, Spanning Two Centuries: historic bridges of Australia for material on individual bridges. Also the National Trust Bridges Committee Report on Victorian bridges.

<sup>41</sup> . See K.A. Austin, the Lights of Cobb and Co and A Pictorial History of Cobb and Co for information on Cobb and Co and their routes



spread following the leads it further disrupted the eastern area encouraging many businesses to move to the more stable western sector where the rail station acted as a hub.

Smaller townships exhibited different street patterns and layout depending on their individual histories. Most attempted to impose the grid pattern where possible, even around obstacles like the Burrumbeet Creek at Miner's Rest where a square mile survey fitted around the creek. Buninyong grew around the major crossroads, the Geelong-Ballarat main route and the miner's route to the goldfields, but as development was more sporadic than Ballarat, the buildings were often not erected sequentially.<sup>42</sup> Sebastopol adopted a semi linear development mirroring the underground leads followed by the miners. Learmonth had a semi grid pattern that accommodated easily to the arrival of rail lines as the station could be placed at the edge of the township but close to the central business area.

Ballarat also established a different form of local transport using trams. The Ballarat Tramways opened its first track in December 1887 after a two-year period of deliberations.<sup>43</sup> It was the first tramways outside the metropolitan area and, although a significant boost to the central business district, the Tramways, even after a public float, was not an economic success. Where the earlier successful horse drawn trams had focused on the recreation market taking day-trippers to Lake Wendouree and beyond, the larger tramway system hoped to encourage workers to travel to their place of business and allow the development of residential areas some distance from their place of work.<sup>44</sup> In fact many workers used bicycles to reach their place of work and the trams often carried mostly day-trippers on the weekend. The large system proposed required immense investment and the low cost fares and extended hours of service, even after electrification in 1904/5, made the business unprofitable in the long term. Elements connected with the Ballarat Tramways remain, such as the remnants of the route around the lake that still operates as a tourism venture, and various artefacts.

### **3.11 Altering the environment**

#### **3.11.1. Regulating waterways**

The waterways of the Ballarat Study Area have had a considerable level of intervention. Lake Wendouree, once Yuille's Swamp has been drained, cleared of weeds on a regular basis, banked to ensure permanent high water levels, edged by exotic trees and encircled by paths to become a regulated, beautified lake in a public park. It was once the water supply for Ballarat and for 12 years between 1852 and 1864 was the major water source, albeit not one fully recommended. Prior to that, the reedy shallow lagoon was an important permanent water source for the Aboriginal inhabitants who hunted the reed beds, fished the waters and gathered the eggs of nesting birds. Other lakes, such as Lake Learmonth and Lake Burrumbeet, were not only used to water stock and for drinking water but also for irrigation. Thomas Bath irrigated some 500 acres from Lake

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<sup>42</sup> . See Coleman Sutherland, Buninyong Conservation Study, November 1983.

<sup>43</sup> . See Ballarat Heritage Tramways: the story of Ballarat Trams and Ballarat Tramways Preservation Society, 1993; K.S. Kings, The Ballarat Tramways: an illustrated history, 1972; D. Menzies, Ballarat and Bendigo: Victorian tramway preservation, 1975; B. Prentice, The Reconstruction of the Victorian Provincial Tramways, 1976; W.F. Scott, Ballarat Vintage Tramway, 1983 and W.F. Scott, Ballarat Heritage Tramway: the story of the Ballarat Tramways and the Ballarat Railway Preservation Society, 1993 for information on the Ballarat Tramways over time.

<sup>44</sup> . W. Bate, Lucky City: the first generation of Ballarat: 1851-1901, p. 219

Learmonth and other settlers took note and began small orchards or vegetable gardens using irrigation practices. Bath's private channel was constructed in 1863 and diverted water falling on the ranges near Mount Bolton into Lake Learmonth via Morton's Cutting which had a water gate to control the flow.

Miners who required the water to sluice or pan for gold soon despoiled the Yarrowee Creek and other smaller creeks in the gold rush areas. Mining dams such as Kirks Dam and others were built to provide water for miner's needs but these depleted the overall water supply available and limited access to drinking water. Quickly dirtied by sludge and debris, the creeks could not supply clean drinking water and the resultant diseases encouraged the miners to turn to safer bottled drinks such as soda water, lemonade and beer sparking a strong beverage industry in Ballarat. Water Boards were set up in the early 1860s to provide safe and secure supplies and the building of reservoirs such as the White Swan Reservoir was a natural result.<sup>45</sup>

As the town of Ballarat developed the two separate Ballarat councils, Ballarat East and Ballarat West divided by the Yarrowee Creek, were forced to manage the creeks and streams that ran through the residential and commercial areas. Flood control, and the need to bring water to the diggings, stimulated the building of the extensive network of bluestone and brick channels and culverts which later became the drainage points for stormwater and liquid wastes such as industrial wastes, sanitary wastes and sludge. The Yarrowee Creek absorbed a great deal of attention from the engineers who sought first to control flash flooding and to direct water but later needed to continue to modify, straighten and manage the water course and to build bridges and footbridges to cross the bluestone lined culvert.

All the waterways of Ballarat came under the same scrutiny and were gradually brought under control using the same techniques. These channels and culverts still carry flood stormwater, although of a cleaner nature, and are evidence of the major engineering works Ballarat has undertaken in order to control and manipulate the water courses which were once such an obvious feature of the environment and to manage sanitary waste to lower disease rates. Some have been enclosed, and many are not as obvious as they used to be as building activity has brought structures closer to their location, but they are a vital part of Ballarat's heritage.

#### **3.11.4. Clearing vegetation**

The legacy of gold mining and agricultural activities can be demonstrated through the physical reminders apparent in the landscape. Mine dumps such as at Victoria Park for instance clearly demonstrate the level of activity while the remnants of engine mounts, brick and stone footings and other semi archaeological remains found along the Yarrowee Creek, and in other areas not covered by housing, confirm the presence of mining within, and often under, the densely populated urban parts of the study area. Evidence of puddling machines and the mines themselves can still be found in many parts of the study area as can the remnants of Chinese built water races. Hedges, windbreaks and roads set at right angles mark out the farming boundaries converting a once grassed and lightly forested region into cleared, arable farms. Creeks have been contained with edged banks of bluestone or put underground, or straightened to ensure their waters do not escape. As housing needs forced Ballarat to expand more and more

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<sup>45</sup> . See Stohr, A.E., 'Report concerning water supply to Ballarat and District with special reference to the White Swan Reservoir Project', 195?

areas of native vegetation were lost, including the once common stands of kangaroo grass. The environment now exhibits all the marks of a closely settled, semi urban community with no pockets of natural bushland left undisturbed.

### **3.14 Developing an Australian engineering and construction industry**

The metalworking industries of Ballarat were instrumental in the development of the mining industry and were responsive to mining requirements and demands. Access to firms able to repair and build the required machinery quickly and efficiently helped Ballarat extract gold at a competitive rate. A number of innovative firms such as the Soho Foundry, Nettle's Foundry, Grenville Foundry and others competed to supply the myriad of mining requirements for tools, parts, engines and boilers and some specialised as a result. Others, like the Phoenix Foundry, diversified into the railway business when mining demands began to drop. But the pastoral industry was also strong and once Ballarat became a railhead, then supplies could be transported on favourable economic terms to a much larger market.

Some like Bromleys, Trahar and Abrahams, specialised in pumps and windmills, others such as Kelly & Preston or Munros at Alfredton in agricultural implements. Tynans kept the plough equipment business mostly under their control.<sup>46</sup> The cast iron decorative items related to the building industry provided another string to foundry men's bows and the iron lacework so much a feature of Ballarat's homes was just one exterior example.<sup>47</sup> Gates, fence posts, fountains and benches were accompanied inside the home by Ballarat cast fire grates, mouldings, stovetops, and other similar items. Ballarat's public buildings were also graced by cast iron elements such as on the bluestone fence at the Ballarat East Free Library or the former Ballarat East Town Hall bluestone and cast iron fence for instance.

*Ballarat foundries made locomotives and massive mining equipment and its agricultural implement factories were outstanding, even before H.V. McKay began production of the famous Sunshine Harvester in the 1880s. Across the hinterland relevant to this study could be found vats and boilers, steam engines and pumps, saw mill and flour mill machinery, harvesters, troughs, tanks, windmills, gates, wagons, stoves, harness saddles and many other items made in Ballarat.*

*Ballarat's foundries (ten by 1860) and agricultural implement works had from the mid-fifties sought solid and spacious sites in the West. The foundry of Kelly and Preston, the largest manufacturers of farm implements in the 1850s, was in Creswick Road, not far from the Hay Market.*

*It was fortunate that challenging times came when Ballarat's political clout was at its strongest. The Phoenix Foundry might not have been able to land contracts to manufacture all Victoria's steam locomotives from the 1870s if it had not been so. Because demand for mining machinery was slack several others had tried for the locomotive contract. Their total work force was halved and some were encouraged to diversify into household products like doorscrapers, umbrella-stands and the iron lace that was becoming fashionable on verandahs. Characteristically, a flat column was devised, which like associated motifs was not found elsewhere. Across the whole field of ornamental ironwork Ballarat foundries and metal workers had for long been*

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<sup>46</sup> W.B. Withers, The History of Ballarat, p. 293-4

<sup>47</sup> . See G.E. Robertson, Victorian Heritage, ornamental cast iron in architecture.

*pacesetters.*

*Early in the twentieth century Ballarat was re-organised. It was bleeding population profusely but, despite the loss of the great Phoenix Foundry and McKay Harvester works, employed many more people in manufacturing than ever before.*

### **3.14.1. Building to suit Australian conditions**

The Study Area contains a varied mixture of buildings and construction from many different periods depending on fashion, styles, income, materials and site as well as whether the building was destined for domestic, commercial, industrial or public use. The large properties such as *The Laurels* could comfortably support substantial homesteads surrounded by the myriad of farm sheds and buildings required on a working farm. Few of these pastoral properties remain. The significant number of gracious residences, often built in the comfortable 1880s with wide verandahs and extensive iron lacework, are more common and can be found across the Study Area.

Timber cottages built in the late 1800s, and often replacing earlier ruder building stock, are still common and found clustered in former mining areas. The harsh sun and damp winters both encouraged the verandah as an essential element in domestic residences and many commercial and public buildings also extended their verandah across the footpath to keep pedestrians protected.<sup>48</sup> Although many verandahs in the main streets areas were lost in the twentieth century, Ballarat was fortunate to retain many of the most significant that can be seen in the central study area in commercial buildings like the George Hotel. In both Ballarat East and Ballarat West the bluestone kerbing still retains the markings of the former verandah posts that provides a good indication of the popularity of verandahs in that precinct.<sup>49</sup>

House styles in the central areas remained somewhat similar throughout the early periods of building with many small single storey or semi-detached residences being erected on land as soon as mining on that land ceased. Few cottages in the Mount Pleasant/Golden Point precinct pre-date the late 1860s as mining was still the predominant activity in this area, leaving little space for residential development. Not until mining moved away from these areas, or closed, could the land be sub-divided and sold for housing. In fact the simple house construction of single fronted, weatherboard cottages with double brick boundary walls where required was a common style up until the turn of the century. Other housing styles can also be found, from larger Federation bungalows to various Inter War styles, but the miner's cottage and the tradesman's larger Victorian home remain the most common although the Inter-War style is also quite well spread.

One area which is unusual in Ballarat and district housing patterns is the 1950s precinct to the east of Victoria Park known as the Waller Estate located on old mining ground. After World War Two, when it was obvious there was a housing shortage, some developers such as this local consortium led by local businessman Roy Waller, decided

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<sup>48</sup> . See A. Ward, "Ballarat Verandah Study", 1988 for examples.

<sup>49</sup> . See "A Report submitted to Ballarat City Council in a campaign to preserve certain cast iron decorated verandahs" National Trust of Australia, (Vic) Ballarat Branch, 1966

to offer a small scale controlled development. Unlike the normal grid pattern of streets and roads, this modern estate featured cul de sacs and crescents and allowed prospective owners to choose their house design from a range of patterns or to draw up their own provided they used the estate builders. It was the first of its kind in Ballarat.

## SETTLING

### 4. BUILDING SETTLEMENTS, TOWNS AND CITIES

#### 4.1 Planning urban settlements

##### 4.1.1. Selecting township sites

The selection of township sites is linked to the geography and the topography of the district. Early settlement sprung up around river crossings or at the end of a day's journey along major linking roads, preferably near permanent water. Later settlements dotted the landscape with schools and post offices located as far apart as a person could travel comfortably on horse or foot. Some settlements survived, others declined as transport speed increased and larger centres could offer more. Some specialised in offering access to tradesmen who could replace a carriage wheel, shoe a horse and mend a broken plough share but as farming methods changed these needs were no longer required and businesses closed. The simple country store could not compete with larger shopping centres and often only the school building or the hotel remains as reminders of these once busy townships. (See Appendix One for the smaller towns)

*Of the four larger nineteenth century towns, Burrumbeet, Coghill's Creek, Learmonth and Miner's Rest, only Learmonth retained its strength into the early twentieth century. It was more diverse occupationally and had more impressive buildings. The only one in 1911, for instance, with a bank or doctor, it had a wide range of craftsmen, a draper, produce merchant and timber yard, several sporting clubs, a park and a main street lined with trees. Coghill's Creek and Burrumbeet faded as, more slowly, did Miner's Rest. Learmonth's park, adjacent lake and pleasant atmosphere attracted many more Ballarat picnickers than Burrumbeet, where the racecourse was used infrequently and the lake harder to reach. To sum up, Learmonth seemed to have 'social class'.*

**Buninyong:** Gold was discovered first at Buninyong by Thomas Hiscock in 1851 but Buninyong was already a small village, situated on Learmonth land. The first survey (1848/9) followed by the first land sales in May 1851 encouraged systematic development and many public buildings were erected in the early 1850s. Early directories list many small businesses such as breweries, steam saw mill, tanneries, flour mills as well as both alluvial and quartz mining. Some buildings such as Thomas Sheppard's Brewery was built in bluestone, others were more modest timber structures. The major churches, Presbyterian, Church of England, Methodist and Catholic built in favourite Gothic styles, usually of brick or stone for permanence. In the second half of the 19C, a building boom brought a number of major public buildings such as the Post Office, Police Quarters, Town Hall and Courthouse to completion. The Buninyong Gardens with Public Bath, Bowling Greens and Tennis Courts were also completed about this time and quickly became the social focus of the township.

**Learmonth :** The setting of Learmonth within the old volcanic landscape with its broad plains, lakes and steep volcanic cones has been modified by farming practices such as narrow country roads, linear fences and cypress windbreaks delineating the rectangular layout of the properties. The three major hills, Brown Hill, Bankin Hill and Sellwood Hill and Lake Learmonth itself provide places of natural beauty. First settled by Learmonth and Bath, the availability of fresh water and good grass encouraged settlers who soon developed the township in response to demand after the gold rushes. Fertile volcanic

soils allowed Learmonth to service the goldfields with fresh fruit and vegetables and its position on the highway between Avoca and Ballarat made it a natural service point for travellers. The layout of the township, straddling the highway with a formal semi linear street layout containing public buildings and commercial premises on High Street, gives it a recognisable classical nineteenth century look. Learmonth was civic and administrative seat of Victoria's first rural Shire<sup>50</sup>

**Sebastopol** : ... it is instructive to look at Sebastopol, which had much in common, as a subsidiary community, with Ballarat East. As it happened, the main gold stream, followed under the basalt at about Dana Street, turned south beneath the formal street plan and then beyond it. Strikingly it flowed parallel to the edge of the plateau, so that mining proceeded on a narrow line that presaged a ribbon development for housing, shops and institutions. Critically, though, its needs were met for many goods and services by facilities at the centre, let alone corner stores and pubs at the south end of the early grid. Major housing additions were not required: many miners walked or later rode bicycles to work from close by in the West and East. Even so there was a good supply of children for the Redan and Sebastopol State Schools, both opened in January 1875, and sizable congregations at the Anglican's Holy Trinity and the Carmel Welsh Presbyterian churches. Most children of consequence were in Albert Street, which contains some of the oldest surviving Ballarat shops and two 1860s hotels, the Exchange and the Royal Mail. Melbourne House (1872) (on the corner of Albert Street and Birdwood Avenue), bluestone Blythewood Grange (1878) in Grant Street "The Prince of Wales" store, on the corner of Albert and Rubicon Streets, and the weatherboard office of the famous South Star Mine are all evocative. So are the two large eucalypts in the Marty Busch Reserve, all which remains of the Sebastopol Public Gardens, planted in 1866-7.

#### **4.1.2. Making suburbs**

In Ballarat proper, as mining moved further underground, areas once used for alluvial mining became available for development. Channels and gutters contained the regular flash floods that once rushed down the numerous creek beds making low ground safe for building. Ballarat developed around the mines and early pictures of Ballarat show housing and commercial development placed next to large deep lead and quartz mines or heavy industry and factories. Trams stimulated development in some areas, particularly the west, but housing demand encouraged development to spread out in all directions. Slowly the factories and industries moved out to the city fringe and the mines gradually closed but the shape of modern suburban Ballarat remains defined by the original gold mining activity.

#### **4.1.5. Developing city centres**

The smaller townships like Buninyong and Learmonth established their centres soon after settlement as the suppliers of essential goods and services clustered together to make the most of customers coming in to town or to attract travellers passing through.

After the surveyors had confirmed their presence and allocated land for civic purposes the centres of such townships became publicly recognised. Often the surveyors had made allowances for more future expansion than ever eventuated however the layout of these townships did not alter and the urban pattern remained unchanged.<sup>51</sup> The later arrival of railways and railway stations in some towns drew business away from the former main street but did not really affect the planned layout.

In Ballarat itself the division between Ballarat East and Ballarat West occurred very early in the city's history. Ballarat East citizens clustered along Main Road close to the mines and the transport hubs while Ballarat West attracted those who required more space for business or for residences. In Ballarat the surveyors were more circumscribed than in smaller townships and at Ballarat East they could merely confirm the fairly unruly and jumbled settlement patterns already in place. At Ballarat West they could impose order and laid out large blocks along straight and wide streets that soon were filled by grand public buildings and large residences, many erected during the 1860s and 1870s. Ballarat East retained its air of working class throughout while Ballarat West began a period of consolidation and public beautification works from the 1880s onwards leaving a legacy of fine buildings and splendid public spaces.<sup>52</sup>

### **4.3 Developing institutions**

As Ballarat and district developed and the benefits of being such a sturdy gold producer flowed through to the general populace, a strong tradition of support for charitable institutions also grew. In the absence of a fully developed local government system, prominent citizens gathered into groups to support whatever charitable organization they thought their society needed. These included hospitals, asylums, orphanages, and homes for the poor and refuges and several had the same people on their board at the time of establishment reflecting the generous and pious nature of some of Ballarat's most important people.

Ballarat has two prominent hospitals, Ballarat Base Hospital and St John of God Hospital, as well as all the ancillary services such major health care providers require. During the gold rushes the Government Camp served as a medial centre but few other than officers would have been attended to. Those wounded at the Eureka Stockade battle in 1854 received varying attention and the need for a hospital became apparent.<sup>53</sup> A year later building works began and the hospital has grown into a strong and vibrant centre of the medical community.<sup>54</sup> The St John of God Hospital on an adjacent site was built by the Catholic fraternity and shares some services with the Base Hospital.

Like many mining areas Ballarat's population included those who had not benefited from the wealth accumulated by others. The poor and destitute included widows and children who had lost their breadwinner in mining accidents or through disease, families deserted by their menfolk who had travelled on to other strikes, men unable to work or women in

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<sup>51</sup> . See K.L. Chappel, Surveying for Land Settlement in Victoria 1836-1960, 1966, F.M. Johnston Knights and Theodolites: a saga of surveyors and D. Denholm, The Colonial Australians for more of surveyors and surveying

<sup>52</sup> . See Jacobs, Lewis Vines et al Ballarat: a guide to buildings and areas 1851-1940 for Ballarat specific information and D.Saunders (ed) Historic Buildings of Victoria for information on comparative buildings in Victoria.

<sup>53</sup> . See W. Withers, History of Ballarat, p. 258

<sup>54</sup> . For more information on individual doctors and hospital history see K.Bowden, Goldrush Doctors at Ballarat, A Hyslop, Sovereign Remedies: A history of the Ballarat Base Hospital, 1850s to 1890s and The Aim in View: a pictorial guide to the history of the Ballarat Base Hospital.



ill health and orphans.<sup>55</sup> Various religious bodies began their charity work often in an informal way and supported by local well-meaning and wealthy individuals, but as the population grew so quickly, Ballarat soon needed to develop a more institutionalised approach.<sup>56</sup> Most institutions began by these original citizens forming into dedicated committees who soon developed guidelines and sought more formal funding arrangements than individual donations. The need to establish a dedicated building was usually the first stimulus required to bring such charities into a more prescribed agreement, such as building the Ballarat Orphanage or the Women's Refuge.

The development of trade unions in Victoria and in Ballarat in particular, was intricately connected to the impact of the gold rushes. The shortage of labour created by the gold rushes made the task of craft workers and skilled tradesman gaining the eight hour day much easier than elsewhere in Australia. There were approximately 100 unions prior to 1849 but in the period between 1850 and 1869 another 400 unions formed.<sup>57</sup> A United Eight Hours Association was formed in Ballarat in 1874 although various trade unions had already won this agreement some years earlier.<sup>58</sup> Melbourne stonemasons became the first workers in the world to secure an eight-hour day and others soon followed suit.

Unions in Ballarat were concerned that the depression of the 1870s, and the transformation of Ballarat into a more conservative settled city, might jeopardise these conditions. The Association catered for many of its members needs, funding the building of the Ballarat Trades Hall in 1886 by its annual procession and sports day. This procession became one of Ballarat's most enduring institutions and always gathered a large crowd. Later called the Ballarat Trades and Labour Council, the association fought hard for its members together with the Amalgamated Miners' Association that was also strong on the goldfields. Perhaps due to the dangers of mining life, and also the general air of challenging authority so apparent in gold towns, support for the eight hour day was stronger here than in Melbourne.<sup>59</sup>

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<sup>55</sup> For more information about the various institutions which supported these people see Cage, R.A., Poverty Abounding: Charity Aplenty: the charity network in colonial Australia, Dickey, B., No Charity There: a short history of social welfare in Australia, Kennedy, R., Charity Warfare: the charity organization Society in colonial Melbourne.

<sup>56</sup> Morris, E., A Century of Child Care: the story of the Ballarat Orphanage, 1865-1965.

<sup>57</sup> . . . See the journal Labour History, (var volumes), I. Turner, In Union is Strength (1976), J. Merritt, The Making of the AWU, (1986) for more general work on trade unions.

<sup>58</sup> . W. Bate, Lucky City: the first generation at Ballarat, 1851-1901, p. 263

<sup>59</sup> . W. Bate, Lucky City: the first generation at Ballarat, 1851-1901, p. 48.

## LABOUR AND EMPLOYMENT

### 5. WORKING

#### 5.1 Working in harsh conditions

##### 5.1.2. Coping with dangerous jobs and workplaces

The two major areas of concern in Ballarat during the early decades were the dangers of working underground and the threat of uncontrolled house fire. Floods could almost always be avoided with sufficient warning and bushfire was rare; transport accidents were common but an accepted risk and the causes of disease not sufficiently understood to ensure preventability. But underground mining, so much a part of Ballarat's working life, was extremely dangerous and was a constant concern. In 1859 in the Ballarat district, one man a week died in a mining accident.<sup>60</sup> Men drowned in mines, fell down mines shafts, were suffocated or crushed when the sides fell in, they fell from ladders or had things dropped on their heads or were blown up or caught in machinery. Many died of diseases clearly related to underground mining such as miner's phthisis or from chest illnesses related to working in dirty, dust ridden or damp, cramped conditions, often in the foul air common to the Ballarat fields.

The initial carelessness of individual miners and some companies was partly overcome by the introduction of Regulation of Mines Act in 1873 and the appointment of mining inspectors but as most accidents were seen as individual events the death toll remained high. Public consternation after the deaths of 22 miners at Creswick in 1888 and the resulting coronial inquest brought stiffer laws into action but, in reality, mining remained a hazardous occupation and always recorded a high number of injuries until most mining ceased. Miner's phthisis was often under diagnosed or little understood but the frequency of this illness also did not drop until the mines closed.

In settlements with a high proportion of buildings made of timber or canvas, the threat of fire was very high. Early Main Street was prone to fires in the hastily erected, crowded tented buildings until the council issued orders prohibiting the use of canvas in any new building.<sup>61</sup> But still walls were papered, often over hessian stretched between timber uprights, chimneys were frequently made of timber and kerosene lamps, candles and open fires for cooking and heating meant there was always a risk. The response to fires was to simply demolish the buildings in its path whilst simultaneously trying to halt the flames using buckets or wet hessian bags. Later, once water services became reticulated, fire hydrants could be installed along the major streets.<sup>62</sup> Fire brigades, originally made up of volunteers, were kept constantly busy and building styles evolved to incorporate safety features such as brick chimneys and brick boundary walls between adjoined buildings as was common in Ballarat East.

Ballarat Fire Station was first built in timber (rebuilt in brick in the early 20C) and the elegant, Caselli designed brick tower was added in 1864. The tower enabled a lookout to be kept and housed the Lady Barkly bell that not only alerted the firemen but also

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<sup>60</sup> . W. Bate, Lucky City: the first generation of Ballarat: 1851-1901, p. 84.

<sup>61</sup> . W. Bate, Lucky City: the first generation of Ballarat: 1851-1901, p. 104

<sup>62</sup> . W. Bate, Lucky City: the first generation of Ballarat: 1851-1901, p. 111

directed them to the fire by the number of peals rung out. Over the years the fire station was re-developed but the essential elements remain today. The Ballarat City Fire Station in Sturt Street was built in 1860, one year after the formal brigade was established, and was also designed by Caselli. The bluestone building came complete with a five storied tower for use as the lookout and saw a great deal of action over the years until replaced by a more modern building nearby. The landmark design and prominent placing of these fire stations indicate the community's high regard for the importance of protection from fire in early Ballarat.

## EDUCATION AND FACILITIES

### 6. EDUCATING

#### **6.1 Forming associations, libraries and institutes for self-education**

Mechanics' Institutes have played a long and important role in Victoria's history.<sup>63</sup> Based on the British model of providing access to popular education to skilled workers or mechanics as they were called, Mechanics' Institutes were a prominent feature in city and country life. All provided access to newspapers, most incorporated a free lending library. Their goals were self-instruction, moral improvement through education and the betterment of the workingman. Visiting lecturers travelled the country offering lectures on a range of subjects from natural history to geology, from technical advances to overseas happenings. Of the remaining 540 true Mechanics' Institutes, Ballarat has one of the few that continues to operate in historic fashion. The others are the Melbourne Athenaeum, the Prahran Mechanics Institute, as well as those at Footscray, and Berwick.

Buninyong also built a library (1861) and this building is typical of the small town library with its central entrance with large windows on either side. What is unusual is the early age of the establishment of a Mechanics Institute and the age of the building, one of the oldest in Buninyong, itself an early settlement. Its beginnings were more typical. A local businessman, a mine owner, donated the building after efforts to raise funds was unsuccessful.<sup>64</sup> It operated as a public library and also as a teaching place when the School of Design held classes in the hall. Like many small libraries/mechanics institutes, the one at Buninyong struggled to survive financially.

The residents of Learmonth went about financing their Mechanic's Institute in the traditional manner of fund raising and fetes resulting in a building completed in 1867, some four years after the Institute itself began.<sup>65</sup> Like many others, the Learmonth Hall, a Temperance Hall in honour of the Rechabites who had contributed so much, became a library and a schoolroom at a later date. The Defence Department were tenants for many years but by 1912 the building reverted back to being a Free Library and Mechanics' Institute again with the addition of a billiard room to attract more users.<sup>66</sup>

Miner's Rest Mechanics Institute had a longer gestation period with the Institute begun in 1866 resulting in a building completed in 1888 and added to in 1960, with addition in 1960, to allow hall use to continue.<sup>67</sup> Many of these buildings are currently used as meeting places and halls but one, the Scarsdale Mechanics Institute and Free Library, has had an unusual transformation. It now resides at Sovereign Hill, an outdoor museum

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<sup>63</sup> See M. Askew, 'The Diffusion of Useful Knowledge' (MA thesis) and P. Jones, 'Education, Enlightenment and Entertainment: a history of the Mechanic's Institute Movement in Victoria (MA Thesis) as well as P. Baragwanath, Mechanics Institutes of Victoria and P. Baragwanath, Inventory of Mechanics Institutes in Victoria for information on individual mechanics institutes.

<sup>64</sup> Baragwanath, P. An Inventory of Mechanics Institutes, vol 1, p. 179.

<sup>65</sup> Baragwanath, An Inventory of Mechanics Institutes, vol 11, p. 563.

<sup>66</sup> Back to Learmonth Centenary Celebrations Souvenir Booklet, 1937.

<sup>67</sup> Baragwanath, An Inventory of Mechanics Institutes, vol 11, p. 655.

and theme park, where it represents these once familiar country meeting places to the tourists.<sup>68</sup>

Apart from libraries and true Mechanics Institutes, the Ballarat region had its share of public halls from the elegant Buninyong Town Hall to buildings such as the Eureka Hall in Stawell Street (1919), Burrumbeet Hall, a true small town hall built in 1862, Scotsburn Hall (1891) still a public meeting hall and the Windermere Hall which has had a chequered history. The first hall, built in 1887, was joined by an adjoining newer hall in 1908 to hold the growing membership of the A.N.A.<sup>69</sup> This hall, formally titled the A.N.A. Mechanics Institute was burnt down in 1927. It was replaced but renamed the Windermere Mechanics Institute but this hall also burnt to the ground in 1932. Rebuilt in brick the current hall still maintains its use as a meeting place and hall.

The Ballarat Central Library in Camp Street was established in response to those who felt excluded from the Mechanics Institute gentlemen's club format and also from the Ballarat East free library that was not entirely free.<sup>70</sup> In the brash new gold township of Ballarat, competition between the older East section and the newer, more modern planned West was just as evident in cultural institutions like libraries. Ballarat East placed its library third in order of importance in public buildings. After the erection of the town hall and police court the library was the next building to be completed, although it formed only part of a grander master plan that included a museum, lecture room, mechanics institute and council buildings.<sup>71</sup> If the Ballarat Mechanics Institute was the intellectual focus of the middle class then Ballarat East Free Library performed a similar role for the working class of the East.

The social conscience of the West reacted to criticism directed at the Mechanics Institute that it accepted government funds to expand its book collection but was not open to the public.<sup>72</sup> In response to this public demand the City Council established the Camp Street Public Library, a library focussed on novels rather than reference material. The three libraries competed for borrowers for many years until being reorganised into the Ballarat Municipal Libraries in the late 1940s.

## **6.2 Establishing schools**

Ballarat city has long been famous for its range of educational institutions, from elite private boarding schools to its own University, School of Mines and Mechanics Institute as well as important state schools offering a high standard of education.<sup>73</sup> At nearby Buninyong the Reverend Hastie established the first inland boarding school in 1847. From the very beginnings of the larger gold rush town of Ballarat its new citizens struggled to form organisations for self-betterment such as Mechanics Institutes, libraries

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<sup>68</sup>. McCallum, A., "Mechanics Institute and Free Library at Sovereign Hill" in The Australian Library Journal, June, 1973, pp 184-189.

<sup>69</sup>. Baragawanath, p. 1086-7.

<sup>70</sup> See J. Hagger, Public Library Services in Victoria and C. Milward-Bason, Mechanic's Institutes and Schools of Arts in Australia for the relationships between public libraries, mechanic's institute and the development of technical schools in Victoria.

<sup>71</sup>. W. Bate, Lucky City: the first generation of Ballarat: 1851-1901, p. 181

<sup>72</sup>. W. Bate, Lucky City: the first generation of Ballarat: 1851-1901, p.239

<sup>73</sup>. See "Ruffians Attempted to Carry off the School Tent": a history of state education in Ballarat (1974) for a general Ballarat based history and See D. H. Bowers, (ed) The Ballarat School of Mines; retrospect (1870-1970)

and reading rooms as well as provide education for their children.<sup>74</sup> Tent schools were common during the 1850s and 1860s but were gradually replaced by simple wooden buildings in the outlying suburbs and far grander brick schools in the city itself.<sup>75</sup>

The first schools in Ballarat were established by the Catholic priest, Father Downing, who opened one at Eureka in 1853 and three others within months; one at Golden Point, one at Canadian and one at Bakery Hill.<sup>76</sup> None of these buildings still exist. Others soon followed and many denominational schools sprang up around the diggings as miner's families joined their men.<sup>77</sup> Even so only a small proportion of children on the goldfields attended school.

The government enacted the Education Act of 1872 that stated that education should be free, secular and compulsory for all. Seventeen of Ballarat's eighteen early state schools were built between 1874 and 1880.<sup>78</sup> National Schools were common in Victoria - some 193 were established by 1863. The Dana Street National School was built in 1856 as the first National School in Ballarat West but was only a small structure consisting of a bluestone classroom and residence. A second red brick building in 1875 faced Dana Street and was based on the Buninyong design of 1873. Still an operating primary school the Dana Street school complex has a number of buildings over a period of time representing the changing educational requirements of Ballarat from gold boom in 1856 through to the present day.

Ballarat High School was formed in 1909-10 as an agricultural high school, one of the first government secondary schools in the state.<sup>79</sup> It was founded particularly as a teacher training school but also as an agricultural school training students on its own attached farm. Agriculture was still a prominent industry in the district and its students were of an excellent standard. However the school also provided a general education and facilitated state school students entry into University.

For families concerned about their daughter's education, and who could afford the fees, there were two long established girls' colleges, Clarendon, a Presbyterian establishment, and Queen's, an Anglican school. Clarendon was begun in 1868 in the home of the Presbyterian clergyman, Mr Kennedy, and was run by Mrs Kennedy alone for many years until her husband joined her. Many similar schools began at this time but few survived and grew as Clarendon did.<sup>80</sup> Queens College began 8 years later in 1876 as an Anglican College for girls offered an advanced curriculum for a girls schools and was

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<sup>74</sup>. See W. Bate, Lucky City: The First Generation at Ballarat: 1851-1901, for Ballarat information; L. Blake (ed) Vision and Realisation: a centenary history of state education in Victoria (1973) for background on state schools, L. Burchell, Victorian Schools: a study in colonial government architecture 1837-1900 for information on school buildings of the period; R. Fogarty, Catholic Education in Australia, 1806-1950 for information on growth of Catholic education; A.G. Austin, Australian Education 1788-1900, (1961, 1972) for material on the political issues behind free schooling; and D. Whitelock, The Great Tradition: a history of adult education in Australia for material on adult educational institutions. R. Peterson's report on architecture of state school building held by the National Trust of Australia (Victoria) is also useful.

<sup>75</sup>. See L. Blake, Pioneer Schools of Australia, (1977).

<sup>76</sup>. W. Bate, Lucky City, p.39

<sup>77</sup>. See for instance A. McCallum, A Centenary History: Mount Pleasant State School 1436, (1974), M. Cochran, The School by the Lake: a record of the Pleasant Street Primary School, No 695, 1858-1978, (1978), R.L., Carless, Redan Primary School 1289: centenary history 1874-1974, (1974)

<sup>78</sup>. W. Bate, Lucky City: the first generation of Ballarat: 1851-1901, p. 235.

<sup>79</sup>. See P.P. Roberts, The History of Ballarat High School 1907-1982 (1982), J. McCalman, Journeyming: the biography of middle class education, 1920-1930 as well as W. Bate, Lucky City: the first generation of Ballarat: 1851-1901 for Ballarat background.

<sup>80</sup>. See J. Clarke and M. Cochran, The Lamp Burns Brightly: the first century of Clarendon College Ballarat 1868-1968, (1968) for a full history of Clarendon College.

led by a strong female staff. Ballarat College and Ballarat Grammar catered for the boys in a similar fashion.

The Catholic Church was forced to fund its own educational organisation and in Ballarat, where its congregation included many who were not wealthy enough to afford high fees, the Church called on the religious orders in Ireland for help. The Christian Brothers worked mainly in Ballarat West and the Sisters of Mercy in Ballarat East while the Loreto Sisters began its Australian work in Ballarat founding Loreto College also known as Mary's Mount College.<sup>81</sup> The sisters arrived in 1875 and soon became well known for their high educational standards. The order itself spread across Australia for the home base in Ballarat but the convent school, established in 1875, the year of their arrival, became one of the best known schools in Victoria for Catholic girls. The convent building, once a fine residence, is particularly significant as are the other buildings that now make up the registered site.

Some areas of education were particularly reflective of Ballarat's place in the mining world. The Ballarat School of Mines, formed to deliver competent and well-educated men with a background in the practical sciences, produced graduates in much demand all over Australia.

*Some school children also travelled fair distances. There were state schools at Addington, Ascot, Bald Hills, Blowhard, Burrumbeet, Cardigan, Coghill's Creek, Glendaruel, Learmonth, Miner's Rest, Tourello, Weatherboard, Wendouree and Windermere, where most of them constructed during the burst of activity that followed the advent of state education in 1872. Constructed solidly of brick in 1878, the one teacher school with attached residence, at Mount Blowhard, seems of typical departmental style, like Glendaruel. Elsewhere there are variations that suggest local input. The bluestone building at Weatherboard is Gothic; at Coghill's Creek the cladding is very wide and Addington has a detached and unusual two-story residence. Unusual too, is the octagonal shelter shed in the grounds of the demolished Tourello school (although there is another one like it at Scotsburn). The assumption is that country schools were not as subject as city ones to central architectural mandate.*

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<sup>81</sup>. See M. Barry, Loreto by the Lake: Mary's Mount, 1875-1975, (1975)

## GOVERNMENT

### 7. GOVERNING

#### **7.2 Developing institutions of self-government and democracy**

The growth of local government followed similar stages across Victoria.<sup>82</sup> The municipality of West Ballarat was proclaimed in 1855 followed by the municipality of East Ballarat some two years later separated by the Yarrowee Creek. Councillors met in West Ballarat in 1856 in what is now Craig's Hotel until the new Council Chambers were built. Hotels were the normal meeting place for road boards and newly formed councils and the Ballarat East council also met in a hotel for some months.<sup>83</sup> It took over 50 years for the two councils to agree to amalgamate finally in 1921 and the long term distrust the two regions displayed towards each other still exists in some forms. Each had built their own prestigious town hall and the main Ballarat Town Hall still serves as the focal point for local government.<sup>84</sup> Town halls, police stations and associated gaols, courthouses and other civic buildings demonstrated law and order by their physical presence and are often now the major reminders of that development of self-government.<sup>85</sup> Learmonth was the first rural Shire to be established in Victoria and the former Shire Hall forms an important part of its civic precinct as the Buninyong Town Hall does in Buninyong.

Town Halls may have been the physical presence but the work of local councils was done through their councillors and staff. Local councillors had great prestige in the early days of local government and many served for a long number of years allowing them to place their stamp on civic developments. Council elections were often fiercely contested and local papers provide endless examples of the rhetoric and promises of contenders, often recounted by their editors once the councillors were elected, especially if such promises failed to eventuate. The shape and identity of local government areas was strongly influenced by these men, and almost all were men until relatively recently. They were responsible for stimulating and guiding all the aspects of commercial and residential development and, in Ballarat itself, in motivating and actively manipulating considerable economic forces as the economy adjusted to the drop in mining and the threats to established industries as demands changed.

Smaller local government areas did not require such a high level of commercial involvement and tended to focus on the essentials of roads, drains and planning issues but each developed a distinct identity that was often the result of council representation as well as geographical necessity. This sense of identity was the cause of many tensions during the recent period of council amalgamations and, much as the people of Ballarat East and Ballarat West found it emotionally hard to accept full integration, so these councillors and ratepayers often found it hard to accept new council boundaries and new loyalties.

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<sup>82</sup> See J. Hirst, The Strange Birth of Colonial Democracy, and J. Halligan, Local Government Systems of Australia for general information on the growth of local government

<sup>83</sup> R. Kleine, 'Go for Gold', p. 16

<sup>84</sup> M. Sandow, The Town Hall Ballarat 100 years

<sup>85</sup> See M. Challengier, Historic Court Houses of Victoria, B. Trethowan, 'The Public Works Department of Victoria 1851-1900' (research report), D. McIntosh & F. O'Neil, 'Court Houses in Victoria: a survey' for information on individual court houses, their history and architecture.



The rebellion of miners at the Eureka Stockade on December 4 1854 has resonated through Australian history as has no other single event.<sup>86</sup> The site itself was identified as having historical significance in 1869 when the Ballarat East Town Council was declared a reserve. It was officially gazetted as the Eureka Park and Gardens in 1885 and dedicated to those who died there but even so close to the event there were those who argued that it was not the correct site. Although a small event as rebellions go, just 21 men were killed in a battle which lasted only minutes, it was the first time that arms had been raised against lawful government in Australia. The Eureka site remains a focus point for Ballarat with the Eureka Stockade Centre situated within the Eureka Park and Gardens providing the visible monument.

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<sup>86</sup> .See R. Carboni, The Eureka Stockade, 1963 (1855), B. O'Brien, Massacre at Eureka, (1984); J. Moloney, Eureka, 1984; G Blainey, The Rush that never Ended, (1963); C.H. Currey, The Irish at Eureka, (1954), D. O'Grady, "Rafaello Rafaello!" (1985), G. Serle, The Golden Age, (1963), R Gollan, Radical and Working Class Politics, (1960, 1967), Manning Clark, A History of Australia vol 4, (1978), W Bate, Lucky City: the first generation of Ballarat: 1851-1901, 1978), J Harvey, Eureka Rediscovered: in search of the site of the Eureka Stockade, (1994) and Chris Healy From the Ruins of Colonialism: History as Social Memory, (1997) for a variety of accounts of the event and its implications.

## CULTURE AND RECREATION ACTIVITIES

### 8. DEVELOPING AUSTRALIA'S CULTURAL LIFE

#### **8.1 Organising recreation**

##### **8.1.1. Playing and watching organised sports**

Like most country towns, sports, and sporting clubs, make up a large part of the social fabric of life. Ballarat's City Oval, built on Saxton's Paddock located above the Royal Saxon Mine, was a place where many early sporting events took place. In 1897 the City Council decided to build a permanent recreation facility and commissioned architects to design the current elegant grandstand. Bowling greens, croquet greens and tennis courts soon joined the oval or were built nearby making this area the centre for outdoor recreation. In the East the Ballarat Eastern Oval was home to the Ballarat Cricket Club from 1856 onwards. Buninyong and other country towns had similar facilities, often attached to the public gardens.

A variety of sports were played and watched across the Study Region and each had their own supporters and physical requirements. Sport was, and still is, an essential part of country life and has the ability to bring together people from many different walks of life on equal footings. Organised sport, or team sports, gained popularity after the eight-hour day movement as people then had the leisure time available. Cricket and football were by far the most popular but tennis, bowls, rowing, croquet, swimming and cycling were all popular competitive sports and a variety of shooting competitions encouraged the more military person. Netball is now a very popular women's sport while Ballarat has one of the few Royal Tennis Clubs in Australia. Racing, hunting and coursing were very fashionable when horses were so much a part of daily life, and allowed for regular outings to special events, and some racecourses continue to survive although with much diminished programs.

##### **8.1.3. Developing public parks and gardens**

Lake Wendouree and the Ballarat Botanic Gardens demonstrated the civic mindedness of Ballarat's wealthy elite who thoughtfully provided a restful and popular place for the entire population.<sup>88</sup> The lake was gradually cleared of weeds and the perimeter planted with exotic trees. The citizens of Ballarat once reached Lake Wendouree by foot and later by horse drawn trams. Even later when the trams were electrified the Lake and Gardens were popular places for outings and they remain so today.

The Ballarat Yacht Club, formed in 1877, had a credible reputation and competition between the various clubs was fierce.<sup>89</sup> The wealthy raced yachts while the general public hired punts and steamers took family groups across the Botanic Gardens. Circumnavigating the lake provided an excellent stroll for the more sedentary or a track for the athletic as it still does while fisher folk enjoyed the sport afforded by stocking the

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<sup>88</sup> . P. Lumley, et al, "Ballarat Historic Landscapes, Trees and Gardens", part 1, (draft) 1983

<sup>89</sup> . See T. Trezise, From Swamp to Lake: the story of Lake Wendouree, 1984 for further information.

lake with various imported species.<sup>90</sup> Rowing was a popular pastime, both for general exercise and for competitive sports and the first rowing club was established in 1861. The annual regattas are still a vital part of Ballarat's social calendar. The Lake gained further prominence for the sport of rowing when it was selected as the venue for some of the aquatic sports during the 1956 Olympics. The Olympic Rings beside the Lake are a visible reminder of this event.

The Ballarat Botanical Gardens lies adjacent to Lake Wendouree reserve in 1858, the area part of the original Lake Wendouree Reserve.<sup>91</sup> At this time Ballarat city was still very much a mining town with all the starkness and bareness of a township surrounded by mining. The community began to plant to soften the outlook and provide shelter along streets and in park where it was possible to ameliorate the conditions. The growth of the Botanic Gardens became a source of real civic pride as many introduced species were planted and began to flourish. The ideal city was still one with a European look and the citizens of Ballarat embraced the notion of acclimatisation with fervour. The Gardens and the Lake were developed simultaneously and both enjoyed popular acclaim. Floral displays reached their zenith with the introduction of the Ballarat Begonia Festival in 1953.

Tearooms and a hotel soon joined boat sheds. The Lakeview Hotel was built in 1875 and has operated continuously on the site ever since. One citizen, Thomas Stoddard, was so keen to bring European culture to Ballarat after a visit to Italy that in 1884 he presented the city with a set of marble statues to be placed in the gardens to replicate that Italian landscape.<sup>92</sup> Others shared his passion and before long a cluster of statues began to gather in the Gardens and in the gardens of Sturt Street, from the "Flight from Pompeii" to busts of famous men, some Australian and others revered in countries overseas.<sup>93</sup> Ballarat embraced the tradition on honouring the famous with a statue and the gardens became a place of culture as well as of natural beauty.

Other parks and gardens had different backgrounds. Victoria Park features a large mullock heap (later called Mount Hotted Smith) although the main aspects are the avenues of exotic trees along the streets and drives interspersed with open grassy areas allowing a variety of recreational activities to be reached from the walking tracks or made roads.<sup>94</sup> These exotic trees were all planted on May 23 1890 as a community activity following a layout identifying which trees should be planted where and by which community organisation. The park was used by the American military during World War Two and some 8,000 US servicemen lived there for a short period. In 2002 the park is used for a variety of recreational activities and still contains reminders of its past uses from mining to military.

Buninyong Botanic Gardens was built to provide a softening aspect to the town and, as in so many other mining townships, it remains an important part of the landscape. Commenced in 1888, the plans included space for Public Baths, Bowling Greens and Tennis Courts. A later addition of a rotunda in 1901 further encouraged it as a popular

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<sup>90</sup> See. W.G. Mein, Ballarat Fish Hatchery: a history 1870-1987, 1988 and R. O'Brien, Ballarat Fish hatchery: a history 1870-1987 for information on the work of the fish hatcheries associated with the gardens up till the present day.

<sup>91</sup> . J. Patrick, 'Ballarat Botanic Gardens Conservation Analysis and Policy', Vol 1, 1994

<sup>92</sup> . W. Withers, History of Ballarat, p. 280

<sup>93</sup> See Nuttall, R., "A heritage in statues – or a maintenance headache? Public Statuary in Ballarat" in Heritage Australia, Vol 3 (1), Winter, pp 71-73, 1984 for conservation issues related to the statues.

<sup>94</sup> . See B. Kentish and M. Westbrooke, Victoria Park: a report to the Ballarat City Council on Community Use and Attitudes with Recommendations for Future Management, 1990

day trip from Ballarat for many. As in Ballarat, the Botanic Gardens encouraged other horticultural aspects of civic pride such as wide grassy verges and street plantings as well as horticulture on a domestic scale.

#### **8.4 Eating and Drinking**

Hotels, and drinking, are a strong part of the Australian cultural tradition even today and much of that tradition originated on the goldfields.<sup>95</sup> The men who gathered at Ballarat, and on other goldfields, had few creature comforts and had to accommodate a vigorous, but difficult attempt by the authorities to limit access to alcohol. Sly grog shops were common across the goldfields as men refused to change their drinking habits simply because they were now seeking gold rather than adopting some other occupation.

As the goldfields prospered hotel licences were made available in the township area only and these hotels prospered. Bath's Hotel, the George and others attracted a strong following and became the centre of social life.<sup>96</sup> By 1854 when the development of deep lead mining brought some certainty to the goldfield hoteliers and investors began to build more substantial buildings and the authorities granted hotel licenses on crown land. In May 1854 there were 22 hotels in central Ballarat, with four, including Baths; and the George, in the township itself.<sup>97</sup> Some were still in tents, but others were of timber construction. The first George Hotel on this site was an elegant two-storey structure.

Hotels were an important part of the Ballarat town streetscape with every third or fourth building on the main streets being a hotel.<sup>98</sup> They were often large buildings and by 1858 in Ballarat East they often included concert halls, theatres, bowling alleys and other places of entertainment. Once rail lines reached Ballarat in 1862 the hotel trade moved into a different phase. The George Hotel and Craig's Hotel in Lydiard Street were well placed for weary visitors stepping from the train and Irwin's Hotel (later the Provincial Hotel), was built particularly to cater for rail traffic. Craig's Hotel was extended at this time in expectation of the growing trade. During the 1880s Craig's extended yet again and the George re-built using more substantial materials. Irwin's original timber hotel has had several incarnations resulting in the brick edifice we see today. Lydiard Street generally became a hive of social activity. Craig's Hotel was the particular centre of the horse set with many racing, hunting and coursing organizations meeting there regularly. At one point the poet and writer, Adam Lindsay Gordon worked in the livery stables attached to the hotel. Ballarat continued to build hotels long after the goldrush ended some smaller hotels, once common on corners across Ballarat, have survived still operating as hotels or transformed into accommodation or shops.

In the smaller settlement towns, hotels provided a major social meeting point for the population. Each town had at least one, and sometimes more, small hotels with accommodation and sometimes even an entertainment space. *...there were two or three hotels at most places. Only Tourello had one, and Coghill's Creek, with the largest district population (4,000) recorded four. As small farms became unviable and larger farms increased a much smaller workforce was required and this, as well as greater*

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<sup>95</sup> . See J. Flett, Old Pubs, Inns, Taverns and Grog Houses on the Victoria Diggings, J.M. Freeland, The Australian Pub and P. McGuire, Inns of Australia for general information and local histories for local examples. The R.K. Coles 'Collection of Hotel Records' held at the SLV also has information on defunct hotels.

<sup>96</sup> . W. Bate, Lucky City: the first generation of Ballarat: 1851-1901, p. 37.

<sup>97</sup> . W. Bate, Lucky City: the first generation of Ballarat: 1851-1901, p. 45.

<sup>98</sup> . W. Bate, Lucky City: the first generation of Ballarat: 1851-1901, p.101.

*domesticity, brought a quite dramatic reduction in the number of hotels. The fifty of 1865 was reduced to nine in 1891 and three in 1961. Some were converted into private use, but most disappeared along with smithies and other redundant businesses in the shrinking townships.*<sup>99</sup>

## **8.5 Forming Associations**

### **8.5.1. Preserving traditions and group memories**

Ballarat was a town redolent in associations and clubs. There was a group for everyone to join and some were very influential in shaping the town. The Ballarat Club, for men only until 1999, was one of the first major clubs and was formed in 1872. Comprised of the most 'worthy' gentlemen in town, the Club provided a safe haven in which to discuss the prosperity of Ballarat in comfort and to undertake a little business among like-minded people. The Old Colonialists Society, also formed in the booming 1870s, still meets regularly and hosts the annual Eureka Memorial Lecture among other contributions to civic life. The Royal South Street Society remains responsible for musical contributions while the Art Gallery was shaped and formed by its influential members.

Ballarat's Celtic people remembered their roots through a number of organisations such as the Caledonian Society while other nationalities also gathered into groups with nationalistic ties or religious links. Yet although these groups flourished in the early 1860s and 1870s, and maintained memberships much longer, the ties to other countries and other identities soon faded and the notion of an Australian identity grew stronger. Clubs founded on common interests such as chess or pigeon racing, light aeroplanes or fish protection drew a constant number of members but these groups tended to look towards facilities for meeting and shared activities rather than contributing to the identity of a town.

## **8.6 Worshipping**

### **8.6.2. Maintaining religious traditions and ceremonies**

Ballarat city contains a number of significant noteworthy churches and religious complexes.<sup>100</sup> The Roman Catholic Church and the Anglican Church have a Diocese in Ballarat, both formed about the same time.<sup>101</sup> In Ballarat the combination of religion and education has developed into a strong presence with several large complexes that were originally built as boarding schools, day schools with attached religious accommodation or simply religious accommodation to serve the extensive religious networks that emanated from Ballarat. Some significant church buildings were also erected from the 1860s through to the 1890s as religious affiliations strove to express the importance of their belief through brick and stone and could call upon the wealth of their congregation.

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<sup>99</sup> . List of Publican's Licenses, Shire of Ballarat, Learmonth Historical Society.

<sup>100</sup> . See M. Lewis, et al, Victorian Churches, for architectural and other information related to various buildings as well as an extensive bibliography.

<sup>101</sup> . See W. Withers, History of Ballarat, pp 263-273 for a chronological history of Ballarat's churches.

The smaller townships within the study also contain some important buildings. Both Buninyong and Learmonth have substantial church buildings, as does Coghill's Creek. Smaller townships also contain their churches which provide the focus for worship and possess significant community importance. The gold rush beginnings might not seem to be a strong indicator of religious strength but from the very first, preachers and ministers of various religions could be found on Sundays preaching from stumps amongst the resting diggers or travelling from property to property to hold services. Sunday was held as a day of rest and, while many used the opportunity to do the laundry or visit friends, the itinerant preachers usually gathered a reasonable audience.

Buninyong was a firmly settled pastoral township prior to the gold rushes and the Reverend Hastie, a Presbyterian minister, travelled to Ballarat regularly throughout 1853-4 to hold services.<sup>102</sup> He had been minister at Buninyong from 1847 and grateful residents had built him both a house and a church.<sup>103</sup> Father Dowling who travelled even further, from Geelong, to the sawn timber church that replaced an earlier bush chapel, served the Catholic congregation.<sup>104</sup> The Irish contingent of diggers particularly welcomed the opportunity to worship. Tents often accommodated the preachers of other religions who did visit, either on a semi-regular basis or as passing callers. The Wesleyans were well used to meeting in the open and were accustomed to the more informal prayer meetings that were held on the diggings.<sup>105</sup> It was the Wesleyans who built the first church on the diggings at Wesley Hill in 1855 but the other denominations soon followed.<sup>106</sup>

Many of the major churches in Ballarat today remain on the site of earlier church buildings. St Paul's Anglican Church stands on the site of the first church, a tent, which was followed by a weatherboard building and later replaced by the larger brick building.<sup>107</sup> Others moved between sites, turning the original buildings into schoolrooms or meeting first in some other public buildings, as did the Anglicans at Ballarat West. They first met in the police court, then moved to a wooden church in Armstrong Street, then built Christ Church in Lydiard Street.<sup>108</sup> The Celtic origins of many of the Ballarat residents who stayed on after the gold rushes had a strong impact on the development of religious affiliations as most preferred to worship in the churches with which they were familiar rather than join other congregations.<sup>109</sup> Most of the social and political leaders of Ballarat, such as James Oddie, brought their religious beliefs into their community work and lived their beliefs.<sup>110</sup>

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<sup>102</sup> . W. Bate, Lucky City: the first generation of Ballarat: 1851-1901, p. 39

<sup>103</sup> . W. Withers, History of Ballarat, p. 7

<sup>104</sup> . W. Bate, Lucky City: the first generation of Ballarat: 1851-1901, p. 39

<sup>105</sup> . W. Bate, Lucky City: the first generation of Ballarat: 1851-1901, p. 20. See also Thomas, R.H., 'An Index of Victorian Wesleyan Methodist Churches 1836-1902', B of Arch report, University of Melbourne, 1970.

<sup>106</sup> . Withers, pp. 61-2. See also 'Records of the Welsh Carmel Church, Sebastopol, 1863-1920', held in the Welsh Church Sebastopol; Anne Beggs Sunter, "James Oddie (1824-1911) His life and the Wesleyan contribution to Ballarat", MA Thesis, Deakin University, S.C. Henderson, "A History of Wesley 1853-1963", n.d.; Renate Howe, "The Wesleyan Church in Victoria 1855-1901: its ministry and membership", M.A. Thesis, University of Melbourne, and the Records of the Wesleyan Church, Lydiard Street, Ballarat

<sup>107</sup> . See J. Spooner, The Golden See: Diocese of Ballarat: the Anglican Church in Western Victoria, for further information.

<sup>108</sup> . Withers, p. 62

<sup>109</sup> . See J. Croggin, "The Celts in Ballarat", Phd thesis, University of Ballarat, 2001.

<sup>110</sup> . Anne Beggs Sunter, "James Oddie (1824-1911) His life and the Wesleyan contribution to Ballarat", MA Thesis, Deakin University

The tent and weatherboard facilities of all denominations soon developed into more substantial buildings as congregations consolidated and set aside the necessary funds for more permanent structures.<sup>111</sup> Church of England (now Anglicans), Roman Catholics and Wesleyan Methodists made up a large proportion of the denominations but the Presbyterians, Baptists, Lutherans and Bible Christians were all well represented in person and by their churches. There was also a strong Jewish presence that resulted in one of Victoria's few surviving synagogues built in 1861.<sup>112</sup> Jewish Europeans were a strong presence from Ballarat's early days with many being of Polish extraction. The Chinese miners celebrated all their regular festivals with firecrackers and lavish spreads attracting much attention from the non-Chinese population although the more religious components, held in the Joss House, were kept private.<sup>113</sup> The development of established religions and places of worship mirrored religious developments outside Ballarat and reflected community aspirations and expectations, but the ability of Ballarat's citizens to contribute sufficient funds to erect well designed and strongly built churches was a direct result of the gold rushes.<sup>114</sup> The individual churches reflected both the style and the prestige of their community.

### **8.8 Remembering the fallen**

Like all towns and cities Ballarat recognised its citizens who died in conflict by erecting memorials of one sort or another. Although the Avenue of Honour is perhaps the most significant memorial there are monuments, plaques and cenotaphs placed throughout Ballarat.<sup>115</sup> In smaller townships it would be unusual not to find a memorial to soldiers who died in either of the two world wars and common to find a Boer War memorial. Memorials, plaques and other forms of remembrance such as the planting of special trees like the Redwood commemorating Michael Casey ANA member at Learmonth or the naming of gardens or parks also act as strong visual reminders of our past.

*After World War 1 the women employed at the Lucas clothing factory in Ballarat followed up their outstanding war effort by raising money to plant a memorial avenue of elms, oaks and poplars from the Arch of Victory at Alfredton to Burrumbeet and Weatherboard. That initiative was matched at Learmonth, Addington, and unusually with walnuts, near the Tourello school.*

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<sup>111</sup> . See G. Chapman, Ballarat Churches of Christ 1859-1992: a history; J.B. Curtis, Rustlings in the Golden City: being a record of spiritualistic experiences in Ballarat and Melbourne; Dawson Street Uniting Church of Christ Ballarat 1859-1984; A.J. Jenkins, A History of the Welsh Carmel Presbyterian Church, Sebastopol, from its beginning until the present time; Jubilee Souvenir of St Andrew's Kirk, Ballarat. A Short History, 1856-1906 (author unknown); Neil Street Methodist Church Soldier's Hill, Ballarat 1861-1961, Centenary Celebrations Easter 1961; L. Reynolds, St John the Evangelist Anglican Church, Soldiers Hill, Ballarat 1865-1989; J. Spooner, The Golden See: Diocese of Ballarat: the Anglican Church in Western Victoria; The Way we Have Come. Story of the First Century of Life of St Andrew's Kirk, Ballarat 1855-1955; St Andrews Kirk; A.E.H. Stone, In His Steps: 1861-1961: St Stephen's Church, Ballarat East; Wickham, D., St Alipius: the early history of Ballarat's first church for information on individual church histories.

<sup>112</sup> . See N. Spielvogel, "The Beginning of the Ballarat Hebrew Congregation" in Australian Jewish Historical Society Journal, v.1. pp 110-114, 1940 and N. Spielvogel, "Ballarat Hebrew Congregation" in Australian Jewish Historical Society Journal, v.2., pp 350-358, 1946.

<sup>113</sup> . W. Bate, Lucky City: the first generation of Ballarat: 1851-1901, p. 155.

<sup>114</sup> . See Barrett, J., That Better Country: the religious aspect of life in Eastern Australia 1835-1850; C.I. Benson, (ed) A century of Victorian Methodism; J. Woolmington, Religion in Early Australia: the problem of church and state; J. Hetherington, Pillars of Faith; J.S. Gregory, Church and State; P. O'Farrell, The Catholic Church and Community and H. Rubenstein, The Jews in Victoria 1835-1985 for background religious history.

<sup>115</sup> . See Phil Taylor, "Pro Deo Et Patria": a survey of Victoria's Boer War Memorials (MA Thesis) for information on Boer War memorials.

## **8.9 Commemorating significant events**

### **8.9.1. Remembering disasters**

Ballarat sustained its patriotic nature over time and proceeded with the erection of the bandstand recognising the heroism of the band members who played valiantly as the SS Titanic sank. Listening to music played by the town band was a popular form of amusement in the Edwardian period and most country towns had a bandstand in their local park. Ballarat placed this bandstand, and one other, in the gardens situated in between the two major traffic lanes in the main thoroughfare, Sturt Street, adding importance and ensuring that the bandstands received significant public exposure. Ballarat became known as the 'Band music capital of Australia'.<sup>116</sup> *Many commercial premises in Lydiard, Sturt and Bridge Streets had balconies or post supported, balustraded and decked verandahs, rare in other cities, to provide viewing points, for band performances as well as the many parades, usually led by the City Band, so popular in Ballarat.*<sup>117</sup>

## **8.10 Pursuing excellence in the arts and sciences**

### **8.10.1 Making music**

During the gold rushes Ballarat had many theatres ranging from tents to more substantial buildings as entrepreneurs entertained the men of the diggings. There was money to spend and travelling troupes or individuals willing to do the entertaining. Theatre space such as in the Charlie Napier Hotel, first erected in the early 1850s and re-built after several fires or the Theatre Royal, also built in the early 1850s, were just two of the major theatres operating on the diggings, which in their heyday rivalled those of Melbourne.<sup>118</sup> The strong Celtic influence encouraged those who were of a more dour demeanour to forgo the bawdy entertainment and make their own, as they had in their home countries. For Welshmen and Cornishmen mines and singing were natural companions and competitive singing, in the tradition of Eisteddfods, provided entertainment and enjoyment.

The Welsh Eisteddfod was first held in Ballarat in 1855 and items offered included not only singing but also poetry, public speaking, instrumental music and choirs.<sup>119</sup> Debating was a very popular art form and oratory a skill much admired, both by the early diggers and by later citizens, many of whom used their skills to enter local politics or serve the community on some way. Outside this competitive tradition other groups such as the Ballarat Philharmonic Society, the Harmonic Society, the Glee and Madrigal Union, the Choral Society and the Musical Union were all formed in the 1850s or 1860s and all performed regularly in the performance spaces available.

Theatre, drama and competitive music had strong supporters in Ballarat society and beyond. Sir William Clarke, a prominent philanthropist and pastoralist on the property

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<sup>116</sup> . W. Bate, [Ballarat Heritage Review](#), 1998, p. 38.

<sup>117</sup> . W. Bate, [Ballarat Heritage Review](#), 1998, p. 38.

<sup>118</sup> . See R. Throne, [Theatres in Australia: an historical perspective of significant buildings](#) for information on particular buildings.

<sup>119</sup> . W. Withers, [History of Ballarat](#), p. 288



Rupertswood near Sunbury, built the Academy of Music in Lydiard Street, later Her Majesty's in 1874 as a means of endowing Ballarat with a permanent musical home. He joined other local supporters such as Humffray, Williams, Richards, Thomas and others, the names giving clues to their Celtic heritage.<sup>120</sup> This theatre, one of the oldest operating theatres in Australia, continues to house the Royal South Street competitions each year demonstrating the strength of the cultural heritage that emanated from the Celtic citizens of Ballarat. The theatre accommodated the Sun Aria competitions for many years as well as had singers of the calibre of Amy Castles, Dame Nellie Melba and Gladys Moncrieff on stage. It still stages the heats of the competition but no longer presents the finals.

#### **8.10.4 Designing and building fine buildings**

Although both Buninyong and Learmonth have some fine buildings none match the striving for excellence found in the buildings erected in the heart of Ballarat. As the attention moved from Main Street up to Ballarat West, the blocks around Lydiard Street, Armstrong Street, Sturt Street, Mair Street and Dana Streets became the focus of building activity beginning in the 1860s. The wealth gained from the gold mines was made evident as each construction owner and architect strove to make a statement reflecting the corporation's permanence and standing in the community. Over the next decades much of Ballarat's fine buildings were completed and particular trades or occupations tended to cluster together as was common in their European home communities. Around the rail station the warehouses held incoming stock and outgoing items while the legal district was found close to the courthouse. Banks faced the major thoroughfares and the industrial complexes could be located around Armstrong and Doveton Streets. Elegant hotels, such as Craig's Hotel, were begun in the late 1850s as was the Theatre Royal and the Chamber of Commerce building.<sup>121</sup>

#### **8.10.5 Advancing knowledge in science and technology**

The gentlemen of Ballarat were fascinated by all the sciences, often their interest was whetted by classes held at the Ballarat School of Mines. The 1880s was a period of curiosity, a time when people generally explored their universe attempting to explain natural phenomena by the application of scientific principles. Astronomy was one of the sciences with much popular appeal, although in general it was the more leisured classes who actively participated. Many groups contributed to the observatory, many of which are identified in the stained glass windows in each of the main observatories. These windows record the interest and support of the contributors.<sup>122</sup>

By including the sciences in the theoretical framework the School of Mines could offer more than a technological college and conduct pure research, something unfamiliar to many in Ballarat. Although the Department of Mines had wanted to establish a School of Mines in Melbourne, Ballarat succeeded even against the lack of interest from the very citizens who had helped establish so many other institutions. Bendigo established its School of Mines some three years after Ballarat, in 1873, and the two became the

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<sup>120</sup> . W. Withers, *History of Ballarat*, p. 288

<sup>121</sup> . W. Bate. *Lucky City: the first generation of Ballarat: 1851-1901*, pp 177-8

<sup>122</sup> . See S.J. Czyuski, S.J. *Souvenir of the Ballarat Observatory*.

centres for excellence in research related to mining technology and to producing the graduates needed in the field. Courses in chemistry, geology, metallurgy, surveying, pure maths and pure sciences as well as subjects like pharmacy and astronomy were offered and the graduates were well placed to accept positions in all of these fields. Staff and students often used local industries as their laboratories developing many innovative techniques to encourage efficiencies.

## **8.11 Making Australian folklore**

### **8.11.2. Mythmaking and story telling**

The story of gold discovery and gold mining resonates in Australian history. Linked so strongly with the growth of democracy and the development of the state of Victoria, this history still attracts attention, as does the Eureka story. Numerous books, articles, art works and museum exhibitions depict these storeys in a multitude of forms and formats, some representing the factual events and others the myths that have grown up around the people and the events. After many years of presenting gold mining history, Sovereign Hill has almost become the story.<sup>123</sup> Sovereign Hill was founded in 1967 as a tourist attraction to present a picture of gold mining in Ballarat in its heyday of 1851 to 1861. One of the world's most successful outdoor museums, Sovereign Hill has continued to thrive when almost every other similar historic tourism venture has failed. Careful to present history as accurately as possible, a visit to Sovereign Hill now provides almost the only information about this important part of our history that many people will receive. For some visitors Sovereign Hill is history.

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<sup>123</sup> . See R.Ellis, Sovereign Hill: Ballarat's Golden Years, 1973; A McCallum, Sovereign Hill, Ballarat: a tour guide, 1972; B. Strange, Sovereign Hill Ballarat: the diggings and the quartz mine, 1970; Sovereign Hill and Historic Ballarat, 1976; Sovereign Hill, Annual Reports and Sovereign Hill Gold Mining Township, Ballarat, Tourist Guide for further information on Sovereign Hill. The article; M. Evans, 'Historical Interpretation at Sovereign Hill' in Packaging the Past by J. Rickard and P. Spearritt, 1991 is particularly useful on Sovereign Hill as myth and legend.

## LIFE MATTERS

### 9. MARKING PHASES OF LIFE

#### 9.7 Dying

In all communities cemeteries play a significant heritage role as a place where members of that community finally come to rest. They become places of commemoration, of remembrance, and hold much of the historical past. The tangible remains such as headstones provide written evidence of a lived past while fences, buildings, gates and memorials demonstrate the need for a neighbourhood to honour and observe an era, event or person of significance.<sup>124</sup> The layout of a cemetery is particularly revealing as religious or racial groups are spaced within the grounds. The formal planting found at cemeteries can reveal a great deal, not only about the people who lived buried but also those who care for the grounds over time. Many small country cemeteries also contain vestiges of remnant native grass and plants often cleared from neighbouring sites and it is important that these be recognised and preserved.

In the early days of settlement, people often died at home, were laid out at home and were buried on the property. There was no requirement to notify authorities and some larger rural properties have small private burial grounds, others a lone grave. In Victoria most cemeteries were developed in association with churches and were run by a body of Trustees, as many are still today. The 1854 Act establishing cemetery administration provided formal guidelines for their work that continues, in effect, today.

Country cemeteries share similar layouts with larger urban cemeteries. Graves are usually in a straight line or on a grid system while more elaborate layouts might focus on gravel paths, edged by brick or stone gutters leading the visitor to a memorial or shelter. Plantings in early cemeteries tend to be formal evergreen introduced species, especially those with symbolic relationships to death and dying such as cypress, yews, pines and cedars. Often unusual trees survive in the protected world of the cemetery such as the rare Spanish Fir at Coghill's Creek Cemetery.<sup>125</sup> Particular nationalities also have a preference for certain plant species, Italians for roses, orange and jasmine; French for Box and so on and these can indicate their graves or section of the cemetery allocated to their countrymen. Some larger cemeteries such as the Ballarat Old Cemetery, have small chapels or shelters to protect the mourners.

The gold rushes brought tens of thousands of people to the Ballarat goldfields who lived and worked in harsh conditions. The life expectancy during the 1850s was only 30-33 years increasing to 47 -50 in the 1870s.<sup>126</sup> Tuberculosis, diarrhoea, diphtheria and convulsions, childbirth and accidents brought many a life to an early end. The first Ballarat cemetery was in Creswick Road, now known as the Old Cemetery, but concerns over its location so close to residences encouraged the establishment of the New Cemetery at the far end of Lydiard Street where the first burial was in 1867. The Old Ballarat Cemetery contains the graves of the soldiers who fell at Eureka, now

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<sup>124</sup>. See C. Saggazio (ed), Cemeteries: our heritage, National Trust of Vic, 1992 for good background material and a good bibliography. Much of the following background information is drawn from this book.

<sup>125</sup>. C. Saggazio, (ed) Cemeteries: our heritage, p 149.

<sup>126</sup>. C. Saggazio, (ed) Cemeteries: our heritage, p. 14.

commemorated by a monument, as well as those of some of the diggers who fell also.<sup>127</sup> Both cemeteries operated consecutively for some years.

*Linked by ritual to churches and limited, like them, to a few localities, the district cemeteries are of considerable heritage significance. In the Dowling Forest cemetery at Pound Hill, Miner's Rest, there is a gravestone dated 1843 (with a romantic story) recovered from the original Dowling Forest homestead nearby. At Coghill's Creek and Learmonth the graves are marked by an unusually handsome group of memorials.*

Of the many nationalities that crowded onto the Ballarat goldfields, the Chinese miners were the most distinctive in appearance and in their funeral practises. Brick funerary ovens were common in goldfields cemeteries and here sacrificial meats, or funerary offering were burnt to appease the spirits of the dead. These offering were later eaten by the mourners as part of the ceremony. The mortality rate for Chinese in Ballarat was high as hygiene in the camps at Golden Point and Eureka were so low that the authorities felt impelled to intervene.<sup>128</sup> Apart from diseases common on the goldfields the Chinese population also contained leprosy, an affliction that was not only fatal but caused many European miners to shun the Chinese as a race. Most Chinese tried to have their remains returned to China for re-burial if funds permitted but any larger cemetery on the goldfields had a section reserved for the Chinese. Chinese tombstones once were common in goldfields cemeteries but many have been stolen for souvenirs leaving scant remains.

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<sup>127</sup>. W. Bate, Lucky City: the first generation of Ballarat: 1851-1901, pp 251-2.

<sup>128</sup>. W. Bate, Lucky City: the first generation of Ballarat: 1851-1901, p. 151.

## **CONCLUSION**

Ballarat is a city conscious of its heritage and conscious of its place in Australian history. Once past the early chaotic years, Ballarat became a city mindful of its identity and proud of the buildings and amenities that gold produced in some way or another. Any understanding of the development of the city itself can only be reached through an understanding of the historic forces that attracted so many people from such different backgrounds to Ballarat. They stayed, and most prospered through economic downturn and changing market demands. Ballarat remembers its past daily at Sovereign Hill and annually at the Eureka commemorations as the Eureka debate is by no means finished. Its building stock reflects the days of struggle as well as the days of glory and its heritage deserves protection so that future generations may also understand its history.

Outside Ballarat city centre the larger rural townships like Buninyong and Learmonth reflect their past in collections of individual buildings and contributory buildings that make up the heritage precincts as well as through the other elements which remain. Street names, building footings, bridges, cemeteries, school sites and other amenities cause us to reflect on the more constrained nature of life in previous periods when people worked, lived and played closer to home. The remaining elements of communities that now exist almost in name only still remind us, however, of their very different, more locally based way of life.

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## **APPENDIX 1**

## **Localities**

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**Addington** : A pastoral district near to Mount Bolton, Addington had a school building and residence in 1898, buildings which still remain. The Pioneers Memorial at Addington formally remembers the original settlers while the remains of early farm buildings and stone outbuildings demonstrate the types of building forms. The Aboriginal Monument at Addington recognises the prior inhabitants of the land, a commemoration that is rare in the district.

**Alfredton**: Located south west of the city centre and now a suburb, Alfredton was home to the Ballarat Freezing Works which were erected near the sale yards soon after the first world war to cater for the increased demand for canned meats and also to Munro's Implement Works at an earlier period. A former mining district, Alfredton is now a part residential, part industrial suburb of Ballarat itself but in 1878 it already had 2 hotels, a state school and a church to serve its mining community as well as the large cattle yards.

**Ascot**: A small settlement not on the rail line and 21kms north west of Ballarat, Ascot's rich chocolate soil allowed for a range of agricultural activities, as well as limited alluvial mining, but without access to efficient transport Ascot failed to develop. It once had a blacksmith shop and the Ascot Woolshed was a landmark building as was Fry's magnificent flour mill which was not really in Ascot itself. Only ever home to one hotel, the remains of the stables are still recognisable.

**Bakery Hill** : Precinct of Bridge Mall/Bakery Hill is a central Ballarat precinct containing a primarily commercial area with a few cultural/community and residential buildings. Bakery Hill was the meeting point for the miners during the Eureka Rebellion and commemoration ceremonies continue to be held there. The original Bakery Hill Lead was a rich but very wet gold lead as was the Eureka Lead.

**Black Hill** : Precinct at Black Hill contains the sites of a number of mines which operated at Black Hill and remnants of their plant and works can still be located in the area today, one of the few places in Ballarat city where extensive evidence remains. Efforts to re-plant the area and to complete beautification schemes associated with the site becoming a public recreation area, now called Black Hill Public Park Reserve, have not eliminated the evidence of gold mining completely. The lookout offers 180 degree views of the surrounding area with its striking cliffs and gullies.

**Buninyong**: Precinct of Buninyong has a strong pastoral and gold mining history and remains a township with a proud heritage and many architecturally and historically significant important buildings. Buninyong was already a small village, and had been surveyed, when gold was discovered in 1851. The survey encouraged systematic development and many public buildings were erected in the 1850s. Early directories list many small business such as breweries, steam saw mill, tanneries, flour mills as well as alluvial and quartz mining works. Some buildings such as Thomas Sheppard's brewery were built in bluestone while others were more modest timber structures. In the second half of the 19th century a building boom brought a number of major public buildings such as the Post Office, Police quarters, Town Hall and Courthouse to completion. The Buninyong Botanic Gardens and Public Bath, Bowling Green and Tennis Courts were also completed at this time and quickly became a social focus for the township.

**Burrumbeet**: Once a small town on the north shore of Lake Burrumbeet, Burrumbeet is on the rail line between Ballarat and Ararat. The flat plains are interspersed with volcanic

cones and the industry is primarily agriculture. In 1898 it had 3 hotels, a rail station, a church and a state school but few buildings remain intact. Today the racecourse and showgrounds, the weighbridge, the Memorial Avenue, the school and the Lake Burrumbeet Reserve are reminders of a once larger community.

**Canadian:** Canadian Gully just south of Golden Point is one of a series of gullies emerging from the White Horse Ranges and it contained some of the goldfields most valuable nuggets and leads.

**Cardigan:** Situated high on the watershed, Cardigan is close to Dowling Forest. Mixed farming and some mining were the main industries in 1898 but only agriculture is now practised. In 1898 it had a state school, a Gothic church and a post office but the nearest hotel was in Dowling Forest about 1 km away and the nearest permanent water is at Miners Rest. Its height above sea level was the impetus for upgrading the 3BA radio station's transmitter at Cardigan in the 1960s.

**Cardigan Village:** Now a modern housing estate from the 1960s and 1970s.

**Coghill's Creek:** Situated on Coghill's' Creek, the township is based primarily on agriculture and in 1878 had three churches, the state school and two hotels and a flour mill to serve the residents and an interesting cemetery. Occupations of residents included three blacksmiths, two wheelwrights, one saddler, two shoe makers and two store keepers. Based on the original Coghill's Run taken up by William Coghill, several historic farm buildings still remain in the general area. By 1898 there was also an implement works and a creamery.

**Delacombe:** A suburb of modern Ballarat.

**Durham Lead:** *Durham Lead was sustained by surface alluvial deep lead and some quartz mining. It was an unusual community in 1865 when Bailliere's Guide reported that there were ten hotels scattered widely across the fields, in addition to a post office and branch of the Union Bank. They were not the ingredients for a model town. In 1911, post office, hotel and blacksmith were recorded, and again strangely, three butchers and six carters. Religion came late. There were Methodists and Presbyterian churches in 1961 among thirteen farms.* The post office building is worthy of interest.

**Eureka:** Precinct of Eureka is now identified with the site of the Eureka rebellion but was first strongly identified with the Irish miners who worked the Eureka Deep Lead, a very wet and dangerous lead. The remains of mining activity meant that Eureka held few permanent buildings until the mines were filled and capped in the twentieth century. The Park Reserve which contains the Eureka Monuments and the new Eureka Centre are visible reminders of the Eureka heritage

**Glendaurel:** Situated in an agricultural area, Glendaurel is on the Mount Beckworth Creek 29kms north west of Ballarat and was able to access the rail line at either Tourello or Clunes when those lines were operational. There was an operating school in 1898 which also housed the Wesleyan service and held the loose mail bags.

**Glen Park:** Ten kms from Ballarat, the existence of so many springs bringing pure water was an added advantage to the residents of Glen Park who were initially attracted to the



area by the fertile soil. In 1878 Glen Park had three churches and a state school. It is also the site of the White Swan Reservoir built to improve Ballarat's water supply.

**Golden Point:** Precinct of Mount Pleasant/Golden Point is located south east of Ballarat City centre within urban Ballarat. The precinct is primarily residential with some local shopping and commercial facilities and contains a strong Victorian and Federation heritage character.

**Invermay:** Invermay is located between the Midland Highway north of Ballarat and the White Swan Reservoir at Glen Park.

**Lake Wendouree:** Precinct of Lake Wendouree contains the Botanic Gardens, including the Southern Gardens and the Northern Gardens and is located to the west of the city centre. The precinct is surrounded by a public reserve and represents the recreational and horticultural history of the region. Once known as Yuille's Swamp, the lake has been a central focus point for Ballarat over the years from the early supply of water, through fishing and boating opportunities to its place in Olympic history.

**Learmonth:** Precinct of Learmonth is positioned on the highway between Avoca and Ballarat making it a natural service point for travellers. The layout of the town, straddling the highway with a formal grid of public buildings and commercial premises on High Street, gives it a classical nineteenth century grid format. The setting for the town, the old volcanic landscape with broad plains and steep volcanic cones has been modified by farming practises such as narrow country roads, linear fences and cypress hedge windbreaks delineating the rectangular layout of the properties. The three major hills, Brown Hill, Bankin Hill and Sellwood Hill and Lake Learmonth itself provides places of natural beauty. The availability of fresh water and the fertile volcanic soils allowed the agriculturalists to service the goldfields with fresh fruit and vegetables.

**Magpie:** Home of the Imperial Gold Mining Company.

**Miners Rest:** Located on the Burrumbeet Creek., Miners Rest is adjacent to the Dowling Forest racecourse which holds regular, very popular, meetings. Visitors either came via coach or by train. Miners Rest also boasted a good Mechanic's Institute in 1898 as well as a state school, 2 hotels and 4 churches and was always a general farming community with some early mining activity. Today the Dundas Street school, the World War One memorial and the Mechanic's Institute building are worthy of interest as is the racecourse. The site of the former Golden Wells Hotel is still observable and some trees on the Pound Hill Road leading to the old Pound in Dowling Forest could be of interest.

**Mount Clear:** The Midland Highway between Ballarat and Buninyong was the site for ribbon development until the estates at Mount Clear began to be subdivided into prime residential land.

**Mount Helen:** Mount Helen, also on the Midland Highway between Ballarat and Buninyong, was subdivided at around the same time at Mount Clear, into similar prime residential blocks and development was further stimulated with the building of the University of Ballarat and the secondary school St Martins in the Pines, now Damascus College.

**Mount Pleasant:** Precinct of Mount Pleasant/Golden Point is south east of the Ballarat City centre within urban Ballarat. The precinct is primarily residential with some local shopping and commercial facilities and contains a strong Victorian and Federation heritage character.

**Mount Rowan:** Situated between Ballarat and Creswick, Mount Rowan once had a store and a state school (1898) to serve a community relying on mining, agriculture and grazing. The actual Mount Rowan is a district landmark.

**Nerrina:** Nerrina, or "Little Bendigo" as it was often called, can be found to the northeast of Ballarat and is now a suburb of Ballarat.

**Newington:** Although an agricultural and pastoral district, Newington is now part of Ballarat proper (Ballarat South Precinct). It once had a hotel with pleasure grounds, as well as the Benevolent Asylum. To serve the growing population in 1898 it also had a free library, many shops and stores, two churches and a state school. It is now a suburb of Ballarat.

**Scotchman's:** Scotchman's Lead was a strong producing mine during the main mining period but today only the Marker at the Buninyong/Napoleons Road marks the site of the former Wesleyan School.

**Sebastopol:** ... *it is instructive to look at Sebastopol, which had much in common, as a subsidiary community, with Ballarat East. As it happened, the main gold stream, followed under the basalt at about Dana Street, turned south beneath the formal street plan and then beyond it. Strikingly it flowed parallel to the edge of the plateau, so that mining proceeded on a narrow line that presaged a ribbon development for housing, shops and institutions. Critically, though, its needs were met for many goods and services by facilities at the centre, let alone corner stores and pubs at the south end of the early grid. Major housing additions were not required: many miners walked or later rode bicycles to work from close by in the West and East. Even so there was a good supply of children for the Redan and Sebastopol State Schools, both opened in January 1875, and sizable congregations at the Anglican's Holy Trinity and the Carmel Welsh Presbyterian churches. Most children of consequence were in Albert Street, which contains some of the oldest surviving Ballarat shops and two 1860s hotels, the Exchange and the Royal Mail. Melbourne House (1872) (on the corner of Albert Street and Birdwood Avenue), bluestone Blythewood Grange (1878) in Grant Street "The Prince of Wales" store, on the corner of Albert and Rubicon Streets, and the weatherboard office of the famous South Star Mine are all evocative. So are the two large eucalypts in the Marty Busch Reserve, all which remains of the Sebastopol Public Gardens, planted in 1866-7.*

**Smythes Creek:** A small agricultural community, only the remains of a farm complex and the former school are of interest.

**Tourello:** Tourello is located on Coghill's Creek and is a small agricultural township with an avenue of honour. The remains of the early sheepwash are of interest as is the school and hall.

**Warrenheip:** Located 6 kms from Ballarat... *Many small holdings clustered around Warrenheip where beautiful spring water had attracted attention very early and led to the establishment of two breweries and a distillery. In 1865 eight hotels did their best to dispose of the local product. In 1911, as elsewhere, there were fewer hotels but the breweries remained and a post office and railway station, state school, store, bootmaker and butcher served a sizeable farming community and a few dairymen. Today the church precinct is notable.*

**Waubra:** Close to Ercildoune Run, Waubra is on Spring Creek on the rich volcanic soil which supported agricultural and pastoral pursuits. In 1898 it had 2 hotels, a general store, a state school, a mechanics institute, free library and three churches.

**Weatherboard:** Once a small farming community, Weatherboard now has the remains of a housing complex, some derelict houses, the school complex and a war memorial to commemorate those from this once more heavily settled district.

**Wendouree:** *At Wendouree in the meantime – indeed, at Ballarat for the first time – a major private subdivision had been completed by T.M. Bourke and another, fully serviced this time, was underway. The day of the supermarket had come.*

**Windermere:** On the Ballarat to Ararat rail line, the Windermere church is still a local landmark while the piggery and the school buildings deserve a mention. The racecourse is still evident as is weighbridge.

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## **APPENDIX 2**

## **Australian Historic Themes Framework**



## **AUSTRALIAN HISTORIC THEMES FRAMEWORK**

The Ballarat Heritage Study Stage 2 is structured around the appropriate selected themes taken from the Australian Historic Themes Framework which were originally determined by the Australian Heritage Commission. All Heritage Studies use the same format although the selected themes and sub-themes will vary according to the history of the heritage area. The Steering Committee and the Consultants agreed upon the selected themes and sub-themes after consultation with members of the Ballarat Community Reference Group at the first Community Workshop.

Each of the 9 major themes are represented but only selected sub-themes were considered relevant. The sub-themes were chosen by determining those that were particular to the study area, and which best represented the distinctive aspects of the area's history, rather than by selecting themes which were more representative and might apply to many heritage areas of Australia. These choices are somewhat arbitrary and may not always seem to accurately reflect the relevance of each sub-theme however all heritage studies follow this format. The sub-themes selected are marked by asterix (\*)

### **1. TRACING THE EVOLUTION OF THE AUSTRALIAN ENVIRONMENT**

The environment exists apart from being a construct of human consciousness. However, a thematic approach recognizes the human factor in the natural environment, and how our understanding and appreciation of the environment has changes over time.

- 1.1: Tracing climatic and topographical change
- 1.2: Tracing the emergence of Australian plants and animals
- \* 1.3: Assessing scientifically diverse environments
- 1.4: Appreciating the natural wonders of Australia

### **2. PEOPLING AUSTRALIA**

This theme group recognises the pre-colonial occupations of Indigenous people, as well as the ongoing history of human occupation from diverse areas.

- \*2.1: Living as Australia's earliest inhabitants
- 2.2: Adapting to diverse environments
- 2.3: Coming to Australia as a punishment
- \*2.4: Migrating
  - 2.4.1: Migrating to save or preserve a way of life

- 2.4.2: Migrating to seek opportunity
- 2.4.3: Migrating to escape oppression
- 2.4.4: Migrating through organised colonisation
- 2.4.5: Changing the face of rural and urban Australia through migration
- 2.5: Promoting settlement
- 2.6: Fighting for land

### **3. DEVELOPING LOCAL, REGIONAL AND NATIONAL ECONOMIES**

While Geoffrey Blainey conceived of Australian history as dominated by the 'tyranny of distance' this concept is alien to Indigenous Australians. Eighteenth and nineteenth century developments in technology made it possible to link the continent to distant marketplaces, and the incentive for almost every expedition by the first European 'explorers' was the search for valuable resources. Much subsequent Australian history has revolved around the search for a staple on which to base regional economic development.

- 3.1: Exploring the coastline
- 3.2: Constructing capital city economies
- \*3.3: Surveying the continent
  - 3.3.1: Looking for inland seas and waterways
  - 3.3.2: Looking for overland stock routes
  - \*3.3.3: Prospecting for precious metals
  - \*3.3.4: Looking for land with agricultural potential
  - 3.3.5: Laying out boundaries
- \*3.4: Utilising natural resources
  - 3.4.1: Hunting
  - 3.4.2: Fishing and whaling
  - \*3.4.3: Mining
  - 3.4.4: Making forests into a saleable resource
  - 3.4.5: Tapping natural energy sources



- 3.5: Developing primary production
  - 3.5.1: Grazing stock
  - 3.5.2: Breeding animals
  - \*3.5.3: Developing agricultural industries
- 3.6: Recruiting labour
- \*3.7: Establishing communication
  - \*3.7.1: Establishing postal services
  - \*3.7.2: Developing electric means of communication
- \*3.8: Moving goods and people
  - 3.8.1: Shipping to and from Australian ports
  - 3.8.2: Safeguarding Australian products for long journeys
  - 3.8.3: Developing harbour facilities
  - 3.8.4: Making economic use of inland waterways
  - 3.8.5: Moving goods and people on land
  - \*3.8.6: Building and maintaining railways
  - \*3.8.7: Building and maintaining roads
  - 3.8.8: Getting fuel to engines
  - 3.8.9: Moving goods and people by air
- 3.9: Farming for commercial profit
- 3.10: Integrating people into the cash economy
  - 3.10.1: Assisting Indigenous people into the cash economy
  - 3.10.2: Encouraging women into employment
  - 3.10.3: Encouraging fringe and alternative business
- \*3.11: Altering the environment
  - \*3.11.1: Regulating waterways
  - 3.11.2: Reclaiming land

- 3.11.3: Irrigating land
- \*3.11.4: Clearing vegetation
- 3.11.5: Establishing water supplies
- 3.12: Feeding people
  - 3.12.1: Using indigenous foodstuffs
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- 3.19: Marketing and retailing
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- 3.20.2: Broadcasting
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- 3.23: Catering for tourists
- 3.24: Selling companionship and sexual services
- 3.25: Adorning Australians
  - 3.25.1: Dressing up Australians
- 3.26: Providing health services
  - 3.26.1: Providing medical and dental services
  - 3.26.2: Providing hospital services
  - 3.26.3: Developing alternative approaches to good health
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#### **4. BUILDING SETTLEMENTS, TOWNS AND CITIES**

Although many people came to Australia in search of personal gain, they realised the need to co-operate in the building of safe, pleasant urban environments.

Australian urbanisation and suburbanisation have special characteristics which set them apart from similar phenomena elsewhere in the world.

- \*4.1: Planning urban settlements
  - \*4.1.1: Selecting township sites
  - \*4.1.2: Making suburbs
  - 4.1.3: Learning to live with property booms and busts
  - 4.1.4: Creating capital cities
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- 4.2: Supplying urban services (power, transport, fire prevention, roads, water, light and sewerage)
- \*4.3: Developing institutions

- 4.4: Living with slums, outcasts and homelessness
- 4.5: Making settlements to serve rural Australia
- 4.6: Remembering significant phases in the development of settlements, towns and cities

## **5. WORKING**

Although a lot of what we call work is related to the economy, most of it is not undertaken for profit. A great deal of the work done in the home is neither paid nor counted as part of the national economy. Some of the most interesting recent social history written about Australia concerns work and workplaces.

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  - 5.1.2: Coping with dangerous jobs and workplaces
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- 5.5: Trying to make crime pay
- 5.6: Working in the home
- 5.7: Surviving as Indigenous people in a white-dominated economy
- 5.8: Working on the land

## **6. EDUCATING**

Every society educates its young. White European education places a great emphasis on the formal schooling system, education encompasses much more.

- \*6.1: Forming associations, libraries and institutes for self-education
- \*6.2: Establishing schools
- 6.3: Training people for the workplace
- 6.4: Building a system of higher education
- 6.5: Educating people in remote places

6.6: Educating Indigenous people in two cultures

## **7. GOVERNING**

This theme group is as much about self-government as it is about being governed. It includes all the business of politics, including hostility to acts of government.

7.1: Governing Australia as a province of the British Empire

\*7.2: Developing institutions of self-government and democracy

7.2.1: Protesting

7.2.2: Struggling for inclusion in the political process

7.2.3: Working to promote civil liberties

7.2.4: Forming political associations

7.3: Making City-States

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7.5: Governing Australia's colonial possessions

\*7.6: Administering Australia

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7.6.6: Providing services and welfare

7.6.7: Enforcing discriminatory legislation

7.6.8: Administering Indigenous Affairs

7.6.9: Conserving Australian resources

7.6.10: Conserving fragile environments

7.6.11: Conserving economically valuable resources

7.6.12: Conserving Australia's heritage

- 7.7: Defending Australia
  - 7.7.1: Providing for the common defence
  - 7.7.2: Preparing to face invasion
  - 7.7.3: Going to war
- 7.8: Establishing regional and local identity

## **8. DEVELOPING AUSTRALIA'S CULTURAL LIFE**

Australians are more likely to express their sense of identity in terms of a way of life rather than allegiance to an abstract patriotic ideal. One of the achievements of this society has been the creation of a rich existence away from the workplace. While some of the activities encompassed in this theme are pursued for profit-horse racing and cinema, for instance – their reason for being is the sheer enjoyment of spectators. While many people could not pursue careers in art, literature, science, entertainment or the church without being paid, those activities do not fit easily into the categories of economy or workplace.

- \*8.1: Organising recreation
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- 8.6.7: Running missions to Australia's indigenous people
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- 8.11: Making Australian folklore
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  - \*8.11.2: Myth making and story-telling
- 8.12: Living in and around Australian homes
- 8.13: Living in cities and suburbs
- 8.14: Living in the country and rural settlements
- 8.15: Being homeless

## **9. MARKING THE PHASES OF LIFE**

Although much of the experience of growing up and growing old does not readily relate to particular heritage sites, there are places that can illustrate this important theme. Most of the phases of life set out below are universal experiences.

- 9.1 Bringing babies into the world
  - 9.1.1: Providing maternity clinics and hospitals
  - 9.1.2: Promoting mothers' and babies' health
- 9.2: Growing up
  - 9.2.1: Being children
  - 9.2.2: Joining youth organisations
  - 9.2.3: Being teenagers
  - 9.2.4: Courting
- 9.3: Forming families and partnerships
  - 9.3.1: Establishing partnerships
  - 9.3.2: Bringing up children
- 9.4: Being an adult
- 9.5: Living outside a family/partnership
- 9.6: Growing old
  - 9.6.1: Retiring
  - 9.6.2: Looking after the infirmed and the aged
- \*9.7 Dying
  - 9.7.1: Dealing with human remains
  - 9.7.2: Mourning the dead
  - \*9.7.3: Remembering the dead

\*\*\*\*\*



**22.19 HERITAGE CONSERVATION**

This policy applies to all land affected by a Heritage Overlay.

This policy is structured with a general Heritage Policy and 19 sub-policies. The general policy has objectives and policy which relate to all sites within precincts. Each sub-policy has its own objectives and policy statements.

**22.19-1 Policy Basis**

**INSERT POLICY BASIS**

**22.19-2 Objectives**

- To ensure the retention, conservation and enhancement of individually significant and contributory heritage places within Heritage Overlay areas.
- To encourage development to be undertaken in accordance with the accepted conservation standards of the ICOMOS Burra Charter.
- To ensure that significant and contributory places are protected from demolition or removal, except in extraordinary situations.
- To ensure the potential negative effects of subdivision, boundary re-alignment or consolidation of land on cultural heritage significance of a place/s are minimised.
- To conserve and enhance the natural or cultural features of an area or site and to ensure that any alterations or development complement their form and appearance.
- To ensure that new development and external alterations of existing buildings make a positive contribution to the built form and amenity of the area.
- To encourage the retention and re-instatement of streetworks including street trees, bluestone channels, gutters and kerbs, wide grass/gravel road shoulders, early short span integrated concrete kerb and spoon gutters and asphalt footpaths.

**22.19-3 Policy***Exercising Discretion*

Where a permit is required for demolition it is policy to:

- Require an application for demolition to be accompanied by an application for new development.
- Require an application for demolition, removal or re-location to be supported with documentation which demonstrates:
  - that all viable options for the conservation of a building have been explored.
  - that the building has structural defects incurred due to natural occurrences that cannot economically be remedied.
  - that the demolition involves the removal of later inappropriate modifications that is of no significance, is not contributory to the significance of the heritage place, or is intrusive.
- Discourage demolition of sites that are not of cultural heritage significance within a heritage overlay until a planning permit for the replacement development is approved.

Where a permit is required for subdivision, boundary re-alignment or consolidation of land, it is policy to:

- Require an application to subdivide land, boundary re-alignment or consolidation of land, to provide a heritage assessment detailing:
  - how the proposed subdivision will affect the cultural significance of the place.

- how the subdivision will affect the cultural significance of the surrounding heritage places and/or precinct.
- how the pattern of the proposed subdivision will affect the significance of the original subdivision.
- how the proposed subdivision in the midst of an important group of buildings or streetscape will not result in development that affects the consistent rhythm and pattern of buildings.
- how any development resulting from the subdivision, boundary realignment or consolidation may affect the cultural significance of the particular heritage place, its visual setting and significance view lines to and from the heritage place.
- Require an application for subdivision to be accompanied by design guidelines that include the following:
  - the siting of new boundaries away from significant elements and features;
  - allow for the heritage place to be given visual prominence over potential development; and
  - provide development envelopes that ensure an appropriate transition between new development and neighbouring heritage places.

Where a permit is required for the construction of a building, structure, an extension or addition or other major development and/or works to a heritage place, it is policy to:

- Require a heritage impact assessment detailing:
  - how the proposed development and/or works will affect the cultural significance of the place; and
  - how the proposed development and/or works will affect the cultural significance of an adjacent or surrounding heritage place.
- Require a design plan which demonstrates:
  - the scale, height and bulk with relation to neighbouring buildings;
  - outbuildings, signage, fencing with relation to neighbouring buildings.
  - how the proposed development does not impede views to significant structures, trees or other elements.
  - appropriate period of significance and how the development responds to the characteristics of buildings, structures or other elements in that period.
- In the case of major development and subdivision of a large or complex site, the preparation of a Conservation Management Plan for the whole place should precede the application. The plan should be prepared in accordance with the principles of the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter).
- In the case of any development that causes ground disturbance that may impact on a known Aboriginal or non-Aboriginal cultural heritage site, an archaeological survey from a suitably qualified archaeologist, to assess the impact of the proposed development on the archaeological significance of the area should precede the application.
- Encourage fences above 1.2 metres in height to be constructed of a style which corresponds to the style of the place.
- Require that all diseased and dying street trees be replaced with tree of same or an appropriate equivalent species.
- Support the retention and maintenance of existing bluestone channels, gutters and kerbs, wide grass/gravel road shoulders, early short span integrated concrete kerb and spoon gutters and asphalt footpaths and require that repairs and maintenance use traditional materials.
- Require that all advertising should be in accordance with the *City of Ballarat Advertising Guidelines*.

#### *Reference Documents*

It is policy that the responsible authority consider as appropriate:

- *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership, (2002).
- *City of Ballarat Advertising Guidelines*.
- *Ballarat Urban Character Study*, prepared by John Patrick Pty Ltd in association with Allom Lovell and Associates Pty Ltd, (1999).
- *Buninyong Conservation Study*, prepared by Coleman Sutherland Conservation Consultants, (1983).
- *Ballarat Botanical Garden Conservation Analysis and Policy Vol 1 and 2*, prepared for City of Ballarat by John Patrick Pty Ltd in association with Allom Lovell and Associates Pty Ltd, (1994).
- *Ballarat Botanical Gardens Masterplan and Management Strategy*, prepared for City of Ballarat by John Patrick Pty Ltd, (1995).
- *Ballarat Historic Landscapes Trees and Gardens*, prepared by Lumley P; et al; for Royal Botanic Gardens Melbourne and Department of Crown Lands and Survey, (1983).
- *Lake Wendouree Heritage Conservation Analysis*; prepared by Positive Space and Mark McWha Pty Ltd, (1994).
- *The Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter)*, Australia ICOMOS (1988).

# AUSTRALIAN HISTORIC THEMES FRAMEWORK

## KEY

Theme Groups (1–9)

Themes (2.1, 2.2, ...)

**2**

**PEOPLING AUSTRALIA**

*This theme group recognises the pre-colonial occupations of Indigenous people, as well as the ongoing history of human occupation from diverse areas.*

- 2.1** Living as Australia's earliest inhabitants
- 2.2** Adapting to diverse environments
- 2.3** Coming to Australia as a punishment
- 2.4** Migrating
  - 2.4.1 Migrating to save or preserve a way of life
  - 2.4.2 Migrating to seek opportunity
  - 2.4.3 Migrating to escape oppression
  - 2.4.4 Migrating through organised colonisation
  - 2.4.5 Changing the face of rural and urban Australia through migration

Examples of sub-themes.  
Others may be added  
to suit particular regions

1



## TRACING THE EVOLUTION OF THE AUSTRALIAN ENVIRONMENT

*The environment exists apart from being a construct of human consciousness. However, a thematic approach recognises the human factor in the natural environment, and how our understanding and appreciation of the environment has changed over time.*

- 1.1 Tracing climatic and topographical change
- 1.2 Tracing the emergence of Australian plants and animals
- 1.3 Assessing scientifically diverse environments
- 1.4 Appreciating the natural wonders of Australia

2



## PEOPLING AUSTRALIA

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  - 2.4.5 Changing the face of rural and urban Australia through migration
- 2.5 Promoting settlement
- 2.6 Fighting for land
  - 2.6.1 Resisting the advent of Europeans and their animals
  - 2.6.2 Displacing Indigenous people

3



## DEVELOPING LOCAL, REGIONAL AND NATIONAL ECONOMIES

*While Geoffrey Blainey conceived of Australian history as dominated by the 'tyranny of distance' this concept is alien to Indigenous Australians. Eighteenth and nineteenth century developments in technology made it possible to link the continent to distant marketplaces, and the incentive for almost every expedition by the first European 'explorers' was the search for valuable resources. Much subsequent Australian history has revolved around the search for a staple on which to base regional economic development.*

- 3.1 Exploring the coastline
  - 3.1.1 Looking for inland seas and waterways
  - 3.1.2 Looking for overland stock routes
  - 3.1.3 Prospecting for precious metals
  - 3.1.4 Looking for land with agricultural potential
  - 3.1.5 Laying out boundaries
- 3.2 Constructing capital city economies
- 3.3 Surveying the continent
  - 3.3.1 Looking for inland seas and waterways
  - 3.3.2 Looking for overland stock routes
  - 3.3.3 Prospecting for precious metals
  - 3.3.4 Looking for land with agricultural potential
  - 3.3.5 Laying out boundaries
- 3.4 Utilising natural resources
  - 3.4.1 Hunting
  - 3.4.2 Fishing and whaling
  - 3.4.3 Mining
  - 3.4.4 Making forests into a saleable resource
  - 3.4.5 Tapping natural energy sources
- 3.5 Developing primary production
  - 3.5.1 Grazing stock
  - 3.5.2 Breeding animals
  - 3.5.3 Developing agricultural industries
- 3.6 Recruiting labour
- 3.7 Establishing communications
  - 3.7.1 Establishing postal services
  - 3.7.2 Developing electric means of communication
- 3.8 Moving goods and people
  - 3.8.1 Shipping to and from Australian ports
  - 3.8.2 Safeguarding Australian products for long journeys
  - 3.8.3 Developing harbour facilities
  - 3.8.4 Making economic use of inland waterways
  - 3.8.5 Moving goods and people on land
  - 3.8.6 Building and maintaining railways
  - 3.8.7 Building and maintaining roads
  - 3.8.8 Getting fuel to engines
  - 3.8.9 Moving goods and people by air
- 3.9 Farming for commercial profit
- 3.10 Integrating people into the cash economy
  - 3.10.1 Assisting Indigenous people into the cash economy
  - 3.10.2 Encouraging women into employment
  - 3.10.3 Encouraging fringe and alternative businesses
- 3.11 Altering the environment
  - 3.11.1 Regulating waterways
  - 3.11.2 Reclaiming land
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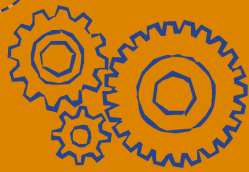
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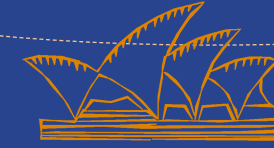


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# Australia ICOMOS Guidelines to the Burra charter: cultural significance

These guidelines for the establishment of cultural significance were adopted by the Australian national committee of the International Council on Monuments and Sites (Australia ICOMOS) on 14 April 1984 and revised on 23 April 1988. They should be read in conjunction with the [Burra charter](#).

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#### [1.2 Applicability](#)

#### [1.3 Need to establish cultural significance](#)

#### [1.4 Skills required](#)

#### [1.5 Issues not considered](#)

### [2.0 The concept of cultural significance](#)

#### [2.1 Introduction](#)

#### [2.2 Aesthetic value](#)

#### [2.3 Historic value](#)

#### [2.4 Scientific value](#)

#### [2.5 Social value](#)

#### [2.6 Other approaches](#)

### [3.0 The establishment of cultural significance](#)

#### [3.1 Introduction](#)

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## **1.0 PREFACE**

### **1.1 Intention of guidelines**

These guidelines are intended to clarify the nature of professional work done within the terms of the Burra Charter. They recommend a methodical procedure for assessing the cultural significance of a place, for preparing a statement of cultural significance and for making such information publicly available.

### **1.2 Applicability**

The guidelines apply to any place likely to be of cultural significance regardless of its type or size.

### **1.3 Need to establish cultural significance**

The assessment of cultural significance and the preparation of a statement of cultural significance, embodied in a report as defined in [section 4.0](#), are essential prerequisites to making decisions about the future of a place.



## **1.4 Skills required**

In accordance with [Article 4 of the Burra Charter](#), the study of a place should make use of all relevant disciplines. The professional skills required for such study are not common. It cannot be assumed that any one practitioner will have the full range of skills required to assess cultural significance and prepare a statement. Sometimes in the course of the task it will be necessary to engage additional practitioners with special expertise.

## **1.5 Issues not considered**

The assessment of cultural significance and the preparation of a statement do not involve or take account of such issues as the necessity for conservation action, legal constraints, possible uses, structural stability or costs and returns. These issues will be dealt with in the development of a conservation policy.

## **2.0 THE CONCEPT OF CULTURAL SIGNIFICANCE**

### **2.1 Introduction**

In the Burra Charter cultural significance means "aesthetic, historic, scientific or social value for past, present or future generations".

Cultural significance is a concept which helps in estimating the value of places. The places that are likely to be of significance are those which help an understanding of the past or enrich the present, and which will be of value to future generations.

Although there are a variety of adjectives used in definitions of cultural significance in Australia, the adjectives "aesthetic", "historic", "scientific" and "social", given alphabetically in the Burra Charter, can encompass all other values.

The meaning of these terms in the context of cultural significance is discussed below. It should be noted that they are not mutually exclusive, for example, architectural style has both historic and aesthetic aspects.

## **2.2 Aesthetic value**

Aesthetic value includes aspects of sensory perception for which criteria can and should be stated. Such criteria may include consideration of the form, scale, colour, texture and material of the fabric; the smells and sounds associated with the place and its use.

## **2.3 Historic value**

Historic value encompasses the history of aesthetics, science and society, and therefore to a large extent underlies all of the terms set out in this section.

A place may have historic value because it has influenced, or has been influenced by, an historic figure, event, phase or activity. It may also have historic value as the site of an important event. For any given place the significance will be greater where evidence of the association or event survives in situ, or where the settings are substantially intact, than where it has been changed or evidence does not survive. However, some events or associations may be so important that the place retains significance regardless of subsequent treatment.

## **2.4 Scientific value**

The scientific or research value of a place will depend upon the importance of the data involved, on its rarity, quality or representativeness, and on the degree to which the place may contribute further substantial information.

## **2.5 Social value**

Social value embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.

## **2.6 Other approaches**

The categorisation into aesthetic, historic, scientific and social values is one approach to understanding the concept of cultural significance. However, more precise categories may be developed as understanding of a particular place increases.

## **3.0 THE ESTABLISHMENT OF CULTURAL SIGNIFICANCE**

### **3.1 Introduction**

In establishing the cultural significance of a place it is necessary to assess all the information relevant to an understanding of the place and its fabric. The task includes a report comprising written material and graphic material. The contents of the report should be arranged to suit the place and the limitations on the task, but it will generally be in two sections: first, the assessment of cultural significance (see [3.2](#) and [3.3](#)) and second, the statement of cultural significance (see [3.4](#)).

### **3.2 Collection of information**

**Information relevant to the assessment of cultural significance should be collected. Such information concerns:**

- (a) the developmental sequence of the place and its relationship to the surviving fabric;**
- (b) the existence and nature of lost or obliterated fabric;**
- (c) the rarity and/or technical interest of all or any part of the place;**
- (d) the functions of the place and its parts;**
- (e) the relationship of the place and its parts with its setting;**
- (f) the cultural influences which have affected the form and fabric of the place;**
- (g) the significance of the place to people who use or have used the place, or descendants of such people;**
- (h) the historical content of the place with particular reference to the ways in which its fabric has been influenced by historical forces or has itself influenced the course of history;**
- (i) the scientific or research potential of the place;**
- (j) the relationship of the place to other places, for example in respect of design, technology, use, locality or origin;**
- (k) any other factor relevant to an understanding of the place.**

### **3.3 The assessment of cultural significance**

The assessment of cultural significance follows the collection of information.

The validity of the judgements will depend upon the care with which the data is collected and the reasoning applied to it.

In assessing cultural significance the practitioner should state conclusions. Unresolved aspects should be identified.

Whatever may be considered the principal significance of a place, all other aspects of significance should be given consideration.

#### **3.3.1 Extent of recording**

In assessing these matters a practitioner should record the place sufficiently to provide a basis for the necessary discussion of the facts. During such recording any obviously urgent problems endangering the place, such as stability and security, should be reported to the client.

#### **3.3.2 Intervention in the fabric**

Intervention in, or removal of, fabric at this stage should be strictly within the terms of the Burra Charter.

#### **3.3.3 Hypotheses**

Hypotheses, however expert or informed, should not be presented as established fact. Feasible or possible hypotheses should be set out, with the evidence for and against them, and the line of reasoning that has been followed. Any attempt which has been made to check a hypothesis should be recorded, so as to avoid repeating fruitless research.

### **3.4 Statement of cultural significance**

The practitioner should prepare a succinct statement of cultural significance, supported by, or cross referenced to, sufficient graphic material to help identify the fabric of cultural significance.

It is essential that the statement be clear and pithy, expressing simply why the place is of value but not restating the physical or documentary evidence.

## **4.0 THE REPORT**

### **4.1 Content**

The report will comprise written and graphic material and will present an assessment of cultural significance and a statement of cultural significance.

In order to avoid unnecessary bulk, only material directly relevant to the process of assessing cultural significance and to making a statement of cultural significance should be included.

See also [Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports](#).

### **4.2 Written material**

The text should be clearly set out and easy to follow. In addition to the assessment and statement of cultural significance as set out in [3.2](#), [3.3](#) and [3.4](#) it should include:

- (a) name of the client;
- (b) names of all the practitioners engaged in the task;
- (c) authorship of the report;

(d) date;

(e) brief or outline of brief;

(f) constraints on the task, for example, time, money, expertise;

(g) sources (see [4.4](#)).

### **4.3 Graphic material**

Graphic material may include maps, plans, drawings, diagrams, sketches, photographs and tables, and should be reproduced with sufficient quality for the purposes of interpretation.

All components discussed in the report should be identified in the graphic material. Such components should be identified and described in a schedule.

Detailed drawings may not be necessary. A diagram may best assist the purpose of the report.

Graphic material which does not serve a specific purpose should not be included.

### **4.4 Sources**

All sources used in the report must be cited with sufficient precision to enable others to locate them.

It is necessary for all sources consulted to be listed, even if not cited.

All major sources or collections not consulted, but believed to have potential usefulness in establishing cultural significance, should be listed.

In respect of source material privately held the name and address of the owner should be given, but only with the owner's consent.

## 4.5 **Exhibition and adoption**

The report should be exhibited and the statement of cultural significance adopted in accordance with [Guidelines to the Burra charter: procedures for undertaking studies and reports.](#)

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# Australia ICOMOS The Burra Charter (The Australia ICOMOS charter for places of cultural significance)

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## Preamble

## Explanatory notes

Considering the [International Charter for the Conservation and Restoration of Monuments and Sites](#) (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988 and 26 November 1999.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management

of places of cultural significance and is an ongoing responsibility.

### **Who is the Charter for?**

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

### **Using the Charter**

The Charter should be read as a whole. Many articles are interdependent. Articles in the Conservation Principles section are often further developed in the Conservation Processes and Conservation Practice sections. Headings have been included for ease of reading but do not form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained in the following Australia ICOMOS documents:

[Guidelines to the Burra Charter: Cultural Significance](#)

[Guidelines to the Burra Charter: Conservation Policy](#)

[Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports](#)

[Code on the Ethics of Coexistence in Conserving Significant Places](#)

### **What places does the Charter apply to?**

The Charter can be applied to all types of places of cultural significance including natural, indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the Australian Natural Heritage Charter and the Draft Guidelines for the Protection, Management and Use of Aboriginal and Torres Strait Islander Cultural Heritage Places.

**Why conserve?** Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important as tangible expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

## Articles

### Article 1 Definitions

For the purposes of this Charter:

**1.1** *Place* means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

The concept of place should be broadly interpreted. The elements described in Article 1.1 may include memorials, trees, gardens, parks, places of historical events, urban areas, towns, industrial places, archaeological sites and spiritual and religious places.

**1.2** *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*.

Places may have a range of values for different individuals or groups.

The term cultural significance is synonymous with heritage significance and cultural heritage value.

Cultural significance may change as a result of the continuing history of the place.

Understanding of cultural significance may change as a result of new information.

**1.3** *Fabric* means all the physical material of the *place* including components, fixtures, contents, and objects.

Fabric includes building interiors and sub-surface remains, as well as excavated material.

Fabric may define spaces and these may be important elements of the significance of the place.

**1.4** *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.

**1.5** *Maintenance* means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction*.

The distinctions referred to, for example in relation to roof gutters, are:

maintenance — regular inspection and cleaning of gutters;

repair involving restoration —

returning of  
dislodged gutters;

repair involving  
reconstruction —  
replacing decayed  
gutters.

**1.6** *Preservation* means maintaining the [fabric](#) of a [place](#) in its existing state and retarding deterioration.

It is recognised that all places and their components change over time at varying rates.

**1.7** *Restoration* means returning the existing [fabric](#) of a [place](#) to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

**1.8** *Reconstruction* means returning a [place](#) to a known earlier state and is distinguished from [restoration](#) by the introduction of new material into the [fabric](#).

New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.

**1.9** *Adaptation* means modifying a [place](#) to suit the existing [use](#) or a proposed use.

**1.10** *Use* means the functions of a [place](#), as well as the activities and practices that may occur at the place.

**1.11** *Compatible use* means a [use](#) which respects the [cultural significance](#) of a [place](#). Such a use involves no, or minimal, impact on cultural significance.

**1.12** *Setting* means the area around a [place](#), which may include the visual catchment.

**1.13** *Related place* means a [place](#) that contributes to the [cultural significance](#) of another place.

**1.14** *Related object* means an object that contributes to the cultural significance of a place but is not at the place.

**1.15** *Associations* mean the special connections that exist between people and a place.

Associations may include social or spiritual values and cultural responsibilities for a place.

**1.16** *Meanings* denote what a place signifies, indicates, evokes or expresses.

Meanings generally relate to intangible aspects such as symbolic qualities and memories.

**1.17** *Interpretation* means all the ways of presenting the cultural significance of a place.

Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.

## Conservation Principles

### Article 2 Conservation and management

**2.1** Places of cultural significance should be conserved.

**2.2** The aim of conservation is to retain the cultural significance of a place.

**2.3** Conservation is an integral part of good management of places of cultural significance.

- 2.4** *Places* of *cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

### **Article 3 Cautious approach**

- 3.1** *Conservation* is based on a respect for the existing *fabric, use, associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.

The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.

- 3.2** Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

### **Article 4 Knowledge, skills and techniques**

- 4.1** *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.

**4.2** Traditional techniques and materials are preferred for the conservation of significant fabric. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.

## Article 5 Values

**5.1** Conservation of a place should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.

Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biological diversity and geodiversity for their existence value, or for present or future generations in terms of their scientific, social, aesthetic and life-support value.

**5.2** Relative degrees of cultural significance may lead to different conservation actions at a place.

A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.

## Article 6 Burra Charter Process



- 6.1** The *[cultural significance](#)* of a *[place](#)* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy.
- 6.2** The policy for managing a *[place](#)* must be based on an understanding of its *[cultural significance](#)*.
- 6.3** Policy development should also include consideration of other factors affecting the future of a *[place](#)* such as the owner's needs, resources, external constraints and its physical condition.

The Burra Charter process, or sequence of investigations, decisions and actions, is illustrated in the accompanying flowchart.

## **Article 7 Use**

- 7.1** Where the *[use](#)* of a *[place](#)* is of *[cultural significance](#)* it should be retained.
- 7.2** A *[place](#)* should have a *[compatible use](#)*.

The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change, to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of practices which contribute to the cultural significance

of the place.

## Article 8 Setting

Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Aspects of the visual setting may include use, siting, bulk, form, scale, character, colour, texture and materials.

Other relationships, such as historical connections, may contribute to interpretation, appreciation, enjoyment or experience of the place.

## Article 9 Location

- 9.1 The physical location of a place is part of its cultural significance. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.
- 9.2 Some buildings, works or other components of places were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other components do not have significant links with their present location, removal may be appropriate.

- 9.3** If any building, work or other component is moved, it should be moved to an appropriate location and given an appropriate *use*. Such action should not be to the detriment of any *place* of *cultural significance*.

## **Article 10    Contents**

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

## **Article 11    Related places and objects**

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

## **Article 12    Participation**

Conservation, interpretation and management of a place should provide for the participation of people for whom the place has special associations and meanings, or who have social, spiritual or other cultural responsibilities for the place.

## **Article 13 Co-existence of cultural values**

Co-existence of cultural values should be recognised, respected and encouraged, especially in cases where they conflict.

For some places, conflicting cultural values may affect policy development and management decisions. In this article, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.

## **Conservation Processes**

### **Article 14 Conservation processes**

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a use; retention of associations and meanings; maintenance, preservation, restoration, reconstruction, adaptation and interpretation; and will commonly include a combination of more than one of these.

There may be circumstances where no action is required to achieve conservation.

## Article 15 Change

- 15.1** Change may be necessary to retain cultural significance, but is undesirable where it reduces cultural significance. The amount of change to a place should be guided by the cultural significance of the place and its appropriate interpretation.
- 15.2** Changes which reduce cultural significance should be reversible, and be reversed when circumstances permit.
- 15.3** Demolition of significant fabric of a place is generally not acceptable. However, in some cases minor demolition may be appropriate as part of conservation. Removed significant fabric should be reinstated when circumstances permit.

When change is being considered, a range of options should be explored to seek the option which minimises the reduction of cultural significance.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

**15.4** The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

## **Article 16 Maintenance**

*Maintenance* is fundamental to *conservation* and should be undertaken where *fabric* is of *cultural significance* and its maintenance is necessary to retain that cultural significance.

## **Article 17 Preservation**

*Preservation* is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other *conservation* processes to be carried out.

Preservation protects fabric without obscuring the evidence of its construction and use. The process should always be applied:

where the evidence of the fabric is of such significance that it should not be altered;

where insufficient investigation has been carried out to

permit policy decisions to be taken in accord with Articles [26](#) to [28](#).

New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article [22](#).

## Article 18 Restoration and reconstruction

[Restoration](#) and [reconstruction](#) should reveal culturally significant aspects of the [place](#).

## Article 19 Restoration

[Restoration](#) is appropriate only if there is sufficient evidence of an earlier state of the [fabric](#).

## Article 20 Reconstruction

**20.1** [Reconstruction](#) is appropriate only where a [place](#) is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the [fabric](#). In rare cases, reconstruction may also be appropriate as part of a [use](#) or practice that retains the [cultural significance](#) of the place.

**20.2** *[Reconstruction](#)* should be identifiable on close inspection or through additional *[interpretation](#)*.

## **Article 21 Adaptation**

**21.1** *[Adaptation](#)* is acceptable only where the adaptation has minimal impact on the *[cultural significance](#)* of the *[place](#)*.

Adaptation may involve the introduction of new services, or a new use, or changes to safeguard the place.

**21.2** *[Adaptation](#)* should involve minimal change to significant fabric, achieved only after considering alternatives.

## **Article 22 New work**

**22.1** New work such as additions to the *[place](#)* may be acceptable where it does not distort or obscure the *[cultural significance](#)* of the place, or detract from its *[interpretation](#)* and appreciation.

New work may be sympathetic if its siting, bulk, form, scale, character, colour, texture and material are similar to the existing fabric, but imitation should be avoided.

**22.2** New work should be readily identifiable as such.

## **Article 23 Conserving use**



Continuing, modifying or reinstating a significant [use](#) may be appropriate and preferred forms of [conservation](#).

These may require changes to significant [fabric](#) but they should be minimised. In some cases, continuing a significant use or practice may involve substantial new work.

## Article 24 Retaining associations and meanings

**24.1** Significant [associations](#) between people and a [place](#) should be respected, retained and not obscured. Opportunities for the [interpretation](#), commemoration and celebration of these associations should be investigated and implemented.

For many places associations will be linked to use.

**24.2** Significant [meanings](#), including spiritual values, of a [place](#) should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

## Article 25 Interpretation

The [cultural significance](#) of many [places](#) is not readily apparent, and should be explained by [interpretation](#). Interpretation should enhance understanding and enjoyment, and be culturally appropriate.

## Conservation Practice

## Article 26 Applying the Burra Charter process

**26.1** Work on a [place](#) should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

The results of studies should be up to date, regularly reviewed and revised as necessary.

**26.2** Written statements of [cultural significance](#) and policy for the [place](#) should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.

Statements of significance and policy should be kept up to date by regular review and revision as necessary. The management plan may deal with other matters related to the management of the place.

**26.3** Groups and individuals with [associations](#) with a [place](#) as well as those involved in its management should be provided with opportunities to contribute to and participate in understanding the [cultural significance](#) of the place. Where appropriate they should also have opportunities to participate in its [conservation](#) and management.

## Article 27 Managing change

**27.1** The impact of proposed changes on the [cultural significance](#) of a [place](#) should be analysed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes following analysis to better retain cultural significance.

- 27.2** Existing *[fabric](#)*, *[use](#)*, *[associations](#)* and *[meanings](#)* should be adequately recorded before any changes are made to the *[place](#)*.

## **Article 28 Disturbance of fabric**

- 28.1** Disturbance of significant *[fabric](#)* for study, or to obtain evidence, should be minimised. Study of a *[place](#)* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *[conservation](#)* of the place, or to obtain important evidence about to be lost or made inaccessible.
- 28.2** Investigation of a *[place](#)* which requires disturbance of the *[fabric](#)*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

## **Article 29 Responsibility for decisions**

The organisations and individuals responsible for management decisions should be named and specific responsibility taken for each such decision.

## **Article 30 Direction, supervision and implementation**

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

## **Article 31 Documenting evidence and decisions**

A log of new evidence and additional decisions should be kept.

## **Article 32 Records**

**32.1** The records associated with the [\*conservation\*](#) of a [\*place\*](#) should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

**32.2** Records about the history of a [\*place\*](#) should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

## **Article 33 Removed fabric**

Significant *[fabric](#)* which has been removed from a *[place](#)* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *[cultural significance](#)*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

## Article 34 Resources

Adequate resources should be provided for *[conservation](#)*.

The best conservation often involves the least work and can be inexpensive.

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# Criteria for the Register of the National Estate

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## **CRITERION A:**

### **ITS IMPORTANCE IN THE COURSE, OR PATTERN, OF AUSTRALIA'S NATURAL OR CULTURAL HISTORY**

- A.1 Importance in the evolution of Australian flora, fauna, landscapes or climate.
- A.2 Importance in maintaining existing processes or natural systems at the regional or national scale.
- A.3 Importance in exhibiting unusual richness or diversity of flora, fauna, landscapes or cultural features.
- A.4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.

## **CRITERION B:**

### **ITS POSSESSION OF UNCOMMON, RARE OR ENDANGERED ASPECTS OF AUSTRALIA'S NATURAL OR CULTURAL HISTORY**

- B.1 Importance for rare, endangered or uncommon flora, fauna, communities, ecosystems, natural landscapes or phenomena, or as a wilderness.
- B.2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest

## **CRITERION C:**

### **ITS POTENTIAL TO YIELD INFORMATION THAT WILL CONTRIBUTE TO AN UNDERSTANDING OF AUSTRALIA'S NATURAL OR CULTURAL HISTORY**

- C.1 Importance for information contributing to a wider understanding of Australian natural history, by virtue of its use as a research site, teaching site, type locality, reference or benchmark site.
- C.2 Importance for information contributing to a wider understanding of the history of human occupation of Australia.

## **CRITERION D:**

### **ITS IMPORTANCE IN DEMONSTRATING THE PRINCIPAL CHARACTERISTICS OF: (I) A CLASS OF AUSTRALIA'S NATURAL OR CULTURAL PLACES; OR (II) A CLASS OF AUSTRALIA'S NATURAL OR CULTURAL ENVIRONMENTS**

- D.1 Importance in demonstrating the principal characteristics of the range of landscapes, environments or ecosystems, the attributes of which identify them as being characteristic of their class.
- D.2 Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, philosophy, custom, process, land use, function, design or technique).

## **CRITERION E:**

### **ITS IMPORTANCE IN EXHIBITING PARTICULAR AESTHETIC CHARACTERISTICS VALUED BY A COMMUNITY OR CULTURAL GROUP**

E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

**CRITERION F:**

**ITS IMPORTANCE IN DEMONSTRATING A HIGH DEGREE OF CREATIVE OR TECHNICAL ACHIEVEMENT AT A PARTICULAR PERIOD**

F.1 Importance for its technical, creative, design or artistic excellence, innovation or achievement.

**CRITERION G:**

**ITS STRONG OR SPECIAL ASSOCIATIONS WITH A PARTICULAR COMMUNITY OR CULTURAL GROUP FOR SOCIAL, CULTURAL OR SPIRITUAL REASONS**

G.1 Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.

**CRITERION H:**

**ITS SPECIAL ASSOCIATION WITH THE LIFE OR WORKS OF A PERSON, OR GROUP OF PERSONS, OF IMPORTANCE IN AUSTRALIA'S NATURAL OR CULTURAL HISTORY**

H.1 Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region.

# 1 INTRODUCTION

Ballarat is one of Australia's foremost inland cities. It has a population of approximately 80,000 people and is the main urban center of the Central Highlands area. The development of Ballarat is closely tied to the 1869 to 1890 gold rush and to agricultural activities in the surrounding area. There are numerous examples of fine heritage places, and remarkably intact streetscapes.

There is also a rich diversity of heritage places originating in the natural and built form characteristics of the municipality.

A landmark study is the 1978 Jacobs Lewis Vines Ballarat Conservation Study. This study focused on the older urban center of Ballarat and made detailed recommendations concerning the preservation of many individual buildings and streetscapes. There has been limited implementation of recommendations, and in many areas there are no specific planning controls which seek to protect heritage places.

Stage one of the Heritage Study Ballarat Heritage Study (1997) by Andrew Ward and Associates was intended to inform the preparation of future heritage controls. This was the position adopted by the City of Ballarat in the preparation of its new format planning scheme.

There are also other more recent studies which are relevant including the 1999 Ballarat Urban Character Study (John Patrick Pty Ltd in association with Allom Lovell and Associates Pty. Ltd.); Masterplans for the Ballarat and Buninyong botanical gardens; the Conservation Analysis of Lake Wendouree; the Ballarat Streetscapes Policy; as well as reports on sculptures, monuments and individual heritage places. These studies will provide important data, particularly in the identification and classification of Heritage Places.

The Municipal Strategic Statement for Ballarat defines ten land use planning objectives including:

*"To protect and improve the City's recreation, culture, heritage and natural assets and resources to the benefit of the City's residents and visitors".*

In the section of the MSS titled "City Image" (at Clause 21.7) it is stated:

*"The use and development of identified historic buildings in the City of Ballarat will now be controlled by a standard Heritage Place overlay, including all buildings on the Heritage Register. This overlay control will regulate the demolition of historic places through the requirement for a planning permit. A new Heritage Study is also being undertaken to*



*identify all historic places throughout the City of Ballarat, including rural areas."*

*The issues identified include preservation of key historic and scenic features which contribute to Ballarat's character; the loss of contributory buildings within residential streetscapes; and the preservation of the treed hinterland around the main urban area.*

The City of Ballarat has commissioned Stage 2 of its Heritage Review. The study is funded by the City of Ballarat and Heritage Victoria. The objectives given in the Study Brief are to:

- ▶ Comprehensively assess and document all existing heritage information (e.g. prior studies, information already on the new City of Ballarat database; data sheets in the filing cabinet etc.) so that the relevant parts can be accessed as supporting documentation for this study.
- ▶ Inform consult and involve the Ballarat community on establishing the heritage precincts and heritage places and the extent of planning protection required.
- ▶ Assess the results of community consultation so that this information can be used to establish priorities and recommendations for the Study.
- ▶ Provide adequate documentation and rigorous assessment of the places (areas and individual places, trees, landscapes, mining sites etc) identified above in order of priority, based on their significance and degree of threat.
- ▶ Provide recommendations for a heritage conservation program in the study area.

The key challenge in Stage 2 of the Heritage Study is to deliver a study output which will result in an increased identification and protection of Ballarat's heritage. Our approach relies on the development of a local heritage policy which will assist in conserving all heritage places and on the delineation and documentation of Heritage Precincts throughout the municipality where Heritage Overlay Provisions will be applied.

*The key components of our proposal are to*

- ▶ Identify the key themes and elements which are important in defining the character of Ballarat.;
- ▶ Develop a local Heritage Policy which can assist in the protection of all heritage places within the municipality and places of cultural heritage in a strategic framework as integral to understanding the municipality as a whole.
- ▶ Prepare a comprehensive listing of all heritage places within the municipality by reviewing existing data and seeking further community involvement in the nomination of additional places and the verification of our listing.
- ▶ Identify Heritage Precincts where the Heritage Overlay provisions of the Planning Scheme can be applied and ensure complete data is available for

all heritage places within each precinct, accompanied by a Statement of Significance for each Precinct.

- Prepare a draft planning scheme amendment and associated documentation to include the Heritage Policy and the Heritage Precincts within the Ballarat Planning Scheme.
- Make recommendations about further work including a heritage program

## **2 APPRECIATION OF THE BRIEF**

This section outlines our appreciation of the brief, and discusses some of the key issues which require consideration.

### **2.1 KEY ISSUES**

There are a number of key issues which need to be addressed in Stage 2 of the Heritage Study.

From our preliminary review of the outputs of Stage 1 of the Heritage Study the following observations can be made:

- ▶ The Environmental History is not in a form which identifies themes that can be linked to the identification of Heritage Places.
- ▶ There are some 317 Heritage Places identified in the study. This listing is not complete. Areas such as the rural part of the municipality, including the smaller townships are under represented. In addition there has been a strong bias toward the identification of built form heritage, and the social, physical and historical significance of other heritage places will need to be considered. There is a need to develop a comprehensive listing of heritage places across the whole of the municipality.
- ▶ Stage 1 of the Heritage Study has been completed with minimal public involvement.
- ▶ The data sheets for heritage places identified in the Stage 1 Study are mostly incomplete. There are considerable methodological difficulties. Buildings have been graded using a six graded A to F scale rather than the now commonly used four graded A to D scale. The gradings given to individual buildings have been recorded on a map, but no record has been made on the building data sheets.
- ▶ There is a need to review extensive amounts of existing material which is not cross referenced or arranged in an easily accessible form. This will necessitate considerable sieving of material.
- ▶ The amount of fieldwork required to complete data sheets for all heritage places is extensive, and well beyond the resources of this study. Therefore, the major effort in terms of data collection and documentation will focus on the Heritage Precincts and the identified places within these Precincts.

In shaping our response to the study brief, we are concerned to address the above difficulties, but at the same time to deliver an output which will provide for an increased level of planning protection for heritage places and greater community support for the need for such protection.

### 3 OUR APPROACH

We propose to undertake the Study in six stages:

1. Identification of themes and sub themes and preparation of a draft themed Environmental History for Ballarat.
2. Cultural Mapping to identify key heritage elements for the municipality of Ballarat and preparation of a draft Local Heritage Policy.
3. To review and audit material on Heritage Places and prepare a comprehensive listing of identified Heritage Places for the whole of the municipality.
4. The definition of Heritage Precincts; the preparation of Statement of Significance for each Precinct and the completion of data sheets for all identified places within each Heritage Precinct.
5. Preparation of a Planning Scheme Amendment comprising:
  - ▶ Heritage Policy;
  - ▶ Heritage Overlay (including Precincts and a Schedule to the Heritage Overlay);
  - ▶ Maps of Heritage Precincts; and
  - ▶ Incorporated documents (including the grading of heritage places included in the Schedule to the Heritage Overlay).
6. Preparation of a final report in a form which supports the Planning Scheme Amendment, including the final Themed Environmental History; the Heritage Policy, Statements of Significance for Precincts, data sheets, a description of Study methodology and recommendations for further work.

Our approach highlights the importance of focusing on key outputs, and on targeting the study toward the requirement to introduce Heritage Overlay controls for defined precincts into the Ballarat Planning Scheme. For this to be successful, there will need to be a clear strategy for community involvement throughout Stage 2.

#### **STAGE 1 IDENTIFICATION OF THEMES AND SUB THEMES AND THE PREPARATION OF A DRAFT THEMED ENVIRONMENTAL HISTORY FOR BALLARAT**

##### **Comments**

We have briefly reviewed the History prepared by Weston Bate as part of the Stage 1 Heritage Study. Whilst it is concise and identifies the key features of the

history of Ballarat's settlement, the study is not thematic, and does not clearly articulate themes which can be used to assist the identification of heritage places.

We propose the preparation of a themed environmental history, drawing extensively on existing secondary sources including the Stage 1 report and other local histories. The identification of themes and sub themes will be undertaken making reference to the Australian Heritage Commission draft Australian Historic Themes Framework. A copy is provided in Attachment 1.

The aim will be to demonstrate the way in which relevant themes have influenced the built form and cultural landscapes within the study area. For example, some relevant themes will include:

Theme 1	Developing local, regional and national economies
Theme 2	Building settlements, towns and cities
Theme 3	Working
Theme 4	Educating
Theme 5	Developing Australia's cultural life
Theme 6	Marking the phases of life

It is proposed that a themed environmental history will be produced in draft form at an early stage and then reviewed toward the completion of the study. This will allow for refinement to reflect the outcomes of fieldwork and the nomination of individual places by the community.

### **Aims**

- ▶ To identify key environmental history themes and sub themes from the existing Environmental History prepared as part of the Stage 1 Study and other secondary sources.
- ▶ To provide key themes and sub themes to assist in the assessment of significance of heritage places and provide links to data sheets on individual places.
- ▶ To complete a themed Environmental History for the municipality of Ballarat.

### **Tasks**

- ▶ Review the History completed as part of the Stage 1 study and to review other local histories.
- ▶ Using the Australian Heritage Commission draft Australian Historic Themes Framework and other sources, identify themes and sub themes which are relevant to the Ballarat municipality.

- ▶ Involve the Steering Committee and Reference Group in a briefing on themes and sub themes and obtain consensus on those of relevance to the Heritage Study.
- ▶ Prepare a themed Environmental History for the municipality of Ballarat and invite comment from the Steering Committee and Reference Group before it is finalized.

### **Outputs**

- ▶ An Environmental History which is structured around appropriate themes and sub themes.

## **STAGE 2 CULTURAL MAPPING TO IDENTIFY KEY HERITAGE ELEMENTS FOR THE MUNICIPALITY OF BALLARAT AND PREPARATION OF A DRAFT LOCAL HERITAGE POLICY**

Ballarat has a special sense of place, and the whole of the Ballarat municipality has particular features which contribute to its character and heritage quality. This stage of the study aims to involve the key stakeholders in the definition of key elements which are important from a cultural heritage perspective. These are the qualities which provide the sense of place and the context within which individual heritage places are found.

Our approach will emphasize the important contribution of the context and setting. For example, it might be topographic considerations in creating key view lines and high points, or the repeated forms of turrets, spires and towers which contribute to the cultural heritage of the place as a whole.

We propose to hold a workshop involving the Reference Group and representatives of other key stakeholder groups on the themes and sub themes. This will lead into a cultural mapping exercise with workshop participants. The purpose of cultural mapping will be to identify those elements which the community considers essential to the character of Ballarat as a whole as a framework for a local heritage policy.

The preparation of a Heritage Policy is a key component of the Study outputs. It will reinforce those strategies in the Municipal Strategic Statement which seek to identify and protect those elements which contribute to Ballarat's rich and diverse heritage.

Examples of Planning Schemes which have used this approach include the Melbourne Planning Scheme which contains local policies for heritage places within and outside of the Capital City Zone and the City of Yarra Planning Scheme which contains a local heritage policy.

The policy must be prepared in accordance with the requirements of in the Manual for the Victorian Planning Provisions.

The policy will be in a form suitable for inclusion in the Planning Scheme and contain:

- ▶ A statement of purpose.
- ▶ A description of key themes from the environmental history.
- ▶ A description of the key cultural elements which provide the context for heritage places.
- ▶ Policy objectives concerning heritage matters for precincts and for individual heritage places outside of defined precinct areas.
- ▶ Precinct identification and Statements of significance for each of the heritage precincts.
- ▶ A description of the gradings used for heritage places.
- ▶ Reference to any guidelines for further land use and development.

### **Aims**

- ▶ To identify those cultural elements which relevant to the Ballarat community, which define the character of Ballarat as a whole and which are important in creating a sense of the place as a whole.
- ▶ To articulate those things which are valued by the community as being essential to the heritage of Ballarat; and those things which are important as providing a context to individual heritage places and which are important as symbols.
- ▶ To identify those contextual elements which provide a strong linkage to the themes and sub themes of the environmental history and which will inform the proposed heritage policy.
- ▶ To prepare a draft Heritage Policy for inclusion in the Ballarat Planning Scheme.

### **Tasks**

- ▶ Undertake a briefing with the Steering Committee and Reference Group on themes/ sub themes from the Environmental History, and a workshop involving participants in a cultural mapping exercise.
- ▶ Prepare a typology of features which are important in understanding the heritage values and assets of the Ballarat municipality and to map these as part of the local heritage policy.
- ▶ Prepare a draft Heritage Policy and complete all sections of the draft policy (except for those parts relating to definition of Heritage Precincts and Statements of Significance for each precinct).

### **Outputs**

- ▶ A typology of features which are important in defining the character of the Ballarat municipality as a whole.

- ▶ A compilation of the Reference Group cultural mapping exercise.
- ▶ A draft Heritage Policy.

**STAGE 3      TO REVIEW AND AUDIT MATERIAL ON HERITAGE PLACES AND PREPARE A COMPREHENSIVE LISTING OF IDENTIFIED HERITAGE PLACES FOR THE WHOLE OF THE MUNICIPALITY.**

There is much existing material which already identifies heritage places (earlier studies; the listing of 317 heritage places identified in Stage 1 of the Heritage Study; material held by the Councils Conservation Adviser; material on the Council's database). The challenge in this stage of the Study is to synthesize all of this material to produce a comprehensive listing of Heritage Places throughout the municipality, and to ensure that the consideration of heritage places is broad and does not focus only on built form.

Once a list is prepared in draft form, the Reference Group will have a key role in verifying the list and providing additional nominations of heritage places. Our approach will also seek to build strong community involvement in the nomination of heritage places for future assessment.

Techniques which will be considered as part of our study program include:

- ▶ Providing a briefing session on "What makes a place significant?" to the Reference Group and other interested people and inviting community nomination of additional heritage places. Community representatives from Buninyong,; Learmonth and other locations in urban and rural Ballarat will be invited to attend this session. It is also proposed that the briefing material be structured to allow for Reference Group members to use it with community groups in the future.
- ▶ Using the local media. For example it may be possible to feature a local heritage place nominated by a community representative in a weekly column or to provide awards for particular categories of nomination. For example if built form is over represented it would be possible to structure a media strategy around a different category of heritage place over each week and seek community nominations of like places with some small award program.
- ▶ Involving local secondary school students in the Heritage Study by providing information to schools on the Heritage Study; key themes and sub themes; and seeking additional nominations of heritage places.

Our objective will be to build a comprehensive listing of Heritage Places throughout the municipality, and to make an initial recording of each nominated place on the Ballarat Heritage Inventory.

It will not be possible to complete data sheets for all heritage places nominated. Our priority will be on the completion of individual data sheets for those heritage places within Heritage Precincts defined in Stage 4 of the study. This material will



be required for the successful introduction of Heritage Overlay provisions in the VPP format.

It is proposed to examine the spatial arrangement of identified heritage places and mapping of locations will be undertaken to assist in the definition of the Heritage Precincts.

### **Aims**

- ▶ To review and audit a wide range of existing material to identify heritage places and compile a comprehensive listing of heritage places throughout the municipality.
- ▶ To provide opportunities for the community to verify the listing and identify and nominate additional individual places which it believes are of heritage significance.
- ▶ To assemble a record on a computer data base of each nominated Heritage Place using the City of Ballarat Heritage Inventory.
- ▶ To ensure that data capture meets the requirements of a heritage place inventory and the VPP schedule for heritage overlays.

### **Tasks**

- ▶ Review and audit existing data sources on heritage places.
- ▶ Prepare a draft listing of Heritage Places throughout the municipality.
- ▶ Undertake a consultation program to facilitate involvement by the Steering Committee, Reference Group and wider community in the nomination of additional heritage places and to verify the draft list. This will include preparation of briefing material on "What makes a Place Significant?" and the running of a community workshop.
- ▶ Ensure Reference Group members actively review the listing of sites; facilitate community attendance at the workshop; and assist in compiling the listing of Heritage Places.
- ▶ Prepare a final list of Heritage Places which is comprehensive and is representative of the different types of heritage places and explores the whole of the municipality.
- ▶ Record each nominated Heritage Place on the City of Ballarat Heritage Inventory.
- ▶ Undertake some mapping of the location of heritage places included in the final listing to assist in the definition of Heritage Precincts in Stage 4 of the study.

### **Outputs**

- ▶ A comprehensive listing of identified Heritage Places throughout the City of Ballarat, which is then recorded in the City of Ballarat Heritage Inventory.

- ▶ Mapping of identified Heritage Places (as appropriate).

**STAGE 4 THE DEFINITION OF HERITAGE PRECINCTS; THE PREPARATION OF STATEMENT OF SIGNIFICANCE FOR EACH PRECINCT AND THE COMPLETION OF DATA SHEETS FOR ALL IDENTIFIED PLACES WITHIN EACH HERITAGE PRECINCT**

Heritage Precincts will be defined for the purposes of introducing Heritage Overlay controls. The precincts could be structured around themes or sub themes and/or be defined spatially around clusters of heritage places. Our preliminary investigation suggests that they will probably be derived from areas with a strong clustering of heritage places.

We understand that there has already been work undertaken to identify heritage precincts. ( For example in the Jacobs Lewis Vines study and in Stage 1 of the Heritage Study).

From our preliminary review of this material, there is a need to review the precinct definitions to ensure:

- ▶ The definition of precincts is consistent with the information contained in the comprehensive listing of heritage places completed in Stage 3 of the study;
- ▶ The boundaries of precincts are correctly drawn having regard to the clustering of heritage places at various locations;
- ▶ The precincts take into consideration a broad range of cultural, social and historical matters, rather than being based solely on built form considerations;
- ▶ As far as possible heritage precinct designations are considered in the context of the whole of the municipality; and

The definition of precincts is in accordance with VPP requirements for the application of the Heritage Overlay.

It is proposed to identify draft precincts based on analysis of existing data and a review of the comprehensive listing of heritage places and fieldwork. The draft will then be workshopped with the Reference Group and made available for public display and community comment .

For each precinct a “Statement of Significance” will be prepared. This will describe the heritage character and key features of each precinct area, and be included within the Local Heritage Policy.

Once Precincts are finally defined it will be necessary to complete data sheets for each identified heritage place within each precinct. This is a large task.

Consideration will need to be given to reviewing the grading system, to move from a “six graded “A-F system used for buildings in the Stage 1 study to a “four graded” A-D classification system, consistent with contemporary conservation practice.

We understand that the City of Ballarat Heritage Inventory is to be modified to include a wider selection of fields for data input and to customize the data base to meet local requirements.

However, we note that the Heritage Inventory is not in the same form as the Document pro forma which is proposed as the data sheet for Heritage Places in Attachment 1 of the Study Brief. We consider it desirable that the inconsistencies are resolved as a matter of urgency, and that the data sheet used to document individual heritage places is in the same format as the data input sheet for the City of Ballarat Heritage Inventory. It will also be necessary to modify the sheet to include reference to those matters listed in the Schedule to the Heritage Overlay so that the data sheets are comprehensive.

In order to obtain a photographic record of all heritage places in each defined precinct, we propose that the Ballarat Camera Club become involved in the documentation process. The club has indicated its interest in being involved provided the study covers the cost of materials (i.e. films and printing). We welcome their involvement. A listing of each heritage place and a schedule against which photographs can be recorded will be provided to the club as part of a briefing session prior to its members going out into the field. There will need to be consideration given to the method of photography, and the method for storing photographs on data sheets.

The priority will be to record information on places within defined Heritage Precincts. We expect that the completed data sheets for each heritage place in each precinct will form a document suitable for incorporation into the Ballarat Planning Scheme.

For each Precinct there will need to be:

- ▶ A Statement of Significance;
- ▶ A map showing the extent of the precinct and the individual heritage places within each precinct; and
- ▶ Completed data sheets for each heritage place.

### **Aims**

- ▶ To define Heritage Precincts which will form the basis of Heritage Overlays in the Ballarat Planning Scheme.
- ▶ To prepare a "Statement of Significance" for each Heritage Precinct.
- ▶ To document the significance of all identified heritage places within each Heritage precinct.

### **Tasks**

- ▶ Identify Heritage precincts based on themes and/or on the spatial clustering of heritage places within particular locations.

- ▶ Prepare maps showing the location and extent of each Heritage Precinct and the location of all identified Heritage Places within each Precinct.
- ▶ Identify key features of each precinct and prepare Statements of Significance for each precinct.
- ▶ Undertake a workshop with the Steering Committee and Reference Group on the draft Heritage Precincts.
- ▶ Undertake a public display of the draft Heritage Precincts and seek wider community comment.
- ▶ Use the media in introducing the concept of Heritage Precincts and provide some articles on those identified in the study.
- ▶ Complete a data sheet for each heritage place in each precinct using an agreed proforma consistent with a modified City of Ballarat Heritage Inventory ( which also meets the requirements of Attachment 1 to the Study brief and the VPP overlay schedule).
- ▶ Input data sheets into the Ballarat Heritage Inventory.

### **Outputs**

- ▶ The definition of a number of Heritage Precincts where Heritage Overlay controls will be applied through the Ballarat Planning Scheme.
- ▶ A completed Statement of Significance for each Heritage Precinct.
- ▶ Completed data sheets for each identified Heritage Place within the Precincts, and the input of this data into the Ballarat Heritage Inventory.
- ▶ Maps of each Heritage Precinct and the location of all identified Heritage Places within each precinct.

## **STAGE 5      PREPARATION OF A PLANNING SCHEME AMENDMENT**

The purpose of the amendment to the Ballarat Planning Scheme is to include a Heritage Policy in the Local Planning Policy Framework, and to introduce Heritage Overlay provisions for each of the Heritage Precincts defined in Stage 4 of the Study.

The preparation of a local Heritage Policy and its inclusion in the Planning Scheme is critical. As a result of the planning reform process there is an increasing reliance on local policy to guide future land use and development. The policy will provide a clear link between the Municipal Strategic Statement and the Heritage Overlay provisions. The contents of the Policy are outlined in Stage 2 of our approach.

The definition of Heritage Precincts will provide an opportunity to introduce Heritage Overlay controls for each precinct through the Ballarat Planning Scheme. We propose that such an Overlay be prepared in accordance with

the VPP Practice note "*Applying the Heritage Overlay*". An Overlay number will be applied to each Precinct.

Planning Scheme maps will also need to be prepared, and this will be a task best done by Council using its GIS system. We will provide the relevant information to Council to complete the mapping task.

We are also proposing the preparation of an Incorporated Document which will provide:

- ▶ the Environmental History of Ballarat;
- ▶ a listing of all identified Heritage Places within each Heritage Precinct;
- ▶ information on the grading of each Heritage Place; and
- ▶ a set of data sheets providing information on each Heritage Place.

This approach (using a combination of a Policy; an Overlay and Schedule; and an incorporated document) will ensure that comprehensive information on Heritage Precincts, Heritage Places and the tailor made controls for such precincts and places are all available within the Planning Scheme.

The brief makes reference to a "rolling program of planning scheme amendments" and contemplates that each Heritage Precinct will be the subject of a separate amendment with Ballarat East as a high priority. This approach is not favored, because it will result in multiple amendments and multiple Panel processes. Our approach recognizes the benefits of considering the Heritage Precincts as a package, introduced through one planning scheme amendment which is supported by a strong local Heritage Policy. This context will be critical to the success of any amendment process.

Therefore we suggest two options. Either:

1. to seek interim controls for the Heritage Precincts from the Minister For Planning whilst completing documentation for the amendment; or
2. to complete all of the relevant documentation for the planning scheme amendment within a condensed time frame and exhibit it as a total package with the Local Policy and the Heritage Overlays. Although an 18 month time frame has been allocated to this study we envisage a shorter and tighter time frame of less than twelve months

### **Aims**

- ▶ To prepare planning scheme documentation and the required supporting material to include in the Ballarat Planning Scheme a Heritage Policy; A Heritage Overlay for each of the identified precincts; and associated schedules and maps.
- ▶ To provide data sheets for heritage places in each precinct in a form that can be incorporated by reference into the Planning Scheme.

## **Tasks**

- ▶ Prepare planning scheme amendment documentation including a final Heritage Policy; Heritage Overlay controls for each Heritage Precinct including the schedule to the Overlay; Maps of heritage precincts and an Incorporated document listing the grading of each heritage place.
- ▶ To review the documentation with the Steering Committee and Reference Group and finalize the scheme amendment.

## **Outputs**

- ▶ A final local Heritage Policy including Statements of Significance for each Heritage Precinct.
- ▶ Planning Scheme Amendment documentation to introduce Heritage Overlay controls for each defined Heritage Precinct.
- ▶ An Incorporated Document providing a listing of each Heritage Place within each Heritage Precinct, information on the grading of the Heritage Place, and a completed data sheet for each Place.

## **STAGE 6      PREPARATION OF A FINAL REPORT**

Our approach will be to present a concise report which can be used to support the Planning Scheme Amendment through the amendment process. It will need to explain the approach followed in the study, the opportunities provided for stakeholder input and the methodology used in relation to each stage.

This stage of the study will also see completion of a final themed Environmental History. The earlier draft will have been reviewed to take account of issues arising from the nomination of individual heritage places in Stage 3 of the Study and the definition of Heritage Precincts in Stage 4 of the study.

The report will also need to contain information on the Heritage Policy,; each of the Heritage Precincts and on the identification and collection of data for each of the heritage places.

It will contain recommendations for future work, particularly the recording of information on Heritage Places outside the Precincts defined in Stage 4 of the Study. There will be a need to undertake further research to complete data sheets for those heritage places outside of the Heritage Precincts defined in this study. Consideration will also need to be given to a separate scheme amendment to protect those places outside of the defined Heritage Precincts.

Other recommendations for further work will also need to be considered. For example, consideration will need to be given to the process to be used to further amend the Planning Scheme to address the issues of dual planning controls over areas which are affected by both the Heritage Overlay and the Design and Development Overlay provisions resulting from the Ballarat Urban Character Study.

The Study Brief requires preparation of a Heritage Program. In our view there is insufficient budget to properly prepare a Heritage Program as part of this study. It would also require additional skills including public relations skills etc. which are beyond the scope of our study team. We propose to make recommendations about such a program. This is a matter which can be discussed with the Steering Committee.

We note that the contract requires four bound copies of the final report to be submitted to the client. We also propose that the final report be made available on CD rom excluding the data sheets which already be on Councils Inventory.

### **Aims**

- ▶ To produce a concise report which will support the planning scheme amendment and be available to assist the Amendment through the statutory process.
- ▶ To document the methodology used to develop the Heritage Policy; the definition of Heritage Precincts; the preparation of the Heritage Overlay; and the collection of information on heritage places.
- ▶ To make detailed recommendations concerning a heritage program.
- ▶ To provide clear recommendations which will guide the priority of further work to document the significance of heritage places outside the Heritage Precincts.

### **Tasks**

- ▶ Document the study methodology.
- ▶ Provide the report in a form which can accompany the planning scheme amendment.
- ▶ Provide further recommendations concerning a heritage program and the priority of further work to document the significance of heritage places outside the Heritage Precincts.

### **Outputs**

- ▶ A final report to support the Planning Scheme Amendment process
- ▶ Recommendations for further work and for a Heritage Program.

## 4 KEY STAKEHOLDER AND COMMUNITY INVOLVEMENT

At the commencement of the Stage 2 Study it is proposed that a Reference Group be formed to provide the opportunity for ongoing input by representatives of relevant community groups. The Group should be broadly based and could include representatives from all local Historical Societies; National Trust (Ballarat branch); community groups with special heritage interests such as mining, cemeteries or gardens; the Ballarat Restoration Advisory Committee; community groups with an interest in planning and development issues; and the local tourism association.

This group will perform the following roles:

- ▶ Providing advice on key community “keepers” of heritage (key stakeholders) in places throughout the municipality.
- ▶ Providing guidance to the consultant team.
- ▶ Providing local expert knowledge.
- ▶ Providing information back to each community group about the heritage study and its outcomes.

The Reference Group will be expected to participate in key workshops, and to actively participate in reviewing various study outputs. For example stakeholders, including the Reference Group, will play a key role in nominating individual heritage places and reviewing the comprehensive listing prepared as part of this study.

It is recognized that opportunities for stakeholder groups and members of the community to participate in the study is a key requirement of the brief, and critical in building local ownership and broad community support for the outputs of the study. Such local ownership will be critical to the introduction of further heritage controls into the Ballarat Planning Scheme.

The Reference Group will therefore operate as the key community link to the study.

An important benefit from the establishment of a Reference Group will be the strengthening of a community based heritage network across the municipality. The bringing together of community representatives with a similar interest in heritage matters will be valuable in allowing for information exchange and a sharing of knowledge and issues. This will be important in strengthening community capacity to protect and conserve those things which it considers valuable. It will also build “champions” who can act as community advocates



for the changes to planning controls and who can influence the Planning Scheme Amendment process.

We anticipate the Reference Group (along with members of the Steering Committee) would be involved in the following workshops:

- ▶ A briefing on themes to be used in the Environmental History and on Cultural Mapping. A Workshop will be held which includes a cultural mapping exercise.
- ▶ A briefing on “What makes a place significant?” and on the draft listing of individual heritage places compiled from secondary sources. The Reference Group will have a key role in nominating additional places, either directly or through the inclusion of community members at the workshop.
- ▶ A workshop on draft heritage precincts; the use of the Heritage Overlay in the Planning Scheme; and on the grading of heritage places within the precinct areas.

There will also be opportunity for wider community involvement. In particular we will be seeking to capture the enthusiasm and local knowledge of those people in the small towns and rural areas.

## 5 OUR TEAM

The project team proposed for the study is multi disciplinary and includes consultants with specialist input in relation to public consultation, town planning, heritage, environmental history, architectural history and project management. A Resume for each team member is provided in Attachment 2.

The benefit of this approach is that key skills can be matched to the tasks at each stage of the study program.

The study team assembled for the project involves the following key people:

### **Hansen Partnership Team Members**

*Roz Hansen B. A., Dip Ed. ,Dip. TRP, FRAPI*

Roz will be Project Director for the study responsible for the management of the study and the Project Team. Roz is the founding Partner of Hansen Partnership, a new generation planning and development management consultancy. She has extensive heritage planning experience and is a former Chairperson of the Historic Buildings Council (1988 – 1994). Roz will have a major input in relation to the community consultation program for the study.

*Ian Gibb B. A. (Hons), M. Urban Planning*

Ian is a Senior Planner with Hansen Partnership. He has recently joined Hansen Partnership from a key local government role at Yarra Ranges Shire Council. He has extensive planning experience, and has previously managed a consultant Heritage Study and the investigation of individual heritage places. He will be responsible for the preparation of the Heritage Policy, the definition of Heritage Precincts; and the preparation of the Planning Scheme Amendment. He will also take a lead role in the preparation of the final report and participate in the delivery of the community consultation program. Ian will work closely with Roz in the above tasks.

*Deb Neumann B. SocSci (SEAP)*

Deb is a planner with Hansen Partnership. She has extensive experience in local government planning having worked at the Cities of Stonnington and Yarra. Deb has a sound appreciation of heritage issues and working with local communities to resolve issues between development and heritage.

### **Naga Services Heritage Education Tourism Team Member**

*Dr Jan Penney PhD; Dip Ed*

Jan is a historian with extensive experience relating to cultural heritage. She is a former Chair of the Heritage Council of Victoria. The role of Jan in the study team will be to identify themes and sub themes; to prepare the themed Environmental History and to have input in relation to the cultural mapping exercise. Jan will also be involved in the preparation of recommendations concerning the Heritage Program. As a former employee of the Sovereign Hill tourist complex and a resident of nearby Creswick, Jan will bring a wealth of local knowledge to the study.

### **Wendy Jacobs and Associates Team Members**

*Wendy Jacobs B. Arch MRAIA*

Wendy is an architect with extensive involvement in heritage matters. She has specific local knowledge of Heritage Places in the municipality of Ballarat as a result of her earlier involvement in the City of Ballarat Conservation Study (1978) and as local architect based in Ballarat. Wendy will be a valuable resource for knowledge about heritage places and key local stakeholder contacts. More formally, she will perform a role of overseeing the definition of Heritage Precincts and the Statement of Significance for each Heritage Precinct, and reviewing the data sheets on individual heritage places.

*Vicki Johnson B.A.; B. Arch*

Vicki is an architect with some experience in heritage studies. Her role in the study will be to assist in the identification of heritage places within the municipality, to prepare detailed Statements of Significance for each of the Heritage Precincts and to complete the data sheets and data input for each heritage place within the defined Heritage Precincts. This will include the grading of heritage places and co ordinating the photographic record by the Ballarat Camera Club.

## **5.1 RELEVANT EXPERIENCE**

The Consultant team will bring a wide range of relevant experience in relation to the study. Team members have key strengths in local history; in community consultation; urban and rural planning; and in relation to a wide variety of heritage matters. Following is a brief summary of some recent projects which demonstrate the capacity of the consultant team:

### **Hansen Partnership**

- ▶ Flagstaff Gardens Conservation Analysis ; City of Melbourne 1999
- ▶ Treasury Gardens Conservation Analysis ; City of Melbourne 1998/99
- ▶ Fitzroy Gardens Conservation Analysis; City of Melbourne 1998/99

- ▶ Preparation of Heritage Control Amendment for City of Melbourne; City of Melbourne 2000
- ▶ Preparation of Urban Conservation Amendment City of Hawthorn; City of Hawthorn 1989
- ▶ Development and Use proposals for Heritage buildings; Private sector clients
- ▶ Rural and strategic planning studies; Municipal Council clients including Mansfield, LaTrobe and Bulla
- ▶ Regular appearances at VCAT as an expert on planning, heritage and urban character issues

### **Wendy Jacobs and Associates**

- ▶ Heritage Studies including Newstead, Avoca, Northern Grampians and Creswick;
- ▶ Conservation Analysis for Municipal Council clients;
- ▶ Maintenance restoration and advice for private and public sector clients;
- ▶ Heritage Adviser to various Municipal Councils including Ballarat, Geelong, and Queenscliffe
- ▶ Various publications on heritage matters including Ballarat, A Guide to Buildings and Areas 1851 – 1940 (1981) and the Ballarat Conservation Study (Jacobs Lewis Vines 1978)

### **Naga Services Heritage Education and Tourism**

- ▶ Extensive Heritage survey work including National Estate Projects relating to mechanical engineering sites; the dairy industry and soft fruit processing industry.
- ▶ Various histories for Victorian Archeological Survey including Lake Condah; Heritage sites in the Murray Valley and Lake Boga Aboriginal Mission.
- ▶ Extensive museum management experience including Sovereign Hill and the Royal Mint
- ▶ Work with private and public sector clients on cultural tourism and heritage matters.

## **6 TIMING**

The project brief has identified a need to complete the study within eighteen months from commencement and to deliver staged completion of outputs. The brief requires that the identification of Heritage Precincts be completed within five months so that each Heritage Overlay proposal may be put on exhibition as the study progresses.

We propose that the study be conducted over approximately twelve months.

INSERT TABLE

## 7 BUDGET

The brief indicates a budget of \$115,000 for Stage 2 of the Heritage study. This includes all fixed costs and costs associated with community consultations.

We propose an allocation of the budget as follows:

Community Consultation and Workshops	\$20,000
Fixed costs	\$10,000
Project Management	\$11,000
Stage 1 Environmental History Themes	\$ 7,000
Stage 2 Cultural Mapping/Draft Policy	\$5,000
Stage 3 Review of heritage places/list of heritage places	\$10,000
Stage 4 Definition of Heritage Precincts/data sheets for identified places in each precinct	\$40,000
Stage 5 Preparation of Planning Scheme Amendment	\$8000
Stage 6 Preparation of final report	\$4000
TOTAL	\$115,000

This budget indicates the following allocations:

- ▶ 9% on finalising the list of Heritage Places.
- ▶ 35% on Heritage Precincts.
- ▶ 21% on the Planning Scheme Amendment and supporting documentation.
- ▶ 18% on community consultation.
- ▶ 17% on fixed costs and project management.

The budget is based on the following hourly charge out rates for team members:

Roz Hansen	\$ 180.00
Ian Gibb	\$ 130.00
Deb Neumann	\$ 90.00
Dr J Penney	\$ 110.00 ( \$80.00 for desktop)
Wendy Jacobs	\$ 110.00
Vicki Johnson	\$ 70.00

In addition to the budget allocated by Council, GST will apply and must be paid by Council.

It is noted that the proposed contract arrangements make provision for a 10% up front fee payment, with further payments in accordance with A Project Management Plan agreed with the Steering Committee. The client can hold 20 % of the budget until acceptance of the final report. We propose that interim payments occur upon completion of each Stage of the study program and we need to speak to the Steering Committee about the issue of 20% of payment withheld to completion of the final report. Perhaps a more appropriate percentage is 10% or \$11,500.

## 8 MANAGEMENT OF THE STUDY AND ASSISTANCE BY COUNCIL.

The study will be managed by a small Steering Committee, which includes representation from Heritage Victoria and Council. We propose that there be a program of defined meetings with the Steering Committee following defined stages of the study. We note that the Steering Committee would be invited to the workshops with the Reference Group and other key stakeholders.

Formal Meetings with the Steering Committee are proposed as follows

Meeting 1	Scope of study; identification of key stakeholders in both urban and rural areas (including small settlements); identification of community members who should be contacted during the study period.
Meeting 2	Debriefing from workshop on themes/ cultural mapping.
Meeting 3	Debriefing from workshop on nomination of heritage places and draft of comprehensive listing of heritage places.
Meeting 4	Debriefing from workshop on heritage precincts.
Meeting 5	Presentation of draft Planning Scheme Amendment and associated documentation
Meeting 6	Presentation of Final Report.

In addition to the above program of formal meetings ,there would be ongoing liaison with Council staff and Councils Heritage Advisor, Ms. Lorraine Huddle.

We would expect a strong level of commitment to the study by Council and its officers. Our aim will be to work on a collaborative basis with Council officers. The assistance of Council staff will be required for the following tasks:

- Arranging the stakeholder workshops, including venues and mail out of information.
- Mapping of the Heritage precincts and heritage places within each precinct on Councils G.I.S.



- ▶ Preparation of planning scheme maps for the Heritage Overlay controls.

These arrangements will enable best use of resources, including access to information mapped as part of the Stage 1 study and access to Council's G.I.S. and land information system.

## 9 CONCLUSION

The municipality of Ballarat has a unique sense of place. Because of the history of development and its settlement pattern, it is richly endowed with heritage places. These include built form, landscapes, features such as Lake Wendouree, individual trees and places that are important because of the social history.

This proposal responds to the brief for Stage 2 of the Ballarat Heritage Study.

The key strengths we will bring to the Study are:

- ▶ A professional team with extensive experience in relation to cultural heritage;
- ▶ A blend of local expertise and knowledge with members of a leading Victorian planning consultancy;
- ▶ A careful match of skills to the outputs required by the study brief;
- ▶ Extensive experience in community consultation;
- ▶ A strong understanding of the Victorian Planning System and extensive experience with preparation of planning scheme amendments; and.
- ▶ Project Management skills including previous experience managing heritage studies.

Our approach is structured to deliver key outputs of the brief. It also provides opportunity for the involvement of community stakeholders at key points throughout the study program. We anticipate the study can be completed within twelve months and within the budget allocated for Stage 2.



## 10 ATTACHMENTS

10.1 ATTACHMENT 1

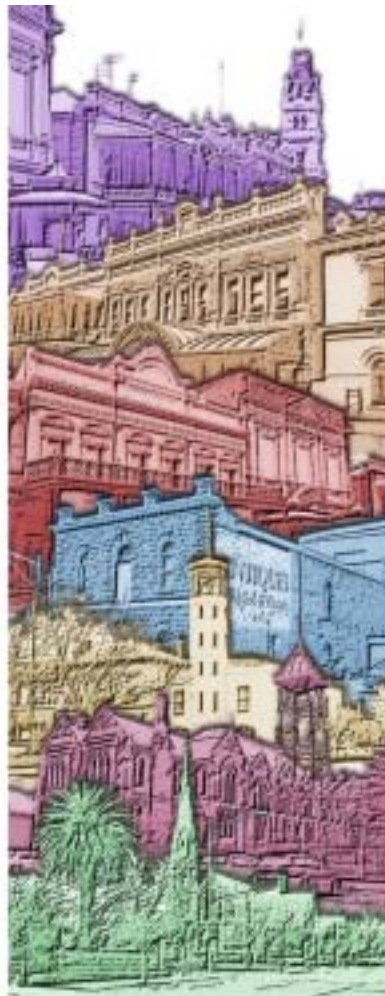
10.2 AUSTRALIAN HISTORIC THEMES FRAMEWORK

10.3 ATTACHMENT 2

10.4 CVS OF TEAM MEMBERS

# HERITAGE PRECINCTS

## VOLUME 2



### **BALLARAT HERITAGE STUDY**

STAGE 2

Prepared by  
Hansen Partnership Pty Ltd  
Planning Design and Development Management

In association with  
Wendy Jacobs  
Architect and Heritage Consultant

&  
Naga Services  
Dr Jan Penney

**JULY 2003**

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Appendix 4	“Criteria for the Assessment of the Register of the National Estate”, Australian Heritage Commission
Appendix 5	Ballarat Heritage Study Stage 2 Study Brief
Appendix 6	Ballarat Heritage Study Stage 2 Hansen Partnership Proposal

## 4 CONSULTANTS

---

This report was prepared by:

**Hansen Partnership Pty Ltd**

Ms. Roz Hansen  
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Ms. Christine Renkin

**Wendy Jacobs, Architect  
+ Heritage Consultant**

Ms. Wendy Jacobs  
Ms. Vicki Johnson  
Ms Julie Stevens (sub consultant historian)

**Naga Services**

Dr. Jan Penney

## 5 ACKNOWLEDGEMENTS

---

We would like to acknowledge the assistance of the following people:

*The City of Ballarat Steering Committee:*

Mark Marsden	City of Ballarat
Hedley Thomson	City of Ballarat
Lorraine Huddle	City of Ballarat
Cr. Liz Sheedy	City of Ballarat
Cr. Gary Anderson	City of Ballarat
Cr. David James	City of Ballarat
Geoff Austin	Heritage Victoria
Bruce Cossins	Ballarat Restoration Advisory Committee
Greg Binns	Ballarat Restoration Advisory Committee

*Community Reference Group:*

Bill Loader	Tony Moran
Beth Ritchie	Lorraine Harvey
Eileen Anderson	Wade Perrett
Gerald Jenzen	Rod Lacey
Dorothy Wickham	Peter Hiscock
Jack Harvey	Betty Jones
Meredith Harvey	Bruice Bartrop
Terry Benjamin	Greg Binns
Peter Wilsdon	Laurel Johnson
Peter Zala	Bill Shillito
Simone Serlazzo	Steve Johnston
Brian Pola	Joan Garner
Peter D'Auvergne	Michael Irwin
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Peter Mansfield	Micheal Taffe
Pat Grisby	Roy Huggins
Graeme Ambrose	Derick Leather
Alan Bath	

*Project Officer*

Miriam Semmel	City of Ballarat
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## 6 OVERVIEW

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The Ballarat Heritage Review (Stage 2) was commissioned by the City of Ballarat.

This review is contained in four volumes as follows:

### **Volume 1 Thematic History and Bibliography**

Volume 1 contains a thematically arranged history of the municipality, which is intended to form a historical framework for the overall study. In addition a detailed bibliography of material relating the historical development of Ballarat has been prepared and is provided in this volume.

### **Volume 2 Heritage Precincts**

The focus of Volume 2 is on the presentation of proposed planning policy relating to heritage conservation, and on presenting detailed information for each of the twenty heritage precincts identified during the study. It is proposed that each of the twenty heritage precincts will be included within the Heritage Overlay provisions of the Ballarat Planning Scheme, and that the Local Planning Policy Framework of the scheme will include a heritage conservation policy as well as a local policy relating to each specific precinct. Volume 2 also contains a description of the study brief; study methodology; and the extent of community consultation undertaken.

### **Volume 3 Further Recommendations**

Volume 3 contains recommendations arising from the study which are intended to guide further work in the future. Given the scope of this study and the budget and resource limitations it has not been possible to deal with all matters that have been raised during the course of the review. The consultant team has focused on the study outputs contained in Volume 1 and 2, and has sought to identify a series of recommendations contained in Volume 3 to assist the municipality in management of ongoing heritage work.

### **Volume 4 Community Consultation**

Volume 4 contains information from the Community Reference Group workshops held during the study, and also contains information submitted by members of the community concerning heritage places. This information was valuable in informing the study team, and in providing a sense of heritage places of particular community value.

## 1 CONSULTANTS BRIEF

The Ballarat Heritage Review (Stage 2) was commissioned by the City of Ballarat and was funded by the City of Ballarat and Heritage Victoria.

A study brief was prepared by the City of Ballarat in March 2000.

The objectives of the Ballarat Heritage Study (Stage 2) as set out in the Study Brief is to:

- Comprehensively assess and document all existing heritage information (e.g. prior studies, information already on the new City of Ballarat database; data sheets.) so that the relevant parts can be accessed as supporting documentation for this study.
- Inform, consult and involve the Ballarat community in establishing the heritage areas and heritage places and the extent of planning protection required.
- Assess the results of community consultation so that this information can be used to establish priorities and recommendations for the Study.
- Provide adequate documentation and rigorous assessment of the places (areas and individual places, trees, landscapes, mining sites etc) identified above in order of priority, based on their significance and degree of threat.”
- Provide recommendations for a heritage conservation program in the study area.

The study brief required a strong emphasis on consultation with both Council's steering committee and the broader community. In this context, a broadly based Community Reference Group was established by Council to facilitate community input into the study process. There were also opportunities provided during the study for individual community members to nominate heritage places considered worthy of investigation by the study team.

The key study tasks that form the project brief are summarised below:

- Prepare a bibliography of existing studies and reports;
- Identify a listing of historical themes and sub-themes to guide the preparation of a thematic environmental history;
- Prepare a thematic environmental history;
- Assess existing information including information from the City of Ballarat Heritage database;
- Establish priorities for research including recommendations for priority of documentation of heritage places;
- Identify and document heritage areas within urban Ballarat;



- For each heritage area, establish the requirements for application of the Heritage Overlay within the Ballarat Planning Scheme
- Research, document and assess other places of post contact cultural significance;
- Develop a program of statutory and non-statutory measures to assist in the conservation of the heritage of the study area.

The final brief was changed on the basis of the consultant tender proposal to provide for the following approach:-

- Identification of themes and sub themes and preparation of a draft themed Environmental History for Ballarat.
- Cultural Mapping to identify key heritage elements for the municipality of Ballarat and presentation of a draft Local Heritage Policy.
- Review and audit material on Heritage Places and prepare a comprehensive listing of identified heritage places for the whole of the municipality.
- The definition of Heritage Precincts and the preparation of Statements of Significance for each Precinct.
- Preparation of a Planning Scheme Amendment comprising heritage policy heritage overlay provisions, maps and incorporated documents; and
- Preparation of a final report in a form which supports the Planning Scheme Amendment.

The study generally followed the sequence of tasks outlined above, although difficulties were encountered in generating data from the City of Ballarat heritage data base, and in using such data base to include information on individual heritage places within each of the identified precincts. Whilst this limitation caused some alterations to the agreed study approach, the project outputs are generally as set out in the consultant proposal and as agreed by Council at the outset of the study.

The study brief also provided indicative guidance on the staging and timing of work. The Stage 2 study has taken over two years to complete. Stage 2 has built upon the work done by Andrew Ward in Stage 1 of the Ballarat Heritage Study in 1997. The Ward study primarily focused on the assessment and grading of built form, whereas the Stage 2 study has primarily focused on the identification and assessment of heritage precincts. Hansen Partnership were the project managers for the Study, with a sub-consultant team comprising Jan Penney of Naga Services who prepared the Thematic History, Wendy Jacobs Architects who prepared precinct descriptions and histories. (The precinct descriptions include the description of the precinct boundaries, historical overview, descriptive detail and assessment of elements of the precincts and a statement of significance). Hansen Partnership Pty Ltd undertook key community consultations, assisted with some precinct descriptions, provided

policy components to the study, prepared material to support the planning scheme amendment and prepared the final report and study recommendations.

## 2 METHODOLOGY

### 2.1 Familiarisation with the Study Area

The study area is the whole of the Ballarat municipality. The area includes the former municipalities of the Township of East Ballarat, the City of Ballarat and the Shire of Ballarat and parts of the former Shires of Buninyong, Bungaree, Grenville and Ripon.

An initial survey was undertaken through the urban areas of Ballarat, and through other townships and the rural areas of the municipality to familiarise the study team with the study area. Preliminary documentation was undertaken of key heritage sites, cultural heritage places and environmental heritage themes present within the municipality.

### 2.2 Previous Studies

The Stage 2 Heritage Study included a review of previous studies and guidelines including the following:

- *Ballarat Heritage Study Stage 1 (2000)*, Andrew Ward
- *Buninyong Botanic gardens Conservation Study (2001)*, prepared for the City of Ballarat by Dr David Jones, School of Architecture, Landscape Architecture & Urban Design, Adelaide University, with Fifth Creek Studio.
- *Ballarat Advertising Sign Guidelines*.
- *City of Ballarat Policy for Landscape Installations in Public Open Space*.
- *Ballarat Urban Character Study (1999)*, John Patrick Pty Ltd in association with Allom Lovell and Associates Pty Ltd, (1999).
- *Ballarat Botanical Gardens Masterplan and Management Strategy*, prepared for City of Ballarat by John Patrick Pty Ltd, (1995).
- *Ballarat Botanical Garden Conservation Analysis and Policy Vol 1 and 2*, prepared for City of Ballarat by John Patrick Pty Ltd in association with Allom Lovell and Associates Pty Ltd, (1994).
- *Lake Wendouree Heritage Conservation Analysis*; prepared by Positive Space and Mark McWha Pty Ltd, (1994)
- *Lake Wendouree Master Plan*; prepared by prepared by Positive Space and Mark McWha Pty Ltd, (1994)
- *City of Ballarat Streetscape Policy*; prepared by Wilson Sayer Core Pty Ltd, (1991).
- *Report on the Provision of Verandahs in Areas of Cultural Significance: City of Ballarat*, Andrew C Ward & Associates architects and planners, December 1989
- *Learmonth Townscape Study*; prepared by Shire of Ballarat, (February 1988).
- *Buninyong Conservation Study*, prepared by Coleman Sutherland Conservation Consultants, (1983).

- *Ballarat Historic Landscapes Trees and Gardens*, prepared by Lumley P; et al; for Royal Botanic Gardens Melbourne and Department of Crown Lands and Survey, (1983).
- *Ballarat Conservation Study Part 2 (1980)*, Jacobs, Lewis, Vines.
- *Ballarat Conservation Study Part 1 Vols 1 & 2 (1978)*, Jacobs, Lewis, Vines.

The Study Brief also included a bibliography of previous reports, including a number of reports previously prepared for the former municipalities and master plans prepared for various reserves and gardens.

Other material held by the City of Ballarat and other public records were also reviewed together with previous studies of the history of Ballarat including those by Weston Bate.

The approach of the study team was to use the review of literature and secondary information to:

- Assist the preparation of the thematic environmental history ( including informing the selection of relevant themes) and the associated bibliography;
- Inform the identification of precincts and preparation of the precinct descriptions, including the precinct histories and statements of significance; and to
- Make recommendations relating to individual heritage places and to update the City of Ballarat data base listings relating to individual heritage places.

In particular, relevant studies to each of the 20 precincts were examined in detail and many of the recommendations of past studies were considered appropriate. The consultant team found the previous studies of Jacobs Lewis Vines, and the previous Andrew Ward studies of considerable assistance in preparing recommendations concerning individual places and in the updating of the City of Ballarat data base.

The approach taken by the study team in relation to the review of literature is not as set out in the Stage 2 Study Brief (which suggested an annotated bibliography of selected studies) but is consistent with the agreed study proposal of Hansen Partnership Pty Ltd. This is consistent with the study focus given to identification of precincts and preparation of detailed statements of significance for each of the precincts, and the emphasis on using previous studies and secondary sources to inform and guide this work.

### **2.3 Study Approach**

The process by which the study was undertaken and its emphasis in relation to the objectives, evolved within the framework set by the Study Brief, under the direction of the steering committee. The study area is the whole of the City of Ballarat.

The study was undertaken in the following phases:

- Identification of the themes and sub themes and preparation of thematic Environmental History for Ballarat informed by the Community Reference group input;

- Cultural mapping to identify key heritage elements for the municipality of Ballarat informed by the Community Reference group input. Information on the results of the cultural mapping undertaken with the Community Reference Group is included in Volume 4 of the report.
- Review and audit material on heritage places including a review of the City of Ballarat data base, a literature review and assessment of previous recommendations relating to heritage conservation. It should be noted that as part of the study process, considerable consultant time was spent updating and correcting the City of Ballarat data base on heritage places.
- The definition of heritage precincts; a detailed field review of heritage places within each precinct; the preparation of a Statement of Significance for each precinct; and the preparation of specific policy for each precinct;
- Preparation of a Planning Scheme amendment including heritage policy and the inclusion of defined precincts in the Heritage Overlay.; and
- Various coinsultations with key community based organisations and stakeholders with an interest in heritage conservation.

The approach taken by the consultants focused on the requirement of the study to designate heritage precincts; to rigorously assess and document each precinct, and to recommend heritage overlay controls be applied to heritage precincts designated through this study.

The Heritage Study has been prepared in accordance with The Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter). Criteria used in the identification and assessment of heritage places is the criteria adopted by the Australian Heritage Commission. Heritage places have been assessed and documented for their historic, aesthetic, social, scientific, and spiritual value as specified in the Burra Charter.

The key study outputs are as follows:

- A thematic environmental history for Ballarat and bibliography.
- The identification of 20 heritage precincts, including 18 located within urban Ballarat, and separate precincts located at Buninyong and Learmonth. The majority of Precincts are of local importance however Lydiard Street Precinct, Lake Wendouree and the Creek and River Channels Precincts were found to be of State Significance.
- A draft Planning Scheme Amendment comprising
  - Heritage Policy;
  - Application of the Heritage Overlay to each identified heritage precinct; and
  - A map of each identified Heritage Precinct.
- Recommendations relating to further heritage work and investigation of heritage matters

The study process followed the following sequence:

- Identification of key features defining the character of Ballarat;
- Cultural Mapping (including input by the Community Reference Group)
- Identification of relevant AHC themes for the thematic environmental history;
- Preparation of a draft thematic environmental history;

- Preliminary review of previous studies, secondary sources and planning context (including the MSS and local planning policies);
- Identification of heritage places (including input by the Community Reference Group);
- Review of the City of Ballarat heritage data base;
- Preparation of a draft outline of a heritage policy;
- Definition of draft heritage precincts;
- Review of secondary data sources relevant to each precinct (including former studies etc);
- Assessment of each Heritage precincts using AHC criteria including detailed fieldwork;
- Preparation of a draft precinct descriptions (including description of boundaries, historical overview, descriptive detail, assessment of elements of each precinct) and a Statement of Significance for each of the twenty identified precincts;
- Review of the draft material including the Thematic History, Policy and each of the Precincts by the Community Reference Group;
- Finalisation of the Thematic History, Policy and each Precinct statement and policy;
- Preparation of planning scheme amendment documentation;
- Preparation of recommendations arising from the Stage 2 Study, including for further work; and
- Preparation of the final study reports.

#### **2.4 Thematic Environmental History.**

The Thematic Environmental History provides a basis for understanding key cultural heritage themes relevant to the development of Ballarat and the surrounding townships. The thematic history was prepared having carefully researched the pattern of development and with the aid of secondary sources including extensive publications. In conjunction with the preparation of the thematic history, a comprehensive bibliography was prepared relating to the history of Ballarat.

The Thematic History uses the Australian Heritage Commission criteria for the Register of the National Estate as the framework for the history. This is the recommended approach by Heritage Victoria in preparing thematic histories.

#### **2.5 Identification of Heritage Precincts**

Following the initial review of the City of Ballarat database and previous studies undertaken as outlined above, a street survey of Ballarat, Learmonth and Buninyong was undertaken in order to define the Heritage Precinct boundaries. The street survey entailed field work undertaken by conservation architects in the study team. Areas were examined as to how they met the description of the criteria discussed in this report at "Section 2.6 Format for Heritage Precincts".

The boundaries were informed having regard to:

- The historical evolution of urban development and built form as identified in the history and description of the precinct;
- Key cultural heritage features present;
- The pattern of development and built form; and
- AHC criteria relating to the assessment of cultural heritage significance. The initial identification of precinct boundaries was then refined through detailed fieldwork and arranged according to the cultural significance value types defined in the Burra Charter (November 1999).

The assessment criteria are based upon the explanations for these values in the 'Guidelines for the Burra Charter – Cultural Significance' as documented in *'The Burra Charter: The Australia ICOMOS Burra Charter, 1999'*, and upon the 'Criteria for the Assessment of Cultural Significance of the Register of the National Estate' from the Australian Heritage Commission. The AHC criteria are referred to as the 'Principal Australian Historic Themes' in attachment 2 of the study brief, found at Appendix 5 of the report. The specific assessment criteria for each of the cultural significance value types and the relevant AHC criteria that they relate to are outlined in the table on page 18.

The purpose of this methodology of devising specific assessment criteria is to produce an objective and informed basis for assessing the significance of all places. This enables continuity of approach for the consultants and also provides the reader of this report with a clear understanding of the framework within which a Statement of Significance has been formulated.

Previous heritage studies that were conducted in the study area, used differing assessment criteria to assess the level of significance of a place. The study methodology for the Stage 2 study, adopted the assessment criteria identified in the ICOMOS Burra Charter and the Australian Heritage Commission assessment criteria for the Register of the national Estate.

The Australian ICOMOS Burra Charter defines 'cultural significance' as "aesthetic, historic, scientific or social value for past, present or future generations". (*Burra Charter, 1999, pg. 12*)

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS (International Council on Monuments and Sites) members. (*Burra Charter, 1999, pg. 1*).

The Charter sets out a "standard practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians." (*Burra Charter, 1999, pg. 1*).

"The Australian Heritage Commission is a statutory body of the Commonwealth Government administered within the Australian and World Heritage Group of Environment Australia.

The key areas of responsibility of the Commissioners are:

- to perform the statutory responsibilities laid down in the Australian Heritage Commission Act 1975;
- to establish Commission policy, direction and priorities;
- to effectively and consistently provide delegation to staff, in line with established policy;
- through expertise and experience, to provide leadership and technical judgment in the Commission's decision making process;
- to represent the Commission in liaison with high level decision makers and stakeholders;
- to provide effective public representation at a national and regional level, promoting an understanding of the Commission, and furthering its aims; and
- to encourage and support the work of the staff of the Australian Heritage Commission.
- The Australian Heritage Commission is an independent statutory agency within the Department of the Environment and Heritage.”

(Source: Australian Heritage Commission Website.)

The Australian Heritage Commission Criteria for assessing heritage places is found at Appendix 4.

The use AHC criteria are accepted in the preparation of heritage studies as the relevant assessment criteria. The criteria are able to be linked to *Burra Charter* values, and the study team determined suitable linkages having regard to other heritage studies and accepted assessment practices. The following table is the matrix of Australian Heritage Commission criteria matched to the *Burra Charter* values which have been used as the assessment tool for the statement of significance for each precinct. Each statement of significance identified how the relevant *Burra Charter* cultural significance value and the Australian Heritage Commission criteria that relates specifically to that precinct.

<b>Burra Charter Value Aesthetic Significance</b>	<b>Burra Charter Criteria</b>	<b>AHC Criteria</b>	<b>AHC Criteria</b>	<b>AHC Criteria</b>	<b>AHC Criteria</b>
	<p>demonstrates a high degree of creative / technical accomplishment or execution i.e. demonstrates artistic, design, construction, manufacturing, creative or decorative skill, excellence, innovation or achievement.</p> <p>demonstrates the major characteristics of a particular architectural style and/or other important design or visual qualities</p>	<p>B.2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest</p> <p>B.2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest</p>	<p>D.2 Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, philosophy, custom, process, land use, function, design or technique).</p> <p>D.2 Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, philosophy, custom, process, land use, function, design or technique).</p>	<p>E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.</p> <p>E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.</p>	<p>F.1 Importance for its technical, creative, design or artistic excellence, innovation or achievement.</p> <p>F.1 Importance for its technical, creative, design or artistic excellence, innovation or achievement.</p>
<p>integrally associated with an historic townscape, streetscape, or cultural landscape, and/or has become a landmark in the community</p>	<p>integrally associated with an historic townscape, streetscape, or cultural landscape, and/or has become a landmark in the community</p>	<p>E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.</p>	<p>G.1 Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.</p>		
	<p>demonstrates a high</p>	<p>D.2 Importance in</p>	<p>F.1 Importance for its</p>		



<b>Burra Charter Value</b>	<b>Burra Charter Criteria</b>	<b>AHC Criteria</b>	<b>AHC Criteria</b>	<b>AHC Criteria</b>	<b>AHC Criteria</b>
	degree of integrity	demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, philosophy, custom, process, land use, function, design or technique).	technical, creative, design or artistic excellence, innovation or achievement.		
<b>Historic Significance</b>	<p>is of importance for its association with events, development or cultural phases which have had a significant role in the occupation and evolution of the local community, region, state or nation</p> <p>is an example of rare, endangered or uncommon aspects of the cultural heritage i.e. demonstrates a distinctive way of life, custom, process, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest</p>	<p>A.4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.</p> <p>H.1 Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region.</p>	<p>C.1 Importance for information contributing to a wider understanding of Australian natural history, by virtue of its use as a research site, teaching site, type locality, reference or benchmark site.</p>		

Burra Charter Value	Burra Charter Criteria	AHC Criteria	AHC Criteria	AHC Criteria	AHC Criteria
	has a strong association with the life or work of a person or group of people of significance to the cultural heritage of the local community, region, state or nation	H.1 Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region.			
	close association with individuals who have had a long and/or significant impact on the place	H.1 Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region.			
	has had an influence on, or been influenced by, a person, group, event, cultural phase, activity or development of significance to the history of the local community, region, state or nation	A.4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.	H.1 Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region.		
	is of importance for its potential to provide information that will contribute to a greater	C.2 Importance for information contributing to a wider understanding of the history of human			

Burra Charter Value	Burra Charter Criteria	AHC Criteria	AHC Criteria	AHC Criteria	AHC Criteria
<b>Scientific Significance</b>	<p>understanding of the history of human occupation and / or cultural history of an area illustrates a technological, technical or scientific process or advance and / or demonstrates scientific or technical skill, excellence, innovation or achievement</p>	<p>occupation of Australia.</p> <p>B.2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest</p>	<p>D.2 Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, philosophy, custom, process, land use, function, design or technique).</p>	<p>F.1 Importance for its technical, creative, design or artistic excellence, innovation or achievement.</p>	
	<p>is of importance for exhibiting unusual richness or diversity of flora, fauna, landscapes or cultural features</p> <p>is of importance for its potential, through archaeological investigation and research, to provide information that will contribute to a greater understanding of the history of human occupation and / or cultural history of an area</p>	<p>A.3 Importance in exhibiting unusual richness or diversity of flora, fauna, landscapes or cultural features.</p> <p>C.2 Importance for information contributing to a wider understanding of the history of human occupation of Australia.</p>	<p>D.2 Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, philosophy, custom, process, land use, function, design or technique).</p>		

Burra Charter Value Social and Spiritual Significance	Burra Charter Criteria	AHC Criteria	AHC Criteria	AHC Criteria	AHC Criteria
	is highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational or social associations	G.1 Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.			

(note: spiritual significance has been combined with social significance in the absence of updated Guidelines to the current Burra Charter [November 1999])

Using both criteria provides a finer level of assessment of heritage places and how they relate back to the themes used in the Thematic History. When reading the Statement of Significance for a precinct, it is possible to then relate that theme back to the identified relevant theme in the thematic history.

The methodology recognises that there were differences in assessment criteria for individual places used in past heritage studies. This study is to complete the assessment work undertaken in the Stage 1 study project. The Stage 1 study graded buildings with a grading level. This was a standard approach undertaken for heritage studies at that time.

The study methodology for Stage 2 proposed to redefine the grading levels to enable more rigorous and consistent identification of the significance level of a place in relation to the themes identified in the Environmental History, to the criteria of the National Estate and to the architectural/aesthetic, historical, scientific and /or social values identified to be of significance within a particular Heritage Precinct.

This approach has been supported by Heritage Victoria as an appropriate methodology for assessing heritage places.

The grading has been used as a tool to assist in the boundary definition of the precinct. For instance, a collection of buildings that are graded highly, are likely to share the values and characteristics that meet the Burra Charter and AHC criteria. It should be noted that this study is to define and prepare statement of significance of heritage precincts, being a collection of buildings etc., rather than a tool for the definitive identification of individual buildings. Although this study will provide some guidance on individual places that have the potential for individual protection either in the Ballarat Heritage Overlay or the State Heritage Register.

The grading for places within precincts have been grouped into four key levels of cultural significance:

- State Significance
- Local Significance
- Contributory Local Significance
- Non-contributory

It is important to note, that these gradings are used for research assessment only. They do not designate a legal level of protection in the Ballarat Planning Scheme.

Places identified as places of state significance are considered significant to the State of Victoria. These places can either be included on the Victorian Heritage Register or Victorian Heritage Inventory, the Register of the National Estate, or World Heritage List. Places of state significance are also listed in municipal planning scheme Heritage Overlay.

Places of local significance are considered significant to the municipality of Ballarat, or individually significant to a local area within the municipality. They meet sufficient criteria of the Register of the National Estate to be recommended for that register or to be recommended for the Heritage Overlay of the Planning Scheme.

Places of Contributory Local Significance are of contributory significance to a heritage precinct. They meet sufficient criteria of the Register of the National Estate to be recommended as a contributor to the urban character and or heritage value of a Heritage Precinct in the Local Planning Scheme.

Non contributory places are places within a Heritage Precinct which are non contributory and assessed as being not of importance to the heritage significance of the precinct.

## **2.6 Format for Heritage Precincts**

The study team proposed a general format used for the Heritage Precincts is identified below, based upon accepted industry practices:

### **a. Introduction**

The introduction includes a broad description of characteristic composition of the precinct – i.e. location, whether buildings are predominantly residential, commercial, community/cultural etc (or a combination), important era/s of construction/development, dominant form of layout, other notable elements, and precinct boundaries.

### **b. Urban Design & Engineering Infrastructure**

This section includes a description of:

- historical street pattern including extent and arrangement of public open space.
- allotment pattern (subdivision pattern) and average size/s (where applicable).
- street types (i.e. arterial, collector, local, court, laneway – as defined in Ballarat Urban Character Study 1999), construction material, and spatial characteristics (i.e.
- if median strips present, verge/shoulder type etc).
- engineering infrastructure characteristics (i.e. composition and disposition of kerbing,
- gutters, drains, crossovers, footpaths, nature strips etc.)

### **c. Landscaping (Public and Private)**

This section includes a description of:

- street plantings -locations, extent, tree types etc.
- public Gardens/Parklands, including structures.
- median Strips (may be introduced above).
- nature Strips (may be introduced above).
- street furniture and / or ornamentation (including monuments and statuary).
- private tree plantings and gardens (if contribute to heritage significance of precinct).

### **d. Buildings & Significant Details**

This section provides a description of buildings, architectural style and period and distinctive features, based on the following:

- building use, i.e. residential, commercial, cultural/community etc. (According to the above 'use' the buildings will then be further described generally according to the following format).
- building type, i.e. detached, semi-detached, attached.
- number of storeys.
- scale of buildings.
- range of front and side setbacks, and access/location of driveway (i.e. front, side, rear, shared), location of garages etc.
- architectural type/style: (various – as identified within relevant precinct – and will then be further described generally according to the following 'headings') Brief

overview of disposition throughout precinct, of age, configuration and any other issues of note.

- roof/s - form, i.e. gabled/hipped/flat etc.
  - pitch, i.e. estimation of range of pitch.
  - Cladding, i.e. galvanised corrugated iron, terra cotta tile, cement tile etc.
  - Decorative details
- eaves - characteristics, i.e. narrow, modest, wide, projecting, exposed rafters
  - Decorative detailing
- chimneys
  - characteristics
  - decorative detailing
- wall construction/cladding
  - i.e. horizontal or ashlar block profile weatherboard, face or rendered brick, stone etc
  - decorative details
- doors – material, detailing, surrounds etc.
- windows – material, detailing, arrangement, surrounds, hoods etc.
- verandah/porch – roof form/s, arrangement, roof cladding, support structure, decorative details.
- other decorative details.
- fences – height range and type, appropriateness of design.

#### **e. Significant Landmark Features and Views**

This section describes landmark features found within the precinct and significant views within the precinct and beyond. View and landmarks assessed were:

- significant landmark features – both located within and beyond the boundaries of the precinct
- significant views – may be panoramic (extensive, >180 degree view shed, distant views), or framed (narrow view shed but may include distant views), or internal (extensive views within/along street, no distant views), or limited (enclosed or no view, even within street).

#### **f. Physical Attributes**

This section describes features found in precincts with less emphasis on an urban framework with extensive building stock and more emphasis on cultural landscape significance. This description has been included in the Creeks and River Channels and the Black Hill precinct.

- significant proportion of physical heritage characteristics including (but not limited to) all of the above in a defined area.

### **2.7 Local Heritage Policy**

The consultant team reviewed the existing local planning policy framework. In response to the requirements of the study brief, a strong emphasis was placed on the development of local planning policy. The approach agreed with the Steering Committee was to prepare a “head” policy which would apply to all places subject of heritage overlay provisions. This policy also contains provisions relating to new development and works, demolition and subdivision. It also sets out application requirements. A separate local planning policy was developed for each of the individual heritage precincts. These

policy documents were prepared having regard to the format of the planning scheme and relevant Department of Infrastructure Guidelines.

For further discussion of the local policy, see Chapter 4 ‘Existing Heritage Controls and Policies’

### 3 COMMUNITY CONSULTATION

A strong emphasis was placed on consulting the community during the Stage 2 Heritage Study. This was a key requirement of the Study Brief and a beneficial feature of the Study methodology.

The community consultation process involved the establishment of both a Steering Committee and Community Reference Group to guide and review the progress of the Study.

The primary role of the Community Reference Group was to ensure community input into the study process, provide advice about heritage information in places throughout the municipality, provide local expertise, and provide feedback throughout the study process.

The Community Reference Group met on four occasions to consider the following:

- Cultural mapping of the municipality and the Thematic Environmental History including criteria relevant to the study area;
- Nomination of individual heritage places, and what makes a heritage place significant;
- The identified heritage precincts and the proposed precinct boundaries; and
- The detailed statement of significance, description and detailed policy relating to each of the twenty precincts.

Workshop 1 was held on 3 October 2000. It provided an initial forum for the community to identify key places and areas within the municipality that define the character of Ballarat and surrounds. Identification of places comprises buildings, properties, landscape features, natural features, cemeteries, townships and housing development. This exercise generated an extensive listing of places, which were mapped for the benefit of the Community Reference Group and for the study team.

The second exercise for the workshop aimed at identifying relevant Australian Heritage Commission (AHC) themes having regard to the key cultural heritage feature identified in the cultural mapping exercise. These themes have been identified in the Thematic Environmental History in Volume 1 of this study.

This exercise reflects heritage themes identified in the Thematic Environmental History, and provided a further basis for the identification of heritage precincts within Ballarat. The program for, and outputs from the Workshop can be found in Volume 4 –Community Consultation. A list of these places is included in Appendix 2 of Volume 3 of the study report.

Workshop 2 was held on 28 November 2000. It provided an explanation of the Burra Charter and AHC criteria and was a forum for the Community Reference Group to nominate key heritage places within Ballarat and the surrounding townships. This process provided a large listing of places that either has existing heritage controls affecting the building or places. This again provided further information to define heritage



precincts within urban Ballarat, and in ascertaining the heritage significance of townships within the municipality. The list is included as Appendix 2 in Volume 3 of this Study.

This process aided in the identification of the urban heritage precincts, and also in the identification of Learmonth and Buninyong as townships that required precinct heritage controls. The program for, and outputs from the Workshop can be found in Volume 4 – Community Consultation.

An additional community session was held with residents and key stakeholders from the Learmonth Township, to aid in the identification of specific places and potential cultural landscapes of heritage and cultural significance within the township. This assisted in verifying the boundaries of the Learmonth Heritage Precinct and places of cultural heritage significance using local expertise.

A meeting was held with three members of the Buninyong Historical Society which provided a contextual understanding to the development of the township, the remaining heritage features and advice concerning the historical context for the precinct report. A further two workshops were held on 14 May 2002, and 26 September 2002, with the Community Reference Group to consider the proposed heritage precincts and to review draft precinct Statements of Significance and policy. This also enabled individual members to provide input in advance of the finalisation of each heritage precinct.

The establishment of the Steering Committee aided in the overall management of the study process, comprising representation from Council and Heritage Victoria and members of the study team. The Steering Committee has met with the consultant team throughout the study and has provided comment on all draft documentation. Both the Steering Committee and the Community Reference Group provided valuable feedback to the consultant team during the study.

The study process also included opportunities for the involvement of the broader community. Specifically, a series of media articles sought community nominations of heritage places. This provided community members with the opportunity to nominate places they considered worthy of further investigation, or places that were considered of heritage value.

Detailed information provided by the community relating to the history and development of the municipality and particular heritage places provided a considerable understanding and appreciation of the significance of areas and places that might otherwise have been overlooked. The process was also beneficial in that it enabled a sharing of information by community members and created a wider appreciation of the regions heritage particularly amongst the Community Reference Group members.

## 4 EXISTING HERITAGE CONTROLS AND POLICIES

### 4.1 State Planning Policy Framework

The State Planning Policy Framework (SPPF) provides broad objectives for heritage protection within the State of Victoria. The SPPF identifies the key objective for heritage (at Clause 15.11) which states:

*“To assist the conservation of places that have natural, environmental, aesthetic, historic, cultural, scientific or social significance or other special value important for scientific and research purposes, as a means of understanding our past, as well as maintaining and enhancing Victoria’s image and making a contribution to the economic and cultural growth of the State.”*

Implementation of the policy is through planning and responsible authorities (generally local councils), identifying, conserving and protecting places of natural or cultural value. These places include:

*“Places of botanical, zoological or other scientific importance, including national parks and conservation reserves and the habitats of rare or endangered plants and animals.*

*Places and sites of geological, palaeontological or other scientific importance, including rock formations and fossil sites.*

*Places of Aboriginal cultural heritage significance, including historical and archaeological sites.*

*Sites associated with the European discovery, exploration and settlement of Victoria.*

*Important buildings, structures, parks, gardens, sites, areas, landscapes, towns and other places associated with the historic and cultural development of Victoria, including places associated with pastoral expansion, gold mining, industrial development and the economic expansion and growth of Victoria.”*

### 4.2 Local Planning Policy Framework

The Local Planning Policy Framework (LPPF) comprises the Municipal Strategic Statement and the Local Planning Policies.

#### 4.2.1 Municipal Strategic Statement (MSS)

The Municipal Strategic Statement (MSS) is a *“concise statement of the key strategic planning, land use and development objectives for the municipality and the strategies and actions for achieving the objectives. It furthers the objectives of planning in Victoria to the extent that the State Planning Policy Framework is applicable to the municipality and local issues. It provides the strategic basis for the application of zones, overlays and particular provisions in the planning scheme and decision making by the responsible authority.”* (Ballarat Planning Scheme, Clause 20).

The MSS is also the community vision for the future of the municipality and provides a basis upon which the City of Ballarat will make decisions on planning scheme amendments and planning permit applications lodged under the planning scheme.

The Municipal Strategic Statement (MSS) for Ballarat defines ten land use planning objectives and the key objective for heritage management is to:

*“To protect and improve the City’s recreation, cultural, heritage and natural assets and resources to the benefit of the City’s residents and visitors.”*

The MSS identifies the ‘city image’ as key area in land use planning. The MSS states that:

*“The use and development of identified historic buildings in the City of Ballarat will now be controlled by a standard Heritage Place overlay, including all buildings on the Heritage Register. This overlay control will regulate demolition of historic places through the requirement for a planning permit. A new Heritage Study is also being undertaken to identify all historic places throughout the City of Ballarat including rural areas.”* (Ballarat Planning Scheme Clause 21.7).

The MSS identifies a number of issues that are heritage related that effect the municipality. The issues identified include preservation of key historic and scenic features that contribute to Ballarat’s character; the loss of contributory buildings within residential streetscapes; and the preservation of the trees hinterland around the main urban area.

The key objective relating to heritage in the MSS is:

*“To retain, protect, reinforce and enhance the quality and character of the City’s image.”*

This is to be achieved through the identification and protection of elements which contribute to Ballarat’s character. The mechanisms used to undertake this are the application of the heritage overlay on sites of natural and cultural significance and the identification of places of historic, cultural and architectural significance throughout the City of Ballarat through a comprehensive heritage conservation study; the administration of a low interest loan scheme for the restoration of the City’s historic built fabric; and the operation of a heritage advisory service.

#### **4.2.2 Local Planning Policies**

Local Planning Policies (LPP’s) are tools used to implement the objectives and strategies of the MSS.

*“A Local Planning Policy is the statement of intent or expectation. It states what a responsible authority will do in specified circumstances or the responsible authority’s expectations of what should happen.”*

The LPP gives the responsible authority an opportunity to state its view of a planning issue and its intentions for an area. An LPP provides guidance to decision making on a day to day basis. It can help the community to understand how the responsible authority will consider a proposal. The consistent application of policy over time should achieve a desired outcome.” (Ballarat Planning Scheme clause 20).

Local Planning Policies within the Ballarat Planning Scheme currently relate to the interim heritage controls in urban Ballarat, Learmonth and Buninyong. The consultant team consider there is scope to strengthen the Local Planning Policy framework in regard to heritage matters, and have recommended a heritage conservation local planning policy as well as local planning policies relating to each of the twenty identified heritage precincts.

### **4.2.3 Interim Heritage Controls**

Under Amendment C40 to the Ballarat Planning Scheme introduced interim heritage controls to parts of urban Ballarat, Learmonth and Buninyong. This Amendment also introduced three interim heritage policies into the Ballarat Planning Scheme.

The purpose of each of these interim heritage controls was to provide a protection mechanism within the Ballarat Planning Scheme to ensure conservation of key heritage places. The interim controls were introduced on the basis that there would be a detailed review during the Ballarat Heritage Study Stage 2, and it was this requirement which has determined the focus of the study outputs.

Arising from the interim heritage controls was the need to ensure that specific controls could be applied to inner Ballarat precincts and townships, to ensure the conservation of places that are of natural or cultural heritage significance.

### **4.2.4 Other Heritage Guidelines**

In addition to the provisions of the Planning Scheme outlined above, other planning guidelines or strategies that have an impact on heritage management and affecting the development of land in the City of Ballarat include:

- Ballarat Urban Character Study, 1999
- City of Ballarat Residential Design Guidelines
- City of Ballarat Advertising Sign Guidelines
- City of Ballarat Streetscape Policy; Wilson Sayer Core, (1991)

## 5 PROPOSED PLANNING SCHEME PROVISIONS

As a result of undertaking Stage 2 of the Ballarat Heritage Study, it is recommended that changes be made to the Ballarat Planning Scheme in relation to Heritage Conservation.

The outputs recommended are:

- To update the Local Planning Policy Framework by deleting the local planning policy for each of the three interim heritage precincts and introducing a new overarching Heritage Conservation Policy and a Local Planning Policy for each of the proposed heritage precincts;
- Each of the heritage precincts are to be identified as a heritage place in the schedule to the Heritage Overlay at Clause 43.01 of the Planning Scheme. The application of a Heritage Overlay to each of the twenty identified heritage precincts replaces the heritage overlay provisions applied to the three “interim” precincts. Modification of the schedule to the Heritage Overlay is required to reflect the inclusion of the proposed precincts;
- Introduction of an Incorporated Plan exempting the requirement for a planning permit for construction of fences below 1.2 metres in height (in all precincts except the Waller Estate ) and exempting buildings not facing Victoria Street within the Victoria Street precinct from external paint controls;
- Replacement of the “ Ballarat Planning Scheme Interim Heritage Controls 2002 Incorporated Plan” with a new “Ballarat Planning Scheme Heritage Controls 2002 Incorporated Plan”;
- Inclusion of the *Ballarat Heritage Study Stage 2* report as a Reference Document in the Planning Scheme.

### 5.1 Local Planning Policy Heritage Conservation

A local planning policy relating to heritage conservation was developed as part of the study output. The policy will apply to all land affected by a Heritage Overlay. The policy defines a heritage place as a site, area, land, landscape, building or other works, group of buildings or other works, and may include components, contents, spaces, and views. This includes memorials, trees, gardens, and parks, places of historical events, archaeological sites and spiritual and religious places.

The Heritage Conservation Policy recommended by the consultant team is at Appendix 1.

The approach taken by the consultant team was to prepare a generic “local heritage policy” which can apply to all heritage places, and then a specific policy relating to each of the identified precincts.

This approach is consistent with Heritage Victoria guidelines. It also recognizes the emphasis given to heritage conservation in the Municipal Strategic Statement, and further assists these objectives through the introduction of heritage conservation Local Planning Policy. Importantly, this approach also reduces the repetition of objectives and policy in each of the specific precinct policies.

The Policy objectives are:

- To ensure the retention, conservation and enhancement of heritage places.
- To ensure that development is compatible with the significance and character of a heritage place.
- To ensure that new development and external alterations of existing buildings make a positive contribution to the built form and amenity of the area.

- To encourage development to be undertaken in accordance with the accepted conservation standards of the ICOMOS Burra Charter.
- To conserve and enhance the natural or cultural features of an area or site.
- To ensure that any alterations or development complement the form and appearance of natural and cultural features of an area or site.
- To ensure that scale, mass and form of new development respects the siting and design of existing development so as not to detract from heritage places.
- To protect and enhance important streetscapes including their built form and landscape qualities.
- To encourage the retention of streetworks including street trees, bluestone channels, gutters and kerbs, wide grass/gravel road shoulders, early short span integrated concrete kerb and spoon gutters and asphalt footpaths.

The proposed “generic” policy also sought to address a number of deficiencies in the interim heritage overlay controls. The approach of the consultant team was to ensure that policy direction was provided in relation to matters such as subdivision, demolition and replacement development, additions and alterations existing dwellings, outbuildings, fences, public domain features (such as bluestone channels) and advertising signs. A number of matters such as additions to the rear of existing dwellings and outbuildings were exempt from a planning permit under the interim controls, and the consultant team recommended changes to these exemptions in preparing the planning scheme amendment documentation to ensure greater consistency with the types of heritage overlay provisions applying to heritage precincts in other locations. The consultant team considers these matters have been appropriately addressed through the provision of clear policy directions and detailed provisions.

In particular the interim controls included several planning permit exemptions, which the consultant team considered need to be addressed through changes to policy and detailed provisions.

## **5.2 Proposed Heritage Precincts**

The study has identified twenty precincts which are recommended for inclusion in the Heritage Overlay of the Ballarat Planning Scheme. The management of the precincts is supported by the introduction of specific local planning policies for each precinct plus a general heritage planning policy.

The twenty precincts which have been identified as part of this study and recommended for heritage controls within the City of Ballarat are the following:

- Lake Wendouree
- West Ballarat
- Victoria Park
- Central Ballarat
- Sturt Street
- South Ballarat
- Waller Estate
- North Ballarat
- Lydiard Street
- Creeks and River Channels
- Mount Pleasant Golden Point
- Black Hill
- Humffray Street
- Bridge Mall Bakery Hill
- Victoria Street

- Ballarat East Civic
- Eureka Street
- Learmonth
- Buninyong
- Railways

A map of Urban Ballarat, which indicates the boundaries of all of the heritage precincts, is located at Figure 1. Separate maps indicating the boundaries of the Learmonth and Buninyong precincts are located at Figures 19 and 20.

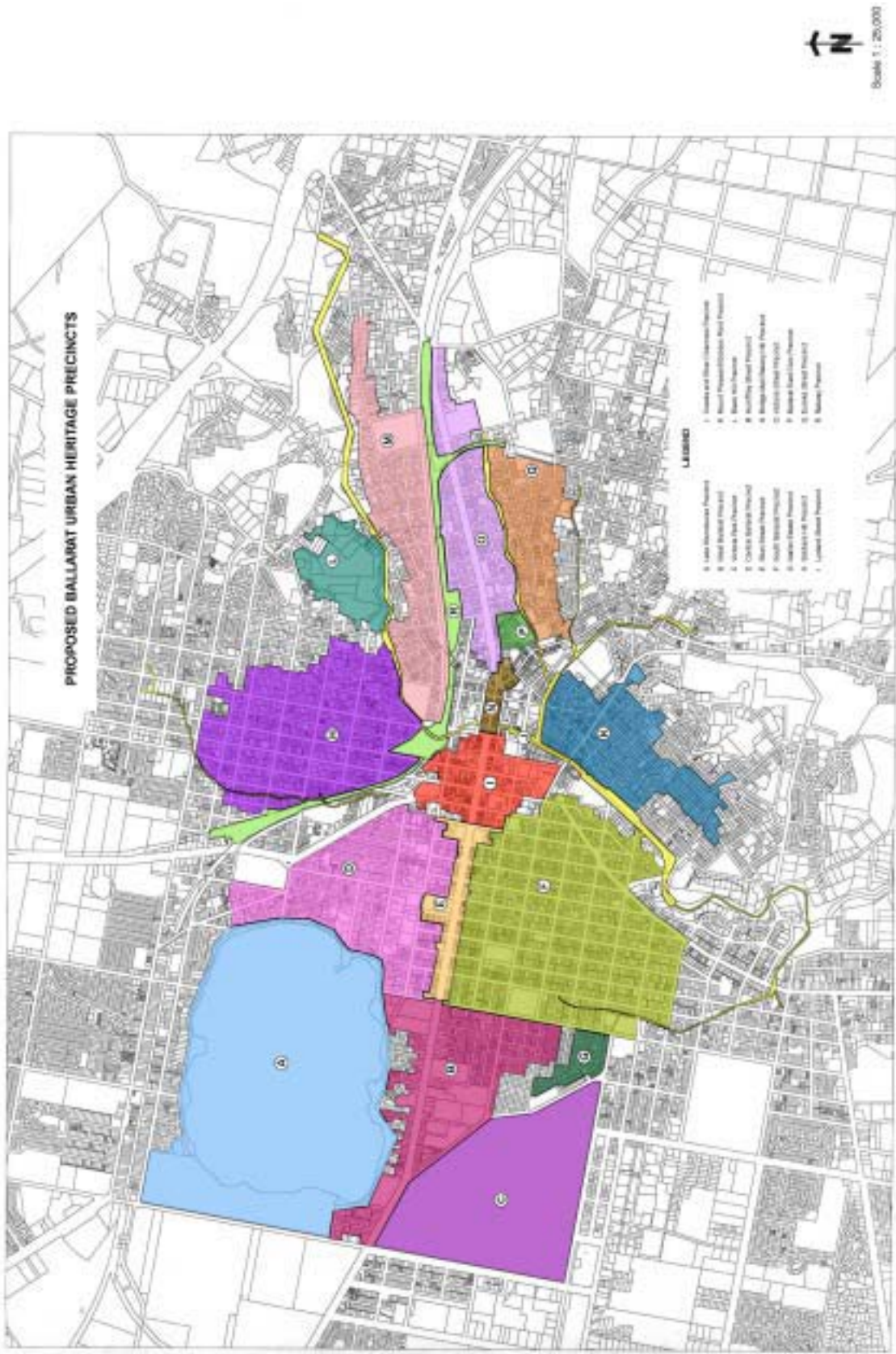
Individual Precinct Reports have been prepared for each precinct. These are detailed and include:

- Description/Precinct Boundary
- An Historical Overview
- Urban Design, Engineering and Infrastructure
- Landscaping (Public and Private)
- Buildings and Significant Details
- Statement of Cultural Significance
- Policy Basis
- Objectives
- Decision guidelines for the exercise of discretion

In the case of the Black Hill and Creeks and River Channels Precinct, the buildings and significant details section is replaced with a commentary on the Physical Attributes of the precinct. The Physical Attributes assessment is used in precincts where there is less emphasis on an urban framework with extensive building stock and more emphasis on cultural landscape significance.

Local policy relevant to each of the heritage precincts has been incorporated into each of the relevant precinct sections. The recommendation to change the schedule to the Heritage Overlay and the introduction of the local policies form the basis of a Planning Scheme Amendment.

Figure 1 – Ballarat Heritage Precincts Map





# 1 LAKE WENDOUREE HERITAGE PRECINCT

## 1.1 Description / Precinct Boundaries

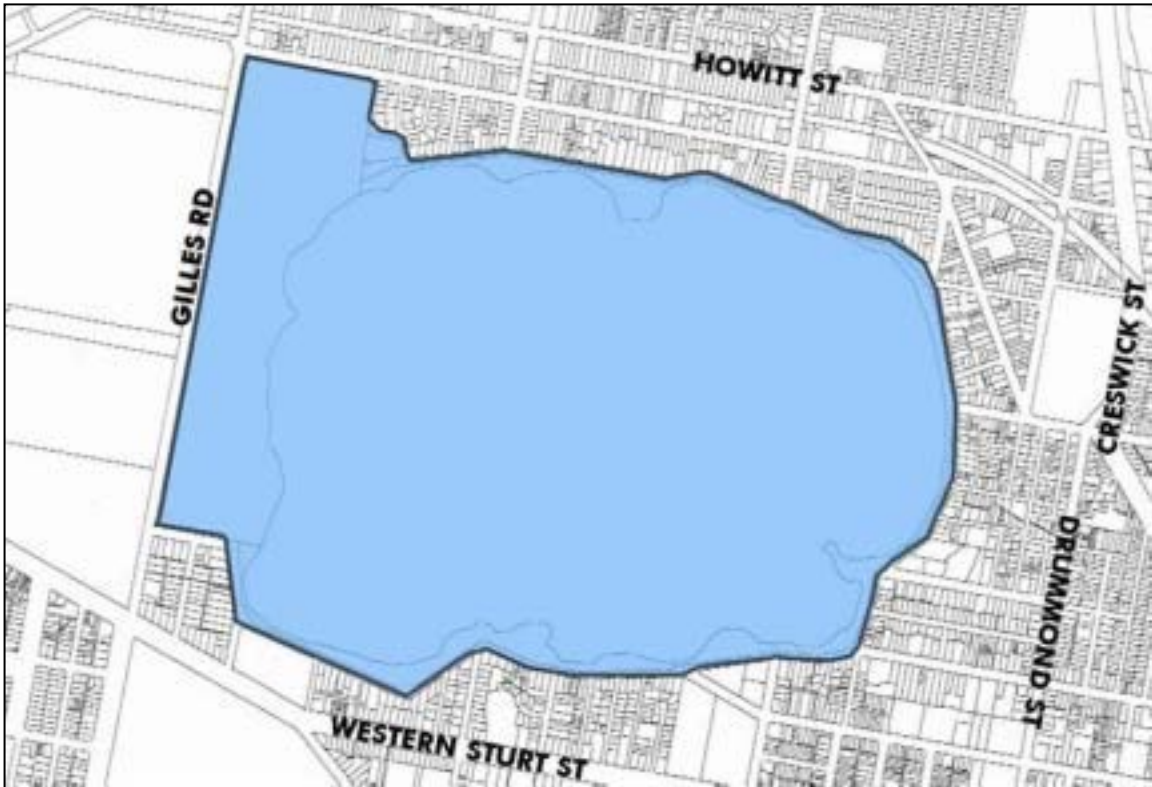


Figure 2

*Lake Wendouree Heritage Precinct Map, shown as "A" on the Proposed Ballarat Urban Heritage Precincts Map*

Lake Wendouree and the Botanical Gardens are located to the west of the town centre. They are both icons of Ballarat, representing a recreational and horticultural history of the Region.

The Lake has an area of 259 hectares and is completely surrounded by public reserve. Dominant visual features are the expanse of the lake itself; surrounding tree plantings; broad grassed areas; structures associated with recreational uses such as rowing; and the footpath surrounding the Lake. There are two major promontories being:

- View Point located on Eastern Shore
- Durham Point on northern shore

The Botanical Gardens Reserve consists of forty hectares being:

- Southern Gardens;
- Botanical Gardens; and
- Northern Gardens

The Southern Gardens comprise four hectares of grassed areas used for active recreational purposes bounded by Wendouree Parade, Carlton and Gillies Streets. The Botanical Gardens cover 13 hectares using a formal layout with an emphasis on horticultural displays including avenue plantings of Sequoia and Horse Chestnut trees,

flower beds and a conservatory. The Northern Gardens consist of twenty-three hectares bounded by Gillies Street to the west, Gregory Street and the Boulevard to the north while Wendouree Parade defines the eastern boundary.

## 1.2 Historical Overview

This precinct comprises both Lake Wendouree and the Ballarat Botanical Gardens.

### Lake Wendouree

Lake Wendouree formed when a stream flowing to the west was dammed on three sides by a lava flow, and as a result the lake drained to the east, eventually into the Yarrowee River. Originally known as Yuille's swamp, the Lake was included in the run taken up by pastoralists Archibald and William Yuille in 1839. Early descriptions and sketches evoke a large reedy lagoon or shallow swamp set within a flat-grassed area. The swamp and environs was a favoured campsite of indigenous inhabitants. The first surveyor of Ballarat camped at Yuille's swamp in 1851 and named the swamp "Wendouree".

During the 1850s industry was attracted to the edge of the swamp, including Frys Flour Mill (after which Mill Street is named) and the Rowlands and Lewis soda water factory.

Lake Wendouree was the source of the water supply to urban Ballarat between 1852 and 1864. In 1855 a pipe was installed from the Lake along Webster and Drummond Streets to Sturt St and East Ballarat. This arrangement did not last due to differences between the municipalities of Ballarat West and Ballarat East leading to the formation of a separate Water Commission, and the location of other sources of town water.

The recreational role of the Lake was also established in the 1860s. The Ballarat rowing club (the second oldest rowing club in Australia) was established in 1861. The first steamboat was launched on the Lake in 1865. Paddle steamer "Golden City" is the only survivor of a fleet of 15 steamers that ferried passengers from View Point across the Lake to the Botanical Gardens.

Wendouree Drive, which separates the Botanical gardens from the Lake, was established in 1863.

In 1869 the lake is reported to have dried completely, and so began a series of infrastructure improvements. Commencing in 1869, prison labour was used to clear the lakebed and burn reeds; the banks were raised in 1871 and alterations were made to the Lake margins. In 1874 the promontory View Point located at the eastern side of the Lake was formed as a promenade. The Ballarat Fish Acclimatisation Society released trout and carp into the Lake in 1872, and since that time the Lake has been used for fishing purposes.

By 1877 the southern half of the Lake was cleared of reeds and the circumference of the Lake was planted with trees, including ash, poplar and pines. By the early 1880s capping was constructed along the Devon St edge to maintain a high water level in the Lake without the risk of damage to the foreshore by overflow.

The need for continual removal of reeds from the Lake was a source of concern. Council sought solutions from Britain and America, but in 1896 decided to build a small steamer to cut and collect weeds from the Lake. The practice of clearing the lake bed has continued and is now undertaken annually.

In 1879 a rustic scoria fountain was constructed opposite Webster Street to commemorate the location of Ballarat's first water supply.

Transport to the Lake included the tramway system and continued after the time of electrification in 1904/1905 when the tramway route was relocated from Morrison Street to Hamilton Avenue.

In 1902 a Regatta Rowing Course of 5735 feet in length was established between Viewpoint and Gills Island. This regatta-rowing course is of historical significance in the context of the Lakes ongoing use for rowing, and its role in the XVI Olympics in 1956.

Extensive tree planting and seat construction continued into the early 1900s. A 1907 timber rotunda (the Almeida Pavilion) and a shelter kiosk were constructed. The Almeida Pavilion originally housed amusements and games. In the 1920s many of the willows surrounding the Lake were removed and replanted with deciduous exotics and cypress pines.

In the 1930s a by-law, which prohibited swimming on the grounds that it was offensive to public morals, was repealed, and bathing facilities were established. Boatsheds to the east of the Lake were also sewerred.

Lake Wendouree was used as the venue for the rowing of the Olympic test race in 1948. In 1951 Ballarat was chosen to host rowing, canoeing and kayaking events for the 1956 Olympics. Preparation for the Olympics included construction of courses (which made use of reed beds as windbreaks to prevent water turbulence); foreshore improvements; and facilities for officials and judges. A primitive underwater communication system was also established. The events of the XVI Olympic Games held at Lake Wendouree occurred between 23 November and 1 December. A memorial commemorating the Olympics was erected in 1958 opposite Hamilton Avenue.

The Lake was also used for the 1962 Kings Cup Regatta and the 1964 Australian Rowing Championships.

During 1967/68 drought relief funding from Government combined with low water levels enabled numerous foreshore improvements and changes to infrastructure.

In 1980 a fountain and Sir Henry Winneke memorial were constructed to commemorate the centenary of the Ballarat Water Commissioners. This memorial is located near to the site of the first off take for the water supply (near Webster Street intersection).

There are now numerous structural elements surrounding the Lake, but it is the expanse of water; the cultural landscape including avenues of exotic trees and stands of cypress pines; the views and vistas of the surrounds and distant volcanic hills that remain the dominant features.

### Botanical Gardens

The Ballarat Botanical Gardens are located to the western shore of Lake Wendouree. They are characterised by massed bedding of floral displays, statuary collections, avenue plantings and commemorative trees.

In December 1857, 102 acres or 43 hectares of land to the west of Yuille's swamp was gazetted for Botanical Gardens. The land had previously been used as the Ballarat Police horse paddock.

A public competition was held for the design of the Gardens in 1858. A prize of 10 guineas was awarded to Messrs Wright and Armstrong. The first curator of the gardens was George Longley a horticulturalist trained at Lowther Castle, England.

A Committee of Management was established in 1858 and during the 1860s the principal tree plantings occurred (including the sequoia and Horse Chestnut tree avenues that contribute greatly to the character of the gardens) were undertaken. An on site nursery was established in 1859, and used for propagation of plant material received from the Melbourne and Geelong Botanical Gardens. Much of the current layout of the gardens dates from the 1860s.

Acclimatisation of both plants and animals was of general interest in the mid to late 1800s. The Fish Acclimatisation Society established in the early 1870s used the gardens and later established a fish hatchery.

During the mid to late 1800s a number of significant structures were located in the gardens including:

- The construction of a large timber fernery commenced in 1872 and evolved until completion in 1898;
- A pavilion to house statuary was constructed in 1887. The building has an octagonal floor plan and a convex curved roof, and was designed by the architect T.E. Molloy;
- The 1890 Garden Pavilion was built in "The Lawn" to the design of Ballarat architect W Piper. Lake Lodge has continued to be used to provide refreshments,
- In 1897 large iron gates with bluestone pillars were erected at north and south entrances to the Botanic Gardens reserve.

The Ballarat Zoological Gardens had their origin in the mid 1870s when a pair of deer and several native birds and animals were donated to the City. A large aviary was erected in 1888, and in the early 1900s the zoo enclosures and birdcages were relocated to the north west corner of the Gardens reserve. The zoological component of the gardens existed until the Second World War but the only remaining structures include reinforced concrete enclosures.

There were a number of curators of importance including:

- Thomas Toop (an English trained gardener) who was curator for over 30 years between 1914 and 1945.
- Tom Beaumont who worked at the gardens for 54 years, being curator from 1947 until 1978, and who was a world expert in the propagation of tuberous begonias.

There are a number of significant sculptures found within the Garden including:

- Sculptures donated by Thomas Stoddart (date of erection 1884). Thomas Stoddart donated a dozen marble statues fashioned on classical and allegorical themes, to be placed in the Gardens. These sculptures are of individual and national significance as they distinguish the Ballarat Botanical Gardens from any others dating from the nineteenth century. These have been relocated from their pedestals in 2002 due to vandalism and kept indoors.
- Prime Ministers Avenue (date of construction: March 1940 and ongoing). The Prime Ministers Avenue was commenced in 1940 when the first six bronze busts were donated by Colonel R.A. Crouch. These are of primary significance at a state and national level and are a focus of the Garden
- Lion Sculptures (1893 and pedestals date from 1895). The lions presented to the Garden by the Hon. David Ham (MLC). These lions are of primary significance to the garden and potentially in their own right as examples of nineteenth century sculpting.

- Reflection pool (date of construction 1938). This was presented to the City of Ballarat to commemorate the 70<sup>th</sup> anniversary of the founding of the City in 1938. This structure is one of a number of twentieth century sculptural features which have been added to the Garden. It is an important commemorative piece and is of significance to the Garden.
- Claxton Memorial (date of construction 1890) by Frederick Moses. Claxton was Mayor of the City of Ballarat between 1872-1887. This memorial bust is in recognition of his contribution to the Lake and Gardens.
- Six 32-pr Smooth Bore Guns (date of construction guns 1843-48; Platforms 1894). A pair are found at the South Entry Gates and four are found south of Lake Lodge. These guns were loaned by the Department of Defence. The guns are of significance to the gardens as they form part of the collection of objects, sculptures and structures found in the Gardens.

The cottage formerly occupied by Adam Lindsay Gordon was relocated to its present position in the garden, from Bath Lane near Craigs Hotel in 1934. The cottage was restored in the early 1990s.

The gardens are home to the annual Ballarat Begonia Festival, which was first held in 1953. The floral clock was moved to its present site from the Sturt Street Gardens. This clock dates from 1954 when presented to Ballarat citizens by the Ballarat Begonia Festival Committee.

In 1992 a sensory garden was established and in the mid 1990s the Robert Clarke Centre comprising a large conservatory and resource centre was completed as a result of a bequest from the family of Robert Clarke, a long time proprietor of the Ballarat Courier Mail newspaper.

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### **1.3 Urban Design & Engineering Infrastructure**

The Lake Wendouree and Botanical Gardens Precinct covers an area of publicly owned land used primarily for recreational purposes. The layout of the precinct has been strongly influenced by the early formation of the Lake; the integration of the Lake and surrounds with the Botanical Gardens; and the creation of a landscape dominated by the extensive use of lawn and exotic tree planting.

The road network includes Wendouree Drive established in the mid 1860s. There is also an extensive footpath network surrounding the Lake and throughout the Botanical

Gardens. This path network includes viewing opportunities of distant vistas and views of the Lake, significant tree plantings, memorials and statuary.

Evidence of early forms of transport to the precinct includes the tram tracks along south side of Wendouree parade, the Tourist Tram and the Paddle Steamer "Golden City".

Since the creation of the Lake it has been continuously necessary to cut reeds and clean weed growth. The management of the reed beds as wildlife habitat, and the use of the reed beds as windbreaks adjacent to the Olympic rowing course are further evidence of the extent of modification of the natural environmental features.

Significant infrastructure evidencing the evolution of the Lake includes:

- Old Water filter beds at the site of 1897 scoria fountain;
- 1861 pipeline from Kirks Reservoir to achieve a constant source of water to maintain the Lake level;
- Overflow to Gnarr Creek (water level control);
- Bluestone pathways along the lake especially along the northern promontories
- Red Brick By Wash with bluestone capping opposite Devon Street;
- The edging of the lake;
- The constructed promontories such as View Point and Durham Point;
- The shaping of islands ( including Fairyland and Gill Island); and
- The 1923 silt trap.

The recreational role of the precinct has also been expressed in a variety of seating types. Of particular importance are the green iron strap seats dating from the 1890s and 1900s, clusters of memorial seats and unusual double back iron strap seat/circular iron strap seat designs.

### Botanic Gardens

Of particular note are the Bluestone gate piers erected in 1897 to support the former large iron gates that defined the south entry to the Botanic Garden reserve on either side of Wendouree Parade.

Also important is the pathway and garden layout, much of which remains unchanged since the inception of the gardens and original avenue plantings.

A Sewerage Pumping Station was constructed in 1937-38 when sewage was connected to the Garden. It consists of a red and cream circular pump house with a flat concrete roof surmounted by a steel tank stand. Two relief vents penetrate the roof. At this time public conveniences were constructed at the northern and southern ends of the gardens. These are visually dominant in the approach to the formal garden area and define the edge of the formal garden and general park area.

A tram shelter constructed in 1935 was adapted for disabled toilets in 1982. Infilling of walls with vertical boarding and the introduction of services was required for the transformation. The former tram shelter is of significance as a remnant of the original tram system that operated through the garden.

Sports facilities occupy the Southern end of the Garden. This ensures an open landscape character while a fine avenue of Cedars establishes a central north-south avenue.

The recreational role of the precinct has also been expressed in a variety of seating types. Of particular importance are the green iron strap seats dating from the 1890s and

1900s; clusters of memorial seats and unusual double back iron strap seat/circular iron strap seat designs. There is also a set commemorating the 1954 Royal visit near Lake Lodge.

#### 1.4 Landscaping (Public)

The character of this precinct is strongly influenced by extensive modification of the natural environment, extensive exotic tree planting (including avenues), specimen trees and clusters of exotic species and broad areas of mown grassland.

Trees which form a landscape feature surrounding Lake Wendouree include:

- The avenue of mature elms between Pleasant Street Nth and Ripon Street North;
- The landmark pines opposite Webster Street;
- The mature elms on the lake foreshore opposite Victoria Avenue;
- The poplars and weeping willow plantings at View Point;
- The row of Elms adjacent to the boatsheds and the planting of English and Pin Oaks opposite Macarthur Street;
- The row of mature poplars at the lakeside opposite Cardigan Street;
- The row of Golden Cypress and pines beyond Haddon Street;
- The row of Holm Oaks and Golden Cypress on the north shore to Dowling Street;
- The landmark stands of pines and poplars at the northern promontories of the Lake;
- The English elms and poplars adjacent to Fairyland;
- The row of elms near to the 1922 Bandstand on the western side of the Lake;
- The long leaved Indian plane tree near the children's playground;
- The avenue of Elms along Wendouree Parade;
- The stand of poplars on Windmill Drive;
- The landmark pines opposite Carlton Avenue;
- The mature blue gums between Windmill Drive and Hamilton Avenue;
- The pines, willows and poplars on the south west shore;
- The landmark pines at St Patricks Point, along the south shore, and in the vicinity of the yacht club area opposite Pleasant Street Primary School.

Within the Botanic Gardens the key landscape features are:

- *Significant Avenues such as Giant Redwood (Sequoiadenron giganteum), Horse Chesnut (Aesculus hippocastanum) and English Oak (Quercus robur).*
- Individual specimen trees
- Remnant path layout (19<sup>th</sup> Century)
- Extensive system of bedding (not in original lay-out) contributes to the tourist and social value of the site
- Main Entrance Posts which formerly supported gates donated to the City of Ballarat by the Hon.D.Ham on the same day as the Lions.

A detailed assessment of significance of individual trees was carried out as part of the Ballarat Botanical Garden Conservation Analysis. (Refer John Patrick Pty Ltd and Allom Lovell and Associates Pty Ltd 1994 Ballarat Botanical Garden Conservation Analysis and Policy Vol 2 Appendix D).

Both the Lake and the Botanical Gardens have been used as sites for commemoration (for example trees and seats dedicated to community members). There are also extensive memorials that mark events or the contributions of individuals to the community and the evolution of the Lake and Gardens.

At Lake Wendouree significant memorials include the:

- Rustic scoria fountain (erected 1879) and associated *cordyline australis* plantings at the location of Ballarat's first water supply;
- Sir Henry Winneke memorial being a 1980 granite and stone construction to commemorate the centenary of the Ballarat Water Commission;
- Stone Cairns (erected 1948) to mark 1902 Regatta Rowing course
- Ned Williams stone memorial of 1901
- Bore guns
- Stone cairns with timber posts (erected 1948 to mark the 1902 Regatta rowing Course) on the north shore
- Red brick piers 2 with galvanised steel pole opposite Hamilton Avenue (erected 1949 to 1950 to mark the 2000 metre Olympic rowing course).
- 1956 XVI Olympic Games memorial opposite Hamilton Avenue erected 1958 by the rotary club of Ballarat
- On the south west shore, a stone cairn marking the 1902 Regatta rowing course and a red brick pier to mark 2000m Olympic course
- William Cross Yuille Memorial (erected 1934) opposite Pleasant St Nth

At the Botanic Gardens significant memorials include:

- Statuary collection
- Thomas Stoddarts donation of sculpture
- Claxton Memorial
- Six 32-Pr Smooth Bore Guns
- Prime Ministers Avenue
- Sir William Wallace marble sculpture
- Adam Lindsay Gordon Bust
- William E. Roff Memorial

## 1.5 Buildings & Significant Details

Lake Wendouree and the Botanical Gardens precinct is especially characterised by built form which reflects the evolution of the recreational function of the lake and the associated gardens. Many of the significant and contributory buildings date from the mid to late 19<sup>th</sup> century.

The environs of Lake Wendouree and the Botanic Gardens exhibit a diversity of built form structures including:

- KD Baird Clarendon College Boatshed (1896) being one of the oldest extant boat sheds in Australia;
- Wendouree Ballarat Rowing Club boatshed including 1956 Olympic Games plaque;
- Timber tram shelters;
- Lake Lodge Kiosk constructed in 1890;
- The Almeida Pavilion (rotunda) with metal tiled roof constructed in 1907;
- King Edward V11 Pavilion ( open picnic structure with terra cotta tiled roof supported by heavy timber posts set into a low wall of scoria and rendered brick erected 1911);
- Other picnic pavilions and shelters including the Webster Street park shelter
- Bandstand near Wendouree Parade (erected 1921);
- The George Tooner Memorial Pergola ( designed by Clegg and Morrow architects Ballarat) erected 1925 in memory of a rowing pioneer;
- The collection of some 13 boatsheds structures including those opposite Pleasant St and the private timber boatshed opposite Elliot St; and
- Golden City Paddle Steamer Museum.

Significant Buildings in the Botanical gardens include:



- Statuary Pavilion constructed in 1887-88 to house a collection of statues donated to the City of Ballarat by local resident James Russell Thomson;
- Adam Lindsay Gordon Cottage constructed in 1860s and relocated to the gardens in 1933-1934 is a simple weatherboard structure that is a reflection of the strength of nationalism associated with Victorian centenary celebrations in 1934.
- Fish Hatchery constructed in 1878-1880s. The hatchery consists of a number of buildings, tanks and ponds over the past 110 ten years or so. The hatchery is of great historical and scientific significance as the earliest hatchery to be constructed in Victoria and only the second in Australia; and
- Robert Clark Horticultural Centre (designed by Peter Elliot).

## **1.6 Significant Landmark Features & Views**

Lake Wendouree is a large picturesque scenic lake. It offers numerous opportunities for panoramic views including those from View Point and the North shore promontory to distant lake shores. There are also views to the distant volcanic hills of Mt Warrenheip and Mount Buninyong.

Often views are framed by the exotic vegetation and landmark trees that are prevalent in the precinct, and it is both the vegetation and other structural elements that create a visual coherence to the precinct as a whole.

The Botanic Gardens include significant vistas such as the view down the avenue of giant sequoias; the embellishment of views with structures and statuary; and the closer view of floral display and horticulture.

## 1.7 Statement of Cultural Significance

The Lake Wendouree Precinct is **historically** significant at a **STATE** Level. (AHC criteria A.4, H.1 and C.2). The evolution of the lake and its associated man made features are evidence of the communities changing perceptions and values, particularly in relation to recreational pursuits. The Lake and the Botanical Gardens are linked to the acclimatization and zoological gardens movement, evidenced by the fish hatchery; the planting of rare plant species and the former zoo. The Ballarat Botanical Gardens are also historically significant in terms of the nineteenth century layout of the gardens, the plantings of the gardens which contributes to the tourist and social value of the site, and the garden structures reminiscent of a period of development in Australia's history. The botanical gardens are the oldest inland botanic garden in Victoria.

The Lake Wendouree Precinct is **architecturally** significant at a **STATE** level (AHC Criteria D2, E1). It demonstrates a variety of built forms associated with the recreational and cultural role of the Lake and environs. Of particular architectural significance are the early boatsheds, picnic shelters, kiosks, bandstands and tram shelter some of which were constructed from 1870 onwards. The precinct demonstrates structures that exemplify the styles and character of the late nineteenth century.

The Lake Wendouree Precinct is **aesthetically** significant at a **STATE** Level. (AHC criteria D.2, E.1 and F.1). It demonstrates important visual qualities and urban foci that reflect the historical and cultural development of the City of Ballarat and contribute to the setting of the town. Lake Wendouree is significant as a large shallow lake in the centre of a large metropolis, and the complex of the Lake and Botanic Gardens provide evidence of early civic pride. The aesthetic significance derives from the landscape setting; the contribution of the Lake itself to that setting; the relationship between the Lake and the Botanic Gardens; and the predominance of mature exotic trees in different plant groupings and layouts and the horticultural and floral display evident in the gardens.

The Lake Wendouree Precinct is **scientifically** significant at a **STATE** Level. (AHC criteria F.1). The use of the Lake as the first main water supply for Ballarat during the late 1850s/ early 1860s is of importance in terms of infrastructure construction. The Lake is also of scientific importance in the context of wildlife habitat, the management of reed beds and for its role in the acclimatization and breeding of fish. The gardens are of scientific significance due to the high diversity of plant taxa, the collection of trees of significance listed on the State Register of Significant Trees (52 Trees), and the presence of the Fish Hatchery, which is Victoria's oldest fish acclimatisation organisation.

The Lake Wendouree Precinct is **socially** significant at a **STATE** Level. (AHC criteria G.1). The Lake has long been an important destination for tourism, recreation and leisure as well as for sporting events associated with rowing, canoeing and kayaking. The use of the Lake during the 1956 Olympic Games is evidence of this association. This area of Ballarat is highly valued by the community for cultural, commemorative and recreational reasons. It is also a significant destination for visitors from outside the local community, being one of the most visited provincial gardens and the holding of the annual Begonia festival. The gardens provide an area for recreation for the citizens of Ballarat, and the tourists who visit this area, and reflects the social aspirations of early Ballarat.

## 1.8 Local Policy

### HO163: LAKE WENDOUREE HERITAGE PRECINCT

This policy applies to all land located within the heritage overlay schedule of HO163 otherwise known as the Lake Wendouree Precinct.

#### Policy Basis

This Policy:

- Applies the heritage SPPF objective in clause 15.11 to local circumstances;
- Builds on the MSS objectives in clause 21.7 and 21.11 relating to urban development and the management of heritage places;
- Applies the objectives of the Ballarat Heritage Study Stage 2;
- Applies the objectives of the Ballarat Advertising Sign Guidelines;
- Applies the Ballarat Botanical Gardens Masterplan and Management Strategy 1995; and
- Applies the Lake Wendouree Heritage Conservation Analysis.

The Lake Wendouree Precinct demonstrates important visual qualities and landmarks that reflect the historical and cultural development of the City of Ballarat and contribute to the setting of the town. The landscape setting; the contribution of the Lake itself to that setting; the relationship between the Lake and the Botanic Gardens; the sculpture and statuary collections; and the predominance of mature exotic trees in different plant groupings and layouts and the horticultural and floral display evident in the gardens contributes to the value of the precinct and its associated passive recreational and cultural role. This area is recognized and highly valued by the community for its tourism, recreational and leisure opportunities as well as its link with cultural and commemorative events and structures.

#### Objectives

- To conserve the gardens, lake, significant structures, and plant collections within the precinct;
- To manage the Ballarat Botanical Gardens and Lake Wendouree having regard to the Master Plan prepared for each site;
- To ensure that the scale, mass and form of new development does not detract from the significant and contributory heritage elements of the precinct and is limited in type and to areas identified in the Botanical Gardens and Lake Wendouree Master Plan;
- To maintain the dominant garden and open landscape characteristics of the precinct;
- To continue the commemoration of events and recognition of historical associations through the development of sympathetically designed structures within the precinct; and
- To retain the formal layout of the Botanical Gardens including the network of pathways and garden beds.

### Policy Exercising Discretion

It is policy to:

- Encourage the appropriate restoration and reconstruction of buildings, structures or elements that have been modified or removed in accordance with the conservation standards of the ICOMOS Burra Charter;
- Ensure that the exotic canopy trees that contribute to the landscape quality of the precinct should be retained;
- Ensure existing individually significant and contributory places should be retained;
- Ensure landscaping and works in the Botanical Gardens and Lake Wendouree are in accordance with accepted landscape Master Plans;
- Encourage works that visually connect with existing built form within the precinct and that does not dominate or detract from the views and visual appearance of surrounding heritage features and landscaping;
- Ensure that no buildings or works impede views to significant structures in the precinct;
- Ensure new buildings and works should be located, and the size, mass and proportions should ensure the precinct remains committed to open landscape and predominantly passive recreation purposes;
- Parkland within the precinct should remain committed to landscape and predominantly passive recreation purposes; and
- Require a report that shows the measures used to protect the root zones and canopies of adjacent and nearby trees.

Where a permit is required for demolition, it is policy to:

- Require all applications for demolition to be accompanied by an application for new development in accordance with the Ballarat Botanical Gardens and/or Lake Wendouree Master Plan.

### Decision Guidelines

It is policy that the responsible authority consider as appropriate:

- Recommendations of the *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 & 1981);
- Recommendations of the *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002);
- Recommendations of *the Ballarat Botanical Garden Conservation Analysis and Policy Vol 1 and 2*, prepared by John Patrick Pty Ltd in association with Allom Love and Associates Pty Ltd for the City of Ballarat, (1994);
- Recommendations of the *Ballarat Botanical Gardens Masterplan and Management Strategy*, prepared by John Patrick Pty Ltd for the City of Ballarat, (1995);
- Recommendations of the *Ballarat Urban Character Study*, prepared by John Patrick Pty Ltd in association with Allom Lovell and Associates Pty Ltd for the City of Ballarat, (1999); and
- Recommendations of the *Lake Wendouree Heritage Conservation Analysis*; prepared by Positive Space and Mark McWha Pty Ltd for the City of Ballarat, (1994).

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## 2 WEST BALLARAT HERITAGE PRECINCT

### 2.1 Description / Precinct Boundaries



Figure 3 West Ballarat Heritage Precinct Map, shown as “B” on the Proposed Ballarat Urban Heritage Precincts Map

The West Ballarat Precinct is characterised by a heterogeneous combination of substantially intact residential buildings constructed generally from the 1870s to the 1940s, and by a notable collection of educational and cultural/community buildings constructed from the 1860s onwards. Almost all of the buildings in the precinct are individually significant or contributory. The precinct is also characterised by the formal layout and mature tree plantings of Sturt Street, by other notable mature street tree plantings throughout the precinct, and by extensive areas of grassed and landscaped public and private open space including City Oval, school grounds, and many mature private gardens. Furthermore, the precinct is specially distinguished by the substantial integrity of its original engineering infrastructure, particularly as identified by the extensive network of spoon drain channels constructed of bluestone pitchers.

The precinct is bounded on the east by Pleasant Street North and South (from Wendouree Parade to just south of Queen Victoria Street), and is terminated at its westernmost edge by Gillies Street. Running between Pleasant Street and Gillies Street, Sturt Street provides a distinctive east-west oriented axis in the northern half of the precinct, with minor streets running off it, predominantly north towards Lake

Wendouree. Along much of the north side of Sturt Street the precinct is effectively as deep as the facing allotments but extends at various locations, particularly along Alfred and Service Streets, to include a number of notable residences facing Wendouree Parade. At the western end of Sturt Street, the 1920s subdivision centred on Crocker Street forms one of the most homogeneous residential sections of the precinct and is bordered to the north by Carlton Street and the Botanic Gardens, and to the east by Wendouree Parade.

The south-west edge of the precinct is bordered by Victoria Park (a separate heritage precinct in itself) and Russell Street (from Sturt Street to just south of Eyre Street). Eyre Street provides a dominant east-west axis in the southern half of the precinct, with the western section forming part of the southern boundary of the precinct (to the depth of the allotments on the south side). Along the eastern section of Eyre Street, ending at Pleasant Street South, the precinct extends further south along minor roads with parts of Murray and Malakoff Streets forming the western boundary in this area. The southernmost boundary of the precinct is formed by the southern edge of the right-of-way to the south of Queen Victoria Street.

## 2.2 Historical Overview

The history of the West Ballarat precinct is closely associated with mining, residential, educational and religious themes in Ballarat's history. Evidence of mining activity dating from the late 1850s can be found in mullock heaps on Russell Street. Historically and architecturally significant residential pockets exist on both the north and south sides of Sturt Street, and to the south of Eyre Street. The substantial grounds and buildings of the private schools - Loreto, St. Patrick's and Ballarat & Clarendon Colleges - are also landmarks in the precinct, as is the City Oval with its mature trees and notable grandstand.

### Mining

A map drawn by J Brache of the Surveyor General's Department dated 1861 shows that land use in this period in this precinct was devoted to mining activity.<sup>1</sup> The rich Inkerman Lead wound its way through the precinct between Alfred and Pleasant Streets and was the target of a variety of mining companies from the late 1850s onwards. A tributary of the Inkerman Lead, the National Lead was discovered in 1861 and was also the subject of mining activity within the precinct. Other than isolated mullock heaps and surface disruption around Russell and Alfred Streets, little evidence of mining activity remains in the precinct today.

The Royal Saxon Company was among the larger companies to mine within the precinct. This company sunk the first of several shafts on the northwest corner of Sturt and Pleasant Streets, now the present day City Oval, on October 14 1858.<sup>2</sup> The company used a deep mining technique that caused little surface disruption, enabling the adjacent land to be used for sports and recreation.

Over a decade later, 'Niven's Mining Map of Ballarat 1870'<sup>3</sup>, shows that activity in the area was still primarily devoted to mining activity. It shows the Royal Saxon Company still occupying the site at the corner of Pleasant and Sturt Streets. The Victoria Company is also shown operating further west along the northern side of Sturt Street, between

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<sup>1</sup> 'Surveyor General's Office by J Brache, 21st October 1861', Central Highlands Library, Australiana Collection, Ballarat Branch.

<sup>2</sup> R Brough Smyth, *The Gold Fields and Mineral Districts of Victoria*, 1980 edition, p490.

<sup>3</sup> Niven's Mining Map of Ballarat, 1870, Central Highlands Library, Australiana Collection, Ballarat Branch.

present day Alfred and Pleasant Streets. The Inkerman and Durham Company had a shaft on the south side of Sturt Street, on land now occupied by St. Patrick's College and a second shaft on the east side of Russell Street in the vicinity of the present day Army Oval. A mullock heap situated on the corner of Russell and Alfred Streets remains as evidence of this activity.

### Residential Subdivisions

The streets laid out by Government Survey in this precinct in the 1850s were Sturt Street, Eyre Street, Pleasant Street, Mair Street, Victoria Parade (as Russell Street was originally called), Carlton Street and Alfred Street. The area of the present Wendouree Parade, around 'Yuille's Swamp' as Lake Wendouree was first called, was first left as vacant space between the swamp and the surveyed allotments, but was formed as a roadway by the early 1870s.

The earliest Crown Grants (freehold land) in the precinct date from July 1856, when the land on the north side of Sturt Street between Carlton Street, Gillies Street and Wendouree Parade extending as far as Alfred Street in the east was sold in six allotments. These allotments were large and ranged from approximately three to eight acres.<sup>4</sup> Four of these allotments were purchased by builder, grazier and mine owner, Edward Agar Wynne, and the remaining two by land agent and mining investor, William Collard Smith.<sup>5</sup> Hand written notations on the early survey maps describe the land as 'Timbered with Gum and Lightwood.'<sup>6</sup>

Also in July 1856, a Crown Grant was issued to James Knight for two allotments on the south side of Sturt Street bordered by Russell Street (then known as Victoria Parade) and Alfred Street.<sup>7</sup>

Brache's 1861 map shows a survey reserve covering much of the land between Alfred and Pleasant Streets, on the north side of Sturt Street. The survey camp was located adjacent to Lake Wendouree. The allocation of this land for such purposes gives an insight into the large volume of early survey work being conducted in Ballarat in this period. This pocket of Ballarat in particular was a 'work in progress' throughout the late 1850s and early 1860s.

According to Brache's map, little residential development occurred in the precinct after the issue of the first Crown Grants. The map indicates only three buildings in the precinct in 1861. The Thannery Hotel stood on the southeast corner of Sturt and Alfred Streets, the Junction Hotel on the southeast corner of Sturt Street and present day Russell Street and a dairy on the southwest corner of Carlton Street and Wendouree Parade. The dairy was located on one of the allotments owned by E A Wynne. No evidence of any of these structures has survived to the present day.

In the decade between 1861-1871, the municipality of Ballarat West experienced a period of brisk development. By then almost ninety per cent of the houses in the municipality were constructed of timber with between three and four rooms.<sup>8</sup> Residential development within this precinct, however, generally occurred much later than elsewhere in the municipality. This may be explained by the continuing deep lead mining, as well as by the large size of the original Crown allotments and their initial ownership by some of Ballarat's most prominent public citizens. For example, Edward

<sup>4</sup> See Record Plan B128 (4), 'Township of Ballarat', Department of Natural Resources & Environment, Lands and Titles Office, Bourke St, Melbourne.

<sup>5</sup> Ibid.

<sup>6</sup> Ibid.

<sup>7</sup> See Record Plan B147, April 7th 1856, Department of Natural Resources & Environment, Lands and Titles Office, Bourke St, Melbourne.

<sup>8</sup> W Bate, *Lucky City*, 1978, p117.



Agar Wynne erected a substantial residence on Sturt Street West in the 1860s, which was purchased in 1875 by the Roman Catholic diocese and used as the first convent of the Loreto nuns in Australia.<sup>9</sup> Bishop's Palace, built in 1876 as the home of the Roman Catholic Archbishop of the Ballarat Diocese, is now a private residence and is significant for its imposing architecture and the substantial size of its remaining grounds, which once comprised eleven acres on the corner of Sturt and Alfred Streets with a frontage to Wendouree Parade.

From around the 1870s onwards, further roads were laid out in the West Ballarat precinct. Durham and Service Streets seem to have been amongst the earliest of the roads to be laid out by further Government Survey, others that followed include Malakoff, Balaclava, Redan, and Inkerman Streets (all named after battles in the Crimean War), Nightingale Street (named after Florence Nightingale); and Duke and Junction Streets (both named after prominent mines located nearby).<sup>10</sup>

Some of the streets in the precinct were even formed by private subdivision - Tennis Street was laid out in 1888, although it was not named Tennis Street until 1932,<sup>11</sup> Queen Victoria Street (between Pleasant Street South and Malakoff Street) was laid out in 1889,<sup>12</sup> and Dawson Avenue was laid out in 1894.<sup>13</sup>

In 1880/81, work began on the laying of bluestone drainage channels in Sturt Street, between Gillies and Pleasant Streets.<sup>14</sup> In late 1881, the Mayor of Ballarat reported that street improvements included the forming and planting of Sturt Street from Pleasant to Alfred Street, which he considered to be 'a work worthy of that grand Western approach to the City.'<sup>15</sup> In late 1884, another report noted that a continuous effort was being made 'so as to adjust the channelling of the western end of Sturt Street as to levels that it may receive the drainage of all buildings at that part of Wendouree Parade, and leave nothing but natural rainfall to find its way into the lake; at the same time the formation of the permanent water tables at that end of Sturt Street will permit a continuation, as far as the Loreto convent buildings, of the double line of plantation that must in course of time form a magnificent approach to the western end of our city.'<sup>16</sup>

By 1887 a horse drawn tram service had been established along Sturt Street as far as Lake Wendouree, linking the central business area with outlying residential pockets.<sup>17</sup> The tramway system had definite benefits for the development of the West Ballarat Precinct. Improved access built on the precinct's reputation for a better class of housing, particularly as successful merchants and business people began to establish separate residences from their places of work in central Ballarat. Trams ceased to run in 1971 and the only structures that remain in the precinct are tram shelters in Sturt Street.<sup>18</sup>

In the inter-war period, a number of important residential subdivisions were developed on the north and south sides of Sturt Street at the western end. These contribute to the present day architectural character of the precinct. The subdivisions are variously located on Crown Allotments originally owned by E A Wynne and James Knight and both

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9 W Jacobs et al, Ballarat. A Guide to Buildings and Areas 1851-1940, 1981, p72.

10 Nathan Spielvogel, 'History of the Street Names', in Spielvogel Papers, Volume 2, Ballarat Historical Society, 1981, pp.21-22.

11 Plan of Subdivision LP2038, Department of Natural Resources & Environment, Lands and Titles Office, Bourke St, Melbourne.

12 Plan of Subdivision LP2357, Department of Natural Resources & Environment, Lands and Titles Office, Bourke St, Melbourne.

13 Plan of Subdivision LP3858, Department of Natural Resources & Environment, Lands and Titles Office, Bourke St, Melbourne.

14 See for example City of Ballarat Contract Drawings 1880.006, 1880.007, 1881.008, held in the Town Hall Strong Room, City of Ballarat.

15 City Council of Ballarat, Mayor's Annual Report, August 1881, Central Highlands Regional Library, Ballarat Branch p.1

16 City Council of Ballarat, Mayor's Annual Report, August 1884, Central Highlands Regional Library, Ballarat Branch p.1

17 W Bate, Life After Gold. Twentieth Century Ballarat, 1993, p9.

18 K.S. Kings, Ballarat Tramways: An Illustrated History, Ballarat 1971

contain a homogenous group of substantial brick houses, characterised by uniform setbacks and well established gardens.

In 1921 the land on the north side of Sturt Street West between Gillies Street and Hamilton Avenue was subdivided and Crocker Street (called Albion Street on the subdivision plan) was laid out.<sup>19</sup> This area contains an almost undisturbed collection of substantial brick residences, set well back from the road, and generally single storey with attic rooms, or two storeys. Carlton Street, an existing street with some earlier buildings, forms the north boundary. The majority of the buildings subsequently erected in this subdivision were architect designed. Notices of Intention to Build recorded by the City of Ballarat include notices for houses in Crocker Street between December 1923 and November 1938, for houses in Hamilton Avenue between May 1921 and April 1937, and for houses facing Sturt Street in this subdivision from around 1926 to 1938.<sup>20</sup>

Land on the south side of Sturt Street, west of Alfred Street, was subdivided in 1927 and sold by the Department of Defence.<sup>21</sup> The City of Ballarat expected that this would be a modern and reasonably affluent housing development, stating as in 1926 that 'plans of subdivisions are to be submitted and when these are approved it is expected that the land will be sold and substantial up-to-date residences built thereon.'<sup>22</sup>

In 1931, the adjacent land in the triangle between Sturt and Russell Streets, possibly also owned by the Department of Defence, was also subdivided in residential allotments.<sup>23</sup> Many of the houses subsequently erected were designed by local architectural firms including Richards, Coburn and Richards, and H.L. Coburn.<sup>24</sup> They tend to be substantial brick residences, generally two storeys and modelled on the English Domestic Revival style. Today these houses give us an indication of the prosperity of sections of the Ballarat community in the interwar years.

The other original large allotments appear to have been subdivided in single lots or small parcels over time. This has resulted in today's pattern comprising small, medium and large residential allotments interspersed with oversized institutional sites.

### Residential Subdivisions

Ballarat is well known for its many denominational private schools, which trace their history back to the beginnings of the gold rush. They are part of a continuum of educational and religious development in Ballarat that provides us with great insights into the priorities and attitudes of the gold rush citizens. The size and stability of these schools also indicate the strength and influence of the Roman Catholic, Presbyterian, and Anglican communities in the early nineteenth century.

The success of these schools was consolidated from the 1880s when state financial aid was withdrawn from church run schools. At this time, religious education was also made a voluntary part of the state school curriculum and as a consequence, many religious orders chose to fund their own schools outside the state based education system. In Ballarat, this resulted in a number of high quality private denominational colleges. Often these schools offered board to their students as well as tuition and were therefore attractive to pastoral families in the Western Districts.<sup>25</sup> As there were no state based

19 Plan of Subdivision LP8368, Department of Natural Resources & Environment, Lands and Titles Office, Bourke St, Melbourne.

20 Volumes recording Intentions to Build (from c.1910 onwards) held at the City of Ballarat Archives.

21 Plan of Subdivision LP11915, Department of Natural Resources & Environment, Lands and Titles Office, Bourke St, Melbourne.

22 City Council of Ballarat, Mayor's Annual Report, August 1926, Central Highlands Regional Library, Ballarat Branch, p8.

23 Plan of Subdivision LP13447, Department of Natural Resources & Environment, Lands and Titles Office, Bourke St, Melbourne.

24 See various volumes of Notices of Intention to Build held at the City of Ballarat Archives.

25 J Penney, Environmental History, section 6.2 in this document.

high schools in Ballarat at this time, these private schools became the only avenue for bright students to prepare for University entrance.<sup>26</sup>

Loreto College is one of the oldest schools located within the West Ballarat precinct. The school was first established after the purchase of E A Wynne's residence in 1875. The building was renamed Mary's Mount<sup>27</sup>. St. Patrick's College is also located within the West Ballarat precinct and dates from 1889. Architects Tappin, Gilbert and Dennehy supervised the erection of the original college building to a Gothic inspired design.<sup>28</sup> The current buildings of the college are of a later date and design.

Ballarat and Clarendon College occupied the first section of its present main building in Sturt Street on July 31 1912.<sup>29</sup> T D Wanliss, a founder of the college was the previous owner of the land, and the school first made use of the old Wanliss family home.<sup>30</sup> The school expanded along the Sturt Street frontage by acquiring a number of substantial residences to the east of the original site.

The present Pleasant Street Primary School is located on land that was originally surveyed as a 'Corporation Reserve', and the southern corner was reserved for the Church of England. A substantial polychrome brick school building was erected in the centre of the allotment in 1877. One hundred years later, it was demolished and replaced by the present school buildings.<sup>31</sup>

The precinct contains three churches. Two are now Uniting churches - the Ballarat West Uniting Church, constructed in 1911 as St Cuthbert's Presbyterian Church is located on the north side of Sturt Street, and the Pleasant Street Uniting Church, constructed in c.1867 as a Wesleyan Church is located on the west side of Pleasant Street South. The other is a Catholic Church called St Theresa of the Little Flower and is located at the western end of Wendouree Parade and was constructed in 1938.

## Recreation

The area where City Oval is now located was originally the site of the Royal Saxon Company's mine. They mined a deep lead under the land, sinking shafts and causing little surface disruption, enabling 'Saxon's Paddock' to be used for sporting events. The land was later rented by the Ballarat Football Club and a grandstand of some sort had been erected by 1887.<sup>32</sup> In 1897, the Ballaraat City Council purchased the land for use as a permanent recreation facility.<sup>33</sup> The present City Oval Grandstand was designed by local architects Clegg, Kell and Miller and erected in 1898, and is of high historical and architectural significance. Trees were planted around the ground in 1899,<sup>34</sup> said to be 140 in number<sup>35</sup>, many of which appear to be still growing there. The grounds of the City Oval also encompass the bowling greens and club buildings of the City Oval Bowling Club, as well as one of the croquet greens, and the clubhouse, of the Croquet City Club. Other croquet greens can be seen nearby, between Tennis and Grove Streets. Tennis courts were once located in the area of land in between these two areas of croquet greens, now the closed court end of Tennis Street.

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26 W Bate, *Lucky City*, 1978, p236.

27 W Jacobs et al, *Ballarat. A Guide to Buildings and Areas 1851-1940*, 1981, p72.

28 *Ibid*, p72.

29 City Council of Ballaarat, *Mayor's Annual Report*, August 1912, Central Highlands Regional Library, Ballarat Branch, p5.

30 W Bate, *Life After Gold*, 1993, p47.

31 W Jacobs et al, *Ballarat. A Guide to Buildings and Areas 1851-1940*, 1981, p70

32 W Jacobs et al, *Ballarat. A Guide to Buildings and Areas 1851-1940*, 1981, p70.

33 City Council of Ballaarat, *Mayor's Annual Report*, August 1897, p.3

34 City Council of Ballaarat, *Mayor's Annual Report*, August 1899, p.3

35 *Ibid*, p.5

The West Ballarat Precinct is important for the way in which it links together some of the main themes in the historical, social and architectural development of Ballarat. The twentieth century residential developments found within the precinct are homogenous examples of interwar prosperity in what was a growing provincial city. The educational and religious buildings are symbols of the prosperity and progress so important to Ballarat's founding goldrush citizens.

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### **2.3 Urban Design & Engineering Infrastructure**

The West Ballarat Precinct is characterised by a heterogenous mixture of substantially intact residential buildings constructed from the 1870s to the end of the inter-war period in the 20<sup>th</sup> century, interspersed with a notable collection of institutional and cultural/community buildings constructed from the 1860s to the early 20<sup>th</sup> century, and complemented by extensive areas of public and private open space distributed throughout the precinct.

The street pattern remains substantially as laid out during the 19<sup>th</sup> century and early 20<sup>th</sup> century (by both the original government survey of the mid-1850s and by later government and private subdivision), and as further developed by a private subdivision of an open area of land in the 1920s to form Crocker Street and Hamilton Avenue, and the associated rear rights-of-way. The major arterial road of Sturt Street acts as a dominant lineal axis within the northern half of precinct. Part of one of the earliest roads to have been surveyed in Ballarat, this section of Sturt Street serves as a formal western gateway to the centre of the city and runs east-west from Pleasant Street to Gillies Street, angling off in a northwards direction where it abuts Victoria Park (a separate heritage precinct in itself).

In the southern half of the precinct, Eyre Street, although not quite as wide as Sturt Street, serves as a main collector road, also with a dominant east-west oriented axis. Local roads of varying widths run north and south from both these main axes. In the south-eastern part of the precinct these local roads are further intersected by additional local roads, also of varying widths, to form the densest residential area of the precinct.

Other main collector roads are Pleasant Street North and South, which forms a distinct north-south oriented edge on the east side of the precinct, and Russell Street, which abuts Victoria Park and runs at an angle away from Sturt Street on the south-west edge of the precinct.

Within the West Ballarat Precinct, the allotment sizes vary considerably reflecting the eras of subdivision, and land use development of the originally surveyed large Crown allotments.

On the north side of Sturt Street, including the 1920s subdivision centred on Crocker Street, the residential and church allotment sizes are reasonably consistent in size with predominantly wide frontages and generous depths. Some of the houses sit on double blocks, while the former Bishop's Palace, an early ecclesiastical residence built in the precinct in 1876, still retains a particularly large area of land reflecting its original placement within one of the early crown allotments. Unfortunately in this, and a few other instances in the precinct, more recent re-subdivisions of individual allotments have occurred, interrupting the historic pattern of substantial detached residences in mature garden settings. There are also a number of separate large areas of land on this side of Sturt Street - the site of Loreto College at the west end, and the distinctive triangular site of the Pleasant Street Primary School, and the City Oval site with its adjoining bowling greens both at the south-eastern edge of the precinct - that demonstrate the size of the original Crown allotments.

On the south side of Sturt Street there are also large areas of land owned by the Department of Defence, St. Patrick's College, and Ballarat and Clarendon College that comprise much or all of some of the original Crown allotments. The grounds of the educational institutions also incorporate adjacent early residential allotments (many still with former private residences on them). As found on the north side of Sturt Street, the residential allotments on the south side of Sturt Street, and those facing Russell Street and Pleasant Street South are also reasonably consistent in size with predominantly wide frontages and generous depths. Double blocks can also be seen and the early Wesleyan church in Pleasant Street South sits on a larger allotment.

A much greater variety of allotment sizes can be seen further south of Sturt Street, in the south-east corner of the precinct (both sides of Eyre Street) where there is a greater number of local streets, which intersect each other at varying intervals. The widths and depths of the allotments in this part of the precinct are generally narrower and less deep

than elsewhere in the precinct, creating a denser residential layout with a greater mix of small and medium scaled houses, two with attached shops.

Historically always a wide road reserve, the section of the Sturt Street boulevard within this precinct is broken up by one minor and two major landscaped median strips into a busy divided main road abutted on both sides by service roads. The service roads provide access to the residential, educational and cultural/community properties that face Sturt Street. The edges of the service roads retain essentially all of their original or early engineering infrastructure as evidenced by the wide and deep bluestone pitcher spoon drains (in conjunction with early concrete upstands in the section east of Morrison and Russell Streets), the wide gravel/grass road shoulders, the turf nature strips (to north side), the bitumen footpaths and the flat or slightly arched concrete bridge crossovers.

In terms of engineering infrastructure, these road reserve treatments, in particular the bluestone spoon drains and wide grass/gravel road shoulders, are highly important in contributing to, and maintaining, the historic context of the precinct. Engineering infrastructure in much the same configuration (or permutations thereof including early concrete footpaths) can be seen in all the other early main roads in the precinct including Pleasant Street South, Pleasant Street North (some alterations to road shoulders and kerbing near shopping centre), Mair Street (rear of City Oval), Russell Street (east side), Eyre Street (except where inappropriate roll-over type integrated concrete kerb and gutter have been introduced on the north side, to the west of Murray Street), Alfred Street South (east side and with simple gravel/grass footpaths only) and Alfred Street North (west side and with no turf nature strip). The fabric of these treatments is substantially intact although there has been some very recent (and visually inappropriate) infill alterations made to parts of the concrete upstand on the west side of Pleasant Street South near the Sturt Street intersection.

Other important engineering infrastructure that contributes to the heritage and character of the precinct includes the treatments to the road reserves associated with the 1920s subdivision in the north-west section of the precinct. Gravel/grass road shoulders and turf nature strips can be found in Crocker Street, the west side of Hamilton Avenue (and the adjacent section of Wendouree Parade), and the south side of Carlton Street. These roads all appropriately feature early short span concrete kerbs with integrated concrete spoon gutters. While the footpaths vary from bitumen in Crocker Street, to gravel in Carlton Street, to early concrete in Hamilton Avenue and the adjacent section of Wendouree Parade, they are all appropriate to the era of the subdivision. Crossovers in these streets vary, with some being at grade and others via flat or slightly arched concrete bridges. Rights-of-way to the allotments facing Crocker Street (and corresponding allotments facing Gillies Street and Hamilton Avenue) were also formed during the subdivision of this land and they have a predominantly gravel road surface.

There is a right-of-way located at the rear of the allotments on the south side of Queen Victoria Avenue and this also has a gravel road surface. Notably, there is an early bluestone channel running the full length of this right-of-way, directly adjacent to the rear of the Queen Victoria Avenue allotments. Constructed of bluestone pitchers, this channel is some 1½ metres wide and deep, and early timber plank crossovers can be seen.

Elsewhere in the precinct the local side streets feature mixed road reserve treatments. To the north of Sturt Street, most of these are recent and generally comprise roll-over type integrated kerb and gutter concrete, but Tennis Street is notable for its early bluestone pitcher gutters and bluestone kerbs. To the south of Sturt Street, Durham Street is notable for its wide and deep bluestone pitcher spoon drains (in conjunction

with early concrete upstands), wide gravel/grass road shoulders, bitumen footpaths and the concrete bridge crossovers.

Most of the other local streets on this side of Sturt Street, and to the south of Eyre Street feature original bluestone spoon drains on at least one side of the roadway (with or without early concrete upstands) with early short span integrated concrete kerbing and spoon drain gutters usually seen on the other side. Only the south side of Queen Victoria Street features a recent roll-over type concrete integrated kerb and gutter. The various types of kerb and gutters can be seen in conjunction with a combination of turf, bitumen or early concrete footpaths and in most instances grass/gravel shoulders. Crossovers are generally flat or slightly arched concrete bridges, although some early timber crossovers can still be seen.

The treatments to the west sides of Russell Street abutting Victoria Park and Alfred Street South, and to the north side of Carlton Street abutting the southern end of the Botanic Gardens Reserve, are also notable within this precinct. They have a particularly rural quality and feature simple gravel/grass footpaths in conjunction with formed earth drains and gravel/grass road shoulders. Notably the junction of Victoria Park with the bluestone spoon drain of Sturt Street is also softened by a gravel/grass footpath. The junction of the carriageway of the service roads with the grass of the median strips is also unformed, contributing to the aesthetic quality and quieter 'local street' quality of the service roads.

## **2.4 Landscaping (Public & Private)**

Mature and juvenile street tree plantings are a significant component of most of the streetscapes, as are gravel/grass road shoulders and turf nature strips or footpaths.

Sturt Street is distinguished by the most formal landscape treatment with four separate rows of mature exotic street trees located within the major median strips and within the grass/gravel shoulders of the service roads. Trees featured are predominantly Dutch Elm (*Ulmus x hollandica*), interspersed with stretches of Silver Poplar (*Populus alba*), the latter found in greater quantities at the western end. Some Lombardy Poplar and varieties of ash and maple can also be seen to a much lesser extent in the road shoulders. Although the recent central median strip is not of particular heritage significance the low rose bed plantings complement the garden plantings in the median strips in Victoria Street (the eastern entry to Ballarat).

Other important street tree plantings include the regularly spaced mature trees, predominantly oak, within the road shoulders on the north-east side of Russell Street, which complement, and are complemented by, the mature oak trees alongside Victoria Park; the regularly spaced (although some are missing or replaced by different tree varieties) mature plane trees, interspersed with some mature elm trees, in the grass/gravel shoulders on both sides of Pleasant Street South; the regularly spaced mature trees, predominantly elm, in the grass/gravel shoulders or the later formed nature strips on both sides of Eyre Street; the regularly spaced mature street trees, predominantly elm, in the gravel shoulders on the west side only of Alfred Street North; the mature and juvenile oak trees in Alfred Street South; the regularly spaced mature street trees, predominantly oak, in the grass/gravel shoulders on both sides of Carlton Street; the variety of semi-mature street trees, including oak, plane, maple, ash, elm and other exotic species in the grass/gravel shoulders on both sides of Crocker Street; and the varieties of juvenile ornamental Prunus and Pyrus species, and native trees, predominantly Melaleuca, in the various local streets in the south-east part of the precinct.

The grassed surroundings of the City Oval and associated bowling greens are also characterised by mature canopy tree plantings and form another important landscape component in the West Ballarat Precinct. Mixed plantings of mature trees on the east, south and west sides of the oval include predominantly London Plane (*Platanus acrifolius*) and English Oak (*Quercus robur*), and to a lesser extent Dutch Elm (*Ulmus x hollandica*).

There are also other important pockets of highly visible private open space (including extensive school grounds, school ovals, and land belonging to the Department of Defence), which are predominantly located in the west and south-western parts of the precinct. These areas of grassed and variously landscaped open space, including distinctive plantings of mature canopy trees, complement and enhance the dominant garden setting of the precinct, particularly along the Sturt Street axis. At the north-east corner of the precinct the rows of oaks, and some elms, along the inner fenceline of the Pleasant Street Primary School facing Wendouree Parade and Pleasant Street North are complemented by the landscaping of Lake Wendouree beyond.

The private front and side gardens along this axis, including within the 1920s subdivision centred on Crocker Street, as well as along Russell Street and Pleasant Street South also complement and enhance the dominant garden setting of the precinct. The established gardens on the larger allotments in these parts of the precinct are well maintained and contain mature exotic vegetation as well as featuring individually notable mature exotic canopy trees such as the two giant redwoods (*Sequoiadendron giganteum*) in the private garden at 1413 Sturt Street and the distinctive Canary Island Palms in some of the gardens in Balaclava Street. Some of the double blocks also feature tennis courts, which add to the more open residential density of parts of the precinct. Although located on smaller allotments, the gardens in the south-east section of the precinct also contribute to the landscape of the local streets in this area. Many of these gardens contain combinations of exotic and native shrubs, with some also featuring canopy trees.

The most notable street furniture in this precinct are the early timber tram stop shelters distributed along Sturt Street. These timber structures consisting primarily of a slatted seat with a gabled roof were erected in the early 20<sup>th</sup> century when the electric tram line ran along this part of Sturt Street. Most appear to be in their original positions, but some may have been moved. They have been somewhat changed in appearance by the lining of the sides and open centre panel of the shelters with clear acrylic sheeting.

There are also a number of notable wrought iron drain guard railings in various parts of the precinct, some original and some suitable replicas that contribute to the setting of the historic engineering infrastructure of the precinct.

## **2.5 Buildings and Significant Details**

The West Ballarat Precinct comprises a range of medium to high density residential areas featuring an important number of substantially intact and individually significant detached Victorian, Federation and Inter-War era residences. There is generally a high retention of original housing stock throughout the precinct. The residential areas are interspersed with a small number of churches, and adjoin large educational complexes (some of whose buildings were formerly private residences) that are set in extensive landscaped grounds. A number of structures are also associated with the land owned by the Department of Defence and with the City Oval. Almost all of the buildings in the precinct are individually significant or contributory.



Due to the dominant east-west axial configuration of the original subdivision layout, the buildings have a predominant north-south orientation within the precinct, even within the more gridded street pattern south of Eyre Street.

### Residential buildings

Within the various residential pockets, a high consistency has generally been maintained in the siting of the houses with regards to front and side setbacks relative to the size of the allotments. The houses on the larger allotments generally have medium to deep front setbacks of some 6 to 9 metres or more, and medium to very wide side setbacks depending on the width of the block. These setbacks allow for the formation of large gardens, the siting of driveways down the side (although some Inter-War houses on large double blocks have appropriate semi-circular driveways), and the positioning of garages to the rear of the house.

The houses on the smaller allotments generally have small to medium setbacks of around 3 to 6 metres, with narrow (less than 1 metre) to medium side setbacks, their dimension again depending on the width of the house. Even within these smaller allotments, gardens are prominent and where the width of the allotment permits them, driveways run down the side to garages positioned at the rear of the house. Even where there is a right-of-way, access tends to be from the street.

Stylistically the individually significant and contributory residences throughout the West Ballarat Precinct date predominantly from the Federation and Inter-War periods, although there are a number of excellent examples from the Victorian era.

The scale of the houses within the precinct varies considerably from modest Victorian vernacular cottages to Federation and Inter-War bungalows to large two-storey Inter-War Georgian Revival residences. Even though they may have been constructed in different eras, the houses tend to be similar in scale according to their location within the precinct and the size of their allotments. The size of the residential buildings tends to be larger in the northern part of the precinct, with the greatest concentration of large Inter-War era residences to be found around the western half of Sturt Street, reflecting the historic development and subdivision of the original Crown allotments during the late 19th and early 20th centuries.

In the northern part of the West Ballarat Precinct, the houses are predominantly characterised by their more than one storey height with many of them having attic stories within steeply pitched gabled roof forms, thereby lessening the overall massing effect of two stories. Those houses with a typical two storey form are principally located on the larger allotments, or on double blocks, and set well back from the boundaries in landscaped settings, including mature canopy trees, which also lessens the potential dominance of the building mass. In this part of the precinct, brick wall construction, either face brick or rendered (smooth or roughcast) or a combination of the two, is more predominant than horizontal weatherboard wall cladding. There are also two notable stone residences, built in distinctly different eras, and possibly a small number constructed of concrete. The variously pitched (generally over 25° and up to 45°) gabled and/or hipped roofs are predominantly clad in Marseilles pattern terracotta tiles, although other tile patterns can be seen. There are also a number of slate or cement tiled roofs as well as roofs clad with unpainted or painted corrugated galvanised iron.

In the southern part of the West Ballarat Precinct, the houses are predominantly characterised by their single storey height and their hipped and/or gabled roof forms, with roof pitches generally over 25°. In this part of the precinct, horizontal weatherboard wall cladding is dominant, although brick wall construction, either face brick or rendered

(smooth or roughcast) or a combination of the two, can be seen. The roofs are predominantly clad in unpainted or painted corrugated galvanised iron, although Marseilles pattern terracotta tiles and cement tiles have also been used.

Throughout the precinct, unpainted brick chimneys, some with complex brick patterning or render detailing, adorn the rooflines of the houses and the depths of the eaves range from modest and lined, to projecting with exposed rafters. Decorative detailing to the gables, appropriate to the era and style of the house, can generally be seen. Most of the houses have projecting verandahs or porches, also with detailing appropriate to the era and style of the house. Doors are predominantly timber framed and constructed of timber with appropriate panelling and/or glazing, and may have top and/or sidelights. Window frames are also predominantly timber framed and double-hung or casement. Occasionally original appropriate metal framed windows can be seen in the Inter-War era houses.

A majority of the residential allotments are fronted by the appropriate type, style and height of fence in relation to the era and style of the corresponding house. The appropriate fences have an average low-moderate height range (approximately 400mm – 1300mm) and include timber pickets, iron palisading, timber post and cyclone wire (often in conjunction with shrubbery or hedging), hedging, and brick (usually face brick but sometimes rendered), which is also sometimes seen in conjunction with panels of wrought iron. Decorative gates and pergola framed gateways, appropriate to the particular style of the building can also be seen.

A few of the residential buildings in the southernmost part of the precinct, south of Eyre Street, can be seen in conjunction with small shops. Most typically constructed of brick in the late Federation or early Inter-War era these shops are characterised by hipped or gabled roofs clad in galvanised corrugated iron with a minimum pitch of 25°. The roofs are generally concealed at the front behind parapets. These are the only buildings in the precinct with no front setback from the street boundary and some have skillion verandahs which project over the footpath and are clad in galvanised corrugated iron. Appropriate shopfronts included recessed entries, timber or metal framed windows, and brick stallboards. Some of the shop facades have been overpainted.

### Educational Buildings

The educational buildings in the West Ballarat Precinct are predominantly located along Sturt Street and are sited within extensive grounds. A number of the buildings situated within the school complexes were originally built as private residences, while other structures were purpose built for the particular educational institution. Dating from the around the turn of the 20<sup>th</sup> century onwards the latter are predominantly characterised by their more than one storey height, face brick wall construction with rendered detailing (although some buildings at Loreto College are notably clad in sandstone), and gabled and hipped roof forms that are predominantly clad in either Marseilles pattern terracotta tiles or slate. Although varied in form and configuration, windows are generally timber framed. The decorative detailing to the facades is highly appropriate to the architectural style of the buildings.

Some appropriate front fences remain along the boundaries of these educational complexes, particularly the brick fences associated with Loreto College and St Patrick's College. The main entrances to both are also distinguished by brick piers and wrought iron gates, the design of the arched entry to Loreto College being particularly notable.

### Cultural/Community Buildings

There are three churches located within the West Ballarat Precinct, one each dating from the Victorian, Federation and Inter-War eras. They are distributed through the precinct and generally sit well back from all boundaries within their allotments. They are all fronted by appropriate fences, particularly the iron palisade fence with bluestone plinth and pillars to the church in Pleasant Street South.

The buildings are all characterised by their brick wall construction and dominant steeply pitched roofs, and feature important stylistic characteristics from the eras in which they were built. These include the Gothic Revival-Early English style of the former Wesleyan (now Uniting) Church at 36 Pleasant Street South (constructed c.1867) with its salmon pink coloured face brick wall construction with cement dressings, slate clad roof, narrow pointed arch windows and pointed arch doors; the later Decorated Gothic Revival style of the former St. Cuthbert's Presbyterian Church (now Ballarat West Uniting) at 1420 Sturt Street (constructed c.1911) with its dark red coloured face brick wall construction with dominant contrasting cement dressings, painted galvanised corrugated iron clad roof, pointed arch windows with tracery detailing and pointed arch doors; and the distinctive Spanish Mission style of St Theresa's Church of the Little Flower at 305 Wendouree Parade (constructed 1938) with its brick wall construction featuring fan-shaped patterning in the external render finish, tile clad roof, and Byzantine influenced detailing including the round arched windows, wall niches and doors, and the perforated patterned screen detail in the tower.

There is also a Sunday School/Hall building to the rear of the former Wesleyan Church in Pleasant Street South which is notable for the Lombardic Romanesque styling of its dominant red face brick façade.

### Other Significant and Contributory Buildings

Other significant buildings within the West Ballarat Precinct include the substantial grandstand at City Oval. Constructed in 1898, it is characterised by red face brick wall construction, a dominant curved barrel vaulted roof that is carried on iron columns and clad in unpainted galvanised corrugated iron, the three square clerestory 'pavilions' in the roof, and the decorative detailing throughout. Comparable grandstands in Victoria are scarce. The grandstand is complemented by the adjoining horizontal weatherboard clad ticket boxes, which also have barrel vaulted roofs clad in corrugated metal sheeting.

The neighbouring clubhouse buildings associated with the bowling greens with their horizontal weatherboard clad wall construction, and hipped and gabled roofs clad in corrugated metal sheeting contribute to the overall recreational setting.

Within the Department of Defence land there is also an important structure, a P1 Army Hut, that was removed there in 2001 from its original position alongside the former Army Barracks building in Curtis Street. This building is characterised by a long rectangular form, external walls clad with painted galvanised corrugated iron laid horizontally, a gabled roof form also clad with galvanised corrugated iron, timber framed casement windows, and timber framed doorways with timber batten panel doors.

### Inappropriate Buildings and Details

Throughout the precinct a small percentage of houses and buildings do not contribute to the aesthetic and architectural amenity or significance of the precinct. These single storey infill buildings have been predominantly built between the 1960s and 1990s, with brick wall construction and roofs clad in coloured tiles or corrugated colorbond. Many

appear oversized on their block, whether they be one or two storey in form, generally because the setbacks from both the front and side boundaries are narrow. Prominent garages have often been incorporated into the overall form of the house or sited too close to the front boundary.

There are also a small number of inappropriate introduced fences, which are generally of a height of 2 metres more and have been constructed with little transparency in their form, creating a solid barrier between the allotment and the street.

## **2.6 Significant Landmark Features and Views**

Within the West Ballarat Precinct there are significant visual connections to a number of other heritage precincts or places. These include:

- the views along the side streets running north off Sturt Street, and from Pleasant Street North, Carlton Street, and Wendouree Parade to Lake Wendouree with its boathouses, tree-lined water's edge, and memorial structures such as the Olympic Rings (see Lake Wendouree Precinct for further details);
- the views to Victoria Park along Eyre Street, Sturt Street, Crocker Street, Hamilton Avenue and Morrison Avenue, and most particularly from Russell Street (see the Victoria Park Precinct for further details);
- the views to the central section of Sturt Street with its centre median plantings of mature oak trees and its important cultural/community buildings such as St Peter's Church of England (see the Sturt Street Central Precinct for further details);
- the views from the south-eastern area of the precinct to the Western Oval and gridded layout of South Ballarat with its dominant residential character (see South Ballarat Precinct for further details); and
- the view west along Sturt Street to the Arch of Victory.

Significant urban landmarks in the West Ballarat Precinct, many of which can also be seen from outside of the precinct, include:

- each of the churches;
- the dominant buildings of the various educational institutions; and
- the City Oval with its ornate grandstand and landscaped setting comprising many mature trees and the adjoining bowling greens; and
- the mullock heap situated in the southernmost area of the Department of Defence land near the corner of Russell Street and Alfred Street South.

## 2.7 Statement of Significance

The West Ballarat Precinct is **historically** significant at a **LOCAL** level (AHC criterion H.1). It is associated with the early street and land survey of Ballarat in the 1850s and, following the cessation of the early and dominant deep lead mining in this area, with the subdivision of many of the large original Crown allotments during the late 19<sup>th</sup> century and early 20<sup>th</sup> century (by both government and private subdivision) into additional streets and smaller allotments of land. It is further associated with the private subdivision of an open area of land in the 1920s to form Crocker Street and Hamilton Avenue, and the associated rear rights-of-way. The precinct is also associated with the establishment and development of several schools and churches, and with the formation of a large public recreational area at City Oval.

The West Ballarat Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates many original and early design qualities associated with the residential, educational, and cultural/community development of the West Ballarat area between the 1860s and the 1940s.

Intact qualities of the individually significant and contributory Victorian, Federation and Inter-War era residential buildings include the predominantly single storey height in the southern part of the precinct and the predominantly 1½ to 2 storey height in the northern part of the precinct; the hipped and/or gabled roof forms, with a pitch of 25-30° or steeper that are clad with galvanised corrugated iron (unpainted or painted), Marseilles pattern terracotta tiles, or slate; the horizontal weatherboard, or brick (face brick or rendered or a combination of the two) wall construction; the unpainted brick chimneys, some with complex brick patterning or render detailing that adorn the rooflines; the eaves that range from modest and lined, to projecting with exposed rafters. Other intact qualities include but are not limited to the projecting verandahs or porches, with detailing appropriate to the era and style of the house; the appropriate decorative detailing to the gables; the timber doors with appropriate panelling and/or glazing, that may have top and/or sidelights; and the timber framed double-hung or casement windows, although original appropriate metal framed windows can be seen in some of the Inter-War era houses.

The appropriate front and side setbacks of the houses within their allotments, relative to the size of the house and the part of the precinct in which is located also contribute to the significance of the precinct, as do garages appropriately sited at the rear of the houses, and accessed from side driveways.

Intact qualities of the individually significant and contributory Victorian Federation and Inter-War era educational and cultural/community buildings include their more than one storey height; dominant scale; brick (predominantly face brick) wall construction; tile, slate or galvanised corrugated iron roof cladding; timber framed windows; and their generally complex and individual detailing and decoration.

The use of the appropriate type, style and height of fence in relation to the era and style of the corresponding buildings is another feature that contributes to the significance of the precinct. The appropriate fences have an average low-moderate height range (approximately 400mm – 1300mm) and include timber pickets, iron palisading, timber post and cyclone wire (often in conjunction with shrubbery or hedging), hedging, and brick (usually face brick but sometimes rendered), which may be used in conjunction with panels of wrought iron.

The West Ballarat Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates important visual qualities that reflect the historical, cultural and architectural development of the precinct, and contribute to its setting. These qualities include the complex views across and through the precinct to other parts of Ballarat including to Lake Wendouree, Victoria Park, the Arch of Victory, the central section of the Sturt Street boulevard, and the South Ballarat residential area. Other important aesthetic qualities include a variety of significant urban landmarks, a number of which can be seen from outside of the precinct. These include each of the churches; the dominant buildings of the various educational institutions; the City Oval with its ornate grandstand and landscaped setting comprising many mature trees and the adjoining bowling greens; and the mullock heap on the Department of Defence land near the corner of Russell Street and Alfred Street South. The important visual qualities of the precinct are also enhanced by the mature and juvenile street tree plantings that are a significant component of most of the streetscapes, as are gravel/grass road shoulders and turf nature strips or footpaths; and by extensive areas of grassed and landscaped public and private open space including the school grounds, and the many private gardens with their mature canopy trees. Furthermore, the visual qualities of the precinct is specially enhanced by the substantial integrity of its original engineering infrastructure, particularly as identified by the extensive network of spoon drain channels constructed of bluestone pitchers, and by the deep bluestone channel in the right-of-way that forms the southernmost boundary of the precinct.

The West Ballarat Precinct is **scientifically** significant at a **LOCAL** level (AHC criterion C.2). The area is of importance for contributing to a history of the infrastructure development of West Ballarat, as identified by the extensive network of significantly intact bluestone channels, gutters and kerbs, the early short span integrated concrete kerb and spoon gutters and the asphalt footpaths.

The West Ballarat Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). This area is recognised and highly valued by the local community for residential, educational, religious, and recreational reasons.

## 7.8 Local Policy

### HO164: WEST BALLARAT HERITAGE PRECINCT

This policy applies to all land located within the heritage overlay schedule of HO164 otherwise known as the West Ballarat Precinct.

#### Policy Basis

This Policy:

- Applies the heritage SPPF objective in clause 15.11 to local circumstances;
- Builds on the MSS objectives in clause 21.07 and 21.11 relating to urban development and the management of heritage places;
- Applies the objectives of the *Ballarat Heritage Study Stage 2*;
- Applies the objectives of the *Ballarat Urban Character Study*; and
- Applies the objectives of the *Ballarat Advertising Sign Guidelines*.

The West Ballarat Precinct is associated with the early street and land survey of Ballarat in the 1850s and, following the cessation of the early and dominant deep lead mining in this area, with the subdivision of many of the large original Crown allotments during the late 19<sup>th</sup> century and early 20<sup>th</sup> century (by both government and private subdivision) into additional streets and smaller allotments of land. The precinct comprises a combination of intact residential buildings constructed from the 1870s to the 1940s, by a notable collection of educational and cultural/community buildings constructed from the 1860s onwards, and by the integrity of the original engineering infrastructure.

#### Objectives

- To conserve the Victorian, Federation and Inter-War residential, educational and cultural / community places that demonstrate the significance of the precinct;
- To ensure that the scale, mass and form of new development does not detract from the individually significant and contributory heritage places;
- To retain the one and two storey height limit of the residential allotments within the precinct;
- To encourage the use of traditional construction materials;
- To encourage the appropriate development, form and scale of garages and/or carports;
- To conserve the garden setting of buildings in the precinct by retaining regular front and side setbacks, side or rear driveways and building separation;
- To reduce the clutter of signage, infrastructure and cabling on Sturt Street;
- To conserve the original engineering infrastructure including bluestone channels, gutters and kerbs, wide grass/gravel road shoulders, early short span integrated concrete kerb and spoon gutters and asphalt footpaths; and
- To protect the formal gracious boulevard layout and mature tree plantings of Sturt Street.

#### Policy Exercising Discretion

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics (but not limited to):
  - detached buildings.

- hipped and/or gable roofs with a pitch between 25-35 degrees.
- eaves that range from modest and lined, to projecting with exposed rafters.
- galvanised corrugated iron (unpainted or painted), Marseilles pattern terracotta tiles, or slate roof materials.
- horizontal weatherboard, or brick (face brick or rendered or a combination of the two) wall construction materials.
- timber doors and timber framed windows (double-hung or casement).
- Ensure new residential development responds to the single and double storey - height of the residential buildings of the precinct.
- Ensure development is detached and has side setbacks equal or greater than the existing places.
- Ensure development has a front setback equal or greater than the existing place and no building (including garages, carports, outbuildings) may occur in the front setback.
- Ensure new garages are set to the rear of the allotment, or at least as far as possible to the rear of the house where dictated by an odd allotment shape.
- Ensure any roadworks maintain the width of Sturt Street with dual carriageway, service lane and central median strip and adopt traditional construction form.
- Encourage the undergrounding of cables along Sturt Street.
- Limit and consolidate advertising and directional signage, and infrastructure within the Sturt Street road reserve.
- Ensure repairs and maintenance to bluestone kerbs, channels and gutters, and wrought iron drain guard railings use traditional materials.

### Decision Guidelines

It is policy that the responsible authority consider as appropriate:

- Recommendations of the *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981).
- Recommendations of the *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).
- Recommendations of the *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).
- Recommendations of the *Ballarat Urban Character Study*, prepared by John Patrick Pty Ltd in association with Allom Lovell and Associates Pty Ltd, (1999).
- Recommendations of the *Ballarat Advertising Sign Guidelines*.
- Recommendations of the *City of Ballarat Streetscape Policy; Wilson Sayer Core*, (1991).

### References

It is policy that the responsible authority consider as appropriate:

*Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)

*Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).

*Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).

*Ballarat Urban Character Study*, prepared by John Patrick Pty Ltd in association with Allom Lovell and Associates Pty Ltd, (1999).

*Ballarat Advertising Sign Guidelines*.

*City of Ballarat Streetscape Policy; Wilson Sayer Core*, (1991).





### 3 VICTORIA PARK HERITAGE PRECINCT

#### 3.1 Description / Precinct Boundaries

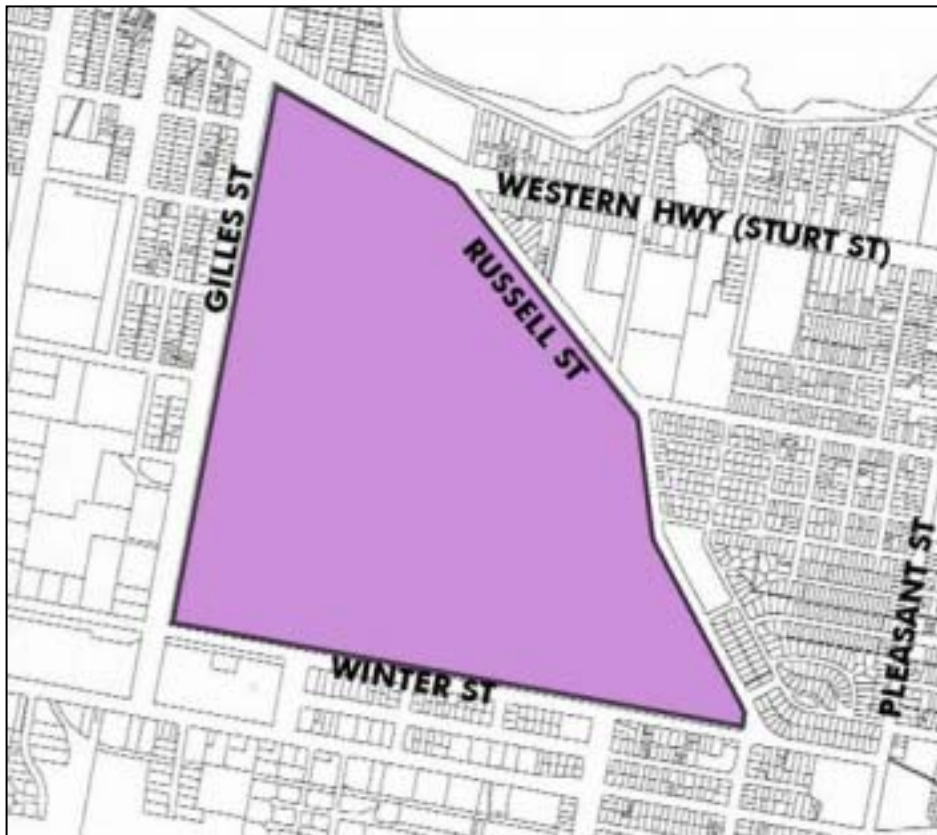


Figure 4 Victoria Park Heritage Precinct Map, shown as “C” on the Proposed Ballarat Urban Heritage Precincts Map

The precinct is all the land within the boundaries of Sturt Street West, Russell Street (formerly known as Victoria Parade) Winter Street and Gillies Street.

#### 3.2 Historical Overview

Victoria Park covers an area of 130 hectares at the corner of Sturt and Gillies Streets in Ballarat. The present day layout of the Park is historically significant, as it has remained substantially intact from the time it was first designed and planted between 1890 and 1910.

The citizens and public authorities of Ballarat appear to have considered the land a necessary public reserve within the first decade of the establishment of the city. In 1861, the Chairman of the Ballarat Council appealed to the President of Crown Lands and Survey to have the area ‘specifically reserved for a Park and Gazetted as such.’<sup>36</sup> The Council was concerned because the parkland was wrongly included in a 6000 acres parcel of land Gazetted for a Town Common at Ballarat West and the Council wished it to be protected under a separate reservation. As part of the process, Council agreed to

<sup>36</sup> Letter from William Smith, Chairman Ballarat Council to The Honourable The President of Crown Lands and Survey, 3 May 1861. Reserve File 654, Department Natural Resources and Environment, Ballarat Office.

compensate the owners of the small tenements located within the park area and the land was temporarily reserved by gazettal on 12 August 1861.<sup>37</sup> In this period the land was known and referred to locally as 'Royal Park'.

While the land was intended primarily as a public recreation facility, exceptions were made for mining interests here as they were in almost all areas of Ballarat. Approximately eight different companies had an interest in gold exploration at Victoria Park and the surrounding area, the largest being the United Hand-in-Hand and Band of Hope, Park, Ballarat Freehold, Western Freehold, Newington and Inkerman Companies. In October 1866, the United Hand-in-Hand and Band of Hope Company sunk a shaft within the Park as part of its exploration of the Inkerman Lead.<sup>38</sup> The value of gold obtained from this venture totalled £4517. In November 1867, this shaft and the portion of their claim within the Public Park was transferred from the United Hand-in-Hand and Band of Hope Company to the newly formed Park Company.<sup>39</sup>

The most distinctive element remaining within Victoria Park from the mining period is the large mullock heap at the southern end, formed from debris from the workings of the Park Company. After 1898 the mullock heap became known locally as 'Mount Holled-Smith', named in honour of Major General Sir Charles Holled-Smith, British commander of the Victorian Defence Force. Major General Holled-Smith supervised military exercises involving some 3000 men at Victoria Park during Easter 1898. An objective of one of the exercises was the defence of the mullock heap.<sup>40</sup>

The Governor in Council approved the Crown Grant for permanent reservation of the park on 6 August 1888. The land took the official name Victoria (Royal) Park and covered 325 acres 2 roods 8 perches. The Crown Grant was vested in "the Mayor, Councillors and Citizens of the City of Ballarat and to their successors ... for the purpose of a public park and offices and convenience connected therewith and for no other purpose whatsoever."<sup>41</sup> The specific wording of the Crown Grant has proved contentious over the years, as successive Councils, property developers and various recreational interest groups have eyed the large parcel of vacant land and sought a proprietary interest. However the terms of the Grant have succeeded in protecting the size and nature of the Park and ensured that it remains a resource for the entire community.

On 23 May 1890, two years after the Crown Grant was issued, Arbor Day was celebrated at Victoria Park with a mass tree planting ceremony. This is believed to be the first Arbor Day planting in Victoria. The Mayor of Ballarat, William Little, initiated the event and invited citizens to share in the simultaneous planting of some 3000 trees. The aim was to transform the barren former mining site into a graceful park of tree-lined avenues, similar to the large parks of London. Elm, plane, cedar, oak and poplar were the trees of choice and were provided by the Council from local nursery stock. Minor plantings of various species of eucalypt and other indigenous trees also took place. Each of the avenues was then named after the appropriate species. The open spaces of the park were planted with small groves of these species, planted and sponsored by various community groups, businesses and institutions. Prominent among the community groups and institutions who participated in Arbor Day were the Old Colonists Association, the Australian Natives Association, the Trades and Labour Council, the Mining Board, the School of Mines, the Agricultural Society and the Horticultural

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<sup>37</sup> Reserve File 654, Department Natural Resources and Environment, Ballarat Office.

<sup>38</sup> R Brough Smyth, *The Gold Fields and Mineral Districts of Victoria*, 1980 edition, p489.

<sup>39</sup> *Ibid*, p489.

<sup>40</sup> M Harris & J Burrell, *Panoramas of Ballarat*, 1998, p78 and *The Ballarat Courier*, 25 September 1987.

<sup>41</sup> Copy of Crown Grant, Volume 2110, Folio 421926 in Reserve File 654, Department Natural Resources and Environment, Ballarat Office.

Society.<sup>42</sup>

The trees were carefully planted according to a plan drawn up by Messrs Clegg and Nicholls and modified by the respected curator of the Royal Botanical Gardens in Melbourne, William Guilfoyle.<sup>43</sup> During the ceremony, the Mayor planted trees on behalf of Lord Hopetoun, the Governor of Victoria, while Mrs Little planted a tree for Lady Hopetoun. The entire task of the first planting was accomplished within ten minutes and followed by a picnic and an official banquet hosted by the Mayor in honour of Queen Victoria.

The local printing company F W Niven & Co. produced a souvenir plan of Victoria Park to commemorate Arbor Day 1890.<sup>44</sup> This shows in detail the species of tree planted and the location, as well as the various groves of trees and the sponsor group. Comparing this plan with the present day layout of Victoria Park shows that the area has maintained a high level of integrity. The plan was also used in a 1983 study<sup>45</sup> that identified original trees and groves which have survived to the present day. Planting continued according to the layout plan over several years. The events of the first Arbor Day 1890 were repeated 100 years later, when representatives of schools, community organisations and surrounding municipalities planted 100 Plane trees to mark the original ceremony and to re-establish Plane Avenue.<sup>46</sup>

In keeping with the pro-British patriotism of nineteenth century Australia, an avenue of evergreen oaks was planted during 1901 to commemorate the visit to Ballarat of Their Royal Highnesses, The Duke and Duchess of Cornwall and York. It was named 'York Avenue' but has not survived to the present day. By 1914, considerable public works and improvements had been carried out within the northern sections of Victoria Park. This area sported established tree-lined avenues interspersed with flowers. Paths and roadways provided public access through the Park and to the cleared playing fields. There were three grounds for both cricket and football, two shelter houses including a rustic summer house in Cedar drive constructed in 1909<sup>47</sup>, fences, hedges and a curator's residence.<sup>48</sup> The southern portions of Victoria Park were given over to commercial plantations of *pinus radiata* between 1917 and 1929.<sup>49</sup>

During the Second World war part of Victoria park was occupied by "Military Authorities" facing Sturt Street and extending south towards Eyre Street. This was an army base to house United States servicemen. From February 1942 until May 1943, it was home to some 8,000 US troops. A military hospital was also established. The remains of a concrete settling pond can still be seen in the park which was constructed as part of the military occupation.

In 1950, the Ballarat City Council tested the terms of the Crown Grant under which Victoria Park was reserved. Council sought to alienate 12 acres of the reserve for use by the Military, in exchange for a neighbouring parcel of land owned by the Department of Defence on the corner of Russell and Alfred Streets. At the time, substantial brick residences were being erected in a new subdivision along Sturt Street West and Council

<sup>42</sup> Plan, F W Niven & Co., 'Arbor Day Victoria Park 1890'. The Ballarat City Council holds the original of this plan. A reproduction can be found in M Harris & J Burrell, *Panoramas of Ballaarat*, 1998.

<sup>43</sup> *Ballarat Courier*, May 24 1890 quoted in M Harris & J Burrell, *Panoramas of Ballaarat*, 1998, p79.

<sup>44</sup> The Ballarat City Council holds the original of this plan. A reproduction can be found in M Harris & J Burrell, *Panoramas of Ballaarat*, 1998.

<sup>45</sup> For further details see the study completed by Peter Lumley, John Dyke, Roger Spencer and Eve Almond and is published as *Ballarat Historic Landscapes, Trees and Gardens*, Royal Botanic Gardens, Melbourne & Department of Crown Lands & Survey, 1983.

<sup>46</sup> M Harris & J Burrell, *Panoramas of Ballaarat*, 1998, p79.

<sup>47</sup> City of Ballaraat Mayor's Annual report 1909.

<sup>48</sup> Reserve File 654, Department Natural Resources and Environment, Ballarat Office.

<sup>49</sup> Peter Lumley, John Dyke, Roger Spencer and Eve Almond and is published as *Ballarat Historic Landscapes, Trees and Gardens*, Royal Botanic Gardens, Melbourne & Department of Crown Lands & Survey, 1983, p88.

viewed the Russell Street land as suitable for the same purpose. After extensive correspondence between Council and the Lands Department, the proposal was dropped. The specific terms of the Crown Grant successfully prevented any portion of the Park being excised. This proved to be the outcome when successive councils raised similar proposals in 1968 and again in 1986-1987.

Recent additions to the built fabric of Victoria Park include picnic and barbecue facilities, children's play areas, a toilet block, pavilions for the sports grounds, clubrooms and a BMX track. The area is used for many recreational activities such as cricket, dog obedience lessons, dog walking, jogging, cycling and occasional events involving running, cycling and motor sport. The area is occasionally used for major events such as the 16<sup>th</sup> Australian Scout Jamboree in 1992 which echoed its use as a military camp. In the following years the City council erected arched metal name signs on posts with stone bases to mark the park at the corner of Sturt and Gillies Street. The first of these was donated by the Australian Scout Jamboree.

In the present day, Victoria Park remains a fine example of a recreation facility, located close to the heart of the city, modelled on a popular European design prominent in the late nineteenth century. It reflects the preoccupation of Ballarat's founding citizens to create a substantial provincial city with all the appropriate visual symbols and amenities consistent with stability and prosperity. It complements the street plantings along adjoining Sturt Street, also initiated in this period. Along with Black Hill Reserve, Victoria Park reflects a determination to transform the remnant eyesores of the mining era into peaceful and useful public facilities.

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- 'Proposed Reserve for Public Park Ballarat West', 29 June 1861, Reserve File 654, Department of Natural Resources and Environment, Ballarat Office.
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- F W Niven & Co., 'Arbor Day Victoria Park', 1890, Planning Department, City of Ballarat.
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- Bate, Weston *Lucky City. The First Generation at Ballarat: 1851-1901* Carlton: Melbourne University Press, 1978. Reprinted 1979.
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- Kentish, B & Westbrooke, M *Victoria Park. A Report to the Ballarat City Council on Community Use and Attitudes with Recommendations for Future Management*, Environmental Biology and Resource Management, Ballarat University College, May 1990.
- Lumley, Peter; Dyke, John; Spencer, Roger & Almond, Eve *Ballarat Historic Landscapes, Trees and Gardens*, Royal Botanic Gardens, Melbourne & Department of Crown Lands & Survey, 1983

### **3.3 Urban Design & Engineering Infrastructure**

Victoria Park today retains the form of the main roads set out in the original plan: Elm Avenue, Plane Avenue, Poplar Avenue, Cedar Avenue, Oak Avenue and Quercus Avenue which was laid out on the original plan but planted later. The present day roads including Caretakers Drive, Military Drive and an un-named road linking Quercus and Plane Avenue have been added to the original road layout and there has been some realignment of roads – the major changes being the removal of two triangular planting areas near the east and west entries to the park and the termination of Quercus Avenue before it meets Russell Street.

The original avenues have retained their curvilinear natures with the added roads being straighter in nature. Caretakers Drive is the only rigidly straight road in the park and Military drive has a bend as opposed to a curved layout.

Most of the roads are sealed with black bitumen and have gravel verges. The only unmade sections are casual roads which have been formed by users, Plane Avenue between Cedar and Poplar Avenues, and Quercus Avenue south of Plane avenue.

The park also contains a network of gravel/crushed quartz walking tracks which generally follow the line of the main roads.

Areas of the park are fenced with low treated pine post and round rail fences to prevent vehicular access to grassed areas.

### **3.4 Landscaping (Public & Private)**

The precinct is a landscape area. It retains the form of the main roads and tree avenues generally as set out in the original plan: Elm Avenue, Plane Avenue, Poplar Avenue, Cedar Avenue, and Oak Avenue. Remnants of the commercial pine plantations still remain in the southern section of the park. Some of the original avenues have not flourished and so the area is not uniform with regard to height and development of the trees and there have been some removals and additional planting over the years. Military Drive is the only road to not have avenue tree planting.

The former mullock heap Mount Holled Smith provides an important focus in the vicinity and also provides for views through the tree line and around the park. Its earlier development as a viewing place is now compromised by the tree growth.

The original design of densely planted curving avenues separating grassed areas with clumps of mature trees and single specimen trees is generally retained. Some Avenues are striking such as Cedar, Caretakers, Oak and Quercus – they form a dense avenue with in some cases an overarching tree canopy producing a tunnel effect. Other plantings such as in Plane, parts of Poplar and Elm Avenue have been less successful partly due the selection of tree species which has failed to thrive. There has been

replanting over the years to remedy breaks in the avenues with varying success. Other species have been interplanted in some area.

Two ornamental lakes have been introduced into the design.

The park planting has been strengthened by the avenue planting on the nature strips in Russell and Sturt Streets.

There are also two areas of significant native grasslands which have re-established themselves in the park.

### **3.5 Buildings & Significant Details**

Two planned lodges, one at the Sturt Street entry and one at the Eyre Street entry, as shown on the early lithograph were either never built or have since been removed. The rustic summer house on Cedar Drive, near the intersection with Plane Avenue, appears to be the building constructed in 1909. The building has a wall of approximately 1100mm high of volcanic rocks set in cement with square timber posts rising through the walls to support a ten-sided timber roof structure clad in corrugated steel. A finial appears to be missing from the apex of the roof. One side is open to allow access. The shelter has a dirt floor.

There are two cannons near the Sturt Street/Russell Street vehicular entrance on the intersection of Cedar and Plane Avenue. They are English canons dated 1862 and 1853 respectively.

Across the road from the cannons is a specimen tree planted in memory of W.O. Allen curator who faithfully served the Ballarat community for 60 years marking his death in 1944 and erected by the Victorian Tree Planters Association.

There is a house on the southern edge facing Winter street on the corner of Cedar Avenue. It appears to have been constructed in the 1920s and is of horizontal weatherboards with a tiled gable roof and brick chimneys. The building appears in good condition and substantially intact.

At the intersections of Sturt Street with Gillies and Russell Street two signs were erected in the 1990s to indicate the parks pedestrian entries. These have volcanic rock bases, similar to the rustic summer house with circular painted metal posts with raised bands of decoration and shaped cappings which support two arched circular metal beams with flat metal lettering "Victoria Park".

In the south west area of the park is large area devoted to equestrian pursuits with utilitarian modern sheds, shelters and horse jumps.

In the south west corner are fenced animal pens currently unused.

On military drive is a collection of modern gable roofed brick buildings of varying detailing which provide toilet and changing facilities and rooms for the Dog Obedience Club. These have a large gravel car park adjacent.

On Sturt Street, mid way between Russell and Gillies Street is a picnic area and toilet block. The picnic and barbecue shelters were erected and the toilet block refurbished in 2000 to a design by Morton Dunn Pty Ltd Architects. The shelters are supported on square metal posts with a metal-framed roof clad in corrugated Colorbond with

decorative metal "blade" rafters. The shelters have plywood screens for part of each side section. The toilet block is rendered masonry and dark glazed bricks with a skillion roof form.

The park includes two significant areas of native grasslands and three trees recorded on the Significant Tree register. These are:

- *Pinus Contorta* (Beach or Shore Pine)
- *Quercus robar 'Fastigiata'* (Fastigated Oak)
- *Podocarpus dacrydioides* (White Pine)

### **3.6 Significant Landmark Features and Views**

The Park itself is a significant landmark feature terminating vistas when travelling west along Sturt Street, west along Eyre Street and south along Hamilton Avenue. There are also views into the park from the boundary roads. The avenue planting provides a defining strong edge to these roads.

Within the park there are views across the open grassed area from the shelter of the avenues and views from the open grasslands through the strong borders of the avenue planting to adjacent avenues and open grasslands.

The former mullock heap Mount Hotted Smith provides an important focus in the vicinity and also provides for views through the tree line and around the park.

The three dense avenues along Cedar, Caretakers, Oak and Quercus Avenues are significant landmark features within the park.



### 3.7 Statement of Cultural Significance

Victoria Park, Sturt Street West, Ballarat has significance as a substantially intact nineteenth century park landscape based on avenues of single specie exotic trees, large open grassed areas decorated with groups of trees and single specimen trees. The park contains one of the few remaining gold mining mullock heaps in this area of Ballarat which was later renamed Mount Hollad Smith to commemorate military operations in the park in 1898.

The Victoria Park Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1, F.1). It demonstrates important visual qualities that reflect the cultural aspirations and development of Ballarat and contribute to the nineteenth century cultural landscape of Ballarat. These qualities include the curvilinear planning of the avenues, the use of single species in each avenue and the open grassed areas with single specimen trees

The Victoria Park Precinct is **historically** significant at a **LOCAL** level (AHC criteria A.4, B.2, C.2). The area demonstrates the connection with gold mining which is central to the development of Ballarat through the retained mullock heap, through the retention of the Victorian era landscaping and recreational ideals embodied in the layout planting and continuing use of the park the connection with early military manoeuvres through the naming of the mullock heap Mt. Hollad Smith; and through the use of the park as a United States military installation during World War 2 commemorated through the naming of Military Drive.

The Victoria Park Precinct is **socially** significant at a **LOCAL** level (AHC Criteria G.1) as a continuing area of open space for passive and active recreation with specific connections to equine pursuits, dog obedience, cricket, walking, jogging, cycling and motor sports. The park has been held as open space by the Ballarat community and has been actively and continuously used for its original purpose since development as a park. The retention of the open space and minimal development is held as of particular significance to allow the continuing traditional use of the area.

The Victoria Park Precinct is **scientifically** significant at a **LOCAL** level (AHC Criteria F.1) as it retains significant areas of native grasslands which have re established themselves in an urban environment and for the collection of trees including the three unusual specimens recorded on the Register of Significant Trees.

## 8.8 Local Policy

### HO165: VICTORIA PARK HERITAGE PRECINCT

This policy applies to all land located within the heritage overlay schedule of HO168 otherwise known as the Victoria Park Precinct.

#### Policy Basis

This Policy:

- Applies the heritage SPPF objective in clause 15.11 to local circumstances.
- Builds on the MSS objectives in clause 21.07 relating to management of heritage places.
- Applies the objectives of the Ballarat Heritage Study Stage 2.
- Applies the objectives of the Ballarat Advertising Sign Guidelines.

Victoria Park has significance as a substantially intact nineteenth century park landscape based on avenues of single specie exotic trees, large open grassed areas decorated with groups of trees and single specimen trees. The park contains one of the few remaining gold mining mullock heaps in this area of Ballarat which was later renamed Mount Hollad Smith to commemorate military operations in the park in 1898.

#### Objectives

- To retain the whole of the Victoria Park precinct as a significant landscape area used predominantly for passive recreation.
- To protect and conserve the layout of Victoria Park, especially those elements including the road layout, avenue plantings and species selection that are derived from the 1890 plan of the park.
- To protect and conserve individually significant and contributory heritage places within the precinct.
- To protect and conserve significant vegetation including the canopy trees and avenue plantings dating from Arbor Day 1890.
- To protect and conserve the former mullock heap known as Mount Hollad Smith located to the south of Victoria Park.
- To protect and conserve the Rustic Summerhouse located in Cedar Avenue.
- To ensure that future development and works, including future recreation facilities, alterations to the roadside verges and footpath network, and maintenance works (including vegetation maintenance and replacement) are respectful of the heritage significance of Victoria Park.
- Encourage existing significant visual connections, including views of key avenue plantings, the former mullock heap and the pair of cannons at the entry to Cedar Avenue (near the intersection with Plane Avenue).

#### Policy

##### *Exercising Discretion*

- ensure the retention of the whole of the Victoria Park precinct as a significant landscape area used predominantly for passive recreation, and to ensure that the current boundaries of the parkland area remain intact.

- ensure that parkland within the Precinct remains committed to landscape and predominantly passive recreation purposes and are not alienated for other uses.
- retain those elements of the Victoria Park Precinct that date from its original layout in the 1890s including the road network and layout, the avenue plantings of exotic trees and other arbor day plantings, and the mulch heap (known as Mount Holled Smith).
- ensure that the landscape quality characterised by open grassland areas and plantings of exotic canopy trees (often as avenues of a single species) is retained.
- ensure that the road infrastructure within the Victoria Park precinct retains its rural character, including informal drains and grassed verges.
- ensure that any new development or built form is a recessive element sited to conserve the landscape quality as the primary feature of the Precinct; and that opportunity to add built form within the Precinct parklands are limited.
- ensure that any new development or built form is of a form, scale and height that is respectful of the heritage qualities of the Precinct and is not a dominant element within the precinct.
- ensure that the materials and finishes of new structures are appropriate to the heritage significance of the Victoria Park Precinct and its retention as a significant landscape area.
- retain the layout of Victoria Park and those elements that are intact from the 1890 plan including road network and layout, avenue plantings and species selection, and where possible reinstate the layout and plantings shown on the plan.
- conserve and protect significant vegetation, including canopy trees, avenue plantings and other tree plantings that are derived from Arbor Day 1890 or other commemorative occasions.
- manage the canopy trees to promote sustainability through appropriate arboricultural treatments and other measures such as preventing vehicular access and root compaction.
- conserve the Mullock Heap known as Mount Holled Smith and ensure that management practices recognize its individual significance as a remnant of early mining in the Precinct.
- conserve the rustic summerhouse on Cedar Avenue, and ensure that it is maintained using materials and finishes consistent with those used on the original structure.
- conserve the Pair of cannons at the entry to Cedar Avenue near the intersection with Plane Avenue.
- ensure that maintenance works including the management of grassed areas, roads and roadside verges, footpaths, fencing and exotic vegetation including canopy trees is appropriate to the heritage significance of the precinct.

### *Performance Measures*

It is policy to assess proposals against the following performance measures as appropriate:

- Parkland within the precinct should remain committed to landscape and predominantly passive recreation purposes.
- The elements of the Victoria Park Precinct that date from its original layout in the 1890s including the road network and layout, the avenue plantings of exotic trees and other arbor day plantings, and the mullock heap (known as Mount Holled Smith) should be retained.
- Future development and works should not be visually dominant or intrusive on the landscape quality of the precinct.

### Decision Guidelines

It is policy that the responsible authority consider as appropriate:

- Recommendations of the *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)
- Recommendations of the *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).
- Recommendations of the *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).
- Recommendations of the *Ballarat Advertising Sign Guidelines*.

### References

It is policy that the responsible authority consider as appropriate:

- *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)
- *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).
- *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).

## 4 CENTRAL BALLARAT HERITAGE PRECINCT

### 4.1 Description / Precinct Boundaries

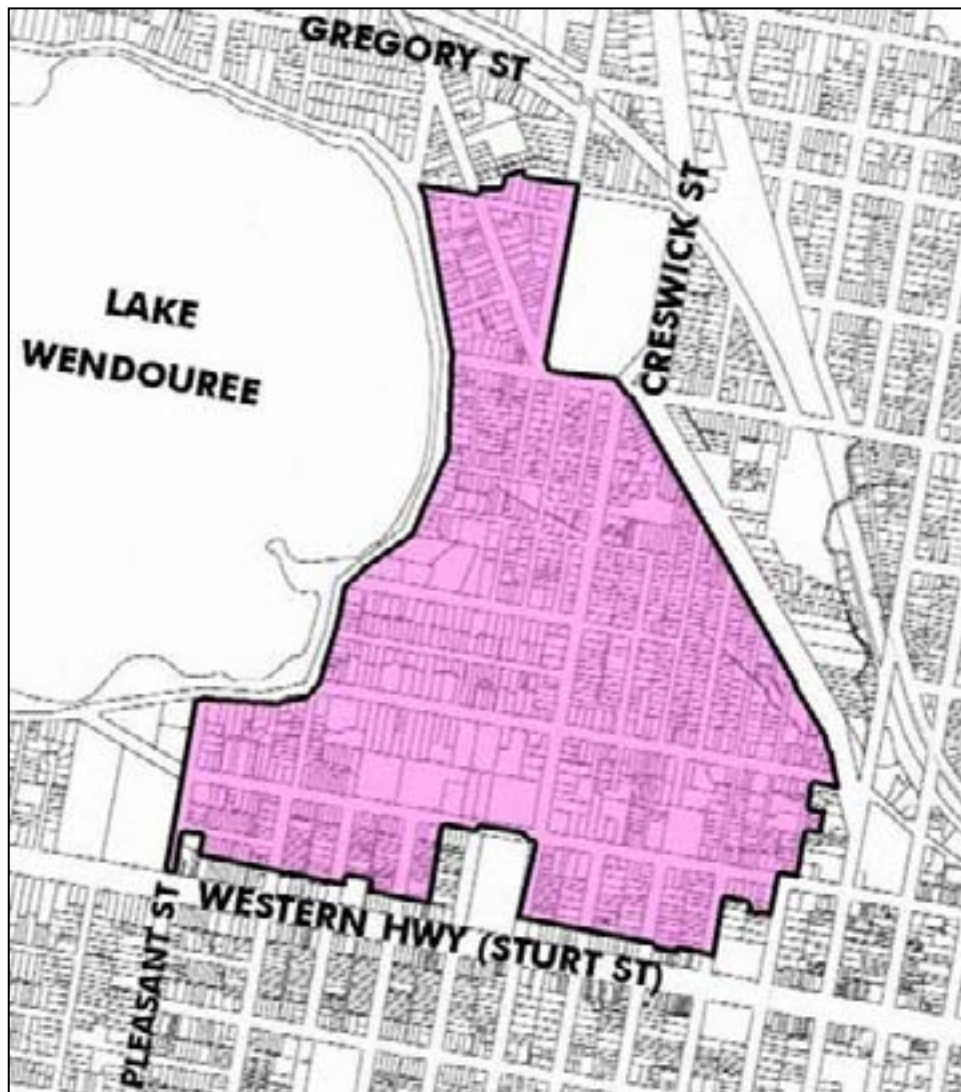


Figure 5 Central Ballarat Heritage Precinct Map, shown as “D” on the Proposed Ballarat Urban Heritage Precincts Map

The Central Ballarat Precinct is located directly to the north-west of the Ballarat City centre, within urban Ballarat. It is characterised by a heterogeneous combination of substantially intact residential buildings, which were constructed from the early 1860s (and possibly earlier) to the 1940s, and into the early 1950s. They are interspersed with a number of notable cultural/community, commercial, educational and industrial buildings constructed from the early 1860s onwards. The precinct is also characterised by the irregularly spaced grid layout of nearly all of its streets, many of which feature avenues of mature to semi-mature trees; by scattered areas of grassed and treed public and private open space including the grounds of various schools and other institutions, the small park within the Duncan Street road reserve west of Drummond Street North, and the lawns of the Servicemen's Memorial Bowling Club; and by numerous well-maintained private gardens, some of which contain notable mature tree specimens.

Furthermore, the precinct is specially distinguished by the substantial integrity of its original engineering infrastructure, particularly as identified by the extensive network of bluestone spoon drains and gutters that can be seen along most roads in the precinct, sometimes in conjunction with wide gravel/grass shoulders. Other important engineering infrastructure

The north boundary of the Central Ballarat Precinct is effectively the narrowest part of the precinct and is generally formed along the north side of Cardigan Street (between Wendouree Parade and Burnbank Street) and along the rear boundaries of the allotments on the north side of Cardigan Street (between Burnbank Street and Lexton Street and including two allotments facing Lexton Street). The east boundary begins at the north-east corner of the intersection of Lexton Street with Pisgah Street and runs in a staggered line in a south-east direction. It is generally formed by the east side of Lexton Street, the north side of Macarthur Street (between Lexton Street and Creswick Road), the west side of Creswick Road to Webster Street, the east side of Yuille Street (including some allotments), the rear boundaries of the allotments on the south side of Mair Street (between Dawson Street North and Lyons Street North), and by the east side of Lyons Street North (between Mair Street and Sturt Street).

The south boundary is generally formed by the north boundary of the Sturt Street Central Heritage Precinct, which predominantly runs along the rear of the allotments on the north side of Sturt Street but also encompasses all of the Ballarat Base Hospital site. The west boundary runs along the west side of Pleasant Street North to Wendouree Parade, before turning to run along the east side of Wendouree Parade (the east boundary of the Lake Wendouree Heritage Precinct) up to the north-east intersection of Wendouree Parade and Cardigan Street.

## 4.2 Historical Overview

The Central Ballarat Residential precinct covers a large and diverse area on the northern side of Sturt Street covering Lake Wendouree in the west, MacArthur Street on the north and sections of Creswick Road on the eastern boundary. Land use in this area is primarily residential today, but the precinct's past is also linked to mining, commercial, educational and institutional aspects of Ballarat's history. Its prime location on high ground on the plateau, away from the noise, filth and bustle of the Diggings in East Ballarat, made it a popular location for all of these activities.

A very small section of this precinct at its eastern edge forms part of the original survey of Ballarat in 1851 by Assistant Government Surveyor W S Urquhart. These are the central Ballarat blocks bordered by Mair, Doveton, McKenzie and Armstrong Streets. This survey cut through land held by one of the first squatters in the Ballarat district, William Yuille.<sup>50</sup> In 1852, Urquhart surveyed the area south-east of Yuille's Swamp, which he renamed Lake Wendouree. This survey extended Mair Street westwards to Pleasant Street, and included Webster and Drummond Streets as new streets.<sup>51</sup> The streets in this and neighbouring precincts within Ballarat West have a formal grid layout when compared with the winding, haphazard streets in precincts within Ballarat East. The surveyors who laid out Ballarat West worked on a blank canvas; they did not have to contend with the devastating effects of surface mining on the landscape.

The first land sales relating to this precinct occurred during 1852 and 1853. Allotments within the first township blocks surveyed by Urquhart were offered for sale at Geelong on August 25 1852 and again on November 24. Just over half were sold, mostly to Geelong

<sup>50</sup> W Bate, *Lucky City*, 1978, p25.

<sup>51</sup> Heritage Information relating to 'Glenholme', 111 Webster Street supplied by Wendy Jacobs' office.

buyers.<sup>52</sup> Crown land sales were held again on November 30 1853 when land bounded by Webster, Drummond, Mair and Pleasant Streets was offered for sale.

### Mining

While many Ballarat residents were considering the newly surveyed allotments in this precincts as suitable locations for residences or businesses, mining activity continued unabated. Early maps of Ballarat show by the early 1860s, mining activity had spread to the plateau of Ballarat West and its affects were being felt within this precinct.

In the mid 1850s, three major leads were discovered flowing through this precinct. The Inkerman Lead wound its way north-south between present day Mair Street in the vicinity of Talbot Street and across Webster Street where it veered off towards Creswick Road. A tributary, the Haphazard Lead, ran north-south between MacArthur and Mill Streets while the National Lead ran northwards under Pleasant Street to just beneath Lake Wendouree.<sup>53</sup>

A map drawn by J Brache of the Surveyor General's Department in 1861<sup>54</sup> shows mining activity dotted throughout the precinct, mostly in the vicinity of these leads. Buildings associated with residential and commercial activity cover much of Mair Street and are also scattered along the southern side of Webster Street. They share this area with mine shafts of the Republican Company and the Royal Saxon Company. However building development had not spread much further north than Webster Street in 1861. Only Mill Street had been surveyed while the area to the north as far as MacArthur Street remained open land, where mining activity predominated.

In 1870, Niven's Mining Map of Ballarat shows additional shafts in the vicinity of Webster Street.<sup>55</sup> In the intervening nine years, the Ophir Company, the Independent Company, the Great Republic Company and the Allied Armies Company all mined the area around Webster and Drummond Streets.<sup>56</sup> Deep sinking activity peaked between 1860-1862. The miners worked in harsh conditions, often frustrated by water flooding their workings, but the yields of gold were good. There was a renewed period of frenzied activity centred on Webster Street in 1867-68 after the Sir William Don Company and the Webster Street Freehold Company conducted successful sluicing operations along the worked out Inkerman Lead.<sup>57</sup> Others were inspired to try their luck, for a time greatly disrupting residential activities in this area. This is depicted beautifully in a well-known cartoon published in *Ballarat Punch* on February 1 1868.<sup>58</sup> The cartoon shows a Webster Street backyard collapsing while water and rubble from a sluicing operation fall on to the roof of a neighbouring house causing the occupants to flee. Sludge and other refuse generated by the workings often damaged roadways and footpaths.

### Residential

From the time of the original land surveys in the early 1850s, the high ground on the plateau of Ballarat West was considered a desirable location for housing development. It was away from the noise, dirt and squalor of the diggings on the Flats and the Auctioneers seized on this as a great selling point. Advertisements appearing in the local

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<sup>52</sup> W Bate, *op city*, p26.

<sup>53</sup> For further information see the map collections at the Public Records Office, Ballarat Branch and the Central Highlands Library, Australiana Collection, Ballarat Branch. In particular, 'Surveyor General's Office by J Brache, 21<sup>st</sup> October 1861', 'Niven's Mining Map of Ballarat, 1870' and 'Geological and Topographical Survey, Ballarat Gold Field by W Baragwanath, 1917'.

<sup>54</sup> 'Surveyor General's Office by J Brache, 21<sup>st</sup> October 1861', Public Records Office, Ballarat Branch.

<sup>55</sup> Niven's Mining Map of Ballarat, 1870, Central Highlands Library, Australiana Collection, Ballarat Branch.

<sup>56</sup> D Gordon, *Most Fashionable Street. A History of Webster Street, Ballarat*, 1989, pp14-15.

<sup>57</sup> W Bate, *Lucky City*, pp92-93.

<sup>58</sup> Reproduced in W Bate, *Lucky City*, p92.

newspapers for land sales in Webster and Drummond Streets throughout 1857-58 often used phrases such as 'healthy position', 'splendid opportunity for the miner' and 'high, dry and healthy' to promote these allotments.<sup>59</sup>

By the 1860s there was scattered residential development along Webster Street. By the mid 1860s, Webster Street was developing a reputation as a fashionable town address, popular with professional and businessmen of Ballarat. Allotments on the northern side of Webster Street were particularly generous in size and extended through to Mill Street. Although these were subdivided when Victoria Avenue was surveyed, they remained suitable for the substantial brick villa-style residences that still exist along this section of Webster Street today. The close proximity to the commercial centre around Lydiard and Sturt Streets was part of the attraction, as was its proximity to the Railway Station after 1862 and to the recreational opportunities afforded by Lake Wendouree. Houses along Webster Street were characterised by their large allotments and emphasis on formally designed private gardens with plantings of exotic trees. This street character, along with sections of neighbouring Drummond Street, remains largely intact and reflects the prosperity of Ballarat in the 1870s-1880s.

'Baileys's Mansion' (1883), on the corner of Mair and Drummond Streets and now part of St. John of God Hospital, is a visual reminder of the prosperity of this section of West Ballarat in the late 1870s-1880s. While it is a fairly typical example of a 'boom-time' mansion, complete with tower, it is a rare style for Ballarat and more common to Melbourne. The two-storey red brick residence at 1014-1020 Mair Street is another reminder of the period. Now part of Aquinas Campus, the residence is set well back from the street and evidence remains of a substantial formal garden.

- use of brick and terracotta from local brickworks and industry

At the same time as these substantial residences were being erected, numerous small cottages had appeared along the southern sections of Mair Street extending from the central Ballarat area to Pleasant Street and back along the length of Sturt Street.<sup>60</sup> Ballarat West experienced a period of brisk development between 1861-1871. Canvas dwellings had almost disappeared; almost ninety per cent of houses were wooden with between three and four rooms.<sup>61</sup> Ballarat had an unusually high incidence of home ownership in this period helped along by a policy of associating residence areas with rock-leads. This prevented capital being diverted into widespread land speculation and gave the predominantly young population of Ballarat a chance at home ownership.<sup>62</sup>

Wood was the chosen material for much of the housing in the Central Ballarat Residential precinct and neighbouring precincts because it was cheap, plentiful and available locally through a thriving timber industry. Apart from the cost, miners often preferred timber residences because of the ease with which the house could be relocated if necessary. This was a fairly common occurrence throughout the 1870s, particularly if the house had been erected on a miner's right.<sup>63</sup>

The existing housing in this precinct still tends to be timber with a preponderance of Victorian and Edwardian houses and cottages. Housing in the northern sections of the precinct, while still tending to be weatherboard, is more characteristic of the workman's cottage and can be dated closer to the turn of the century. This can be partly attributed to the change in status of miners relative to the 1870s; as the economic importance of the mining industry in Ballarat declined, so too did the economic power of the miners. By

<sup>59</sup> Advertisements from *The Ballarat Times* reproduced in D Gordon, op cit, pp11-12.

<sup>60</sup> Map from the Surveyor General's Office by J Brache, 21<sup>st</sup> October 1861, Public Records Office, Ballarat Branch.

<sup>61</sup> W Bate, *Lucky City*, p117.

<sup>62</sup> Ibid, p117.

<sup>63</sup> Ibid, p117.



1900, only 53% of miners owned their own houses and many were renting accommodation.<sup>64</sup> Historian Weston Bate points out,

“Because they [miners] could not readily purchase the typical tradesman-built cottages of this period, but were loath to go on living in primitive structures, they had to rent. ... Residence-area titles, through which mining had sponsored home ownership in the sixties, benefited only the first generation of miners, many of whom were following other trades by the end of the century.”<sup>65</sup>

The emphasis on affordable rental accommodation may have continued in the northern section of this precinct when the Railway Workshops opened at North Ballarat in 1914. The workshops were a tremendous employer for Ballarat and were within walking distance of this residential area.

### Commerce

The primary retail and commercial areas of Ballarat were and still are located along the central city blocks. However, the Central Ballarat Residential precinct was the chosen location for some commercial enterprises throughout the 1850s and 1860s. Two flour mills took advantage of the ready water supply of Lake Wendouree when they chose to locate along Wendouree Parade. The Hassell and Monckton Mill included a substantial brick chimney and other buildings designed by architect Henry Caselli. In 1904, this same site was used to erect a new powerhouse for the Electric Supply Company of Victoria.<sup>66</sup>

Hotels and breweries sprung up throughout the 1860s, hoping to take advantage of the many miners in the immediate vicinity working the ‘mini-rush’ along Webster Street. These were often temporary enterprises. The Red Lion Hotel was a more substantial building and stood on the corner of Webster and Drummond Streets.

### Education and Institutions

The Central Ballarat Residential precinct was one of the earliest areas in West Ballarat to be surveyed and settled. It’s close proximity to the central business district of Ballarat made it a prime location for the variety of educational, religious and medical institutions built there from the early 1870s onwards.

Today, the precinct still houses the Aquinas campus of the Australian Catholic University, a campus of Ballarat and Clarendon College and St. John of God Hospital. The western section of Mair Street, particularly from Talbot Street to Doveton Street has a particularly institutional feel due to the large campus of St. John of God Hospital and the neighbouring Ballarat Base Hospital. Medical practitioners now occupy many of the contributory timber Victorian and Edwardian cottages in the immediate vicinity of the hospitals.

## **4.3 Urban Design & Engineering Infrastructure**

The Central Ballarat Precinct is a built-up area that is predominantly residential in composition and is characterised by long and short straight streets organised in an irregular but dominant grid pattern. It also contains a number of cultural/community, commercial, educational and industrial buildings, most of which are located on the

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<sup>64</sup> Ibid, p190.

<sup>65</sup> Ibid, p190.

<sup>66</sup> D Gordon, op cit, p33.

earliest roads to be surveyed in the precinct - Mair, Webster, Mill, Macarthur and Burnbank Streets, Drummond Street North and Wendouree Parade. In addition, the precinct contains areas of landscaped public and private recreational open space. The precinct is also transected in the northern part of the precinct (from the north-west area to the south-east area) by the historic brick-lined Wendouree Creek Channel, parts of which are covered while other parts are open and visible from various local streets.

The topography of the precinct is predominantly flat but it tends to climb gradually towards the north. It is the variety and direction of the long and short streets that provides opportunities for a variety of internal, framed and panoramic views, either within or beyond the precinct and in numerous directions.

The street pattern remains substantially as laid out during the mid to late 19<sup>th</sup> century and into the early 20<sup>th</sup> century (by both the original government survey of the mid-1850s and by later government and private subdivision). It is characterised by an irregularly spaced grid pattern that collides in the west with Wendouree Parade, which follows the line of Lake Wendouree, and in the east with the angled line of Creswick Road. Drummond Street North, which has a wide road reserve and runs in a north-south direction through the middle of the precinct, is one of the main collector thoroughfares in Ballarat. It connects the southern parts of Ballarat with the Wendouree area via the equally wide Burnbank Street, which runs at an angle up to Howitt Street in the north. Drummond Street North is intersected at varying intervals by other main thoroughfares, which also have wide road reserves. Some, such as Mair and Macarthur Streets connect this central Ballarat residential area with residential areas in Soldiers Hill, Black Hill and Ballarat East. Others, such as Webster and Mill Streets, act as important and dominant local roads within the precinct only.

Drummond Street North is flanked on either side by numerous parallel streets of varying widths. The widest of these are only located between Mair Street and the south boundary of the precinct, but run for a considerable distance further southwards as part of the dominant road grid of the South Ballarat residential area with some reaching as far as Sebastopol. These streets are the same width as Drummond Street North and are spaced on either side at regular intervals, although Windemere Street has more recently become part of the Ballarat Base Hospital site (and consequently part of the Central Sturt Street Heritage Precinct), thereby interrupting the historically early street layout. The other parallel streets run north off Mair Street, or south and/or north off Webster, Mill and Macarthur Streets and are medium to quite narrow in width. They in turn are sometimes intersected by other medium to narrow width local streets, thereby creating the characteristic informal grid pattern of the precinct. Narrow rear access laneways or rights-of-way also transect some of the blocks in the south-west corner of the precinct, and shorter rights-of-way can also be found in other parts of the precinct.

The northernmost section of the precinct has the most irregular street layout, best described as a distorted grid. Burnbank Street bisects this area, angling north from Macarthur Street to Howitt Street, Gnarr Street runs in a perpendicular direction off Burnbank Street to Wendouree Parade, Cardigan Street runs parallel with Macarthur Street, and Lexton Street connects Macarthur Street with Cardigan Street, and beyond, in a line that is parallel with the Old Ballarat Cemetery.

Within the Central Ballarat Precinct, the residential allotment sizes vary considerably with varying depths and widths but are generally similarly sized along the same streetscape, or sections of longer streetscapes. They are also generally rectangular in shape, with only a few having angled rear boundaries where they run alongside the open or covered easement of the Wendouree Creek Channel or where they face Creswick Road.

South of Mair Street, the allotments within the precinct are generally based on the 19<sup>th</sup> century Government survey of the sections into freehold land, although some of these early allotments appear to have been sub-divided at an early date to produce much of the current subdivision layout in this area.

North of Mair Street, the allotments within the precinct are essentially the result of subsequent sub-division of the original large Government surveyed allotments, which was mostly undertaken by private landholders in the latter decades of the 19<sup>th</sup> century. These private sub-divisions also created most of the medium to narrow width local streets.

Almost all of the buildings within the Central Ballarat Precinct are oriented parallel with the front boundary of their allotments, or parallel with the side boundaries where the front boundary is angled. The front setbacks of the residences within their allotments vary, but tend to range from small to medium setbacks of around 3 to 6 metres to medium to deep setbacks of some 6 to 9 metres or more. Very few residences are within 3 metres or set directly on the street frontage. The shops (or former shops) associated with residences, the industrial buildings, and the present and former hotels, are all sited on the street frontages with some of the former and all of the latter having prominent corner locations. Generally, there is a consistency to the front setbacks of the significant and contributory residential buildings along individual streetscapes, often relative to the size of the allotments and the buildings within them.

Side setbacks also vary according to the size of the residence and the allotment on which it sits, and range from non-existent to narrow to very wide. A number of the residences are built directly to a side boundary, and in most instances the boundary wall is constructed of brick for fire separation, even when the remainder of the building is of a different material. These brick boundary walls vary in appearance from fitting in under the eaves to more elaborate parapeted shapes that project beyond the front façade of the residence.

The deeper front setbacks, often combined with medium to wide side setbacks, seen in some allotments have enabled the formation of large gardens, often featuring extensive lawns and mature canopy trees, but even within smaller allotments gardens can be seen. Except where there are rights-of-way to the rear of the allotments, most access is from the street. The wider side setbacks to at least one side of some of the residences have allowed for the siting of side driveways leading to garages positioned at the rear of the allotment. There are also a small number of shared driveways, which help reduce the number of crossovers within particular streetscapes.

In addition to the predominantly residential allotments, and occasional commercial and industrial allotments, there are a number of separate large areas of land distributed throughout the precinct. They generally belong to religious or educational institutions, with one used as private recreational land. These larger areas of land generally demonstrate the withholding of parts of the large original Government surveyed allotments from sub-division by private landholders.

The majority of these significant areas of land are located along the main thoroughfares of Mair and Mill Streets. The lawns of the Servicemen's Memorial Bowling Club, an area of private recreational space in the north-east part of the precinct, are set back from Drummond Street North behind a gravelled car parking area and are predominantly hidden by houses on the Creswick Road frontage.

In terms of engineering infrastructure most of the streets within this precinct retain their entire original, or early, engineering infrastructure, particularly as evidenced by the gutters, most of which are wide and deep bluestone pitcher spoon or channel drains (sometimes in conjunction with early concrete upstands). Some bluestone pitcher inverted channel gutters with bluestone pitcher kerbs are also evident. Original short span integrated concrete kerb and spoon drain gutters can also be seen along a few of the streets. The rights-of-way generally also feature bluestone spoon drains down one side of the carriageway, which may be of asphalt or gravel.

Most of the streets with wide road reserves, and some of the medium width streets, feature wide gravel/grass road shoulders between the bitumen carriageway and the gutters.

Narrow to medium-width turf nature strips with bitumen or early concrete footpaths also form part of the original or early infrastructure along most of the streets in the precinct. A number of street lengths feature bitumen or early concrete footpaths only with no nature strip.

In terms of engineering infrastructure, these road reserve treatments, in particular the bluestone spoon and channel drains and inverted channel gutters, and the wide gravel/grass road shoulders, are highly important in contributing to, and maintaining, the historic context of the precinct. The fabric of these treatments is substantially intact in most of the streets within the precinct, and they have visually retained their historic wide, less urbanised appearance.

Later inappropriate changes to this traditional road reserve configuration can be seen along Drummond Street North and Lyons Street North. These streets have been greatly changed, both historically and visually, by the replacement of the original gravel/grass shoulders with a deep asphalted on-street car parking area, and the construction of integrated concrete kerb and gutters, predominantly the 'roll-over' type. These changes have made the carriageways appear very narrow, and the street trees are now located within the deep nature strips rather than the gravel/grass shoulders.

As access to the properties throughout much of this precinct is only available from the street, the crossovers to the deeper spoon or channel drains are mostly flat or slightly arched concrete bridges, although fixed and removable metal plates are also present and some early timber crossovers can still be seen. There are also some crossovers through the bluestone and concrete spoon drains that are essentially at grade, with no bridge in place.

The brick-lined Wendouree Creek Channel, where it is still visible, also forms an integral part of the engineering infrastructure of this precinct as does the deep bluestone lined stormwater channel along the rear lane north of Webster Street (between Drummond Street North and Frank Street). There are also a few open lengths of bluestone lined stormwater channel in the area between Frank and Loch Street.

#### **4.4 Landscaping (Public & Private)**

Mature, as well as semi-mature, street tree plantings are a significant component of many of the streetscapes. The earliest plantings appear to date from just after the turn of the 20<sup>th</sup> century and predominantly consist of mature elm, oak or plane trees planted in rows on both sides of the streets within the road shoulder. The most intact street tree plantings within the Central Ballarat Precinct generally either comprise only one of these

main species or feature alternating plantings of two of the species, but irregularly numbered combinations of all three species can also be seen.

Substantially intact avenues of these three main species can be seen along one or both sides of many of the streets in the precinct including, but not limited to, most of Webster Street, the west end of Mair Street, the north section of Pleasant Street North, Gnarr Street, Mill Street (to the east of Drummond Street North), Frank Street, and Johnson Street.

Parts of other streets in the precinct, particularly those running south of Mair Street and additional stretches of some of those already mentioned, are characterised by shorter, disjointed sections of early avenues of trees, or feature only individual mature remnant examples of the three main tree species.

There are also some other street trees of note on the north side of Mair Street, west of the intersection with Ripon Street North. The distinctive mature conifers remain as strong historic features of value within the streetscape.

The residential gardens in the precinct have also been variously landscaped and many are well planted with native and exotic plants. In a number of instances the deeper front setbacks of the houses have led to the formation of extensive formal front, and sometimes side, gardens. Along with expansive lawns and large garden beds, many of these gardens feature mature canopy trees. Many of the other, more average-sized, gardens also feature isolated mature canopy trees. In addition, a number of gardens are complemented by large, well-maintained front hedges, while some good examples of small cottage gardens can also be seen across the precinct. Some of the gardens are so highly regarded that they are listed on the Register of the National Estate, and/or by the National Trust of Australia (Victoria).

These varied residential gardens, along with the pockets of highly visible landscaped and treed grounds belonging to the religious and educational institutions, complement the variously treed streetscapes and contribute to the diverse garden setting of the precinct.

The most notable street furniture in this precinct comprises a number of wrought iron drain guard railings (which may be original or replicas) that contribute to the setting of the associated historic bluestone drains. There are also a few early timber tram stop shelters distributed along Drummond Street North. These timber structures consisting primarily of a slatted seat with a gabled roof were erected in the early 20<sup>th</sup> century when the electric tramline ran along this part of the precinct. They appear to be in their original positions but have been somewhat changed in appearance by the lining of the sides and open centre panel of the shelters with clear acrylic sheeting.

#### **4.5 Buildings & Significant Details**

The Central Ballarat Precinct is especially characterised by a heterogeneous combination of substantially intact residential buildings, which were constructed from the early 1860s (and possibly earlier) to the 1940s, and into the early 1950s. They are interspersed with a number of notable cultural/community, educational buildings constructed from the early 1860s onwards. A number of present and former commercial buildings (hotels and shops) can also be seen scattered throughout the precinct, and are generally located on street corners. Furthermore, there are some important early industrial buildings within the precinct, mostly located on the easternmost side. A majority of the buildings in the precinct are individually significant or contributory.

## Residential buildings

Stylistically the individually significant and contributory residences in the Central Ballarat Precinct range in their period of construction from Victorian to Federation to Inter-War with examples from all eras distributed throughout the precinct. There are also a number of early Post-War houses of individual or contributory significance. Even though they may have been constructed in different eras the residences from all eras tend to be similar in scale depending on the part of the precinct in which they are located, but there are scattered examples of larger villas as well as small cottages (the latter predominantly erected in the Victorian era). There is generally a good retention of original housing stock throughout the precinct.

The majority of the residences in the Central Ballarat Precinct are single storey and detached. There are, however, a number of notable Victorian, Federation and Inter-War era houses featuring attic stories within steeply pitched gabled roof forms (which lessens the overall massing effect of two stories), and a number that are two stories high. Most of these 1½ and 2 storey residential buildings are located in the southern half of the precinct.

There are also a number of terrace rows, or pairs of semi-detached residences scattered throughout the precinct, and detached residences that mirror each other can also be seen. The most notable of the terrace rows is the dominant, but plainly detailed, three storey terrace at the east end of Webster Street. This is a height that is rare in Ballarat for residential buildings.

Some of the residential buildings, predominantly located in the south half of the precinct, have been converted into medical practices with associated signage, and in one notable instance the former mansion of William Bailey has become part of the St John of God Hospital complex.

The residences are either characterised by horizontal (and sometimes ashlar block pattern) weatherboard wall cladding, or by brick wall construction - either pressed face brick of single or multiple colours (the latter being used to create polychromatic patterning), or rendered (smooth or roughcast) or a combination of the two. In rare instances bluestone wall construction can be seen. The variously pitched (generally 25°-30° and sometimes up to 45°) gabled and/or hipped roofs are sometimes quite complex in their form and are predominantly clad in unpainted or painted corrugated galvanised iron. Slate tiles can be seen on some of the earlier residences, while Marseilles pattern terracotta tiles can be seen on some of the Federation and Inter-war era houses, and on the Post-War houses. The depths of the roof eaves range from modest and lined, to projecting with exposed rafters. The appropriate gutters are either ogee or quad in profile.

Throughout the precinct, predominantly unpainted brick chimneys, some with complex brick patterning or render detailing, adorn the rooflines of the residences. Some of these chimneys also feature notable cement rendered caps or chimney pots. Decorative detailing to the gables, appropriate to the era and style of the residence, can generally be seen. Most of the residences have projecting verandahs or porches, also with detailing appropriate to the era and style of the residence. Doors are predominantly timber framed with appropriate panelling and/or glazing, and many have top and/or sidelights. Windows are predominantly timber framed and double-hung or casement. They are usually rectangular in proportion and vertically oriented when seen singly, or horizontal if grouped.

The appropriate type, style and height of fence in relation to the era and style of the corresponding residence front many of the residential allotments. The appropriate fences have an average low-moderate height range (approximately 400mm - 1200mm) and include timber pickets, cast iron palisades set on a tooled basalt plinth, timber post and crimped wire (often in conjunction with shrubbery or hedging), hedging by itself, and brick (usually face brick but sometimes rendered), which is also sometimes seen in conjunction with panels of wrought iron. Decorative gates, sometimes in conjunction with pergola framed gateways, appropriate to the particular style of the fence can also be seen.

### Commercial Buildings

There are a number of individually significant or contributory small shops, or former shops, distributed throughout the precinct. Most are in conjunction with residences, to which they are generally attached, and they are all single-storey in height. There are also a number of individually significant hotels, or former hotels in the precinct, and they are all double storey in height.

Stylistically, the individually significant and contributory shops and hotels range in their era of construction from Victorian to Inter-War, although some have been altered in the latter part of the 20<sup>th</sup> century. They are all sited directly on the street frontage, with many of the shops having prominent corner locations. The hotel buildings are all sited on corner sites, giving them a dominant presence in their streetscapes.

Most of the shops are characterised by brick or bluestone wall construction, with very few characterised by horizontal weatherboard wall cladding. Some of the brick facades feature a rendered finish, while some of the others have had their face brick facades inappropriately overpainted. All of the hotels are characterised by brick wall construction - either pressed face brick, or rendered, or a combination of the two.

All the shops and hotels are characterised by hipped and/or gabled roofs that are predominantly clad in painted or unpainted galvanised corrugated iron with a pitch of about 25°-30°. The roofs are generally concealed at the front behind parapets, which feature decorative mouldings and pediments in a number of instances. Most of these commercial buildings have original (or early) skillion or bull-nosed verandahs, which project over the footpath and are clad in galvanised corrugated iron. The Lake View Hotel at 22 Wendouree Parade is specially distinguished by its double storey balcony verandah. Detailing appropriate to the era and style of the commercial buildings can generally be seen on the parapets and verandahs. Appropriate shopfronts include recessed entries, timber or early metal framed windows, and brick or timber stallboards. Early signage, including some painted on side walls, can also be seen on a number of the buildings. Original or early doors and windows to the hotels are timber framed, with the timber framed windows being double-hung and sometimes featuring arched heads.

### Cultural/Community Buildings

There are a variety of cultural/community buildings located within the Central Ballarat Precinct and they include a church, a church hall, two community halls, a refreshment kiosk with conveniences, and the distinctive Nazareth House. They are distributed throughout the precinct and have varied front and side setbacks. Appropriate fences front some of these buildings, particularly the iron palisade fences with bluestone plinth and pillars to the street frontages of the former Congregational Church on the corner of Mair and Dawson Street North, and to the Mill Street frontage of Nazareth House. All of the cultural/community buildings are of individual significance.

The cultural/community buildings are all characterised by their brick wall construction and dominant roofs, and feature important stylistic characteristics from the eras in which they were built. These include:

- the rudimentary Early English Gothic Revival styling of the first Ballarat Congregational Chapel and School in Dawson Street North (now used as a church hall by the Ballarat Christian Fellowship Church) with its steeply pitched gable roof, which is clad in slate, and its red face brick walls, Tudor notched gable ends featuring cement rendered capping, and small octagonal tower over a square entry porch;
- the eclectic Gothic styling of the Ballarat Christian Fellowship Church (former Congregational Church) on the corner of Mair and Dawson Street North with its complex, steeply pitched slate clad roof with decorative ventilating shafts, and elaborate design, which comprises red face brick wall construction featuring contrasting cream brick parapets with red brick quatrefoils, cement rendered details, a richly carved wheel window with an ogee profile hood mould over the arcaded entry portico, and a particularly notable large octagonal corner turret with extremely elaborate (but empty) statuary niches at every angle;
- the simplified Renaissance styling of Nazareth House with its red face brick wall construction with contrasting decorative cement dressings, the slate clad roofs, including the dominant tower, and the timber framed windows (some with arched heads);
- the Inter-War styling of the Hall in Burnbank Street with its dominant gabled façades, roofs clad in Marseilles pattern terracotta tiles, red face brick walls relieved with cement rendered heads and sills to the window openings, cement rendered caps to the basic buttresses, and windows and doors that all appear to be original;
- the Inter-War Arts and Crafts styling of the refreshment kiosk and public conveniences building in Wendouree Parade (on the north-east corner of Webster Street) with its distinctive, almost pyramidal, main roof and other hipped roofs, all of which are clad in Marseilles pattern terracotta tiles, the brick wall construction featuring a face brick lower section and roughcast upper section, the contrasting coloured face brick buttresses to the corners, and the timber brackets to the awning projections over the main windows and entry door;
- and the almost domestic Inter-War Old English bungalow styling of the Ballarat Anglers Hall with its main jerkin head gable roof form and smaller gabled side projection, both of which are clad in corrugated sheet metal, its cream brick upper wall construction contrasted with dark brown brick wall construction below sill level, and its timber framed, double hung windows.

### Educational Buildings

There are two private educational complexes located within the Central Ballarat Precinct, and both are sited within large grounds. The complex of buildings associated with the Australian Catholic University includes a former private mansion, which features many important characteristics of this type of Victorian era building. Other buildings were purpose built for the institution. Dating from the early decades of the 20<sup>th</sup> century these buildings, as well as those associated with the Ballarat and Clarendon College Junior School are predominantly characterised by their more than one storey height, face brick wall construction with rendered detailing, and gabled and hipped roof forms (of around 25°-30° pitch) that are predominantly clad in Marseilles pattern terracotta tiles. Although varied in form and configuration, windows are generally timber framed. The decorative detailing to the facades is highly appropriate to the architectural style of the buildings.

### Industrial Buildings



There are a number of individually significant or contributory industrial buildings located within the easternmost section of the precinct. They range in their era of construction from Victorian to Federation to Inter-War. All are located directly on their street frontages but are characterised by a variety of heights, sizes and materials. One is particularly characterised by its rudimentary form and corrugated galvanised iron wall and roof cladding, while the others predominantly feature face brick wall construction, some with rendered detailing. The roof forms vary from gabled to saw-toothed and are generally concealed behind a parapet to the front façade. They are predominantly clad with corrugated galvanised iron. The original or early windows and doors are timber framed.

#### Inappropriate Buildings and Details

Throughout the precinct a small percentage of residences and buildings do not contribute to the aesthetic and architectural amenity or significance of the precinct. A number of these are single storey infill buildings, two storey unit developments, or flats that have been predominantly built between the 1960s and the turn of the century, and generally possess a range of inappropriate details with respect to roof pitch, scale, setbacks, materials and building form. Some are located on street corners and tend to have a greater impact on the heritage of the area as they affect both street frontages. In some instances prominent garages have been incorporated into the overall form of the residence or are sited too close to the front boundary.

There are also a small number of inappropriate introduced fences in front of some residential properties, that are of a height of around 1.8 metres or more (not including hedges) and have been constructed with little transparency in their form, creating a solid barrier between the allotment and the street.

#### **4.6 Significant Landmark Features and Views**

Within the Central Ballarat Precinct, there are numerous significant panoramic, framed and internal views that are predominantly made available due to the irregular gridded layout of straight streets with varying lengths, which generally run in a north-south or east-west direction.

Significant urban landmarks in the Central Ballarat Precinct, a number of which can also be seen from outside of the precinct, include (but are not limited to):

- the complex form of Nazareth House;
- the first and second former Congregational Churches (now the Ballarat Christian Fellowship Church and Hall) but particularly the dominant spire of the second church building on the corner of Mair and Dawson Streets;
- each of the educational institutions and their associated buildings;
- the various shops and hotels (both present and former), which are predominantly located on corner sites and particularly help to define the street intersections to the extent that many have become local landmarks;
- and the larger, more distinctive residential buildings such as the terrace houses in Webster Street, the former William Bailey mansion in Drummond Street North (corner Mair Street), and 'Oaklands' on the south-west corner of Hotham and Devon Streets.

From within the Central Ballarat Precinct there are also significant visual connections to other parts of the precinct and beyond, including to a number of other heritage precincts or places in the wider city of Ballarat. These diverse views assist in contributing to an understanding of the historical, cultural and architectural development of the area,

particularly in contrast with Ballarat East and other parts of Ballarat West. They include but are not limited to:

- the complex views across and through the precinct to other parts of Ballarat including to Lake Wendouree and the City Oval in the west; to the Old Ballarat Cemetery in the north; to the Soldiers Hill residential area in the east; further east and south-east to Black Hill and Mount Buninyong; to the central section of the Sturt Street boulevard in the south; and south-east to the main commercial area of Ballarat, which is centred around the Sturt Street and Lydiard Street intersection.
- the complex views that are available along many of the roads to other parts of the precinct, and across a number of the gridded blocks to the rear and sides of various houses and other buildings within the precinct.
- the narrow views along the significant engineering infrastructure of the Wendouree Creek Channel, which transects the residential area in the north part of the precinct, and the wider view beyond the precinct to the distinctive brick ventilation shaft at the intersection of Creswick Road and Doveton Street North.

#### 4.7 Statement of Cultural Significance

The Central Ballarat Precinct is **historically** significant at a **LOCAL** level (AHC criteria A.4 and H.1). It is associated with the early street and land survey of this area of the former municipality of Ballarat West in the 1850s, and with the subsequent subdivision of many of the large original Crown allotments during the late 19<sup>th</sup> century and early 20<sup>th</sup> century (predominantly through private subdivision) into additional streets and smaller allotments of land. The precinct is also associated with the establishment and development of several institutions including a number of schools and Nazareth House, and with early residential settlement in Ballarat.

The Central Ballarat Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates many original and early design qualities associated with the residential, commercial, cultural/community and educational developments in this area between the 1860s and 1940s, and into the early 1950s.

Intact qualities of the individually significant and contributory Victorian, Federation, Inter-War and early Post-War era residential buildings include the predominantly single storey height, although some 1½, 2 and (in a few instances) 3 storey residential buildings can be seen; the hipped and/or gabled roof forms, which generally have a pitch between 25-40° and may be clad with galvanised corrugated iron (unpainted or painted), slate, or terracotta tiles (generally Marseilles pattern); the eaves that range from modest and lined, to projecting with exposed rafters; the ogee or quad profile guttering; the weatherboard (horizontal or ashlar block pattern), or brick (single or polychromatic face brick or rendered or a combination of the two), or, in rare instances, bluestone wall construction; and the predominantly unpainted brick chimneys, some with complex brick patterning or render detailing, that adorn the rooflines. Other intact qualities include but are not limited to the projecting verandahs or porches, with detailing appropriate to the era and style of the residence; the appropriate decorative detailing to the gables; the timber doors with appropriate panelling and/or glazing, that may have top and/or sidelights; and the timber framed double-hung or casement windows that are vertical in proportion when arranged singly, or horizontal in proportion when grouped.

Intact qualities of the individually significant and contributory Victorian Federation and Inter-War era commercial and industrial buildings include their one or two storey height; the hipped and/or gabled roof forms, which generally have a pitch of 25°-30°, are predominantly clad with galvanised corrugated iron (unpainted or painted) and are usually concealed at the front behind parapets; the brick (may be face brick or rendered) or bluestone, or in rare instances, horizontal weatherboard or galvanised corrugated iron wall construction; the projecting verandahs with detailing appropriate to the era and style of the building; the timber framed windows and doors; the recessed entries to the shopfronts with timber or early metal framed windows, and brick, bluestone or timber stallboards; the early signage including painted side walls; and the generally complex and individual detailing and decoration.

Intact qualities of the individually significant and contributory Victorian Federation and Inter-War era cultural/community and educational buildings include their dominant scale and one, two or three storey height; the hipped and/or gabled roof forms, which have a pitch that is generally steeper than 30° and are predominantly clad with slate or terracotta tiles; the predominantly face brick wall construction with contrasting cement rendered details; the timber framed windows and doors; and the generally complex and individual detailing and decoration.

The Central Ballarat Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates important visual qualities that reflect the historical, cultural and architectural development of the precinct, and contribute to its setting. These qualities include the complex views across and through the precinct to other parts of Ballarat including to Lake Wendouree and the City Oval in the west; to the Old Ballarat Cemetery in the north; to the Soldiers Hill residential area in the east; further east and south-east to Black Hill and Mount Buninyong; to the central section of the Sturt Street boulevard in the south; and south-east to the main commercial area of Ballarat, which is centred around the Sturt Street and Lydiard Street intersection. Other important complex views are available along many of the roads to other parts of the precinct, and across a number of the gridded blocks to the rear and sides of various houses and other buildings within the precinct. Also of importance are the narrow views along the highly significant engineering infrastructure of the Wendouree Creek Channel, which transects the residential area in the north part of the precinct, and the wider view beyond the precinct to the distinctive brick ventilation shaft at the intersection of Creswick Road and Doveton Street North.

Further important aesthetic qualities of the precinct include the variety of significant urban landmarks, a number of which can be seen from outside of the precinct. These comprise the complex form of Nazareth House; the first and second former Congregational Churches (now the Ballarat Christian Fellowship Church and Hall) but particularly the dominant spire of the second church building on the corner of Mair and Dawson Streets; each of the educational institutions and their associated buildings; the various shops and hotels (both present and former), which are predominantly located on corner sites and particularly help to define the street intersections to the extent that many have become local landmarks; and the larger, more distinctive residential buildings such as three storey terrace in Webster Street, the former William Bailey mansion in Drummond Street North (corner Mair Street), and 'Oaklands' on the south-west corner of Hotham and Devon Streets.

The appropriate front and side setbacks of the residences within their allotments, relative to the size of the residence, the allotment on which they sit, and the streetscape in which they are located also contribute to the aesthetic significance of the precinct, as do garages appropriately sited at the rear of the residences, and accessed from side driveways or, more rarely, from right-of-ways.

The use of the appropriate type, style and height of fence in relation to the era and style of the corresponding buildings is another feature that contributes to the aesthetic significance of the precinct. The appropriate fences have an average low-moderate height range (approximately 400mm – 1200mm) and include timber pickets, cast iron palisades set on a tooled basalt plinth, timber post and crimped wire (often in conjunction with shrubbery or hedging), hedging by itself, and brick (usually face brick but sometimes rendered), which is generally seen in conjunction with panels of wrought iron. Decorative gates, sometimes in conjunction with pergola framed gateways and appropriate to the particular style of the fence, can also be seen.

The important visual qualities of the precinct are also enhanced by the mature and juvenile street tree plantings that are a significant component of many of the streetscapes; by the gravel/grass road shoulders of the wider streets; by the turf nature strips; and by areas of grassed and variously landscaped public and private open spaces such as the grounds of the various institutions, and the many private gardens with their mature canopy trees. These landscaped and treed areas provide the precinct with a garden setting of considerable variety. Furthermore, the visual qualities of the precinct are specially enhanced by the substantial integrity of the original engineering infrastructure, particularly as identified by the extensive network of bluestone spoon or

channel drains, and bluestone inverted channel gutters with bluestone pitcher kerbs, by the deeper brick and bluestone stormwater drains, and by the wrought iron drain guards and early tram shelters.

The Central Ballarat Precinct is **scientifically** significant at a **LOCAL** level (AHC criteria C.2 and F1). It is of importance for contributing to a history of the infrastructure development of this area of the former municipality of Ballarat West, particularly as identified by the extensive network of significantly intact bluestone spoon or channel drains, and bluestone inverted channel gutters with bluestone pitcher kerbs, and by the brick Wendouree Creek Channel and some bluestone lined stormwater drains. The use of bluestone pitchers as the principal material to form much of this engineering infrastructure also demonstrates an early, and now rarely used construction technology, as well as the excellence of traditional craftsmanship.

The Central Ballarat Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). This area is recognised and highly valued by the local community for its early and ongoing residential, commercial, religious, and educational associations.

Overall, the Central Ballarat Precinct is of **LOCAL** significance.

## 4.8 Local Policy

### CENTRAL BALLARAT HERITAGE PRECINCT

This policy applies to all land located within the heritage overlay schedule of HO168 otherwise known as the Victoria Park Precinct.

#### Policy Basis

This Policy:

- Applies the heritage SPPF objective in clause 15.11 to local circumstances;
- Builds on the MSS objectives in clause 21.07 and 21.11 relating to urban development and the management of heritage places
- Applies the objectives of the Ballarat Heritage Study Stage 2.
- Applies the objectives of the Ballarat Advertising Sign Guidelines

The Central Ballarat precinct is associated with the early street and land survey of this area of the former municipality of Ballarat West in the 1850s, and with the subsequent subdivision of many of the large original Crown allotments during the late 19<sup>th</sup> century and early 20<sup>th</sup> century (predominantly through private subdivision) into additional streets and smaller allotments of land. The precinct is also associated with the establishment and development of several institutions including a number of schools and Nazareth House, and with early residential settlement in Ballarat.

#### Objectives

- To conserve the Victorian, Federation and Inter-War and early Post-war residential, commercial, cultural / community and educational places that demonstrate the historical significance of the precinct.
- To protect the grid street layout of the Precinct.
- To ensure that scale, mass and form of new development does not detract from the significant and contributory places.
- To retain the low rise scale of the precinct.
- To encourage the use of traditional construction materials within the precinct.
- To encourage building separation through detached buildings, appropriate front and side setbacks and garaging to the rear.
- To conserve the original engineering infrastructure including bluestone spoon or channel drains, bluestone inverted channel gutters with bluestone pitcher kerbs and deeper brick bluestone stormwater drains.

### 22.19-3 Policy

#### *Exercising Discretion*

Where a permit is required for a proposal, it is policy to:

- promote residential buildings that incorporate the following design characteristics (but not limited to):
  - hipped and/or gabled roofs with a pitch of between 25-40 degrees.
  - galvanised corrugated iron (painted or unpainted), slate or terracotta tiles (Marseilles pattern) roof materials.

- weatherboard (horizontal or ashlar block pattern), or brick (single or polychromatic face brick or rendered or a combination of the two) wall construction materials.
- eaves that range from modest and lined, to projecting with exposed rafters.
- ogee or quad profile guttering;
- unpainted brick chimneys.
- promote commercial buildings that incorporate the following design characteristics (but not limited to):
  - one or two storey height.
  - hipped and/or gabled roof form with a pitch of between 25-30 degrees.
  - galvanised corrugated iron (painted or unpainted) roof materials and concealed at the front behind parapets.
  - parapets.
  - brick (face brick or rendered), bluestone or horizontal weatherboard wall construction materials.
  - projecting verandahs with detailing appropriate to era and style of the building.
  - timber framed windows and doors.
  - recessed entries to shopfronts with timber or early metal framed windows, and brick, bluestone or timber stallboards.
- promote cultural/community and educational buildings that incorporate the following design characteristics (but not limited to):
  - one, two or three storey height.
  - hipped and/or gabled roof form with a pitch generally steeper than 30 degrees.
  - slate or terracotta tiles roof materials.
  - face brick wall construction materials.
  - timber framed windows and doors.
- ensure development responds to the single and double storey height of the buildings of the precinct.
- ensure development is detached and has side setbacks equal or greater than the existing place.
- ensure development has a front setback equal or greater than any adjoining building and no building (incl. garages, carports, outbuildings) may occur in the front setback.
- ensure new garages are set to the rear of the allotment, or at least as far as possible to the rear of the house where dictated by an odd allotment shape.
- ensure that where permitted, visible additions to buildings within the Precinct should read as secondary elements and not dominate the original architectural style, form and scale of the building and should closely match the existing proportions, roof form and materials of the building as above.
- ensure alterations to bluestone spoon or channel drains, bluestone inverted channel gutters with bluestone pitcher kerbs and deeper brick, bluestone stormwater drains and wrought iron drain guards use traditional materials.
- encourage retention of gravel / grass road shoulders and turf nature strips or footpaths.

#### Decision Guidelines

It is policy that the responsible authority consider as appropriate:

- Recommendations of the *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 & 1981).

- Recommendations of the *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward, (1998)
- Recommendations of the *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership, (2002)
- Recommendations of the *Ballarat Advertising Sign Guidelines*.
- Recommendations of the *City of Ballarat Streetscape Study*.

### References

It is policy that the responsible authority consider as appropriate:

- *Ballarat Heritage Study*, 1978 & 1981, Jacobs Lewis Vines
- *Ballarat Heritage Study Stage 1* Andrew Ward, 1998
- *Ballarat Heritage Study Stage 2* Hansen Partnership, 2002



## 5 STURT STREET HERITAGE PRECINCT

### 5.1 Description / Precinct Boundaries

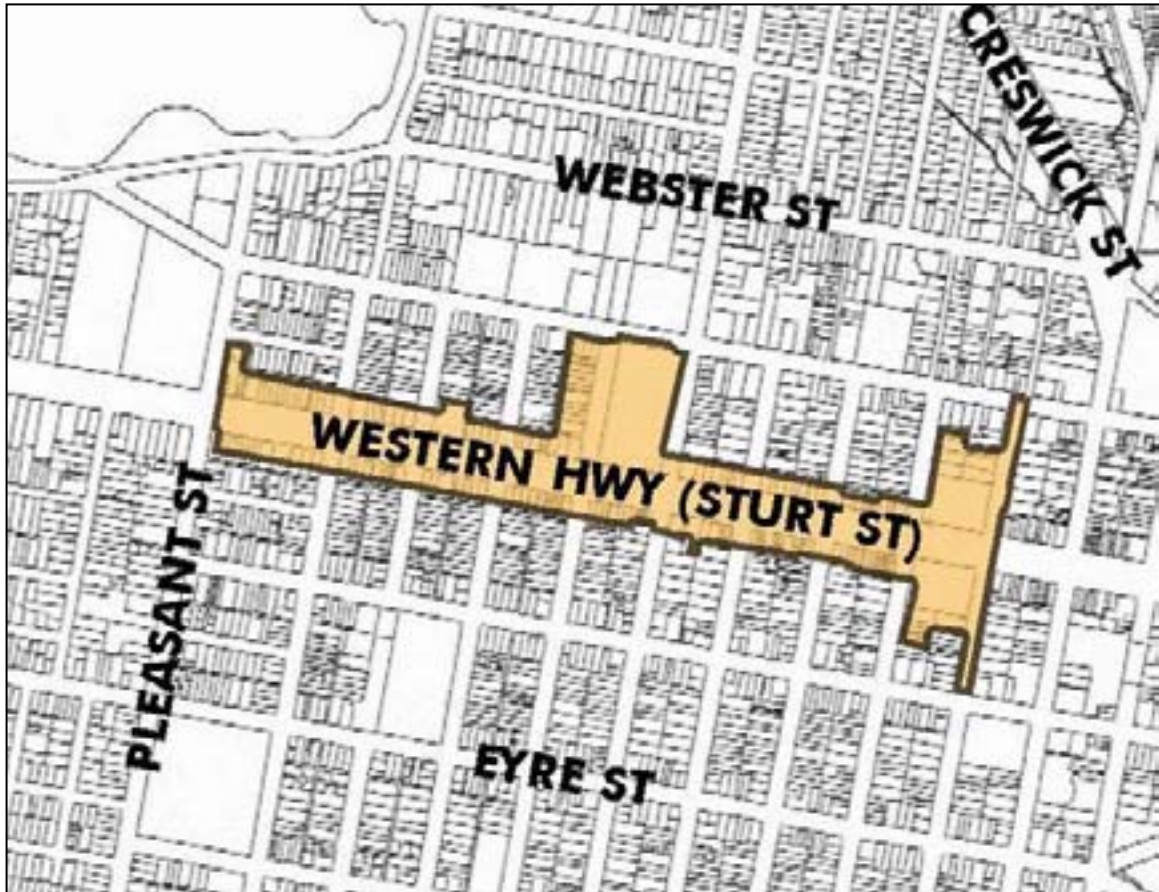


Figure 6 Sturt Street Heritage Precinct Map, shown as “E” on the Proposed Ballarat Urban Heritage Precincts Map

The Sturt Street Precinct is characterised by a combination of substantially intact residential buildings constructed generally from the 1870s to the 1940s, and by a notable collection of civic and religious buildings constructed from the 1860s onwards. The precinct is also characterised by the formal layout and mature tree plantings of Sturt Street.

The Sturt Street precinct includes the roadway and all properties fronting Sturt Street between Pleasant and Dawson Streets. Developments associated with St. Patrick’s Cathedral complex (Hall and Presbytery), St. Andrew’s Uniting Church (hall and gardens) and the Ballarat Base Hospital are also included.

### 5.2 Historical Overview

The history of the Sturt Street precinct is closely associated with residential, civic and religious themes in Ballarat’s history. Prior to development of the township of Ballarat, the only road in the district was Raglan Road which followed the course of what is now known as Sturt Street. It was three chains wide and amongst other things was used as

a cattle stock route between Geelong and Adelaide.<sup>67</sup> In 1851 with the influx of thousands of gold diggers and associated industries the squatter era came to a close. In 1852, the Government sent its surveyor, Mr W.S. Urquhart to Ballarat to survey and layout a township. Urquhart assessed the topography and determined to create the town on the plateau using a grid pattern lay out.<sup>68</sup> Urquhart's plan promoted Lydiard and Armstrong Streets as the main thoroughfares and Mair, Dana and Sturt Streets as cross streets.<sup>69</sup> The plan maintained the generous three chain width of Sturt Street with a two chain width for the remainder of the streets.

Urquhart named the streets after police officials in the district. It is suggested that Sturt Street was named after Evelyn Pitfield Shirley Sturt, the brother of explorer Charles Sturt. Sturt was a Police Magistrate in Melbourne in 1849 and superintendent of police in 1850. His link to Ballarat continued in 1854 when he was appointed to the commission of inquiry into the trial of Scobie, and the Bentley's hotel affair. It is an event considered to be a catalyst for the Eureka uprising.<sup>70</sup>

The government, banking and commercial enterprises developed in the western surveyed area of Ballarat out of the way of the mining activity of the alluvial goldfields which were predominantly in East Ballarat. The housing associated with this development tended to be on the higher areas of west Ballarat and housing spread from Lydiard to the west along Sturt Street with medical practitioners living near the site of the hospital and the main stream religions developing churches to cater for the local residents.

In the 1860s a double row of Blue Gums was planted in the centre of Sturt Street from Doveton Street to Pleasant Street.<sup>71</sup> A wooden picket fence with gates was erected around each garden block. Seats were placed at the base of the trees which provided the setting for social interaction. The Spielvogel papers describe the setting:

*“these had grown amazingly quickly and by 1882 was a delightfully cool and shady haven during the summer months. The abundance of pale green blossoms with their rich perfume attracted hundreds of gaily coloured parrots whose shrill cries added much to the cheerfulness of the street.”<sup>72</sup>*

In contrast to the positive visual and community experience, the local shopkeepers complained that the trees overshadowed their shops during the winter. Mayor Shoppee took heed of complaints and removed all gums replacing them with deciduous elms and oaks. The removal of the trees was met with protest and threats to the Mayor from the community. With the success of garden squares from Doveton Street east, in 1864, Mayor Shoppee set about improving the central strip of Sturt Street from Dawson Street to Pleasant Street with similar plantings of flower beds enclosed by high iron railing fences in place of the Blue Gums. The well tended gardens were popular with the residents of Ballarat.<sup>73</sup> The iron railings were removed by 1938.

The consolidation of Ballarat can be traced through the developments of the built fabric of Sturt Street between Dawson and Pleasant Streets.

The need for fire services resulted in the Ballarat City Fire Brigade being formed in 1859 and the Ballarat City Fire Station was erected at 702 Sturt Street the following year.

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<sup>67</sup> Spielvogel Papers Volume 2, Ballarat Historical Society 1981, pg 19

<sup>68</sup> Bate, W *Lucky City*

<sup>69</sup> Spielvogel Papers Volume 2, Ballarat Historical Society 1981, pg 53

<sup>70</sup> Ballarat Tourism and Accommodation Directory website

<sup>71</sup> Ballarat: A Guide to Buildings and Areas 1851 - 1940

<sup>72</sup> *ibid*, pg 56

<sup>73</sup> *ibid*. pg 57

Churches developed around the corners of Sturt and Dawson Streets with St Patrick's Cathedral erected from 1857-63, and on the opposite corner St. Andrew's Kirk was erected from 1862-64. Adjacent to this precinct are the former Congregational Church and the former Baptist Church.

To celebrate Queen Victoria's diamond jubilee in 1897, the women of Ballarat raised the money for a new hospital ward. After three years The Queen Victoria Ward of the Ballarat Hospital was erected in 1901.

### **5.3 Urban Design & Engineering Infrastructure**

The West Ballarat Precinct is characterised by a mixture of substantially intact residential and commercial buildings constructed from the 1870s to the end of the inter-war period in the 20<sup>th</sup> century, interspersed with a notable collection of religious and cultural/community buildings constructed from the 1860s to the early 20<sup>th</sup> century.

The Sturt Street Precinct retains the form of W.S. Urquhart's original 1852 survey plan for Ballarat. The landscaped central median strip flanked by two carriageways created in the 1850s remains.

The allotment sizes along Sturt Street reflect the westwards growth of Ballarat city. The most substantial allotments are those of community and religious buildings, all of which support individually significant or contributory buildings. The smaller commercial and residential allotments reflect incremental growth along the street and are generally consistent in size. The individually significant and contributory commercial and residential buildings are scattered along the street.

The majority of the significant and contributory buildings in the precinct are oriented toward Sturt Street.

The high maintenance of the formal central median strip plantings have continued since the 1850s. Historically significant trees can still be found in the median strip.

In terms of engineering infrastructure the most significant remnants are the bluestone gutter with concrete upstands on the outer edge of the roadway. The concrete kerb and gutter used either side of the central median strip are of a more recent, and less appropriate, construction, particularly between Drummond and Pleasant Streets. The bitumen footpaths are also recent.

### **5.4 Landscaping (Public & Private)**

The formal central median strip and its landscaping are a significant characteristic of the Sturt Street Precinct. The trees in the median strip are planted in formal, symmetrical rows and include plane, ash chestnut and oak species. Ornamental flowerbeds and sculptures / memorials are dispersed along the median strip (particularly between Dawson and Drummond Streets) increasing the visual appeal. There are no street trees along the road edges.

St. Patrick's Cathedral and St Andrew's Kirk have extensive and well maintained private gardens. St Peter's Church has smaller gardens which also contains mature exotic planting. However, with generally no setbacks to other buildings, front gardens are not characteristic of the Precinct. Only a few of the places have established front gardens

with canopy trees.

## 5.5 Buildings & Significant Details

The Sturt Street Precinct is especially characterised by the two dominant bluestone church complexes on the corner of Dawson Street. Other individually significant and contributory buildings along Sturt Street provide examples of the Victorian and Edwardian periods.

### Civic Buildings

A religious precinct in itself developed around the corners of Sturt and Dawson Street with two ecclesiastical landmarks in St Patrick's Cathedral on the corner of Dawson and Sturt Streets erected from 1857-63, and on the opposite corner St. Andrew's Kirk, erected from 1862-64. The context of these West Ballarat churches combined with the former Congregational Church and former Baptist Church produce an area of high architectural and historical significance.

St. Andrew's Kirk is constructed of bluestone and uses an original basilican plan with nave and aisles. The building was designed and built in sections, however the later additions of transept and spire produce an overall clarity in design and composition. The earlier Norman detailing distinguishes the original part of the church in the capitals, mouldings and east elevation, and a stilted arch flanked by two semi circular arches. The cast iron fence was erected in the early nineteenth century. The St. Andrew's Kirk spire is a landmark feature of the Ballarat skyline

St Patrick's Cathedral is of Statewide significance due to its intactness as a cathedral complex of buildings, including presbytery and hall, and the fine detailing of the Cathedral. The Cathedral is constructed of bluestone with freestone dressings to a basilican cross section and cruciform plan. It was also built in a number of stages to a plan by English architect the Hansom Brothers and modified and supervised by a number of architects. A local architect JB Denny took over the work around 1863 when the nave and aisles had been completed. His involvement in the Church is of particular note as a protégé of the architect Pugin. Pugin's influence is reflected in the tracery of the windows, mouldings and openings. The bluestone nave arcade and scissor beam roof construction are of note, as are the elaborately designed fence and entrance gates of cast iron.

St. Patrick's Hall is influenced by Gothic architecture with the height and window detailing. The main hipped roof form is intersected by four gables on each side and two more gables on the front ridge. The internal condition includes two tiers of Gothic windows, a downward curving ceiling toward the walls and a simple groined junction where the two intersect at the upper level. Other features of note are the coffered plaster ceiling with intersecting beams and ornamental ridging on the front gables, and the iron bell tower framed in steel angles and braced with criss-cross rods.

St. Peter's Anglican Church is a simple bluestone church commenced in 1864 with additions made in 1870 and 1887, with the tower added in 1891. The building was completed in 1917 with the addition of the east chapel. The tower houses a peal of six bells. The church shares its garden setting with the polychrome two storey parsonage which was constructed in 1899.

The Ballarat City Fire Station was constructed in 1870 and is recognised as the most intact early Fire Station in the State comprising a two storied building with castellated

parapet. It was originally constructed of bluestone, however this has been concealed by rough cast with the quoins and architraves covered by smooth cement render. A central five storey octagonal tower which houses a great bell, is the feature of the building. The tower has thin windows in each face at each level. A glazed corbelled lookout at the fourth storey has been removed.

The Queen Victoria Wing of the Ballarat Hospital is a combined Jacobean and Edwardian architectural style constructed of red brick and rendered trim. It has been modified however the overall form, unusual roofline, tiled pavilions at the west end and picturesque roof vents remain.

### Commercial

The commercial buildings are generally limited to one or two storeys and are predominantly of brick or brick and render. The two hotel buildings on corner allotments are prominent in the streetscape.

### Residential

The individually significant or contributory buildings in the Sturt Street Precinct range in their period of construction from Victorian to Federation. The residences are generally associated with the larger civic buildings in the Precinct including the group of Doctor's houses, and the St. Patrick's Presbytery and St Peter's Parsonage.

The St Patrick's Presbytery is the third building in the important intact cathedral complex including the cathedral itself and hall. The importance of each building is as much due to the architecture as the relationship of each to the other. The presbytery is an intact large scale Edwardian residential building.

There are some outstanding examples of Victorian and Edwardian residential architecture in the Sturt Street precinct. Of particular note are the Broadwood Flats at 606-608 Sturt Street, and residences at 704, 708 and 802 Sturt Street.

Broadwood Flats are a two storied pair of houses and are of interest for the unusual form of the recessed balcony, with irregularly spaced Ionic columns, and the unusually proportioned windows in the upper storey. The residence at 704 Sturt Street forms part of an important group of three doctor's houses. Otherwise known as Pinnock's House, a doctor who settled in Sturt Street around 1877, the building is unusual for the carriageway opening through an arch in the façade. The arched carriageways also a feature of the two adjoining doctor's houses (west in Sturt St) and is echoed in the adjacent fire station entrances, giving the group a common link. 708 Sturt Street, constructed in the 1890s, is a finely detailed two storey red brick house with carriageway. The most notable features of this building are the carriageway, the cast iron work of the verandah and the projecting two storey bay capped by a decorative timber gablet. The cast iron of the verandah is the same used on the verandah of the Alexandria Tea Rooms in Lydiard Street. A cast iron palisade fence appears to be the original. The residence at 802 Sturt Street is an unusual house unique to Ballarat, and possibly Victoria. It combines diverse architectural elements from a variety of styles including Tudor, Gothic, Jacobean and Greek.

## **5.6 Significant Landmark Features and Views**

The Significant urban landmarks in the precinct include:

- The strong streetscape elements of the St. Patrick's Cathedral complex and St.

Andrews Kirk which form an important eastern focus to the precinct, and whose spires form a landmark on the skyline.

- The significant visual connection between St. Andrew's Kirk and St. Patrick's Cathedral.
- The strong streetscape element of the Ballarat Fire Station bell tower.
- The Queen Victoria Wing of the Ballarat Hospital which forms a dominant corner streetscape element at Pleasant Street.
- The three Doctor's residences which form an intact row of residential buildings.
- The boulevard like design of the street with planted / landscaped central median strip.
- The memorials / sculptures in the centre of the median strip.
- The significant visual connection between the street layout and abutting buildings.

## 5.7 Statement of Cultural Significance

The Sturt Street Precinct is historically significant at a **LOCAL** level (AHC criteria H.1). Sturt Street follows the first known stock route through Ballarat predating Urquhart's formal street layout. Its use, design and the buildings that abut the street are associated with the early settlement of the area by squatters, the goldrush and subsequent formal layout of a grid street pattern in the 1850s, to consolidation of a township and the development of important civic and commercial buildings along its edge. The precinct contains three significant early churches of the Catholic, Anglican and Presbyterian faiths which demonstrate the mainstream religions association with the government and commercial settlement of the western end of Ballarat. The remaining residential buildings demonstrate the development of larger professional and commercial families' houses in the more prosperous western area of Ballarat.

The Sturt Street Heritage Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates many original and early design qualities associated with the civic, commercial and residential development of the Ballarat township between the 1850s and early 1900s. These qualities include Victorian and Federation styled buildings with the introduction and use of other architectural motifs such as Jacobean, Gothic and Tudor in detailing. The residential and commercial buildings are generally one to two storey with civic buildings contrasting in height and scale.

Intact qualities of the individually significant commercial and residential buildings include single and double storey height, no setbacks, prevalence of face brick and rendered facades, verandahs and / or articulated facades, hipped or gabled roof forms, and decorative detailing. The main civic buildings are unique in design and scale but are consistent in use of stone for construction. In terms of the religious buildings, the landscape setting contributes to the overall architectural merit of the complex.

The Sturt Street Precinct is aesthetically significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates important visual qualities that reflect the historical, cultural and architectural development of the precinct, and contribute to the setting. The qualities include the landmarks, notably many larger civic buildings in the precinct and their associated residences. The gracious boulevard layout with dual carriageway and landscaped central median strip with memorial, fountain and statues also add to the visual qualities of the streetscape.

The Sturt Street Precinct is scientifically significant at a **LOCAL** level (AHC criteria C.2). The area is of importance for contributing to the history of infrastructure development in Ballarat West, identified by intact bluestone kerbs and gutters and cast iron drinking fountain.

The Sturt Street Precinct is socially significant at a **LOCAL** level (AHC criteria G.1). Sturt Street is recognised and highly valued by the community for religious, civic, commercial, commemorative, and cultural reasons.

Overall, the Sturt Street Precinct is of **LOCAL** significance.

## 5.8 Local Policy

### HO167: STURT STREET HERITAGE PRECINCT

This policy applies to all land located within the heritage overlay schedule of HO167 otherwise known as the Sturt Street Precinct.

#### 22.20-1 Policy Basis

This Policy:

- Applies the heritage SPPF objective in clause 15.11 to local circumstances;
- Builds on the MSS objectives in clause 21.07 and 21.11 relating to urban development and the management of heritage places
- Applies the objectives of the Ballarat Heritage Study Stage 2.
- Applies the objectives of the Ballarat Advertising Sign Guidelines
- Applies the objectives of the City of Ballarat Streetscape Policy; Wilson Sayer Core, (1991).

Sturt Street follows the first known stock route through Ballarat predating Urquhart's formal street layout. Its use, design and the buildings that abut the street are associated with the early settlement of the area by squatters, the goldrush and subsequent formal layout of a grid street pattern in the 1850s, to consolidation of a township and the development of important civic and commercial buildings along its edge. The precinct contains three significant early churches of the Catholic, Anglican and Presbyterian faiths which demonstrate the mainstream religions association with the government and commercial settlement of the western end of Ballarat. The remaining residential buildings demonstrate the development of larger professional and commercial families' houses in the more prosperous western are of Ballarat.

#### 22.20-2 Objectives

- To conserve the early and late Victorian and Federation civic / community, religious, commercial and residential buildings that demonstrate the historic significance of the precinct.
- To conserve the memorials and statuary in the central median strip of Sturt Street.
- To protect the gracious formal boulevard form of Sturt Street with its dual carriageway and central median strip.
- To retain the mature trees and hard elements of the ornamental garden beds in the central median strip.
- To ensure that scale, mass and form of new development does not detract from the significant and contributory buildings.
- To encourage the use of traditional construction materials within the precinct.
- To encourage the reconstruction of verandahs where they have been removed or altered.
- To encourage the low rise scale of Sturt Street where key cultural / community buildings punctuate the scale.
- To reduce the clutter of signage, infrastructure and cabling on Sturt Street.
- To conserve the intact bluestone kerbs, gutters.

#### 22.20-3 Policy

*Exercising Discretion*



Where a permit is required for a proposal it is policy to:

- promote buildings that incorporate the following design characteristics (but not limited to):
  - hipped or gabled roof form with a pitch between 25 and 30 degrees.
  - galvanised corrugated iron, Marseilles pattern terracotta tiles or slate roofing.
  - traditional materials including horizontal weatherboard, brick and masonry construction.
  - timber doors and timber framed double hung or casement windows.
  - eaves and verandahs based on the cantilever and post support form.
- ensure additions are compatible with the architectural style of buildings.
- encourage accurate reconstruction of Victorian, early 20<sup>th</sup> century and inter war verandahs on significant and contributory buildings where they have been removed/and or altered.
- ensure the use of external paint colours on buildings that are appropriate for the style and period of construction.
- ensure any roadworks maintain the width of Sturt Street with dual carriageway and central median strip and adopt traditional construction form.
- encourage the undergrounding of cables along Sturt Street.
- limit and consolidate advertising and directional signage, and infrastructure within the Sturt Street road reserve.
- encourage the retention of the garden settings of Church properties.
- ensure that repairs and alterations to bluestone kerb, channels and gutters, use traditional materials.

#### *Performance Measures*

It is policy to assess proposals against the following performance measures as appropriate:

- development adjacent to key cultural / community buildings should be no higher than 8 metres.

#### Decision Guidelines

It is policy that the responsible authority consider as appropriate:

- Recommendations of the *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)
- Recommendations of the *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).
- Recommendations of the *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).
- Recommendations of the *Ballarat Advertising Sign Guidelines*.
- Recommendations of the *City of Ballarat Streetscape Policy; Wilson Sayer Core, (1991)*.

#### References

It is policy that the responsible authority consider as appropriate:

- *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)
- *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).
- *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).
- *Ballarat Advertising Sign Guidelines*.
- *City of Ballarat Streetscape Policy; Wilson Sayer Core, (1991)*.



## 6 SOUTH BALLARAT HERITAGE PRECINCT

### 6.1 Description / Precinct Boundaries

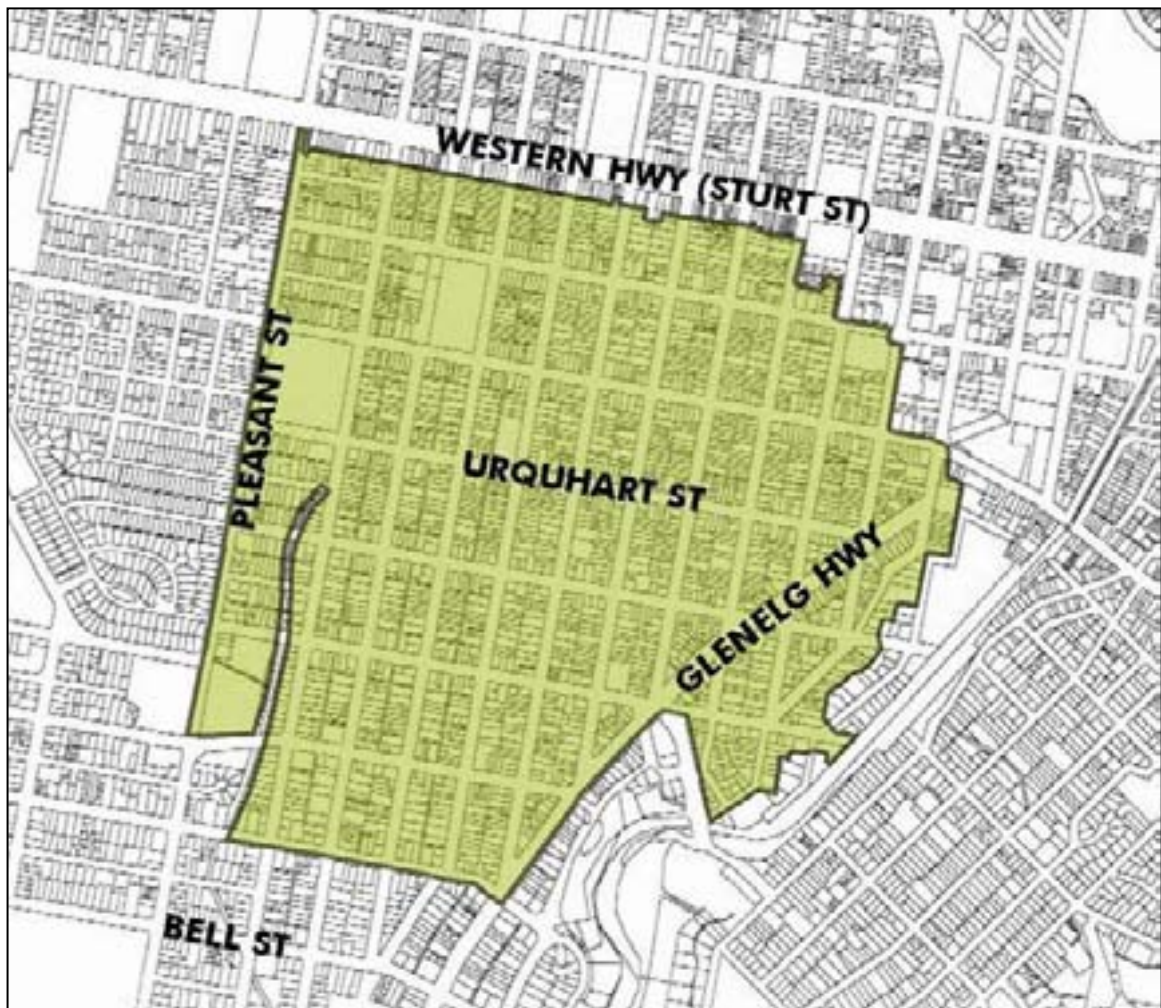


Figure 7 South Ballarat Heritage Precinct Map, shown as “F” on the Proposed Ballarat Urban Heritage Precincts Map

The South Ballarat Precinct is located directly to the south-west of the Ballarat City centre, within urban Ballarat. It is characterised by a heterogeneous combination of substantially intact residential buildings, which were constructed from the early 1860s (or possibly earlier) to the 1940s, and into the early 1950s. They are interspersed with a notable collection of cultural/community, commercial and educational buildings constructed from the 1850s onwards. The precinct is also characterised by the formal grid layout of nearly all of its streets, most of which feature avenues of mature to semi-mature trees; by scattered areas of grassed and treed public and private open space including the Western Oval Reserve, the lawns of the City Bowling Club, and Trekardo Park; and by numerous well-maintained private gardens, some of which contain notable mature tree specimens. Furthermore, the precinct is specially distinguished by the substantial integrity of its original engineering infrastructure, particularly as identified by the extensive network of bluestone spoon drains and gutters that can be seen along

almost every road in the precinct, generally in conjunction with wide gravel/grass shoulders.

The north boundary of the Central Ballarat precinct is generally formed by the south boundary of the Sturt Street Central Heritage Precinct. It predominantly runs along the rear of the allotments on the south side of Sturt Street between Pleasant Street South and Lyons Street South, then along the southern boundary of much of the land and buildings associated with the St Patricks Cathedral, and finally along the north side of Dana Street between Dawson Street North and Doveton Street North. The east boundary begins at the north-west corner of the intersection of Doveton Street North with Dana Street and runs in a staggered line to the south boundary. It is generally formed by the east side of Doveton Street North (to Eyre Street), the north side of Eyre Street (to Armstrong Street North) and then by the rear boundaries of allotments located on the east side of Armstrong Street North (to Sebastopol Street), before turning to run along the rear of the allotments on the north side of Sebastopol Street (between Armstrong Street North and Hickman Street) and effectively ends where Sebastopol Street abuts the Yarrowee River Channel Reserve.

The south boundary begins at this same point and is characterised by an irregular edge that runs in a western direction to Skipton Street, and takes in allotments on the south side of Sebastopol Street, the east side of the last section of Dawson Street South, and the east side of Hill Street. At the intersection of Sebastopol Street with Skipton Street, the south boundary turns to run along the south-east side of Skipton Street to the intersection with Darling Street, and turns again to run along the south side of Darling Street to the point where it crosses the Redan Creek Channel. The west boundary is firstly formed by the east edge of this bluestone lined channel (between Darling Street and Latrobe Street), then by part of the north side of Latrobe Street and finally by the west side of Pleasant Street South. The west boundary ends at Sturt Street.

## 6.2 Historical Overview

The South Ballarat precinct covers a large area on the southern side of Sturt Street extending towards Redan in the south and the Western Oval in the east. Land use in this area today is a mix of residential and commercial however there are also strong links to Ballarat's mining history throughout the precinct.

Several important Leads are associated with mining activity in the South Ballarat precinct with the greatest concentration of early activity being in the extreme eastern portions of the precinct. The Golden Point Lead winds through this area with sections of the Malakoff Lead, the Milkmaids Lead and the Nightingale Lead also branching through the Yarrowee River.<sup>74</sup> Mining in this area began in the early 1850s after the discovery of gold on Golden Point. Other individual mines were scattered throughout the area.

In this area, building development preceded formal surveying, as was often the case in the very hastily settled goldfields areas of Victoria. While the early survey maps of Ballarat give the impression of completed works, the actual process of transferring their intention to the ground was a much slower process. The half yearly reports of the Municipality of Ballarat produced throughout the late 1850s record the progress of public road works in the South Ballarat precinct. The formation of roads, as well as pitching, gravelling and metalling was occurring in stages right throughout this period. In 1858, extensive gravelling was reported along Mair, Dawson, Lyons, Raglan, Dana and Errard

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<sup>74</sup> 'Geological and Topographical Survey, Ballarat Gold Field by W Baragwanath, 1917', Central Highlands Library, Ballarat Branch.

Streets. As evidence of the importance of this foundation work, three township blocks were reserved as quarries to provide metal for roads.

A map drawn by J Brache of the Surveyor General's Department in 1861<sup>75</sup> shows reasonably steady settlement throughout the precinct. The section on the west side of the Yarrowee Creek adjacent to Golden Point remained subject to heavy mining activity and therefore little residential settlement. The density of development decreases from the north east area to the south west of the area. The map also shows that the Western Oval area was set aside for a Gymnasium and Recreation, and the land bounded by Eyre, Ascot, Dana and Talbot had been set aside for the Benevolent Asylum, now known as the Queen Elizabeth Centre. The Lutheran Church and Dana Street school are noted on the map.

By 1861, formal surveying of allotments within the township blocks had extended through most of the precinct. A map dated 1871 shows that the blocks south of Eyre Street, between Drummond and Pleasant Streets and as far south as Sebastopol Street, had only a very few building allotments surveyed<sup>76</sup>. The Parish Plans of the area show that many of the building allotments in the area were held on miners rights with a large number of these not being transferred to a land title until the late twentieth century.

By 1876, the attention of the Council had turned to tree planting to beautify these residential areas.<sup>77</sup> Tar footpaths were also being laid through sections of South Ballarat.<sup>78</sup> Street planting occurred throughout the area generally in the years 1901 until 1917<sup>79</sup>. Planes and elms predominated in the planting schemes with the use of chestnuts and ash trees sometimes used in the later years. Many of these trees remain, with some street blocks retaining the full avenue of trees. The Deodar Cedars (*Cedrus deodar*) planted near the corner of Urquhart and Ripon Street South are an unusual departure from the usual planting scheme and remain as strong historic features of value in the precinct.

The tramline to Sebastopol ran along the length of Drummond Street through the centre of the precinct. The ready access to transport supported the spread of housing throughout the area. This spread of housing was supported by a number of small corner hotels and local businesses, some which continue operating today. Some larger hotels and businesses are still marked by the two storey buildings remaining such as the former grocers in Urquhart Street. Some are only marked by small remnants such as the cellar access in the flagstone paving at the corner of Dana and Raglan Streets.

The Western Oval has been used for recreation from the late 1850s. In 1877 there were three senior cricket clubs in Ballarat with the Ballarat City club at the Western Oval. A lawn bowls club was formed to play on the Western Oval in 1870 but disbanded in 1874 to finally reform in 1893 as the City Club.<sup>80</sup> In 1915 the City Council planted the elms at the Western Oval.<sup>81</sup>

Trekardo Park was the site of a stone quarry until the early twentieth century and was only gazetted as a park in 1938.

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<sup>75</sup> 'Surveyor General's Office by J Brache, 21<sup>st</sup> October 1861', Public Records Office, Ballarat Branch.

<sup>76</sup> City of Ballarat, Parish of Ballarat, County of Grenville, compiled by John Wrigglesworth, assistant surveyor, 1871

<sup>77</sup> Municipality of Ballarat, *Mayor's Report, 1876*, Central Highlands Library, Ballarat Branch.

<sup>78</sup> *Ibid.*

<sup>79</sup> Annual Mayor's Reports of the City of Ballarat 1901 -1917

<sup>80</sup> Spielvogel, Nathan, Spielvogel Papers, Vol. 2 Ballarat Historical Society 1981, p76, p. 80

<sup>81</sup> Ballarat Historic Landscapes Trees and Gardens, 1983, Lumley P; et al; for Royal Botanic Gardens Melbourne and Department of Crown Lands and Survey.

The land for the Dana Street School was granted in 1854 and a symmetrical building in bluestone was designed by architects Backhouse and Reynolds to house the first National School in Ballarat west. The building commenced in 1856 and by 1857 the part of the building as it remains today was completed without the flanking south school room. The building was expanded in 1876 with the construction of the brick building facing Dana Street which had been designed by architect Henry Bastow.

The former Urquhart School, now BRACE, building was officially opened in 1878 and had an enrolment of nearly 1000 children. It was designed by Education Department architect, Henry Bastow. The school once boasted a swimming pool for the students.

St Patrick's Primary school was erected in 1924 as the parish school for St Patrick's Cathedral.

The notable mixed Romanesque/Gothic Revival styling of the Lutheran Church in Doveton Street South was constructed in 1876 to the design of local architect Henry Caselli. The building indicates the presence of a strong Lutheran community, which continues today. The original Lutheran Church and manse site included all the land at the corner of Doveton and Eyre Streets but are now separated with other housing between the church and the Manse. The Manse in Eyre Street was built in 1868 to the design of Mr. Poeppel. Improvements were designed by Henry Caselli in 1878 and further additions in 1897 by the architect Mr. Brazenor.

The Ebenezer Presbyterian Church in Armstrong Street South was opened in 1863. The church was designed by local architect Henry Caselli who also designed the later additions and alterations of the gallery and porch which were added between 1883 and 1889. The church hall was constructed in 1892 and the two storey manse completes the group. All of the buildings are contained within an ornate cast iron and bluestone fence, which was constructed in 1892.

### **6.3 Urban Design & Engineering Infrastructure**

The South Ballarat Precinct is a built-up area that is predominantly residential in composition and is strongly characterised by a majority of long straight streets organised in a dominant grid pattern. It also contains a notable collection of cultural/community, commercial and educational buildings, which are widely distributed throughout the precinct, and some large areas of landscaped public and private recreational open space predominantly located on the west edge. The south-west area of the precinct is also transected by the historic Redan Creek Channel (part of the Creek and River Channels Heritage Precinct).

The topography throughout most of the precinct is generally flat, although it does tend to rise gently in a northerly direction from the south boundary to the north. It is only in the south-east corner of the precinct that the terrain noticeably changes - it drops quite steeply at times from the edge of the escarpment that underlies most of the precinct down to the Yarrowee River.

The street pattern remains essentially as surveyed by the late 1860s and is characterised by a regular grid pattern that is transected in the south-east by the angled line of an early established thoroughfare, Skipton Street, and becomes partly distorted further south-east in response to abrupt changes in the terrain. Drummond Street South, which has a wide road reserve and runs in a north-south direction through the middle of the precinct, is one of the main collector thoroughfares in Ballarat. It connects the South Ballarat area with residential areas in the north and, via Skipton Street, with

Sebastopol in the south. Drummond Street South is flanked on either side by numerous parallel streets that are the same width and are spaced at regular intervals, although part of Talbot Street South has more recently become part of the site of the Queen Elizabeth Centre, thereby interrupting the historically early street layout. All of these parallel streets run north across Sturt Street, but generally finish after one block at Mair Street. A few, west of Drummond Street South, run southwards past Darling Street through Redan, while others, like Drummond Street South, finish at the junction with Skipton Street, or cross over Skipton Street to run only one or two blocks south.

These north-south orientated parallel streets are intersected at right angles by other streets that have the same wide road reserve and are also laid out at a regular spacing, thereby creating the grid pattern that characterises most of the precinct. A number of these east-west oriented streets run further east beyond the boundaries of the precinct, connecting it with the residential parts of Ballarat that lie east of the Yarrowee River Channel. Some of these streets run further west of the precinct, with Latrobe Street in particular acting as an important arterial road. Others act only as local streets and begin and end within the boundaries of the precinct. Additional local streets of a lesser width also bisect the blocks between Pleasant Street South and Ripon Street South in an east-west direction. Narrow rear access laneways, or rights-of-way, also transect nearly all of the blocks to the west of Windemere Street South.

The south-east section of the precinct has the most irregular street layout, best described as a distorted grid, with some angled streets and irregular shaped blocks. This distorted grid has been formed as a consequence of the Government Surveyor's main grid layout being transected by the early established line of Skipton Street as well as being modified by the abrupt change in terrain in this area. The latter factor has led to roads such as Armstrong Street South running at an angle that aligns with the edge of the escarpment between Skipton Street and Sebastopol Street.

The transection of the main grid by Skipton Street has also created areas of open space at various intersections that are characterised by their triangular shape and landscaping, which includes grass and mature trees.

Within the South Ballarat Precinct, the sizes of the residential allotments vary but they are mostly deep to very deep with differing widths. They are also generally rectangular in shape, with a few having angled rear or side boundaries where they edge the open Redan Creek Channel. In the south-east area of the precinct, the angled line of Skipton Street cutting through the dominant grid pattern, and the angling of other roads in response to the dramatic changes in the contours of the land have produced the greatest mix of allotment sizes, many with irregular shapes.

Many of the allotments throughout the South Ballarat Precinct, predominantly those to the north of Eyre Street and to the east of Drummond Street South, are based on the Government subdivision from the early 1850s of the sections and their sale as freehold allotments. The surveyed widths of these original freehold allotments were often not constant along the streets and many of the wider ones were divided (usually in half) at an early date. In a number of instances terrace rows, or a pair of semi-detached residences, have been erected on the subdivided allotments. In further instances residences that mirror each other or are the same, but are not attached, have been built on the divided allotments. The wider residential blocks scattered through the precinct tend to demonstrate the original width of the early Crown surveyed allotments. Some of the larger allotments, however, have been formed by the consolidation of several small allotments and are generally the location of commercial buildings such as hotels or the larger two-storey shops.

Also distributed throughout the precinct, but predominantly located to the south of Eyre Street and to the west of Drummond Street North, are numerous allotments that are based on the original sizes of blocks of land selected and leased by individuals under Miner's Right leases (later termed Residential Area Right leases) from the 1850s onwards. Much of this land, on which there are often early residential buildings, were not converted to freehold title until the late 1970s and early 1980s. Some of the allotments were the site of either large mullock heaps or industrial buildings until at least some decades into the 20<sup>th</sup> century.

Almost all of the buildings within the South Ballarat Precinct are oriented parallel with the front boundary of their allotments. The front setbacks of the residences within their allotments vary, but tend to range from small to medium setbacks of around 3 to 6 metres to medium to deep setbacks of some 6 to 9 metres or more. A few residences such as some terrace rows and a number of early small cottages are within 3 metres or set directly on the street frontage. The shops (or former shops) associated with residences, other larger commercial buildings, and the present and former hotels are all sited on the street frontages with many having prominent corner locations. Generally, however, there is a consistency to the front setbacks of the significant and contributory residential buildings along individual streetscapes, often relative to the size of the allotments.

Side setbacks also vary according to the size of the residence and the allotment on which it sits, and range from non-existent to narrow to wide. A number of the residences are built directly to a side boundary, and in most instances the boundary wall is constructed of brick for fire separation, even when the remainder of the building is of a different material. These brick boundary walls vary in appearance from fitting in under the eaves to more elaborate parapeted shapes that project beyond the front façade of the residence.

The deeper front setbacks seen in some residential allotments have enabled the formation of large gardens, often featuring extensive lawns and mature canopy trees, but even within smaller allotments gardens can be seen. The wider side setbacks to at least one side of some of the residences have allowed for the siting of side driveways leading to garages positioned at the rear of the allotment. There are also a number of shared driveways leading to separate garages at the rear, which help reduce the number of crossovers to the gutters in the streets. The numerous narrow rights-of-way to the blocks to the west of Windemere Street South allow car access to the residential allotments from the rear rather than from the street, thereby reducing even further the number of crossovers in this part of the precinct.

In addition to the residential allotments there are a number of separate large areas of land throughout the precinct, mostly belonging to religious or educational institutions, but with some used as public or private recreational land such as the Western Oval Reserve (which also contains the lawns of the City Bowling Club), and Trekardo Park (which was formerly a quarry). These larger areas of land demonstrate either the original and continued use of Government allotted Reserves (some of which have also been combined with adjacent smaller allotments), or the consolidation of smaller freehold allotments into a large area of land.

In terms of engineering infrastructure the majority of streets within this precinct retain their entire original engineering infrastructure, particularly as evidenced by the gutters, most of which are wide and deep bluestone pitcher spoon drains (sometimes seen in conjunction with early concrete upstands). Some bluestone pitcher inverted channel gutters with bluestone pitcher kerbs are also evident, as well as a few lengths of integrated concrete kerb and spoon drain gutters.



The wide road reserves of many of the streets in the precinct feature wide gravel/grass road shoulders between the bitumen carriageway and the gutters. Narrow to medium-width turf nature strips with bitumen or early concrete footpaths also form part of the original or early infrastructure along most of the streets in the precinct. A few street lengths feature turf footpaths only, or bitumen or early concrete footpaths only with no nature strip. There is also a notable example on the north-west corner of Dana and Raglan Streets of an expanse of early large bluestone flagging that was once extensively used throughout inner Ballarat as paving for the footpaths.

In terms of engineering infrastructure, these road reserve treatments, in particular the bluestone spoon drains, the bluestone inverted channel gutters with bluestone kerbs, and the wide gravel/grass road shoulders, are highly important in contributing to, and maintaining, the historic context of the precinct. The fabric of these treatments is substantially intact in most of the streets within the precinct, which have visually retained their historic wide, less urbanised appearance.

Later inappropriate changes to this traditional road reserve configuration can be seen along Drummond Street South and Latrobe Street. These streets have been greatly changed, both historically and visually, by the replacement of the original gravel/grass shoulders with a very deep nature strip (generally as an extension of an earlier nature strip) and the construction of integrated concrete kerb and gutters, predominantly the 'roll-over' type. In Drummond Street South the changes occurred after the removal of the tram lines along the carriageway. These changes have made the carriageways appear very narrow, and the street trees are now located within the deep nature strips rather than the gravel/grass shoulders. Similar changes to the historical and visual qualities of the road reserve have been made to Errard Street South, Raglan Street South and Lyons Street South (between Sturt and Dana Streets only) but in these instances the bitumen carriageways have been widened to create formalised on-street parking bays. The original bluestone gutters have also been replaced with integrated concrete kerb and gutters, and the streets now have a hard urbanised appearance with infrequent street trees located in dirt patches in the roadway.

Where access to the properties in this precinct is from the street, the crossovers to the deeper spoon drains are mostly flat or slightly arched concrete bridges, although fixed and removable metal plates are also present and some early timber crossovers can still be seen. There are also some crossovers through the bluestone spoon drains that are essentially at grade, with no bridge in place.

Although it forms part of the Creek and River Channels Heritage Precinct, the Redan Creek Channel also makes an important contribution to the engineering infrastructure of this precinct. In Darling Street, at the western boundary of the precinct, substantial bluestone parapet walls to the road culvert below can be seen. Specially formed bluestone drainage outlets set into the street gutter can also be seen an example is on the north side of Darling Street.

#### **6.4 Landscaping (Public & Private)**

Mature, as well as semi-mature, street tree plantings are a significant component of most of the streetscapes in the South Ballarat Precinct. The earliest plantings appear to date from just after the turn of the 20<sup>th</sup> century and predominantly consist of mature elm, oak or plane trees planted in rows on both sides of the streets within the gravel/grass road shoulder (although some are now located within the more recently deepened nature strips). The most significantly intact street tree avenues within the South Ballarat

Precinct generally either comprise only one of these main species or feature alternating plantings of two of the species and can predominantly be seen along sections of the north-south orientated streets, although parts of the east-west oriented streets also contain significantly intact avenues.

Other sections of most of the streets are characterised by less intact avenues of one or more of these mature tree species (some stretches longer than others) or feature disconnected individual mature remnant examples. There are also some street trees of note on the south-west corner of Urquhart and Ripon Streets. They have been identified as Deodar Cedars (*Cedrus deodar*) and remain as strong historic features of value in the precinct, as do the stands of mature pine trees and the rows of mature elm trees distributed around the edges of the Western Oval Reserve. There are also some individual feature trees of note in the triangulated open space areas formed at the intersections of Skipton Street with Lyons Street North and Dawson Street North.

The residential gardens in the precinct have also been variously landscaped and many are well planted with native and exotic plants. In a number of instances the deeper front setbacks of the houses have led to the formation of extensive formal front, and sometimes side, gardens. Along with expansive lawns and large garden beds, many of these gardens feature mature canopy trees. Many of the other, more average-sized, gardens also feature isolated mature canopy trees. In addition, a number of gardens are complemented by large, well-maintained front hedges, while some good examples of small cottage gardens can also be seen across the precinct.

These varied residential gardens, along with the pockets of highly visible landscaped and treed grounds belonging to the educational institutions, and the trees and/or landscaping in the public and private recreational open space, complement the variously treed streetscapes and contribute to the diverse garden setting of the precinct.

There is also a range of notable street furniture to be seen in the South Ballarat Precinct. They include wrought iron drain guard railings that contribute to the setting of the associated historic bluestone drains, early square post boxes on a number of street intersections, and historic concrete horse troughs in Pleasant Street South and Skipton Street that were donated to the city by the George and Annis Bills Estate in the early 20<sup>th</sup> century.

## **6.5 Buildings & Significant Details**

The South Ballarat Precinct is especially characterised by a heterogeneous mixture of substantially intact residential buildings constructed from the 1850s to the 1940s, interspersed with a notable collection of educational and cultural/community buildings constructed from the mid 1850s onwards. A number of present and former commercial buildings (hotels and shops) can also be seen scattered throughout the precinct, and are generally located on street corners. A majority of the buildings in the precinct are individually significant or contributory.

### Residential buildings

Stylistically the individually significant and contributory residences in the South Ballarat Precinct range in their period of construction from Victorian to Federation to Inter-War with examples from all eras distributed throughout the precinct. There are also a number of early Post-War houses of individual or contributory significance. Even though they may have been constructed in different eras the residences tend to be similar in scale, but there are scattered examples of larger villas as well as small cottages (the

latter predominantly erected in the Victorian era). There is generally a good retention of original housing stock throughout the precinct.

The majority of the residences in the South Ballarat Precinct are single storey and detached. There are, however, a number of notable Federation and Inter-War era houses featuring attic stories within steeply pitched gabled roof forms (which lessens the overall massing effect of two stories), and a number of notable Victorian, Federation and Inter-War era houses that are two stories high. Most of these 1½ and 2 storey residential buildings are located in the northern half of the precinct. They include the impressive Victorian era two-storey terrace at 18-20 Lyons Street South, which comprises two semi-detached residences within a unified Renaissance revival palazzo form.

The residences are most often characterised by horizontal (and sometimes ashlar block pattern) weatherboard wall cladding, but there are also numerous examples of brick wall construction. The latter may be seen as pressed face brick of single or multiple colours (the latter being used to create polychromatic patterning), or rendered (smooth or roughcast), or a combination of the two. In scattered instances bluestone or rubble stone wall construction can be seen. The variously pitched (generally 25°-30° and sometimes up to 45°) gabled and/or hipped roofs are sometimes quite complex in their form and are predominantly clad in unpainted or painted corrugated galvanised iron. Slate tiles can be seen on some of the earlier residences, while Marseilles pattern terracotta tiles can be seen on some of the Federation and Inter-war era houses, and on the Post-War houses. The depths of the roof eaves range from modest and lined, to projecting with exposed rafters. The appropriate gutters are either ogee or quad in profile.

Throughout the precinct, predominantly unpainted brick chimneys, some with complex brick patterning or render detailing, adorn the rooflines of the residences. Some of these chimneys also feature notable cement rendered caps or chimney pots. Decorative detailing to the gables, appropriate to the era and style of the residence, can generally be seen. Most of the residences have projecting verandahs or porches, also with detailing appropriate to the era and style of the residence. Doors are predominantly timber framed with appropriate panelling and/or glazing, and many have top and/or sidelights. Windows are predominantly timber framed and double-hung or casement. They are usually rectangular in proportion and vertically oriented when seen singly, or horizontal if grouped.

The appropriate type, style and height of fence in relation to the era and style of the corresponding residence front many of the residential allotments. The appropriate fences are characterised by a low to moderate height range (approximately 400mm - 1200mm) and include timber pickets, cast iron palisades set on a tooled basalt plinth, timber post and crimped wire (often in conjunction with shrubbery or hedging), hedging, and brick (usually face brick but sometimes rendered), which is also sometimes seen in conjunction with panels of wrought iron. Decorative gates, sometimes in conjunction with pergola framed gateways, appropriate to the particular style of the fence can also be seen.

### Commercial Buildings

There are a number of individually significant or contributory small shops (some former) as well as larger commercial buildings distributed throughout the precinct. The smaller shops are often seen in conjunction with residences, to which they are generally attached, and they are all single-storey in height. The larger commercial buildings are predominantly two storey in height with a ground floor shop and a first floor residence.

There are also a number of individually significant hotels, or former hotels, in the precinct and they range in height from single to double storey.

Stylistically, the individually significant and contributory small shops, larger commercial buildings and hotels range in their era of construction from Victorian to Inter-War, although some have been altered in the latter part of the 20<sup>th</sup> century. They are all sited directly on the street frontage, with many having prominent corner locations, giving them a dominant presence in their streetscapes. In a few instances the commercial buildings form terrace rows, the most notable being the series of two-storey shops located on a distinctive corner site at 216-220 Skipton Street and 204-206 South Street. There is also a large commercial building with an associated hall at 108-110 Urquhart Street.

Most of the shops are characterised by brick wall construction, generally to the entire shop building, but sometimes to the façade only with the remainder of the building characterised by horizontal weatherboard wall cladding. Only a few shops are fully characterised by horizontal weatherboard wall cladding and there is one that is constructed of bluestone. The brick facades may be characterised by face brick of single or contrasting colours or have a rendered finish, although some have had their face brick facades inappropriately overpainted. All the hotels are characterised by brick wall construction - either pressed face brick, or rendered, or a combination of the two.

All the shops and hotels are characterised by hipped and/or gabled roofs with a pitch of about 25°-30° that are predominantly clad in painted or unpainted galvanised corrugated iron (although slate tiles can also be seen). The roofs are generally concealed at the front behind parapets, which feature decorative mouldings and pediments in a number of instances. Many of these commercial buildings have original (or early) skillion or bull-nosed verandahs, which project over the footpath and are clad in galvanised corrugated iron.

Detailing appropriate to the era and style of the commercial buildings can generally be seen on the parapets and verandahs. The original or early shop fronts include recessed entries, timber or early metal framed windows, and brick or timber stallboards. Early signage can also be seen on a number of the buildings, the most notable being the 'Ballarat Bitter' sign painted on the east side wall of the former hotel at 202 Lyons Street South. The original or early doors and windows to the commercial buildings and hotels are timber framed, with the windows being double-hung and sometimes featuring arched heads.

### Cultural/Community Buildings

There are a number of cultural/community buildings located within the South Ballarat Precinct and they generally comprise churches and church halls. These buildings are well distributed through the precinct and have varied front and side setbacks. Appropriate fences front some, particularly the iron palisade fence with bluestone plinth and pillars to the combined street frontages of the Ebenezer Presbyterian Church, Church Hall and former manse in Armstrong Street South. Most of the cultural/community buildings are of individual significance.

The cultural/community buildings in the precinct are predominantly characterised by their masonry wall construction and steep pitched gable roofs, and feature important stylistic characteristics from the eras in which they were built. They include, but are not limited to:

- the unusual mixed Renaissance/Romanesque styling of the Ebenezer Presbyterian Church in Armstrong Street South with its axed bluestone walls, Lombardic style detailing to the main gable ends as evidenced by the decorative brackets supporting

- the projecting corbel table, slate clad roof, dressed bluestone details to the buttresses and around the round arched windows, dressed stone hood moulds to the windows, and similar styling and detailing to the later cement rendered entry porch;
- the 'blood and bandages' Romanesque styling of the Ebenezer Presbyterian Church Hall in Armstrong Street South with its red face brick walls relieved by distinctive contrasting cement rendered details including hood moulds to the round arched windows and door, and its slate clad roof;
  - the notable mixed Romanesque/Gothic Revival styling of the Lutheran Church in Doveton Street South with its contrasting red and cream face brick work, slate cladding to the main gabled roof and to the distinctive pyramidal roof of the tower, and important Lombardic style bichrome brickwork detailing to the tower and main building, which includes a raking arcaded corbel table under the gable eaves and an intricate machiolated corbel table to the head of the tower combined with a parapet that features quatrefoil openings;
  - the simplified Perpendicular Gothic Revival styling of the Wesleyan Methodist church in South Street on the corner of Errard Street South with its red face brick walls, four point arched windows, cement render detailing to the main gabled façade and around the window and former entry door, and the corrugated sheet metal gable roof; and
  - the picturesque Victorian era styling of the hall in Church Street, which is associated with St Peters Anglican Church in Sturt Street, with its face brick wall construction, steeply pitched gabled main roof form and hipped and gabled secondary roof forms (all of which are clad with corrugated galvanised iron), distinctive dormer and turret ventilators, and timber framed, double hung windows.

### Educational Buildings

There are three significant school buildings (one State, one former State and the other private) within the South Ballarat Precinct, all sited within large grounds. These school buildings - the main building of the Dana Street Primary School No.33 (which incorporates an 1856 National School building), the former Urquhart Street State School No.2103, and the main building of St Patrick's Catholic School in Drummond Street South - are all characterised by their imposing 1 to 1½ storey height, their face brick wall construction with contrasting brick and/or cement rendered detailing (although the early National School section of the Dana Street School is constructed of bluestone with face brick detailing), and their steeply pitched (around 30°-45°) gabled and/or hipped roofs that may be appropriately clad in slate or Marseilles pattern terracotta tiles. Although varied in form and configuration, the windows to these buildings are generally timber framed. The decorative detailing to their facades is highly appropriate to the architectural style of the buildings.

### Inappropriate Buildings and Details

Throughout the precinct a small percentage of residences and buildings do not contribute to the aesthetic and architectural amenity or significance of the precinct. A number of these are single storey infill buildings, two storey unit developments or flats that have been predominantly built between the 1960s and the turn of the century, and generally possess a range of inappropriate details with respect to roof pitch, scale, setbacks, materials and building form. A number are located on street corners and tend to have a greater impact on the heritage of the area as they affect both street frontages. In some instances prominent garages have been incorporated into the overall form of the residence or are sited too close to the front boundary.

There are also a small number of inappropriate introduced fences in front of some residential properties, which are of a height of around 1.8 metres or more (not including

hedges) and have been constructed with little transparency in their form, creating a solid barrier between the allotment and the street.

## 6.6 Significant Landmark Features and Views

Within the South Ballarat Precinct, it is the constancy of the level and length of most of the streets, combined with the abrupt changes in topography in the south-east section, that provides opportunities for a variety of internal, framed and panoramic views, either within or beyond the precinct, and in numerous directions.

Significant urban landmarks in the South Ballarat Precinct, a number of which can also be seen from outside of the precinct, include (but are not limited to):

- each of the churches and their associated buildings, but particularly the Lutheran Church in Lydiard Street North with its notable campanile-like tower;
- each of the school buildings but particularly the dominant former Urquhart Street State School No.2103, which is surrounded by predominantly residential buildings;
- the numerous corner shops and hotels (both present and former), as well as the small shops visible along various residential streetscapes, which provide focal points of interest to the long streets and particularly help to define many of the street intersections to the extent that many have become local landmarks; and
- the open landscape of the Western Oval Reserve with its stands of mature pine trees and rows of mature elm trees, which provides a scenic recreational focus within the dominant residential area of this part of the precinct.

From within the South Ballarat Precinct there are also significant visual connections to other parts of the precinct and beyond, including to a number of other heritage precincts or places in the wider city of Ballarat and beyond. These diverse views assist in contributing to an understanding of the historical, cultural and architectural development of the area, particularly in contrast with Ballarat East and other parts of Ballarat West. They include, but are not limited to:

- the frequent distant views along most of the roads, and the more limited views along a few of the roads, to other parts of the precinct;
- the distant views across many of the gridded blocks to the rear and sides of various houses and other buildings within the precinct;
- the views to and along the highly significant engineering infrastructure of the Redan Creek Channel, which transects the residential area in the south-west part of the precinct (see the Creek and River Channels Heritage Precinct for further details);
- the views from many vantage points in the precinct to the part of the main commercial and cultural/community area of Ballarat that is centred about Sturt Street and Lydiard Street, and which features a number of dominant spires and towers (see the Sturt Street/Lydiard Street Heritage Precinct and the Sturt Street Central Heritage Precinct for further details);
- the views from many vantage points in the precinct to other large residential areas located to the east, south and west of this precinct (see particularly the West Ballarat Heritage Precinct and the Golden Point/Mount Pleasant Heritage Precinct);
- the views from the east side of the precinct to Mount Warrenheip in the far east, and to Mount Buninyong in the far south-east;
- the views from the south-east side of the precinct to the chimney and associated buildings of the former Ballarat Woolen and Worsted Mill.

## 6.7 Statement of Cultural Significance

The South Ballarat Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates many original and early design qualities associated with the residential, commercial, cultural/community and educational developments in this area between the 1850s and 1940s, and into the early 1950s.

Intact qualities of the individually significant and contributory Victorian, Federation, Inter-War and early Post-War era residential buildings include the predominantly single storey height (although some 1½ and 2 storey residential buildings can be seen); the hipped and/or gabled roof forms, which generally have a pitch between 25° and 40° and may be clad with galvanised corrugated iron (unpainted or painted), slate, or terracotta tiles (generally Marseilles pattern); the eaves that range from modest and lined, to projecting with exposed rafters; the ogee or quad profile guttering; the weatherboard (horizontal or ashlar pattern), brick (single or polychromatic face brick or rendered or a combination of the two), or bluestone wall construction; and the predominantly unpainted brick chimneys, some with complex brick patterning or render detailing that adorn the rooflines. Other intact qualities include but are not limited to the projecting verandahs or porches, with detailing appropriate to the era and style of the residence; the appropriate decorative detailing to the gables; the timber doors with appropriate panelling and/or glazing, that may have top and/or sidelights; and the timber framed double-hung or casement windows that are vertical in proportion when arranged singly, or horizontal in proportion when grouped.

Intact qualities of the individually significant and contributory Victorian Federation and Inter-War era commercial buildings include their one or two storey height; the hipped and/or gabled roof forms, which generally have a pitch of 25° to 30°, are predominantly clad with galvanised corrugated iron (although slate tiles can also be seen) and are usually concealed at the front behind parapets; the brick (predominantly face brick of single or contrasting colours, but may be rendered or overpainted) or, less frequently, horizontal weatherboard wall construction; the projecting verandahs with detailing appropriate to the era and style of the building; the timber framed windows and doors; the recessed entries to the shopfronts with timber or early metal framed windows, and brick or timber stallboards; the early signage including painted side walls; and the generally complex and individual detailing and decoration.

Intact qualities of the individually significant and contributory Victorian Federation and Inter-War era cultural/community and educational buildings include their often dominant scale and 1 to 1½ storey height; the hipped and/or gabled roof forms, which have a pitch that is generally steeper than 30° and may be clad with galvanised corrugated iron (unpainted or painted), slate, or terracotta tiles (generally Marseilles pattern); the brick (face or rendered) or, less frequently, bluestone or horizontal weatherboard wall construction; the timber framed windows and doors; and the generally complex and individual detailing and decoration.

The South Ballarat Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates important visual qualities that reflect the historical, cultural and architectural development of the precinct, and contribute to its setting. These qualities include the complex views across and through the precinct to other parts of Ballarat including to the residential areas west of Pleasant Street South and east of the Yarrowee Creek Channel; to the central section of the Sturt Street boulevard in the north; north-east to the main commercial and cultural/community area of Ballarat, which is centred around the Sturt Street and Lydiard Street intersection; and east or south-east

(respectively) to Mount Warrenheip and Mount Buninyong in the far distance. Other important complex views are available along many of the roads to other parts of the precinct, and across many of the gridded blocks to the rear and sides of various houses and other buildings within the precinct. Also of importance are the views to and along the highly significant engineering infrastructure of the Redan Creek Channel, which transects part of the residential area in the west part of the precinct.

Further important aesthetic qualities of the precinct include the variety of significant urban landmarks, a number of which can be seen from outside of the precinct. These comprise each of the churches and their associated buildings; each of the schools and their associated buildings; the various shops and hotels (both present and former), which are predominantly located on corner sites and particularly help to define the street intersections to the extent that many have become local landmarks; and the open landscape of the Western Oval Reserve and the associated stands of mature trees, which provide a scenic focus within the dominant residential area of this part of the precinct.

The appropriate front and side setbacks of the residences within their allotments, relative to the size of the residence, the allotment on which they sit, and the streetscape in which they are located also contribute to the aesthetic significance of the precinct, as do garages appropriately sited at the rear of the residences, and accessed from side driveways or from right-of-ways.

The use of the appropriate type, style and height of fence in relation to the era and style of the corresponding buildings is another feature that contributes to the aesthetic significance of the precinct. The appropriate fences have an average low-moderate height range (approximately 400mm – 1200mm) and include timber pickets, cast iron palisades set on a tooled basalt plinth, timber post and crimped wire (often in conjunction with shrubbery or hedging), hedging, and brick (usually face brick but sometimes rendered), which is also sometimes seen in conjunction with panels of wrought iron. Decorative gates, sometimes in conjunction with pergola framed gateways and appropriate to the particular style of the fence, can also be seen.

The important visual qualities of the precinct are also enhanced by the mature and semi-mature street tree plantings that are a significant component of most of the streetscapes; by the gravel/grass road shoulders; by the turf nature strips; by areas of grassed and variously landscaped public and private open spaces such as the Western Oval Reserve, school grounds, and the many private gardens with their mature canopy trees. These landscaped and treed areas provide the precinct with a garden setting of considerable variety. Furthermore, the visual qualities of the precinct are specially enhanced by the substantial integrity of the original engineering infrastructure, particularly as identified by the extensive network of bluestone spoon or channel drains, by the small expanse of early flagstone and by the wrought iron drain guards. Other street furniture such as early square post boxes and intact concrete horse troughs donated by the George and Annis Bills Estate in the early 20<sup>th</sup> century contribute to the aesthetically significant qualities of the precinct.

The South Ballarat Precinct is **historically** significant at a **LOCAL** level (AHC criteria A.4 and H.1). It is associated with the first street and land survey of Ballarat by Government Surveyor W.S. Urquhart in late 1851, and with subsequent land surveys over the next decade or so, during which the roads were laid out in the present dominant grid pattern. The precinct is also associated with the establishment and development of several institutions including a number of schools and churches as well as the Queen Elizabeth Home, and with early residential settlement in Ballarat. The present Trekardo Park is also of historical significance as the site of an early and long-serving quarry.



The South Ballarat Precinct is **scientifically** significant at a **LOCAL** level (AHC criteria C.2 and F1). It is of importance for contributing to a history of the infrastructure development of this area of the former municipality of Ballarat West, particularly as identified by the extensive network of significantly intact bluestone spoon drains. The use of bluestone pitchers as the principal material to form this type of engineering infrastructure also demonstrates an early, and now rarely used construction technology, as well as the excellence of traditional craftsmanship.

The South Ballarat Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). This area is recognised and highly valued by the local community for its early and ongoing residential, commercial, social, educational, and recreational associations.

Overall, the South Ballarat Precinct is of **LOCAL** significance.

## 6.8 Local Policy

### HO168: SOUTH BALLARAT HERITAGE PRECINCT

This policy applies to all land located within the heritage overlay schedule of HO168 otherwise known as the South Ballarat Precinct.

#### 22.21-1 Policy Basis

This Policy:

- Applies the heritage SPPF objective in clause 15.11 to local circumstances;
- Builds on the MSS objectives in clause 21.07 and 21.11 relating to urban development and the management of heritage places
- Applies the objectives of the Ballarat Heritage Study Stage 2.
- Applies the objectives of the Ballarat Advertising Sign Guidelines

The South Ballarat Precinct is associated with the first street and land survey of Ballarat by Government Surveyor W.S. Urquhart in late 1851, and with subsequent land surveys over the next decade or so, during which the roads were laid out in the present dominant grid pattern. The precinct is also associated with the establishment and development of several institutions including a number of schools, churches and the Queen Elizabeth Home, and with early residential settlement in Ballarat.

#### 22.21-2 Objectives

- To conserve the Victorian, Federation and Inter-War and early Post-war residential, commercial, cultural / community and educational places that demonstrate the historical significance of the precinct.
- To protect the grid street layout of the Precinct.
- To ensure that scale, mass and form of new development does not detract from the significant and contributory places.
- To retain the low rise scale of the precinct.
- To encourage the use of traditional construction materials within the precinct.
- To encourage building separation through detached buildings, appropriate front and side setbacks and garaging to the rear appropriate to the lot size.
- To conserve the original engineering infrastructure including bluestone spoon or channel drains, wrought iron drain guards, and concrete Bills' combined horse and dog troughs.

### 22.21-3 Policy

#### *Exercising Discretion*

Where a permit is required for a proposal, it is policy to:

- promote residential buildings that incorporate the following design characteristics (but not limited to):
  - hipped and/or gabled roofs with a pitch of between 25-40 degrees.
  - galvanised corrugated iron (painted or unpainted), slate or terracotta tiles (Marseilles pattern) roof materials.
  - weatherboard (horizontal or ashlar block pattern), or brick (single or polychromatic face brick or rendered or a combination of the two) or bluestone wall construction materials.
  - eaves that range from modest and lined, to projecting with exposed rafters.
  - ogee or quad profile guttering.
  - unpainted brick chimneys.
  - projecting verandahs or porches with detailing appropriate to the era and style of the residence.
  - timber framed doors and windows.
- promote commercial buildings that incorporate the following design characteristics (but not limited to):
  - hipped and/or gabled roof form with a pitch of between 25-30 degrees.
  - galvanised corrugated iron (painted or unpainted) roof materials and concealed at the front behind parapets.
  - parapets.
  - brick (face brick or rendered), bluestone or horizontal weatherboard wall construction materials.
  - projecting verandahs with detailing appropriate to era and style of the building.
  - timber framed windows and doors.
  - recessed entries to shopfronts with timber or early metal framed windows, and brick or timber stallboards.
- promote cultural/community and educational buildings that incorporate the following design characteristics (but not limited to):
  - hipped and/or gabled roof form with a pitch generally steeper than 30 degrees.
  - galvanised corrugated iron (painted or unpainted), slate, or terracotta tiles roof materials.
  - brick (face brick or rendered), bluestone or horizontal weatherboard wall construction materials.
  - timber framed windows and doors.
- ensure new development responds to the single and double storey height of the buildings of the precinct.
- ensure development is detached and has side setbacks equal or greater than the existing place.
- ensure development has a front setback equal or greater than any adjoining building and no building (incl. garages, carports, outbuildings) may occur in the front setback.

- ensure new garages are set to the rear of the allotment, or at least as far as possible to the rear of the house where dictated by an odd allotment shape.
- ensure that where permitted, visible additions to buildings within the Precinct should read as secondary elements and not dominate the original architectural style, form and scale of the building and should closely match the existing proportions, roof form and materials of the building as above.
- ensure repairs and maintenance to bluestone spoon or channel drains, wrought iron drain guards, and concrete Bills' combined horse and dog troughs use traditional materials.

#### *Decision Guidelines*

It is policy that the responsible authority consider as appropriate:

- Recommendations of the *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)
- Recommendations of the *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).
- Recommendations of the *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).
- Recommendations of the *Ballarat Advertising Sign Guidelines*.

#### **References**

It is policy that the responsible authority consider as appropriate:

- *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)
- *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).
- *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).
- *Ballarat Advertising Sign Guidelines*.

## 7 WALLER ESTATE HERITAGE PRECINCT

### 7.1 Description / Precinct Boundaries



Figure 8 Waller Estate Heritage Precinct Map, shown as "G" on the Proposed Ballarat Urban Heritage Precincts Map

The Waller Estate Precinct is characterised by a built up, single storey, residential area that was predominantly constructed by the developer/builder Roy Waller and his Syndicate from 1945 to 1961 on empty allotments of land bounded by Inkerman, Pleasant, Winter and Russell Streets. There is one former commercial building in the precinct, a shop with an attached residence, also built by the Waller Syndicate.

The present street and allotment layout in this precinct is essentially unchanged from the original subdivision plan LP20105, which was formally lodged in June 1950. The precinct takes up almost all of this original subdivision plan except for the block bounded by Inkerman Street, Waller Avenue, Gwenith Avenue and Russell Street (where a school is now located), and the stretch of allotments facing Russell Street between Gwenith Avenue and Jessie Street. The precinct is located on the south-western edge of inner urban Ballarat.

### 7.2 Historical Overview

This precinct comprises a small, but distinct, private residential subdivision. It is located on the eastern boundary of Victoria Park between Russell Street and Pleasant Street South, and is bounded respectively to the north and south by Inkerman Street and Winter Street East. These four roads were laid out in the 19<sup>th</sup> century and as part of the dominant north-south and east-west grid pattern of Ballarat West, the area to the west of Yarrowee Creek. The present distinctive street layout within the boundaries of these long-established roads was an initiative of the Waller Syndicate, a consortium of builders

and real estate agents led by Mr. Roy Waller, and forms part of a 1950 subdivision called the Waller Estate.<sup>82</sup> The majority of houses within the Waller Estate were built by the Waller Syndicate in a concentrated period of activity between 1949 and 1961 and appear to have been predominantly offered for sale as 'spec' homes on completion.

### Early Mining Activity in the Area

The precinct stands on land that was mostly undeveloped for residential purposes until after World War II. Early land use history is associated with mining activity during the mid-1860s to the early 1900s. Mines in this area exploited tributaries of the nearby Inkerman Lead, with the West Don Shaft and Leviathan Shaft most closely associated with this area.<sup>83</sup> The Leviathan Company was formed in the late 1850s and operated until being forced to close down its operations due to a lawsuit by a neighbouring company.<sup>84</sup> The actual date of its closure is unknown. Today, the Waller Estate precinct contains no evidence of this early mining activity.

### Development and Subdivision of the Waller Estate

The development of the Waller Estate occurred at a time of severe housing shortage in Australia after World War II. In 1945, the Commonwealth Housing Commission estimated the shortfall in houses at 300,000 across Australia.<sup>85</sup> Some five years later, in August 1950, a review of the state of housing in the City of Ballarat commented that 'at the conclusion of hostilities . . . this City, in common with other centres throughout the State, and indeed the Commonwealth, was in the grip of an acute housing shortage'.<sup>86</sup> This review, entitled 'Housing the People', also stated that 'one of the most challenging factors in the present day social structure . . . is the question of housing and homes for the population'.

Commonwealth and State public housing initiatives attempted to address the problem by opening up Housing Commission estates throughout Australia, including in the City of Ballarat. In the private sector, consortiums such as the Waller Syndicate probably saw the housing shortage as an ideal opportunity to develop and profit from private housing subdivisions, as at the Waller Estate.

The Waller Syndicate had been formed by mid-March 1949, at which time they applied for Building Permits for the erection of 6 houses in Pleasant Street South.<sup>87</sup> Mr Roy Waller, builder and developer, appears to have owned land and a house in the same stretch of Pleasant Street South by the early 1940s. Other original members were Mr Syd Nice of Greenfields Real Estate Company, builder Mr Fred Bennett and joiner Mr Fred Duncan. Additional tradesmen joined the Syndicate as required.<sup>88</sup>

Although the Waller Syndicate did not lodge their Plan of Subdivision (LP 20105)<sup>89</sup> for the Waller Estate until mid-June 1950, they seem to have acquired most, if not all, of the land by early June 1949. From then, until the subdivision layout was formally lodged, a further 24 permit applications for the construction of houses were made by the Waller

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<sup>82</sup> See Lodged Plan 20105, 'Plan of Subdivision, Waller Estate', June 1950, Department of Natural Resources and Environment, Bourke Street, Melbourne.

<sup>83</sup> Map by W Baragwanath, 'Ballarat Gold Field', Central Highlands Regional Library, Ballarat Branch, 1917.

<sup>84</sup> R Brough Smyth, *The Gold Fields and Mineral Districts of Victoria*, 1980 edition, p490.

<sup>85</sup> Quoted in T Dingle & S O'Hanlon, 'Modernism versus Domesticity' in 'The Forgotten Fifties', *Australian Historical Studies*, October 1997, p36.

<sup>86</sup> 'Housing the People', in *Mayor's Annual Report for the City of Ballarat, 1949/50*, report made August 1950, Central Highlands Regional Library, Ballarat Branch.

<sup>87</sup> See City of Ballarat building permit books held by the Planning Department, 1945 onwards

<sup>88</sup> Mr. Neil Titheridge gave information regarding the Waller Syndicate in a personal communication to Julie Stevens, 12 December 2001.

<sup>89</sup> See Lodged Plan 20105, 'Plan of Subdivision, Waller Estate', June 1950, op.cit.

Syndicate.<sup>90</sup> The locations of these houses were primarily on Pleasant Street South, Winter Street East, Russell Street and Inkerman Street, all of which constituted the outlying, or bordering, roads of the Waller Estate subdivision. The new roads to the inner part of the subdivision were designed in a predominantly curvilinear plan encompassing Eva Court, Gwenith Avenue, Jessie Street, Merl Court, Muir Crescent, part of Salisbury Avenue (curved to join onto an earlier formed, straight stretch of road), and Waller Avenue.

Following the lodgement of the Plan of Subdivision the Waller Syndicate began to develop the inner part of their land, beginning with the construction of a number of houses along the eastern end of Waller Avenue. In 1952 the Engineering Department of the City of Ballarat drew up plans for laying a permanent surface on the surveyed roads within the subdivision, and install the road drainage infrastructure.<sup>91</sup> The sewerage infrastructure does not appear to have reached the subdivision until early 1956. Until the end of 1955, all the site plans indicated the location of an 'earth closet' near the rear fence and the floor plans had space included for a 'future' WC. Those house plans that were produced from early 1956 onwards had an indoor WC included.

### Residential Development

As to the early history of the residential development of the Waller Estate, it seems that Roy Waller had purchased some of the land in the precinct fronting Pleasant Street South by as early as September 1941. That month he employed a contractor, L.H. Richardson, to build him a brick veneer house in Pleasant Street South, probably the building at number 408.<sup>92</sup> In 1945 he gave this house as his address on a Building Permit application, which was for the construction of another house in this stretch of Pleasant Street South, at No.410.<sup>93</sup>

By mid-March 1949, the Waller Syndicate had been formed and Building Permit applications in their name, with the firm Howard-Duncan as the builder, were made to the City of Ballarat for 6 more houses along Pleasant Street South.<sup>94</sup> From June 1949 to June 1950, a further 24 permit applications for the construction of houses were made by the Waller Syndicate.<sup>95</sup> As already noted, the locations of these houses were primarily on Pleasant Street South, Winter Street East, Russell Street and Inkerman Street, the outlying roads of the Waller Estate subdivision, although 2 were for houses in Waller Avenue.

By as early as August 1950, the Waller Estate appears to have been considered a significant housing venture in the City of Ballarat. As part of the 'Housing the People' review, it was included in a summary of the 'dwellings' erected in the five years between 1945 and 1950, and reported as containing 11 completed houses with 8 more under construction. During that time the Housing Commission had erected 74 houses, and private construction accounted for some 649 other houses.<sup>96</sup> Notably, photographs of the stretches of Waller Estate houses from 408 to 416 Pleasant Street South, and from 14 to 22 Winter Street East were included as part of this review, along with photographs of Housing Commission and private houses in three other streets and a map marked to

<sup>90</sup> See City of Ballarat building permit books held by the Planning Department, 1945 onwards

<sup>91</sup> Engineering Drawings held in the Town Hall and the Watershed Offices

<sup>92</sup> 'Notice of Intention to Build', in Book 9, p.110, 20/09/1941, held at the City of Ballarat Archives.

<sup>93</sup> Building Permit Application No.63 - listed under Pleasant Street South in the City of Ballarat building permit books, op.cit. In this instance Waller listed himself as both the owner and the builder of this house. It was possibly around this time, or a little earlier, that the house at 412 Pleasant Street South was constructed but neither a Notice of Intention to Build nor a Building Permit Application has yet been located.

<sup>94</sup> Listed under Pleasant Street South in the City of Ballarat building permit books, op.cit. These houses are located at 414 to 422 Pleasant Street South and on a corner allotment at 2 Waller Avenue.

<sup>95</sup> See City of Ballarat building permit books op.cit.

<sup>96</sup> 'Housing the People', in *Mayor's Annual Report for the City of Ballarat, 1949/50*, report made August 1950, op.cit.

show where houses had been erected in the previous five years.

It would seem from this map that Inkerman and Russell Streets remained undeveloped by the Syndicate, even though they had acquired Building Permits in June 1949 for the construction of a number of houses there. Both Inkerman and Russell Streets are ostensibly 'outlying' streets of the Waller Estate and it may be that the Syndicate decided to develop the Estate inwards from the more visible Pleasant Street South and Winter Street East edges.

Interestingly, the school and its grounds, which now adjoin the Waller Estate precinct and face Inkerman and Russell Streets, are located on allotments 129-146 and 157-166 (inclusive) of the original Plan of Subdivision, which were excised in April 1956.<sup>97</sup> The Syndicate held Building Permits for 5 houses in this part of the Estate, along with Permits for another 6 houses in Inkerman and Russell Streets, none of which appear to have been built. In one instance an application for the construction of a different house was made for the same site only a few years later, and in other instances applications were made for the construction of a different house on the same site in the 1960s or early 1970s.

After the Plan of Subdivision was formally lodged in June 1950 the Waller Syndicate then began to erect houses in the inner part of the Estate, which makes up most of the Waller Estate precinct. Over the next few years they built some 20 houses along the eastern end of Waller Avenue, as well as two houses in Inkerman Street and one in Russell Street (on a curving corner allotment adjoining the stretch of houses already erected in Winter Street East). In 1952 they also appear to have sold an empty allotment in Inkerman Street on which another builder erected a house. In 1954, the Syndicate erected the only shop in the Estate (with an attached residence) on the corner of Waller Avenue and Jessie Street.

Houses continued to be erected by the Syndicate in Waller Avenue until 1959, and additional houses were erected in Muir Crescent from 1955 to 1959, in Eva Court from 1956 to 1957, in Salisbury Avenue from 1959 to 1960, and in Merl Court from 1960 to 1961. During these latter years of the 1950s, a few individual houses were also constructed by other builders for the purchasers of single allotments in Muir Crescent, Eva Court, Inkerman Street and Jessie Street. However, it was not until 1960 onwards that more and more houses not designed or built by the Syndicate began to appear, and these were primarily located on the remaining stretches of empty allotments in the straight section of Waller Avenue, particularly on the west side, and in Russell Street.<sup>98</sup>

### Housing Styles

Mr John Muir of the architectural firm of Muir and Shepherd Architects was responsible for the design of the majority of the houses built by the Syndicate in the Waller Estate. This firm had an office in Melbourne and another in Ballarat, which may have been opened especially to service the design needs of the Waller Estate.<sup>99</sup>

Rather than offer the same house design, or a limited number of designs, throughout the subdivision, the Waller Syndicate appear to have commissioned Muir to draw up a variety of plan types with their consequent elevations. In a number of instances, however, the front elevations were fairly similar (particularly those with L-shaped plans), although the plans differed. The plans that accompanied the Building Permit applications for buildings in the Waller Estate have been analysed and a descriptive

<sup>97</sup> See Lodged Plan 20105, 'Plan of Subdivision, Waller Estate', June 1950, op.cit.

<sup>98</sup> See under relevant streets in the City of Ballarat building permit books op.cit.

<sup>99</sup> Information from Neil Titheridge and on plans accompanying the Building Permit applications

typology developed to better understand the variety of house designs in the precinct.

The majority of houses were designed to be of brick veneer construction with terracotta tile or corrugated asbestos cement sheet roofs. The latter roof cladding, although noted on a number of the Permit applications and on the corresponding drawings, does not appear to have ever actually been used. Some house had garages erected at the same time as the house, others shortly after by the first owners, others at a later date (often this included carports).<sup>100</sup> The small front porches, and the timber or steel-framed windows, often wrapped around a corner, are also typical of this architectural type, probably best described as Post-War Suburban.

It has been said that clients were able to choose from the range of house plans on offer or build to their own specifications, provided they used the Syndicate's builders.<sup>101</sup> This may not have happened all that frequently and most of the houses were possibly only sold by the Syndicate once they were finished. Very few of the Permit applications during the 1950s, in particular, have an owner other than Waller or the Waller Syndicate noted on the application form. In addition, and as noted above, the Syndicate sold very few vacant allotments in the 1950s to owners with their own builders. It was only after 1960 that the greatest number of non-Waller Syndicate houses were erected within the Waller Estate.

### Comparative Analysis

There are two major aspects of the Waller Estate Precinct that are of aesthetic, architectural and historical significance within the wider context of Ballarat: the basic town planning principles underpinning the subdivision's layout, which was notably developed by a private syndicate, and the consistency of both the form and style of the residential buildings.

The Waller Estate is an important local example, albeit on a small scale, of the type of entrepreneurial private property development that began to take hold in post war Australia. Companies such as A V Jennings were at the forefront of this movement, acquiring large areas of suburban land, subdividing and building houses according to a range of selected plans.<sup>102</sup>

As well as being part of a private subdivision made in 1950, the distinctive layout of the inner roads of the Waller Estate heritage precinct demonstrates a notable departure from the town planning principles previously used in Ballarat.

The four bounding roads of the subdivision were laid out in the 19<sup>th</sup> century as part of the dominant north-south and east-west grid pattern of Ballarat West. The layout of the roads in the inner part of the subdivision, however, broke with this traditional planning approach. They are generally formed into crescents, avenues and cul-de-sacs so that much of the precinct exhibits a predominantly curvilinear plan. As a consequence, the housing allotments within the precinct are not uniform. The corner allotments are often larger than those along the avenues and most allotments tend to taper off towards either the back or front of the block.

The Waller Estate heritage precinct is also distinctive in its urban design in that it contains substantial public open space, through the incorporation of deep grassed nature strips and, more particularly, through the inclusion of a large grassed central

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<sup>100</sup> See City of Ballarat building permit books held by the Planning Department, 1945 onwards, and plans accompanying the Building Permit applications.

<sup>101</sup> Neil Titheridge

<sup>102</sup> For example see Don Garden, *Builders to the Nation: the AV Jennings Story*, Melbourne 1992;



median strip within the curving eastern section of Waller Avenue. This adds visual interest to the streetscape and, in combination with the avoidance of a repetitive grid pattern in the street layout, was probably intended to demonstrate to potential clients that the Estate was 'modern' and 'attractive', both sought-after characteristics in the post-war era.

Furthermore, the street and allotment layouts reflect the predominance of the motor car as a primary means of transport in the post-war era.<sup>103</sup> The individual house allotments incorporate direct off-street access as well as enough space at the rear of the block for the erection of a garage. This is not common in other heritage precincts in urban Ballarat, where private access generally tends to be through a rear laneway, when available.

Overall, while this type of town planning and urban design is now common in contemporary housing estates on the outskirts of Ballarat, the Waller Estate appears to be the earliest example in urban Ballarat.<sup>104</sup>

Furthermore the precinct contains a high concentration of double or triple fronted brick veneer residences built between 1941 and 1961. The design for this type of housing is distinctively post-World War II and stands in contrast to the mix of timber and brick Victorian, Federation and Inter-War style housing common to other identified heritage precincts in Ballarat. The emphasis in these post-war houses was on open plan living areas, minimal ornamentation, built in furniture and fittings, careful orientation of the house on the allotment and functional street access and garaging for cars.<sup>105</sup> Throughout the 1950s, the debate surrounding new and modern exterior and interior home design was covered extensively in professional, trade and women's magazines. This media treatment encouraged home builders to consider plans and fittings for their new homes in ways that broke away from designs of the previous generations.

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### *Maps*

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- Record Plan B147
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- 'Ballarat Gold Field' drawn by W Baragwanath, May 1917.

### *Primary Documents*

- 'Notices of Intention to Build' Books held at the City of Ballarat Archives
- Building Permit Books held by the Planning Department, City of Ballarat.

### *Books, reports, articles*

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<sup>103</sup> T Dingle, 'Who has Shaped 'Bald-Brick-Veneerdom'?' in D Garden (ed) *Created Landscapes. Historians and the Environment*, Carlton: The History Institute, 1993, p.25.

<sup>104</sup> Another 1950s housing subdivision exists north of Lake Wendouree, around Brawn Avenue and Gregory Street. Street layout in this area conforms to the traditional grid system, as the subdivision occurred within the boundaries of pre-existing streets.

<sup>105</sup> For further discussion of these issues, see T Dingle & S O'Hanlon, 'Modernism versus Domesticity' in 'The Forgotten Fifties', *Australian Historical Studies*, October 1997, pp33-48.

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### **7.3 Urban Design & Engineering Infrastructure**

The sizes, shapes and orientation of the allotments within the precinct vary considerably with many having no parallel sides and a number having curved frontages. This has occurred due to the curvilinear, and/or closed, nature of the local roadways in the inner part of the precinct (Eva Court, Gwenith Avenue, Jessie Street, Merl Court, Muir Crescent, part of Salisbury Avenue, and Waller Avenue), and to the bounding of the precinct by collector roads that predominantly run in a north-south or east-west direction (part of Inkerman Street, part of Pleasant Street South, a small stretch of Russell Street, and by Winter Street East). With only minor exceptions, the allotments remain the same size and shape as originally laid out.

The roads throughout the precinct are all bitumenised and have integrated concrete kerb and gutter edges, and concrete crossovers at grade. Most of the roads feature appropriate early upstanding kerbs with narrow or modest inverts to the gutters, some of which are formed as spoon drains. The outlying Pleasant Street South, Winter Street East and Russell Street all feature an introduced 'roll-over' type integrated concrete kerb and gutter. The elongated central reserve of open space that divides part of Waller Avenue into two one-way sections is also edged by an introduced 'roll-over' type integrated concrete kerb and gutter.

Within the precinct, there are only a few stretches of footpath, and they are intermittently located. In Pleasant Street South, an early concrete footpath runs in front of most of the Waller Estate houses, with either early concrete or gravel driveways running through the very wide adjacent nature strip. There are also two small stretches of early concrete footpath in different parts of Waller Avenue, and predominantly early concrete driveways run through the nature strips in this street. Later bitumen footpaths can be seen in Eva Court, and along a part of Muir Crescent (on either side of the entry to Eva Court), and are coupled with bitumen driveways, and occasional walkways to front gates, that run through the nature strips. Elsewhere in the precinct the driveways and occasional walkways that run through the nature strips are predominantly of early concrete and sometimes gravel, with the latter being most common in Winter Street East.

### **7.4 Landscaping (Public & Private)**

Well-maintained nature strips of varying widths, most measuring well over 1 metre and some even over 3 metres, are a significant component of every streetscape within the precinct, and most of the nature strips also feature significant numbers of tree plantings. The types, size and distribution of the trees within each street varies, with Pleasant Street South and Winter Street East featuring the most ordered avenues of mature deciduous trees, particularly Elm trees. Some Plane trees are intermittently interspersed

with the Elm trees in Pleasant Street South, while some Ash and Silver Birch trees are interspersed with the Elm trees in Winter Street East. Mature and young native trees (predominantly tea trees) can generally be seen in the inner part of the precinct. However, there is a notable stretch of Silver Birch trees on both sides of Muir Crescent, at the west end. The elongated central reserve of open grassed space in Waller Avenue forms an important landscaped area within the precinct and features a diverse assortment of native and exotic trees.

Other significant landscapes within the precinct comprise the plantings and mature trees within the grounds of most of the residences. Many of the front gardens are particularly appropriate to the era in which the houses were built. Such gardens feature large areas of manicured lawn with one or more ornamental trees, and neat linear beds of flowers and shrubs, along with concrete pathways and a concrete driveway on one side.

## 7.5 Building & Significant Details

Approximately three-quarters of the houses in this precinct were constructed by the Waller Syndicate and these, as well as the former shop, are all individually significant. Most appear from the front to be substantially as originally built. Of the other houses in the precinct not constructed by Waller, two-thirds are of contributory significance because of their sympathetic style, form and materials. The remainder do not contribute to the aesthetic and architectural amenity or significance of the precinct, generally because of their more recent style and form. They comprise a very small number of buildings.

The individually significant and contributory houses within the precinct are all detached (except for the one constructed with an adjoining shop), of average size, and single storey (although one has had an inappropriate attic addition). They exhibit varying setbacks according to the size of both the houses and the allotments on which they sit. The front setbacks generally range between 5-10 metres, while the side setbacks generally range between 1.5-6 metres. While most of the houses essentially face the front boundary (within the varying allotment shapes), a number have been skewed on their allotment, giving them a more dynamic presence in the streetscape. The houses located on the corner allotments have a similarly dynamic presence behind their often lengthy curving street frontages.

Vehicular access, predominantly via a side driveway, is provided from the street frontage to each house, and in the majority of cases the early and later garages are appropriately sited at the rear of the allotment. Only introduced carports sited at the rear of the house are appropriate.

The individually significant and contributory buildings in the precinct all exhibit a conventional **Post-War Suburban** architectural style. They are not radically modern and are basically free of the non-functional details of earlier styles. Generally the only concession to decoration can be seen in the restrained use of contrasting bricks in the walls and chimneys as a decorative element or in relation to treatment of the porch and front entrance. The double or triple-fronted appearance of this classic type of the post-war era is brought about by a floor plan that is characterised by asymmetrical 'step-backs' of the main front rooms.

Overall, the individually significant Waller Syndicate houses, the one former commercial building with attached residence, and the contributory houses in this precinct exhibit the following key characteristics of the **Post-War Suburban** architectural style:

- Roofs

- may be gabled or hipped or a combination of the two generally have a pitch of between  $26\frac{1}{2}^{\circ}$  and  $27\frac{1}{2}^{\circ}$ , although a few particular Muir and Shepherd house designs feature lower pitches ranging from  $24^{\circ}$  to  $16\frac{1}{2}^{\circ}$ .
- are clad with Marseilles pattern terracotta tiles (generally the original material)
- Eaves
  - range from modest to wide and may be lined, or have projecting exposed rafters
- Gutters
  - quad profile with circular downpipes
- Chimneys
  - unpainted brick (same brick as walls)
  - tall vertical elements often expressed externally and formed in conjunction with a brick-walled flower box
  - generally an extruded rectangle or square in configuration although some have a more complex form and may be tapered, or may feature a descending curve (or steps) partway down, or may feature a stepped form in plan
  - Decorative detailing, if used, may include a darker brick soldier course at the top, and/or a decorative pattern of darker bricks lower down on the chimney breast
- Wall construction
  - predominantly face brick veneer construction, with the brick colours ranging from cream to red (horizontal weatherboard wall cladding is rare)
  - decorative effects in the brickwork include using darker bricks for window sills, to delineate the window heads, as a small pattern in the main gable end, and in the plinth area (below the floor level)
- Entrance Doors
  - generally timber framed with a single central panel of obscured glass, or four smaller, equal sized panes
  - sidelights can also be seen in a few instances
- Windows
  - may be timber framed (earlier constructed houses) or steel framed (later constructed houses)
  - where timber framed are generally double hung, rectangular and vertical in proportion, and may be seen as single windows or combined in groups of 2 or 3 to form a horizontal bank of windows
  - where steel framed are generally formed as a horizontally proportioned grouping of narrow vertically proportioned casement windows flanking a large central fixed panes. The casement window panes may be divided by horizontal glazing bars
- Porches
  - generally separately roofed with a flat hood but in a few house types the porch is covered by a continuation of the main roof
  - may be supported by metal pipe or timber columns (single or a pair), by a screen of closely spaced timber posts or metal pipe columns, or by decorative wrought iron supports
  - the porches of a few types are enclosed by a timber framed and glazed side screen and a glazed door
  - in a number of instances these supports are combined with a low or mid-height brick wall or brick-walled flower box
  - the porch floors are generally painted concrete

- Fences
  - appropriate front fences are low in height and constructed of brick to match that of the house
  - in a number of instances wrought iron has been incorporated in the design, forming long panels between low brick piers
  - side fences are generally timber paling and about 1.8 m in height, but near the front of the block they are graded down to a lower height (generally less than a metre high or the same height as the brick pier of the front fence)
- Garages are also important contributory structures in the precinct. The appropriate key characteristics of these structures are:
  - set to the rear of the allotment, or at least as far as possible to the rear of the house where dictated by an odd allotment shape
  - sized to fit one car only
  - gable or skillion roof concealed by a plain squared parapet
  - brick wall construction to match the house, or, if the house is clad in weatherboard, to match the chimney
  - single tilt-up metal door

### House Types

There appears to have been a deliberate intent on the part of the Waller Syndicate to introduce some individuality into the appearance of their houses and to provide a variety of plan layouts, with two or three bedrooms.

The building permit plans for the Waller houses have been analysed and a descriptive typology developed to better understand the significance that the various houses have within the precinct according to their type, rarity and integrity. It has also been noted where the firm of Muir and Shepherd Architects did not draw up the building plans.

## **7.6 Significant Landmark Features and Views**

The Waller Estate precinct is notable for having a range of narrowed views along the inner curving and straight roads, and into the cul-de-sacs, that reinforce the distinctive layout of these roads in contrast to the dominant grid street pattern beyond. Of particular importance are the low side and front fences that allow unobstructed views across curving or straight rows of the well set-back houses. These set-backs and low fence heights emphasise the consistency of both the form and style of the residential buildings. The open quality of these views across the gardens are also important for adding to the overall garden-like setting of the precinct with its well-maintained nature strips, street plantings and central garden reserve in Waller Avenue.

## 7.7 Statement of Cultural Significance

The Waller Estate Precinct is **historically** significant at a **Local** level as the earliest example in Ballarat of the type of entrepreneurial private property development that began to take hold in post war Australia. It is particularly associated with the 1950 Waller Estate subdivision developed by the Ballarat based Waller Syndicate. Their use of avenues, crescents and cul-de-sacs to form a predominantly curvilinear layout within the established grid pattern of the surrounding roads demonstrates a notable departure from the town planning principles previously used in Ballarat.

The Waller Estate Precinct is **architecturally** significant at a **Local** level (AHC criteria D.2, E.1). It demonstrates many original and early design qualities associated with the residential development of the Waller subdivision from the mid-1940s to the early 1960s. Furthermore the buildings demonstrate the consistent use of a Post-War Suburban architectural style by John Muir, of Muir and Shepherd Architects, applied to a variety of plan layouts. The important design qualities of the significant and contributory houses within the precinct include their detached siting within the allotments, with front setbacks generally ranging from 5-10 metres and side setbacks generally ranging from 1.5-6 metres; and their single storey height. Other significant qualities include their predominantly face brick construction (although horizontal weatherboard cladding can also be seen) that may feature darker bricks as decorative detailing; their hipped and/or gabled roof forms, which generally have a pitch of 26½ to 27½° (although some types are less steep) and are clad with Marseilles pattern terracotta tiles; their modest to wide eaves that may be lined, or have projecting exposed rafters; the tall unpainted brick chimneys, that may be formed in conjunction with a brick-walled flower box, and may feature darker brickwork detailing; and the small front porches that are generally separately roofed with a flat hood (although in a few house types the porch is covered by a continuation of the main roof) and may be supported by metal pipe or timber columns (single or a pair), by a screen of closely spaced timber posts or metal pipe columns, or by decorative wrought iron supports, sometimes in combination with a low or mid-height brick wall or brick flower box. Further intact qualities included the entrance doors that are generally timber framed with a single central panel of obscured glass, or of four smaller, equal sized panes, and may have sidelights; and the windows that may be timber framed (earlier constructed houses) or steel framed (later constructed houses).

The low front fences, particularly those constructed of brick with wrought iron panels set between well-spaced brick piers, the low height of the side fences nearer to the front boundary, and the single brick garages located at the end of a side driveway are other features that contribute to the significance of the place.

The Waller Estate Precinct is **aesthetically** significant at a **Local** level for having a range of narrowed views along the inner curving and straight roads, and into the cul-de-sacs, that reinforce the distinctive layout of these roads in contrast to the dominant grid street pattern beyond. The unobstructed views across curving or straight rows of the houses and their gardens are also important for emphasising the consistency of both the form and style of the residential buildings within the precinct. The open views across the private gardens in conjunction with the well-maintained nature strips, street plantings and central garden reserve in Waller Avenue are of importance for the contribution that they make to the garden-like setting of the precinct.

Overall, the Waller Estate Precinct is of **Local** significance.

## 7.8 Local Policy

### HO169: WALLER ESTATE HERITAGE PRECINCT

This policy applies to all land located within the heritage overlay schedule of HO169 otherwise known as the Waller Estate Precinct.

#### 22.22-1 Policy Basis

This Policy:

- Applies the heritage SPPF objective in clause 15.11 to local circumstances;
- Builds on the MSS objectives in clause 21.07 and 21.11 relating to urban development and the management of heritage places
- Applies the objectives of the Ballarat Heritage Study Stage 2.
- Applies the objectives of the Ballarat Advertising Sign Guidelines.

The Waller Estate Precinct is the earliest example in Ballarat of the type of entrepreneurial private property development that began to take hold in post war Australia. It is particularly associated with the 1950 Waller Estate subdivision developed by the Ballarat based Waller Syndicate. Their use of avenues, crescents and cul-de-sacs to form a predominantly curvilinear layout within the established grid pattern of the surrounding roads demonstrates a notable departure from the town planning principles previously used in Ballarat. The residential buildings are predominantly of a homogenous Post-war Suburban architectural style.

#### 22.22-2 Objectives

- To conserve the original layout and early design qualities of the subdivision that provides a good example of private property development and town planning principles of the Post War era.
- To conserve the distinctive allotment layout within the Waller Estate subdivision to reinforce the layout of the roads in contrast to the dominant grid street pattern beyond.
- To retain and enhance individually significant and contributory buildings that demonstrate the consistent use of the Post-War Suburban architectural style.
- To ensure that scale, mass and form of new development does not detract from the significant and contributory places.
- To encourage contemporary interpretation of traditional Postwar Suburban building design within the precinct which includes detached buildings, hipped and/or gabled roofs, porches, eaves, quad profile gutters and circular downpipes, chimneys, and double hung, rectangular and vertical windows in proportion.
- To encourage the use of traditional construction materials which includes face brick veneer with brick colours ranging from cream to red, Marseilles pattern terracotta tiles roofing, brick chimneys, and timber or steel framed windows.
- To encourage the use of appropriate fence types, designs and locations, with a height no greater than 1 metre.
- To protect the openness of front setbacks through low front fencing and no building within the front setback (including garages and carports).
- To conserve and enhance the garden like setting of the precinct by retention of nature strips, street plantings and the central garden reserve in Waller Avenue.

#### 22.22-3 Policy

*Exercising Discretion*

Where a permit is required for a proposal, it is policy to:

- promote buildings that incorporate the following design characteristics (but not limited to):
  - detached building forms of one storey that reflect the Post-war Suburban style.
  - exterior walls constructed of face brick veneer with brick colours ranging from cream to red.
  - roofs of either hipped or gabled form with a pitch of between 26.5 and 27.5 degrees. Marseilles pattern terracotta tiles are an appropriate cladding.
  - porches separately roofed with a flat hood or covered by a continuation of the main roof supported by metal pipe or timber columns;
  - eaves which are lined or have projecting exposed rafters;
  - quad profile gutters with circular downpipes;
  - chimneys of unpainted brick and expressed externally as tall vertical elements.
  - windows may be timber framed (double hung, rectangular and vertical in proportion, and may be single or combined in groups of 2 or 3 to form a horizontal bank) or steel framed windows (narrow casement windows flanking a large fixed central pane);
- ensure fences are constructed of brick to match that of the building, and may be no higher than 1 metre at the front, and 1.8 metres to the side tapering to 1 metre where aligning with or in front of the building.
- retain those elements of the Waller Estate Precinct that date from its original layout in the 1950 Waller Estate subdivision including the road and allotment layouts.
- conserve the intactness of the road layout with new roadworks or streetworks taking into consideration the significant subdivision plan of the precinct.
- ensure individually significant and contributory Post-war Suburban heritage places are retained.
- ensure that development works to any individually significant or contributory building should not be visible from the street.
- ensure garages are set to the rear of the allotment, or at least as far as possible to the rear of the house where dictated by an odd allotment shape. They should meet the following criteria where possible:
  - sized to fit one car only;
  - gable or skillion roof concealed by a plain squared parapet;
  - brick wall construction to match the house, or if the house is clad in weatherboard, to match the chimney.
- ensure new building is detached and has side setbacks equal or greater than the existing building on the subject allotment.
- ensure new development has a front setback equal or greater than any adjoining building and no building (incl. Garages, carports, outbuildings) may occur in the front setback.
- encourage low scale plantings and landscape design that complement the heritage values of the area.
- grassed nature strips, street plantings and the central garden reserve in Waller Avenue should be retained and maintained to a high standard.

#### *Decision Guidelines*

It is policy that the responsible authority consider as appropriate:

- Recommendations of the *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)
- Recommendations of the *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).



- Recommendations of the *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).
- Recommendations of the *Ballarat Advertising Sign Guidelines*.

### **References**

It is policy that the responsible authority consider as appropriate:

- *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)
- *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).
- *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).
- *Ballarat Advertising Sign Guidelines*.

## 8 SOLDIERS HILL HERITAGE PRECINCT

### 8.1 Description / Precinct Boundaries

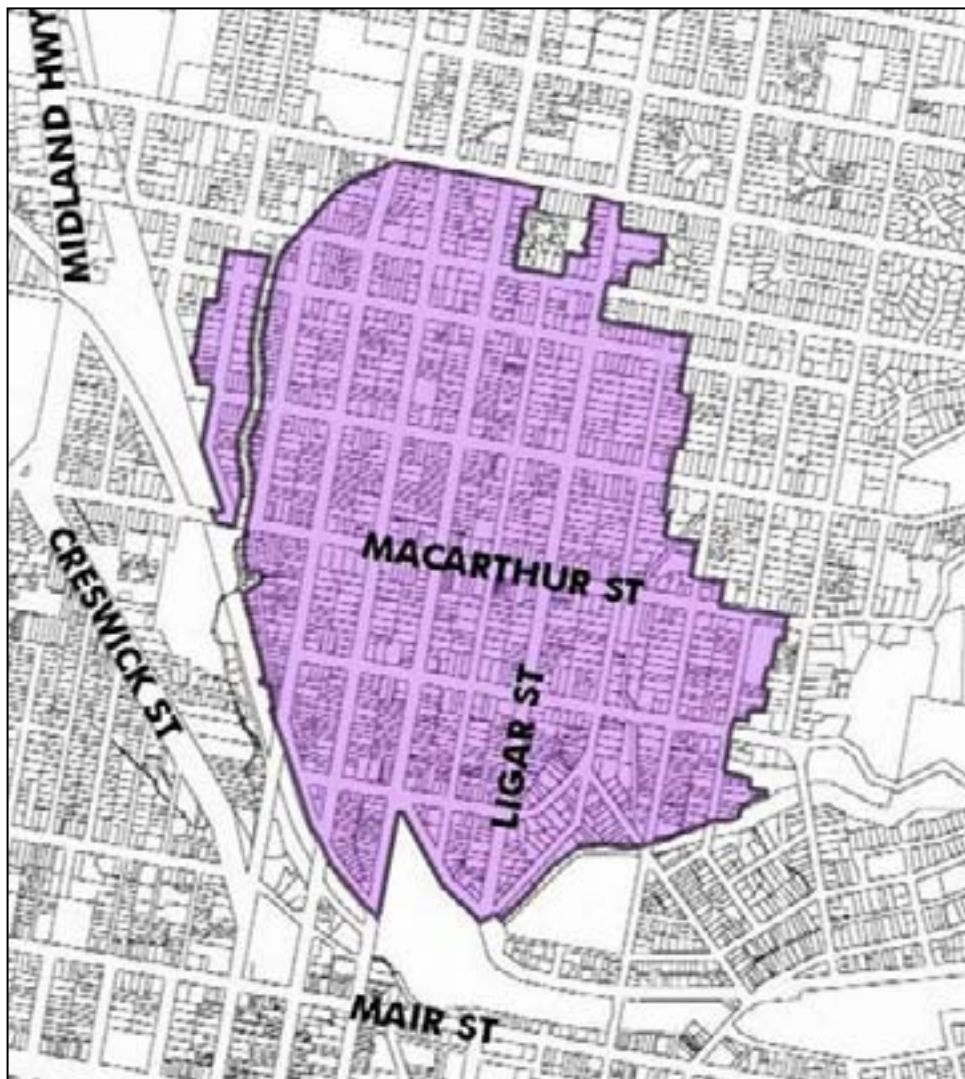


Figure 9 Soldiers Hill Heritage Precinct Map, shown as “H” on the Proposed Ballarat Urban Heritage Precincts Map

The Soldiers Hill Precinct is located directly to the north of the Ballarat City centre, within urban Ballarat. It is characterised by a heterogeneous combination of substantially intact residential buildings, which were constructed from the early 1860s (or possibly earlier) to the 1940s, and into the early 1950s. They are interspersed with a notable collection of cultural/community, commercial and educational buildings constructed from the early 1860s onwards. The precinct is also characterised by the formal grid layout of nearly all of its streets, many of which feature avenues of mature to semi-mature trees; by scattered areas of grassed and treed public and private open space including the Walter Jones Memorial Reserve, the lawns of the Ballarat North Bowling Club, and school grounds; and by numerous well-maintained private gardens, some of which contain notable mature tree specimens. Furthermore, the precinct is specially distinguished by the substantial integrity of its original engineering infrastructure, particularly as identified

by the extensive network of bluestone spoon drains and gutters that can be seen along almost every road in the precinct, generally in conjunction with wide gravel/grass shoulders.

The precinct is predominantly bounded on the north by a short stretch of Howitt Street. The east boundary begins at the south-east corner of the intersection of Howitt Street with Ligar Street and runs in a staggered line in a south-east direction. It is generally formed by the rear boundaries of allotments located on the east or north sides (alternately) of part of Ligar Street, Howard/Sweeney Streets, Havelock Street, Napier Street, and Nicholson Street, and finishes at the Yarrowee River Channel.

The south boundary is partly formed by the edge of this Channel, which takes a curvilinear line to Nolan Street, and then by the fenced reserve of the Melbourne to Ballarat railway line and associated land alongside Lydiard Street North. This irregularly shaped edge then turns to curve in a north-west direction along the edge of the fenced reserve of the Ballarat to Ararat railway line, which forms the west boundary of the precinct from Lydiard Street North to Macarthur Street. North of Macarthur Street, the west boundary generally runs along the rear boundaries of allotments located on the west side of Crompton Street before turning just north of Howard Street to run along the east side of the Gnarr Creek Channel to Howitt Street.

## 8.2 Historical Overview

The original Police Camp was set up on the high land overlooking the diggings in Lydiard Street between Sturt and Mair and backing onto Camp Street. With the need for additional police and military due to the disturbances at the diggings, which eventually led to the Eureka uprising, a military encampment was set up on the slope afterwards known as Soldiers' Hill.<sup>106</sup>

Lydiard Street was first surveyed by W. S. Urquhart late in 1851. To the north it ran as far as Mair Street and tailed off ending at Gnarr Creek, now the site of the railway Station. The road was later extended northwards and although the railway reached Ballarat in 1862, it was not until the line was extended to Creswick and Beaufort twelve years later that the familiar level crossing was constructed.

The first sales of land on Soldiers' Hill took place in 1859.<sup>107</sup> By 1862 the high land around Seymour Crescent with views across the diggings to the east was well populated as shown in an illustration.<sup>108</sup> Another photograph dated 1865 looking over the railway station and up Soldiers Hill shows the area well populated with houses and other buildings.<sup>109</sup>

The area became a sought after residential area with its high position above the city and away from much of the mining and major industrial activity. The population was catered for by a number of corner hotels and other commercial activity was provided by the shops located along Macarthur Street and scattered elsewhere throughout the area. The Macarthur Street shops clustered around the large State School constructed in 1877.<sup>110</sup> Churches were constructed to provide for the increasing population including the Neil Street Wesleyan Church constructed in 1867 to the design of the local architect J.A. Doane whose own house was in Seymour Crescent<sup>111</sup> and St John's Anglican

<sup>106</sup> Withers, W.B, *History of Ballarat and Some Ballarat Reminiscences*, Facsimile edition 1999, p. 61

<sup>107</sup> Withers, W.B, *History of Ballarat and Some Ballarat Reminiscences*, Facsimile edition 1999, p. 197

<sup>108</sup> Bate, Weston, *Lucky City* M.U.P. 1978 p. 169

<sup>109</sup> Bate, Weston, *Lucky City* M.U.P. 1978 p. 116

<sup>110</sup> Peterson, Richard, 'Historic Government Schools Survey, A Comparative Study.' June 1993 p. 79

<sup>111</sup> Withers, W.B, *History of Ballarat and Some Ballarat Reminiscences*, Facsimile edition 1999, p. 165

Church, Armstrong Street, Soldiers Hill where the first section was completed in 1865 by Architect Leonard Terry. The building was later extended and completed in 1884.<sup>112</sup> The building is of particular interest for its magnificent west window with elaborate curvilinear tracery, apsidal chancel, with single light windows placed beneath small gables, and a substantially intact Fincham and Hobday pipe organ of 1891 with a large case facing down south side.

The latter part of the nineteenth century was a particularly important period of rebuilding and consolidation in the area. Many of the buildings appear to have been completed or constructed in this era. Scots Church, which dominates the hill, was completed in 1890 and designed by local architects Figgis and Molloy<sup>113</sup> in a Free Decorated Gothic Revival style.

Most of the street tree planting which is characteristic of the area occurred in the late 1890s and early 1900s.<sup>114</sup> These include the replacement of early gums and pines with elms and plane trees. The short avenue planting of elms in Clyde Street between Howard and Gregory Streets is of particular note as these have remained unpollarded which is rare in an urban street setting.

While the area remains predominantly residential it still retains some of the early evidence of the commercial and light industrial activity in buildings from the nineteenth and early twentieth century such as the Macarthur Street shops, the North Star Hotel, the former chaff mill on the corner of Doveton Street North Street North and Brougham Street and the former Boot Factory in Nolan Street.

### 8.3 Urban Design & Engineering Infrastructure

The Soldiers Hill Precinct is a built-up area that is predominantly residential in composition and is characterised by long straight streets organised in a dominant grid pattern. It also contains a notable collection of cultural/community, commercial and educational buildings, most of which are located within one or two blocks east and west of Lydiard Street North, which provides an important north-south oriented axis through the middle of the precinct. In addition, the precinct contains areas of landscaped public and private recreational open space, as well as a few areas of grassed vacant land that have either never been permanently built upon or once contained buildings that have since been demolished. The precinct is also transected in the west by the historic Gnarr Creek Channel (part of the Creek and River Channels Heritage Precinct) and in the east by the grassed easement over the Black Hill Creek Culvert.

The topography of the precinct ranges from predominantly flat in the north-west area, to gently undulating in varying directions through the middle section, to steeply sloping in the area east of Ligar Street, particularly in the south-east part of the precinct. This provides many opportunities for a variety of internal, framed and panoramic views, either within or beyond the precinct and in numerous directions.

The street pattern remains essentially as surveyed by the late 1860s and is characterised by a generally regular grid pattern that collides in the west and south with the curve of the Railway Reserve, and becomes distorted in the south-east in response to abrupt changes in the terrain. Lydiard Street North, which has a wide road reserve and runs in a north-south direction through the middle of the precinct, is one of the main collector thoroughfares in Ballarat and connects the central city area with Ballarat North.

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<sup>112</sup> Lewis, Miles ed, *Victorian Churches*, p.94

<sup>113</sup> Lewis, Miles ed, *Victorian Churches*, p. 96

<sup>114</sup> 'Ballarat Historic Trees and Gardens', 1983, pp.231-255

It is flanked on either side by parallel streets. Those to the west have the same road reserve width as Lydiard Street North, with Doveton Street North also acting as a main collector thoroughfare. It extends even further beyond the precinct boundaries, in both the north and south directions, than Lydiard Street North. With the exception of Ligar Street, the parallel roads to the east are not as wide as Lydiard Street North. One of these, Peel Street, also acts as a collector road connecting the eastern part of the central city area with the Black Hill area. Apart from the main collector roads and Armstrong Street North, most of the other north-south oriented local roads begin and end within, or just beyond, the boundaries of the precinct.

These parallel collector and local roads are crossed at generally regular intervals by streets with the same road reserve width as Lydiard Street North, to form a predominantly gridded street layout within the precinct. On the west side of the precinct the railway line limits the east-west oriented streets, with only Macarthur and Gregory Streets crossing over to run further west. On most of the east side of the precinct the steep terrain of Black Hill (a site of intensive mining that is a Heritage Precinct itself) also limits these streets, with only Chisholm Street skirting around this landform to provide access to Ballarat East and the Nerrina area (formerly known as Little Bendigo).

Some of the streets that run at angles to the grid, such as Doveton Crescent, Little Clyde Street and part of Crompton Street, are aligned to the dominant edge of the railway line. Other angled or curving streets - Seymour Crescent, Nolan Street, Rowe Street, and the southernmost section of Havelock Street - respond to the limiting factors of a combination of particularly steep terrain, a natural watercourse, and the edge of the railway reserve. Both Nolan Street and Rowe Street cross over the Yarrowee River Channel to provide access to Ballarat East.

The more variable terrain on the east side of the precinct has resulted in the incorporation of median strips within stretches of Ligar, Howard, Havelock and Clissold Streets. It has also resulted in the median strips essentially separating the streets into split levels, the most noticeable being at the southernmost end of Ligar Street where the steep planted road median strip/ embankment has effectively created two separate street spaces.

Within the Soldiers Hill Precinct, the residential allotment sizes vary considerably but are mostly deep to very deep with varying widths. They are also generally rectangular in shape, with some having angled rear boundaries where they edge the open Gnarr Creek Channel or the grassed reserve of the Black Hill Creek Channel. In the south-east area of the precinct, the dramatic changes in the contours of the land have produced the greatest mix of allotment sizes, many with irregular shapes. The allotments that face the roads aligned with the railway line also tend to have somewhat irregular shapes.

The allotments within the precinct are essentially based on the 19<sup>th</sup> century Government survey of the sections into freehold land, although most of these early allotments were divided (usually in half) at an early date to produce much of the current subdivision layout. In a number of instances terrace rows, or a pair of semi-detached residences, have been erected on the subdivided allotments. In further instances residences that mirror each other, but are not attached, have been built on the divided allotments. The wider residential blocks scattered through the precinct tend to demonstrate the original width of the early Crown surveyed allotments.

Almost all of the buildings within the Soldiers Hill Precinct are oriented parallel with the front boundary of their allotments. The front setbacks of the residences within their allotments vary, but tend to range from small to medium setbacks of around 3 to 6 metres to medium to deep setbacks of some 6 to 9 metres or more. A few residences

such as some terrace rows and a number of small cottages in Little Clyde Street are within 3 metres or set directly on the street frontage. The shops (or former shops) associated with residences, and the present and former hotels, are all sited on the street frontages with some of the former and all of the latter having prominent corner locations. Generally, there is a consistency to the front setbacks of the significant and contributory residential buildings along individual streetscapes, often relative to the size of the allotments.

Side setbacks also vary according to the size of the residence and the allotment on which it sits, and range from non-existent to narrow to very wide. A number of the residences are built directly to a side boundary, and in most instances the boundary wall is constructed of brick for fire separation, even when the remainder of the building is of a different material. These brick boundary walls vary in appearance from fitting in under the eaves to more elaborate parapeted shapes that project beyond the front façade of the residence.

The deeper front setbacks seen in some allotments have enabled the formation of large gardens, often featuring extensive lawns and mature canopy trees, but even within smaller allotments gardens can be seen. There are only a few rights-of-way to the rear of the allotments, consequently most access is from the street. The wider side setbacks to at least one side of some of the residences have allowed for the siting of side driveways leading to garages positioned at the rear of the allotment. There are also a number of shared driveways, which help reduce the number of crossovers within the street.

In addition to the residential allotments there are a number of separate large areas of land throughout the precinct, mostly belonging to religious or educational institutions, but with some used as public or private recreational land. These larger areas of land demonstrate either the original and continued use of Government allotted Reserves (some of which have also been combined with adjacent smaller allotments), or the consolidation of smaller freehold allotments into a large area of land. The majority of these significant areas of land are located within one block east and west of Lydiard Street North and include the sites of the Anglican, Presbyterian, Catholic and Uniting (former Methodist) Churches and their associated buildings, as well as the sites of the Macarthur Street State School and the St Columba's School. Other significant larger areas of land in the precinct include the site of the Walter Jones Reserve - an area of grassed and treed public recreational open space in the south-eastern part of the precinct, and the lawns of the Ballarat North Bowling Club - an area of private recreational space in the northernmost part of the precinct.

In terms of engineering infrastructure the majority of streets within this precinct retain their entire original, or early, engineering infrastructure, particularly as evidenced by the gutters, most of which are wide and deep bluestone pitcher spoon or channel drains (sometimes in conjunction with early concrete upstands). Some bluestone pitcher inverted channel gutters with bluestone pitcher kerbs are also evident. Original short-span integrated concrete kerb and spoon drain gutters can also be seen along a few of the streets.

The wide road reserves of many of the streets in the precinct feature wide gravel/grass road shoulders between the bitumen carriageway and the gutters. The upper street space of the split-level stretch of Ligar Street between Nolan Parade and Seymour Street is unusual for retaining a more rural appearance with its unmade gravel road treatment, in conjunction with bluestone spoon drains. Narrow to medium-width turf nature strips with bitumen or early concrete footpaths also form part of the original or early infrastructure along most of the streets in the precinct. A few street lengths feature

turf footpaths only, or bitumen or early concrete footpaths only with no nature strip.

In terms of engineering infrastructure, these road reserve treatments, in particular the bluestone spoon and channel drains and inverted channel gutters, and the wide gravel/grass road shoulders, are highly important in contributing to, and maintaining, the historic context of the precinct. The fabric of these treatments is substantially intact in most of the streets within the precinct, and they have visually retained their historic wide, less urbanised appearance.

Later inappropriate changes to this traditional road reserve configuration can be seen along Lydiard Street North, Doveton Street North, and Macarthur Street (between the railway line and Lydiard Street North), as well as along Gregory, Howard and Brougham Streets east of Lydiard Street North. These streets have been greatly changed, both historically and visually, by the replacement of the original gravel/grass shoulders with a very deep nature strip (generally as an extension of an earlier nature strip) and the construction of integrated concrete kerb and gutters, predominantly the 'roll-over' type. These changes have made the carriageways appear very narrow, and the street trees are now located within the deep nature strips rather than the gravel/grass shoulders.

As access to the properties in this precinct is predominantly only available from the street, the crossovers to the deeper spoon or channel drains are mostly flat or slightly arched concrete bridges, although fixed and removable metal plates are also present and some early timber crossovers can still be seen. There are also some crossovers through the bluestone and concrete spoon drains that are essentially at grade, with no bridge in place.

Although it forms part of the Creek and River Channels Heritage Precinct, the Gnarr Creek Channel also forms an integral part of the engineering infrastructure of this precinct. Near the western ends of the streetscapes of Macarthur, Brougham and Howard Streets, substantial bluestone parapet walls to the road culverts below can be seen. Specially formed bluestone channel drainage outlets, some with protective metal bars, can also be seen in some of these streets.

#### **8.4 Landscaping (Public & Private)**

Mature, as well as semi-mature, street tree plantings are a significant component of many of the streetscapes. The earliest plantings appear to date from just after the turn of the 20<sup>th</sup> century and predominantly consist of mature elm, oak or plane trees planted in rows on both sides of the streets within the road shoulder (although some are now located within the more recently deepened nature strips). The most intact street tree plantings within the Soldiers Hill Precinct generally either comprise only one of these main species or feature alternating plantings of two of the species, but irregularly numbered combinations of all three species can also be seen.

Substantially intact avenues of these three main species can be seen along one or both sides of many of the streets in the precinct including, but not limited to, Doveton Crescent, Clyde Street, Crompton Street (between Howard and Brougham Streets), Armstrong Street North (between Macarthur and Howard Streets), Lydiard Street North (particularly between Macarthur and Brougham Streets), Neill Street (particularly between Clarendon and Macarthur Streets), Seymour Street (between Lydiard Street North and Neill Street), Clarendon Street, Clissold Street (between Peel and Nicholson Streets), and Macarthur Street (between the railway line and Doveton Street North). In Ligar Street, between Brougham and Howard Streets, an almost intact row of semi-mature oak trees is located within the central median strip.

Parts of other streets in the precinct, as well as additional stretches of most of those already mentioned, are characterised by short, disjointed sections of early avenues of trees, or feature only individual mature remnant examples of the three main tree species. Native trees (predominantly eucalypts) are also present in several streets, particularly in the nature strips alongside Peel Street and in the road shoulders of Howard Street just to the west of its intersection with Lydiard Street North. The latter native trees are notable mature examples.

There are also some street trees of note on the east side Ligar Street, just north of its intersection with Seymour Street and Seymour Crescent. These three distinctive mature conifers remain as strong historic features of value within the streetscape, as does the stand of mature cypress trees on the west side of the Walter Jones Reserve.

The residential gardens in the precinct have also been variously landscaped and many are well planted with native and exotic plants. In a number of instances the deeper front setbacks of the houses have led to the formation of extensive formal front, and sometimes side, gardens. Along with expansive lawns and large garden beds, many of these gardens feature mature canopy trees, some of the most notable being the two Hoop Pine (*Araucaria cunninghamii*) at 16 Seymour Crescent and the Weeping Elm (*Ulmus glabra* 'Camperdownii') at 108 Clarendon Street. Many of the other, more average-sized, gardens also feature isolated mature canopy trees. In addition, a number of gardens are complemented by large, well-maintained front hedges, while some good examples of small cottage gardens can also be seen across the precinct. Gardens that are raised above the street level exist in some of the more steeply sloped streets. They tend to be highly visible because they feature retaining walls that either support or replace the front fences and elevate the gardens into prominence.

These varied residential gardens, along with the pockets of highly visible landscaped and treed grounds belonging to the educational institutions, and the trees and/or landscaping the public and private recreational open space, complement the variously treed streetscapes and contribute to the diverse garden setting of the precinct.

The most notable street furniture in this precinct comprise a number of wrought iron drain guard railings (which may be original or replicas) in Seymour Street that contribute to the setting of the associated historic bluestone drains.

## **8.5 Buildings & Significant Details**

The Soldiers Hill Precinct is especially characterised by a heterogeneous mixture of substantially intact residential buildings constructed from the 1850s to the 1940s, interspersed with a notable collection of educational and cultural/community buildings constructed from the early 1860s onwards. A number of present and former commercial buildings (hotels and shops) can also be seen scattered throughout the precinct, and are generally located on street corners. Furthermore, there are some important early industrial buildings within the precinct - a former chaff mill in the north-west, and a former boot factory in the south-east. A majority of the buildings in the precinct are individually significant or contributory.

### Residential buildings

Stylistically the individually significant and contributory residences in the Soldiers Hill Precinct range in their period of construction from Victorian to Federation to Inter-War with examples from all eras distributed throughout the precinct. There are also a



number of early Post-War houses of individual or contributory significance. Even though they may have been constructed in different eras the residences tend to be similar in scale, but there are scattered examples of larger villas as well as small cottages (the latter predominantly erected in the Victorian era). There is generally a good retention of original housing stock throughout the precinct.

The majority of the residences in the Soldiers Hill Precinct are single storey and detached. There are, however, a small number of notable Federation and Inter-War era houses featuring attic stories within steeply pitched gabled roof forms (which lessens the overall massing effect of two stories), and a distinctive Victorian era two storied front section to the house at 328 Ligar Street. There is also the impressive Victorian era 'Ballarat Terrace' at 227-231 Lydiard Street North, which comprises three two-storied attached residences with highly ornate verandah and balcony detailing. Moreover, there are a number of single storey, semi-detached residences within the precinct. They were predominantly erected in the Victorian era, and can either be seen in pairs, or in terrace rows of up to six buildings.

The residences are more commonly characterised by horizontal (and sometimes ashlar block pattern) weatherboard wall cladding, but there are also a good number of residences characterised by brick wall construction - either pressed face brick of single or multiple colours (the latter being used to create polychromatic patterning), or rendered (smooth or roughcast) or a combination of the two. The variously pitched (generally 25°-30° and sometimes up to 45°) gabled and/or hipped roofs are sometimes quite complex in their form and are predominantly clad in unpainted or painted corrugated galvanised iron. Slate tiles can be seen on some of the earlier residences, while Marseilles pattern terracotta tiles can be seen on some of the Federation and Inter-war era houses, and on the Post-War houses. The depths of the roof eaves range from modest and lined, to projecting with exposed rafters. The appropriate gutters are either ogee or quad in profile.

Throughout the precinct, predominantly unpainted brick chimneys, some with complex brick patterning or render detailing, adorn the rooflines of the residences. Some of these chimneys also feature notable cement rendered caps or chimney pots. Decorative detailing to the gables, appropriate to the era and style of the residence, can generally be seen. Most of the residences have projecting verandahs or porches, also with detailing appropriate to the era and style of the residence. Doors are predominantly timber framed with appropriate panelling and/or glazing, and many have top and/or sidelights. Windows are predominantly timber framed and double-hung or casement. They are usually rectangular in proportion and vertically oriented when seen singly, or horizontal if grouped.

The appropriate type, style and height of fence in relation to the era and style of the corresponding residence front many of the residential allotments. The appropriate fences have an average low-moderate height range (approximately 400mm - 1200mm) and include timber pickets, cast iron palisades set on a tooled basalt plinth, timber post and crimped wire (often in conjunction with shrubbery or hedging), hedging, and brick (usually face brick but sometimes rendered), which is also sometimes seen in conjunction with panels of wrought iron. Decorative gates, sometimes in conjunction with pergola framed gateways, appropriate to the particular style of the fence can also be seen.

### Commercial Buildings

There are a number of individually significant or contributory small shops, or former shops, distributed throughout the precinct. Most are in conjunction with residences, to

which they are generally attached, and they are all single-storey in height except for the detached, two storey, Victorian era building at 215 Lydiard Street North, which contains a ground floor shop and first floor residence. There are also a number of individually significant hotels, or former hotels in the precinct, and they range in height from single to double storey.

Stylistically, the individually significant and contributory shops and hotels range in their era of construction from Victorian to Inter-War, although some have been altered in the latter part of the 20<sup>th</sup> century. They are all sited directly on the street frontage, with many of the shops having prominent corner locations, sometimes as the last building in a row of terrace houses. In one notable instance the shops themselves form a terrace row at 502-508 Macarthur Street. The hotels are all sited on corner sites, giving them a dominant presence in their streetscapes.

Most of the shops are characterised by brick wall construction, either to the entire shop building, or to the façade only with the remainder of the building characterised by horizontal weatherboard wall cladding. Some of the brick facades feature a rendered finish, while some of the others have had their face brick facades inappropriately overpainted. Only a few shops are fully characterised by horizontal weatherboard wall cladding. The most distinctive of these is the early building on the north-east corner of Clissold and Havelock Street, which also features a bluestone-walled lower level set into the steeply sloping site. All of the hotels are characterised by brick wall construction - either pressed face brick, or rendered, or a combination of the two.

All the shops and hotels are characterised by hipped and/or gabled roofs that are predominantly clad in painted or unpainted galvanised corrugated iron with a pitch of about 25°-30°. The roofs are generally concealed at the front behind parapets, which feature decorative mouldings and pediments in a number of instances. Most of these commercial buildings have original (or early) skillion or bull-nosed verandahs, which project over the footpath and are clad in galvanised corrugated iron. The North Star Hotel at 302 Lydiard Street North is specially distinguished by its double storey balcony verandah. Detailing appropriate to the era and style of the commercial buildings can generally be seen on the parapets and verandahs. Appropriate shopfronts include recessed entries, timber or early metal framed windows, and brick or timber stallboards. Early signage can also be seen on a number of the buildings, the most notable being the 'Pure Velvet Soap' sign painted on the south side wall of the former shop at 618 Lydiard Street North. Original or early doors and windows to the hotels are timber framed, with the windows being double-hung and sometimes featuring arched heads.

### Cultural/Community Buildings

There are a variety of cultural/community buildings located within the Soldiers Hill Precinct and they include churches, church halls and Sunday Schools, and the former North Ballarat Progress Association community hall now used by the St Columba's parish. They are distributed through the precinct and have varied front and side setbacks. Appropriate fences front some, particularly the iron palisade fence with bluestone plinth and pillars to the street frontages of the Neil Street Uniting (former Methodist) Church on the corner of Macarthur and Neill Streets. All of the cultural/community buildings are of individual significance.

The buildings are characterised by their brick wall construction and predominantly steep pitched gable roofs, and feature important stylistic characteristics from the eras in which they were built. These include:

- the simple, rudimentary Gothic Revival styling of the first of the three Neil Street Methodist churches (now used as the Sunday School) with its brick walls to the front

section rendered only on the front façade and featuring a decorative hood mould running over the squared heads of the windows and main door, its horizontal weatherboard walls to the rear sections, and the unpainted galvanised corrugated iron roofs;

- the Early English Gothic Revival styling of the second of the three Neil Street Methodist churches (now used as a church hall) with its varying coloured face brick walls, Tudor notched gable ends each featuring a cement rendered capping, and slate clad roof, as well as its cement rendered hood moulds to the pointed arch tracery window and entry doors on the front facade, and cement rendered sills, window surrounds and buttress caps throughout;
- the distinctive Free Decorated Gothic Revival Style of the last of the three Neil Street Methodist churches (now the Neil Street Uniting Church) with its complex design comprising red face brick wall construction featuring contrasting cement rendered dressings including squared and pointed arch hood moulds, arcaded parapets, decorative pinnacles, and gable panels;
- the Decorated Gothic Revival style of the St John's Anglican Church in Armstrong Street North with its red face brick wall construction featuring restrained cement dressings to the buttresses and door and window openings, the slate clad roof, the dominant west window with elaborate curvilinear tracery, and the three-sided projecting chancel at the east end chancel with single light windows placed beneath small gables;
- the simple early 20<sup>th</sup> century styling of the St John's Memorial Hall in Lydiard Street North with its red face brick wall construction relieved by dominant contrasting cement dressings (painted white) that highlight such features as the arched window above the entry porch, and its Marseilles pattern terracotta tiled main roof;
- the Free Decorated Gothic Revival styling of the Scots Presbyterian Church in Lydiard Street North which is particularly distinguished by a striking octagonal spire with flying buttresses supporting the drum, brick mullioned windows with Decorated Gothic tracery, and a chequered pattern in the main gable, and has a slate clad roof;
- the distinctive Inter-War Spanish Mission styling of the St. Columba's Catholic Church in Lydiard Street North which features fan-shaped patterning in the external render finish, tile clad roofs, a campanile-like tower and Byzantine influenced detailing including the round arched windows, wall niches and doors. (It should be noted that the addition at the front is recent);
- and the almost domestic Inter-War bungalow styling of the former North Ballarat Progress Association Hall on the corner of Armstrong Street North and Howitt Street with its dominant gabled façades (one of which features a cream brick infill in contrast with the red brick walls), roofs clad in corrugated sheet metal and timber framed windows and doors that all appear to be original.

### Educational Buildings

There are two school complexes (one State and the other private) within the Soldiers Hill Precinct, both sited within large grounds. The most distinctive of the significant buildings within these complexes is the large Macarthur Street State School No.2022, part of which may date from the late 1870s with extensions undertaken in the early 20<sup>th</sup> century. At the St Columba's School complex the earliest school building faces Armstrong Street North and was erected in the early 20<sup>th</sup> century.

Both these educational buildings are characterised by their one to two storey height, their face brick wall construction with cement rendered detailing, and their variously pitched (around 30°-45°) gabled and/or hipped roofs that are clad in slate or painted galvanised corrugated iron. Although varied in form and configuration, the windows to these buildings are generally timber framed. The decorative detailing to the facades is highly appropriate to the architectural style of the buildings.

There is a second significant building located in the grounds of the St Columba's School. It was originally built in 1893 as a small chapel at the former Redemptorist Monastery in Gillies Street and was removed to its present site adjacent to the early school building in 1914. This building is characterised by its horizontal weatherboard wall cladding and galvanised corrugated iron roof, but more particularly by its classical architectural vocabulary as seen by the parapeted walls, the timber pediments to the gable end and over the entrance doors, and the refined detailing to the window surrounds.

The Jubilee Gateway erected in 1928, and associated wrought iron fencing with brick piers and a concrete plinth, in front of the Macarthur Street State School are integral parts of the significance of the school.

### Other Significant and Contributory Structures

Other significant buildings in the Soldiers Hill Precinct include the former Chaff Mill complex on the corner of Brougham Street and Doveton Street North and the former Halls Boot Factory in Nolan Street. Both buildings are sited directly on the street frontage, with one of the buildings of the former Chaff Mill complex having a prominent corner location. The former Halls Boot Factory also essentially has a prominent corner location.

The former chaff mill, grain cleaning shed and a large open fronted shed are all characterised by their rudimentary timber framed structures with gabled roofs, all of which are predominantly clad in corrugated galvanised iron. Horizontal weatherboards can be seen on the Doveton Street North face of the corner building and as infill to some of the gables. The corner building also features a simple skillion verandah with plain timber verandah posts.

The former Halls Boot Factory is characterised by its two-storey height, its brick wall construction (that has been inappropriately over-painted), its hipped roof form (clad with introduced terracotta tiles), its timber framed double hung windows, and timber framed entrance door with highlight.

Another important structure within the precinct is the memorial gateway to the Walter Jones Reserve, which features two worked basalt pillars supporting a simple timber sign bearing the words 'Walter J. Jones Memorial'.

### Inappropriate Buildings and Details

Throughout the precinct a small percentage of residences and buildings do not contribute to the aesthetic and architectural amenity or significance of the precinct. A number of these are single storey infill buildings, two storey unit developments or flats that have been predominantly built between the 1960s and the turn of the century, and generally possess a range of inappropriate details with respect to roof pitch, scale, setbacks, materials and building form. A number are located on street corners and tend to have a greater impact on the heritage of the area as they affect both street frontages. In some instances prominent garages have been incorporated into the overall form of the residence or are sited too close to the front boundary.

On the corner of Doveton Crescent and Armstrong Street North there is also an intrusive commercial building with an adjacent open yard paved in concrete, which was formerly a car sales operation and is now being converted to office premises. It replaces a terrace row of eight residences, only one of which still remains at 208 Armstrong Street North.

There are also a small number of inappropriate introduced fences in front of some residential properties, which are of a height of around 1.8 metres or more (not including hedges) and have been constructed with little transparency in their form, creating a solid barrier between the allotment and the street.

## 8.6 Significant Landmark Features and Views

Within the Soldiers Hill Precinct, there are numerous significant panoramic, framed and internal views that are predominantly made available through a combination of the varying terrain and the long, wide streets. In areas of the precinct where the land is higher the view sheds tend to be more extensive and more frequent, although long extended views down streets and across the building stock are most typical. In other parts of the precinct where outside constraints such as the terrain or the railway line has particularly affected the street layout, the views along streets tend to be gradually revealed.

Significant urban landmarks in the Soldiers Hill Precinct, a number of which can also be seen from outside of the precinct, include (but are not limited to):

- each of the churches and their associated buildings, but particularly the Scots Presbyterian Church in Lydiard Street North with its dominant spire, and the St. Columba's Catholic Church with its notable campanile-like tower;
- each of the schools and their associated buildings, but particularly the dominant two-storey Macarthur Street State School No.2022;
- the numerous corner shops and hotels (both present and former), as well as the small shops visible along various residential streetscapes, which provide focal points of interest to the long streets and particularly help to define many of the street intersections to the extent that many have become local landmarks; and
- the open landscape of the Walter Jones Reserve and the associated stand of mature cypress trees, which provide a scenic garden focus within the dominant residential area of this part of the precinct.

From within the Soldiers Hill Precinct there are also significant visual connections to other parts of the precinct and beyond, including to a number of other heritage precincts or places in the wider city of Ballarat. These diverse views assist in contributing to an understanding of the historical, cultural and architectural development of the area, particularly in contrast with Ballarat East and other parts of Ballarat West. They include but are not limited to:

- the frequent distant views along most of the roads, and the more limited views along a few of the roads, to other parts of the precinct;
- the distant views across many of the gridded blocks to the rear and sides of various houses and other buildings within the precinct;
- the views to and along the highly significant engineering infrastructure of the Gnarr Creek Channel, which transects the residential area in the west part of the precinct (see the Creek and River Channels Heritage Precinct for further details);
- the views from many vantage points in the precinct to the main commercial and cultural/community area of Ballarat, which is centred about Bridge Street (Bridge Mall), Sturt Street and Lydiard Street, and features a number of dominant spires and towers (see the Bridge Mall/Bakery Hill Heritage Precinct, the Sturt Street/Lydiard Street Heritage Precinct and the Sturt Street Central Heritage Precinct for further details);
- the views from many vantage points in the precinct to other large residential areas located to the east, south and west of Soldiers Hill (see particularly the Humffray Street/Ballarat East Heritage Precinct, the Victoria Street Heritage Precinct, and the Central Ballarat Heritage Precinct);
- the views from the east side of the precinct to Black Hill (see the Black Hill Heritage

- Precinct for further details) and to Mount Warrenheip in the far east;
- the views from the north-west side of the precinct to the chimneys of the former Myer Woollen Mills and of Selkirks Brickworks; and
  - the views from the south side of the precinct to and across the adjacent highly significant Railway precinct, which is listed by Heritage Victoria.

## 8.7 Statement of Cultural Significance

The Soldiers Hill Precinct is **historically** significant at a **LOCAL** level (AHC criteria A.4 and H.1). It is associated with the first street and land survey of this area of the former municipality of Ballarat West by Government Surveyor W.S.Urquart in late 1851, and over the next decade or so, during which the roads were laid out in a dominant grid pattern that was modified only where it was constrained by the railway line or influenced by particularly steep topography. It is also associated with early residential settlement of part of the former municipality of Ballarat West.

The Soldiers Hill Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates many original and early design qualities associated with the residential, commercial, cultural/community and educational development of this area between the 1860s and 1940s, and into the early 1950s.

Intact qualities of the individually significant and contributory Victorian, Federation, Inter-War and early Post-War era residential buildings include the predominantly single storey height, although 1½ and 2 storeys can sometimes be seen; the hipped and/or gabled roof forms, with a pitch of around 25-40°, that are clad with galvanised corrugated iron (unpainted or painted), slate, or Marseilles pattern terracotta tiles; the eaves that range from modest and lined, to projecting with exposed rafters; the ogee or quad profile guttering; the weatherboard (horizontal or ashlar pattern) or brick (single or polychromatic face brick or rendered or a combination of the two) wall construction; and the predominantly unpainted brick chimneys, some with complex brick patterning or render detailing that adorn the rooflines. Other intact qualities include but are not limited to the projecting verandahs or porches, with detailing appropriate to the era and style of the residence; the appropriate decorative detailing to the gables; the timber doors with appropriate panelling and/or glazing, that may have top and/or sidelights; and the timber framed double-hung or casement windows that are vertical in proportion when arranged singly, or horizontal in proportion when grouped.

Intact qualities of the individually significant and contributory Victorian Federation and Inter-War era commercial buildings include their one or two storey height; the hipped and/or gabled roof forms, with a pitch of 25°-30° that are predominantly clad with galvanised corrugated iron (unpainted or painted) and are generally concealed at the front behind parapets; the brick (predominantly face brick but may be rendered or overpainted) or, less frequently, horizontal weatherboard wall construction; the timber framed windows and doors; the recessed entries to the shopfronts with timber or early metal framed windows, and brick or timber stallboards; the early signage including painted side walls; and the generally complex and individual detailing and decoration.

Intact qualities of the individually significant and contributory Victorian Federation and Inter-War era cultural/community and educational buildings include their often dominant scale and one or two storey height; the hipped and/or gabled roof forms, which have a pitch that is generally steeper than 30° and are clad with galvanised corrugated iron (unpainted or painted), or slate; the brick (predominantly face brick but may be rendered or overpainted) or, less frequently, horizontal weatherboard wall construction; the timber framed windows and doors; and the generally complex and individual detailing and decoration.

Other significant structures in the precinct also demonstrate many of the original and early design qualities described above and as appropriate to the era of their construction, including the galvanised corrugated iron walling of the former Chaff Mill.

The Soldiers Hill Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates important visual qualities that reflect the historical, cultural and architectural development of the precinct, and contribute to its setting. These qualities include the complex views across and through the precinct to other parts of Ballarat including to the main commercial and cultural/community area of the inner city, which is predominantly arranged about Bridge and Sturt Streets and parts of Lydiard Street; to other large residential areas located to the east, south and west of Soldiers Hill; east to Black Hill and further south-east to Mount Warrenheip; north-west to the chimneys of the former Myer Woollen Mills and of Selkirks Brickworks; and south to the adjacent highly significant Railway precinct, which is listed by Heritage Victoria. Other important complex views are available along many of the roads to other parts of the precinct, and across many of the gridded blocks to the rear and sides of various houses and other buildings within the precinct. Also of importance are the views to and along the highly significant engineering infrastructure of the Gnarr Creek Channel, which transects the residential area in the west part of the precinct.

Further important aesthetic qualities of the precinct include the variety of significant urban landmarks, a number of which can be seen from outside of the precinct. These comprise each of the churches and their associated buildings, but particularly the Scots Presbyterian Church in Lydiard Street North with its dominant spire, and the St. Columba's Catholic Church with its notable campanile-like tower; each of the schools and their associated buildings, but particularly the dominant two-storey Macarthur Street State School No.2022; the numerous corner shops and hotels (both present and former), as well as the small shops visible along various residential streetscapes, which provide focal points of interest to the long streets and particularly help to define many of the street intersections to the extent that many have become local landmarks; and the open landscape of the Walter Jones Reserve and the associated stand of mature cypress trees, which provide a scenic garden focus within the dominant residential area of this part of the precinct.

The appropriate front and side setbacks of the residences within their allotments, relative to the size of the residence, the allotment on which they sit, and the streetscape in which they are located also contribute to the aesthetic significance of the precinct, as do garages appropriately sited at the rear of the residences, and accessed from side driveways or, more rarely, from right-of-ways.

The use of the appropriate type, style and height of fence in relation to the era and style of the corresponding buildings is another feature that contributes to the aesthetic significance of the precinct. The appropriate fences have an average low-moderate height range (approximately 400mm – 1200mm) and include timber pickets, cast iron palisades set on a tooled basalt plinth, timber post and crimped wire (often in conjunction with shrubbery or hedging), hedging, and brick (usually face brick but sometimes rendered), which is also sometimes seen in conjunction with panels of wrought iron. Decorative gates, sometimes in conjunction with pergola framed gateways, appropriate to the particular style of the fence can also be seen.

The important visual qualities of the precinct are also enhanced by the mature and juvenile street tree plantings that are a significant component of many of the streetscapes; by the gravel/grass road shoulders and turf nature strips or footpaths; by areas of grassed and variously landscaped public and private open spaces such as the Walter Jones Reserve, school grounds, and the many private gardens with their mature canopy trees. These landscaped and treed areas provide the precinct with a garden setting of considerable variety. Furthermore, the visual qualities of the precinct are specially enhanced by the substantial integrity of the original engineering infrastructure, particularly as identified by the extensive network of bluestone spoon or channel drains,



and bluestone inverted channel gutters with bluestone pitcher kerbs, and by the wrought iron drain guards.

The Soldiers Hill Precinct is **scientifically** significant at a **LOCAL** level (AHC criteria C.2 and F1). It is of importance for contributing to a history of the infrastructure development of this area of the former municipality of Ballarat West, particularly as identified by the extensive network of significantly intact bluestone spoon or channel drains, and bluestone inverted channel gutters with bluestone pitcher kerbs. The use of bluestone pitchers as the principal material to form this type of engineering infrastructure also demonstrates an early, and now rarely used construction technology and the excellence of traditional craftsmanship.

The Soldiers Hill Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). This area is recognised and highly valued by the local community for its early and ongoing residential, commercial, social, educational, and recreational associations. It is furthermore recognised and highly valued by the local community for its past industrial associations.

Overall, the Soldiers Hill Precinct is of **LOCAL** significance.

## 8.8 Local Policy

### HO170: SOLDIERS HILL HERITAGE PRECINCT

This policy applies to all land located within the heritage overlay schedule of HO170 known as the Soldiers Hill Precinct.

#### 22.23-1 Policy Basis

This Policy:

- Applies the heritage SPPF objective in clause 15.11 to local circumstances;
- Builds on the MSS objectives in clause 21.7 and 21.11 relating to urban development and the management of heritage places
- Applies the objectives of the Ballarat Heritage Study Stage 2.
- Applies the objectives of the Ballarat Advertising Sign Guidelines

The Soldiers Hill Precinct is associated with the first street and land survey of this area by Government Surveyor W.S.Urquart in late 1851, and the early residential settlement of part of the former municipality of Ballarat West including some commercial, cultural/community and educational development between the 1860s and 1940s, and into the early 1950s.

#### 22.23-2 Objectives

- To conserve the Victorian, Federation and Inter-War and early Post-war residential, commercial, cultural / community and educational places that demonstrate the historical significance of the precinct.
- To conserve the memorial gateway to the Walter Jones Reserve.
- To protect the grid street layout of the Precinct.
- To ensure that scale, mass and form of new development does not detract from the significant and contributory places.
- To retain the low rise scale of the precinct.
- To encourage the use of traditional construction materials within the precinct.
- To encourage building separation through detached buildings, appropriate front and side setbacks and garaging to the rear that is appropriate to the lot size.
- To conserve the original engineering infrastructure including bluestone spoon or channel drains, and bluestone inverted channel gutters with bluestone pitcher kerbs, wrought iron drain guards.

#### 22.23-3 Policy

*Exercising Discretion*

Where a permit is required for a proposal, it is policy to:

- promote residential buildings that incorporate the following design characteristics (but not limited to):
  - one and two storey height limit.
  - hipped and/or gabled roofs with a pitch of between 25-40 degrees.
  - galvanised corrugated iron (painted or unpainted), slate or terracotta tiles (Marseilles pattern) roof materials.
  - weatherboard (horizontal or ashlar block pattern), or brick (single or polychromatic face brick or rendered or a combination of the two) wall construction materials.
  - eaves that range from modest and lined, to projecting with exposed rafters.
  - ogee or quad profile guttering.
  - unpainted brick chimneys.

- projecting verandahs or porches with detailing appropriate to the era and style of the residence.
  - timber framed doors and windows (rectangular shaped and vertical in proportion when arranged singly or horizontal in proportion when grouped).
- promote commercial buildings that incorporate the following design characteristics (but not limited to):
  - one or two storey height.
  - hipped and/or gabled roof form with a pitch of between 25-30 degrees.
  - galvanised corrugated iron (painted or unpainted) roof materials and concealed at the front behind parapets.
  - parapets.
  - brick (face brick, rendered or overpainted), or horizontal weatherboard wall construction materials.
  - timber framed windows and doors.
  - recessed entries to shopfronts with timber or early metal framed windows, and brick or timber stallboards.
- promote cultural/community and educational buildings that incorporate the following design characteristics (but not limited to):
  - one or two storey height.
  - hipped and/or gabled roof form with a pitch generally steeper than 30 degrees.
  - galvanised corrugated iron (painted or unpainted), or slate roof materials.
  - brick (face brick or rendered) or horizontal weatherboard wall construction materials.
- ensure development is detached and has side setbacks equal or greater than the existing place.
- ensure development has a front setback equal or greater than any adjoining building and no building (incl. garages, carports, outbuildings) may occur in the front setback.
- ensure new garages are set to the rear of the allotment, or at least as far as possible to the rear of the house where dictated by an odd allotment shape.
- discourage the introduction of new crossovers.
- ensure alterations to crossovers use traditional materials.
- ensure that where permitted, visible additions to buildings within the Precinct should read as secondary elements and not dominate the original architectural style, form and scale of the building and should closely match the existing proportions, roof form and materials of the building as above.
- ensure alterations to bluestone spoon or channel drains, and bluestone inverted channel gutters with bluestone pitcher kerbs, and by the wrought iron drain guards use traditional materials.
- encourage retention of gravel / grass road shoulders and turf nature strips or footpaths.

#### *Decision Guidelines*

It is policy that the responsible authority consider as appropriate:

- Recommendations of the *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 & 1981).
- Recommendations of the *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward, (1998)
- Recommendations of the *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).
- Recommendations of the *Ballarat Advertising Sign Guidelines*.

## References

It is policy that the responsible authority consider as appropriate:

- *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 & 1981).
- *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward, (1998)
- *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).
- *Ballarat Advertising Sign Guidelines*.

## 9 LYDIARD STREET HERITAGE PRECINCT

### 9.1 Description / Precinct Boundaries

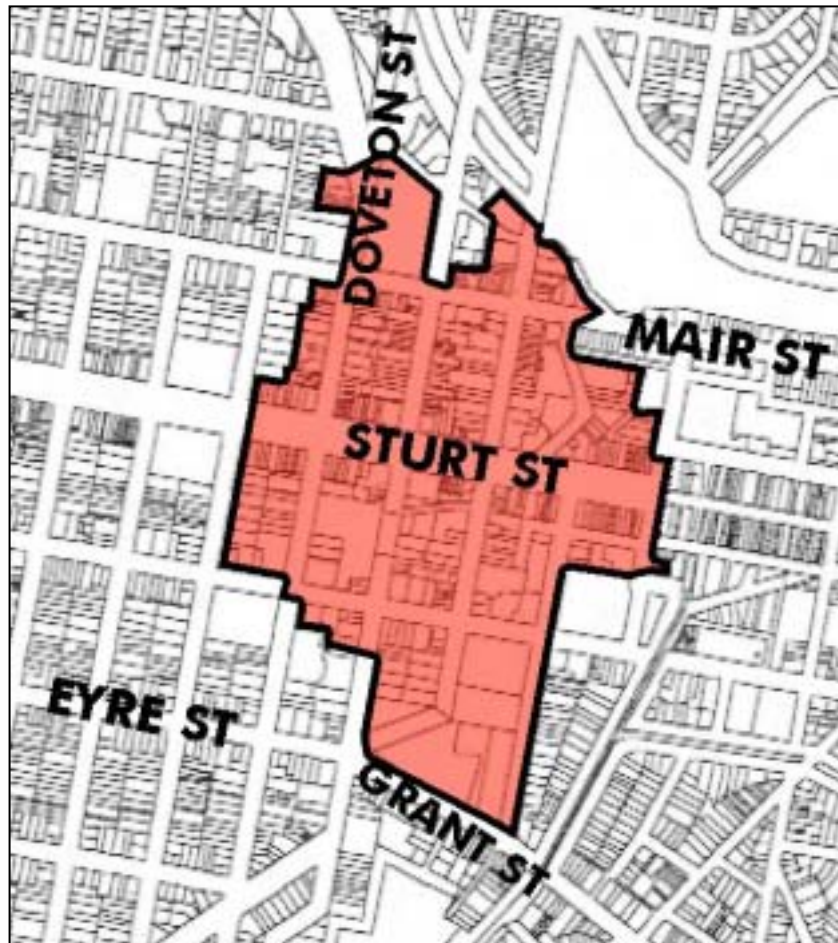


Figure 10 Lydiard Street Heritage Precinct Map, shown as "1" on the Proposed Ballarat Urban Heritage Precincts Map

The Lydiard Street Precinct is dissected by Sturt Street running east / west from Dawson Street to the Bridge Mall and Lydiard Street north / south from the railway to Grant Street. The northern boundary follows Market Street and turns southwards at Armstrong Street to include properties on the northern side fronting Mair Street and both sides of Lydiard Street to the railway area. It then returns south crossing Mair Street to include Camp Street then east along Field Street, south along Cattam Street and along the property boundary east to Grenville Street. The eastern boundary follows Grenville Street to Little Bridge Street where it aligns with the rear of the properties fronting Lewis Street to Albert Street. The southern boundary is formed by Grant Street between Albert and Armstrong Streets and then along property boundaries until Dana Street to Doveton Street. The western boundary extends along Dawson Street and includes buildings fronting Sturt Street to Dawson Street, and Doveton Street to Mair Street.

### 9.2 Historical Overview

Prior to development of the township of Ballarat, the only road in the district was Raglan

Road that followed the course of what is now known as Sturt Street. It was three chains wide and amongst other things was used as a cattle stock route between Geelong and Adelaide.<sup>115</sup> In 1851 with the influx of thousands of gold diggers and associated industries the squatting era came to a close.

Gold was discovered in Ballarat in August 1851. The discovery attracted people from all over the world, in particular the Celts, English, Irish, Scottish, Welsh and Cornish. The environmental history of Ballarat which forms part of this heritage study notes it was these Anglo Saxon immigrants who diversified into other occupations following the gold rush and who strongly influenced the development of Ballarat, transforming the land into one resembling that from which they had come<sup>116</sup>. The Lydiard Street precinct's development and evolution of land uses is testament to their influence.

Following the influx of thousands of gold diggers, the Government sent its surveyor, Mr W.S. Urquhart to Ballarat to survey and layout a township. Urquhart assessed the topography and determined to create the town on the plateau using a four block grid pattern lay out. Urquhart's plan promoted Lydiard and Armstrong Streets as the main thoroughfares and Mair, Dana and Sturt Streets as cross streets.<sup>117</sup> Urquhart did not survey east of Lydiard Street, which was the site of the Government Camp. The Government Camp was the administrative centre established by the Government to keep order in the goldfields and was located at the edge of the township where it had views across the diggings<sup>118</sup>. The main streets in the grid were named after the police officials in the district.

A post office was established near the Government Camp on the corner of Lydiard and Sturt Streets. This early timber post office was replaced with the existing brick building completed in 1863. The post office building became a focus for social and commercial processes.

The Precinct had become a focus for commercial development by the mid to late 1850s. According to Weston Bate, the west side of Lydiard Street was the busiest part of town with substantial building in Lydiard Street of banks, hotels, post office, several gold brokers, a number of private houses and the Ballarat Arcade.<sup>119</sup>

By the late 1860s Camp Street had been formed, not in its current configuration, but as a straight roadway to the corner of Grenville and Mair Streets. The west side of Camp Street contained the Government camp, whilst two sites on the north side of Sturt Street abutting the camp site were developed for the Chamber of Commerce and Ballarat Savings Bank. In the early 1860s the Government Camp was divided and a subdivision of thirteen allotments was proposed, eleven facing Lydiard Street and two facing Mair Street. Land on the east side of Camp Street was also planned for subdivision, however only part of the subdivision plan was implemented with the sale of the five northernmost allotments. Limited commercial development occurred.

Around 1862, the northern end of Lydiard Street became the focus of building with the introduction of the railway. Hotels already established in the area included the George in 1852 and William Irwin's Provincial Hotel in 1863, later relocated and rebuilt nearby. The Alexandra Tea Rooms and Reid's Coffee Palace also offered accommodation.

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<sup>115</sup> Spielvogel Papers Volume 2, Ballarat Historical Society 1981, p 19

<sup>116</sup> Penney, Jan *Ballarat Heritage Study Draft Environmental History Stage 2*, p 6.

<sup>117</sup> Spielvogel Papers Volume 2, Ballarat Historical Society 1981, pg 53

<sup>118</sup> Allom Lovell & Associates, *Camp Street Precinct Ballarat Conservation Management Plan*, November 1999.

<sup>119</sup> Allom Lovell & Associates, *Camp Street Precinct Ballarat Conservation Management Plan*, November 1999, pg 15.

Craig's Hotel was also established in 1852 in Lydiard Street South.

With the east side of Lydiard Street still underdeveloped by the Government Camp, lobbying increased for release of the sites fronting Lydiard and Mair Streets for commercial development purposes. Between 1865 and 1890 the sites were developed into a "series of distinctive two-storey commercial and civic buildings."<sup>120</sup> Two two-storey bluestone warehouses were built on the corner sites for Lister and Angel and McDowall and Gray. Close to the railway and at the north end of Lydiard Street other warehouses concentrated with premises such as Holmes, White & Co and merchant Robert Dunn both built in 1862.

In the 1860s in Lydiard Street six banks designed by notable Melbourne architect Leonard Terry, clustered around the corner of Lydiard and Sturt Streets. From the northern corner the former Bank of Australasia, the National Bank, former Colonial Bank of Australasia and the Bank of New South Wales were built in a row. On the southern corner, the London Chartered Bank and the nearby Union Bank buildings continued the theme.

A gaol (1857) and Supreme Court (1868) were built in Lydiard Street South at the recommendation of the *Report of the Select Committee on Prison Discipline*. An earlier courthouse north of the gaol was later incorporated into the School of Mines, an influential school opened by Sir Redmond Barry on 26 October 1870, providing practical and scientific training.<sup>121</sup> The botanical gardens associated with the School grew primarily herbs and medicinal plants, and were substantial.

A Church Precinct at the corner of Lydiard and Dana Streets contributed to the importance of Lydiard Street. The contribution of the Anglo Saxons to the social and religious life of Ballarat can be seen in the churches they built in the precinct.

The Wesleyans and Anglicans erected substantial churches, with the Anglicans ambitiously planning a large Cathedral complex that was not completed and resulted only in the Chapter House of 1907. From Albert Street views to the rear of buildings in Lydiard Street, particularly the Wesleyan Church and Anglican complexes were had.

Further subdivision of the Government Camp site in the mid to late 1880s was followed by the construction of five boom-style buildings including the Ballarat Commercial Club (later the Alexandra Tearooms, 26-34 Lydiard Street), Bones Building, the Ballarat Fine Art Gallery, Old Colonists' Hall and the Mining Exchange.<sup>122</sup> These buildings along with the Post Office (begun 1864) on the corner of Sturt and Lydiard Streets and the Victorian buildings on the west side of Lydiard Street, formed a distinctive 'boom style' streetscape.

The foundation stones of the Fine Art Gallery, the Mining Exchange and Old Colonist's Hall were laid on 21 June 1887 for Queen Victoria's Jubilee. The Mining Exchange (1887-89) replaced an earlier exchange located near the south-west corner of Sturt and Lydiard Streets. The earlier exchange building (now the library of the Ballarat Mechanic's Institute) had been the scene for broker's offices, major transactions, and where the disclosure of important gold discoveries were made.

Imposing buildings such as the Chamber of Commerce (1859), the Ballarat Mechanic's institute (commenced 1860) and Post Office (commenced 1864) were early additions to

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<sup>120</sup> Bate, Weston, *Lucky City*, 1978, p.46

<sup>121</sup> *ibid*, pg 50,

<sup>122</sup> Allom Lovell & Associates, *Camp Street Precinct Ballarat Conservation Management Plan*, November 1999, pg 31.

Sturt Street. By the 1870s timber shops had been replaced by brick shops.

By the 1860s the character of Sturt Street was being defined with the development of a dual carriageway divided by a mudbank. Where blue gums were planted in a central median strip from Doveton to Pleasant Streets, the block between Armstrong and Doveton Streets was not planted and was the site for circuses and later the cab rank. In 1897, the cab rank was converted into eight garden beds called Shoppee Square. The block between Armstrong and Lydiard Streets was remodelled in 1900 and 1901 and called Queen Victoria Square.

In 1864 the mudbank was planted with shrubs and trees and became known as the Camp Hill Gardens. In 1865 an iron railing fence was erected around the gardens.<sup>123</sup> The Ballarat Landscapes Trees and Gardens Study states that, "from 1900-1921 the Mayors' Report mentions the planting of wattles and flowering cherries in Sturt Street. In particular, the Arbor Day of 1909 was devoted to the planting of the western end of Sturt Street which, by then, was being described as the finest and most attractive thoroughfare in the Commonwealth."<sup>124</sup> Stone quarries in Ballarat West produced an abundance of stone and quartz. Road building and works used this local quartz and crushed bluestone, and bluestone for kerbs and gutters.

The central median strip provided a civic space in which structures were erected including the bandstand near the corner of Doveton Street in July 1869, the Queen Alexandra Bandstand in 1908, the Titanic Memorial Bandstand erected in 1915, Eight Hours Memorial, Robbie Burns statue, and the Burke and Wills fountain. The Sturt Street blocks are dominated by the tree plantings and these structures.

Other uses that located on the site of the former Camp were the Market Reserve, Ballarat Free Library and Reading Rooms Reserve and Benevolent Asylum Reserve. Between 1891 and 1925 these Reserves were redeveloped along Sturt and Camp Streets with shops dating 1895 – 1901 on the corner of the streets, a Library (1895-1901), Police Court (1903-4) and public toilets (1903).<sup>125</sup>

The precinct is notable as the centre of the commercial life of Ballarat and many commercial and institutional buildings are located in this area including the City of Ballarat Town Hall, the Myer Building and the Golden City Hotel in Sturt Street, the William Booth Citadel in Albert Street, South British Insurance Company on the corner of Dana and Armstrong Streets, The Ballarat Club, the former Ballarat Brewery building in Dana Street, Electra Hall, the Trades Hall and the YMCA building in Camp Street, The former Gas Company building, Ballarat Water Board Office, Manchester Unity Hall and Protestant Hall in Grenville Street. A late development to the Lydiard street and Sturt Street corner was the 1905 National Mutual Building designed by J.J. and E.J. Clarke Architects of Melbourne.

After the electrification of the tram service in 1905 trams travelled along Lydiard Street and along the north edge of the central median strip in Sturt Street.

Lydiard Street South was the centre of legal and business offices and many buildings still house these functions today. The most notable buildings in the block between Sturt and Dana Street are Her Majesty's Theatre, which is the oldest operating theatre in mainland Australia and Craig's Royal Hotel. The office buildings in this block include Counsel Chambers, Booths Buildings, Chancery house, and 50, 54 and 56 Lydiard

<sup>123</sup> *Ballarat Historical Landscapes Trees and Gardens*, Royal Botanic Gardens, 1983, pg 201.

<sup>124</sup> *Ibid*, pg 202.

<sup>125</sup> Allom Lovell & Associates, *Camp Street Precinct Ballarat Conservation Management Plan*, November 1999, pg 39.



Street south.

The lower part of Sturt Street includes the former Union and Unicorn Hotels, the Camp Hotel, Edinburgh Buildings, the blue tile faced commercial premises at 23 Sturt Street and the Australian Natives Association building which has a parapet decorated with a Kangaroo and emu.

In 1941, new State Government Offices and Courthouse were erected in Camp Street. The Chief Government Architect, Percy Everett, designed a building which became a "*dramatic new element in the street.*"<sup>126</sup> The Police Station (1961) was the only new building built in the Camp Street area in the post World War II period.

### 9.3 Urban Design & Engineering Infrastructure

The Lydiard Street Precinct is largely based on Urquhart's original grid street layout for Ballarat, and features intact Victorian streetscapes, numerous large and important Victorian and Edwardian era civic and commercial buildings.

Whilst Urquhart provided a formal grid street layout, with the exception of Sturt Street, the subdivision pattern and allotment sizes vary considerably. Buildings are predominantly built to the front and side boundary alignments, some with verandahs over the footpath.

The only street that does not conform to the grid pattern is Camp Street which originally ran from its present intersection with Sturt Street in a straight line to near the intersection of Mair and Grenville Streets. It now has a dogleg in the middle where it veers back to meet Mair Street in the middle of the block. There is also a network of small access streets and lanes in the area.

The area retains a mixture of retained bluestone gutters, sections of retained bluestone kerbstones, new bluestone kerbstones, early short sections of concrete kerbing and introduced concrete gutters and kerbing. There are some sections where the gutters form spoon drains without kerbing. In most areas the original street alignment has been retained. Exceptions to this are the recent traffic management changes at intersections, the complete remaking of the section of Armstrong Street between Bath Lane and Dana Street and the widening of the pavements of Sturt Street from Lydiard to Grenville Street which appears to have been done in the inter war period after the introduction of sewerage in the late 1920s. It should be noted that where the original bluestone kerb has been retained that these retain the marks of the original post positions from now removed post supported street verandahs.

Many of the small lanes retain their original cobblestone paving and there are two areas of original street paving of large bluestone flagstones, one at the south eastern corner of Camp and Sturt Street and the other at the south west corner of Sturt and Grenville Streets.

Lydiard Street also contains some introduced replica gas lamps which were constructed in the 1980s by the City of Ballarat to replicate the early street lighting. The lamps and placement of lamps were based on the early street lighting. The one original surviving street lamp outside Craig's Hotel has been recently removed due to damage. Two large cast iron "Sugg" lamps were also introduced in the centre of the intersections of Lydiard and Sturt Streets and Lydiard and Dana Streets as part of this project. The design and

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<sup>126</sup> Ballarat: A Guide to buildings and areas 1851 – 1940, pg 58

placement was based on early photographic evidence.

Other infrastructure items in the area include; a retained section of tramlines and timber block paving along the north edge of the median strip in Sturt Street near the corner of Armstrong Street, cast iron replica gutter guard rails near corners where the gutters are deep and an early cast iron post box in Lydiard Street.

#### **9.4 Landscaping (Public & Private)**

The Lydiard Street Precinct is not characterised by gardens on private allotments. Most of the streetscapes consist of a solid building edge with no setback and generally a verandah cantilevering the footpath.

Landscaping features are within the central median strip of Sturt Street providing a wide formal space particularly when approached from the narrowness of the Bridge Mall. It is planted with mature trees and contains many items of interest including the Eight Hours Memorial, the Queen Alexandra Bandstand, the Titanic Memorial Bandstand, Burke and Wills statue, Robbie Burns statue, heritage seating, and cast iron fencing. The block between Doveton and Armstrong contains less features of nineteenth century interest, and is paved in concrete with lawns and simple bedding displays.

A large oak and cedar dominate Shoppee Square. The cedar was planted at a later date and is inappropriate for Sturt Street.

The School of Mines in Lydiard Street South retains only the Norfolk Island Pine from its original Botanical Gardens. The Albert Street garden is typical of the period but has been neglected.

Sections of Albert Street and Dana Street have mature plane trees planted within the road reserve and there are some mature and young elm trees in the section of Lydiard south of Dana Street. The median strip of Mair Street has been recently planted with young exotic deciduous trees. There is a short row of mature deciduous trees in Doveton Street near the corner of Market Street, a number of mature elm trees in the northern section of Camp Street and part of the treatment of the Armstrong Street Mall includes tree plantings.

#### **9.5 Buildings & Significant Buildings**

##### Commercial Buildings

The Lydiard Street Precinct is characterised by its intact Victorian, Federation and Inter war commercial heritage streetscapes which feature predominantly two storey rows of buildings many of which originally had post supported verandahs.

##### *Lydiard Street North*

Of the many individually significance are the four bank buildings in Lydiard Street North that were designed by noted Melbourne architect, Leonard Terry. The former Bank of Australasia at Nos. 1 – 3 (1864), the National Bank at No. 5 (1862), the former Colonial Bank at No. 9 (1860), and the Bank of New South Wales at Nos. 13-15 (1862). All use the Renaissance revival style with a rusticated ground floor and smooth cement rendered upper façade. The detailing differs for each building. The four buildings are substantially intact providing an intact streetscape to Lydiard Street North.

The George Hotel at 25 Lydiard Street North is both culturally and architecturally important. The former George Hotel was established on Camp Hill around 1853 and was linked to many historic occasions. The current three storey building replaced this hotel in 1902 and is unique to Victoria for its elaborate column supported street verandah to each floor. It has an iron pattern frieze however the corner brackets have been removed. An internal stairwell and staircase are the most significant original features.

The Former Ballarat Palace Hotel (1887) at 101 Lydiard Street North is recognised as a key corner building in Lydiard Street. It has not operated as a hotel since 1918, at which time the building was converted to offices. The building design replicates the Leonard Terry 'London Chartered Bank' building that once stood at the south east corner of Sturt and Lydiard Streets. The difference is a splayed corner. The building is substantially intact with fine detailing on the stone and cement render finish. An imitation ashlar ground floor sits atop a rusticated base course. Rectangular windows have curved top corners set in a plain reveal an unusually austere detail. The upper floor is elegantly detailed with pilasters and decorative lintels above the windows. The pilasters are coupled together to accentuate the splayed corner and the top of the building is finished with a balustraded parapet.

The Edwardian Provincial Hotel was built in 1909 at 123 Lydiard Street North, on the consolidated site of two former hotels, the Irwin and Sovereign Hotels. It was designed by a Ballarat architect P.S Richards and is a large scale flamboyant Edwardian building. It combines decorative face red brick and cement render on two frontages with feature pavilions, domed towers and balconies, a recessed loggia behind a banded arcade, and other feature motifs. The scale, design and corner location of the building makes it an important streetscape element as well as an individually significant building.

The former Mining Exchange (1887-89) at 6 Lydiard Street North replaced the previous exchange near 'The Corner' in Sturt Street. The building provides a monument to Ballarat's former prosperity in the late eighteenth century. The original single level verandah with barrel vault over the entrance has been removed but the intactness of the finish of the first floor is particularly important as is the intactness of the ground floor shop openings. The shop arcade are paired on either side of the central wide elliptical entrance arch, and then are again separated by narrow arched headed doorways. A corrugated iron bull nose roof is supported by light trusses consisting principally of tension rods. The bull nose roof returns across the rear in a hipped form resulting in a most unusual internal and external appearance.

The Old Colonists' Association was formed in 1883 with members comprising Ballarat's early notable citizens, including people associated with the Eureka uprising. The Colonists' Hall at 16-24 Lydiard Street North was built in 1887-89 and relates to the adjacent Alexandra Tea Rooms. The building is a Renaissance revival style. The ground floor has been modified but retains four bays of shop fronts with banded piers dividing the shop fronts and the semi circular arched clubroom entrance. The second storey is intact. Originally a single storey post supported verandah was added to the building, in 1901 the double storey verandah with upper balcony matching the adjoining Alexandra tearooms was added. The building's internal design is also of special interest.

The Alexandra Tea Rooms (1875) at 26-34 Lydiard Street North was built in 1875 of essentially a mid-Victorian design. The building is interrelated to the adjacent Old Colonists Hall and opposite George Hotel, by its two storied verandah, producing a strong streetscape element. The double columned verandah with a central pediment

and distinctive lace work project from modified ground floor shop fronts.

Lydiard Street North's proximity to the railway saw a clustering of warehousing in this area. The former Lister and Angel Warehouse (1868) at 60 Lydiard Street North is constructed with a rough dressed masonry base and smooth rendered façade. The upper floor is intact, however the Lydiard Street elevation of the ground floor has been unsympathetically altered. The JJ Goller & Co Warehouse (1861-62) at Number 114, is a two storied warehouse of importance due to its internal and external intactness. It is comparable to contemporary Melbourne examples, including a number by noted architect Charles Webb. It is possible he was responsible for the design. The former Dunn's Warehouse at Number 120 was constructed in 1861-62. The exterior of the building has been painted and copper awnings were added when the building was converted into a restaurant. However, despite the changes, the building survives as a most important example of a Renaissance revival warehouse, unique not only in Ballarat but to the State.

Reid's Coffee House is representative of the Coffee Palace era in Victoria. Built in 1886, extended in 1888, and a verandah added some ten years later, the building remained intact until it was sold and redecorated in 1977. An Edwardian balcony verandah with central gablet unifies the façade of two bracketed pediments surmounted by nameplates and flanked by a balustraded parapet. Grey paint obscures many details of the building. Internally, the stairwell has a hand painted ceiling and wall panels, clerestory, glazing and an entrance arch.

#### *Lydiard Street South + Dana Street*

The former Union Bank of Australia is another Leonard Terry designed building and recognised as one of the finest designs. It incorporates amongst other features a lower colonnade of Doric columns and ruled masonry courses at ground floor, and a colonnade of unfluted Corinthian columns and hooded windows with projecting balconettes at first floor. The building is internally and externally intact and occupies a prominent position in Lydiard Street.

Craig's Royal Hotel at 10-16 Lydiard Street South occupies the first site to be sold in Ballarat. The site was first developed in 1853 and in 1862 Craig bought the hotel. However in 1859 fire destroyed the original building and subsequently the current hotel was built in 1862. A range of architectural styles reflects the different stages of construction over a forty year period. The south wing is an eclectic Italianate design (1862), the three storey west wing (1889), an elaborate corner tower built in 1890 of high Victorian boom style, and the cast iron portico added in 1901.

Her Majesty's Theatre at 17 Lydiard Street South opened in 1875 and according to theatre historian Ross Thorne the former Academy of Music is the oldest operating theatre in Australia today. The first floor façade is original however the ground floor has been completely altered. Many features of the interior remain.

Chancery House is located on a prominent corner site with a Renaissance revival façade. Both facades are identical. Another office building at 42 Lydiard Street South was erected before 1859. It is visible in an early lithograph of 1859 and is therefore the earliest surviving building on the west side of Lydiard Street South. The upper floor, chimneys and roof are in original condition, whilst the ground floor openings, splayed corner entrance and inappropriate advertising signs have been introduced. The office at 50 Lydiard Street South provides a unique Ballarat example of late Victorian design overlaid with ornate eclectic decoration.

The former Freehold Bank on the corner of Dana and Armstrong Streets is an example of the conservative classical style, and is another of Leonard Terry's bank buildings. It has a precise vocabulary of mouldings, rustication, paired Ionic pilasters, cornices and stringcourses.

The Ballarat Club at 203 Dana Street is an unusual composition combining elements of Victorian boom style and eastern architecture. It was built in 1888 for the elite Ballarat Club, intent on providing a social base for upholding the upper class English values. The initial selection procedure for members excluded tradesmen, women, manual workers, Jews Catholics and Wesleyans. The building has a relatively intact interior.  
*Sturt Street + Grenville Street*

The former Gas Company Building, 2 Grenville Street South was constructed in 1870 to the design of Casselli & Figgis forms an important corner element in the precinct opposite the former water Board building. The two storey composition has a rusticated base with arched openings and a corner entry marked by a circular fan light.

The original corner section of the former Water Board Building at Grenville Street South was constructed between 1884 and 1886 and designed by Casselli and Figgis architects. The building is a fine example of Renaissance revival architecture with a rusticated base course and is an important corner element.

The Manchester Unity Hall at 9 Grenville Street South is a single storey neo Renaissance revival composition designed in 1886 by James and Piper architects. The building is an important streetscape element and the monitor roof windows are an important landmark detail.

The Protestant Hall opposite the Manchester Unity Hall in Grenville Street, is of matching proportions and was designed by G.W. Clegg in the later part of the nineteenth century as a restrained Baroque composition.

The former Union Hotel, 11 Sturt Street was constructed as a brick two storey building in 1863 by architect Frederick O. Korn. By 1887 the third floor had been added and a street verandah constructed. The building has been enhanced by the recent reconstruction of the street verandah.

The shop at 23 Sturt Street is significant for the wall finishes of natural cement, blue glazed tiles and face brickwork. The federation era building was constructed in 1891 and the design is of an Elizabethan/Flemish Baroque composition.

The narrow two storied Camp Hotel, 38 Sturt Street was constructed in 1907. Ballarat Architect P.S. Richards designed a splendid example of an art nouveau influenced hotel. Although the original green tiles were replaced the building retains its render bands, oriel decorations and sinuous plaster and metal work.

One of the few surviving commercial buildings from the 1850s is the Chamber of Commerce, 42-46 Sturt Street. The two storey classically detailed rendered building was originally erected in 1859. The third storey mansard was a later addition in 1919. The shopfronts were added prior to 1905. The original ground floor had been of rendered arched openings.

The State Savings Bank, 48 Sturt Street was constructed for the Ballarat Savings Bank in 1872 to the design of Reed and Barnes architects. The building is a Renaissance revival design and was constructed at a high point in the practice of Reed and Barnes. It is unique in terms of massing and its relationship to a difficult site.

Ballarat Mechanics' Institute, 115-119 Sturt Street was begun in 1860 when the hall was constructed. The imposing rendered facade capped with the statue of Minerva was completed in 1869 by the architect J.H. Jones. The Institute acquired the former Mining Exchange which was constructed in 1865 which now houses the lending library.

The Former Unicorn hotel, 127 Sturt Street facade was constructed in 1866 replacing the earlier (1856) prefabricate timber hotel. The building is of state wide significance for retaining the broad two storey street verandah with cast iron valance and balustrade. The balustraded parapet originally was surmounted by a figure of a unicorn.

The Former National Mutual Insurance Company Offices, cnr Lydiard St Sth and Sturt Street was built in 1905 to the design of architects J.J. and E.J. Clarke and was one of the most substantial commercial buildings constructed in Ballarat at this time. It is of a mixed renaissance and Venetian Gothic composition with stone facings and the roof is capped by an octagonal belvedere faced in glazed terracotta which was once roofed with a dome.

### *Camp Street*

Pratt's Warehouse on the corner of Camp and Mair Streets was built in 1868-69. Comparable examples of freestanding corner warehouse buildings have been demolished making this bluestone warehouse important. The facades consist of rough-faced stonework with projecting quoins and voussoirs around semi-circular arch headed windows and doors. A dressed string course and parapet are complemented by four corner chimneys and two false chimney pedestals facing Mair Street. The interior is substantially intact.

### Civic Buildings

#### *Lydiard Street North*

The Ballarat Fine Art Gallery is located at 40 Lydiard Street North and was constructed in 1887. It is considered one of Ballarat's most stately monuments and was the first provincial art gallery in Australia. The upper façade is divided into three bays by engaged Corinthian columns, matched on the ground floor by rusticated pilasters. The parapet with its triangular pediment is flanked by balustrading. Alterations to the façade including blind fenestration at upper floor, saw the removal of the shopfronts and the unique pair of pyramidal verandahs. Interior decoration and decorative ceiling and stairwells features remain.

#### *Lydiard Street South, Dana Street and Armstrong Street*

A number of religious buildings can be found in the environs of Lydiard Street South, with the Anglican Church of Christ, former Wesleyan Church, the Ebenezer Presbyterian Church and associated Christ Church Chapter House and Wesley Sunday School.

The Anglican Church of Christ in Lydiard Street South (1854, 1857 - nave, 1868 - transepts) is an early example of a simple English Gothic design built in stone. The west elevation has had an unsympathetic porch added. The Christ Church Cathedral Chapter House is an unfinished building which was commenced in 1886, recommenced in 1903 but remains incomplete. The nave was to be built with the chapter house as its base.

The former Wesleyan Church (1886-89, 1903-07) on the corner of Lydiard and Dana Streets is the design of Leonard Terry and Percy Oakden who had a partnership which

undertook much ecclesiastical work. It is one of the three most important Oakden churches, is important in the context of its relationship along with the Sunday School, to the church precinct, and its enhanced height and grandeur by the Ballarat escarpment. A Gothic church, it includes a combination of red and cream brick, basalt foundations and Waurn Ponds freestone dressings, and steeply gabled intersecting roofs. The internal seating is in amphitheatre form. The Wesley Sunday School was erected in 1870 with a dominant tower element, flanked by a gable end. The tower has a steeply pitched pyramidal roof and dormer windows is distinctive in the otherwise flat Dana Street façade.

The School of Mines in Lydiard Street South was founded in 1870 and is typical of the turn of the century educational establishments. It is important for its streetscape contribution to Lydiard Street, its involvement in the life of Ballarat, and its contribution to mining expertise in Australia.

The construction of the former gaol (1857-63) was part of a statewide initiative in the development of prison accommodation after 1851 with contemporary examples in Ararat, Beechworth and Castlemaine. Built to the Pentonville Prison design that consists of central hall and radiating wings of cells. Consistent with the other prisons is the entrance of brick with basalt rustication around the gateway which is flanked by the two storied gaolers' and warders' quarters. The cell blocks have been demolished, but the gateway, flanking buildings and corner guard tower are relatively intact. The former Supreme Court in Lydiard Street was erected in 1868 and is an important early public building in the Lydiard Street area. Consistent with other court buildings in regional centres the design includes public gallery and the two storied central court room flanked by the offices for magistrates and clerks. The exterior has been slightly altered with glazed over arcade, removal of the original cast iron fence and gates, and the front chimneys.

### *Camp Street*

Camp Street provides examples of significant intact buildings of both the private and public domain. In the public domain, the Trades Hall building at 20 Camp Street was designed by architects James and Piper and erected in 1887. A Baroque style, it has a highly decorative façade with Giant Corinthian columns balancing smaller details. The building is intact externally and internally with cantilevered bluestone stairs and timber lined ceilings.

The Old Ballarat Police Station (1884-86) is a double storey brick building. Its use of decorative cast iron in the columns and balustrading of a single storey verandah, generally only seen in residential architecture, makes it unique in Victoria. The brown brickwork is relieved by bands of cream brick, the ground level uses rough faced bluestone.

The former Freemason's Hall (1872) at 16 Camp Street is a significant building on the bend of Camp Street. Sir Henry Cuthbert laid the foundation stone as a pioneer Ballarat Freemason. A Greek revival composition, the building was originally constructed without its elaborate porch, divided into two sections by a horizontal moulding. The iron front fence is unusual with the principal fence posts decorated by discs bearing a star design. The building has been treated with a cement textured surface which whilst obscuring views to some fine detail does not detract from the importance of the building in Camp Street.

### *Sturt Street*

The Ballarat Post Office, cnr Sturt and Lydiard Streets began construction in 1864 when the corner section replaced earlier post office buildings on the site. The distinctive landmark tower section and Lydiard street offices were completed in 1885. The design of the 1864 section by the Public Works Department during the era when William Wardell was the Inspector General is in an Italianate palazzo design. The basic design was continued in the later addition.

The first section of the present Ballarat Town Hall, Sturt Street was constructed in 1860 to replace an earlier timber Council Chamber on the site. The north east section was to be part of a building which housed municipal offices, police court and town hall but only part was constructed. In 1968 the Council held a competition to design the completion of the building. The first place was awarded to H. Caselli and the second prize to Percy Oakden by the judges. This was overturned by the Council who selected the design of J. T. Lorenz for the exterior and H. Casselli for the interior and appointed Percy Okden as the Borough architect to amalgamate and amend the plans. The resulting building is of two storeys with a central tower housing a clock and peal of bells known as the Alfred Bells. The Sturt Street facade terminates in pavilions on each corner. The building was extended along Armstrong Street in 1912 to the design of Cleg and Miller. The building was extended to the south and alterations undertaken internally in the 1990s.

The Titanic Memorial Bandstand, Sturt Street Plantation was constructed in 1911 and dedicated to the bandsmen of the Titanic, which sunk in 1912. The octagonal building is dramatically sited on the steep section of the median strip at the termination of Camp Street. The roof is a complex arrangement of half hipped roofs clad in terracotta shingles and is capped by a square ventilation turret with a concave metal clad pyramidal roof. The roof is topped by a weather vane in the shape of the titanic.

Queen Alexandra Bandstand, Sturt St Plantation was constructed in 1908 by the Ballarat City Council. The structure is octagonal and terminates in a distinctive faceted onion dome above the ventilating drum. The main section of the roof is finished with a decorative upstanding cast iron trim below, which a further section of roof cantilevers beyond the supporting columns.

## 9.6 Significant Landmark Features and Views

Significant urban landmarks in the precinct include the dominant towers, which are a major and distinctive characteristic of this precinct, especially when viewed from the east. These include the towers of the Ballarat Town Hall; Post Office, Craig's Hotel and the Railway Station building in the adjacent precinct. Other major features in the skyline include the stature of Minerva and distinctive parapet decoration of the Ballarat Mechanic's Institute, the spire of the Wesleyan Church Lydiard Street and the tall narrow Trades Hall in Camp Street.

Significant views to urban landmarks in the precinct include:

- the view into Camp Street from Sturt Street which is terminated by the State Government Offices and Courthouse in Camp Street.
- The long views to the east along Sturt Street that provides a vistas and views of landmarks including the Town Hall, Post Office, former National Mutual building, the Ballarat Mechanics Institute and State Bank and down the escarpment into Bridge Mall
- The View along the curvature at the southern end of Lydiard Street which is terminated by the former gaol entrance gateway and gateway buildings.



- The view along the curvature of Camp Street emphasising the Trades Hall, Electra Hall and the adjacent terrace, Pratts warehouse and the Court House.
- Views out of Camp Street, which include the former Unicorn Hotel and Mechanics Institute to the south and Ballarat Railway Station entrance tower to the north. The view from the ANA car park down the escarpment to Eureka which is the only remaining visual link between the site of the former government camp and the site of the Eureka battle.
- The enclosed vista along Lydiard Street north with its generally uniform two storey buildings enclosing the streetscape and opening to the more open vista of the residential development to the north.

## 9.7 Statement of Cultural Significance

The Lydiard Street Heritage Precinct is **architecturally** significant at a **STATE** level (AHC criteria D.2, E.1). It demonstrates many original and early design qualities associated with the civic and commercial development of the area from the 1850s. The intact qualities of the individually significant and contributory buildings include their predominantly Victorian and Edwardian architecture, ornate detailing, verandahs, links to notable contemporary architects, and intactness of the exteriors and interiors of the buildings.

The Lydiard Street Precinct is **aesthetically** significant at a **STATE** level (AHC criteria D.2, E.1). It demonstrates important visual qualities that reflect the historical, cultural and architectural development of Ballarat, and contribute to the setting. The qualities include the urban foci, notably many prominent and larger civic buildings, the topographical setting on the escarpment, intact Victorian streetscapes, the grid street pattern and gracious boulevard of Sturt Street.

The Lydiard Street Precinct is **historically** significant at a **LOCAL** level (AHC criterion H.1). It is associated with the early settlement of the area from squatters, demonstrated by the original use of Sturt Street, the formal layout of a township in the 1850s to the development of a municipality. Many of the individual civic buildings in the Precinct are designed by notable contemporary architects, and have associations with notable Ballarat citizens from the 1850s beyond.

The Lydiard Street Precinct is **scientifically** significant at a **LOCAL** level (AHC criterion C.2). The area is of importance for contributing to the history of infrastructure development in Ballarat West, identified by intact bluestone kerbs and gutters.

The Lydiard Street Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). It is recognised and highly valued by the wider community for civic, commercial and religious reasons.

Overall, the Lydiard Street Precinct is of **STATE** significance.

## 9.8 Local Policy

### HO171: LYDIARD STREET HERITAGE PRECINCT

This policy applies to all land located within the heritage overlay schedule of HO171 otherwise known as the Lydiard Street Precinct.

#### 22.24-1 Policy Basis

This Policy:

- Applies the heritage SPPF objective in clause 15.11 to local circumstances;
- Builds on the MSS objectives in clause 21.7 and 21.11 relating to urban development and the management of heritage places
- Applies the objectives of the Ballarat Heritage Study Stage 2.
- Applies the objectives of the Ballarat Advertising Sign Guidelines
- Applies the objectives of the City of Ballarat Streetscape Policy; Wilson Sayer Core, (1991).
- Applies the objectives of the Camp Street Framework Plan 1998.

The Lydiard Street Heritage Precinct is associated with the early settlement of the Ballarat area by squatters, the formal layout of a township in the 1850s to the development of a

municipality. The planned nature of the precinct with its grid street layout on the Ballarat plateau, architecturally designed Victorian and Edwardian civic and commercial buildings, prominent citizens, and development of a ‘west’ municipality contrasts with the haphazard and incremental nature of development of East Ballarat linked with the gold fields, and working class constituents. The Precinct’s buildings reflect the wealth and development of Ballarat during the 1860s and beyond and includes intact exteriors and interiors of the buildings, ornate detailing, verandahs, links to notable contemporary architects and intact streetscapes.

#### **22.24-2 Objectives**

- To conserve the early, mid and late Victorian, Federation, Edwardian and Interwar civic, commercial, institutional, religious and educational places that demonstrate the historic significance of the precinct.
- To conserve the original grid street layout of the precinct and the gracious formal boulevard form in Sturt Street.
- To conserve the intact Victorian streetscapes from inappropriate development.
- To protect the visual relationship of individually significant and contributory places within the precinct and ensure that scale, mass and form of new development does not detract from these heritage places.
- To encourage contemporary interpretation of traditional building design which includes scale, uniformity of front and side setbacks, building separation and subdivision, regular alignment of shop fronts and verandahs, and one and two storey heights of commercial and civic buildings within the precinct.
- To encourage the low rise scale of the Precinct where key civic or commercial buildings punctuate the scale.
- To protect and maintain the trees and ornamental garden beds in the Sturt Street central median strip.
- To conserve and protect the intact bluestone kerbs, gutters and flagstones that provide an example of early infrastructure development.
- To conserve the remnants of the tramline and timber block paving along the north edge of the median strip in Sturt Street near the corner of Armstrong Street.
- To conserve the early cast iron post box in Lydiard Street.
- To prevent the construction or exhibition of signs and advertisements and other like devices which will cause visual clutter or disharmony and detract from the heritage character of the precinct.
- To encourage adaptive use where this is the only means of retention of the place, providing the changes are reversible with minimum destruction of original fabric.
- To manage development in Camp Street in accordance with the Camp Street Framework Plan 1998.

#### **22.24-3 Policy**

##### *Exercising Discretion*

Where a permit is required for a proposal it is policy to:

- promote buildings that incorporate the following design characteristics (but not limited to):
  - hipped or gabled roof form with a pitch between 25 and 30 degrees or steeper.
  - traditional materials including horizontal weatherboard or rendered brick wall construction.
  - timber-framed windows
  - non-zincalume sheet metal roofing.
  - cantilever verandah awnings
- ground floor shopfronts (commercial buildings only)
  - dominant parapets,
  - substantial clerestory roof-lights.
  - extensive detailing.
- ensure additions are compatible with the architectural style of buildings.
- encourage accurate reconstruction of Victorian and early 20<sup>th</sup> century verandahs where they have been

- removed/and or altered, including the cantilever form and post supports.
- encourage interpretation of traditional commercial shopfronts, where these have been removed or altered. Consideration should be given to the date of construction of the building and the shopfront style associated with the period. Items may include but are not limited to:
    - timber framed windows, which are sometimes integral with timber stallboards featuring timber mouldings as decorative trim,
    - panelled timber doors, with or without glass inserts,
    - Recessed entries, sometimes with tiled floors.
    - metal window frames, usually chromium plated,
    - tile and/or 'vitolite' structural glass facing to the stallboard and piers
    - decorative trim, usually chromium plated, in 'streamlined' patterns,
    - paired timber framed doors with large glass panels,
    - leadlighted transom glazing above the shop windows,
    - centrally located zigzag recessed entries with patterned tiled floors,
    - stylised lettering as a prominent and integral feature of the shop front composition.
  - encourage development which responds to the single and double storey height proportions, form and bulk predominant in the buildings of the area
  - encourage the low rise scale of the Precinct where key civic or commercial buildings punctuate the scale.
  - ensure the use of external paint colours on buildings that are appropriate for the style and period of construction.
  - encourage the development of street furniture and associated fixtures that are sympathetic with the character of the streetscape and where possible, are drawn from early photographs.
  - ensure any roadworks maintain the width of Sturt Street with dual carriageway and central median strip and adopt traditional construction form.
  - encourage the undergrounding of cables along Sturt Street.
  - limit and consolidate advertising and directional signage, and infrastructure within the Sturt Street road reserve.
  - discourage the installation of advertising pole signs and major promotional signs.

#### *Decision Guidelines*

It is policy that the responsible authority consider as appropriate:

- Recommendations of the *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 & 1981).
- Recommendations of the *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward, (1998)
- Recommendations of the *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership, (2002)
- Recommendations of the *Ballarat Advertising Sign Guidelines*.
- Recommendations of the *City of Ballarat Streetscape Study*.
- Recommendations of the *Camp Street Precinct Ballarat Conservation Management Plan*, prepared by Allom Lovell & Associates, (November 1999)

#### **References**

- *Ballarat Heritage Study*, 1978 & 1981, Jacobs Lewis Vines
- *Ballarat Heritage Study Stage 1* Andrew Ward, 1998
- *Ballarat Heritage Study Stage 2* Hansen Partnership, 2002
- *Camp Street Precinct Ballarat Conservation Management Plan*, Allom Lovell & Associates, November 1999
- *Ballarat Historic Landscapes Trees and Gardens*, Royal Botanic Gardens, Dept. of Crown Lands and Survey, 1983.



## 10 CREEKS AND RIVER CHANNELS HERITAGE PRECINCT

### 10.1 Description / Precinct Boundaries

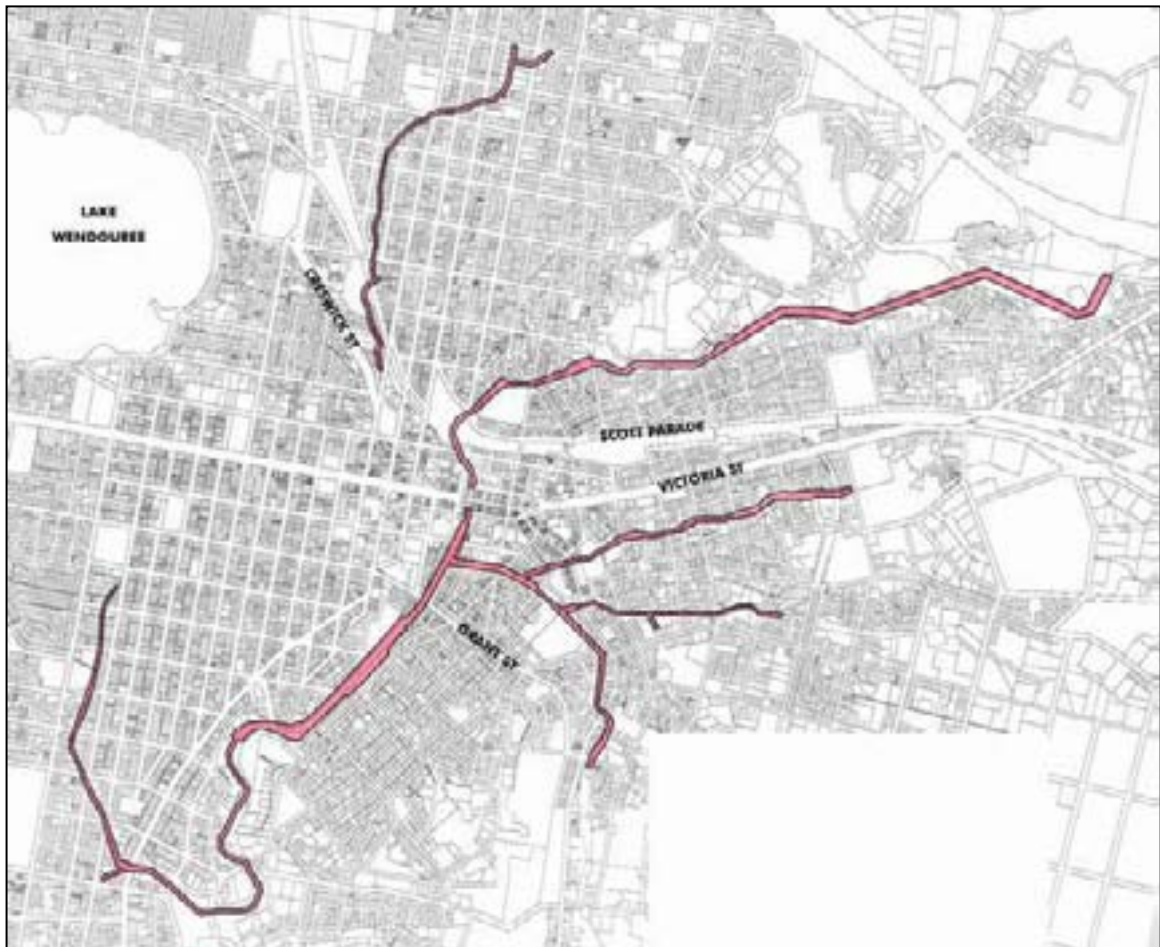


Figure 11 Creeks and River Channels Heritage Precinct Map, shown as “J” on the Proposed Ballarat Urban Heritage Precincts Map

The Creek and River Channels Precinct is characterised by an important and extensive network of timber, bluestone, brick, and concrete lined channels, along with associated bluestone and brick culverts, associated bridges with wrought iron or steel lattice girder balustrades and bluestone abutments, wing walls, piers and parapets, associated early concrete or steel lattice girder footbridges, and the notable brick ventilation shaft at the intersection of Creswick Road and Doveton Street North.

The built form of the channels and associated structures today is the result of extensive engineering works undertaken throughout the mid to late 1800s and into the 1900s, which resulted in the permanent lining of the Yarrowee and its main tributaries (the Canadian Creek, Gnarr Creek, Redan Creek, Specimen Vale Creek and the waterway along Warrenheip Gully) within the Ballarat city area.

The first gold discoveries in the area centred on the Yarrowee and its tributaries. Initially, the formation of timber lined channels was needed to repair the considerable damage done in the early years to the natural drainage lines of the waterways, and also facilitate a flow of water to the gold diggings (and remove the build-up of sludge), as well as to try and decrease the impact of floods to the buildings erected along these

watercourses as parts of Ballarat became more than a tent city. The channels were also increasingly used to dispose of stormwater and, for many years, of unsanitary and polluting effluent. Although some channels were lined quite early with bluestone, it was generally not until the still widespread gold mining activities began to wane in the early 20<sup>th</sup> century, and Ballarat began its process of transformation into a 'modern' city, that the sections of channels that were not yet lined, or only timber lined, were formed with permanent materials such as bluestone, brick and concrete. The channels were also further extended as the city's population grew, and people began to settle permanently in former mining areas.

The precinct boundaries of the Creek and River Channels Precinct comprise the reserve of the Canadian Creek Channel from the south side of the Lal Lal Street Bridge to its junction with the Yarrowee Channel; the reserve of the Gnarr Creek Channel (and its tributary, the Bullock Gully Creek Channel) from their respective positions on the south side of Landsborough Street to the junction of the Gnarr Creek Channel with the Yarrowee Channel; the reserve of the Redan Creek Channel from the south side of Essex Street to the end of the formed channel east of Skipton Street; the reserve of the Warrenheip Gully Channel from its commencement as a formed structure between Rodier and Joseph Streets to its junction with the Canadian Creek Channel; the reserve of the Specimen Vale Creek Channel from the west side of Stawell Street to its junction with the Canadian Creek Channel; and the Yarrowee Channel from its commencement as a partially lined waterway east of Nicholson Street to its conclusion as a fully formed channel some distance to the south of Hill Street. The structures of all these channels are considered to be significant to the precinct, as are the early and associated structures and branch channels identified in the Description section.

## 10.2 Historical Overview

The first licence to formally prospect for gold at Golden Point (as the spur and flats alongside the Yarrowee where gold was first discovered became known) was issued on 20 September 1850 and, according to early historian, W.B. Withers, who arrived in the area in November 1852:

*By the time the first week was over there had gathered near 100 diggers at the Point, the riches unearthed there quickly attracting not only all the other prospectors, but setting the colony on fire with excitement from end to end. The quiet Ballarat sheep run, with its grassy slopes and shadowy glades, and its green valley where the Yarrowee poured its limpid waters, became suddenly transformed by the wand of an enchanter. . . . The axe of the digger quickly made inroads upon the forest all round; the green banks of the Yarrowee were lined with tubs and cradles, its clear waters were changed to liquid, yellow as the yellowest Tiber flood, and its banks grew to be long shoals of tailings.<sup>127</sup>*

The Yarrowee River and the other creeks that ran into it were of vital importance to the early settlement of Ballarat. Not only did they provide drinking and cooking water for the thousands who rushed the new goldfield, but they were also essential to the process of gold mining. By day the banks were crowded with men operating cradles, pans, dishes and barrels to wash the dirt brought from their claims in their search for gold. In a matter of months, the pristine water was cloudy and muddied and the banks eroded. Contemporary drawings of Golden Point show intense human activity with lines of men

<sup>127</sup> W.B. Withers, *History of Ballarat* (first published 1870) and *Some Ballarat Reminiscences* (first published 1895/96), combined facsimile edition published by Ballarat Heritage Services, 1999, pp.22 & 23.

working shoulder to shoulder, washing their dirt for gold, along the course of the creek.<sup>128</sup>

In just a matter of months from the initial discovery of gold in 1851, the natural course of the Yarrowee was altered for the first time to facilitate the search for gold. According to historian Weston Bate:

*The demand for water was so great, that a channel was cut to bring the Yarrowee to deep pools on the flat. When mapped at the end of the year they measured several hundred yards across, and although a map could not convey the drama of what had happened to that once-beautiful terrain, a journalist could. In the Melbourne Daily News of 25 October [1851] Gibbons described Golden Point as a citadel thrown to the ground.*<sup>129</sup>

In early December 1851, the Government Surveyor, W.S. Urquart, was instructed to lay out a township in the vicinity of these goldfields. Before deciding on its location, he first surveyed the general features of the land for a few miles around Golden Point, and proceeded to set out the nucleus of a township with a strictly gridded layout on the grassy plateau that rose above the diggings. In laying out the usual reserve around the town he avoided the land that had been vastly altered by the gold diggers to the east of the main river, which he named Yarrowee, although he did incorporate more than a mile of river frontage as the town's eastern boundary.<sup>130</sup>

The Ballarat Township was proclaimed in mid-1852 and it was in December 1852, according to Withers, that the first attempt was made at water supply. He noted that the Government Camp authorities at the time employed men to build a small dam across the Gnarr Creek at the spot where the creek ran on the northern side of Mair Street, close under what became the railway terminus hill. The little dam intercepted the overflow from Yuille's Swamp (Lake Wendouree) and the water that the Gnarr Creek brought from Soldiers' Hill and the ranges beyond, and 'served mainly for the Camp use.'<sup>131</sup> Elsewhere, however, it seems that the diggers constantly polluted, as well as drank and bathed in, the waters of the Yarrowee and its tributaries.<sup>132</sup>

The municipality of West Ballarat, on the west side of the Yarrowee and incorporating the government-surveyed township, was proclaimed in 1855. It was first known as the Borough of Ballarat, and became a City some years later. The municipality of East Ballarat, on the east side of the Yarrowee with its ad-hoc street layout, was proclaimed in 1857 and became known as the Town of Ballarat East.

According to another historian, A.W. Strange:

*The construction of main channels for the Yarrowee Creek and its tributaries was the greatest need in Ballarat in the early days of local government. The original course of the natural drainage system had long been obliterated by millions of tons of mining debris, and heavy rains . . . caused much flooding with the resultant costly damage. The level of Main road afterwards was often feet higher. . . . Below the Grant Street Bridge the creek spread over acres of ground which became an odorous cesspool in summer and a constant menace to public health. Similar conditions prevailed in many parts of Ballarat East.*<sup>133</sup>

<sup>128</sup> For example, see the drawings of D Tulloch reproduced in Weston Bate, *Lucky City. The First Generation at Ballarat: 1851-1900*, Carlton: Melbourne University Press, 1978. Reprinted 1979, pp17-18.

<sup>129</sup> *Ibid.*, pp16-17.

<sup>130</sup> W Bate, *Lucky City*, op.cit., p.25

<sup>131</sup> W.B. Withers, *History of Ballarat*, op.cit, p.157 & 221.

<sup>132</sup> W.Bate, *Lucky City*, op.cit., p.30

<sup>133</sup> A.W.Strange, *Ballarat: the Formative Years*, 1982, p.39



Until their amalgamation in 1921, the two councils were variously responsible for the engineering works required in the channelling of the creeks and rivers that ran through Ballaarat.

Before 1921, the City of Ballaarat was responsible for works on the Gnarr Creek, the Redan Creek, the Wendouree Creek and, jointly with the Town of Ballaarat East, the Yarrowee. The Town of Ballarat East was responsible for works on the Caledonian (now Canadian) Channel (sometimes as part of joint works with the City of Ballaarat), the No.4 (Specimen Vale Creek) Channel and the No.3 (Warrenheip Gully) Channel. The relevant Municipality also constructed various tributaries that ran into the various channels (such as the Wendouree Creek Channel, which is part of the Central Ballarat Precinct rather than this Precinct).

It appears that the first major engineering works involving the Yarrowee River and the Caledonian Channel (as the present Canadian Channel was then called) occurred in 1861 when the two Municipalities formed them as 'sludge channels'.<sup>134</sup> The construction works, shown in a series of historic engineering drawings held by the present City of Ballarat, involved the sinking of timber piles along the sides and bases of the channels, the laying of joists along the bases, and the sheeting of both the sides and bases with timber planks. The section between the railway culvert and the junction of the Yarrowee with the Caledonian was formed to a width of 25' at the base and a depth of some 6'. From the junction to the White Flat (or Grant Street) bridge, the Yarrowee channel was widened to 30' at the base, and made a little deeper to allow for the required fall. Beyond the bridge the Yarrowee was not to be lined but excavated only, for a length of 4 chains, to form a 30' wide channel. The course of the Yarrowee by that time had already been altered from its original line around the area of Sturt and Grenville Streets<sup>135</sup> and a straight reserve had also been laid out to run southwards from Market Street South (the present Curtis Street), to Bridge Street and onwards to Little Bridge. To this day, the line of this reserve and of length of the channel running from the reserve down to Grant Street is essentially the same.

The line of the Caledonian Channel, as formed in 1861, is also essentially the same as at present, running from the junction with the Yarrowee as far as Main Road. From Main Road to Barkly Street, the Caledonian Channel had a width at the base of 20', which increased to 25' from Barkly Street to the Yarrowee junction, and a depth of almost 6'. The engineering drawings also showed that sheeting the sides and bottoms of a number of inlets into the Caledonian Channel was also required. These inlets would appear to be in essentially the same location as those of the present day Specimen Vale and Warrenheip Gully channels.

Further channels that were to be constructed, according to the engineering drawings, included the No.6 channel that ran into the Yarrowee Channel from the intersection of Peel and Bridge Street and a secondary channel (No.7) that ran into No.6 from mid-way down Bridge Street. The original lines of these channels have also been retained to the present day.

All of these channels can be seen in a map compiled in October 1861 by Government Surveyor J. Braché,<sup>136</sup> and appear to have been used in part to drain large sludge reserves that had been formed on the eastern side of Main Road. Water, brought in by

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<sup>134</sup> Engineering Drawing 1861/009.01, 'Sludge Channels at Ballarat', dated September 1861; and Engineering Drawing 1862/003.

<sup>135</sup> See Engineering Drawings 1862/006, 007, 008, and 022 for these early lines

<sup>136</sup> 'Surveyor General's Office by J Brache, 21<sup>st</sup> October 1861', Central Highlands Library, Australiana Collection, Ballarat Branch.

race lines from the forest, eventually swept the soil, as slime, into these two sludge dams from which drains had been dug to remove it to the newly channelled Yarrowee.<sup>137</sup>

In 1862 the Borough of Ballarat began the work of forming the Gnarr Creek into a channel - a short length of the Gnarr Creek, where it met the Yarrowee, had its sides and base lined with planking and the course of the Gnarr Creek was realigned in this area to its present position. (Originally it crossed Mair Street, below Lydiard Street, and met the Yarrowee some distance to the south in Grenville Street). Through the 1860s, culverts with bluestone arches, walls and bases were constructed along the course of the Gnarr Creek over Lydiard Street and Creswick Road. Timber bridges were erected over Armstrong Street and Doveton Street. In 1869 work began on forming a culvert through which the Gnarr Creek would run from the Creswick Road culvert to the Lydiard Street culvert, this included forming culverts under Armstrong and Doveton Streets. This underground channelling of the Gnarr Creek was also constructed fully of bluestone and was completed in 1870. The works straightened the line of the original creek, which was subsequently filled in, and were considered to have been the means 'by which a great nuisance and eyesore has been abated'.<sup>138</sup>

In the late 1860s, further engineering works were carried out along the Yarrowee and these included the piling and planking of some 466 lineal feet of the western bank opposite the Eastern Oval, and a further extension of the lining of the channel southwards beyond Grant Street by some 50'. A larger bridge was also constructed over the Yarrowee in line with Grant Street. Much further south, the first works in conjunction with the Redan Creek commenced with the construction in 1869 by the Borough of Ballarat of a bluestone lined culvert in place of a timber bridge where Skipton Street crossed the creek.

Over the early years of Ballarat's establishment, devastating flash floods proved to be a regular occurrence along the lower reaches of the Yarrowee River and were particularly troublesome for storekeepers along the low-lying portions of Main Street and Bridge Street in Ballarat East. Flood waters rose to unusually high levels in October 1869, causing collateral damage to businesses in East Ballarat.<sup>139</sup> In the early 1870s joint Council work on the main channels in Ballarat continued, with most of the extensive works involved the deepening and widening of sections of the Yarrowee and Caledonian Channels, which included the laying of further timber planking and the placement of additional piles. The section of the Yarrowee that was widened extended from the south side of Grant Street Bridge northwards. The west side of the channel was widened 10' from the Grant Street Bridge to the Dana Street Bridge, while the east side was widened 10' from the Grant Street Bridge to the commencement of a new curve into the Caledonian Channel. These new widths generally correspond to the present day widths of these sections of the channels. The Caledonian Channel was initially widened from its junction with the Yarrowee by 5' on its north side with the 5' running out in the curve a short distance beyond the east side of the Humffray Street Bridge. A year or so later it appears that the channel was widened for a further distance eastward from beyond the same bridge.

The early 1870s also saw the forming of an earth channel, 6' wide at the base, for the Specimen Vale Creek between Chamberlain and Queen Streets, and a ford was created further downstream when Otway Street was formed from Victoria to Eureka Streets. It also appears that by the early 1870s, part of the present line of the No.3 (Warrenheip Gully) Channel - from its junction with the Caledonian Channel to the Main Road Bridge

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<sup>137</sup> W.Bate, *Lucky City*, op cit, p.165

<sup>138</sup> City Council of Ballarat, *Mayor's Annual Report*, November 1870

<sup>139</sup> W Bate, *Lucky City*, op cit, p174.

and straight on until it abruptly changes direction - had already been formed as an earth channel.

In the 1870s further work was also undertaken on the newly completed Gnarr Street culvert. From 1873 to 1878 the arch and walls of the culvert rebuilt section by section to enlarge it by some 4', bringing it up to its present height. In late 1878 it was reported that the 'long desired completion of the Gnarr Creek culvert [had been] effected by the expenditure of a Government Grant for that purpose'.<sup>140</sup>

By 1880, the need to further channel and line the Gnarr Creek had become of major concern to the City of Ballaarat. The Mayor reported in August 1880 that he hoped:

*. . . the Council will not allow the subject of the Gnarr Creek to rest until the Government is induced to take up the matter commensurate with its importance. Construction of sludge channels have always been recognised as State works and the necessities of the Gnarr Creek are analogous. It receives the watershed of an extensive area outside the municipal boundaries and the floods of successive years have worn a deep and tortuous course: if neglected any longer the [city's] health and safety will be endangered. With the exception of the culvert traversing the heart of the city, nothing has been done to this line of main drainage: in its present state it is a blot on the city which should be effaced without delay.*<sup>141</sup>

In 1881, work began on enclosing the still open Gnarr Creek between Lydiard Street and the Yarrowee by extending the bluestone culvert from the east end of the existing culvert (the east side of Lydiard Street) to the junction at the Yarrowee Channel. In August 1883, the Mayor reported that before the close of the Municipal year the Gnarr Creek Culvert would be completed between the eastern boundary and 'Laing's Mill' on the Creswick Road, a ventilating shaft, towards which the Government had promised grant money, being the only item yet to be constructed. The Mayor further noted that:

*The finishing of the Culvert, and the rapid filling up of the unsightly hollow over its course, will soon enable completion of the direct communication between Webster Street and the Railway Station, and then the greatest improvement of which our City is capable will have been achieved.*<sup>142</sup>

The present distinctive brick ventilation shaft over the line of the Gnarr Creek culvert near the junction of Creswick Road and Doveton Street was completed in 1884, and around the same time the culvert was extended a further 195' northwards from where it ended under Creswick Road. A small bluestone culvert was also constructed 10' along the line of the Wendouree Creek, leading towards Lake Wendouree. A few years later, in 1888, the present culvert over the Gnarr Creek at Holmes Street, with its bluestone arch, base, wing walls and parapets, was constructed. A year later, the present bluestone culvert at Macarthur Street was completed.

In the early 1880s, additional work to the Caledonian Channel comprised further cutting and embanking of the Channel from Main Road to Lal Lal Street, generally along its present line.

Improvements were also made to the No.4 (Specimen Vale) Channel in the early 1880s. Part of the works involved raising the roadway at the Main Road Bridge and erecting a new bridge, under which there appears to have already been constructed a brick walled channel with a bluestone base extending a short distance downstream towards Barkly

<sup>140</sup> City Council of Ballaarat, *Mayor's Annual Report*, August 1878

<sup>141</sup> City Council of Ballaarat, *Mayor's Annual Report*, August 1880, p.4.

<sup>142</sup> City Council of Ballaarat, *Mayor's Annual Report*, August 1883, p.1.

Street. Further works undertaken around that time appear to have included creating a more defined course to the channel for some distance to the east of the Main Road Bridge (upstream) and the construction of an additional length of permanent channelling with brick walls and a bluestone lined base. Some of this structure may still be in place. In 1886 a brick 'teardrop' shaped culvert with bluestone wing walls was constructed at Princes Street, and in 1888 a broken down bridge at King Street South was replaced with a culvert with a bluestone arch and walls, and bluestone wing walls and base. (More recent works enclosing the Specimen Vale Channel up to King Street may have resulted in the destruction of all the wing walls but it would appear that the culverts are still in place.) In 1889 a road ford was formed over the Specimen Vale creek at Queen Street.

In the mid-1880s, some works were undertaken on the No.3 (Warrenheip Gully) Channel, which was widened by additional cutting of the straight earth channel from the east side of the Main Road Bridge for a distance of some 200'. The north side of the channel was to be sheeted throughout to a height of 5' above the bed of the creek.

In 1888, a small amount of work was also undertaken in relation to the Redan Creek, with the construction of the present culvert at Darling Street comprising a bluestone arch, walls and base, and bluestone wing walls and parapets.

Works on the Yarrowee during the early 1880s were varied with one of them being the commencement of a thorough survey of the Yarrowee with the intention of forming a wide reserve in a more or less direct line from Grant Street to Hill Street (or Sunny Corner as it was also known). This was the first step taken to enable the two Councils to form a permanent channel, which was considered to be 'a valuable sanitary work' since at the time it was the receptacle for the drainage of a large part of Ballarat.<sup>143</sup> Around the same time a major joint Council undertaking was the rebuilding of the bridge at the junction of Wills and Mair Street, and the repairing and improving of the Yarrowee Channel from the south side of the arched railway culvert to the south building line of Wills Street, which included constructing 12' of the Gnarr Creek culvert at its junction with the Yarrowee. The bridge was constructed with bluestone abutments (much of which are probably still there despite recent major alteration to the roadway above) and a slight diversion in the line of the bridge was made to provide for the intended realignment of the channel to run alongside (instead of in) Grenville Street and enable this street to be opened to its full width. The base of the channel section between the bridge was lined with bluestone pitchers, and the sides were also constructed of bluestone, laid in courses of an even height.

Other structures erected along the Yarrowee in the 1880s through joint Council works included the erection of a bridge with bluestone abutments, wing walls and counterfoils over the Yarrowee at the junction of Nolan Street and Scotts Parade. By that time the eastern side of the creek, alongside the Eastern Oval and up to Peel Street, appears to have already been sheeted with timber planks, which were taken down where required for construction of the bridge and wing walls with the rest made good. (The later removal of the Nolan Street Bridge has unfortunately left only the bluestone abutments and a single curved parapet in evidence.) A bridge was also constructed much further downstream at Hill Street which, for the first time, connected the South Ward of the town with the vicinity of Mount Pleasant. This bridge, with its stone abutments and wing walls was replaced in the early 1900s.

Another major work carried out in the 1880s in relation to the Yarrowee was the extension in 1887 of the twin tunnel viaduct under the railway embankment. Under

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<sup>143</sup> City Council of Ballarat, *Mayor's Annual Report*, August 1882, p.3.

Railway Department Contract No.2832, signed on 16 April 1887, the tunnels were extended by 58' to the north with a bend at the north end.<sup>144</sup>

In 1890 the first substantial permanent improvements were made to the Caledonian Channel with the construction of two lengths of brick walling (with stone coping) on the eastern banks of the creek. Both of these walls appear to be extant and substantially intact. One wall runs in a curving line northwards from the west side of the Main Road bridge, finishing south of the present Clayton Road footbridge. The other wall runs in a north-western direction from the north side of the York Street bridge and was contracted to be 1180 links in length before being joined into the existing timber walling of the creek bank located further downstream.

Further permanent improvements were also made to the Gnarr Creek during the 1890s and involved extending the channel northwards - a work that the Mayor had identified in his 1889 report as having 'long been needed, but its magnitude naturally causes it to be put off as long as possible'.<sup>145</sup> The works were undertaken in sections with the first in 1892 being an extension of the existing structure, part of this being a further length of culvert with the remainder being the first section of open channel to be constructed. Around the same time, but further to the north, the present substantial bluestone culvert was erected at Brougham Street. This replaced an early wooden culvert, which was located further to the east. A few years later, in 1895, the present bluestone culvert at Howard Street was constructed, as well as a short length of open bluestone walled and lined channel running southwards. These structures also replaced an early wooden culvert, which was located some distance to the west at the intersection of Howard and Crompton Streets (and over the original course of the Gnarr Creek), and contributed to the permanent straightening of the course of the creek in this area.

From 1897 onwards the open channel extension of the main Gnarr Creek Culvert that ran to the Yarrowee was further extended to the Holmes Street culvert, and permanent channels were constructed from the north side of the Macarthur Street culvert as far as Gregory Street. These channels were constructed, as previously, with a bluestone base but for the first time, concrete (with a bluestone coping) was used for the walls. In August 1899, the Mayor noted that 'several very important sanitary works [had] been completed chief among which being an impervious lining to the Gnarr Creek, to Gregory Street, excepting that portion from Holmes to Macarthur Streets'.<sup>146</sup> This latter section, however, was not left as open creek for long and on 5 January 1901 this last length of was completed thereby permanently channelling the Gnarr Creek from Gregory Street to the Yarrowee 'leaving the culvert at Gregory Street yet to be completed'.<sup>147</sup>

In August 1890 the Mayor of the City of Ballarat remarked that 'the South Ward can rejoice in the commencement of a work (to be continued by Government aid next year) which will constitute the main drainage of the Ward i.e. the channelling of the Redan Creek - a great work of sanitation'.<sup>148</sup> From 1890 to 1899 almost the entire length of the Redan Creek Channel was formed. Although the works were carried out in different, usually unconnected sections, by the end of the decade a permanent bluestone walled and lined channel had been constructed from the south side of Essex Street to the north side of George Street (the present Cooke Street), and the original course of the Redan Creek had been substantially straightened. Along this length, the present arched bluestone culvert under the intersection of Bell and Ripon Streets was also constructed as well as flat decked culverts, with vertical bluestone walls, at Lonsdale Streets, and

<sup>144</sup> Andrew C. Ward and Associates, 'Review of Railway Sites of Cultural Significance within the City of Ballarat', February 1991, p.82

<sup>145</sup> City Council of Ballarat, *Mayor's Annual Report*, August 1889, p.1.

<sup>146</sup> City Council of Ballarat, *Mayor's Annual Report*, August 1899, p.3.

<sup>147</sup> City Council of Ballarat, *Mayor's Annual Report*, August 1901, p.7.

<sup>148</sup> City Council of Ballarat, *Mayor's Annual Report*, August 1890, p.1

under the intersection of Leith and Talbot Streets, both of which have recently been replaced. Flat decks appear to have been laid over the open channels in the other streets, except Darling Street where a culvert had already been erected in 1888.

It appears that little work was carried out by the Town of Ballaarat East along either the Specimen Vale Creek or the No.3 (Warrenheip Gully) Channel during the 1890s. In 1891 the present bluestone culvert was constructed at Rodier Street over the Specimen Vale Creek, replacing an old timber footbridge and comprising part of the works to form Rodier Street. A few years later in 1895 part of the course of the same creek was straightened and gravelled. A drawing dated 17/01/1896 contains details for the construction of a brick walled culvert under Joseph Street, through which the Warrenheip Gully Creek would run, but it has not been established if any of this work was undertaken, or if it forms part of the present culvert, which was erected some years later.

In contrast, however, a great deal of work was undertaken during the 1890s along the Yarrowee by the Town of Ballaarat East, either singly or as joint works with the City of Ballaarat. Part of these works comprised the realignment and reconstruction of the channel in 1891 from the Mair/Wills Street Bridge to the Alfred Hall (formerly on the north side of Curtis Street). The course of the channel was moved over to its present line so that it no longer ran down part of Grenville Street and the walls were lined with rock faced bluestone laid in even courses to correspond with the abutments of the bridge. They finished at the existing brick walls under the Alfred Hall. The base of the channel was also lined with bluestone pitchers. The Mayor of the Town of Ballaarat East saw this as 'the most important work undertaken by the City and Town Councils for some time'.<sup>149</sup>

In the early 1890s the Town of Ballaarat East also began to erect permanent channel walls to replace the timber lining on the east side of the Yarrowee channel, north of the railway culvert. Bluestone walls, with bluestone coping, were constructed from the railway culvert to the abutments of the Nolan Street Bridge, and from the north side of the bridge to the abutment of the Peel and Rowe Street Bridge. This latter bluestone abutment was constructed in 1894, under the existing timber bridge, as the final part of the works to line the channel. The City of Ballaarat erected the northern abutment in 1896 but a new bridge was not erected until 1903. The base of the channel in this section remained unlined for some years but the bluestone pitching of the base of the Yarrowee, from the north end of Alfred Hall to a distance south of Little Bridge Street, continued through the 1890s. So did the lining of the channel walls - those from Little Bridge Street to a distance of 10 chains southwards were constructed with bricks from the old Powder Magazine. It was around this location (the area where Grenville Street once turned to meet the Yarrowee) that the permanent forming of the Yarrowee Channel ended in 1898. A little further downstream, however, bluestone abutments had been erected in 1897 to support a new box girder bridge that was erected at the intersection of Dana and Eastwood Streets, over the Yarrowee.

The early years of the 20<sup>th</sup> century saw a marked increase in the extent of works undertaken by both Municipalities in permanently lining the channels, most of whose courses had already been well-established over the years. The most substantial of these works was the construction of the present Yarrowee Channel from just north of the Dana/Eastwood Street Bridge down to the Hill Street Bridge and the Woollen Mill. In the latter part of the year 1900, a Joint Committee of the City and Town Councils adopted the plans and specifications that had been prepared by the City of Ballaarat Engineer for this major improvement of the Yarrowee. In April 1901 the tenders of two contractors were accepted for the job, which had been divided into two sections, the division being in line with South Street. Part of the works in the northern section also included forming a short distance of channel up the Caledonian Channel, where it

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<sup>149</sup> Town of Ballaarat East, *Mayor's Annual Report*, August 1891, p.4

curved to meet the Yarrowee. The full works comprised the lining of the walls with concrete (with a bluestone coping) and the pitching of the channel base and invert with bluestone, along the course that had been surveyed and reserved in the early 1880s. The Mayor of the Town of Ballarat noted in his 1901 Annual Report that 'when completed this will be the best sanitary improvement effected in Ballarat for years'<sup>150</sup> and the Mayor of the City of Ballarat was equally enthusiastic, remarking that 'this work means a very great improvement to the sanitation of the City and Town' in his Annual Report.<sup>151</sup> The two Councils contributed equally to the cost of the scheme, which was completed in 1903, while the Government bore half of the cost, altogether totalling some £25,000.

In 1903 and 1904 further work was undertaken in upgrading the bridges along the Yarrowee, the most notable being the construction of the present bridge at Grant Street, which was completed in April 1904. The bluestone abutments had been constructed a little earlier in conjunction with the permanent forming of the Yarrowee Channel and the bridge was constructed with steel girders under the road deck. A decorative lattice girder was installed on each side as a balustrade between the partly dressed bluestone parapets, which curve in line with the wing walls below. A footbridge comprising steel lattice girder sides with a timber deck (since replaced with metal plate) was also erected in 1904, connecting Gladstone and Sebastopol Streets; and the new bridge at the Peel and Rowe Street intersection was finally installed.

The City of Ballarat also undertook some additional works to the Gnarr and Redan Creek Channels shortly after the turn of the century. Along the Gnarr Creek, the channel was further extended northwards with the construction in 1907 of a culvert under Gregory Street and a channel with concrete walls and a bluestone base up to Howitt Street. A few years earlier the old bluestone invert lining of the oldest part of the Gnarr Creek Culvert (from a little to the north-west of Doveton Street North to the junction with the Yarrowee) had been replaced with a moulded concrete invert. Along the Redan Creek, the channel was completed between Cooke and Skipton Streets in 1905, and a branch channel formed to Rubicon Street.

In 1903, the Town of Ballarat East began the first of the works undertaken over the next few years to permanently form the No.3 (Warrenheip) Channel. This initial work comprised constructing a deep bluestone spoon channel from the Sth Britannia Mining Company (once located just east of King Street) to Otway Street and on to Joseph Street. A few years later, in 1908, the present substantial culvert under Joseph Street was constructed with a brick arch, bluestone sides and base, and bluestone abutments and wings. This culvert is particularly notable because it drops some distance to accommodate the fall in the land from one side of Joseph Street to the other. At the same time a further length of bluestone spoon drain was constructed eastwards from the culvert, towards Rodier Street.

Other works undertaken by the Town of Ballarat East during these years comprised a major upgrade of the Caledonian (Canadian) Channel in conjunction with additional work on the No.3 (Warrenheip) Channel, and the erection of bridges with bluestone abutments at Lal Lal Street and York Street, both over the Caledonian Creek. The condition of this channel, from its junction with the Yarrowee to the Town Mission Reserve in the vicinity of Eureka Street, was now of great concern to the Council - it had originally been planked and lined many decades earlier in the 1860s. In his Annual Report of August 1906, the Mayor of the Town of Ballarat East stated that:

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<sup>150</sup> Town of Ballarat East, *Mayor's Annual Report*, August 1901, p.12-13

<sup>151</sup> City Council of Ballarat, *Mayor's Annual Report*, August 1901, p.7

*The wooden lining of the watercourse has become decayed, and is falling to pieces in many parts, and the wooden bridges over it at the intersection of Peel and Humffray Streets are rapidly showing signs of dilapidation. . . . As to the creek itself, the work must now be completely saturated with the sewage from the town, and consequently from a sanitary point of view there is good reason for the construction of a stone channel. The state of the creek is also made worse by the accumulations of sand and sludge in it and this is another reason why alterations should be made. If a good stone channel be constructed the silt from the mines will flow away just as it does now in the main Yarrowee Creek. Indeed this is one of the sludge troubles of Ballaarat East. The advantage and necessity of having properly lined channels in a mining township, to keep the sewers clear and to prevent the accumulation of sludge, are forcibly shown by the Board in their report, where they stated:*

'The Yarrowee channel itself, from the Caledonian junction down to the Woollen Mills being lined with dressed stone and having a fall of about 22 feet per mile is under practically all conditions self cleansing, so that the solids entering it from tributaries are carried through to the unlined portions. No complaint has been made about this channel as everything passes quickly through.'

*The execution of a similar class of work therefore in the Caledonian channel would improve sanitation of the town, as well as cause a minimising of the sludge nuisance. The desirability of doing this work should be readily admitted, and the Council therefore approached the Government with a view of obtaining a monetary assistance. The Premier promised that if we submit a proposal to him he would consider the request in framing next year's estimates.*<sup>152</sup>

The proposal was obviously successful and in 1908 the Caledonian Channel was lined with brick and pitched with bluestone from its junction with the No.3 Channel to the edge of the previously constructed section of the Caledonian Channel adjoining the Yarrowee. Bluestone abutments were also constructed under the intersection of Humffray and Peel Streets in preparation for the laying of a new wide bridge to replace the two separate bridges already in place. As part of the works on the Caledonian Channel, a length of the Specimen Vale Channel was lined with brick and pitched with bluestone from its junction with the Caledonian to the edge of Steinfeld Street.

It also appears that the still-unlined downstream section of the No.3 Channel (adjoining the Caledonian Channel) was permanently formed at the same time, and with the same materials of brick and bluestone, to a little beyond its junction with the Pennyweight Gully Creek. A short stretch of channel up this creek was also constructed, probably at the same time.

The extent of all these works was praised by the Mayor in his August 1908 Annual Report<sup>153</sup> in which he stated that 'in regrading and relining the No. 3 and Caledonian channels the council is just completing the best sanitary work it has ever undertaken.' He went on further to pronounce that:

*the good results of this class of work cannot be overestimated, for it must be a means of preventing the outbreak of infectious diseases. Where formerly existed a long series of stagnant pools the surface and household drainage now has free and unobstructed flow.*

Interestingly, segments of the old timber base in the section between the end of the permanently lined channel (in the area of the junction with the Warrenheip Gully

<sup>152</sup> Town of Ballaarat East, *Mayor's Annual Report*, August 1906, p.22

<sup>153</sup> Town of Ballaarat East, *Mayor's Annual Report*, August 1908, pp.14-15



Channel) and Main Road were not replaced at this time, although there is a more recent length of concrete base can be seen north of the York Street Bridge. The historical value of these segments of timber base is highly significant and they represent possibly the oldest formed creek construction in the City of Ballarat. However, they are now in urgent need of restoration.

By the end of 1908 the Town of Ballarat East had also carried out some work along the Specimen Vale Channel - the early Princes Street culvert was extended, and bluestone culverts with brick arches were erected at Chamberlain and Otway Streets. The culvert at Queen Street was probably also erected around this time. It seems, however, that work on this channel with regards to fully lining it (except for some short lengths around Main Road and adjoining the Caledonian Channel) was still some years off.

For the next few years further work by either of the Councils on the channels slowed dramatically as, by then, much of the infrastructure had already been substantially completed within the central area of town.

However, in August 1913 the Mayor of Ballarat East reported that 'the No.4 Channel, one of the few main sewers that need relining with stone, was further extended in this manner, a notable sanitary improvement being the result'.<sup>154</sup> He also noted a few years later, in 1916, that 'another very useful sanitation work has been completed by the construction of the Specimen Vale Creek from Queen Street to a point west of the King Street culvert'.<sup>155</sup>

A few years earlier, the two Councils invited the Minister of Public Works to inspect two sections of the Yarrowee Creek that urgently required attention. A dry summer at the end of 1914 had created problems in the parts of the Yarrowee Creek between Nolan and Rowe Streets and below the Hill Street Bridge. The Councils felt 'that in the interests of public health something had to be done'<sup>156</sup> and requested financial assistance from the Government, which was forthcoming. By August 1916, the contractors had almost completed the work between the Nolan Street Bridge and the Rowe/Peel Street Bridge, which comprised pitching the base and lining the north-west side with concrete walls (with bluestone coping). The opposite bank had already been lined with bluestone over twenty years earlier. The same contractors were also responsible for pitching the base of the channel beyond the Hill Street Bridge, and lining both sides with concrete (with bluestone coping), and they completed this section a little later. They also rebuilt the Hill Street Bridge on a 'proper alignment'. The Mayor of Ballarat West considered the new single span bridge with a reinforced concrete deck to be 'a great improvement on the old three-span bridge in wrong alignment'.<sup>157</sup> He also observed that 'by the carrying out of these works, the intolerable nuisances in the two localities have been removed, to the advantage of the health of the citizens generally, more particularly to those residing in the vicinity. It is a pity that a further section could not have been completed while the matter was in hand'.<sup>158</sup>

In the two decades following the end of World War I, the work on permanently lining the channels was essentially completed. After 1921, all additional works became the responsibility of the newly amalgamated Municipality.

Only a small amount of work appears to have been required along the Caledonian Channel and this mainly comprised the construction, in 1925, of a reinforced concrete

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<sup>154</sup> Town of Ballarat East, *Mayor's Annual Report*, August 1913, p.32. Unfortunately it has not yet been fully established where these works were carried out.

<sup>155</sup> Town of Ballarat East, *Mayor's Annual Report*, August 1916, p.23

<sup>156</sup> City Council of Ballarat, *Mayor's Annual Report*, August 1915, p.9

<sup>157</sup> City Council of Ballarat, *Mayor's Annual Report*, August 1916, p.11

<sup>158</sup> *Ibid.*, p.7

footbridge, almost in line with Anderson Street. East of Main Road, the northern side of the Canadian Creek (as it seems to have been called in this area) was lined for some distance with a concrete wall in 1922. In 1924, at Lal Lal Street a new reinforced concrete deck was laid over the existing bluestone abutments.

In 1920 a concrete channel for the Redan Creek was constructed on the east side of the Skipton Street culvert, extending the existing channel almost 400' further towards its junction with the Yarrowee River. Upstream, a new reinforced concrete deck was installed over the Redan Creek channel at Latrobe Street.

The most extensive amount of work undertaken on the channels during the 1920s concerned Specimen Vale. From August 1924 to February 1925, day labour was used to line the walls and base of the channel between King Street and Main Road with concrete. A little earlier concrete culverts were erected over Barkly, Eastwood and Steinfeld Streets across Specimen Vale.

The 1930s saw an unusual escalation in engineering works on a number of the channels due to the availability of 'relief' or 'sustenance' workers. During the Great Depression the unemployed were supported by programs funded jointly by the State Government and local councils and carried out under the auspices of the state Public Works Department. Eligible unemployed men worked for two days each week. Projects usually focussed on unskilled labour intensive work, with the unemployed joining existing council work gangs.

In 1930, the Mayor's Annual Report contained details of relief works. He explained that:

*Owing to the prevailing depression an extensive Relief Works programme has been entered into. . . . The works to be done are in the main very suitable for unemployed, as they require a large proportion of unskilled labour. Particularly does this apply to the Stormwater Channel in Specimen Vale Creek, between Queen and Chamberlain Streets, which is built mainly of old flagstones taken up from the City streets from time to time.*

*The sections of this Creek from Chamberlain Street to Stawell Street are being built in concrete, sufficient flagstones were not available. These jobs require a large amount of labouring work in excavating, filling and placing concrete.<sup>159</sup>*

The Ballaarat City Council supervised these, and other, projects on behalf of the Public Works Department.<sup>160</sup> Along Specimen Vale, the forming of a large semicircular channel between Queen and Chamberlain Streets with flagstones, and the lining, with concrete, of the walls and base of the channel between Chamberlain and Rodier Streets, and Rodier and Stawell Streets was completed in early 1931. During 1930/1931, the relief workers also completed the last section of the Yarrowee Channel between Peel and Nicholson Streets. Part of the base upstream from the Rowe/Peel Street Bridge had already been lined with bluestone in 1916, and the remainder up to the Nicholson Street Bridge was finished with concrete, as were the walls for the entire length of this section. In 1931 the Mayor noted that 'the bottom of the Yarrowee Creek is the first large creek channel in Ballaarat to be constructed solely of concrete, though several smaller channels have been similarly constructed.'<sup>161</sup>

The year 1931 also saw the commencement of major works, undertaken under Relief Contracts, in extending the Gnarr Channel further northwards. During that year a concrete channel was constructed between Doveton Street North and Armstrong Street. From 1932 to 1933 this concrete channel was further extended to Lydiard Street North,

<sup>159</sup> City Council of Ballaarat, *Mayor's Annual Report*, August 1930, p30.

<sup>160</sup> *Ibid.*, pp14-15.

<sup>161</sup> City Council of Ballaarat, *Mayor's Annual Report*, August 1931, p.13.

then to Walker Street and up to Landsborough Street. A tributary called the Bullock Gully Creek was also lined with concrete from its junction with the Gnarr Creek, halfway between Walker and Landsborough Streets. It ran eastwards under Ligar Street and, in 1934, was completed up to Landsborough Street. Concrete culverts were also formed over most of the crossing streets, replacing old timber bridges, culverts or footbridges. In August 1933 the Mayor described the Gnarr Creek as 'now self-cleansing and sanitary throughout the greater portion of the populated area of Ballaarat North and . . . a great improvement to the locality'.<sup>162</sup>

Relief works continued to be carried out in Ballarat until the late 1930s, although the most severe years were during the early years of the decade. In 1936 the final section of the Specimen Vale Channel, between Barkly and Steinfeld Streets, was completed. The walls were lined with concrete, and the base with old tramway pitchers. Concrete culverts at Eastwood and Barkly Streets were also erected by Relief labour. In 1938, relief workers replaced the timber bridge over the Yarrowee Creek at Nicholson Street [near the Eastern Oval] with a new steel and concrete structure.<sup>163</sup>

The latter half of the 20<sup>th</sup> century generally saw few engineering works carried out on the channels other than the upgrade of the road decks for the various bridges. In many instances the early substructure (abutments and wing walls) and other elements such as piers and parapets have been retained. Unfortunately, however, the replacement and realignment of the bridge at Nolan Street in 1962 led to the removal of the original parapets, except for one partially intact curved section which sits hidden in the undergrowth on the north-west side of the present bridge.

In the immediate post-war years some work was carried out along the Redan Creek channel with the extension of the last section of concrete channel further eastwards in 1948. A few years later, in the early 1950s, the concrete retaining walls alongside the Canadian Creek between Main Road and Lal Lal Street were extended. Additional walls in this area were constructed in the early 1960s to prevent further erosion and flooding of adjacent properties.

The most noticeable alteration to the visual impact of the network of channels throughout Ballarat in the latter half of the 20<sup>th</sup> century was the permanent decking of much of the Yarrowee from Mair Street to just north of the Dana/Eastwood Street Bridge.

From its earliest formation in the 1860s to its later realignment alongside Grenville Street (instead of down the middle) in the early 1890s, and after its permanent lining during the 1890s, the Channel was predominantly open to view. In 1904 the municipality of Ballaarat East first covered the Yarrowee Channel on both sides of Bridge Street with steel girders and red gum decking so that, according to the Mayor, the surface could be better 'utilized by the buildings and conveniences intended to be erected thereon'.<sup>164</sup> The Mayor also noted that some of the business proprietors facing the new deck were erecting glass shop fronts and that it was the intention of the Council to turn this decked area into a 'resting place . . . beautified with ferns and pot plants in the summer time.' In 1908 *The Australasian* published a photograph of this decked and 'beautified' area, which shows long seats placed down the centre, street lamps hanging from the adjacent buildings, and numerous glass shop fronts.<sup>165</sup> The wooden deck appears to have been constructed a little like a pier - with gaps between the planks.

<sup>162</sup> City Council of Ballaarat, *Mayor's Annual Report*, August 1933, p.12.

<sup>163</sup> City Council of Ballaarat, *Mayor's Annual Report*, August 1938, p.20.

<sup>164</sup> Town of Ballaarat East, *Mayor's Annual Report*, August 1904, p.12

<sup>165</sup> *The Australasian*, 29 February 1908, p.523

This semi-permanent structure was replaced decades later with the present reinforced concrete deck and other pavement treatments, and the formerly timber decked channel now lies beneath the Colosseum Walk and the walk-through area of Norwich Plaza. The early timber bridges at Little Bridge, Bridge and Curtis Streets were also replaced with permanent concrete decks from the 1950s onwards and, after the Alfred Hall was demolished in 1956, the area north of Curtis Street was turned into a carpark. Around the same time the present Elderly Citizens Club was erected over the line of the Yarrowee Channel, further covering it up. The later formation of the Eastwood Carpark completed the covering up of the Channel along this section.

The built form of the channels and associated structures today is thus the result of extensive engineering works undertaken throughout the mid to late 1800s and into the 1900s. From the beginning the intention was both to facilitate a flow of water to the gold diggings and to try and decrease the impact of floods along these watercourses. As gold mining waned in the early 20<sup>th</sup> century and Ballarat city developed, the need to control the water flow along the channels continued but by then they had also become a major network for the drainage of stormwater throughout the township and, unfortunately for many years, also of unsanitary and polluting effluent that was discharged from the hospital, as well as various factories and mills. Until 1883, when it was abolished, a drain carried raw sewage from the Hospital to the Yarrowee along Sturt Street. Waste from a soapworks, the woollen mill, the Chinese village, the gaol, the gasworks and other factories all flowed directly into the creek, adding to its polluted state.<sup>166</sup> After the construction of a sewerage system throughout Ballarat from the early 1920s, the channel system became solely a network for the drainage of stormwater.

Important and significant elements of these early engineering works that remain along the Creek and River Channels Precinct include but are not limited to: the extensive network of bluestone, red brick and concrete lined channels, the associated bluestone and brick culverts, the associated bridges with bluestone abutments, wing walls, piers and parapets, the associated early concrete or steel lattice girder footbridges, and the notable brick chimney vent at the intersection of Creswick Road and Doveton Street North.

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- See also the notes taken from additional historical source material and chronologically listed according to the channel name in the associated Appendix.

### 10.3 Physical Attributes

As the network of channels within the Creek and River Channels Precinct cover many lineal kilometres, and comprise a combination of various structural materials, the following approach to describing them has been used.

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<sup>166</sup> W.Bate, *Lucky City*, op.cit., p.249.

Firstly, there is a general descriptive section that gives an overview of the type of materials that have been used in constructing the channels, and some of the associated structures. Secondly, each channel is listed in alphabetical order and broadly described using the information accumulated by the Assets Department of the City of Ballarat, the information compiled from general and more specific historical research (and detailed in the Appendix to this document), and information gathered during extensive field survey by the consultants.

The most relevant descriptive information from the database produced by the Assets Department can be seen in the small table accompanying the relevant section of channel (also as identified by the Assets Department). The City of Ballarat Asset No. that has been attached to each channel section is also included but it should be noted that a number of sections or structures that make up some of the channels do not appear to have as yet been identified by the Assets Department. Any further notes pertaining to the description are appended under the table. The source material that supports the Date of Construction can be found in the Appendix to this document. The superscript number following the date provides a link to the relevant dated source in the Appendix.

## Materials

### Wood:

This was the earliest material used to line the creek beds and walls to form the early sludge channels. The only remaining evidence of this method can be seen in Canadian Creek upstream from its junction with the Warrenheip Gully Channel and from the York Street Bridge. The remaining structure comprises heavy timber planks, probably laid on transverse timber joists fixed to piles driven deep into the creek base. The planks are laid longitudinally with the flow of water and are generally in urgent need of restoration.

### Bluestone:

Bluestone is used in a variety of ways within this precinct and can be found to varying degrees within every channel or as part of an associated structure.

Where bluestone forms the lining of the bottom of a channel it is generally arranged with:

- the side sections constructed of partly dressed bluestone pitchers laid perpendicular to the walls, and
- the central drain section (the invert) constructed of partly dressed bluestone pitchers laid parallel to the walls (longitudinal with flow of water), the centremost row being at the lowest point of the channel

Note: in some sections of the Gnarr Creek Channel, the bluestone pitchers of the side sections are also laid parallel to the walls (longitudinal with flow of water). In a few sections of the Warrenheip Gully Channel, bluestone pitchers have been used to form deep spoon drains. All these sections have been noted within their relevant description information.

Where bluestone forms the lining of the bottom of a culvert it is generally arranged with:

- the whole base constructed of partly dressed bluestone pitchers laid parallel to the walls (longitudinal with flow of water), the centremost row being at the lowest point of the channel

Where bluestone forms the lining of the channel walls, or makes up the main structure of

abutments, wing walls, end walls, piers and parapets of bridges and culverts it is generally seen as:

blocks of rough faced bluestone laid in even courses, often finished with a coping of a single row of rough-faced blocks of bluestone

#### Brick:

Red face bricks can be found to varying degrees as part of almost every channel in the precinct or as part of an associated structure. They have either been used to line the walls of a number of the channels, or as the arched roof structure of many of the culverts. The tops of the walls generally feature a single row of projecting bricks finished on top with a rounded coping of cement render. In some instances the coping is a single row of rough-faced blocks of bluestone.

The most notable use of red face bricks within the precinct can be seen in the tapered octagonal ventilation shaft to the Gnarr Creek Culvert at the intersection of Creswick Road and Doveton Street North.

#### Concrete:

Poured concrete was used from the early 20<sup>th</sup> century onwards as a lining for a number of the channel walls, often in conjunction with a coping formed from a single row of rough-faced blocks of bluestone. Poured concrete was not generally used as the lining for the base of the channels until the 1920s and in the 1930s is the material most associated with the Relief Contract labour used during the Great Depression to complete the network of formed channels.

#### Other materials:

Large bluestone flags taken up, over the years, from streets in the centre of the city is a notable material used to line a section of the Specimen Vale Channel between Queen and Chamberlain Streets. They have been laid so that the flags form a contiguous semicircular channel .

### **Individual Channel Descriptions**

#### Caledonian (Canadian Creek) Channel:

##### **LAL LAL STREET BRIDGE**

**Description and date of construction:** abutments, wing walls and piers constructed of rough faced bluestone laid in even courses - 1906<sup>1</sup>; moulded concrete posts (in conjunction with new deck) - 1924<sup>1</sup>

Note: the date of any later alterations to deck has not been established

**City of Ballarat Asset No:** not identified

##### **CHANNEL walls from north side of LAL LAL STREET BRIDGE to east side of MAIN ROAD BRIDGE**

**Description and date of construction:** concrete wall to north-west side of creek adjacent to Main Road Bridge - 1922<sup>2</sup> and 1952<sup>2</sup>; concrete wall to east side of creek adjacent to Lal Lal Street Bridge - 1963 and 1964<sup>3</sup>

Note: the present line of the creek in this section appears to have been formed in 1881

**City of Ballarat Asset No:** not identified

**MAIN STREET BRIDGE**

**Description and date of construction:** abutments, wing walls and parapets constructed of rough faced bluestone laid in even courses, and pillars constructed of partly dressed blocks of bluestone - possibly 1886<sup>4</sup>; in 1951<sup>4</sup> the bridge was re-decked and the present decorative wrought iron balustrade may have been installed at the same time. The balustrade, however, appears to be a remnant of the fence first erected in 1891 alongside the Yarrowee Channel south of the Mair Street Bridge (see 1891<sup>12</sup> under Yarrowee River Channel background information) and removed at a later date. The present pillars at Main Road have evidence of connection points for an early and more simple handrail.

**City of Ballarat Asset No:** not identified

**CHANNEL from west side of MAIN ROAD BRIDGE to south side of YORK STREET BRIDGE**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
330	7.8	2.4	Wood	Wood	Brick

Note: the brick wall is located on the east side of the creek only and features a bluestone coping and base course

Note also: The historical value of the timber base is highly significant and it is possibly the oldest formed creek construction in the City of Ballarat. However, it is urgent need of restoration.

**Date of construction:** wooden base and invert lining - possibly part of structure laid as early as 1861, or possibly in 1874, but would appear to have been laid well before 1890; wall - 1890<sup>5</sup>

**City of Ballarat Asset No:** 9007/0002

**YORK STREET BRIDGE**

**Description and date of construction:** abutments and wing walls constructed of rough faced bluestone laid in even courses - 1906<sup>6</sup>; new deck - 1951<sup>6</sup>

**City of Ballarat Asset No:** not identified

**CHANNEL from north side of YORK STREET BRIDGE to junction with NO.3 CHANNEL (Warrenheip Gully Channel)**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
523	9.8	2	Wood	Wood	Brick

Note: the brick wall is located on the east side of the creek only, directly adjacent to the York Street Bridge and features a bluestone coping.

Note also: The historical value of the timber base is highly significant and it is possibly the oldest formed creek construction in the City of Ballarat. However, it is urgent need of restoration. There are also some lengths of concrete base and invert lining along some of this section of the channel. The date of their construction is unknown.

**Date of construction:** wooden base and invert lining - possibly part of structure laid as early as 1861, or possibly in 1874, but would appear to have been laid well before 1890; wall - 1890<sup>7</sup>

**City of Ballarat Asset No:** 9007/0003

**CHANNEL** from junction with **NO.3 CHANNEL** to east side of **HUMFFRAY/PEEL STREET BRIDGE**

**Description:**

Length	Width	Height	Base	Invert Lining	
100	9.7	2.33	Bluestone	Bluestone	Brick

Note: some inappropriate concrete walling has been introduced in a couple of places along the south-west wall to the east of Barkly Street

**Date of construction:** 1908<sup>8</sup>

**City of Ballarat Asset No:** 9007/0004

**Associated structure** located part way along above-described length of channel:  
**BARKLY STREET BRIDGE**

**Description and date of construction:** abutment walls constructed of concrete - 1953<sup>9</sup>

**City of Ballarat Asset No:** not identified

**PEEL STREET/HUMFFRAY STREET BRIDGE**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
48.7	9700	3200	Bluestone	Bluestone	Bluestone	Reinforced Concrete

**Date of construction:** 1908<sup>8</sup>; the concrete pillars and plain wrought iron balustrading to the bridge are possibly associated with major bridge works carried out c.1964<sup>8a</sup>

**City of Ballarat Asset No:** 90070005

**CHANNEL** from west side of **HUMFFRAY/PEEL STREET BRIDGE** to junction with **YARROWEE CREEK CHANNEL** (west of Anderson Street)

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
261 [or longer?]	9.3	2.1	Bluestone	Bluestone	Brick [concrete at west end]

Note: the concrete walls feature bluestone coping, and the brick walls feature cement rendered brick coping

**Date of construction:** from junction with Yarrowee to a few metres east of the Anderson Street footbridge: base and walls - 1901-1903 (see 1901-1903<sup>16</sup> under Yarrowee background information); from a few metres to the east of the Anderson Street footbridge to the Humffray/Peel Street Bridge: base and walls - 1908<sup>8</sup>

**City of Ballarat Asset No:** 9007/0006

**Significant associated structure** located part way along above-described length of channel in a general line with Anderson Street: **ANDERSON STREET FOOTBRIDGE**

**Description and date of construction:** reinforced concrete bridge (complete structure) - 1924-25<sup>10</sup>

**City of Ballarat Asset No:** not identified

**Gnarr Creek:**

**CULVERT** from **LANDSBOROUGH STREET** to junction with **BULLOCK GULLY CHANNEL** under Ballarat North Primary School grounds

**Description:**



Length	Width	Height	Base	Invert Lining	Walls	Roof
146.3	1800	1125	Concrete	Concrete	Concrete	Reinforced Concrete

**Date of construction:** base, invert lining and walls - 1932/1933<sup>1</sup>; the reinforced concrete deck may be of a more recent date

**City of Ballarat Asset No:** 90140004

**Significant Associated Structure:** **BULLOCK GULLY CHANNEL** from **LANDSBOROUGH STREET** to east side of **LIGAR STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
100.6	1.8	1.2	Concrete	Concrete	Concrete

**Date of construction:** 1934<sup>2</sup>

**City of Ballarat Asset No:** 9017/0009

**Significant Associated Structure:** **CULVERT** to Bullock Gully Channel under **LIGAR STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
35	1800	1200	Concrete	Concrete	Concrete	Reinforced Concrete

**Date of construction:** base, invert lining and walls - 1933<sup>3</sup>; the reinforced concrete deck may be of a more recent date

**City of Ballarat Asset No:** 90170010

**Significant Associated Channel:** **BULLOCK GULLY CHANNEL** from west side of **LIGAR STREET** to junction with **GNARR CREEK CHANNEL** under Ballarat North Primary School grounds

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
85.3	1.8	1.2	Concrete	Concrete	Concrete

**Date of construction:** 1932/1933<sup>1</sup>

**City of Ballarat Asset No:** 9017/0010

**CULVERT** from junction with **BULLOCK GULLY CHANNEL** under Ballarat North Primary School grounds to north side of **WALKER STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
91.4	2130	1200	Concrete	Concrete	Concrete	Reinforced Concrete

**Date of construction:** 1932/1933<sup>1 and 4</sup>

**City of Ballarat Asset No:** 90140005

**CULVERT** under **WALKER STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
30.5	2400	1800	Reinforced Concrete	Reinforced Concrete	Reinforced Concrete	Reinforced Concrete

**Date of construction:** base, invert lining and walls - 1932/1933<sup>1</sup>; the concrete roof deck may have been erected in 1932<sup>5</sup> or not erected until 1958<sup>5</sup> (to replace old wooden bridge) or may be of a more recent date  
**City of Ballarat Asset No:** 90140006

**CHANNEL** from south side of **WALKER STREET** to east side of **LYDIARD STREET NORTH**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
152	2.3	1.45	Reinforced Concrete	Reinforced Concrete	Reinforced Concrete

**Date of construction:** 1932<sup>1 and 6</sup>  
**City of Ballarat Asset No:** 9014/0007

**CULVERT** under **LYDIARD STREET NORTH**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
30.5	2400	1800	Concrete	Concrete	Concrete	Reinforced Concrete

**Date of construction:** base, invert lining and walls - 1932<sup>7</sup>; the reinforced concrete deck may be of a more recent date  
**City of Ballarat Asset No:** 90140008

**CHANNEL** from west side of **LYDIARD STREET NORTH** to east side of **ARMSTRONG STREET NORTH**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
122	2.3	1.45	Concrete	Concrete	Concrete

**Date of construction:** 1932<sup>6</sup>  
**City of Ballarat Asset No:** 9014/0009

**CULVERT** under **ARMSTRONG STREET NORTH**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
30.5	2800	1800	Concrete	Concrete	Concrete	Reinforced Concrete

**Date of construction:** base, invert lining and walls - 1932<sup>6</sup>; the reinforced concrete deck may be of a more recent date  
**City of Ballarat Asset No:** 90140007

**CHANNEL** from west side of **ARMSTRONG STREET NORTH** to north-east side of **DOVETON STREET NORTH** and **HOWITT STREET** intersection

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
93.6	2.4	1.45	Concrete	Concrete	Concrete

**Date of construction:** 1931<sup>8</sup>  
**City of Ballarat Asset No:** 9014/0011

**CULVERT under DOVETON STREET NORTH and HOWITT STREET intersection**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
55	3100	1800	Concrete	Concrete	Concrete	Concrete

**Date of construction:** base, invert lining and walls - date of construction not established but probably constructed by 1932; the reinforced concrete deck may be of a more recent date

**City of Ballarat Asset No:** 90140012

**CHANNEL from south-west side of DOVETON STREET NORTH and HOWITT STREET intersection to start of retention basin north of GREGORY STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
170.4	2.2	1.2	Bluestone	Bluestone	Bluestone

Note: the concrete walls feature bluestone coping

**Date of construction:** 1907<sup>9</sup>

**City of Ballarat Asset No:** 9014/0013

**CHANNEL and RETENTION BASIN from north of GREGORY STREET to the north side of GREGORY STREET culvert**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
45	2.1	1.5	Bluestone	Bluestone	Bluestone

Note: the concrete walls feature bluestone coping

**Date of construction:** base, invert and walls - 1907<sup>9</sup>; the additional sloping walls faced with bluestone blocks were constructed as part of the retention basin works in the early 1990s (see City of Ballarat Engineering Drawing Index)

**City of Ballarat Asset No:** 9014/0015

**CULVERT under GREGORY STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
40.8	1900	1800	Bluestone	Bluestone	Reinforced Concrete	Reinforced Concrete

**Date of construction:** base and invert - 1907<sup>9</sup>; the arched reinforced concrete culvert walls and deck are probably of a more recent date

**City of Ballarat Asset No:** 90140016

**CHANNEL from south side of GREGORY STREET culvert to north side of HOWARD STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
86.7	2.13	1.8	Bluestone	Bluestone	Bluestone

Note: from this section southwards the bluestone pitchers of the base, as well as the invert, are laid parallel to the walls (longitudinal with flow of water)

**Date of construction:** the date of construction has not been established but the channel

appears to have been constructed after 1897<sup>10</sup> and by August 1899<sup>10</sup>

**City of Ballarat Asset No:** 9014/0017

### **CULVERT under HOWARD STREET**

#### **Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
30.5	2100	2100	Bluestone	Bluestone	Bluestone	Bluestone

Note: the exposed end and parapet walls of the culvert are also constructed of bluestone and feature bluestone coping

**Date of construction:** 1895<sup>11</sup>

**City of Ballarat Asset No:** 90140018

### **CHANNEL from south side of HOWARD STREET to north side of BROUGHAM STREET**

#### **Description:**

Length	Width	Height	Base	Invert Lining	Walls
252.1	3.5	1.2	Bluestone	Bluestone	Concrete

Note: a short length of the channel adjacent to the south side of the Howard Street Culvert has the same type of base and invert but has side walls constructed of bluestone and features bluestone coping. The concrete walls also feature bluestone coping.

Note also: the bluestone pitchers of the base, as well as the invert, are laid parallel to the walls (longitudinal with flow of water).

**Date of construction:** 1897/98<sup>12</sup> or 1899<sup>14</sup>; short length of channel adjacent to Howard Street culvert - 1895<sup>11</sup>

**City of Ballarat Asset No:** 9014/0019

### **CULVERT under BROUGHAM STREET**

#### **Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
30.1	2100	2100	Bluestone	Bluestone	Bluestone	Bluestone

Note: the exposed end and wing walls, and the parapets are also constructed of bluestone and feature bluestone coping

**Date of construction:** 1892<sup>13</sup>

**City of Ballarat Asset No:** 90140020

### **CHANNEL from south side of BROUGHAM STREET to north side of MACARTHUR STREET**

#### **Description:**

Length	Width	Height	Base	Invert Lining	Walls
324.3	3.35	1.14	Bluestone	Bluestone	Concrete

Note: The concrete walls feature bluestone coping.

Note also: the bluestone pitchers of the base, as well as the invert, are laid parallel to the walls (longitudinal with flow of water).

**Date of construction:** 1899<sup>14</sup>

**City of Ballarat Asset No:** 9014/0021

**CULVERT under MACARTHUR STREET****Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
31.2	1800	1800	Bluestone	Bluestone	Bluestone	Bluestone

Note: the exposed end and wing walls, and the parapets are also constructed of bluestone and feature bluestone coping

**Date of construction:** 1889<sup>15</sup>

**City of Ballarat Asset No:** 90140022

**CHANNEL from south side of MACARTHUR STREET to HOLMES STREET****Description:**

Length	Width	Height	Base	Invert Lining	Walls
594.7	3.6	1.2	Bluestone	Bluestone	Concrete

Note: The concrete walls feature bluestone coping.

Note also: the bluestone pitchers of the base, as well as the invert, are laid parallel to the walls (longitudinal with flow of water).

**Date of construction:** 1900<sup>16</sup>

**City of Ballarat Asset No:** 9014/0023

**Significant Associated Structure:** branch **channel** to **Little Clyde Street** (south of Macarthur Street Culvert)

**Description and date of construction:** channel base constructed of partly dressed bluestone pitchers laid perpendicular to walls, invert constructed of partly dressed bluestone pitchers laid parallel to walls (longitudinal with flow of water), walls constructed of blocks of rough-faced bluestone laid in even courses - 1900<sup>16</sup>

**City of Ballarat Asset No:** not identified

**CULVERT underneath HOLMES STREET****Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
8.5	2300	2400	Bluestone	Bluestone	Bluestone	Bluestone

Note: the exposed end and wing walls, and the parapets are also constructed of bluestone and feature bluestone coping

**Date of construction:** 1888<sup>17</sup>

**City of Ballarat Asset No:** 90140024

**CHANNEL from south side of HOLMES STREET to north side of former RAILWAY SIDING CULVERT (rear of OFFICEWORKS)****Description:**

Length	Width	Height	Base	Invert Lining	Walls
176.7	3.6	1.2	Bluestone	Bluestone	Concrete

Note: The concrete walls feature bluestone coping.

Note also: the bluestone pitchers of the base, as well as the invert, are laid parallel to the walls (longitudinal with flow of water).

**Date of construction:** 1899<sup>18</sup>

**City of Ballarat Asset No:** 9014/0025

**Former RAILWAY SIDING CULVERT (rear of OFFICEWORKS )****Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
12	1300	2700	Brick	Brick	Brick	Brick

Note: the arch appears to have introduced concrete lintels at each end.

**Date of construction:** date of construction not established but appears to be before 1899<sup>19</sup> and possibly after 1892<sup>19</sup>

**City of Ballarat Asset No:** 90140026

**CHANNEL from south side of former RAILWAY SIDING CULVERT (rear of OFFICEWORKS ) to north side of main CULVERT (rear of COURIER OFFICE)****Description:**

Length	Width	Height	Base	Invert Lining	Walls
52	2.1	1.8	Bluestone	Bluestone	Concrete [and bluestone]

Note: both the bluestone and concrete walls feature bluestone coping

Note also: the bluestone pitchers of the base, as well as the invert, are laid parallel to the walls (longitudinal with flow of water).

**Date of construction:** the shorter southernmost section: with walls constructed of bluestone - 1892<sup>20</sup> ; the longer northern section: with walls constructed of concrete - 1899<sup>18</sup>

**City of Ballarat Asset No:** 9014/0027

**CULVERT from end of open section (rear of COURIER OFFICE) running south-east under DOVETON STREET NORTH, ARMSTRONG STREET NORTH, and LYDIARD STREET NORTH to junction with YARROWEE CHANNEL****Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
753	1850	3050	Bluestone	Concrete	Bluestone	Bluestone

**Date of construction:** from northern end to east side of Lydiard Street North - c.1860-1878<sup>21</sup> and c.1883-1884<sup>21</sup>; from east side of Lydiard Street North to junction with Yarrowee Channel - c.1881-1884<sup>22</sup>; original bluestone invert lining to full length of culvert replaced with concrete - 1904<sup>23</sup> and 1924<sup>23</sup>

**City of Ballarat Asset No:** 90140028

**Significant Associated Structure: VENTILATION SHAFT to GNARR CREEK CULVERT at intersection of CRESWICK ROAD and DOVETON STREET NORTH**

**Description and date of construction:** bluestone footings, face brick tapered octagonal shaft, stone cap - 1884<sup>24</sup>

**City of Ballarat Asset No:** not identified

**Redan Creek:****CULVERT (but originally open channel?) from south side of ESSEX STREET alongside the rear of 314 Ripon Street South, running towards R.O.W (ISABELLA PLACE)****Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
15	2300	800	Bluestone	Bluestone	Bluestone	Reinforced Concrete

**Date/s of construction:** base, invert and walls - possibly c.1890-91<sup>1</sup> or by August 1898<sup>1</sup>; reinforced concrete decking - possibly 1986 (see drawing no.1986-59 from City of Ballarat Engineering Drawing Index)

**City of Ballarat Asset No:** 90030002

**CHANNEL** from south side of **ESSEX STREET** at the rear of 314 Ripon Street South, to **R.O.W (ISABELLA PLACE)**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
25.7	2.31	0.57	Bluestone	Bluestone	Bluestone

**Date of construction:** possibly c.1890-91<sup>1</sup> or by August 1898<sup>1</sup>

**City of Ballarat Asset No:** 9003/0003

**CULVERT** under **R.O.W (ISABELLA PLACE)** between **ESSEX STREET** and **SOUTH STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
6.5	2370	700	Bluestone	Bluestone	Bluestone	Reinforced Concrete

**Date/s of construction:** base, invert and walls - possibly c.1890-91<sup>1</sup> or by August 1898<sup>1</sup>; reinforced concrete deck probably of a more recent date

**City of Ballarat Asset No:** 90030004

**CHANNEL** from **R.O.W (ISABELLA PLACE)** to **SOUTH STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
40.7	2.31	0.57	Bluestone	Bluestone	Bluestone

**Date of construction:** possibly c.1890-91<sup>1</sup> or by August 1898<sup>1</sup>

**City of Ballarat Asset No:** 9003/0005

**CULVERT** under **SOUTH STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
32.3	1800	1300	Bluestone	Bluestone	Bluestone	Reinforced Concrete

**Date of construction:** base, invert and walls - possibly c.1890-91<sup>1</sup> or by August 1898<sup>1</sup>; reinforced concrete deck probably of a more recent date. Note: a culvert of some sort appears to have been constructed by January 1892<sup>1</sup>

**City of Ballarat Asset No:** 90030006

**CHANNEL** from **SOUTH STREET** to **R.O.W (FREEHOLD PLACE)**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
39.6	2.31	0.57	Bluestone	Bluestone	Bluestone

**Date of construction:** possibly c.1890-91<sup>1</sup> or by August 1898<sup>1</sup>

**City of Ballarat Asset No:** 9003/0007

**CULVERT under R.O.W (FREEHOLD PLACE) between SOUTH STREET and SURREY STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
5.6	2275	925	Bluestone	Bluestone	Bluestone	Reinforced Concrete

**Date of construction:** base, invert and walls - possibly c.1890-91<sup>1</sup> or by August 1898<sup>1</sup>; reinforced concrete deck probably of a more recent date.

**City of Ballarat Asset No:** 90030008

**CHANNEL from R.O.W (FREEHOLD PLACE) to SURREY STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
45	2.31	0.57	Bluestone	Bluestone	Bluestone

**Date of construction:** possibly c.1890-91<sup>1</sup> or by August 1898<sup>1</sup>

**City of Ballarat Asset No:** 9003/0009

**CULVERT under SURREY STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
22	1800	900	Bluestone	Bluestone	Bluestone	Reinforced Concrete

**Date of construction:** base, invert and walls - possibly c.1890-91<sup>1</sup> or by August 1898<sup>1</sup>; reinforced concrete deck probably of a more recent date. Note: a culvert of some sort appears to have been constructed by January 1892<sup>1</sup>

**City of Ballarat Asset No:** 90030010

**CHANNEL from SURREY STREET to R.O.W (WATERMAN'S PLACE)**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
43.9	2.31	0.57	Bluestone	Bluestone	Bluestone

**Date of construction:** possibly c.1890-91<sup>1</sup> or by August 1898<sup>1</sup>

**City of Ballarat Asset No:** 9003/0011

**CULVERT under R.O.W (WATERMAN'S PLACE) between SURREY STREET and SEBASTOPOL STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
6.9	1800	900	Bluestone	Bluestone	Bluestone	Reinforced Concrete

**Date of construction:** base, invert and walls - possibly c.1890-91<sup>1</sup> or by August 1898<sup>1</sup>; reinforced concrete deck probably of a more recent date. Note: a culvert of some sort appears to have been constructed by January 1892<sup>1</sup>

**City of Ballarat Asset No:** 90030012



**CHANNEL** from south side of **R.O.W (WATERMAN'S PLACE)** to north side of **SEBASTAPOL STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
39	2.31	0.57	Bluestone	Bluestone	Bluestone

**Date of construction:** possibly c.1890-91<sup>1</sup>

**City of Ballarat Asset No:** 9003/0013

**CULVERT** under **SEBASTAPOL STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
30.8	2300	1250	Bluestone	Bluestone	Bluestone	Reinforced Concrete

**Date of construction:** base, invert and walls - 1891<sup>2</sup>; reinforced concrete deck probably of a more recent date

**City of Ballarat Asset No:** 90030014

**CHANNEL** from south side of **SEBASTAPOL STREET** to north side of **LATROBE STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
222	4.2 ??	1.6	Bluestone	Bluestone	Bluestone

**Date of construction:** 1891<sup>2</sup>

**City of Ballarat Asset No:** 9003/0015

**CULVERT** under **LATROBE STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
25	2100	1500	Bluestone	Bluestone	Concrete	Reinforced Concrete

**Date of construction:** base and invert (and original walls) - 1898<sup>3</sup>; concrete walls and reinforced concrete deck - 1923/24<sup>4</sup>

**City of Ballarat Asset No:** 90030016

**CHANNEL** from south side of **LATROBE STREET** to north side of **DARLING STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
217	2.48	0.85	Bluestone	Bluestone	Bluestone

**Date of construction:** 1898<sup>3</sup>

**City of Ballarat Asset No:** 9003/0017

**CULVERT** under **DARLING STREET**

**Description:**

Length	Width	Height	Base	Invert	Walls	Roof
34.4	1700	1900	Bluestone	Bluestone	Bluestone	Bluestone

Note: the exposed end and wing walls and the parapets are also constructed of bluestone and feature bluestone coping

**Date of construction:** 1888<sup>5</sup>

**City of Ballarat Asset No:** 90030018

**CHANNEL** from south side of **DARLING STREET** to north side of **LONSDALE STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
89	2.52	0.8	Bluestone	Bluestone	Bluestone

**Date of construction:** 1896<sup>6</sup>

**City of Ballarat Asset No:** 9003/0019

**CULVERT** under **LONSDALE STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
27.1	1800	1500	Bluestone [?]	Bluestone [?]	Bluestone [?]	Reinforced Concrete

Note: there has been a major culvert upgrade since this asset description was made, completely replacing (and widening) the original deck, walls, and channel base and invert lining - all the parts of the culvert are now constructed of concrete.

**Date of construction:** the original culvert had vertical bluestone walls, a bluestone channel base and invert lining, and a flat deck roof was constructed by 1896<sup>6</sup>

**City of Ballarat Asset No:** 90030019

**CHANNEL** from south side of **LONSDALE STREET** to north-west side of culvert at **BELL STREET** and **RIPON STREET** intersection

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
60	2.42	0.8	Bluestone	Bluestone	Bluestone

**Date of construction:** 1896<sup>6</sup>

**City of Ballarat Asset No:** 9003/0021

**CULVERT** under **BELL STREET** and **RIPON STREET** intersection

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
108.45	1800	1900	Bluestone	Bluestone	Bluestone	Bluestone

Note: the exposed end and wing walls and the parapets are also constructed of bluestone and feature bluestone coping

**Date of construction:** 1892<sup>7</sup>

**City of Ballarat Asset No:** 90030022

**CHANNEL** from south-east side of culvert at **BELL STREET** and **RIPON STREET** intersection to north-west side of culvert at **TALBOT STREET** and **LEITH STREET** intersection

**Description and date of construction:** channel base constructed of partly dressed bluestone pitchers laid perpendicular to walls, invert constructed of partly dressed

bluestone pitchers laid parallel to walls (longitudinal with flow of water), walls constructed of blocks of rough-faced bluestone laid in even courses - 1897<sup>8</sup>

**City of Ballarat Asset No:** not identified

**CULVERT** under **TALBOT STREET** and **LEITH STREET** intersection

**Date of construction and description:** the original culvert had vertical bluestone walls, a bluestone channel base and invert lining, and a flat deck roof and was constructed by 1898<sup>9</sup>. However, there has been a major culvert upgrade since then, completely replacing (and widening) the original deck, walls, and channel base and invert lining - all the parts of the culvert are now constructed of concrete

**City of Ballarat Asset No:** not identified

**CHANNEL** from south-east side of culvert at **TALBOT STREET** and **LEITH STREET** intersection to north of **COOKE STREET**

**Description and date of construction:** channel base constructed of partly dressed bluestone pitchers laid perpendicular to walls, invert constructed of partly dressed bluestone pitchers laid parallel to walls (longitudinal with flow of water), walls constructed of blocks of rough-faced bluestone laid in even courses - 1898<sup>9</sup>

**City of Ballarat Asset No:** not identified

**CULVERT** under **COOKE STREET**

**Date of construction and description:** the original culvert had concrete walls and arch over a bluestone channel and was constructed in 1905<sup>10</sup> - there has been a major culvert upgrade since then, completely replacing (and widening) the original deck, walls, and channel base and invert lining - all the parts of the culvert are now constructed of concrete

**City of Ballarat Asset No:** not identified

**CHANNEL** from **COOKE STREET** to **SKIPTON STREET**

**Date of construction and description:** channel base constructed of partly dressed bluestone pitchers laid perpendicular to walls, invert constructed of partly dressed bluestone pitchers laid parallel to walls (longitudinal with flow of water), walls constructed of blocks of rough-faced bluestone laid in even courses - 1905<sup>10</sup>

**City of Ballarat Asset No:** not identified

**Associated structure** - branch **channel** to **Rubicon Street**

**Description and date of construction:** channel base constructed of partly dressed bluestone pitchers laid perpendicular to walls, invert constructed of partly dressed bluestone pitchers laid parallel to walls (longitudinal with flow of water), walls constructed of blocks of rough-faced bluestone laid in even courses - 1905<sup>10</sup>

**City of Ballarat Asset No:** not identified

**CULVERT** underneath **SKIPTON STREET**

**Date of construction and description:** north culvert - arched roof and vertical side walls fully constructed of blocks of rough faced bluestone laid in even courses, original parts of exposed end and wing walls are also constructed of blocks of rough faced bluestone - 1869<sup>11</sup>; south culvert - concrete pipe barrel culvert appears to have been constructed fairly recently

**City of Ballarat Asset No:** not identified

**CHANNEL east of SKIPTON STREET**

**Date of construction and description:** channel base, invert lining and walls are all constructed of concrete - 1920<sup>11</sup> and 1948<sup>11</sup>

**City of Ballarat Asset No:** not identified

**Specimen Vale (No.4) Channel:**

**CULVERT under STAWELL STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
20	3600	1500	Concrete	Concrete	Concrete	Reinforced Concrete

Note: this culvert replaced an earlier bluestone and brick culvert that was constructed in 1910<sup>1</sup>

**Date of construction:** 1992 (according to the City of Ballarat Database and the Engineering Drawing Index)

**City of Ballarat Asset No:** 90100004

**CHANNEL from west side of STAWELL STREET to east side of former BUNINYONG RAILWAY CULVERT**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
80.5	2.75	1.68	Concrete	Concrete	Concrete

**Date of construction:** 1930/1931<sup>2</sup>

**City of Ballarat Asset No:** 9010/0005

**CULVERT under former BUNINYONG RAILWAY line (now a walking track) between STAWELL and RODIER STREETS**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
12.8	2050	2050	Brick	Brick	Brick	Brick

Note: this culvert is a full circle in shape

**Date of construction:** possibly constructed 1888-1889 before the branch line to Buninyong opened in 1889

**City of Ballarat Asset No:** 90100006

**CHANNEL from west side of RAILWAY CULVERT to east side of RODIER STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
106.7	2.75	1.68	Concrete	Concrete	Concrete

**Date of construction:** 1930/1931<sup>2</sup>

**City of Ballarat Asset No:** 9010/0007

**CULVERT under RODIER STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls

20.1	1500	2250	Bluestone	Bluestone	Bluestone	Bluestone
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Note: the exposed end and wing walls of the culvert are also constructed of bluestone and feature bluestone coping

**Date of construction:** 1891<sup>3</sup>

**City of Ballarat Asset No:** 90100008

### **CHANNEL** from west side of **RODIER STREET** to north side of **CHAMBERLAIN STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
135	2.75	1.68	Concrete	Concrete	Concrete

**Date of construction:** 1930/1931<sup>2</sup>

**City of Ballarat Asset No:** 9010/0009

### **CULVERT** under **CHAMBERLAIN STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
15	1500	1500	Bluestone	Bluestone	Bluestone	Bluestone [BRICK]

Note: the arched roof of the culvert is constructed of face brick, and the low sloping walls are constructed of bluestone. The exposed walls to each end are constructed of the corresponding materials.

**Date of construction:** 1906<sup>4</sup>

**City of Ballarat Asset No:** 90100010

### **CHANNEL** from west side of **CHAMBERLAIN STREET** to east side of **QUEEN STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
298.4	5.5	1.48	Bluestone	Bluestone	Bluestone

Note: the channel base, invert lining and walls are all contiguous in a deep curve and are formed with bluestone flagging rather than bluestone pitchers

Note also: the base, invert lining and walling for a short distance adjacent to the west side of the Chamberlain Street culvert and the east side of the Queen Street culvert have been re-constructed at a later date with concrete

**Date of construction:** 1930/1931<sup>5</sup>

**City of Ballarat Asset No:** 9010/0011

### **CULVERT** under **QUEEN STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
21.2	1900	2000	Bluestone	Bluestone	Bluestone	Brick

Note: the inner arch of the culvert is constructed of face brick while the sloping side walls are constructed of bluestone. The exposed end and wing walls, and the parapets are also constructed bluestone and feature bluestone coping

**Date of construction:** the date of construction has not been established but it was possibly c.1908 as the general shape and detailing are the same as the culvert under

Otway Street  
**City of Ballarat Asset No:** 90100012

**CHANNEL** from west side of **QUEEN STREET** to east side of **OTWAY STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
185	2.7	1.9	Bluestone	Bluestone	Brick

Note: the brick walls feature brick coping

**Date of construction:** 1916<sup>6</sup>

**City of Ballarat Asset No:** 9010/0013

**CULVERT** under **OTWAY STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
21.5	2000	1900	Bluestone	Bluestone	Bluestone	Brick

Note: the inner arch of the culvert is constructed of face brick while the sloping side walls are constructed of bluestone. The exposed end and wing walls, and the parapets are also constructed bluestone and feature bluestone coping

**Date of construction:** 1908<sup>7</sup>

**City of Ballarat Asset No:** 90100014

**CHANNEL** from west side of **OTWAY STREET** to east side of **KING STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
165	2.7	1.75	Bluestone	Bluestone	Brick

Note: the brick walls feature brick coping

**Date of construction:** 1916<sup>6</sup>

**City of Ballarat Asset No:** 9010/0015

**CULVERT** under **KING STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
21	1200	2300	Bluestone	Bluestone	Bluestone	Bluestone

Note: the exposed end and wing walls to the east side of this culvert are also constructed of bluestone and feature bluestone coping.

Note also: alterations were made to the west end of the culvert in c.1984 when the length of the Specimen Vale channel adjacent to McKenzie Reserve was covered over (according to the City of Ballarat Engineering Drawing Index - drawing 1984-9)

**Date of construction:** 1888<sup>8</sup>

**City of Ballarat Asset No:** 90100016

**CULVERT** (originally a **CHANNEL**) from west side of **KING STREET** running in a westerly direction under the parkland towards **PRINCES STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof

98	2700	2300	Bluestone	Bluestone	Brick	Reinforced Concrete
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Note: alterations were made to the channel in c.1984 when the full length between King and Princes Street (adjacent to McKenzie Reserve) was covered over with a reinforced concrete deck (according to the City of Ballarat Engineering Drawing Index - drawing 1984-9)

**Date of construction:** the date of construction has not yet been established but it was possibly c.1916, either before or after the construction of a similar channel between King, Otway and Queen Streets

**City of Ballarat Asset No:** 90100017

**CULVERT** (originally a **CHANNEL**) from a location under the parkland west of **KINGS STREET** to the east side of **PRINCES STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
147	2600	2000	Concrete	Concrete	Concrete	Reinforced Concrete

Note: as above

**Description and date of construction:** 1924/25<sup>9</sup>

**City of Ballarat Asset No:** 90100018

**CULVERT** under **PRINCES STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
14	1300	1800	Bluestone	Bluestone	Brick	Brick

Note: alterations were made to the west end of the culvert in c.1972 when the channel on that side was decked over (according to the City of Ballarat Engineering Drawing Index - drawing 1972-18) and to the east end of the culvert in c.1984 when the length of the Specimen Vale channel adjacent to McKenzie Reserve was covered over (according to the City of Ballarat Engineering Drawing Index - drawing 1984-9)

**Date of construction:** 1886<sup>10</sup> and extended in 1903<sup>10</sup>

**City of Ballarat Asset No:** 90100019

**CULVERT** (originally a **CHANNEL**) from **PRINCES STREET** to east side of **MAIN ROAD** (at the rear of the Ballarat Secondary College campus)

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
289.2	2800	2030	Concrete	Concrete	Concrete	Reinforced Concrete

Note: alterations were made to the channel in c.1972 when a length to the west of Princes Street was covered over with a reinforced concrete deck (according to the City of Ballarat Engineering Drawing Index - drawing 1972-18)

**Date of construction:** 1924/25<sup>9</sup>

Note: there may still be some of the early brick walls and bluestone base extant in the section just east of Main Road - possibly 1882<sup>11</sup>, or maybe earlier 1870<sup>11</sup>

**City of Ballarat Asset No:** 90100020

**CULVERT** from east side of **MAIN ROAD** to the east side of **BARKLY STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
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74.4	2800	2030	Bluestone	Bluestone	Concrete	Reinforced Concrete
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Note: the walls are said to be concrete and may have been constructed to replace damaged brick walls that appear to have been erected c. 1882<sup>11</sup>

**Date of construction:** channel base and invert - possibly 1882<sup>11</sup>, or maybe earlier 1870<sup>11</sup>; walls - 1934<sup>11</sup>; the concrete decking to the road over the channel is fairly recent

**City of Ballarat Asset No:** 90100021

**CULVERT under BARKLY STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
41.5	2900	1800	Bluestone	Concrete	Concrete	Reinforced Concrete

**Date of construction:** base and walls - 1936<sup>12</sup>; the reinforced concrete road deck is of more recent construction

**City of Ballarat Asset No:** 90100022

**CHANNEL from west side of BARKLY STREET to east side of EASTWOOD STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
50.3	2.9	1.8	Bluestone	Bluestone	Concrete

**Date of construction:** 1936<sup>12</sup>

**City of Ballarat Asset No:** 9010/0023

**Significant Associated Structure - branch channel to Porter Street**

**Description and date of construction:** channel base constructed of partly dressed bluestone pitchers laid mostly perpendicular to walls, invert constructed of partly dressed bluestone pitchers laid parallel to walls (longitudinal with flow of water), walls constructed of face brick - possibly erected in 1907<sup>13</sup>

**City of Ballarat Asset No:** not identified

**CULVERT under EASTWOOD STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
10	3200	2100	Bluestone	Bluestone	Concrete	Reinforced Concrete

**Date of construction:** base and walls - 1936<sup>12</sup>; the reinforced concrete road deck is of more recent construction

**City of Ballarat Asset No:** 90100024

**CHANNEL from west side of EASTWOOD STREET to east side of STEINFIELD STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
98.7	3.65	1.85	Bluestone	Bluestone	Reinforced Concrete

Note: the bluestone base also seems to have a thin slurry of concrete as its surface finish

**Date of construction:** 1936<sup>12</sup>



**City of Ballarat Asset No: 9010/0025****CULVERT under STEINFIELD STREET****Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
15	2800	1900	Bluestone	Bluestone	Concrete	Reinforced Concrete

Note: the bluestone base also seems to have a thin slurry of concrete as its surface finish

**Date of construction:** base and walls - 1936<sup>12</sup>; the reinforced concrete road deck is of more recent construction

**City of Ballarat Asset No:** 90100026

**CHANNEL from north side of STEINFIELD STREET to intersection with CANADIAN CREEK CHANNEL****Description:**

Length	Width	Height	Base	Invert Lining	Walls
15	3.2	2.3	Bluestone	Bluestone	Brick

Note: the brick walls feature rendered brick coping and their line appears to have been re-configured in 1936<sup>14</sup>

**Date of construction:** 1908<sup>14</sup>

**City of Ballarat Asset No:** 9010/0027

**Warrenheip Gully (No.3) Channel:****CHANNEL from location west of RODIER STREET to east side of JOSEPH STREET****Description:**

Length	Width	Height	Base	Invert Lining	Walls
40	1.5	0.5	Bluestone	Bluestone	Bluestone

Note: the channel is formed as a deep spoon drain

**Date of construction:** 1908<sup>1</sup>

**City of Ballarat Asset No:** 9009/0002

**CULVERT under JOSEPH STREET****Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
29	1600	1600	Bluestone	Bluestone	Bluestone and Brick	Brick

**Date of construction:** 1908<sup>2</sup> (with possibly part of the structure erected earlier in 1896<sup>2</sup>)

**City of Ballarat Asset No:** 9009003

**CHANNEL from JOSEPH STREET to OTWAY STREET****Description:**

Length	Width	Height	Base	Invert Lining	Walls
240	1.7	0.9	Bluestone	Bluestone	Bluestone

Note: the channel is formed as a deep spoon drain

**Date of construction:** 1903<sup>3</sup>  
**City of Ballarat Asset No:** 9009/0004

**CULVERT under OTWAY STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
10	1.8	0.9	Bluestone	Bluestone	Bluestone	Reinforced Concrete

Note: the channel is formed as a deep spoon drain

**Date of construction:** channel - 1903<sup>3</sup> ; the reinforced concrete deck is probably of a more recent date

**City of Ballarat Asset No:** 90090005

**CHANNEL from west side of OTWAY STREET partway to KING STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
65	2.1	0.6	Bluestone	Bluestone	Bluestone

Note: the channel is formed as a deep spoon drain

**Date of construction:** 1903<sup>3</sup>

**City of Ballarat Asset No:** 9009/0007

**CHANNEL partway along from OTWAY STREET to east side of KING STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
115	1.65	0.9	Bluestone	Bluestone	Bluestone

Note: the channel is formed as a deep spoon drain

**Date of construction:** 1903<sup>3</sup>

**City of Ballarat Asset No:** 9009/0008

**CULVERT under KING STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
16.5	1.5	1.2	Bluestone	Bluestone	Bluestone	Reinforced Concrete

Note: the channel is formed as a deep spoon drain

**Date of construction:** channel - possibly 1903<sup>3</sup> ; the reinforced concrete deck is probably of a more recent date

**City of Ballarat Asset No:** 90090009

**CHANNEL from partway west of KING STREET to junction with PENNYWEIGHT CREEK channel**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
75	2.7	1.3	Bluestone	Bluestone	Brick

Note: the bluestone pitchers of the base, as well as the invert, are laid parallel to the walls (longitudinal with flow of water).

**Date of construction:** not established but possibly 1908<sup>4</sup> or a little later

**City of Ballarat Asset No: 9009/0011**

**CHANNEL** from junction with **PENNYWEIGHT CREEK** channel to west of **CALLOW STREET** and **LITTLE DODDS STREET** intersection (at change in direction)

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
290	4.4	1.2	Bluestone	Bluestone	Brick

Note: the brick walls feature rendered brick coping

**Date of construction:** appears to be 1908<sup>4</sup> (earth channel in 1886)

**City of Ballarat Asset No: 9009/0012**

**Significant associated structure:** branch **PENNYWEIGHT CREEK** channel

**Description and date of construction:** channel base and invert constructed of partly dressed bluestone pitchers laid parallel to walls (longitudinal with flow of water), walls constructed of face brick - possibly erected in 1908<sup>4</sup>

**City of Ballarat Asset No:** not identified

**CHANNEL** from west of the **CALLOW STREET** and **LITTLE DODDS STREET** intersection (at change in direction) to west side of **MAIN ROAD**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
60	7	1.5	Bluestone	Bluestone	Brick

Note: the brick walls feature rendered brick coping

**Date of construction:** appears to be 1908<sup>4</sup> (earth channel in 1886)

**City of Ballarat Asset No: 9009/0013**

**CULVERT** under **MAIN ROAD**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
20	7	1.5	Bluestone	Bluestone	Brick / Reinforced Concrete	Reinforced Concrete

**Date of construction:** channel appears to be 1908<sup>4</sup>; the reinforced concrete deck is of a more recent date

**City of Ballarat Asset No: 90090014**

**CHANNEL** from west side of **MAIN ROAD** to junction with **CANADIAN CREEK**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
125	7	1.8	Bluestone	Bluestone	Brick

Note: the brick walls feature rendered brick coping

**Date of construction:** appears to be 1908<sup>4</sup> (earth channel in 1886)

**City of Ballarat Asset No: 9009/0015**

**Yarrowee River Channel:****CHANNEL on east side of NICHOLSON STREET BRIDGE**

**Description and date of construction:** on south side only - wall constructed of blocks of rough-faced bluestone laid in even courses - 1905<sup>1</sup> and 1907/1908<sup>1</sup>

**City of Ballarat Asset No:** not identified

**CHANNEL under NICHOLSON STREET BRIDGE**

**Description and date of construction:** base and invert constructed of concrete - 1930<sup>2</sup>; bridge (and walls?) - 1938<sup>3</sup>

**City of Ballarat Asset No:** not identified

**CHANNEL from west side of NICHOLSON STREET BRIDGE part way along to PEEL STREET BRIDGE**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
76	8.5	2.3	Concrete	Concrete	Concrete

**Date of construction:** 1930<sup>2</sup>

**City of Ballarat Asset No:** 9000/0001

**CHANNEL from part way west of NICHOLSON STREET BRIDGE to east side of PEEL STREET BRIDGE**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
62	8.5	2.3	Bluestone	Bluestone	Concrete

**Date of construction:** channel base and invert - 1916<sup>4</sup>; walls - 1930<sup>2</sup>

**City of Ballarat Asset No:** 9000/0002

**CHANNEL under PEEL STREET BRIDGE**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
24	8	3	Bluestone	Bluestone	Bluestone

Note: the bridge deck has been altered a number of times and is in itself not of significance

**Date of construction:** south abutment - 1892<sup>5</sup> & 1894<sup>5</sup>; north abutment - 1896<sup>6</sup>; channel base and invert - probably 1916<sup>4</sup>

**City of Ballarat Asset No:** 9000/0003

**CHANNEL from west side of PEEL STREET BRIDGE westwards alongside rear of Bowls Club and Eastern Oval to north side of SCOTTS PARADE BRIDGE**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
392.5	8.8	2.7	Bluestone	Bluestone	Bluestone and Concrete

**Date of construction:** bluestone walls on east side of channel - 1892<sup>7</sup>; concrete walls on west side of channel - 1915/16<sup>8</sup>; channel base and invert - 1915/16<sup>8</sup>

**City of Ballarat Asset No:** 9000/0004

**CHANNEL from SCOTTS PARADE BRIDGE to north side of RAILWAY ARCHES**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
26	8.8	3.3	Bluestone	Bluestone	Bluestone and Concrete

**Date of construction:** abutments to under former Nolan Street Bridge (including remnant curved pediment on west side above later concrete wall) - 1885-1886<sup>10</sup>; bluestone wall south of bridge on east side of channel - 1892<sup>7</sup>; channel base and invert - probably 1915/16<sup>8</sup>; segment of concrete wall on west side of channel - date not established

**City of Ballarat Asset No:** 9000/0005

**CHANNEL from south side of RAILWAY ARCHES to MAIR STREET BRIDGE**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
30	8.3	4	Bluestone	Bluestone	Bluestone

**Date of construction:** 1882-1883<sup>11</sup>

**City of Ballarat Asset No:** 9000/0006

**CULVERT under MAIR STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
50	8100	3600	Bluestone	Bluestone	Bluestone	Reinforced Concrete

Note: the 'bridge' deck has been altered a number of times and is in itself not of significance.

Note also: The balustrade on the north side of Mair Street, above the channel to the railway arches, appears to be a remnant of the fence first erected in 1891 alongside the Yarrowee Channel south of the Mair Street Bridge (see 1891<sup>12</sup>) and removed to this position at a later date.

**Date of construction:** base, invert lining and walls - 1882/1883<sup>11</sup>; roof (bridge) - date not established

**City of Ballarat Asset No:** 90000007

**CULVERT from south side of MAIR STREET to CURTIS STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
110	8200	2600	Bluestone	Bluestone	Bluestone	Reinforced Concrete

**Date of construction:** base, invert lining and walls - 1891/1892<sup>12</sup>; roof - date not established

**City of Ballarat Asset No:** 90000008

**CULVERT from CURTIS STREET to LITTLE BRIDGE STREET**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
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190	8000	3150	Bluestone	Bluestone	Brick [and also bluestone?]	Reinforced Concrete
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Note: the line of this reserve for the Yarrowee was established as early as 1862  
**Date of construction:** base and invert lining - 1895 and 1898<sup>13</sup>; walls - date not established but part of the brick wall may date back to construction of the former Alfred Hall which was constructed in 1867 and was supported by brick walls, the remainder appears to have been constructed by 1896<sup>14</sup>; roof deck - date not established  
**City of Ballarat Asset No:** 90000009

**CULVERT from LITTLE BRIDGE STREET southwards to beyond south side of SENIOR CITIZENS CLUB** [original location where Grenville Street turned to meet the Yarrowee]

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
83	8000	2400	Bluestone	Bluestone	Brick	Reinforced Concrete

**Date of construction:** walls - 1896<sup>15</sup>; base and invert lining - 1898<sup>13</sup>; roof - date not established  
**City of Ballarat Asset No:** 90000010

**CULVERT from south side of SENIOR CITIZENS CLUB** [original location where Grenville Street turned to meet the Yarrowee] to north side of **EASTWOOD STREET BRIDGE** [under carpark]

**Description:**

Length	Width	Height	Base	Invert Lining	Walls	Roof
92	10	2.4	Bluestone	Bluestone	Concrete	Concrete

**Date of construction:** base, invert and walls - 1901/1903<sup>16</sup>; roof - date not established  
**City of Ballarat Asset No:** 90000011

**DANA/EASTWOOD STREET BRIDGE**

**Description and date of construction:** east and west abutments constructed of blocks of rough faced bluestone laid in even courses - 1897<sup>17</sup>

**City of Ballarat Asset No:** not identified

Note: the bridge deck has been altered a number of times and is in itself not of significance

**CHANNEL from south side of EASTWOOD STREET BRIDGE to junction with CANADIAN CREEK**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
150	8.8	2.3	Bluestone	Bluestone	Concrete

Note: the concrete walls feature bluestone coping

**Date of construction:** 1901/1903<sup>16</sup>  
**City of Ballarat Asset No:** 9000/0012

**CHANNEL from junction with CANADIAN CREEK to north side of GRANT STREET BRIDGE**

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
242.5	15.2	2.5	Bluestone	Bluestone	Concrete

Note: the concrete walls feature bluestone coping

**Date of construction:** 1901/1903<sup>16</sup>

**City of Ballarat Asset No:** 9000/0013

### GRANT STREET BRIDGE

**Date of construction:** bluestone and concrete abutments 1901/1903<sup>16</sup>; curved piers and parapets constructed of partly dressed and rough faced bluestone laid in even courses, balustrade sides formed with decorative steel lattice girders - 1903-04<sup>18</sup>

**City of Ballarat Asset No:** not identified

### CHANNEL from south side of GRANT STREET BRIDGE to east side of HILL STREET BRIDGE

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
1220	15.2	2.8	Bluestone	Bluestone	Concrete

Note: the present line of this portion of the channel was first surveyed in 1882 and finalised in 1883

Note: the concrete walls feature bluestone coping

**Date of construction:** 1901/1903<sup>16</sup>

**City of Ballarat Asset No:** 9000/0014

### Significant Associated Structure - Gladstone Street footbridge

**Description and date of construction:** balustrade sides formed with steel lattice girders with a metal plate deck (this may have replaced an earlier timber deck) - 1904<sup>18a</sup>

**City of Ballarat Asset No:** not identified

### CHANNEL from east side of HILL STREET BRIDGE to end of formed channel

**Description:**

Length	Width	Height	Base	Invert Lining	Walls
915	15.2	2.4	Bluestone	Bluestone	Reinforced Concrete

Note: the concrete walls feature bluestone coping

**Date of construction:** 1915/1916<sup>19</sup>

**City of Ballarat Asset No:** 9000/0015

### HILL STREET BRIDGE

**Date of construction:** concrete abutments and wing walls with rough faced bluestone coping, piers constructed of rough faced bluestone, balustrades formed with decorative wrought iron (the design of which appear to be the same as used for the balustrade erected in 1891 alongside the Yarrowee Channel south of the Mair Street Bridge - see 1891<sup>12</sup> under Yarrowee River Channel background information) - 1915/1916<sup>19</sup>

**City of Ballarat Asset No:** not identified

## 10.4 Significant Landmark Features and Views

The important and extensive network of timber, bluestone, brick, and concrete lined

channels, along with the associated bluestone and brick culverts, associated bridges with wrought iron or steel lattice girder balustrades and bluestone abutments, wing walls, piers and parapets, and the associated early concrete or steel lattice girder footbridges in themselves form a highly significant landmark element of the urban cultural landscape of Ballarat city.

Views along, across, and/or adjacent to almost every part of this network can be gained from innumerable vantage points throughout the city, and are particularly noticeable as one traverses the many bridges that cross the channels. The conspicuous bluestone parapet walls to the many culverts also form notable features along the edges of many city streets. The distinctive brick ventilation shaft at the intersection of Creswick Road and Doveton Street North is also an important urban landmark. The line of the Canadian Creek is further emphasised by the notable mature street plantings, predominantly elm and plane, along Steinfeld Street.



## 10.7 Statement of Cultural Significance

The Creek and River Channels Precinct is **aesthetically** significant at a **STATE** level (AHC criteria D.2, G.1). The substantially intact network of many lineal kilometres of timber, bluestone, brick, and concrete lined channels, along with the associated bluestone and brick culverts, associated bridges with wrought iron or steel lattice girder balustrades and bluestone abutments, wing walls, piers and parapets, and the associated early concrete or steel lattice girder footbridges demonstrate important visual qualities that are integrally associated with the urban cultural landscape of Ballarat city. Views along, across, and/or adjacent to almost every part of this network can be gained from innumerable vantage points throughout the city, and are particularly noticeable as one traverses the many bridges that cross the channels. The conspicuous bluestone parapet walls to the many culverts also form notable features along the edges of many city streets. The distinctive brick ventilation shaft at the intersection of Creswick Road and Doveton Street North is also aesthetically significant and is an important urban landmark. The extensive network of channels and associated structures is also a cultural landscape within itself and as such is unique in the State of Victoria.

The Creek and River Channels Precinct is **historically** and **scientifically** significant at a **STATE** level (AHC criterion A4, B2, D2 and F1). The transformation from the 1860s to the 1930s of many natural waterways into the present network of channels and associated structures by the two municipalities of Ballarat East and West was a direct result of gold mining activities, which formed the basis for the establishment and development of Ballarat from the early 1850s, as well as the impetus to the development and growth of Victoria in conjunction with other goldfields. The present courses of the channels demonstrate the urgent need at a very early date to repair the damage done by gold mining activities to the natural drainage lines of the creeks, which led to the formation of lined sludge channels. The subsequent permanent lining of the channels demonstrates the need of a growing city to establish an infrastructure of durable engineering works for sanitary and stormwater drainage requirements and to mitigate flooding. The variety of structural materials used also provide a rare example, over an extensive area, of the historical development in the use of materials and technology for this type of engineering infrastructure, and of the excellence of traditional craftsmanship.

Overall, the Creek and River Channels Precinct is of **STATE** significance.

## 10.8 Local Policy

### HO172: CREEKS AND RIVER CHANNELS HERITAGE PRECINCT

This policy applies to all land located within the heritage overlay schedule of HO172 otherwise known as the Creeks and Channels Precinct.

#### 22.25-1 Policy Basis

This Policy:

- Applies the heritage SPPF objective in clause 15.11 to local circumstances;
- Builds on the MSS objectives in clause 21.7 and 21.10 relating to services and infrastructure and the management of heritage places
- Applies the objectives of the Ballarat Heritage Study Stage 2.
- Applies the objectives of the Ballarat Advertising Sign Guidelines

The Creek and River Channels Precinct comprises the Yarrowee and its main tributaries (the Canadian Creek, Gnarr Creek, Redan Creek, Specimen Vale Creek and the waterway along Warrenheip Gully) within the Ballarat city area. The built form of the channels and associated structures is the result of extensive engineering works undertaken throughout the mid to late 1800s and into the 1900s which responded to the development of Ballarat and the need to repair the considerable damage done in the early years to the natural drainage lines of the waterways. It was also facilitate a flow of water to the gold diggings (and remove the build-up of sludge), as well as to try and decrease the impact of floods to the buildings erected along these watercourses. The channels were also increasingly used to dispose of stormwater and the were further extended as the city's population grew, and people began to settle permanently in former mining areas.

#### 22.25-2 Objectives

- To conserve the network of many lineal kilometres of timber, bluestone, brick, and concrete lined channels, along with the associated bluestone and brick culverts of the Canadian Creek, Gnarr Creek, Redan Creek, Specimen Vale Creek and the waterway along Warrenheip Gully.
- To conserve bridges with wrought iron or steel lattice girder balustrades and bluestone abutments, wing walls, piers and parapets, and the associated early concrete or steel lattice girder footbridges of the Canadian Creek, Gnarr Creek, Redan Creek, Specimen Vale Creek and the waterway along Warrenheip Gully.
- To retain the existing open form, layout and position of the channels, culverts, bridges, and footbridges of the Canadian Creek, Gnarr Creek, Redan Creek, Specimen Vale Creek and the waterway along Warrenheip Gully.
- To conserve the brick ventilation shaft at the intersection of Creswick Road and Doveton Street North.
- To ensure that repairs and maintenance to the channels, culverts, bridges and footbridges of the Canadian Creek, Gnarr Creek, Redan Creek, Specimen Vale Creek and the waterway along Warrenheip Gully use traditional materials.
- To encourage new development to use traditional materials for channels, culverts, bridges and footbridges of the Canadian Creek, Gnarr Creek, Redan Creek, Specimen Vale Creek and the waterway along Warrenheip Gully.
- To limit development within the precinct to maintain viewlines along, across and/or adjacent to the individually significant and contributory built elements of the channels, culverts, bridges, and footbridges of the Canadian Creek, Gnarr Creek, Redan Creek, Specimen Vale Creek and the waterway along Warrenheip Gully.

- To retain the open and grassed areas along the edges of the channels and culverts of the Canadian Creek, Gnarr Creek, Redan Creek, Specimen Vale Creek and the waterway along Warrenheip Gully.

### **22.25-3 Policy**

#### *Exercising Discretion*

- conserve significant heritage elements and their layout and position associated with the Canadian Creek, Gnarr Creek, Redan Creek, Specimen Vale Creek and the waterway along Warrenheip Gully including:
  - timber, bluestone, brick, and concrete lined channels;
  - bluestone and brick culverts;
  - bridges with wrought iron or steel lattice girder balustrades and bluestone abutments, wing walls, piers and parapets;
  - early concrete or steel lattice girder footbridges; and
  - brick ventilation shaft at the intersection of Creswick Road and Doveton Street North.
- restrict new development (incl. signage) adjacent to the channels, culverts, bridges, and footbridges of the Canadian Creek, Gnarr Creek, Redan Creek, Specimen Vale Creek and the waterway along Warrenheip Gully.
- ensure repairs and alterations to channels, culverts, bridges and footbridges use traditional materials.
- ensure that the open and grassed areas along the edges of the channels and culverts include are retained.
- restrict new built forms within open grassed areas along the edges of the channels and culverts.

#### Decision Guidelines

It is policy that the responsible authority consider as appropriate:

- Recommendations of the *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)
- Recommendations of the *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).
- Recommendations of the *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).

#### References

It is policy that the responsible authority consider as appropriate:

- *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)
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- *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).

## Appendix: Supporting Historical Information for the Creek and River Channels Precinct

### INTRODUCTION

A variety of sources were investigated at a general level to obtain a broad chronological overview of the development of the network of channels within the Creek and River Channels Precinct. The main sources used are as follows:

- Historic Engineering Drawings produced by the Borough and Municipality of Ballaarat and the Town of Ballaarat East from the 1850s onwards.  
Note: the earlier of these drawings are generally held in a fireproof room at the Town Hall, with the later drawings generally being held at the Watershed Offices. The drawings held that are dated pre-1960 are listed in an Excel Spreadsheet document, a copy of which was kindly provided to the consultants and as many as possible of the drawings deemed to be of relevance to this precinct were looked at in the Town Hall repository. Not many were listed as being held at the Watershed Offices and these drawings have not been looked at. There also seems to be a number of drawings, predominantly concerning bridge construction that are listed as stored at the Town Hall but are not there. The City of Ballarat also has a card index that contains a list of the more recent Engineering drawings.
- Published Mayor's Annual Reports for the City of Ballaarat and for the Town of Ballaarat East held in the Australian Collection, Central Highlands Library, Ballarat Branch.  
Note: unfortunately a considerable number of the Annual Reports for the Town of Ballaarat East are not amongst this collection. The earliest held is dated August 1891 while the latest is dated September 1919. There is not a complete run between these dates. After amalgamation in 1921 the Town of Ballaarat no longer existed.
- Contracts and Specifications held at the Ballarat repository of the Public Records Office, Series VPRS 2503:  
VPRS 2503 P000 1858-1921, Box 1-13  
VPRS 2503 P000 Contract Register - Town of Ballaarat East, 1858-1867  
VPRS 2503 P000 Contract Register and Specification Book - Town of Ballaarat East, 1867  
VPRS 2503 P000 Contract Specification Book - Town of Ballaarat East, October 1867 - May 1872  
VPRS 2503 P000 Contract Specification Book, 1872-1876  
VPRS 2503 P001 1899-1979, Box 1-42  
Note: not all the records within this series were looked at as the task would have proved enormous but enough of the early years were reviewed to give a general overview of the majority of works undertaken. It should be further noted that the records within the boxes cover both Municipalities and have not been separated as indicated by the series listing. During the course of this research further contract registers and specifications were unearthed by the archivist for the City of Ballarat and are held at the Archives building in Gillies Street. A great deal more information could easily be uncovered regarding the extent of engineering works on various channels through further research of these additional records and through a more in-depth review of the records held at the Public Records Office.

## **FORMAT**

Notes on the historical information that has been located through this preliminary research have been chronologically listed under the relevant channel name.

The channels themselves have been listed in alphabetical order:

Canadian Creek (Caledonian) Channel

Gnarr Creek Channel

Redan Creek Channel

Specimen Vale Creek (No.4) Channel

Warrenheip Gully (No.3) Channel

Yarrowee River Channel

The superscript numbers in front of many of the sources indicate that they are the source information for the 'Date of Construction' of a section of the relevant channel within the main Precinct Description document.

Additional comments on the source by the consultants have been included within square brackets.

## **CANADIAN CREEK (CALEDONIAN) CHANNEL:**

### **1861**

#### Historic Engineering Drawing held at the Town Hall:

1861/009.01, 1861/009.02 & 1861/009.03 (all dated September 1861) - formation of sludge channels - [shows major works to be undertaken in lining walls and base of Yarrowee and Canadian Creek with timber planks to form sludge channels. The Caledonian Channel was to be lined in a run from junction with the Yarrowee, past junction with No.4 channel (Specimen Vale), then past junction No.3 channel (Warrenheip Gully) and onwards past Caledonian Bridge (Main Road) and around curve, then straightens and runs for an unspecified distance. The channel was to be almost 6' deep and 25' wide at the base between Barkly Street Bridge and junction with the Yarrowee, and 20' wide from Caledonian Bridge area to the Barkly Street Bridge]

### **1866**

#### Historic Engineering Drawing held at the Town Hall:

1866/001 - drawn to show location of Victoria Cement Company but also shows lines of Caledonian Channel from Yarrowee to past Humffray Street South as well as part of Yarrowee Channel

### **1872**

#### VPRS 2503 P000, Contracts 1858-1921, Box 4:

Town of Ballarat East, Draft Specification for Yarrowee Channel works, November 1872 - Various works to be done in deepening and widening a portion of the Yarrowee, Caledonian and inlet channels for Town of Ballarat East - involves the portion of Yarrowee Creek commencing south side of Grant Street bridge to north side of Little Bridge Street. The west side to be widened 10' from Grant Street Bridge to Dana Street Bridge. The east side to be widened 10' from Grant Street Bridge to the commencement of the new curve into the Caledonian Channel. The new curves to widen the mouths of the Caledonian and No.7 channel to be as per plan. The Yarrowee, Caledonian and No.7 to be deepened - work includes timber planking and piles. [Note: Engineering Drawing 1872/005 not found but appears to be for these works]

### **1873**

#### VPRS 2503 P000, Contracts 1858-1921, Box 4:

Town of Ballarat East, Draft Specification December 1873 - specification for various works widening a portion of Caledonian Channel - from east side of Yarrowee then eastward by widening the channel 5' on the north side until the 5' runs out in the curve 2½ chains on the east side of Humffray Street Bridge.

### **1874**

#### VPRS 2503 P000, Contracts 1858-1921, Box 4:

Town of Ballarat East, Draft Specification December 1874 - specification for widening, repairing and making new portion of Caledonian Channel - commencing at point 447 links east of east side of Humffray Street Bridge thence eastwards 21 chains.

### **1881**

#### Historic Engineering Drawing held at the Town Hall:

1881/012 - cutting and embanking of Caledonian Channel from Main Road to Lal Lal Street [as present line]

### **1886**

#### Historic Engineering Drawing held at the Town Hall:

<sup>4</sup> 1886/014 - Main Road Bridge over Caledonian Channel [not seen]

### 1889

Historic Engineering Drawing held at the Town Hall:

<sup>7</sup> 1889/024 - improvements to Caledonian Channel - wall 1180 links long on north side of creek (west of York Street) - meets timber walling further west - brick wall to be constructed > laid in English Bond with stone coping

### 1890

VPRS 2503 P000, Contracts 1858-1921, Box 9:

<sup>5 and 7</sup> Contract 8A - specifications dated October 1889, signed by contractor, George Rowsell, on 2 January 1890 - building brick wall, earthwork etc to the extent of £500 - building walls and fencing earth banks of Caledonian channel - site as shown on locality plan - involves cutting off old piles level with existing sheeting on bottom and removing all side planking - brick walls for walls no.1 and no.2 on north-east side of channel with bluestone footings and coping

### 1892

Historic Engineering Drawing held at the Town Hall:

1892/022 - additions to the east side of the Barkly Street Bridge - bluestone abutments to replace timber [don't appear to have been erected]

### 1906

Town of Ballaarat East, Mayor's Annual Report, 1906:

<sup>1 and 6</sup> p.19 - old wooden bridges at Lal Lal Street and Durham Street (York Street) demolished and new bridges with stone abutments and iron girders were erected by Mr J.Dynan at a cost of £310 and £300

VPRS 2503 P000, Contracts 1858-1921, Box 12:

<sup>6</sup> Town of Ballaarat East, Contract No.25 - removal of old bridge and construction of a new iron and stone bridge over the Caledonian Creek at Durham Street (York Street) - continue the new abutment wall 26' on the east side of the creek northwards and connect same by teething with present brick wall

Historic Engineering Drawing held at the Town Hall:

<sup>1</sup> 1906/007 - Lal Lal Street Bridge, Caledonian Channel [not seen]

<sup>6</sup> 1906/019 - York Street Bridge, Caledonian Channel [not seen]

Town of Ballaarat East, Mayor's Annual Report, 1906:

p.22 - 'The condition of this channel, from its junction with the main Yarrowee Creek to the Town Mission Reserve, is now receiving the attention of the Council. The wooden lining of the watercourse has become decayed, and is falling to pieces in many parts, and the wooden bridges over it at the intersection of Peel and Humffray Streets are rapidly showing signs of dilapidation. . . . As to the creek itself, the work must now be completely saturated with the sewage from the town, and consequently from a sanitary point of view there is good reason for the construction of a stone channel. The state of the creek is also made worse by the accumulations of sand and sludge in it and this is another reason why alterations should be made. If a good stone channel be constructed the silt from the mines will flow away just as it does now in the main Yarrowee Creek. Indeed this is one of the sludge troubles of Ballaarat East. The advantage and necessity of having properly lined channels in a mining township, to keep the sewers clear and to prevent the accumulation of sludge, are forcibly shown by the Board in their report, where they stated:

*The Yarrowee channel itself, from the Caledonian junction down to the Woollen Mills being lined with dressed stone and having a fall of about 22 feet per mile is under practically all conditions self cleansing, so that the solids entering it from tributaries are carried through to the unlined portions. No complaint has been made about this channel as everything passes quickly through.*

The execution of a similar class of work therefore in the Caledonian channel would improve sanitation of the town, as well as cause a minimising of the sludge nuisance.

The desirability of doing this work should be readily admitted, and the Council therefore approached the Government with a view of obtaining a monetary assistance. The Premier promised that if we submit a proposal to him he would consider the request in framing next year's estimates.'

### 1907

Jacobs Lewis Vines, 'Ballarat Conservation Study Part 2', 1980

p.15 - as listed under Drawings of Specimen Vale held at the Ballarat City Council:  
'No.4 Channel Bottom, Caledonian Channel R-56', Fred W.G.Boyd, Town Surveyor  
28.3.1907, John N.Denny (?) Mayor 28.3.1907.

Plan and two sections.

[not listed in City of Ballarat's Plan Database or seen by consultants - appears to be missing]

### 1908

Historic Engineering Drawing held at the Town Hall:

<sup>8</sup> 1908/010 - extension of Caledonian Channel from Peel Street to No.3 channel -  
bluestone base and invert, brick walls

VPRS 2503 P000, Contracts 1858-1921, Box 12:

<sup>8</sup> Town of Ballarat East, Contract No.80 - specification for reconstruction of the Caledonian Channel from the end of the new made channel at Anderson Street [east of junction with Yarrowee] to the No.3 channel - brick walls in lieu of wooden walls [originally the work was to only extend from present work at Yarrowee Creek junction to west side of Barkly Street abutments, with remainder to No.3 channel junction to be repaired but decision appears to have been made to line all with brickwork]. Also construct junction of the No.4 Channel in brick wall with stone batters to 50' in length - walls to be same height as in Caledonian Channel. All brick walls to be 9" thick and Colonial Bond. Bottom of channel to be paved throughout with bluestone pitchers. Where the channel crosses under Peel and Humffray Streets the side walls are to be built of bluestone to form abutments for new bridge which will extend from building line on the west of Peel Street to the building line on the east of Humffray Street - to be same in every respect as stone walls to present bridge at Humffray street over the channel. Construction of the new Peel and Humffray Street bridge also part of this work, including stone walls.

Town of Ballarat East, Mayor's Annual Report, 1908:

<sup>8</sup> p.14-15 - 'In regrading and relining the No. 3 and Caledonian channels the council is just completing the best sanitary work it has ever undertaken.' [the Caledonian channel cost £6595] 'There yet remains to be done the No.4 channel, from Main Street to its junction with the Caledonian Channel'.

'The good results of this class of work cannot be overestimated, for it must be a means of preventing the outbreak of infectious diseases. Where formerly existed a long series of stagnant pools the surface and household drainage now has free and unobstructed flow.'

### 1922

Historic Engineering Drawing held at the Town Hall:

<sup>2</sup> 1922/023 - erection of length of concrete wall to east of Main Road, northern side of Creek

City of Ballarat, Mayor's Annual Report, August 1922:

<sup>2</sup> p.14 - 167 lineal feet erected in Canadian Creek

### 1924

City of Ballarat, Mayor's Annual Report, August 1924:



<sup>1</sup> p.20 - works undertaken in the year include an up-to-date reinforced concrete deck with handrails etc. complete on the Lal Lal Street Bridge over the Canadian Creek  
Historic Engineering Drawing held at the Town Hall:

<sup>10</sup> 1924/012 - Anderson Street Bridge over Canadian Creek

## 1925

City of Ballaarat, Mayor's Annual Report, August 1925:

<sup>10</sup> p.19 - illustration of new reinforced concrete foot bridge over Caledonian Channel,

<sup>10</sup> p.20 - the Anderson Street footbridge has a span of 33' 6" across the Channel 'was constructed in reinforced concrete of somewhat unusual though pleasing design, so as not to reduce the waterway or make the bridge deck too high'.

## 1951

Historic Engineering Drawing held at the Town Hall:

<sup>4</sup> 1951/001 - Canadian Creek - Main Road Bridge - Country Roads Board Plan of new reinforced concrete Bridge at Main Road, plan shows existing bluestone wing walls and abutments

City of Ballaarat, Mayor's Annual Report, 1950/51:

<sup>4</sup> CRB constructed a new reinforced concrete deck over the Canadian Creek (Geelong Road) to replace a decayed timber bridge

## 1952

Historic Engineering Drawing held at the Town Hall:

<sup>2</sup> 1952/013 - Canadian Creek - east of Main Road - concrete retaining wall - 31' of concrete retaining wall on North side of Canadian Creek to the east of Main Road between the bridge and existing concrete wall

City of Ballaarat, Mayor's Annual Report, 1951/52:

<sup>6</sup> A complete new deck has been placed on the steel joists of the York Street Bridge

## 1953

City of Ballaarat, Mayor's Annual Report, 1952/53:

<sup>9</sup> at Barkly Street Bridge over Canadian Creek, concrete abutment walls were built to replace the old wooden walls which had become unsafe due to age

## 1957

City of Ballaarat, Mayor's Annual Report, 1956/57:

old wooden deck of the Barkly Street Bridge over Canadian Creek replaced with new RSJ supporting a reinforced concrete deck

## 1963

City of Ballaarat, Mayor's Annual Report, 1962/63:

<sup>3</sup> to prevent further erosion to properties in Geelong Road by Canadian Creek a length of 600' of concrete wall north of Lal Lal Street is under construction

## 1964

City of Ballaarat, Mayor's Annual Report, 1964:

<sup>3 and 8a</sup> New bridge erected over the Canadian Creek at the corner of Humffray and Peel Streets. To prevent further erosion and flooding the Canadian Creek has been cleaned out from Clayton to Anderson Streets and the concrete wall north of Lal Lal Street extended a further 40'. Replacement of the old timber footbridge over the Canadian Creek at Clayton Street has started.

## **GNARR CREEK:**

### **1860**

Historic Engineering Drawing held at the Town Hall:

<sup>21</sup> 1860/023 - proposed bluestone culverts at Lydiard, Armstrong and Doveton Streets

### **1861**

Historic Engineering Drawing held at the Town Hall:

<sup>21</sup> 1861/005 - Municipality of Ballarat, Contract 24B - construction details for culvert at Lydiard Street - raising level of street some 6' and making new culvert - bluestone arch and base - to replace existing

VPRS 2503 P000, Contracts 1858-1921, Box 1:

Municipality of Ballarat, Contract No.22B, dated 27 November 1861 - Specification of timber bridge etc proposed to be erected over the Gnarr Creek in Armstrong Street - Irving Glover and Co. Contractors

### **1862**

Historic Engineering Drawing held at the Town Hall:

1862/005 - shows planking details for new course of the Gnarr Creek where it meets the main channel - short length only shown on drawing

1862/011 - proposed new course of Gnarr Creek [essentially as present - shows a short length off the Yarrowee Channel 'to be planked']

VPRS 2503 P000, Contracts 1858-1921, Box 1:

Municipality of Ballarat, Contract No.12C, undertaken from 3 June to 3 August 1862 - Specification for forming and gravelling Mair Street from Lydiard Street to the Yarrowee Channel - Work consists in laying down about 12600 cubic yards of embanking in Mair Street, and cutting new course for Gnarr Creek with old course of creek not to be filled up until new creek finished - the portion of the new course next to the Yarrowee to be planked to the extent of 2 chains as shown on drawings - the portion of the main channel tinted red on plan to be cut out and removed and planking of new channel to be carefully joined to the ends of the old and securely spiked to the piles of the old channel - contractor, John Armitage

### **1865**

VPRS 2503 P000, Contracts 1858-1921, Box 2:

<sup>21</sup> Borough of Ballarat, Contract No.13A - Specification of work required in lengthening the culvert over the Gnarr Creek at Creswick Road - involves constructing the culvert from the west end of the present culvert to the west line of the street being 72' in length - construction materials: walls - rubble masonry -12" course, base - square dressed bluestone pitchers, timber cover

### **1867**

VPRS 2503 P000, Contracts 1858-1921, Box 2:

<sup>21</sup> Borough of Ballarat, Contract No.27C, August 1867 - Specification of the work required in lengthening the culvert over the Gnarr Creek at the Creswick Road - from the east end of the present culvert to the fence at Laing's yard being 99' in length. Walls - rubble masonry in 12" courses, bottom of culvert - square dressed bluestone pitching, timber cover

### **1869**

Historic Engineering Drawing held at the Town Hall:

<sup>21</sup> 1885/001 - [incorrectly dated - should be 1869] Borough of Ballarat - Contract No.37E - line of proposed culvert from Lydiard Street to west side of Armstrong Street

<sup>21</sup> 1889/021 - [incorrectly dated - should be 1869] Borough of Ballaarat - Contract No.37E - 462' of culvert between Lydiard to west side of Armstrong Street - section detail

<sup>21</sup> 1889/015 - [incorrectly dated - should be 1869] Borough of Ballaarat - Contract No. - shows levels of creek between Lydiard Street and Creswick Road, length of proposed culvert, and section detail of bluestone arched culvert

VPRS 2503 P000, Contracts 1858-1921, Box 3:

<sup>21</sup> Borough of Ballaarat, Contract No.37E - 1869 - specification of culvert proposed to be constructed at the Gnarr Creek - includes excavating inlet channel at west end for 25 lineal yards, taking down and rebuilding wing walls to present culvert and constructing 462 lineal feet of bluestone culvert - the present wing walls at the west side of Lydiard street including the pitching between the same shall be taken up and rebuilt at the end of the present section west of Armstrong Street and the new culvert toothed into the old - faces of side walls to be pitch faces in courses 12" deep

City Council of Ballaarat, Mayor's Annual Report, October 1869:

Statement of Expenditure for year ending 16 October 1869 - Gnarr Creek culvert Contract No.37E - Amount paid £1278 Amount of contract £1517

### **1870**

Historic Engineering Drawing held at the Town Hall:

<sup>21</sup> 1870/053 - Gnarr Creek culverts - details of enlarged culvert, and auxiliary brick barrel culvert next to present culvert

<sup>21</sup> 1870/055 - Contract 13F - culvert from end of present culvert to ½ way between Doveton and Creswick - 630 lineal feet - detail of almost round bluestone culvert with pencilled-in higher arch

VPRS 2503 P000, Contracts 1858-1921, Box 3:

<sup>21</sup> Borough of Ballaarat, Contract No.13F - 1870 - specification of culvert proposed to be constructed at Gnarr Creek - taking down and rebuilding wing walls to culvert, constructing 630 lineal feet of culvert and one inlet of bluestone and removing present timber bridge in Doveton Street - side walls to be pitch faced in 2 courses 12" deep - present wing walls of the west side of Armstrong Street including pitching between the same to be taken up and if suitable to be used for the wing walls at the end of the culvert [Doveton Street].

City Council of Ballaarat, Mayor's Annual Report, November 1870:

<sup>21</sup> Among other works of the year - construction of the Gnarr Creek culvert - 'by which a great nuisance and eyesore has been abated'.

### **1872**

City Council of Ballaarat, Mayor's Annual Report, November 1872:

Gnarr Creek culvert - council endeavoured recently to obtain from the Government a subsidy of £1000 to assist in increasing the size of the Gnarr Creek culvert - favourable result not expected - Council will renew application during next session.

### **1873**

Historic Engineering Drawing held at the Town Hall:

<sup>21</sup> 1873/010 - culvert details - section of culvert to be enlarged 4' higher between Lydiard and Armstrong, and Armstrong and Doveton, proposed enlarging of bridge at Lydiard Street (4' higher), and proposed bridges at Armstrong and Doveton Streets 'with the culvert open between the streets'.

VPRS 2503 P000, Contracts 1858-1921, Box 4:

<sup>21</sup> City of Ballaarat, Contract No.15J - 1873 - specification of works required in enlarging Gnarr Creek culvert across Armstrong Street - removing old timber bridge, excavating and clearing earth from top of culvert, taking off and rebuilding the arch and 2 inlet shafts and building the walls of the culvert 4' higher - total length of culvert to be enlarged 160 lineal feet - to make 4' height either 4 courses 12" deep or 3 courses 16" deep.

### 1874

VPRS 2503 P000, Contracts 1858-1921, Box 4:

<sup>21</sup> City of Ballarat, Contract No.4K & 5K - 1874 - spec of work required in enlarging the Gnarr Creek culvert at Doveton Street - includes taking off and rebuilding the arch and building the walls of the culvert 4' higher with 3 courses of pitched ashlar 16" deep.

Historic Engineering Drawing held at the Town Hall:

<sup>21</sup> 1875/004 [but should be dated 1874] - City of Ballarat Contract No.5K - enlarging Gnarr Creek culvert - 157' running under Lydiard Street

### 1877

City Council of Ballarat, Mayor's Annual Report, August 1877:

present condition of Gnarr Creek reserve considered to be an eyesore - if the grant now applied for is allowed, the culvert between Lydiard and Armstrong streets ought to be finally completed and the gap filled up - in the future a central reserve could be created or the area be opened up as an additional street to the rapidly increasing traffic now converging on the railway station.

### 1878

Historic Engineering Drawing held at the Town Hall:

<sup>21</sup> 1877/003 - signed 10/12/1877 - construction details for Contracts No.2 O and 3 O - raising height of arched culverts between Lydiard and Armstrong Streets (304 lineal feet), and Armstrong and Doveton Streets (421 lineal feet)

VPRS 2503 P000, Contracts 1858-1921, Box 5:

<sup>21</sup> City of Ballarat, Contract No.2 O and 3 O, 1877 or 78 - specification of work required in enlarging Gnarr Creek Culvert between Lydiard Street and Armstrong Street - taking off arch, rebuild walls 4' higher, replace arch.

VPRS 2503 P000, Contracts 1858-1921, Box 5:

<sup>21</sup> City of Ballarat, Contract 21 O, 1878 - filling in a portion of the Gnarr Creek on the culvert between Lydiard and Armstrong Streets, involves removing 6697 cubic yards of reef and other debris from Ascot Street North to the Gnarr Creek Culvert.

City Council of Ballarat, Mayor's Annual Report, August 1878:

long desired completion of Gnarr Creek culvert effected by the expenditure of a Government Grant for that purpose - debris from Ascot Street is being utilised for filling up the hollow between Lydiard and Armstrong Streets.

### 1880

City Council of Ballarat, Mayor's Annual Report, August 1880:

p.4 - 'I hope the Council will not allow the subject of the Gnarr Creek to rest until the Government is induced to take up the matter commensurate with its importance. Construction of sludge channels have always been recognised as State works and the necessities of the Gnarr Creek are analogous. It receives the watershed of an extensive area outside the municipal boundaries and the floods of successive years have worn a deep and tortuous course: if neglected any longer the [city's] health and safety will be endangered. With the exception of the culvert traversing the heart of the city, nothing has been done to this line of main drainage: in its present state it is a blot on the city which should be effaced without delay.'

### 1881

Historic Engineering Drawing held at the Town Hall:

<sup>22</sup> 1881/001.03 - City of Ballarat Contract No.27R - extension from culvert at Lydiard Street 225' towards Yarrowee

VPRS 2503 P000, Contracts 1858-1921, Box 6:

<sup>22</sup> City of Ballarat, Contract No.27R, 1881 - specification of culvert proposed to be constructed at the Gnarr Creek east of Lydiard Street - constructing 225 lineal feet of

culvert built to form and dimensions shown on drawings and properly tied to existing culvert. Side walls to be pitched face ashlar in 5 courses at 14 ½ inches deep.

City Council of Ballaarat, Mayor's Annual Report, August 1881:

<sup>22</sup> p.1 - Sanitary drainage has received a full share of attention - including extension of Gnarr Creek culvert 225 lineal feet toward the Eastern boundary - aided by a special Government Grant.

### **1882**

Historic Engineering Drawing held at the Town Hall:

<sup>22</sup> 1882/002 - extension to culvert from end of present culvert east of Lydiard Street towards the Yarrowee - 225 lineal feet

VPRS 2503 P000, Contracts 1858-1921, Box 6:

<sup>22</sup> City of Ballaarat, Contract No.27S, 1882 - specification of culvert proposed to be constructed at the Gnarr Creek east of Lydiard Street - constructing 225 lineal feet of culvert built to form and dimensions shown on drawings and properly tied to existing culvert. Side walls to be pitched face ashlar in 5 courses at 14 ½ inches deep.

VPRS 2503 P000, Contracts 1858-1921, Box 6:

<sup>22</sup> City of Ballaarat and Town of Ballaarat East, Contract 30S - specification of bridge to be constructed over the Yarrowee at the junction of Wills and Mair Street - includes constructing 12 feet of Gnarr Creek culvert - abutments stone - culvert shall be built to form and dimensions shown on drawings - sides pitch faced ashlar in 5 courses at 14½ inches deep.

City Council of Ballaarat, Mayor's Annual Report, August 1882:

<sup>22</sup> p.2 - the Gnarr Creek culvert has been extended 225 feet further toward east boundary - government contributed £ for £ of the outlay and a further sum of £1000 toward the same work promised for next year - 'In future years the Council will have to continue the work to the Northern boundary . . . and as this work is essential for the public health, I trust no year will pass without something being done to complete it.'

### **1883**

Historic Engineering Drawing held at the Town Hall:

<sup>22</sup> 1883/002 - Contract 10T - construction details for further extension of culvert from Lydiard Street towards the Yarrowee - 336 lineal feet [slightly to one side of a channel that has already been formed in the ground]

<sup>22</sup> 1881/001.02 - [should be dated 1883] - City of Ballaarat, Contract No.11T - construction details for further extension of Gnarr Creek Culvert - extension from end of present culvert a further 195' towards the Yarrowee

VPRS 2503 P000, Contracts 1858-1921, Box 6:

<sup>21</sup> City of Ballaarat, Contract 10T, 1883 - specification of culvert proposed to be constructed at Gnarr Creek to join the present culverts east of Lydiard Street - involves constructing 366 lineal feet of bluestone culvert - removing two bridges and planking from channel - properly tie new works into present culvert

VPRS 2503 P000, Contracts 1858-1921, Box 6:

<sup>21</sup> City of Ballaarat, Contract 11T, 1883 - specification for taking down and rebuilding wing walls to culvert - constructing 195 lineal feet of culvert with side walls of pitch faced ashlar and one inlet of bluestone with 10 lineal feet of culvert 4' by 3' - all near Doveton Street - the present pitching including the pitching between to be taken up and rebuilt at the north end of the new culvert - the small culvert to be constructed 10' along the Wendouree Creek

City Council of Ballaarat, Mayor's Annual Report, August 1883:

<sup>21 and 22</sup> p.1 - 'Before the close of the Municipal year the Gnarr Creek Culvert - so long a cause of large annual outlay - will have been completed between the eastern boundary and Laing's Mill on the Creswick Road; the ventilating shaft will be the only item remaining [a Government Grant has been promised to help pay for this] . . from then on the Creek at the Northern end will be an open channel. The finishing of the Culvert, and

the rapid filling up of the unsightly hollow over its course, will soon enable completion of the direct communication between Webster Street and the Railway Station, and then the greatest improvement of which our City is capable will have been achieved'.

p.2 - general works completed during the year includes 561 lineal feet of Gnarr Creek Culvert

#### **1884**

Historic Engineering Drawing held at the Town Hall:

<sup>24</sup> 1884/007 - Contract No.17 U - construction details for 'Proposed Ventilating Shaft at the Gnarr Creek Culvert' - plan and section details

VPRS 2503 P000, Contracts 1858-1921, Box 7:

<sup>24</sup> City of Ballaarat, Contract 17 U - specification of ventilating shaft proposed to be constructed at Gnarr Creek Culvert at the junction of Doveton Street and Creswick Road - bluestone footings, brick shaft, cap of shaft to be cast iron or Waurm Pond Stone, contractor - Daniel Brown

City Council of Ballaarat, Mayor's Annual Report, August 1884:

<sup>21, 22 and 24</sup> p.1 - of the Public Works undertaken 'the one notable result of the year has been the completion of the Gnarr Creek Culvert throughout, between Laing's Mill and the outlet into the Yarrowee Channel at Grenville Street including a ventilating shaft at the junction of Creswick Road and Doveton Street, the finish [*sic*] of which has permitted the opening of Doveton Street at that point to its full width'.

#### **1885**

City Council of Ballaarat, Mayor's Annual Report, August 1885:

p.1 - filling up over the Gnarr Creek Culvert has allowed the Railway Reserve to be fenced off to allow access to Station from the north-western part of the City

#### **1887**

Historic Engineering Drawing held at the Town Hall:

<sup>17</sup> 1881/001.01 - [drawing should actually be dated at 1887 or possibly 1888] City of Ballaarat Contract No.17Y - construction of culvert at Holmes Street - bluestone base, arch, wing walls and parapets

#### **1888**

City Council of Ballaarat, Mayor's Annual Report, August 1888:

<sup>17</sup> p.1 - a new bridge has been constructed at Holmes Street

#### **1889**

Historic Engineering Drawing held at the Town Hall:

<sup>15</sup> 1889/013 - Contract 4Z - Culvert at Macarthur Street - bluestone arch, base, wing walls and parapets

City Council of Ballaarat, Mayor's Annual Report, August 1889:

p.1 - 'There is also another work which will become pressing in the near future: indeed it has long been needed, but its magnitude naturally causes it to be put off as long as possible: I allude to the northern extension of the Gnarr Creek Culvert! I am fully aware of the difficulties and that it cannot be entertained without the aid of a Government Grant, but it must be dealt with ere long.'

#### **1892**

Historic Engineering Drawing held at the Town Hall:

1892/007 - plan of Gnarr Creek between Macarthur and Gregory Streets - shows open creek

<sup>13</sup> 1892/014 - City of Ballaarat, Contract No.18 CC - signed 11/4/1892 - construction details for culvert at Brougham Street - bluestone base, arch, wing walls and parapets

<sup>19 and 20</sup> 1892/036 - City of Ballarat [Contract No.17?] - construction details for extension of Gnarr Creek culvert from end of present culvert [north of Doveton Street and Creswick Road intersection] northwards - includes arched culvert and open channel - bluestone base, walls and arch [note: the location plan does not show the railway siding bridge] VPRS 2503 P000, Contracts 1858-1921, Box 9:

<sup>20</sup> City of Ballarat Contract No.17, 1892 - specification of culvert and channel to be constructed at the Gnarr Creek includes taking down and rebuilding wing walls, constructing 65 lineal feet of culvert, 175 lineal feet of channel and reconstructing 19 lineal feet of wing walls, sides and base to be bluestone

<sup>13</sup> City of Ballarat Contract No.18, 1892 - specification of bluestone culvert proposed across Brougham Street west of the present wooden culvert - 132'6" lineal feet of culvert including wing and parapet walls - to be built of bluestone - excavation material to be used to fill up line of present creek to level of road

City Council of Ballarat, Mayor's Annual Report, August 1892:

<sup>20</sup> p.2 - 'Large and necessary works in the South and North Wards have been done during the year, which will add to the general comfort of the City, notably the Gnarr Creek Culvert and Channel, which has been carried a distance of 360'

<sup>13</sup> Also a culvert 133' long erected in Brougham Street

## 1895

Historic Engineering Drawing held at the Town Hall:

<sup>11</sup> 1895/021 - construction details for a culvert at Howard Street and length of stone channel southwards - all bluestone [line of present creek drastically altered and was to be filled in with new channel cuttings south and north of new culvert and stone channel]

## 1897

VPRS 2503 P000, Contracts 1858-1921, Box 11:

City of Ballarat, Contract No.\_\_, signed by Mayor on 15 March 1897 - specification for bluestone channel proposed to be constructed in the Gnarr Creek from Doveton to Gregory Street - includes constructing 3,400 lineal feet of bluestone channel (walls and base), trimming banks, filling in old creek and back of walls - new channel to be completed before old creek filled in [not carried out?]

City Council of Ballarat, Mayor's Annual Report, August 1897:

p.2 - the following important works will be carried into effect out of the Loan moneys - includes the completion of Gnarr Creek, and the Redan Creek.

Historic Engineering Drawings held at the Town Hall:

<sup>10 and 12</sup> 1897/005 - signed by contractor 4/11/97 - bluestone channel to be constructed between Brougham and Howard Streets - also shows new channel from Howard to Gregory but pencil notation - 'not part of contract'

1897/017 - plan of Gnarr Creek between the Yarrowee and the City Boundary at Gregory Street - shows channel from Macarthur to Gregory, open creek from Macarthur to half distance past Holmes Street, open channel then railway culvert - also shows Holmes Street culvert and Macarthur Street culvert

## 1898

City Council of Ballarat, Mayor's Annual Report, August 1898:

p.1 - another £4,500 to be spent of which £1500 to come from the Government 'in finishing one of the worst spot we have in Ballarat (the Gnarr Creek), and which must of necessity still further improve the sanitary conditions of our City'.

<sup>12</sup> p.2 - Loan Works include - 271 lineal feet of bluestone storm channel to Gnarr Creek

## 1899

Historic Engineering Drawings held at the Town Hall:

<sup>18 and 19</sup> 1899/004 - Contract 8/99 stormwater channel from existing channel west of Doveton Street to Holmes street culvert - bluestone base and concrete walls - shows existing brick railway siding culvert

<sup>14</sup> 1899/006 - stormwater channel from Macarthur Street to Howard Street  
City Council of Ballaarat, Mayor's Annual Report, August 1899:

<sup>10 and 14</sup> p.3 - several very important sanitary works have been completed chief among which being an impervious lining to the Gnarr Creek, to Gregory Street, excepting that portion from Holmes to Macarthur Streets

p.4 - Loan Works include 1,831 lineal feet storm channel to Gnarr Creek

## 1900

Historic Engineering Drawings held at the Town Hall:

<sup>16</sup> 1900/018.02 - contract 4/1900 - stormwater channel from Holmes to Macarthur (under railway which has existing deck with piers) - bluestone base, concrete sides, also branch channel to Little Clyde Street

City Council of Ballaarat, Mayor's Annual Report, August 1900:

p.4 - on 29 April visited by Hons. The Premier, Minister of Public Works, Minister of Lands and Minister of Railways - the outcome of the visit was a special grant of £500 pounds for completion of the Gnarr Creek and a further hoped for result was a grant for improvements to the Yarrowee Creek down as far as the Woollen Mills Bridge

<sup>16</sup> p.6-7 - 'Several important and other sanitary works have been carried out chief among which are lining the Gnarr Creek south of Macarthur Street. The final section of this creek will be completed next December'. Length of works - 617 lineal feet.

## 1901

City Council of Ballaarat, Mayor's Annual Report, August 1901:

p.7 - 'The lining of the last section of the Gnarr Creek was completed at Holmes Street on the 5<sup>th</sup> of January last. This creek is now lined from Gregory Street to the Yarrowee leaving the culvert at Gregory Street yet to be completed . . . '

## 1904

City Council of Ballaarat, Mayor's Annual Report, August 1904:

<sup>23</sup> p.8-9 - the renewal of the bottom of the Gnarr Creek stone culvert - 10' high by 6' wide and 2500' long - from Doveton Street to the Yarrowee has been almost completed. 'The old stone bottom, being of basalt, was so worn and grooved and uneven as to very seriously endanger the stability of the culvert and to cause a highly unsanitary condition.' The old work, most of which was executed some 30 years ago, was of rough stone, roughly jointed and set in lime mortar, pointed up with cement mortar, much of which is almost completely gone - impossible to remove worn stones or lay more stones on top - decision to construct new cement concrete bottom >> used moulded concrete inverts

## 1907

Historic Engineering Drawing held at the Town Hall:

<sup>9</sup> 1907/022 - culvert and channel Gregory to Howitt Street - concrete walls and bluestone invert

City Council of Ballaarat, Mayor's Annual Report, August 1907:

p.6 - 'Among the notable improvements of the year is the extension of the Gnarr Creek northwards up to and beyond the City boundary. The putting of the creek bed into a sound and sanitary state is a great improvement to the locality . . . '

<sup>9</sup> p.15 - works undertaken under Joint Works - concrete and bluestone Culvert and Channel, Gnarr Creek from Gregory Street northward

## 1924

City of Ballaarat, Mayor's Annual Report, August 1924:



<sup>23</sup> p.23 - job completed under the Loan Works - the reconditioning of the concrete bottom of the Gnarr Creek Culvert between south of Holmes Street and Yarrowee Creek

### 1931

#### City of Ballarat, Mayor's Annual Report, 1931:

p.13 - 'In addition to the Sustenance scheme the work of completing Specimen Vale Creek, Yarrowee Creek, and the construction of Gnarr Creek have been carried out by the City Engineer, Mr H.L. Finch, with moneys provided by the Government'.

<sup>8</sup> p.30 - one of two large new relief works entered into includes new concrete channel to take the Gnarr Creek between Doveton and Walker Streets - half completed - 313 lineal feet concrete channel Doveton to Armstrong Streets

### 1932

#### Historic Engineering Drawing held at the Town Hall:

<sup>1</sup> 1932/039 - sheet 6 of 9 - Relief Contract - plan of Gnarr Creek concrete channels and branches between Howitt and Landsborough, and Lydiard and Ligar

<sup>1</sup> 1932/040 - sheet 7 of 9 - Relief Contract - Gnarr Creek - concrete channel and branches Walker Street and north of Walker Street to Landsborough and Ligar Streets - levels

<sup>1 and 3</sup> 1932/041 - sheet 8 of 9 - Relief Contract - Gnarr Creek - area of Gnarr Creek culvert and channels as sheet 7 - section details - concrete channel north from Walker to Landsborough, and branch channel to Ligar and to Landsborough, concrete culverts in Ligar and Landsborough

<sup>5 and 7</sup> 1932/042 - sheet 3 of 9 - Relief Contract - Gnarr Creek - concrete culvert details at Lydiard and Walker Streets

1932/043 - sheet 4 of 9 - footbridge Armstrong Street west side over Gnarr Creek - reinforced concrete

<sup>6</sup> 1932/044 - sheet 1 of 9 - plan shows concrete channel Doveton to Walker Streets - shows wooden culvert at Lydiard Street, wooden bridge at Walker Street, existing concrete culverts at Doveton and Armstrong Streets

#### City of Ballarat, Mayor's Annual Report, August 1932:

<sup>4 6 and 7</sup> p.28 - under Relief Works the Gnarr Creek channel, between Doveton and Walker Streets, with the necessary culverts, inlets etc was completed during the year and 'has transformed a very insanitary main drain into a self-cleansing sanitary one'. Approval obtained to spend part of the remainder of a Government labour grant on the same creek North of Walker Street - this work now completed up to the junction going eastward towards Ligar Street and is to be continued in this direction until the available money is spent.

p.29 - 1,347 lineal feet Gnarr Creek storm water channel constructed in concrete, 3 new bridges over Gnarr Creek

### 1933

#### City of Ballarat, Mayor's Annual Report, August 1933:

<sup>1 and 3</sup> p.12 - Relief works - the Gnarr Creek Channels between Walker and Landsborough Streets, and Walker and Ligar Streets, together with reinforced concrete culverts at Landsborough and Ligar Streets - completed during the year. 'This creek is now self-cleansing and sanitary throughout the greater portion of the populated area of Ballarat North and is a great improvement to the locality'.

<sup>1 and 3</sup> p.13 - 1,009 lineal feet storm water channel constructed in concrete, 2 concrete bridges

### 1934

#### Historic Engineering Drawing held at the Town Hall:

<sup>2</sup> 1934/010 - Relief Contract - branch channel of Gnarr Creek from Ligar Street to Landsborough Street [Bullock Gully Channel]

City of Ballarat, Mayor's Annual Report, August 1934:

<sup>2</sup> p.19 - Relief works - Gnarr Creek Channel Tributary east of Ligar Street was extended to Landsborough Street and new reinforced concrete culvert constructed across Landsborough Street.

<sup>2</sup> p.20 - 453 lineal feet storm water channel constructed in concrete, 1 concrete bridge

**1958**

City of Ballarat, Mayor's Annual Report, 1957/58

<sup>5</sup> a concrete deck has been constructed over the large concrete creek in Walker Street west of Ligar Street

## REDAN CREEK:

### 1869

VPRS 2503 P000, Contracts 1858-1921, Box 3:

<sup>11</sup> Borough of Ballarat, Contract No.12E, January 1869 - specification for culvert proposed to be constructed at the Redan Creek, Skipton Street - involves removing the present bridge and building a stone culvert to the form and dimensions shown on drawings - faces of side walls and wing walls to be pitch faced ashlar in courses 12" high - the pitching between the wing walls to be of square dressed bluestone of same description as arch stones - also bluestone channels to side of road - all part of forming of Skipton Street

Historic Engineering Drawing held at the Town Hall:

<sup>11</sup> 1869/010 - forming of Skipton Street [indicates position of Redan Creek Culvert]

### 1888

Historic Engineering Drawing held at the Town Hall:

<sup>5</sup> 1889/014 - Contract 11Y [note: the date of the drawing is more likely to be 1887 or possibly 1888, but **not** 1889] Construction details for bluestone culvert at Darling Street  
City Council of Ballarat, Mayor's Annual Report, August 1888:

<sup>5</sup> p.1 - a new bridge has been constructed at Darling Street

### 1890

City Council of Ballarat, Mayor's Annual Report, August 1890:

<sup>1</sup> p.1 - 'the South Ward can rejoice in the commencement of a work (to be continued by Government aid next year) which will constitute the main drainage of the Ward i.e. the channelling of the Redan Creek - a great work of sanitation.'

Historic Engineering Drawing held at the Town Hall:

1890/043, signed March 1890 - Section of the Redan Creek from Darling Street culvert to culvert at Skipton Street - shows the ground levels along the creek - shows that there are bridges at Lonsdale and Leith Street

### 1891

Historic Engineering Drawing held at the Town Hall:

<sup>1 and 2</sup> 1891/040 - 'Proposed improvements to the Redan Creek', signed 25.4.1891 - shows a pitched drain to be constructed from the north building line of Sebastopol Street [note: 'end of present channel' has been annotated and partly drawn on the north side of Sebastopol Street] to the building line of Latrobe Street, then to be an earth outlet drain only to Darling Street culvert. Note: the cross-section of the present bluestone channel is essentially as shown on the section detail on the drawing.

VPRS 2503 P000, Contracts 1858-1921, Box 9:

<sup>2</sup> City of Ballarat Contract No.13, June 1891 - specification of work required in constructing side walls and pitching the bottoms of a portion of the Redan Creek (bluestone construction) and cutting an outlet drain (earth) - as shown on drawings

### 1892

Historic Engineering Drawing held at the Town Hall:

<sup>1</sup> 1891/041 - 'Plan of Redan Creek Reserve', surveyed 4.1.1892 - shows the complete surveyed line of the reserve from Essex Street to Skipton Street - shows culverts already erected at South Street, Surrey Street, and Darling Street

VPRS 2503 P000, Contracts 1858-1921, Box 9:

<sup>7</sup> City of Ballarat, Contract No.3, May 1892 - construction of bluestone culvert in Ripon and Cobden [now called Bell] Streets, approximately 376 lineal feet including wing and parapet walls, excavation material to be used in filling over the culvert and filling up the part of the present creek as directed, culvert wing walls and parapet to be built to form and dimensions shown on drawings

VPRS 2503 P000, Contracts 1858-1921, Box 9:

City of Ballarat, Contract No.26, June 1892 - specification of work required in removing the mullock heap from over the water course of the Redan Creek at the site of the old Band and Albion Gold Mining Co. shaft near Cobden [now Bell] and Ripon Streets - remove from over present drive and waterway and remove whole of timber forming the present drive or waterway - take cutting through present mullock heap along the course of the creek - to be 6' wide - dump mullock on nearby land but not on streets - in taking away the mullock from the creek the stone culvert must be kept clear of debris

City Council of Ballarat, Mayor's Annual Report, August 1892:

<sup>7</sup> p.2 - 'Large and necessary works in the South and North Wards have been done during the year, which will add to the general comfort of the City' - notably the Gnarr Creek Culvert and Channel, which has been carried a distance of 360', *also a culvert in Ripon Street South - 380' long*

**1896**

Historic Engineering Drawing held at the Town Hall:

<sup>6</sup> 1896/031 - signed 1.2.1896 - construction details for bluestone channel from Darling Street to Cobden Street [now called Bell Street] with bluestone pitched and walled culvert mid-way at Lonsdale Street

City Council of Ballarat, Mayor's Annual Report, August 1896:

<sup>6</sup> p.1 - works completed include 715 lineal feet bluestone storm channel to Redan Creek

**1897**

Historic Engineering Drawing held at the Town Hall:

<sup>8 and 9</sup> 1897/008 - construction details for bluestone channel from Ripon to Talbot Street, culverts shown at both ends [note: the culvert at intersection of Talbot and Leith Streets is shown as only being a short section in the middle of the intersection]

City Council of Ballarat, Mayor's Annual Report, August 1897:

p.2 - the following important works will be carried into effect out of the Loan moneys - includes the completion of Gnarr Creek, and the Redan Creek.

**1898**

City Council of Ballarat, Mayor's Annual Report, August 1898:

<sup>1</sup> p.2 - works completed include 1,299 lineal feet bluestone storm channel to Redan Creek

Historic Engineering Drawings held at the Town Hall:

<sup>9</sup> 1898/003 - City of Ballarat, Contract No.21/II, signed 20/11/1898 - construction details for a new culvert under the intersection of Talbot and Leith Streets (extension of an existing culvert) and a bluestone channel from the culvert to the north side of George Street [now called Cooke Street] and the open cut earth channel from this point on (including across George Street) - also shows that most of the original creek course in this area is to be filled in

<sup>3</sup> 1898/004 - City of Ballarat, Contract No.21/II, signed 20/11/1898 - bluestone channel from north side of Latrobe Street (no culvert) to north side of existing culvert at Darling Street

**1899**

City Council of Ballarat, Mayor's Annual Report, August 1899:

p.3 - 'several very important sanitary works have been completed including the impervious lining to the Redan Creek, with the exception of the part between George [Cooke] and Skipton Streets'

p.4 - Loan Works completed include 553 lineal feet bluestone storm channel to Redan Creek

**1905**

Historic Engineering Drawings held at the Town Hall:

1905/020 - construction details for renewal of decks over Redan Creek at Leith, Surrey and South Streets

<sup>10</sup> 1905/021 - 'Channel and Culvert Redan Creek & Tributaries' - construction details for bluestone culvert with concrete walls and arch under George [Cooke] Street, bluestone channel from George [Cooke] Street to Skipton Street, and a branch bluestone channel off to Rubicon Street

City Council of Ballarat, Mayor's Annual Report, August 1905:

<sup>10</sup> p.9 - 'Under the Loan Works the Redan Creek Channel has been completed to Skipton Street, and a concrete culvert constructed at George [Cooke] Street. The section of this channel remaining to be constructed lies east of Skipton Street.'

**1920**

Historic Engineering Drawing held at the Town Hall:

<sup>11</sup> 1920/019 - construction details for a concrete channel for Redan Creek to east of Skipton Street - about 500'

City Council of Ballarat, Mayor's Annual Report, August 1920:

<sup>11</sup> p.15 - the Redan Creek, east of Skipton Street has been extended a distance of 374' by a concrete channel 7' wide - 'a great improvement'.

**1923**

Historic Engineering Drawing held at the Town Hall:

<sup>4</sup> 1923/001 - construction details for Latrobe Street culvert - a new concrete bridge over Redan Creek channel - concrete walls replace bluestone channel sides

**1924**

City Council of Ballarat, Mayor's Annual Report, August 1924:

<sup>4</sup> p.21 - large reinforced culvert erected over Redan Creek at Latrobe Street

**1948**

Historic Engineering Drawing held at the Town Hall:

<sup>11</sup> 1948/006 - construction details for concrete channel east and west of Campbell Crescent

City Council of Ballarat, Mayor's Annual Report, August 1948:

<sup>11</sup> review of Post War works - include an extension to the Redan Creek with a concrete channel

## **SPECIMEN VALE (No.4) Channel:**

### **1870**

#### Historic Engineering Drawings held at the Town Hall:

1870/045 - forming of earth channel to Specimen Vale Creek between Chamberlain and Queen Streets - 6' wide at base

<sup>11</sup> 1870/046 - fluming to be laid in Specimen Vale Channel from east side of Main Road Bridge, under the bridge and westwards [the drawing shows brick walls to channel under Main Road Bridge and for some distance but not as far as Barkly Street, also bluestone pitchers to base]

1870/084 - construction of bridge and culvert at Stawell Street

1870/086 - forming of Otway Street between Victoria and Eureka Streets - includes a ford over Specimen Vale

### **1882**

#### Historic Engineering Drawings held at the Town Hall:

<sup>11</sup> 1882/008 - levels of section of No.4 channel running from east building line of Main Street to centre-line of Caledonian Channel - shows that brick walls already erected from east side of Main Street Bridge for 165' running westwards - it appears that the proposed works included deepening the channel [by raising the roadway?]

<sup>11</sup> 1882/022.01 and .04 - improvements of waterway of No.4 channel (contract signed 1/6/1882) to the east of Main Road - already a brick walled channel under Main Street Bridge and extending 99' [to the west?], roadway at Main Street being raised, new bridge at Main Road, and works on the channel running east - a more defined course being constructed [appears to be with brick walls and bluestone lined base]

### **1886**

#### Historic Engineering Drawing held at the Town Hall:

<sup>10</sup> 1886/010 - dated 22/10/1886 - construction of culvert at Princes Street - brick reverse tear-drop culvert and bluestone wing walls

### **1888**

#### VPRS 2503 P000, Contracts 1858-1921, Box 8:

<sup>8</sup> Town of Ballaarat East, August 1888 - specification for constructing culvert in King Street South - replace present broken down bridge over creek between Victoria and Eureka Streets - culvert to have bluestone walls, wing walls and base

#### Historic Engineering Drawing held at the Town Hall:

<sup>8</sup> 1888/014 - construction details of bluestone culvert and wing walls to King Street - slightly sloping side walls [this appears to have been the one that was built]

<sup>8</sup> 1888/015 - alternative construction details of bluestone culvert and wing walls to King Street - pronounced reverse teardrop shape

### **1889**

#### Historic Engineering Drawing held at the Town Hall:

1889/008 - forming of road ford over creek at Queen Street

### **1890**

#### Historic Engineering Drawing held at the Town Hall:

1890/046 - forming of bluestone culvert at Chamberlain Street [not built at this time]

1890/047 - forming of stone culvert at Rodier Street - bluestone wing walls and culvert - 7'6" high arched shape with narrower base [not built at this time]

### **1891**

#### Historic Engineering Drawing held at the Town Hall:

<sup>3</sup> 1891/039 - forming of stone culvert at Rodier Street - bluestone wing walls and culvert - 7'6" high arched shape with straight side [this appears to have been the one that was built]

VPRS 2503 P000, Contracts 1858-1921, Box 9:

<sup>3</sup> Town of Ballarat East, Contract No.76 - specification for stone culvert over creek at intersection of Rodier Street, bluestone construction throughout including wing walls, replaces footbridge, roadway formed at same time

Town of Ballarat East, Mayor's Annual Report, 1891:

<sup>3</sup> p.6 - one of the contracts executed through the year - Rodier Street culvert £498

### **1895**

Town of Ballarat East, Mayor's Annual Report, 1895:

p.7 - public works undertaken during the year included - straightening and gravelling Specimen Vale Creek

### **1899**

Historic Engineering Drawing held at the Town Hall:

1899/018 - culvert at Specimen Vale [but no location detail]

### **1901**

Town of Ballarat East, Mayor's Annual Report, 1901:

p.10 - in order to obviate the blocking of surface drainage in the No.4 channel, fluming had to be laid down for some considerable distance

### **1903**

Historic Engineering Drawing held at the Town Hall:

<sup>10</sup> 1903/009 - extension of Princes Street culvert - teardrop shape

Town of Ballarat East, Mayor's Annual Report, 1903:

<sup>4</sup> p.9 - Chamberlain Street Culvert to be paid for from Loan fund

<sup>10</sup> p.16 - enlargement of the Princes Street culvert is now in progress

p.16 - Steinfeld Street from Barkly to Humffray Street has been formed and a bridge formed across the No.4 Channel

### **1904**

Historic Engineering Drawing held at the Town Hall:

1904/013 - details of culvert to be erected at Chamberlain Street - brick walls, bluestone base [not built at this time or to these details]

### **1906**

Historic Engineering Drawing held at the Town Hall:

<sup>4</sup> 1906/013 - details of culvert to be erected at Chamberlain Street - ½ brick ½ bluestone walls with bluestone base - arched head and face of brick - also shows proposed line of channel

Town of Ballarat East, Mayor's Annual Report, 1906:

<sup>4</sup> p.20 - the culvert at Chamberlain Street and the formation of the road allowing a direct passage from Victoria Street to George Street has been completed and is one of the best development works carried out for some time.

VPRS 2503 P000, Contracts 1858-1921, Box 12:

<sup>4</sup> Town of Ballarat East, Contract No.22 - specification for forming 5 chains, 9 links of Chamberlain Street and construction of 5' barrel culvert - invert up to the springing line of the arch to be built of bluestone, whole of the brickwork of the culvert including parapet walls to be best hard burnt machine brick, Contractor - George Rowsell

### **1907**

Historic Engineering Drawing held at the Town Hall:

1907/018 - details of culverts to No.3 and No.4 channels at Otway, Joseph, and Stawell Streets - brick arch, stone sides and base, dry reef face wall [Otway and Stawell are over No.4 Channel]

1907/025 - constructing No.4 channel between Main and Steinfeld - drawing shows brick [?] walls and bluestone base [not built at this time?]

VPRS 2503 P000, Contracts 1858-1921, Box 12:

Town of Ballaarat East, Contract 70 - specification for cutting drain from end of present culvert in Chamberlain Street for a distance of 8 chains to straighten Specimen Vale Creek - straight line for 3 ½ chains and then with a radius of 1 chain till it meets next straight line - material to be deposited in course of present creek bed

VPRS 2503 P000, Contracts 1858-1921, Box 12:

<sup>13</sup> Town of Ballaarat East, Contract No\_ - specification for construction of No.4 Channel from junction with the Caledonian Channel to west building line of Main Street - present timber bottom and sides of creek to be taken out - bed of present channel and cross-section to be excavated to levels and gradients etc as shown on drawings - side walls to be hard, well-burnt bricks, bottom to be pitched with bluestone, construct junction with No.5 channel for a length of 1 chain to detail on drawing [does not appear that this work was carried out - see 1936 - or possibly only No.5 channel to Porter Street was constructed at this time]

VPRS 2503 P000, Contracts 1858-1921, Box 12:

Town of Ballaarat East, Contract No\_ - specification for construction of culverts over No.4 channel at Otway and Stawell Street (and also Joseph Street over No.3 Channel) - involves removal of present wooden bridges - inverts of the culverts up to the springing line of the arch and arch face stones to be bluestone - brickwork including parapet walls to be hard burnt, machine pressed bricks - stone coping to parapets and walls

## 1908

VPRS 2503 P000, Contracts 1858-1921, Box 12:

<sup>7</sup> Town of Ballaarat East, Contract No.79, contractor - Joseph Pryor - specification for construction of brick and stone culvert at Specimen Vale in Otway Street - removal of present wooden bridge - brick culvert with stone invert and side walls to springing line of brick arch as shown on drawings with stone face walls and parapets, coping, inlet and outlet aprons and inlet well pits - also 3' wide, 5 row bluestone channels on each side of Otway Street

VPRS 2503 P000, Contracts 1858-1921, Box 12:

<sup>14</sup> Town of Ballaarat East, Contract No.80 - specification for reconstruction of the Caledonian Channel from the end of the new made channel at Anderson Street [east of junction with Yarrowee] to the No.3 channel - brick walls in lieu of wooden walls. *Also for construction of junction of the No.4 Channel in brick with stone batters to 50' in length - walls to be same height as in Caledonian Channel. All brick walls to be 9" thick and Colonial Bond. Bottom of channel to be paved throughout with bluestone pitchers.*

Town of Ballaarat East, Mayor's Annual Report, 1907/08:

p.14 - extensive works down to No.3 [Warrenheip Gully] and Caledonian Channels - 'There yet remains to be done the No.4 Channel, from Main Street to its junction with Caledonian Channel'.

<sup>7</sup> p.15 - Otway Street has been improved by the substitution of a brick and stone culvert for the old broken wooden bridge

## 1910

VPRS 2503 P000, Contracts 1858-1921, Box 12:

Town of Ballaarat East, Contract No.117 - cutting 8 chains of earth drain from brick culvert in Chamberlain Street down Specimen Vale - 2' wide on bottom, 3'6" wide on top and 2' deep

VPRS 2503 P000, Contract Register for Town of Ballaarat East, 1909 to 1914:



Contract No.117 - cutting about 8 chains drain along Specimen Vale, completed 28 February 1910

VPRS 2503 P000, Contracts 1858-1921, Box 12:

<sup>1</sup> Town of Ballarat East, Contract No.119 - construction of bluestone and brick culvert at Stawell Street - John Dynan, contractor

VPRS 2503 P000, Contract Register for Town of Ballarat East, 1909 to 1914:

<sup>1</sup> Contract No.119 - constructing brick drain and culvert Stawell Street, completed 10 August 1910

## **1912**

VPRS 2503 P000, Contracts 1858-1921, Box 13:

Town of Ballarat East, Contract No.159, 1912 - specification for supply of pitchers for No.4 channel

## **1913**

Town of Ballarat East, Mayor's Annual Report, 1913:

p.32 - 'The No.4 Channel, one of the few main sewers that need relining with stone, was further extended in this manner, a notable sanitary improvement being the result'.

## **1915**

Jacobs Lewis Vines, 'Ballarat Conservation Study Part 2', 1980

p.15 - as listed under Drawings of Specimen Vale held at the Ballarat City Council: 'Specimen Vale Creek 1915 Stawell - Rodier - Chamberlain - Queen - Otway - King - Princes - Main Streets F-53' signed Robert Archibald Brown 4.6.15

Plan and sections

[not listed in City of Ballarat's Plan Database but a similar drawing has been by consultant at the Town Hall - has not been formally identified or recorded by the Council - appears to be proposed works rather than as built]

## **1916**

Town of Ballarat East, Mayor's Annual Report, 1916:

<sup>6</sup> p.23 - 'Another very useful sanitation work has been completed by the construction of the Specimen Vale Creek from Queen Street to a point west of the King Street culvert'.

## **1917**

Town of Ballarat East, Mayor's Annual Report, 1917:

p.32 - 'A quantity of squared bluestone was bought at the Victoria Mine, which has been dressed and carted for pitching the continuation of the Specimen Vale Channel.

## **1924**

Historic Engineering Drawing held at the Town Hall:

1924/001 - concrete culvert from Stawell Street to east of Fussell Street

<sup>9</sup> 1924/021 - construction details for channel at Specimen Vale from King Street to Main Road - concrete sides and base

1924/022 - concrete culverts for Barkly and Eastwood Streets

City of Ballarat, Mayor's Annual Report, 1924:

p.7 - Minister of Public Works decided to recommend financial assistance be granted to construct the Black Hill and Specimen Vale drains

p.20 - concrete culverts erected at Barkly Street, Eastwood Street and at Steinfeld Street across Specimen Vale

<sup>9</sup> p.20 - work on Specimen Vale Creek to be started in near future by day labour

## **1925**

City of Ballarat, Mayor's Annual Report, 1925:

<sup>9</sup> p.20 - under Loan Works the construction of the Specimen Vale creek began in August 1924 and finished February 1925. The construction is in concrete throughout, the bottom width being 8', height of wall 5'8", and length 1248'. All work was done by day labour.

### 1930

#### Historic Engineering Drawing held at the Town Hall:

<sup>5</sup> 1930/016 - Relief Work Contract - construction details of channel from Queen Street to Chamberlain Street - 18' wide, 4'10" deep semi-circular shape lined with old flagstones and with concrete invert

<sup>2</sup> 1930/17 - Relief Work Contract - construction details of channel from Chamberlain Street to Rodier Street to Stawell Street, culverts already in place - concrete walls and side - [same section detail as for works in 1924]

#### City of Ballarat, Mayor's Annual Report, 1930:

<sup>2 and 5</sup> p.33 - 'Owing to the prevailing depression an extensive Relief Works programme has been entered into. . . . The works to be done are in the main very suitable for unemployed, as they require a large proportion of unskilled labour'. This applies to stormwater channel in Specimen Vale Creek between Queen and Chamberlain Streets, which is to be built mainly of old flagstones taken up from the city streets from time to time. The sections of the creek from Chamberlain Street to Stawell Street are being built in concrete as sufficient flags not available - these jobs require a large amount of labouring work in excavating filling and placing concrete.

<sup>2 and 5</sup> p.34 - principal works undertaken in the year - Specimen Vale Creek - flagstone stormwater channel, concrete stormwater channel

### 1931

#### City of Ballarat, Mayor's Annual Report, 1931:

<sup>2 and 5</sup> p.13 - 'In addition to the Sustainance scheme the work of completing Specimen Vale Creek, Yarrowee Creek, and the construction of Gnarr Creek have been carried out by the City Engineer, Mr H.L. Finch, with moneys provided by the Government'.

<sup>2 and 5</sup> p.29 - during the current year many of the relief works begun in the preceding year were completed, one of the larger being the Specimen Vale Creek Channel between Queen and Chamberlain Streets, which was constructed from old flagstones from the footpaths for almost half the cost of concrete - the remaining section between Chamberlain and Stawell Streets were constructed in concrete, as no more flagstones were available, and completed on 27 January 1931 (654 lineal feet)

### 1934

#### City of Ballarat, Mayor's Annual Report, August 1934:

<sup>11</sup> p.18 - major rainfall from 29 November to 3 December - particularly caused serious flooding in Specimen Vale Creek where the old culverts, which in almost all cases are too small, caused serious backing up of the water - partial collapse of large stone culvert at Rodier Street, and the failure of *some old 9" walls in the Specimen Vale Creek between Barkly Street and Main Road* - damage made good

### 1936

#### Historic Engineering Drawing held at the Town Hall:

<sup>12 and 14</sup> 1936/023 - Specimen Vale Creek channel between Barkly and Steinfeld Streets - walls to be formed of concrete, base to be old tramway pitchers set in transverse course, concrete culverts at Eastwood and Barkly Streets, carried out by Relief labour - [note: the drawing also shows changes to the intersection of Specimen Vale channel and Caledonian channel - intersection not curved as at present but a straight junction, notes on the drawing detail that the existing wall to the west side was removed April 1936 and a new brick wall was erected in the same month, the 'toe' of the east wall was to be built at a future date]

City of Ballarat, Mayor's Annual Report, 1936:

<sup>12</sup> p.12 - further length of Specimen Vale stormwater channel constructed - 501 lineal feet

## **WARRENHEIP GULLY (No.3) CHANNEL:**

### **1873**

Historic Engineering Drawing held at the Town Hall:

1873/002 - shows line of No.3 Channel from junction with Caledonian Channel to Main Road bridge and straight until abruptly curves - line much as present

### **1886**

Historic Engineering Drawings held at the Town Hall:

1886/014 - Timber bridge at Main Road over Warrenheip Gully channel, which is still shown as cut out of earth

VPRS 2503 P000, Contracts 1858-1921, Box 7:

Town of Ballaarat East, August 1886 - specification of work to be undertaken in reconstructing bridge over the No.3 Channel at Main Road

Historic Engineering Drawing held at the Town Hall:

1886/003 - Work for Channel No.3 Contracts 25 and 26 - the present 391 lineal feet of channel from junction with Caledonian Channel to Main Road bridge and on to where it abruptly curves to be widened by additional cutting

VPRS 2503 P000, Contracts 1858-1921, Box 7:

Town of Ballaarat East, September 1886 - specifications of works to be undertaken in widening the No.3 Channel from the east side of Main Road to a point 190' upstream on the north side and 210' upstream on the south - width to become 25' instead of 16'6" - north side of channel to be sheeted throughout with sheeting to 5' above bed of creek - the extra length of the south side to be protected with a reef wall rising 5' above the bed of the creek

### **1888**

VPRS 2503 P000, Contracts 1858-1921, Box 8:

Town of Ballaarat East, February 1888 - specification for clearing out No.3 channel with pick and shovel from the Caledonian Channel to about 4 chains east of bridge across Main Road

### **1896**

Historic Engineering Drawing held at the Town Hall:

<sup>2</sup> 1896/022 - dated 17/01/1896 - details for brick culvert running diagonally under Joseph Street - brick walls, bluestone base which extends a short distance beyond the wing walls

### **1903**

Historic Engineering Drawing held at the Town Hall:

<sup>3</sup> 1903/005 - deep bluestone spoon channel from Sth Britannia Mining Company (just east of King Street) to Otway Streets and to Joseph Street, channel 5' wide

### **1907**

Historic Engineering Drawing held at the Town Hall:

1907/018 - construction details of culverts to No.3 and No.4 channels at Otway, Joseph, and Stawell Streets - brick arch, stone sides and base, dry reef face wall [Joseph Street is over No.3 Channel]

### **1908**

Historic Engineering Drawing held at the Town Hall:

<sup>2</sup> 1908/016 - construction details of culvert at Joseph Street - long culvert that drops over its length - brick arch, bluestone sides and base, bluestone abutments and wings

VPRS 2503 P000, Contracts 1858-1921, Box 12:

<sup>1 and 2</sup> Town of Ballaarat East, Contract No.91, 1908 - construction of a brick and stone culvert across Joseph Street, remove present wooden bridge - lift and relay present pitched apron to outlet of culvert and reconstruct, culvert to have stone face walls, stone coping - also construct 3 chains of a bluestone pitched drain from eastern face of culvert along present straight line of creek - to be constructed same as present pitched drain west of present bridge

Town of Ballaarat East, *Mayor's Annual Report, 1908*:

<sup>4</sup> p.14 - re-grading and relining of No.3 Channel, along with Caledonian channel, major sanitary work just completed by the Council - contract of £2280 let to Mr J.Pryor for No.3 Channel

<sup>2</sup> p.15 - a contract has been let for the Joseph Street bridge

## **YARROWEE RIVER CHANNEL:**

### **1861**

#### Historic Engineering Drawings held at the Town Hall:

1861/009.01 (dated September 1861 on drawing) - 'Formation of sludge channels' - shows major works to be undertaken in lining walls and base of Yarrowee Creek [and Canadian Creek] with timber planks to form sludge channels.

### **1862**

#### Historic Engineering Drawings held at the Town Hall:

1862/003 - Municipality of Ballaarat, Contract 5D - planking of length of sludge channel along part of Grenville Street between Mair and Sturt Streets

1862/006 - 'Plan showing the Relative Positions of Original and Present Courses of the River Yarrowee' - drafted plan signed by Town Surveyor - shows a straight reserve for the River either side of Bridge Street [as at present] and then river crosses over Grenville Street and runs up west side to Mair Street and then under Railway Reserve and past Cricket Ground. The old course is even more curvilinear, crossing over Grenville Street a couple of times.

1862/007 - dated 23 June 1862 - rough drawing similar to above - shows 'original course of Yarrowee River', and 'position of Yarrowee River in May 1856' and 'present course of Yarrowee River' including through straight 'Reserve for River Yarrowee'

1862/022 - watercoloured drawing showing the same as above

1862/008 - 'Plan showing the Relative Positions of Original and Present Courses of the River Yarrowee' - drafted plan signed by Town Surveyor, John Carruthers on 23 June 1862 - combination of information on /006 and /007.

### **1863**

#### VPRS 2503 P000 Contract Register - Town of Ballaarat East, 1858-1867:

Contract No.9B, 23 July 1863, Contractor - Patrick Downe - cutting of 750 cubic yards, 10 cubic yards earthwork for dressing and trimming present Yarrowee channel.

### **1865**

#### Historic Engineering Drawing held at the Town Hall:

1865/003 - [but drawing itself not actually dated] - 'Section of new channel for the Yarrowee River' but no location shown

### **1866**

#### Historic Engineering Drawing held at the Town Hall:

1866/001 - 'Plan Shewing Position of Victoria Cement Company's Claim' - shows straightened line of Yarrowee Channel between Bridge Street and south of Caledonian Channel

1866/008 - timber bridge at White Flat [Grant Street?] and construction of continuation of the Yarrowee stormwater channel - length of 105' from centre-point under the bridge - channel 30' wide at the base and 5' deep

### **1867**

#### VPRS 2503 P000 Contract Register and Specification Book - Town of Ballaarat East, 1867:

Contract No.168, March 4 1867 - Specification and contract for construction of a bridge in the White Flat over the stormwater channel at Grant Street and the formation of the channel at that place - includes Yarrowee stormwater channel at Grant Street > to be 105' in length with timber piling and sheeting to sides and base - and new bridge over same channel in line with Grant Street - timber with iron girders. Cost being shared between East and West Councils.

### **1868**

VPRS 2503 P000, Contracts 1858-1921, Box 2:

Borough of Ballarat, Contract No.19D - Specification of work required in repairing a portion of the bank of the Yarrowee opposite the Eastern Cricket Reserve - piling and planking 66 lineal feet of the bank

VPRS 2503 P000, Contracts 1858-1921, Box 2:

Borough of Ballarat, Contract No.27D - Specification of work required in repairing the Yarrowee channel north of the Mair Street Bridge - removing the debris - lifting and relaying the planking in the bottom of the channel for a distance of 80' and continuing the channel to join with the masonry of the Railway Culvert - distance of 21'

VPRS 2503 P000, Contracts 1858-1921, Box 2:

Borough of Ballarat, Contract No.33D - Specification of work required in planking a portion of the west bank of the Yarrowee Creek north of Nolan Street - 400 lineal feet commencing at the end of the present planking and finishing near the footbridge at Nolan Street

VPRS 2503 P000 Contract Register and Specification Book - Town of Ballarat East, 1867-1872:

Index entry - re: Planking of the Yarrowee, August 1868 - east side at rear of Recreation Reserve

### **1870**

VPRS 2503 P000, Contracts 1858-1921, Box 3:

Borough of Ballarat, Contract No.40F - specification of works required in lifting the timber bridge at Armstrong Street and re-erecting it over the Yarrowee River at Hill Street with stone abutments - abutments to be bluestone rubble to form and dimensions shown on drawings - courses not less than 12" deep - coping on wing walls to be 20" by 8". [not sure if this carried out]

Historic Engineering Drawings held at the Town Hall:

1870/010 - sheeting for Yarrowee Creek north from Railway Tunnel

1870/076 - [but not dated on drawing] Town of Ballarat East, Contract 163 - construction details for bushing and staking of bank alongside Eastern Oval includes weaving of 'bushes' between stakes

### **1871**

VPRS 2503 P000, Contracts 1858-1921, Box 3:

City of Ballarat and Borough of Ballarat East, Contract No.8G, 1871 - specification of repairs and alterations required at Grant Street Bridge - [note: drawing shows that the channel is already planked in this vicinity].

VPRS 2503 P000, Contracts 1858-1921, Box 3:

City of Ballarat, Contract No.15G, 1871 - specification of works required in planking a portion of the west side of Yarrowee Channel in Grenville Street North - includes piling and planking 290 lineal feet and embanking where required - also a box culvert across Grenville Street at corner of Mair Street to be formed of hardwood.

City Council Of Ballarat, Mayor's Annual Report, 21 November 1871:

'Sunny Corner Bridge' - it has finally been decided between the two Councils to erect a footbridge across the Yarrowee [at site of present Hill Street Bridge]

### **1872**

Historic Engineering Drawing held at the Town Hall:

1872/004 - construction details for timber footbridge at Albion Street [the Yarrowee Creek is shown as an open channel]

VPRS 2503 P000, Contracts 1858-1921, Box 4:

Town of Ballarat East, Draft Specification for Yarrowee Channel works, November 1872 - Various works to be done in deepening and widening a portion of the Yarrowee, Caledonian and inlet channels for Town of Ballarat East - involves the portion of

Yarrowee Creek commencing south side of Grant Street bridge to north side of Little Bridge Street. The west side to be widened 10' from Grant Street Bridge to Dana Street Bridge. The east side to be widened 10' from Grant Street Bridge to the commencement of the new curve into the Caledonian Channel. The new curves to widen the mouths of the Caledonian and No.7 channel to be as per plan. The Yarrowee, Caledonian and No.7 to be deepened - work includes timber planking and piles. [note Engineering Drawing 1872/005 not found but appears to be for these works]

City Council Of Ballaarat, Mayor's Annual Report, 19 November 1872:

*Joint works with Ballarat East - Hill Street footbridge has been finished at a joint cost of £59.5.0. At present the Yarrowee channel is being widened, at joint expense, north of Dana Street and tenders have been called to widen and raise the Dana Street Bridge. The Gov has guaranteed £6000 to Ballarat East for deepening and widening the Yarrowee.*

### **1880**

City Council Of Ballaarat, Mayor's Annual Report, August 1880:

p.3 - Conference held in May between the two Councils on the state of joint bridges over the Yarrowee - made a visit of inspection - instructions given for repairs where needed - decided that the Mair Street bridge would be wholly rebuilt in 1881 at the joint cost of the two municipalities.

### **1881**

Historic Engineering Drawing held at the Town Hall:

1881/010 - Proposed further realignment of the Yarrowee along Grenville Street between Mair and Curtis Streets

### **1882**

City Council Of Ballaarat, Mayor's Annual Report, August 1882:

<sup>11</sup> p.2 - Joint works at Mair Street almost completed - includes a new bridge over the Yarrowee and a channel between the bridge and railway arch, a slight diversion of the bridge being made to improve the outlet and provide for the ultimate straightening of the channel under Alfred Hall and enable Grenville Street to be opened to its full width.

p.3 - Government Surveyor now surveying the Yarrowee so as to form a direct line from Grant Street to Sunny Corner - will enable the 2 Councils to form a proper channel and to plant out a proper space on both sides of it - considered to be a valuable sanitary work - is at present the receptacle for the drainage of a large part of Ballarat - forming of this reserve being held up by the Mining Board - hypothesis that an auriferous load intersects the ground.

Historic Engineering Drawing held at the Town Hall:

1882/019 - survey for proposed Reserve for the Yarrowee from Grant Street to Hill Street - straightens the existing line of the Creek.

VPRS 2503 P000, Contracts 1858-1921, Box 6:

City of Ballaarat and Town of Ballaarat East, 1882 - specification of bridge to be constructed over the Yarrowee at Sunny Corner [Hill Street] - 30' wide iron girder bridge with 3 spans, bluestone abutments and piers, and red gum decking [replaced in 1915/16]

VPRS 2503 P000, Contracts 1858-1921, Box 6:

City of Ballaarat and Town of Ballaarat East, Contract 30S - specification of bridge to be constructed over the Yarrowee at the junction of Wills and Mair Street - includes constructing 12 feet of Gnarr Creek culvert - abutments stone - culvert shall be built to form and dimensions shown on drawings - sides pitch faced ashlar in 5 courses at 14½ inches deep.

VPRS 2503 P000, Contracts 1858-1921, Box 6:

<sup>11</sup> Contract 31S - repairing and improving the Yarrowee Channel from south side of railway culvert to the south building line of Wills Street - bottom of channel 12" pitchers



of squared rubble bluestone - rows to be set at right angles to the sides of the channels - sides to be courses of rubble bluestone with a 12" facing of ashlar masonry built in 12" courses.

### **1883**

#### Historic Engineering Drawing held at the Town Hall:

1883/001 - signed 13/08/1883 - final survey for proposed Reserve for the Yarrowee from Grant Street to Hill Street - straightens the existing line of the Creek.

#### City Council Of Ballaarat, Mayor's Annual Report, August 1883:

<sup>11</sup> p.2 - joint works were undertaken by the two Councils of the City and Town - new bridge across the Yarrowee at the bottom of Mair Street, and completion of the Channel between the Bridge and the Railway arches (the latter with the aid of a Government Grant)

### **1884**

#### VPRS 2503 P000, Contracts 1858-1921, Box 7:

November 1884 - specification for constructing stone and iron bridge at Hill Street for Town of Ballaarat East - trenches, piers, abutments, wing walls

#### VPRS 2503 P000, Contracts 1858-1921, Box 7:

<sup>10</sup> Town of Ballaarat East and the City of Ballaarat, Contract No 9V December 1884 - specification of Bridge over the Yarrowee at junction of Nolan Street and Scotts Parade - bluestone abutments, wing walls and counterfoils - abutments and wing walls: rock faced ashlar 15" courses - sheeting on the eastern side of the creek to be carefully taken down where required for bridge and wing walls and the rest made good

### **1885**

#### City Council Of Ballaarat, Mayor's Annual Report, August 1885:

<sup>10</sup> p.1 - The chief Public Works of the year now nearing completion include two substantial bridges over the Yarrowee at Nolan Street and at Sunny Corner near the Mill of the Ballarat Woollen Company - the latter will connect the South Ward of the town with the vicinity of Mount Pleasant

#### Historic Engineering Drawing held at the Town Hall:

1885/003 - 'Yarrowee Creek - Reserve, Ballaarat', dated 29/9/1885 - shows a 'formed' edge on the east side and rough edge on west side alongside Eastern Oval bend to Peel Street

#### VPRS 2503 P000, Contracts 1858-1921, Box 7:

<sup>10</sup> City of Ballaarat, Contract No 5W, October 1885 - specification of wing walls proposed to be constructed to the 'city' sides of the Nolan and Hill Street Bridges - constructing wing walls on each side of the bridges to the same manner and form as the present walls

### **1886**

#### City Council Of Ballaarat, Mayor's Annual Report, August 1886:

<sup>10</sup> p.2 - the wing walls and approaches to the Hill Street and Nolan Street Bridges have been constructed

### **1887**

#### Andrew C. Ward and Associates, 'Review of Railway Sites of Cultural Significance within the City of Ballarat', February 1991

p.82 - The twin tunnel viaduct under the railway embankment was opened with the line in 1862 - extended by 58' to the north with a bend at the north end in 1887 under Contract No.2832, 16/4/1887, contractor was W.Barker - the northern portals have brick facings with bluestone imposts and copings.

### **1891**

VPRS 2503 P000, Contracts 1858-1921, Box 9:

<sup>12</sup> Town of Ballarat East and the City of Ballarat, Contract No.70A [no date but would appear to be 1890 or 91] - joint works to be done in altering the course of the Yarrowee from Wills Street Bridge to Alfred Hall and building stone walls and pitched bottom to form new channel - new channel line to be excavated - old channel in Grenville Street to be filled up - walls of new channel to be bluestone and to correspond in height with stonework of bridge and have a rock face finish - in connecting the new stone and the existing brick walls at Alfred Hall the contractor is to leave a clear space of two inches and fill with cement grout - an attached drawing shows details of an iron fence to extend from existing iron fence at Wills Street to the Alfred Hall (appearance as for remnant fencing alongside Mair Street over open Channel and also to bridge in Main Road over Canadian Creek)

Historic Engineering Drawing held at the Town Hall:

<sup>12</sup> 1891/045.01, dated January 1891 - details of stone walled and based culvert (26' wide) between Wills Street Bridge (bluestone abutments) and boundary of Alfred Hall (already brick lined with plank base under hall) - 5.94 chains long

Town of Ballarat East, Mayor's Annual Report, 1891:

<sup>12</sup> p.4-5 - the most important work undertaken by the City and Town Councils for some time has undoubtedly been the reconstruction of the Yarrowee Channel from the Alfred Hall to the Wills Street Bridge - sides bluestone - because of heavy rains it will be some time before the creek can be pitched and the work completed - Public Works Department and the Defence Department both contributed funds

p.7 - many important works will require attention next year - the old wooden bridges in Eastwood and Curtis Streets and at Mt Pleasant [Prest Street] are showing signs of decay and will require to be replaced by more permanent structures.

<sup>7</sup> p.7 - In addition the wooden sides of the Yarrowee channel bordering the Eastern Oval have also decayed and a brick or rubble wall will be required to replace it

Historic Engineering Drawing held at the Town Hall:

<sup>7</sup> 1891/045.02, August 1891, 'Plan shewing required and proposed improvements to Yarrowee Creek at the Eastern Oval between Scott Parade and Rowe Street' - bed of creek still unlined, works to be on east side of creek - walls to be either all bluestone or part bluestone with brick upper wall and bluestone coping [all bluestone chosen]

## **1892**

VPRS 2503 P000, Contracts 1858-1921, Box 9:

<sup>7</sup> Town of Ballarat East, Contract No 97, signed 14 March 1892 - contractor D. Brown - specification to construct a bluestone wall with bluestone coping on east side of Yarrowee River Creek from the north side of the railway embankment arches to the Nolan Street Bridge and from the bridge to the abutment of the Peel and Rowe Street Bridge distance 19 chains and 94 links - remove timber wall east side

Historic Engineering Drawings held at the Town Hall:

<sup>5</sup> 1892/032 - construction details for Bridge at the intersection of Peel and Rowe Streets, both to have bluestone abutments, portion of south side adjacent to bluestone wall of Yarrowee channel already finished

<sup>7</sup> 1892/037 - appears to be some infill works to complete walling not finished but shown on 1891/045/01 - section between the railway and the bridge, and on the curve, and adjacent to the bridge abutments

1892/042 - Reserve of the Yarrowee Creek from Grant Street to Hill Street - shows a winding creek with a red line marking the straight reserve

## **1893**

Historic Engineering Drawing held at the Town Hall:

1893/027, 10/11/1893 - alignment alterations south of Grant Street Bridge - two short lengths of wall sheeting to the east side

Town of Ballarat East, Mayor's Annual Report, 1893:

<sup>13</sup> p.6 - points out the necessity that exists for the channelling of the bed of the Yarrowee Creek from Curtis Street to Little Bridge Street - 'in its present state it is not only an eyesore from Bridge Street but a menace to the health of neighbouring residents, especially in the summer months when the water in the creek is low.'

#### **1894**

VPRS 2503 P000, Contracts 1858-1921, Box 10:

<sup>5</sup> Town of Ballaarat East, Contract No.168, 1894 - specification for erecting retaining wall abutment and wing wall at Rowe and Peel Street Bridge - south side of abutment of Rowe and Peel Streets to be built in conjunction with 21' of creek wall - timber bridge in place already - contractor - D. Brown

#### **1895**

VPRS 2503 P000, Contracts 1858-1921, Box 10:

<sup>13</sup> Town of Ballaarat East and the City of Ballaarat, Contract No.237 - specification for work required in taking up timber bottom of Yarrowee channel from end of present pitched bottom north side of Alfred Hall to south side in line with Curtis Street (width of Alfred Hall building) - cut timber planking to fit close up to pitchers - channel curves at this point - at end where pitched bottom meets timber sheeting box cut the full width of the channel and fill with cement concrete [note: tender replies dated February 1895]

VPRS 2503 P000, Contracts 1858-1921, Box 10:

<sup>13</sup> Town of Ballaarat East, Contract No.238 - pitching bottom of Yarrowee Channel from north side of Curtis Street onwards with bluestone - not more than 8 chains

City Council of Ballaarat, Mayor's Annual Report, August 1895:

<sup>13</sup> p.1 - schedule of works during the year 94/95 includes 102' of Yarrowee Creek piled and sheeted, and pitching of Yarrowee Channel under Alfred Hall

Town of Ballaarat East, Mayor's Annual Report, 1895:

<sup>13</sup> p.6-8 - the stone pitching of the bed of the Yarrowee from the north side of Alfred Hall to Bridge Street is one of the most important works executed this year - the necessity of doing the work was forced on the Council from a sanitary point and a substantial permanent improvement has been the outcome - Mayor hopes the pitching will be continued under the Bridge Street Bridge and as far as Little Bridge Street

<sup>5</sup> Also undertaken - concrete underpinning of the stonework of the creek at the rear of the Eastern Oval and the building of the retaining wall at the Rowe Street bridge - considered to be 'works of an important and permanent character'.

Work was also done in repairing the piling and sheeting of the channel below Eastwood Street

#### **1896**

VPRS 2503 P000, Contracts 1858-1921, Box 11:

<sup>6</sup> Town of Ballaarat East, Contract no.292, signed by contractor (C.Rowsell and Co.) in February 1896 - specification of works involved in erection of stone abutment wall on north side for girder bridge at Rowe and Peel Street - top of new abutment wall to be on a level with the finished wall on the south side

Town of Ballaarat East, Mayor's Annual Report, 1896:

<sup>6</sup> p.7 amongst the important works executed was the building of the stone wall of the Yarrowee Channel on the north side of the Rowe Street Bridge,

<sup>14 and 15</sup> p.7 also the taking down of the wooden sides of the Yarrowee Channel from Little Bridge to a distance of 10 chains southwards and reconstruction of sides with bricks from the old Powder Magazine with stone coping also carried out - 'There still remains part of the Channel, from where it has been built to the Eastwood Street Bridge, to be permanently executed . . .'

<sup>13</sup> p.7 Another necessary work - the continuation of the pitching of the bed of the Yarrowee under the Bridge Street Bridge and from Bridge Street to Little Bridge Street - needs to soon be undertaken

### **1897**

VPRS 2503 P000, Contracts 1858-1921, Box 11:

<sup>17</sup> Town of Ballarat East, Contract No.352, March 1897 - specification for erection of stone abutment and box girder bridge at junction of Eastwood and Dana Street - replaces old timber bridge - bluestone abutments to be constructed - any planks removed to be reused in repairing planking on west side of channel

### **1898**

Historic Engineering Drawings held at the Town Hall:

<sup>13</sup> 1898/006 - plan and sections for pitching bottom of channel from Bridge Street to Grenville Street - shows timber planking at Grenville Street onwards

### **1900**

City Council of Ballarat, Mayor's Annual Report, August 1900:

p.4 - on 29 April visited by Hons. The Premier, Minister of Public Works, Minister of Lands and Minister of Railways - the outcome of the visit was a special grant of £500 pounds for completion of the Gnarr Creek and a further hoped for result was a grant for improvements to the Yarrowee Creek down as far as the Woollen Mills Bridge

### **1901**

City Council Of Ballarat, Mayor's Annual Report, August 1901:

<sup>16</sup> p.7 - early in the financial year (2<sup>nd</sup> half of 1900) action was taken to prepare plans and specifications for the improvement of Yarrowee between Grenville Street and Hill Street Bridge - in December 1900 the Joint Committee of the City and Town Councils adopted the Plans and Specs of Engineer - subsequently approved by PWD - tenders received April 1901 for the work in two sections with the division at South Street - Mr AG Shaw became the contractor for the southern section - commenced 4 June, Messrs Smythe and Rutherford became the contractor for the northern section - commenced 23 May. 'this work means a very great improvement to the sanitation of the City and Town' - half of the cost (some £25,000) to be borne by the Government

Town of Ballarat East, Mayor's Annual Report, 1901:

<sup>16</sup> p.12-13 - the distance from the end of the completed work in Grenville street to the Woollen Factory is 82 chains and the width of the channel 50'. The bed is to be constructed throughout with bluestone pitchers and the walls of cement concrete coped with bluestone. 'When completed this will be the best sanitary improvement effected in Ballarat for years.' In order to prevent settlement on the borders of the channel the Councils have had the vacant land on both sides gazetted as a plantation reserve.

### **1902**

Historic Engineering Drawing held at the Town Hall:

<sup>16</sup> 1902/004 - Yarrowee Creek - change of bearing - detail of connection to old work at Grenville Street

City Council of Ballarat, Mayor's Annual Report, August 1902:

<sup>16</sup> p.8-9 - construction of the Yarrowee Channel - lower portion from Hill Street to South Street almost completed, upper portion from South Street to Grenville Street well advanced

### **1903**

VPRS 2503 P000, Contracts 1858-1921, Box 11:

<sup>18</sup> Town Council of Ballarat East, Contract No.667, signed August 1903, contractor - McKuster and Ford - specification and contract for erecting steel girder bridge over Yarrowee at junction of Peel and Rowe Streets - remove old timber bridge and supports - council to provide girders, abutments already constructed, bridge to have red gum decking

City Council of Ballarat, Mayor's Annual Report, August 1903:

<sup>16 and 18</sup> p.6-7 - joint work completed and new bridge to connect the two Municipalities over the Yarrowee at Grant Street in the course of erection, replaces old one - 30 years old

Town of Ballarat East, Mayor's Annual Report, 1903:

<sup>18</sup> p.17 - Grant Street Bridge - contract is now in progress for constructing a steel plate girdered bridge 48' wide, with steel and concrete decking on the stone abutments, provided when channel was being constructed - joint council cost

VPRS 2503 P000, Contracts 1858-1921, Box 11:

Town Council of Ballarat East, Contract No.681, signed October 1903, contractor - Messrs Jenkin Bros - specification and contract for forming two concrete abutments and providing 4 bearing stones dressed to receive bearing plates for footbridge over Yarrowee in line with the south side of Gladstone Street

Historic Engineering Drawing held at the Town Hall:

1903/021 - Footbridge over Yarrowee Creek [appears to be for present Gladstone Street footbridge]

## 1904

City Council of Ballarat, Mayor's Annual Report, August 1904:

<sup>18</sup> p.4 - Grant Street bridge finished and handed over by contractors on 6 April,  
<sup>18 and 18a</sup> p.8 - the steel bridge (plate girders under road, lattice side or parapet girders, road-deck of steel joists in concrete covered with tarred macadam, pathways of concrete on arched corrugated iron, supported on small cross joists and covered with asphalt, span 54 ft, width 50 ft overall) at Grant Street over the Yarrowee Creek was completed earlier this year.

Also - a footbridge, 52 ft span, comprising two lattice girders and a timber deck has been erected at the joint cost of the two Municipalities over the Yarrowee Creek Channel and connecting Gladstone and Sebastopol Streets.

Town of Ballarat East, Mayor's Annual Report, 1904:

p.10 - a contract was let for constructing a brick wall on the stone wall of the Yarrowee channel - acts as permanent fencing to the rear of the East Oval

<sup>18 and 18a</sup> p.12 - important permanent works undertaken by Ballarat East - covering the Yarrowee Channel both sides of Bridge Street with steel girders and red gum decking - surface can be better utilized by businesses, Council intends to beautify with plants during Summer. Joint works - erection of large stone and steel plate girder bridge at Grant Street, also erection of steel girder footbridge over Yarrowee in line with Gladstone Street. 'Both these bridges were necessitated through the construction of the Yarrowee Channel, and are substantial structures which will last for many years'.

p.13 - bridge constructed at junction of Peel and Rowe Streets with steel girders and red gum decking on stone abutments (the latter previously constructed). The bridge has been made the full width of the two streets.

<sup>18 and 18a</sup> p.20 - Grant Street bridge completed - clear span of 50' and is 48' wide, constructed of steel plate girders under roadway and steel lattice parapet girders at the sides with steel joists and concrete decking and abutments, stone wing walls and parapets - 'one of the largest and most substantial bridges erected in recent years in Ballarat.'

VPRS 2503 P000, Contracts 1858-1921, Box 11:

Town Council of Ballarat East, Contract No.713, signed 16 May 1904, contractor L & J Rowsell - specification and contract for erecting a stone culvert across Humffray Street Brown Hill north of G.Day's - [replaces timber bridge]

Note: this culvert is not part of the precinct but is still an important example of engineering works.

## 1905

Town of Ballarat East, Mayor's Annual Report, 1905:

<sup>1</sup> p.5 - a substantial stone wall was constructed east of Nicholson Street bridge for a distance of 5 chains on the southern side of the Yarrowee Creek, which will now effectively prevent any overflow of the creek at this point

### 1907

VPRS 2503 P000, Contracts 1858-1921, Box 12:

<sup>1</sup> Town Council of Ballarat East, Contract No.72, 1907, contractor - J. Dynan - specification and contract for construction of 300 lineal feet of bluestone retaining wall to the south bank of the Yarrowee Creek from the end of the present wall to Princes Street

Engineering Drawing held at the Town Hall:

1870/007 - [but probably 1907] - wall detail to Yarrowee Creek between Nicholson Street and Princes Street - continuation of bluestone wall with bluestone coping by 300'

### 1908

Town of Ballarat East, Mayor's Annual Report, 1908:

<sup>1</sup> p.15 - The wall of the Yarrowee Creek has been extended northwards to Princes Street

### 1915

City Council of Ballarat, Mayor's Annual Report, August 1915:

<sup>8 and 19</sup> p.9 - dry summer created such problems in the parts of the Yarrowee Creek above Rowe Street and below the Hill Street Bridge that in the interests of public health something had to be done - action taken in December 1914 by the joint Councils - by invitation, the Minister of Public Works visited in January 1915 to inspect portions of the Creek requiring attention - request made to him for financial assistance and Government made available some of £17,550, half granted, half a loan - Councils have found owing to the high prices of materials and of labor, due to the war and drought, that works had to be curtailed so that cost could be kept within the limits of the money available - the contracts for the work have been let to Messrs Starr and McClelland who are making preliminary preparations to commence work.

<sup>8 and 19</sup> p.13-14 - early in the year the Minister of Public Works granted £17,550 for improvements in the Yarrowee Creek between Nolan and Rowe Streets, and at and below Hill Street Bridge - survey work undertaken to locate the creek reserve - plans and specifications prepared in Town Engineer's office - tender of Messrs Starr and McClelland was accepted for the portion north of Nolan Street, and negotiations entered into with same firm as to extent of works within the money available for the portion south of Hill Street.

Historic Engineering Drawing held at the Town Hall:

<sup>8</sup> 1915/020 - Yarrowee Creek from Nolan to Rowe Streets - details for concrete wall on west side, shows existing stone wall on east side

### 1916

City Council of Ballarat, Mayor's Annual Report, August 1916:

<sup>8 and 19</sup> p.7 - the contractors, Messrs Starr and McClelland have almost completed their work carrying out the improvements to the Yarrowee Channel from Nolan Street northwards to the city boundary, and from the Hill Street Bridge southwards - 'By the carrying out of these works, the intolerable nuisances in the two localities have been removed, to the advantage of the health of the citizens generally, more particularly to those residing in the vicinity. It is a pity that a further section could not have been completed while the matter was in hand.'

<sup>8 and 19</sup> p.11 - contracts for works to Yarrowee Creek signed by the contractors on 20 April 1915 - work from Nolan Street northwards practically completed, and from the Hill Street Bridge southwards in a month or so. Work also included reconstruction of the Hill Street Bridge on a proper alignment, with one span and a reinforced concrete deck is a great

improvement on the old three-span bridge in wrong alignment. 'the waterway is much improved and its discharge increased.'

<sup>8 and 19</sup> p.12 - works undertaken include Yarrowee Creek improvements > pitching bottoms and concreting walls - 1,467 chains from Nolan Street to Rowe Street, and 968 chains (including new bridge) from Hill Street southward

Town of Ballarat East, Mayor's Annual Report, 1916:

<sup>8 and 19</sup> p.22-23 - tenders were called for contracts to complete the channel from Nolan Street to Rowe Street, called the north section, and to continue the channel southwards from Hill Street, including the reconstruction of the Hill Street, called the south section

<sup>4</sup> p.23 - a contract was let to Mr RA Brown at a cost of £689 for continuation of the north section of the Yarrowee Channel joint work eastwards from Rowe Street Bridge, 'a job that will completely prevent the very bad yearly occurrence of stagnant drainage at this spot'.

## 1917

City Council Of Ballarat, Mayor's Annual Report, August 1917

<sup>8</sup> p.10 - the works involved in the contracts of Messrs Starr and McClelland for improvements in the Yarrowee Creek were completed in September 1916

<sup>19</sup> p.10 - the outlet at Hill Street required an apron and water cushion to protect the end of the channel from being undermined.

Town of Ballarat East, Mayor's Annual Report, 1917:

p.32 & 33-34 - overview of works to Yarrowee Channel, [all generally as above]

## 1926

City Council of Ballarat, Mayor's Annual Report, August 1926:

p.23 - an up-to-date reinforced concrete deck is well on the way to completion at the Mair Street Bridge over the Yarrowee Creek - replaced timber bridge some 30 years old - the job necessitated the supply and fixing of extra girders under the footpaths

## 1930

Historic Engineering Drawing held at the Town Hall:

<sup>2</sup> 1930/026 - plan showing extent of new concrete walls and bottom to Yarrowee Channel from Peel Street to Nicholson Street, part of bottom already laid with pitched bluestone, shows existing stone walls to east of Nicholson Street on south side

## 1931

City Council of Ballarat, Mayor's Annual Report, August 1931:

<sup>2</sup> p.13 - 'In addition to the Sustenance scheme the work of completing Specimen Vale Creek, Yarrowee Creek and the construction of Gnarr Creek have been carried out by the City Engineer, Mr LH Finch, with moneys provided by the Government'.

<sup>2</sup> p.30 - relief work entered into included the construction and completion of the Yarrowee Creek channel between Peel and Nicholson Streets in concrete - 'the bottom of the Yarrowee Creek is the first large creek channel in Ballarat to be constructed solely of concrete, though several smaller channels have been similarly constructed.' - 343 lineal feet constructed

## 1938

City Council of Ballarat, Mayor's Annual Report, August 1938:

<sup>3</sup> p.20 - Relief Works - at Nicholson Street the old timber bridge over the Yarrowee Creek has been replaced by a new steel and concrete one for the full width of the street

Historic Engineering Drawing held at the Town Hall:

<sup>3</sup> 1938/016 - new bridge and road at Nicholson Street

## 1952-3

City of Ballarat, Mayor's Annual Report, 1952/53:

New 28' span road bridge composed of reinforced concrete deck on steel beams constructed over the Yarrowee Creek at Oliver Street to replace a very old wooden structure

**1957/58**

City of Ballaarat, Mayor's Annual Report, 1957/58:

deck of the Peel Street Bridge over Yarrowee renewed in timber on existing RSJs

**1960/61**

City of Ballaarat, Mayor's Annual Report, 1960/61:

concrete deck constructed over Yarrowee in Little Bridge Street (to replace existing wooden deck in bad state of repair) and at same time a concrete walkway was constructed along the west side of the creek from Little Bridge Street to the newly constructed Elderly Citizen's Club

**1961/62**

City of Ballaarat, Mayor's Annual Report, 1961/62:

Nolan Street Bridge being replaced - also involves realignment of the road

**1964**

City of Ballaarat, Mayor's Annual Report, 1964:

Works carried out - replacement of the old timber bridge over the Yarrowee River at Dana Street with a widened steel and concrete bridge  
Also - a steel and concrete bridge was erected over the Yarrowee River between Little Bridge Street and the Elderly Citizen's Club



## 11 MOUNT PLEASANT GOLDEN POINT HERITAGE PRECINCT

### 11.1 Description / Precinct Boundaries

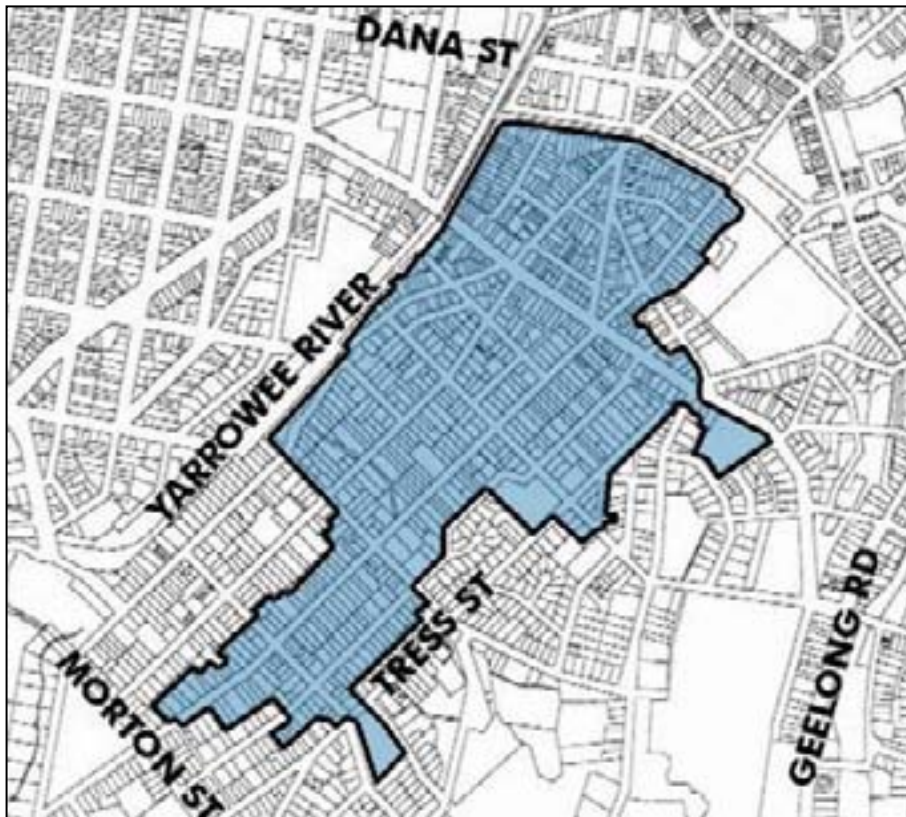


Figure 12 Mount Pleasant Golden Point Heritage Precinct Map, shown as "K" on the Proposed Ballarat Urban Heritage Precincts Map

Mount Pleasant/Golden Point Precinct is set to the south east of Ballarat City Centre, within urban Ballarat. The precinct acts primarily as a residential area, with some local shopping and commercial facilities and contains a strong Victorian, Federation and Inter-war heritage character.

The precinct focuses around Barkly Street (which forms the south west to north south east spine of the precinct) and part of Grant Street which forms the key East West link through the precinct). The northern boundary of the precinct is formed by Stenfield Street South. The western boundary is formed by Anderson Street North and the Yarrowee drainage line as far south as Gladstone Street. The precinct boundary then follows Gladstone Street and the property boundaries of lots fronting Barkly Street to three properties north of Morton Street. The southern boundary then returns back across Barkly Street with a staggered line to Laurie Street and up to Cobden Street. The eastern boundary is staggered from Cobden Street to Steinfeld Street and mainly includes the southern parts of Laurie Street and the northern parts of Tress Street.

### 11.2 Historical Overview

Golden Point was one of the richest alluvial fields on the Ballarat goldfields. Discovered by James Regan in late August 1851, who had recently returned from the Clunes gold

fields, and tried his luck on the slopes of gravel.<sup>167</sup> Although there is some dispute over actual dates and when the later parties arrived to join the search, it is evident that by September the field was already busy. The alluvial gold was easily found but the old terrace which was the richest part of the Golden Point diggings was once the inside bend of a river and, on the surface, was merely the indicator of what was buried under ground in the deep leads of the buried rivers.<sup>168</sup> The rich fields attracted the Gold Commissioners as well as Golden Point was such a rich field that collecting the hated licences should have been busy. But even on the richest alluvial field the miners were not compliant about paying.

The miners soon realised the blue clay held the most accessible gold and mined furiously, carting their wash dirt to the Yarrowee Creek and adding to the pollution. By 5 October there were some 500 cradles, each with a team of 5 or 6 men feeding the dirt in.<sup>169</sup> The proximity of the creek was an important consideration as in times of drought, such as in December 1852, when the creek still flowed which encouraged mining to move back again to Golden Point.<sup>170</sup> A rough and ready tent town soon sprang up and miners had access to all the services available on the goldfields, such as sly grog tents, butchers and other tradesmen in a very short time.

The creek was a mixed blessing, for in times of heavy rain the area flooded forcing miners to leave quickly as their claims filled with water. Shafts were timbered to help prevent the loose ground from falling in, and the Golden Point miners discovered that split slabs of eucalyptus was the strongest and most easily available material. They started a trend that allowed them to mine deeper and deeper into the wet unstable ground and follow the buried rivers along their lines to extract the alluvial gold held in their ancient beds.<sup>171</sup> Later miners followed the quartz reefs which held the gold which had not been weathered out into the gravelly riverbeds.

By the late 1850s the Mt Pleasant area was seriously mined for quartz, especially the area called Gum Tree Flat.<sup>172</sup> A large quartz reef had been found under Gum Tree Flat where the lead crossed under Barkly Street.<sup>173</sup> This mine, the Lannberris Mine and the No 1 Lannberris Mine named by Welshman Thomas Jones, worked for over fifty-nine years on the rich deep quartz leads and pioneered the techniques of quartz mining. The main lead joined the Gravel Pits Lead, the Eureka Lead and the Red Hill Lead and miners followed it underground from the open cut established at the rear of the Blue Jacket Hotel down to much deeper depths.<sup>174</sup> The main Golden Point Lead was discovered in April or May 1856 on the site where the later gas works once stood.<sup>175</sup> The ground here was wet and the miners tried a windmill to pump out water in 1854-55 to no avail. Better results were obtained by using a windlass and steam power and the mine was one of the better producing mines on the Ballarat gold fields.

Mount Pleasant Tramway was a spur line from the main tramway system. One spur went down Bridge Street along Victoria Street and down Barkly Street right through to Mount Pleasant allowing Ballarat East residents some tramways access.<sup>176</sup> By 1904 most residents used bicycles to go to and from work. The tramline was more used for recreational purposes and allowed families to reach Lake Wendouree in the west of

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<sup>167</sup> W. Bate, *Lucky City*, p7

<sup>168</sup> See W Bate, *Lucky City* pp 7-24 for more information about Golden Point gold fields

<sup>169</sup> *Ibid*, p16

<sup>170</sup> *Ibid*, p29

<sup>171</sup> *Ibid*, p34

<sup>172</sup> A.W. Strange, *Ballarat: the formative years*

<sup>173</sup> *Ibid*, p55

<sup>174</sup> See Brough-Smyth, *The Goldfields and Mineral Districts of Victoria*, p457

<sup>175</sup> *Ibid*

<sup>176</sup> W. Bate, *Life After Gold*, p10

Ballarat, a place popular for picnics and outings.<sup>177</sup> Although the tramlines opened up Ballarat for more development to the west of the city, there was little real benefit to Ballarat East other than for outings.

After the initial rushes exhausted the surface alluvial gold and the deeper mines were established, the Mt Pleasant/Golden Point area still accommodated many people who either worked in the deeper mines or nearby. The major roads such as Main Street, (the road to Buninyong and Geelong), Humffray Street, Grant Street and Barkly Street all are depicted on the lithograph map dated 21 October 1861. The township of Ballarat was clearly creeping closer to Golden Point and allotments are marked on the city side of Yarrowee Creek. Mines and shafts, as well as the Chinese Village, are also marked, however one would expect some more substantial buildings than the earlier tents would be erected along the major roads.

The Niven's Mining Map of Ballarat compiled in 1870 shows much more development and several streets and roads linking the major thoroughfares. Golden Point is clearly part of the urban structure of Ballarat by this time. It is apparent that the development of the area followed the cessation of surface mining and residential development occurred around the deep lead and quartz mines as it did elsewhere in Ballarat where it was common to find houses close by mining structures.

### **11.3 Urban Design & Engineering Infrastructure**

The Mount Pleasant/Golden Point Precinct is a large, predominantly residential area, interspersed with a small number of community/cultural buildings and a slightly larger number of commercial buildings. The latter are most commonly located at the intersections of the collector roads of Grant Street, Barkly Street, Peel Street South, Humffray Street South (north of Grant Street) and Bond Street (originally named Humffray Street South before the present line of Humffray Street South to the south of Grant Street was laid out), all of which were laid out by 1861. Local roads of varying lengths run in a distorted grid at various angles off these collector roads. The majority of these local roads were laid out by 1870 and the soon after so that by the 1880s the road layout was as seen today.

The layout of all these roads, in conjunction with the varying but generally undulating topography within the precinct, assist in understanding the cultural and architectural development of the area, which was generally haphazard because of the dominance of mining for many years on both the alluvial flats and the quartz-rich hills. Buildings of varying styles, erected over many decades, are distributed almost uniformly throughout the precinct. The electrification in 1904 of the former horse-drawn trams and the extension of their route to include a spur along Barkly Street to the Cobden Street intersection in Mount Pleasant would appear to have helped the further growth of the precinct in the early decades of the 20<sup>th</sup> century and the Inter-War years with more houses built in between the scattered earlier residences.

Allotment sizes within the precinct vary considerably. They are generally smaller and more irregular on the former alluvial flats within the borders of the present Barkly and Grant Streets to the east and south, and the channels of the Yarrowee and Canadian Creeks to the west and north, and larger and more regular in the southern and eastern parts of Golden Point and in Mount Pleasant. The setbacks of the houses from the street frontages vary considerably with some of the houses set almost on the footpath, and others set more than 5 metres back. Some houses take up almost the entire width

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<sup>177</sup> See K.S. King, *The Ballarat Tramways* for more information on tramlines and usage

of their allotments while land and generally informal gardens surround others. Most of the significant and contributory houses in the precinct are oriented parallel with the main street boundary. There are a few, however, set on allotments with angled street frontages caused by the road alignment, that are oriented at an angle to the front boundary to enable a parallel alignment with the side boundaries.

The majority of buildings set directly on the street frontage were those built for commercial purposes, and these structures generally take up most of the allotment, following the street boundaries where located on a corner. A number of the early houses, generally located in the former alluvial flats area are also set on the street boundaries, or set back at the depth of the verandah.

The setbacks of the cultural/community buildings from their street frontages vary considerably and the buildings also variously take up the entire width of their allotments, or sit within much larger allotments with medium to substantial setbacks on all sides. None are set directly on the street frontage. All the significant cultural/community buildings in the precinct are oriented parallel with the main street boundary, or in the case of the Mount Pleasant School with the dominant line of Tress Street.

In terms of engineering infrastructure the roads throughout the precinct are predominantly asphalt and some have gravel and/or grassed verges, which remain an important part of the streetscapes, or kerbs and gutters of more recent concrete construction. The latter are predominantly located on the collector roads of Barkly Street, Grant Street, Peel Street South, and the section of Humffray Street South to the north of Grant Street. Bluestone gutters, deep and shallow, can be found throughout the precinct. Arched or flat gutter crossovers can also be found throughout the precinct, but generally to the south of Grant Street. A bluestone lined channel and other infrastructure associated with the narrow line of a former creek running through the Humffray Street South park reserve from the Yarrowee Creek to the Pearces Park area are also notable, particularly the raised metal drain cover in Bond Street.

Overhead power lines form other infrastructure that has been introduced over time and they are particularly dominant in the streets that do not have street trees.

#### **11.4 Landscaping (Public & Private)**

The number, type and distribution of street trees throughout the precinct varies greatly, with the longest stretches to be found along Barkly Street. The most significant avenues of street trees, predominantly mature elm and plane trees, can be found on the edge of Steinfeld Street South, beside the Canadian Creek channel. Elsewhere street trees are not a dominant characteristic of the precinct.

Grassed nature strips and deep grass verges are a significant component of the residential streetscapes. Other significant landscapes within the precinct comprise the plantings and mature trees within the grounds of a number of the residences.

#### **11.5 Buildings & Significant Details**

The Mount Pleasant/Golden Point Precinct is especially characterised by a heterogeneous mixture of residential, commercial, and cultural/community buildings constructed from the mid-19<sup>th</sup> century to the end of the inter-war period in the 20<sup>th</sup> century. The individually significant or contributory buildings are well distributed throughout the precinct. The Mount Pleasant/Golden Point Precinct is also

characterised by the Pearces Park, at the corner of Barkly and Gladstone Streets, which contains a distinctive rotunda; by the park beside the Yarrowee Creek on Humffray Street South near the intersection with Gladstone Street, which contains a number of community club buildings; and by the site of the Ballarat East Bowling Club, which was originally the location of extensive quartz mining into the side of the hill.

### Residential Buildings

The individually significant or contributory residences in the Mount Pleasant/Golden Point Precinct range in their period of construction from Victorian to Federation to Inter-war. The majority are single storey and detached. There are a few residences attached to associated stores, and a small number of semi-detached paired houses with a shared central brick wall for fire separation. Where houses are built directly to a side boundary, the boundary wall is always constructed of brick for fire separation, even when the remainder of the building is of a different material. These boundary walls vary in appearance from sitting under the eaves to more elaborate parapeted shapes that may also project beyond the front façade of the house. The houses throughout the precinct vary greatly in size from tiny Victorian vernacular cottages to larger Victorian, Federation or Inter-war residences. Fences to many of these houses range from appropriate to the style of the house, or at least appropriate in height, to both inappropriate in style and height.

The most rudimentary houses in the precinct are of a **Victorian vernacular** style. Although their simple appearance appears to indicate an early date of construction (the mid-19<sup>th</sup> century), houses of this type continued to be erected throughout Ballarat up until the turn of the century. In this precinct, it is unlikely that any of them can be dated back any earlier than the late 1860s due to the continued dominance of gold-mining of much of the land in the Golden Point area and the transitory nature of the corresponding early settlement. This is particularly relevant in the former Winters Flat and Golden Point Flat area (within the borders of the present Barkly and Grant Streets to the east and south, and the channels of the Yarrowee and Canadian Creeks to the west and north), which was still being extensively mined by 1867 and where this style of house is actually slightly more predominant than in the rest of the precinct. Permanent settlement on these alluvial flats does not appear to have occurred until at least the late 1860s or early 1870s. A few other possibly early examples of this house style can be seen at 416 Grant Street, 502 Tress Street and 526 Tress Street, although the verandahs on the first two may have been added at a later stage. These houses are located up on the Golden Point Ridge where there was considerable quartz mining in the mid to late 19<sup>th</sup> century.

The **Victorian vernacular** style of house in this precinct is characterised by the direct relationship of its rudimentary hipped or gabled roof form to the individual sections of the house in that each hip or gable covers the depth of one room only. They can be seen in this precinct in a number of different configurations as follows:

- The smallest houses consist of one hip or gable with a rear skillion roofed section that may be original or a later addition.
- Larger houses consist of a series of hips or gables over subsequent rooms that may be original or later additions.
- Many of these houses have simple symmetrical front facades with a central doorway flanked on each side by a single window, although sometimes there may be a pair of windows, or, more rarely, a triple-light window.
- Some of these houses have a slightly more complex front façade caused by the forward projection of one of the front rooms. This forward projection usually has a gabled roof but hipped roofs are sometimes seen.
- There are also a number of Victorian vernacular houses in this precinct which present a single gabled end directly to the street frontage, with the gable roof

covering the narrow width of the house and extending down the depth of the building. In these instances the distribution of the door and a single window across the façade is asymmetrical.

- There is only one house in the precinct, at 16 Haymes Crescent, that presents a double gable to the street frontage. It has a symmetrical door and window arrangement below.

The **Victorian vernacular** styled houses in this precinct exhibit the following key characteristics:

- Their overall appearance is characterised by horizontal weatherboard wall cladding with square edges and unpainted galvanised corrugated iron roof cladding. There are no houses of this type constructed completely of brick in the precinct. Roof cladding other than unpainted galvanised corrugated iron has been introduced at a later date.
- The roofs are generally of a minimum 25 to 30° pitch and feature narrow eaves.
- The guttering is generally ogee or quad with circular down pipes.
- The verandah roofs are generally hipped with a gently curved or straight form and are joined to the main building under the eaves line. Very few are skillion or bull-nosed in shape, and some of these may be later additions. The verandah roofs are generally clad with unpainted galvanised corrugated iron.
- The use of decorative elements to the verandahs is generally restrained and varies from plain timber posts only, to the addition of simple timber fretwork or decorative cast iron valances and brackets, sometimes in conjunction with stop chamfered timber posts.
- Some of the gables feature bargeboards, which range in appearance from rudimentary to quite decorative traceried timber showing rustic gothic influences. The most notable of these decorative traceried bargeboards can be seen at 318 Humffray Street South. Turned timber finials can also be seen in some of the gables.
- The front doors to these houses are generally of four-panelled timber and some have a highlight above. A few have sidelights.
- The windows are rectangular and vertical in proportion and are timber framed and double hung. Multi-paned sashes can be seen in some of the earlier windows.
- The chimneys are generally of plain, unpainted brick, sometimes with simple corbelling. They are variously located externally or internally. Some of the later houses of this style feature chimneys with dichromatic brick patterning.

There are a number of larger **representative Victorian** styled houses throughout the precinct. As with the Victorian vernacular style, houses of this type were erected throughout Ballarat up until the turn of the century, and even sometimes after. The **representative Victorian** style of house in this precinct is generally characterised by an M-shaped, hipped roof form over a four-roomed house consisting of a central corridor with two rooms on either side. Original or later additions at the rear may have skillion, gabled or hipped roof forms. These houses can be seen in this precinct in two different configurations as follows:

- Most of these houses have simple symmetrical front facades with a central doorway flanked on each side by a single window, a pair of windows, or, on more elaborate facades, a triple-light window.
- Some of these houses have a slightly more complex front façade caused by the forward projection of one of the front rooms. This forward projection usually has a gabled roof but hipped roofs are sometimes seen.

The **representative Victorian** styled houses in this precinct exhibit the following key characteristics:

- Their overall appearance is generally characterised by horizontal weatherboard wall

cladding with square edges and galvanised corrugated iron roof cladding, which may be painted. There are no houses of this particular type in the precinct with slate roofs. Roof cladding other than unpainted or painted galvanised corrugated iron has been introduced at a later date.

- A very small number of the representative Victorian styled houses in this precinct are constructed of face brick with contrasting brickwork (sometimes painted) around the door and window openings and in patterns on the walls. These houses range in size and are located at 324 and 326 Barkly Street (a notable semi-detached pair of houses), 1 Cameron Street, 514 Humffray Street South (later altered and extended) and 13 Young Street.
- The roofs are generally of a minimum 25 to 30° pitch, and feature modest eaves.
- The guttering is usually ogee or quad with circular down pipes.
- The verandah roofs are generally hipped with a gently curved form and are joined to the main building under the eaves line. A few of the verandahs are straight or skillion and there are some that have the appropriate wide curve of an early bull-nosed form. Very few have an ogee or concave roof form. The verandah roofs are generally clad with galvanised corrugated iron, which may be painted. There are some examples of return verandahs.
- The use of decorative elements to the verandahs varies from plain timber posts only, to stop chamfered timber posts with simple timber fretwork or decorative cast iron valances and brackets, to decorative cast iron posts with highly ornate cast iron valances and brackets. Some more elaborate verandahs feature small gablets with decorative cast iron infill within the verandah roof form over the central entrance doorway.
- A range of other decorative elements can also be seen on houses of this style. Some roofs feature decorative cast iron ridging or a simplified widow's walk. Decorative turned timber brackets, sometimes in conjunction with decorative timber mouldings, can often be seen under the eaves of the front façade, and sometimes along the sides. Decorative timber architraves can often be seen around the door and window openings. Where the houses in this style have gables, they often feature rudimentary or decorative carved timber bargeboards. Turned timber finials or curved metal apex ornaments can also be seen in some of the gables.
- The front doors to these houses are generally of four-panelled or six-panelled timber and many have a highlight above. A number also have sidelights. Some of the more elaborate facades feature entrance doors with a highlight and sidelights all set within a recessed panelled surround.
- The windows are rectangular and vertical in proportion and are timber framed and double hung. On later houses in this style the windows not under verandahs may have hoods of ripple iron supported by decorative timber brackets.
- The chimneys are sometimes of plain, unpainted brick, generally with simple corbelling or with rendered decorative mouldings. A few chimneys are fully rendered with decorative mouldings. Some of the later houses of this style feature chimneys with dichromatic brick patterning, the most notable being those of the semi-detached pair of houses at 324 and 326 Barkly Street. The chimneys are generally located internally.

There are only a few other brick houses that were constructed during the Victorian era in this precinct but they have a more decorative and/or complex appearance that sets them apart from the representative Victorian styled house described above, although they share many of the same basic characteristics. They are located at 40 Peel Street South and 539 Barkly Street and have the following key characteristics:

- The house at 40 Peel Street South is wider than the representative Victorian styled house, having been extended along the façade by an extra bay.
- The house at 539 Barkly Street features projecting squared window bays with their own small hipped roofs to the front façade, and a hipped section at the rear that

projects towards to the side boundary.

- Both houses are of face brick and their appearance is particularly characterised by the contrasting decorative and plain cement rendered mouldings. These include the eaves, brackets and cornice mouldings below the boxed eaves, the rendered surrounds to the door and window openings, and more particularly, the classically derived entablature and columned architrave to a set of paired windows on the house at 40 Peel Street South as well as the vermiculated quoining on the same building.
- The cast iron columns and decorative cast iron valance and brackets to both verandahs, particularly the return verandah at 539 Barkly Street, also contribute to the more intricate modelling of their façades.

There is also a weatherboard clad house at 109 Grant Street built in the Victorian era that has a more complex front façade than seen on similar houses elsewhere in the precinct. This house has two projecting faceted window bays with individual roofs, and a verandah with an ogee roof form that follows around these window bays to form a complex faceted verandah line.

The only other distinctive brick house that was built in the precinct before the turn of the century was 'Clowance' at 518 Barkly Street, which was erected in 1892-93. This important house, listed on the Victorian Heritage Register, is described as 'an innovative example of a transitional design between Victorian and Federation styles'. Throughout the precinct there are a number of other houses, not as notable as 'Clowance' but worthy of recognition, that can also be seen to combine late Victorian and early Federation features. Most of these would have been built shortly before or even some years after the turn of the century.

The configuration and overall appearance of the houses in this precinct that display this **transitional Victorian/Federation** style varies greatly and they are more predominant in the precinct than those of a more representative Federation style. Some examples of this transitional style, which exhibits a diverse mix of Victorian and Federation floor plans, details and rooflines are as follows:

- They may be characterised by a Victorian vernacular floor plan with the gable end facing the street frontage but feature a more complex jerkin head configuration to the gable as seen on the houses at 114 and 116 Grant Street (a notable semi-detached pair).
- They may be characterised by a traditional Victorian floor plan of a central corridor with two rooms on either side surmounted by a dominant gambrel roof as seen on the house at 6 Blair Street.
- They may be characterised by a complex combination of Victorian styled M-shaped hipped roof form with gabled projections to the front and sides featuring rough-cast stucco and half timbered Federation styled gable detailing, along with a typical Victorian bull-nose form to the verandahs, and typical Federation styled red brick chimneys with contrasting bands of cement render and rendered mouldings, all as seen in the distinctive house at 10 Peake Street.

The **transitional Victorian/Federation** styled houses in this precinct exhibit the following key characteristics:

- Their appearance is generally characterised by horizontal weatherboard wall cladding with square edges and galvanised corrugated iron roof cladding, which may be painted.
- There are only a small number of houses of this type constructed of face brick in the precinct. One particularly distinctive transitional Victorian/Federation styled brick house is located at 516 Barkly Street. This red brick house features projecting bay windows with rendered surrounds and distinctive fluted cornices fanning out to



support the projecting gables, which are decoratively detailed. Some other brick transitional styled houses are located at 35 Anderson Street East, and 48 and 50 Peel Street South Street (a notable semi-detached pair of houses). These particular buildings appear to have been erected or designed by the same person and feature red face brick walls with distinctive contrasting brickwork at the heads of the main front windows, which consist of a pair of narrow timber framed, double hung windows with segmental arched highlights. The rough-cast stucco and half timbered detailing to the front gables of all these houses, as well as the contrasting bands of cement render around the door and window openings and along the walls, also contribute typical Federation details to buildings that are basically characterised by the more traditional Victorian floor plan of a central corridor with rooms on either side and a projecting front room.

- All other characteristics (roof pitch, eaves, guttering, verandahs, decorative elements, doors, window, and chimneys) are generally an eclectic mixture derived from the key characteristics of the typical Victorian and Federation styles.

There are only a small number of **representative Federation** styled houses scattered throughout the precinct and they appear to have been erected some years after the turn of the century but generally before the start of WWI. The **representative Federation** style of house in this precinct is particularly characterised by its asymmetrical, three-dimensional form with a complex roofline of intersecting hips and gables over a dynamic individualised floor plan. The most distinctive example of this style in the precinct can be seen at 1 Gladstone Street.

The **representative Federation** styled houses in this precinct exhibit the following key characteristics:

- Their overall appearance is characterised by horizontal weatherboard wall cladding with square edges and galvanised corrugated iron roof cladding, which may be painted. There are no brick houses of this type in the precinct. Roof cladding other than galvanised corrugated iron has been introduced at a later date.
- The roofs are generally of a minimum 25 to 30° pitch and feature modest, or sometimes wide, eaves. The roof rafters are sometimes exposed.
- The verandahs generally return down one side of the building and their roofs are commonly a direct continuation of the main roofline at the same, or at a lower, pitch. As with the main roofs, the verandah roofs are generally clad with galvanised corrugated iron, which may be painted.
- The use of decorative elements to the verandahs varies from elaborate turned timber verandah posts with an often complex arrangement of timber fretwork valances and brackets to more simple turned or stop chamfered timber posts with a simpler arrangement of timber fretwork valances and brackets. Arched valances can be seen on a number of these verandahs.
- A range of other decorative elements can also be seen on houses of this style. Most roofs feature decorative cast iron ridging and curved metal apex ornaments. The upper parts of the gables often project slightly forward and are supported on decorative turned timber brackets. The gables also generally feature infills of roughcast stucco and half-timbered detailing. Decorative timber architraves can be seen around the door and window openings.
- The front doors to these houses are usually panelled and may incorporate glazing. They commonly have a highlight and sidelights. The glazing may feature coloured, decorative leadlighting.
- The timber framed windows are double hung or casement. They are rectangular and vertical in proportion and are usually arranged in groups of two or three on the main facades and singularly on the less dominant facades. Windows to the main façades usually also have individual square awning highlights and may feature coloured, decorative leadlighting. They may also be situated in projecting squared or curved

bays. On most houses in this style the windows not under verandahs have hoods of ripple iron supported by decorative timber brackets.

- The chimneys are generally of unpainted brick and are often distinctively tall and thin. They sometimes feature roughcast or smooth rendered decorative mouldings and terracotta chimney pots.

There are a number of **Federation Bungalow** styled houses scattered throughout the precinct and chronologically they seem to have been erected late in the Federation period before the start of WWI and sometimes as part of a transitional bungalow phase in the early years of the Inter-War period. Like the representative Federation styled houses, the **Federation Bungalow** and the **transitional Federation/Inter-War Bungalow** styled houses have an emphasis on their three dimensional qualities but they are less elaborate both in form and details. These buildings are predominantly characterised by a dominant hipped or gambrel roof over a more restrained floor plan, which is usually asymmetrical in configuration with one of the front rooms, and sometimes a side room, projecting forward with a gabled roof over. One of the more elaborate examples of the Federation Bungalow style can be seen at 713 Barkly Street, while a simple example can be seen at 607 Bond Street. A good example of the transitional Federation/Inter-War Bungalow can be seen at 26 Steinfeld Street South.

The key characteristics of the **Federation Bungalow** and the **transitional Federation/Inter-War Bungalow** styled houses seen in this precinct are very similar and differences can usually be seen in the type and style of detailing used on the verandah porches and in the gables, with the latter style exhibiting the more restrained detailing of the representative Inter-War Bungalow style described below. The **Federation Bungalow** and the **transitional Federation/Inter-War Bungalow** styled houses in this precinct exhibit the following key characteristics:

- Their overall appearance is generally characterised by horizontal weatherboard wall cladding with square edges and galvanised corrugated iron roof cladding, which may be painted. Roof cladding other than galvanised corrugated iron would appear to have been introduced at a later date. There is only one brick house of this bungalow type in the precinct and it is located at 512 Barkly Street. The upper portion of this house, above the window head line, is finished with roughcast stucco.
- The roofs are generally of a minimum 25 to 30° pitch and feature eaves that range from modest to broadly projecting. In the latter instance the roof rafters are exposed.
- The verandah roofs are usually formed by a direct continuation of the main roofline at the same, or at a lower, pitch. They may return down one side of the building but are generally seen across the front only. In the latter configuration the roofs are usually hipped but skillion roofs may be seen. As with the main roofs, the verandah roofs are generally clad with galvanised corrugated iron, which may be painted.
- The use of decorative elements to the verandahs is more restrained than seen on the representative Federation styled houses. The verandahs usually feature timber fretwork valances and/or timber fretwork brackets but their detailing is usually simple. The timber verandah posts are usually plain or stop chamfered, while some later transitional buildings may feature timber posts on brick piers.
- A more restrained range of other decorative elements can be seen on the houses in these bungalow styles. A few roofs feature decorative cast iron ridging and curved metal apex ornaments. The upper parts of the gables often project forward and are supported on decorative turned timber brackets. They generally feature infills of roughcast stucco and half timbered detailing but Inter-War styled shingling can also be seen in the uppermost part of some gables. Decorative timber architraves can often be seen around the door and window openings.
- The front doors to these houses exhibit a range of configurations but they are usually panelled and incorporate glazing. They sometimes have a highlight and, more rarely, sidelights. The glazing may feature coloured, decorative leadlighting.

- The timber framed windows are double hung or casement. They are commonly rectangular and vertical in proportion and are usually arranged in groups of two or three on the main facades and singularly on the less dominant facades. Windows to the main façades usually also have individual square awning highlights and may feature coloured, decorative leadlighting or multi-paned sashes. They may also be situated in projecting squared bays. Sometimes in these styles the windows not under verandahs have hoods of ripple iron supported by decorative timber brackets.
- The chimneys are generally of unpainted brick and are sometimes distinctively tall and thin. They sometimes feature roughcast or smooth rendered decorative mouldings and terracotta chimney pots. Some chimneys of the more transitional style bungalows are fully rendered with roughcast.

There is also a distinctive red face brick house at 510 Barkly Street built in the late Federation or possibly early Inter-War era that has a more solid front façade than seen on any of the other bungalows built within this period of time in the precinct. The style of this house is probably more accurately described as **Federation Arts and Crafts** and it is characterised by a dominant gabled roof that faces the street frontage and encompasses a deeply arched porch. The roof is pitched at about 30° and appears to be clad with the more uncommon 'shingle' tiles, which have the appearance of slate. The roofline is also intersected with minor gables and the ridges have decorative ridge tiles. The upper portion of this house, above the window head line, is finished with roughcast stucco as are the chimneys. The window and door details are generally as described above for the Federation Bungalow and the transitional Federation/Inter-War Bungalow styled houses.

There are a large number of **Inter-War Bungalow** styled houses scattered throughout the precinct. Houses of this type were erected throughout Ballarat in the 1920s and 1930s and they exhibit a great variety of sizes and shapes. The characteristic style of broad roofs over rectangular or squared floor plans was generally derived from the bungalows designed in the early 20<sup>th</sup> century in California, hence the term 'California Bungalow' which is often used to describe these houses. The 'true' California bungalow is more weighty in appearance and materials than those generally seen in Ballarat, and more particularly in this precinct, and the generic term 'Inter-War Bungalow' is more appropriate to use in relation to these buildings. Many of the houses of this style built in this precinct in the 1920s and 1930s, as well as throughout Ballarat and the rest of Victoria, came from designs offered by the State Savings Bank of Victoria in conjunction with their financing schemes.

The **Inter-War Bungalow** styled houses in this precinct are generally characterised by a broad and dominant roof form, consisting of one or more gables that run parallel or perpendicular with the street frontage. Some feature similar sized intersecting gabled roofs, and a few bungalows erected late in the Inter-War period have a main hipped roof form. Despite their great variety of sizes and roof configurations the **Inter-War Bungalow** styled houses in this precinct exhibit most of the following key characteristics:

- Their overall appearance is generally characterised by horizontal weatherboard wall cladding with square edges and galvanised corrugated iron roof cladding, which may be painted. Some of the houses built later in the era have terracotta tile roof cladding and have been built of a light coloured brick.
- The roofs are generally of a 25° pitch or steeper and have eaves that range from modest to broadly projecting but all depths generally feature exposed roof rafters.
- The roofs of the porches follow three basic designs based on the American styles - they were given their own gabled roof, or were flat roofed, or were formed much like earlier verandahs by the continuation of the main roof at the same or a lower pitch. The latter roofs are usually hipped. As with the main roofs, the porch roofs are generally clad with galvanised corrugated iron, which may be painted.

- The verandah porches may be supported in a variety of ways - by single or grouped timber posts on substantial unpainted brick or rendered piers, or by rendered columns or tapered pillars on unpainted brick or rendered piers, or in rare instances by full height timber posts. Balustrades to the porches may be of solid brick, unpainted or rendered with concrete cappings, or in some instances be of simple timber post and capping.
- Bay window forms to the front façade, sometimes under their own roofs, are common and are usually done in a wide arc with sawn shingles or brickwork at the base.
- The use of decorative elements in this style of house is usually limited to the prominent gables, which often feature decorative vents. The type of decorative infill of the gables can vary from simple battening or strapwork over cement sheet, to half-timbering over roughcast stucco, to sawn timber shingles, or to a mixture of some of these elements with each other or with the plain horizontal weatherboards of the rest of the building.
- Very few other decorative elements can be seen in this style of house although there may be eaves brackets, simple decorative timber fretwork valances and brackets, decorative timber architraves around the door and window openings, or sometimes bracketed timber drip moulds above the window opening on the main façade. Apex ornaments to the gables are rare but are usually curved in form.
- The front doors to these houses exhibit a range of configurations but they are usually panelled and incorporate glazing. They sometimes have a highlight and, more rarely, sidelights. The glazing may feature coloured, decorative leadlighting.
- The timber framed double hung or casement windows are rectangular and vertical in proportion when single, but are often grouped forming horizontal banks, within the projecting bays and on the main facades. Some of these groups are boxed and project a short distance from the wall. Wooden brackets are often used to support them. Some of the windows have square awning highlights. The top section of the double hung or casement windows are often divided into smaller decorative panes or feature diamond pattern or Jazz leadlight. Small windows on each side of the chimney can also be seen.
- The simple rectangular chimneys are sometimes of unpainted brick or may be finished with rough-cast stucco and feature a soldier course brick capping.

There are a number of the more elaborately detailed **Inter-War Craftsman Bungalow** styled houses in the precinct and they are generally characterised by a single dominant gable or almost pyramidal hipped roof over the entire rectangular or squared floor plan. The asymmetrically placed front entrance porch is also completely encompassed by the roof and sometimes returns a short distance down the side. The **Inter-War Craftsman Bungalow** styled houses share many of the key characteristics of the Inter-war Bungalow styled houses in regards to being characterised by horizontal weatherboard wall cladding with square edges and galvanised corrugated iron roof cladding, which may be painted, as well as featuring many of the same gable, door, window and chimney details. Apart from their overall form, it is in the decorative treatment to the porches that the further difference can be seen. The timber posts may be full height or supported by slender brick piers and they usually feature decorative, and often elaborate, timber fretwork valances and brackets.

There are also a small number of distinctive **Inter-War Arts and Craft** styled houses in this precinct and they are particularly characterised by a dominant roof form of intersecting gables of similar sizes and of about 30° pitch. A jerkin head termination to one of the gable apexes can also be seen. Other key characteristics are as follows:

- All of these houses are constructed of brick and their roofs are clad in either galvanised corrugated iron or Marseilles patterned terracotta tiles. The lower portion of the walls are left as face brick while the upper portion, sprung from either the lines

of the window sills or heads, or a point in between, are finished with roughcast stucco, which may be painted. Terracotta vents provide decorative relief in the stucco.

- The eaves to these houses are broadly projecting and feature exposed rafters. The gables also feature decorative timber eaves brackets.
- The porches are generally encompassed by the main roof but the house at 807 Barkly Street has a distinctive gabled porch, with decorative brackets and stop chamfered timber posts, that projects off the main house form at right angles to the main roof form.
- The timber framed windows are double hung or casement. They are generally rectangular and vertical in proportion and may be arranged in pairs, horizontal banks or singularly. They also share some of the decorative characteristics of the Inter-War Bungalow styled houses, as described above.
- The simple rectangular chimneys are finished with rough-cast stucco and feature a soldier course brick capping.

Notably, there is only one **Inter-War Old English** styled house in this precinct, and it is located at the southernmost end at 830 Barkly Street. This distinctive building is also the only two-storey house considered to be of significance within this precinct. The **Inter-War Old English** style emanated from the English Vernacular Revival architecture of Richard Norman Shaw and his contemporaries in England in the late 19<sup>th</sup> century. After WWI, a style that incorporated several of the features of the English Vernacular idiom was broadly developed in Australia, and was most often used in the western part of inner urban Ballarat between c.1930 and 1960. The key characteristics of the style as seen in this house include:

- Asymmetrical massing.
- Picturesque arrangement of steeply pitched gabled roof forms, with a dominant and a minor gable that project towards the street frontage, and a minor gable projecting to one side.
- Tiled roof cladding.
- Projecting eaves with exposed rafters.
- Unpainted brick wall construction to the lower storey with some decorative brick patterning.
- Imitation half-timbering to the upper storey, which is generally located within the steep pitched gables.
- Timber and glazed front doors with sidelights.
- Timber framed, predominantly double hung, windows, arranged in horizontal banks, pairs, and singularly, and as corner windows.
- Prominent unpainted brick chimneys.

### Commercial Buildings

Most of the individually significant or contributory commercial buildings in the Mount Pleasant/Golden Point Precinct are single storey and they range in their period of construction from Victorian to Federation to Inter-war. Some of the shops have been altered in the later decades of the 20<sup>th</sup> century. All except for the small pair of brick shops at 520 Bond Street, the pair of brick shops at 49 Humffray Street South, and the single brick-fronted weatherboard shop at 733 Barkly Street are located on corner allotments and many are located in Grant Street at the complex intersections with Humffray Street South and Bond Street, and with Peel Street South and Barkly Street. Some of the shops have associated residences, usually of the same style, but they are not necessarily attached. There is only one two-storey commercial building, at 204 Grant Street, and here the residence is located on the first storey. Another shop at 802 Barkly Street has a lower storey at the rear (added at a later date) because of the steeply sloping site.

The majority of the commercial buildings are constructed of rendered or later painted face brick, with a few of the shops having horizontal weatherboard cladding. Most of the shops are quite small. All these buildings have hipped or gabled roofs clad in galvanised corrugated iron and with a minimum pitch of about 30°. Parapets are an early and significant element of the brick commercial buildings. They sometimes include the names of former owners in raised lettering. The most notable of these is the former Bolster Brothers building at 202 Grant Street. A few of the weatherboard clad commercial buildings have plain skillion verandahs, which project over the footpaths and are clad in galvanised corrugated iron. It appears that the original verandahs on some of the buildings, predominantly those in Grant Street on the corner intersections with Humffray Street South, Bond Street and Barkly Street, have been removed. There is one hotel in the precinct, the Grapes Hotel on the north corner of Grant Street and Humffray Street South. It dominates the corner site and has a distinctive pedimented red brick façade relieved by decorative contrasting brickwork and cement rendered mouldings, which appears to be essentially intact.

### Cultural/Community Buildings

There are only a few cultural/community buildings in the Mount Pleasant/Golden Point Precinct but most of these are individually significant.

There are two schools in the precinct, the former Golden Point State School No.1493 in Grant Street and the still-operating Mount Pleasant Primary School No.1436 in Cobden Street. Both of these schools were erected in 1874. The original design for the Golden Point school of a long hipped roof terminating in hipped pavilions has been altered by extensive remodeling to the windows and internal layout in 1918, and by the addition in 1938 of gabled extensions to the north sides of the hipped pavilions. The bell tower also appears to be a later addition and the original slate roof has been replaced by corrugated galvanised iron. The original design for the Mount Pleasant School was based on a competition winning design by the architect W.H.Ellerker for the Buninyong School, which was also erected in 1874. The original symmetrical design for the Mount Pleasant School of a long gabled roof, with a central gabled projection, flanked by projecting gabled wings appears to be essentially unchanged but windows and the original roof cladding have been replaced. Both buildings were constructed of red face brick and the Mount Pleasant School features contrasting cream brick decorative elements.

There are two churches in the precinct. The present Celebration Christian Centre in Grant Street is located in a weatherboard, clad church, which was probably built c.1900 for an unknown denomination. The dominant gabled roof of this building is clad in painted corrugated galvanised iron and features iron roof vents along the ridgeline. The gable end features elaborate decorative timber bargeboards and a gable screen, surmounted by a turned timber finial. The large window at the Grant Street end appears to have been introduced at a later date along with the enclosed entrance porch below. The St. Lukes church at 105 Gladstone Street is an interesting Inter-War clinker and cream brick church with unpainted galvanised corrugated iron roof cladding and was erected in 1932/33. Behind it there is a notable Federation Carpenter Gothic styled church hall with horizontal weatherboard wall cladding, painted galvanised corrugated iron roof cladding and iron roof vents to the gabled roof, small pointed arch windows to the front façade and distinctive gable decoration.

Other places of individual or contributory significance in the Mount Pleasant/Golden Point Precinct include Pearces Park, at the corner of Barkly and Gladstone Streets, which contains a distinctive rotunda, possibly erected in the 1920s. It has an octagonal

brick podium reached by a short flight of steps, with square timber balustrading. Plain square columns terminate in unusual timber brackets (each consisting of four small squares with a central boss) linked by a simple stylised valance of timber. The polygonal roof, clad in terracotta tiles, features a central lantern consisting of a louvred section below a small tiled turret and a large turned timber finial. The Park contains a number of mature exotic evergreen and deciduous trees, some of which appear to have been planted in a symmetrical layout about the corner of Barkly and Gladstone Streets. There is area of parkland in the precinct, located between Humffray Street South and the Yarrowee Creek channel, near the Gladstone Street intersection. This parkland is located on a long triangular piece of land and contains a number of club buildings including a Scout Hall and the clubrooms of the Vintage and Classic Car Club. The latter building, although altered, is the only one worth noting as it appears to be an Army P1 Hut, with its long rectangular form, gabled roof, and external walls clad in galvanised corrugated iron laid horizontally. The other place of significance in the precinct is the site of the present Ballarat East Bowling Club in Bradshaw Street. The clubhouse and greens are set on land that was originally the site of a Powder Magazine in c.1861 and was gazetted as a Garden and Recreation Reserve in c.1890. This land has been carved out of 'Magazine Hill' as part of a quartz mine that appears to have been called the 'Golden Point'. It would appear to be the only significant reminder of such mining within the precinct and the remaining ridge of the hill is particularly distinguished by a fairly dense planting of mature cypresses that can be seen from a wide area to the north, west and south.

## 11.6 Significant Landmark Features and Views

Significant urban landmarks in the precinct include:

- the shops and the Grapes Hotel along Grant Street at the complex corner intersections with Humffray Street South and Bond Street, and with Peel Street South and Barkly Street,
- the shops at the corners of Humffray Street South and Steinfeld Street South, Peel Street South and Haymes Crescent, and Barkly Street and Cobden Street,
- the Golden Point School in Grant Street, which forms an important focus to arrival at the eastern edge of the precinct,
- the Mount Pleasant School, which terminates the Cobden Street vista looking south-east from Barkly Street,
- the church building at the eastern end of Grant Street, which is dominant in the south-east vista up Grant Street and which forms an important focus to departure at the eastern edge of the precinct,
- Pearces Park and rotunda, which provide a scenic garden focus along the length of Barkly Street and within the dominant residential area of the southern portion of the precinct.

Within and beyond the Mount Pleasant/Golden Point precinct there are significant panoramic or framed views that assist in understanding the historical, cultural and architectural development of the area, particularly in contrast with Ballarat West. These views include but are not limited to:

- the views from the top of Bradshaw Street (near Tress Street), from the intersection of Barkly and Young Streets, from the top of Laurie Street, and from various other hilly locations within the precinct, as well as from various parts of the former alluvial flats to the commercial and residential area of Sturt Street and South Ballarat and the dominant spires and towers,
- the view along Barkly Street from the Cobden Street intersection to the tower of the St Alipius Catholic Church in Victoria Street,
- the view along Humffray Street South from the Grant Street intersection to the tower

- of the St. Pauls Uniting Church on Bakery Hill,
- the view up Cobden Street from its intersection with Barkly Street to the Mount Pleasant School,
  - distant views along many of the collector roads and limited views along the shorter local roads to other parts of the precinct,
  - views from various parts of the precinct to the tree ridged line of 'Magazine Hill',
  - views along and across a number of the local roads to the rear of many houses and commercial buildings within the precinct.



## 11.7 STATEMENT OF CULTURAL SIGNIFICANCE

The Mount Pleasant/Golden Point Precinct is **historically** significant at a **LOCAL** level (AHC criterion H.1). It is associated with the early settlement of the area from the 1850s as a result of gold discoveries in the area, and the subsequent consolidation as a residential area once the mines began to close. The precinct is also associated with later development following the electrification in 1904 of the former horse-drawn trams and the extension of their route to include a spur along Barkly Street to the Cobden Street intersection in Mount Pleasant.

The Mount Pleasant/Golden Point Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates many original and early design qualities associated with the residential, commercial, and cultural/community development of the Mount Pleasant/Golden Point area between the 1850s and the 1940s. These qualities include the Victorian, Federation and Inter-War styled residential, commercial, and cultural/community buildings that are predominantly single storey in height, although a few of the commercial buildings and residences have two storeys. Intact qualities of the individually significant and contributory buildings include their horizontal weatherboard, or brick (face brick or rendered) wall construction, hipped and/or gabled roof forms, which generally have a pitch of 25-30° or steeper and are clad with galvanised corrugated iron (predominantly residential and commercial) or terracotta tiles (some Inter-War residences). Other intact qualities are included but are not limited to the appropriate decorative detailing to the various styled buildings, the appropriate verandah rooflines, and the appropriate fence styles and heights.

The Mount Pleasant/Golden Point Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates important visual qualities that reflect the historical, cultural and architectural development of the precinct, and contribute to its setting. These qualities include the complex views across and through the precinct to other parts of Ballarat; the views along and across a number of the local roads to the rear of many houses and commercial buildings within the precinct; and the grass verges and tree-lined character of a number of the roads. Other important aesthetic qualities include the significant urban foci, notably the corner shops and the Grapes Hotel along Grant Street; the Mount Pleasant and former Golden Point schools; the scenic garden focus of Pearces Park and its rotunda; and the tree-lined ridge of Magazine Hill.

The Mount Pleasant/Golden Point Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). This area is recognised and highly valued by the local community for residential, commercial, cultural, religious, and recreational reasons.

Overall, the Mount Pleasant/Golden Point Precinct is of **LOCAL** significance.

## 11.8 Local Policy

### HO173: MOUNT PLEASANT / GOLDEN POINT HERITAGE PRECINCT

This policy applies to all land located within the heritage overlay schedule of HO173 otherwise known as the Mount Pleasant / Golden Point Precinct.

#### 22.26-1 Policy Basis

This Policy:

- Applies the heritage SPPF objective in clause 15.11 to local circumstances;
- Builds on the MSS objectives in clause 21.7 and 21.11 relating to urban development and the management of heritage places
- Applies the objectives of the Ballarat Heritage Study Stage 2.
- Applies the objectives of the Ballarat Advertising Sign Guidelines

The Mount Pleasant/Golden Point Precinct was one of the richest alluvial fields on the Ballarat goldfields. Settled in the 1850s, its residential development was consolidated once the mines began to close. The precinct is also associated with later development following the electrification in 1904 of the former horse-drawn trams and the extension of their route to include a spur along Barkly Street to the Cobden Street intersection in Mount Pleasant.

#### 22.26-2 Objectives

- To conserve the early and late residential, commercial and cultural/community Victorian, Federation and Inter-War places that demonstrate the significance of the precinct.
- To ensure that scale, mass and form of new development does not detract from the significant and contributory places.
- To retain the one and two storey height limit of the precinct.
- To encourage the use of traditional construction materials in the Precinct.
- To conserve the landscape qualities of the roads within the precinct including grass verges and tree lined character.

#### 22.26-3 Policy

##### *Exercising Discretion*

Where a permit is required for a proposal, it is policy to:

- promote buildings that incorporate the following design characteristics (but not limited to):
  - detached buildings.
  - hipped or gabled roof form, with a pitch between 25 – 30 degrees or steeper.
  - timber framed windows.
  - galvanized corrugated iron or terracotta tiles roof materials.
  - horizontal weatherboard or face brick wall construction materials.
- ensure that new development responds to the single and double storey height of the buildings within the precinct.
- ensure development is detached and has side setbacks equal or greater than the existing building on the subject allotment.
- ensure development has a front setback equal or greater than any adjoining building and no building (incl. Garages, carports, outbuildings) may occur in the front setback.
- ensure garages are set to the rear of the allotment, or at least as far as possible to the rear of the house where dictated by an odd allotment shape.

- ensure that grass verges are retained.

### Decision Guidelines

It is policy that the responsible authority consider as appropriate:

- Recommendations of the *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)
- Recommendations of the *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).
- Recommendations of the *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).
- Recommendations of the *Ballarat Advertising Sign Guidelines*.

### References

It is policy that the responsible authority consider as appropriate:

- *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)
- *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).
- *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).
- *Ballarat Advertising Sign Guidelines*.

## 12 BLACK HILL HERITAGE PRECINCT

### 12.1 Description / Precinct Boundaries



Figure 13 Black Hill Heritage Precinct Map, shown as “L” on the Proposed Ballarat Urban Heritage Precincts Map

The Black Hill Precinct is especially characterised by the Black Hill Public Park Reserve, by adjacent open and treed Crown Land to the south and east of the Reserve, and by a small number of cottages adjacent to the south-eastern boundary of the Reserve.

The Precinct centres around land surrounding the Black Hill Reserve. The northern boundary follows the rear of properties fronting Chisholm Street. The southern boundary generally follows Clissold Street. The East and west boundaries follow the parkland.

### 12.2 Historical Overview

When William Urquhart, the Government Surveyor, first surveyed the Ballarat area in 1851 on his map he named the hill within this precinct 'Bowdun', the word used by the Watha Wurrung people, along with the annotation 'Black Hill'. It is said that at that time the hill was densely covered in forest.<sup>178</sup> Rising some 240 feet above the Yarrowee River, Black Hill forms part of the auriferous quartz ranges that spawned a number of important gold leads in Ballarat's mining history. This history can best be divided into three eras: firstly the working of the shallow alluvial deposits, 1851-1852; secondly the working of the deep alluvial leads, 1853-1875; and thirdly the development and working of the quartz reefs in the underlying ordovician bedrock, 1854-1918.<sup>179</sup> Unfortunately,

<sup>178</sup> Barbara Cooper, 'Black Hill: the white cliffs of Ballarat', in *Ballarat Historian*, Ballarat Historical Society Inc., Vol.4, No.7, June 1990, p.3.

<sup>179</sup> A.W. Strange, *Ballarat: the formative years*, self-published, 1982, p.55.

the surviving gold mining heritage throughout the district is quite limited, a reflection of the concurrent, and the subsequent, development of Ballarat as a large provincial city. An extraordinary range of built heritage has generally obliterated the visible evidence of above ground gold mining operations.<sup>180</sup>

Surface gold was discovered at Black Hill in October 1851,<sup>181</sup> not long after the discovery of gold at Golden Point began the rush to the Ballarat goldfields. Black Hill was a backbreaking location to mine as there was no water supply in which to wash the dirt and remove the gold. Miners were forced to bag the dirt and then roll or carry it down the hill to wash it in the Yarrowee Creek. Contemporary sources indicate that the gold yield for this effort was less than a ¼ ounce per bag.<sup>182</sup> In spite of the difficulties of this method, surface mining continued at Black Hill until at least 1853.

In 1853, a rich quartz vein was discovered at Black Hill by a group of French miners and the true wealth of the site began to be exploited.<sup>183</sup> The gullies running down and away from the top of Black Hill, in particular Two-ton Gully, proved to be especially rich. Initially the quartz was simply broken apart with hammers to remove the gold within, but as company mining gradually took over at Black Hill, methods were refined and increasingly mechanised. One of the first mining related structures at Black Hill was a windmill erected during 1853/54 by a Dr. Otway to supply power for crushing machinery.<sup>184</sup> Otway used the windmill, which was located on the summit of the hill, to drive a four head battery. The battery was moved to the bottom of the hill in 1855, enlarged and changed to steam power (probably using water from the Yarrowee River). A Chilean mill was also added to the complex. It is believed that Otway's was the first battery to be erected in Australia but the poor quality of the stone and the spasmodic action of the motive power are said to have caused the venture to fail.<sup>185</sup>

This change to more technical mining methods began to transform the immediate environment of the hill. Photographs and illustration made from the late 1850s and into the early 20<sup>th</sup> century show the extent of this transformation.<sup>186</sup> They capture a busy industrial site almost bare of all vegetation, dotted with shafts, mullock heaps and debris as well as weatherboard buildings, tramway trestle bridges over the Yarrowee Creek, and water reservoirs and mullock heaps on the south side of the creek (in the general area now bounded by Princes, Morres and Newman Streets, land which was later reclaimed for the construction of Housing Commission houses in the 1950s.<sup>187</sup>). The changes wrought by the advent of open cut mining (excavating for the purpose of working an ore body or deposit that lies close to the surface<sup>188</sup>) become more evident as the years pass and the hill begins to take on the appearance of a rocky lunar landscape.

The Port Phillip Company was one of the first to begin this process of change to the Black Hill environment. They took over the site from Dr. Otway and were in turn taken over by the Penrose Company but neither were particularly successful. In 1859 the plant and claims were purchased by the Black Hill Quartz Crushing Company and they

<sup>180</sup> David Bannear, 'Victorian Goldfields Project: Historic Gold Mining Sites in the Ballarat City Goldfield', Preliminary Report on Cultural Heritage, Department of Natural Resources and Environment, Draft December 1999, p.5.

<sup>181</sup> R Brough Smyth, *The Gold Fields and Mineral Districts of Victoria*, 1980 edition, p452.

<sup>182</sup> *Ibid*, p452.

<sup>183</sup> *Ibid*, p452.

<sup>184</sup> *Ibid*, p452. Note: Dr. Otway is credited in some historical sources with the discovery of gold at Black Hill during 1854.

<sup>185</sup> Barbara Cooper, 'Black Hill: the white cliffs of Ballarat', op cit, p.3; A.W. Strange, *Ballarat: the formative years*, op cit, p.55.

<sup>186</sup> A great variety of images made of and from Black Hill can be seen as digitised images on the web sites of the State Library of Victoria [www.slv.vic.gov.au](http://www.slv.vic.gov.au), Museum Victoria [www.museum.vic.au/bfa](http://www.museum.vic.au/bfa) and the National Library of Australia [www.nla.gov.au](http://www.nla.gov.au); see also M Harris, & J Burrell, *Panoramas of Ballarat*, 1998, p19 & J Reid et al, *Ballarat Golden City*, 1989, p50 & 51.

<sup>187</sup> 'City of Ballarat, Mayor's Annual Report 1958/59' – 'Reclamation'

<sup>188</sup> Michael Pearson and Barry McGowan, *Mining Heritage Places Assessment Manual*, Australian Council of Trusts and Australian Heritage Commission, Canberra, 2000, electronic PDF version, p.116.

began open cut mining of the hill in earnest. This small company had 6 shareholders who invested to increase the battery power to twenty-four heads. The new venture soon struck payable gold and extracted an average of 6 dwt of gold per ton from about 240 tons of ore a week.<sup>189</sup> Open cut continued to be the sole mining method used on the hill until 1864.<sup>190</sup> The quartz would be sent to a battery for processing and the sandstone rock dumped into heaps on the west side of the hill. During 1865, shafts were used in conjunction with the open cut while the battery reputedly operated twelve hours per day.

By 1860 there were actually six companies operating on Black Hill including the Crocodile, the Independent (who were successful with a twelve head steam driven battery), Chisholm's (they also crushed the quartz carted there by small independent parties at a charge of 15s a ton) and two private companies, as well as Black Hill Quartz.<sup>191</sup>

According to a newspaper report on 30 January 1860 in the *Star* supplement, Black Hill faced virtual annihilation:

*"The old hill is regularly in for it now. It has been knocked about pretty considerably one way or another since first its riches were discovered but it seems now to be likely to be turned literally inside out. The paying nature of the veins of quartz that intercept the hill in all directions have at length been ascertained far enough to lead to a thorough ransacking of the place by a large number of quartz companies of various sizes, besides surfacers and puddlers who some of them, it is true, combine the two vocations of quartz and alluvial mining".*<sup>192</sup>

The removal of the quartz left surface cavities with sandstone walls above rows of tunnels running in every direction.<sup>193</sup>

In 1861 the Black Hill Quartz Crushing Company changed to the Black Hill Company Limited selling 240 shares at £100 each. A new sixty head battery was installed, which significantly reduced crushing costs while being able to process 100 tons of quartz per week. The company bought out surrounding claims and held about 40 acres encompassing much of the hill as well as land to the south of the Yarrowee Creek. Subsequent to this purchase, the Black Hill Co. began to mine the hill with even more extensive open cuts and a network of tunnels over half a mile long. The distinctive cliffs, visible to this day, began to appear from about 1863.<sup>194</sup> The Black Hill Co. venture was very profitable and the company paid high wages, employing approximately 120 men at the height of its operations.<sup>195</sup> Between 1862 and 1870 it crushed 250,000 tons of quartz to obtain 36,000 oz. (1019 kg) of gold and paid out almost £22,000 in dividends, a return of 10% for investors.<sup>196</sup> The processing site included a large battery with steam driven engines, a transport railway and a foundry. Contemporary sources indicate that the battery was located on the Yarrowee Creek, approximately 200 feet below the summit of Black Hill in a site hewn from the rock.<sup>197</sup>

A map printed by F.W.Niven and Co. of Ballarat (unfortunately undated but probably after 1865 and before 1887) clearly shows the various shafts associated with the Black Hill Co. that were located within, and in the immediate vicinity of, this precinct.<sup>198</sup> It also

<sup>189</sup> Barbara Cooper, 'Black Hill: the white cliffs of Ballarat', op cit, p.5.

<sup>190</sup> R Brough Smyth, *The Gold Fields and Mineral Districts of Victoria*, op cit, p289.

<sup>191</sup> Ibid., p.5; A.W. Strange, *Ballarat: the formative years*, op cit., p.55; Weston Bate, *Lucky City. The First Generation at Ballarat: 1851-1901*, Melbourne University Press, 1978, p.89.

<sup>192</sup> Weston Bate, *Lucky City*, op cit, p.89.

<sup>193</sup> Ibid., p.89.

<sup>194</sup> Barbara Cooper, 'Black Hill: the white cliffs of Ballarat', op cit, p.5.

<sup>195</sup> R Brough Smyth, *The Gold Fields and Mineral Districts of Victoria*, op cit, p289.

<sup>196</sup> Interpretive sign on the north end of the Newman Street footbridge over the Yarrowee Creek.

<sup>197</sup> Ibid, p290.

<sup>198</sup> 'Plan of the Black Hill Mining Company and Adjoining Claims showing the Various lines of Reef', no date, printed by F.W. Niven and Co., Ballarat - City of Ballarat Historical Plan 1861/003, Town Hall.

shows the outline of a large structure in the general location of the present grassy area below the present dramatic southern cliff face of the hill and opposite the present Newman Street footbridge. This would have been the crushing battery mentioned in contemporary sources and clearly shown in numerous contemporary photographs. This same building outline as well as the outline of other smaller structures located close by can also be seen in a Lands Department Map dated 1891, which incorporates earlier maps and was a resurvey of the streets to the north, east and south of Black Hill.<sup>199</sup> The area where the battery was located is now marked with an interpretive sign that well details some of the history of Black Hill.

The Black Hill Co. appears to have given different names to its 'fields' and Black Hill itself encompassed three areas of mining operation, each working on different reefs. The mining area on the western side of the massive open cut through the hill was called West Queen and had three shafts on the one reef - Warne's Shaft nearest the Yarrowee, the Whip Shaft further north along the line of the reef and the Devil's Point Shaft in the general area where the extension of Clissold Street is an unmade road and meets the base of the hill. The mining area on the northern and part of the eastern slopes of the hill, with its present extreme mix of cliff face below the raised lookout area and gentle slope near the present Chisholm Street was called the No.3 Queen and it had two shafts - the Majestic Shaft and the Engine Shaft, each on different reefs. The mining area on rest of the hill to the east and most notably the south was called the No.2 Queen and this is where the above-mentioned crushing battery was located. There were three shafts on three separate reefs here - the North Queen Shaft to the north-east of the rear of the battery, the Two Ton Shaft to the south-west of the battery near the Yarrowee and Finlayson's Queen Shaft a short distance further west.

Although the Company made good profits in the early years there was a decline in the late 1860s. A dramatic wood engraving, entitled the 'Mining Operations at the Black Hill, Ballarat' and illustrating (probably with some artistic license) the view looking south along the deep gorge created by the open cut mining, appeared in the *Illustrated Australian News* in July 1868 along with the following text:

*It is an immense cutting, that is now nearly worked out. The sides of this extensive chasm are being gradually blasted and carried by trucks to the puddling mills, which are situated at the south side and at the foot of the hill. The stuff is pitched into shoots [sic], through which it passes into the machines, and is there crushed in the usual way. Tunnelling has been carried on to some extent, several drives having been made westerly, out of which a great deal of rich earth has been taken. Shafts have also been sunk in different parts of the old cutting, as will be seen in the engraving. It is from the summit of this hill that our panoramic view of the town is obtained.*<sup>200</sup>

This view also shows various structures within the gorge such as a large timber building with a chimney (a battery or engine room?), other timber buildings, a poppet head, ball mills (?) and rail lines. These were possibly all connected with the No.3 Queen mining area on the north part of the hill.

By 1870 the mine had been let on tribute, a contract under which a party of miners working on their own account ('tributers') gave the mine owner a proportion of all metals they mined. This type of contract was often found in mines where the owner had ceased viable company operations but where mineral could still be won.<sup>201</sup> A new shaft called No. 1 was started which found payable gold. The Queen Company leased the No.1

<sup>199</sup> Put Away Parish Plan B 127D.

<sup>200</sup> 'The Black Hill Ballarat', in the *Illustrated Australian News*, 11 July 1868, supplement, p.1 - illustration, p.7 - text.

<sup>201</sup> Michael Pearson and Barry McGowan, *Mining Heritage Places Assessment Manual*, op cit, p.128.

shaft in 1879 when it was down to 600 feet. There were also 12 other tributing parties on the hill at this time. The Queen company continued to deepen the shaft to 750 feet but most profit came from the 400 foot level.<sup>202</sup>

In the late 1880s several other companies moved into the Black Hill area with the Suleiman Pasha Consols Company working on the Devil's Point Shaft from 1887 to 1892.<sup>203</sup> At some stage (possibly around 1899) several companies working the quartz lodes of Black Hill, including the Black Hill Company itself, amalgamated to form the Victoria United Company. They continued to use the Black Hill Company's battery. The Victoria United Company was forced to close in 1915, when a labour shortage and a falling off in the quality of the quartz reduced their cash flow and it was unable to fund further projects.<sup>204</sup> A mining lease was also purchased by the New Zealand Trust Company, who in turn sold them to the Kia Ora Company.<sup>205</sup> It appears that the New Zealand Trust Co. sunk a new shaft into the hillside a short distance beyond the east end of the unmade extension of Napier Street (on the western side of the Reserve). By 1932 this shaft had been slabbed over with concrete and marked in the centre, and the area around it converted into a playground.<sup>206</sup>

Mining operations continued at Black Hill into the early 1900s but by 1907 the deeper levels of the shafts had been flooded and the tributers concentrated on the shallower levels and near the open cut. At the same time, there was a gradual shift in land use from industrial site to public recreation facility. Black Hill Reserve as it exists in its current form was reserved in portions between 1907 and 1983. As mining leases and early 20<sup>th</sup> century commercial operations in the precinct such as a brickworks and a paint factory became defunct, the areas of land they occupied were incorporated into the public reserve.

The Town of Ballarat East was granted permissive occupancy over the initial seven acres of the present Black Hill Reserve in 1907.<sup>207</sup> In the application made in October 1904, the town clerk described the land as 'vacant and of no use for either building or cultivation purposes' while an application made in August 1906 said it had potential as a scenic lookout over Ballarat (it was the highest part of Black Hill).<sup>208</sup> The Council wanted to ensure the land remained clear and free from urban development into the future. This was extended in 1908 by a further eight acres located to the north of the initial grant of occupancy.

Over the years various planting activities were carried out. For example, on Arbor day in 1913 boys from State schools were given an opportunity to plant trees on Black Hill under the direction of the teachers and the gardener 'for their own instruction and for the making of this elevated place a more sheltered and attractive lookout'.<sup>209</sup> In 1917 the Black Hill Progress Association was formed. They were a community based voluntary association, with their main objective being the 'beautification of the locality'.<sup>210</sup> That year on Arbor Day the Association, and boys from the Humffray Street, Black Hill, and Queen Street State schools, planted over 1000 pines in avenues. An 'imposing lookout' was erected on the highest point of this reserve prior to homecoming week and it was described as having 'a fine outlook of Ballarat and district, and [had] been visited by

<sup>202</sup> Barbara Cooper, 'Black Hill: the white cliffs of Ballarat', op cit, p.8.

<sup>203</sup> Ibid., p.8.

<sup>204</sup> Interpretive sign on the north end of the Newman Street footbridge over the Yarrowee Creek.

<sup>205</sup> Ibid., p.8; and P Lumley et al, *Ballarat Historic Landscapes, Trees and Gardens*, 1983, p151.

<sup>206</sup> Letter dated 8 July 1932 from the City of Ballarat Town Clerk to the Secretary for Lands at the Lands Department, in Reserve File No.1744.

<sup>207</sup> The following information regarding the progressive reservation of parcels of land into the Black Hill Reserve is taken from Reserve File 1744. This file is available from the Department of Natural Resources and Environment, Ballarat Office.

<sup>208</sup> Reserve File 1744 op. cit.; and 'Ballarat East Mayor's Annual Report, 1905/1906', p.25.

<sup>209</sup> 'Town of Ballarat East, Mayor's Annual Report, 1913', p.29.

<sup>210</sup> Letter from W. Henty to the Secretary, Crown Lands Department, 18 June 1946, Reserve File 1744, op.cit.



many tourists'. In 1917 the Association also formed paths from the streets to the reserve and lookout, and a survey was made by the Lands Department with a view to extending the reserve.<sup>211</sup> This survey has the lookout marked on it, and the foot track used to reach it, as well as a Lone Pine, a Pine Plantation and various other patches of plantings.<sup>212</sup>

In 1918, the legal standing of the land was converted from permissive occupancy to a temporary reservation over an area of 17 acres, 2 roods and 21 perches (allotment 11C of Section 88A). In this same year, the Black Hill Progress Association planted some 400 cypress pines in honour of World War I servicemen and the council was appointed as Committee of Management to control the reserve for public purposes. In addition, the 'imposing lookout' at Black Hill was said to have been visited by thousands of visitors to Ballarat. In 1919 trees were planted by the Black Hill Progress Association to form an avenue from Chisholm Street along Sim Street to the reserve. These trees were gifts from two members of the Association and, as they were planted at the time that peace was declared the Association decided to give them the appropriate name of 'Peace Avenue'. In 1922 the Reserve was extended by a further two acres to the north of the existing Reserve to incorporate the 'best site for picnics' (allotment 5C of Section 88A).<sup>213</sup>

In 1922, Thomas Morgan Jones applied for a license under Land Act 1815, Section 129, Part 1 (a miscellaneous license for other than agricultural or grazing purposes) of an almost rectangular block of some 6 acres of land where the original Black Hill battery had been located, and including the cliff face and part of the top of the hill (allotment 5 of Section 88A). The survey map clearly shows the location of a chimney stack, two buildings (one larger than the other) and a brick flue [*sic*] running from the chimney to the larger building. It is not known how long it was before the survey was carried out that these structures were erected but they appear to have replaced the former battery building. The thin wedge of 3 acres of land licensed to T.A. Davey under the same land act, to the north of Jones' land and on the west ridge (also including some of the cliff face) of the deep gully formed by the open cut mining, can also be seen on this survey map (allotment 5A of Section 88A).<sup>214</sup>

A further three parcels of land described by Ballarat City Council as 'waste land containing old shafts etc' were officially gazetted in 1927 and encompassed a little over 18 acres to the west and north of the earlier reserved land (allotments 5B, 10A and 12C of Section 88A). The survey map shows that this new parcel of land contained much of the deep gully through the middle of the hill as well as the western portion of the hill, much of which contained 'old mine workings, washouts and dumps'.<sup>215</sup> The reserve by this time bordered Jones' land on three sides (the survey plan denotes his land as 'Ballarat East Brick Works Pty. Ltd.') and virtually encircled Davey's land although a road from present Chisholm Street had been excised from the reserve to allow him access. Davey ran a Factory 'for the manufacture of colouring matter from clay deposits' and the material used in the process was obtained from various localities and carted to the factory for treatment.<sup>216</sup> The factory continued to operate until 1930 when all related buildings were removed from the site. This parcel of land was officially gazetted as part of the Black Hill Reserve on 4 October 1933.

<sup>211</sup> 'Town of Ballarat East, Mayor's Annual Report, 1917', p.28 & 30.

<sup>212</sup> Put Away Parish Plan B250(G), surveyed July 1917.

<sup>213</sup> Reserve File 1744, op cit; 'Ballarat East Mayor's Annual Report, 1918', p.35 & 38; and 'Town of Ballarat East, Mayor's Annual Report, 1919', p.34 & 35.

<sup>214</sup> Put Away Parish Plan B129(R), surveyed October 1922.

<sup>215</sup> Put Away Parish Plan B128(M), surveyed June 1927.

<sup>216</sup> Letter from D. Campbell dated 22 June 1925 with accompanying map showing the location of Davey's factory in Reserve File 1744, op. cit.

Throughout the late 1920s and early 1930s the Black Hill Progress Association continued to be active in improving the Reserve through extensive tree plantings, erection of playground equipment, picnic facilities and the construction of a playing field with a concrete cricket wicket. None of this, however, now seems to be in evidence. Sustenance and relief work was also carried out in the Reserve during the Great Depression. Between 1927 and 1932 workers planted trees, fenced and made improvements to pathways in the Reserve under the auspices of relief programs initiated by local and state government. In 1940 the construction of a tourist roadway to the Black Hill lookout, including a 'scenic route south of the lookout' was completed.<sup>217</sup>

The improvement works carried out by workers under the relief program and by the Black Hill Progress Association are evidence of a community commitment to improving the amenity of the public reserve. In November 1946, the main community organisation associated with the Reserve, the Black Hill Progress Association, wrote to the Crown Lands Department to protest the felling of thirty-year-old pine trees within the Black Hill Reserve. The issue caused local consternation when the *Ballarat Courier* newspaper reported that funds raised from the sale of the trees would go towards building a new swimming pool on a site directly across from the Reserve.<sup>218</sup> The issue was resolved when the Town Clerk of the City of Ballarat informed the Black Hill Progress Association that the £460 raised from the sale of the trees would be available to the Association for its improvements to the Reserve. Council staff subsequently planted 500 *pinus radiata*, thirty elm and 6 cedar trees during 1948, to replace those felled. While it is not possible to be sure of the exact location of the felled trees within the Reserve, it is known that it covered an area of approximately 7-10 acres on the southeastern and eastern shoulders of the hill. The avenue of trees leading to the lookout on the summit of Black Hill was preserved.<sup>219</sup>

A fifth small parcel of land measuring 1 acre, 3 roods and 19 perches at the junction of Binney Street (the present Chisholm Street) and the Reserve entrance was added to the Black Hill Reserve in August 1950 (allotment 12E of Section 88A). Following this, the entrance road to the Reserve was paved with bitumen and improvements made to the lookout at the summit of the Hill.

In 1978, Ballarat City Council applied to incorporate into the Reserve the six acres previously occupied by the Ballarat East Brickworks Pty Ltd (allotment 5 of Section 88A). The land was at the time vacant, unalienated Crown Land and described as having steep banks and old remains of mining activity. The southern portion was described as being flat, grassed land.<sup>220</sup> This extension was officially gazetted in September 1981. It is not known when the Brickworks ceased to operate but various photographs, believed to have been taken around 1930, clearly show the brick structures that were located there as well as the drama of the brickworks' operations.<sup>221</sup> It appears that this industry was also called the Hoffman Brickworks and they are featured in a photograph published in *The Leader* on 7 July 1934. The present 'white cliffs', so visible from various parts of Ballarat south of the hill, can clearly be seen at the rear of the long brickworks building.<sup>222</sup> Interestingly a photograph of the same location taken in 1894, and published in the same edition of *The Leader*, shows the Black Hill battery building and associated structures (as well as the 'cliffs').<sup>223</sup>

<sup>217</sup> Reserve File No.1744, op cit ; and 'City of Ballarat Mayor's Annual Report, 1939', p.5 and '...1940', p.17.

<sup>218</sup> *The Ballarat Courier*, 21 June 1946, p11.

<sup>219</sup> *The Ballarat Courier*, 21 June 1946, p11 and file note dated 25 June 1946, Reserve File 1744, op cit..

<sup>220</sup> Reserve File 1744, op cit..

<sup>221</sup> Record Numbers MM002008, MM002010, MM000419 in the 'Biggest Family Album' as viewed on the Museum of Victoria web site op.cit.

<sup>222</sup> Record H96.200/1361 can be viewed on the State Library of Victoria web site, op. cit.

<sup>223</sup> Record H19779 can be viewed on the State Library of Victoria web site, op. cit.

Another industry, possibly short-lived, appears to have also been located in this area. A map, surveyed in August 1934 notes that 'Martin Stoneware Pipe Ltd.' was on that allotment. The location of a 'brick kiln' is also indicated directly opposite an 'old wooden bridge' that extended from Newman Street across the Yarrowee Creek.<sup>224</sup>

In August 1982 the Scouts and Cubs of the Ballarat area planted 1982 native trees on the western side of the Reserve, just south of an unmade dirt road, which is an extension of Napier Street and runs a short distance into the Reserve. This event was carried out to celebrate the '75<sup>th</sup> year of Scouting' and the 'Year of the Tree'. A metal plaque on a large rock is located in this area to mark the occasion.

The final portion of the Black Hill Reserve was gazetted in 1983 (allotment 12B of Section 88A). The land fronted Chisholm Street (on the north side of the hill), was edged on all other sides by the reserve, and was still Crown Land. It had been identified as two blocks of vacant land with dilapidated residences leased under Miner's Right as early as 1946 but although the Council applied to have the land incorporated into the Black Hill Reserve at that time it was not accomplished until 1983. No evidence of the buildings remains in the present day.

It would appear that the outline of at least one of these cottages can be seen on the 1891 Lands Department survey plan of the streets to the north, east and south of Black Hill.<sup>225</sup> On the south and eastern sides of the hill the outlines of a greater number of small cottages can also be seen. They generally face a road running between Black Hill and the Yarrowee Creek, and a little further along where it turned to follow alongside the eastern slopes. The road met up with Binney Street (the present Chisholm Street) at its northern end and is still in evidence. It is unmade (very rough in parts) and is now named Clissold Street (making it an extension of the made road on the west side of the hill) although at the time of this survey it was called High Street. It appears that most of the land on which the cottages were located was held under Miner's Right and very little of it appears to have been sold outright in later years.

Further along from the cottages, on the eastern slopes of the hill near the Binney Street intersection, a large fenced area annotated as being under 'Garden License' can also be seen on the 1891 plan. Land of the same shape is now known as allotment 2 of Section 88A on the current Parish Plan. The remainder of these eastern slopes has since been divided into large allotments and much is still Crown land. The land to the north-east of the Black Hill Reserve, facing Sim Street and Chisholm Street may also have been held under Miner's Right for many years before it was subdivided around the 1950s and in subsequent decades.

The methods used to remove gold from Black Hill have left their mark and contribute in the present day to its importance as an industrial heritage site. Among the more important elements contributing to the significance of the precinct are the visible scars and debris from the open cut mining period, vertical and horizontal shafts, and foundations relating to the crushing battery and/or the brickworks. Black Hill is now reserved as a public recreation area with a popular lookout at the summit and a walking trail leading down into the now disused open cut. At the present time, the Black Hill Reserve provides a unique vantage point from which one can view the City of Ballarat. The site has important heritage value to Ballarat through the way in which it preserves vestiges of the former mining era, integrally linked to the economic and social development of Ballarat.

## **Bibliography**

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<sup>224</sup> Put Away Parish Plan B265.

<sup>225</sup> Put Away Parish Plan B127(D)

### Maps

Note: unless otherwise noted the following maps can be seen at the Department of Natural Resources and Environment, Bourke Street, Melbourne

Put-Away Parish Plan B146(2), c1852

Put-Away Parish Plan B127(D), c.1891

Put-Away Parish Plan B250(G), 1917

Put-Away Parish Plan B129(R), 1922

Put-Away Parish Plan B128(M), 1927

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'Plan of the Black Hill Mining Company and Adjoining Claims showing the Various lines of Reef', no date, printed by F.W. Niven and Co., Ballarat - City of Ballarat Historical Plan 1861/003, Town Hall.

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## 12.3 Physical Attributes

The Black Hill Precinct is especially characterised by the Black Hill Public Park Reserve, by adjacent open and treed Crown Land to the south and east of the Reserve, and by a small number of cottages adjacent to the south-eastern boundary of the Reserve.

The Black Hill Public Park Reserve encompasses much of the quartz, sandstone and slate outcropping known as Black Hill. It has a very irregular boundary but is generally edged by Chisholm Street on the north border, partly by Sim Street and adjacent

residential allotments and partly by Crown Land on the east border, partly by residential allotments and partly by an unmade road (an extension of Clissold Street) on the south border, and by residential allotments on the west border.

The land facing Chisholm Street is the most open part of the Reserve and it is characterised by a large grassy area, which slopes at an undulating gradient down to the roadway. It is bounded alongside Chisholm (north) and Sim Street (east) by a low treated pine fence consisting of individual single rail and post sections spaced closely together. There is no footpath, only a concrete kerb and gutter, which ends a short distance up Sim Street. On the western side the grassed area gives way to an unmade dirt road that provides fire access into the reserve and follows the line of the road made for Davey's Paint Factory in c.1927. The grassed area is randomly scattered with numerous plantings of single, and grouped, mature exotic and native trees. A particularly dominant group of mature pine trees, with some native trees alongside, can be seen in the north-eastern corner near the intersection of Chisholm and Sim Street.

Road access into the park for the general public is via Sim Street, a bitumen road that is intermittently lined by mature pine trees (mainly on the side of the Reserve) until it enters the Reserve at which point the trees form a more defined avenue. This appears to be the 'Peace Avenue' planted by the Black Hill Progress Association in 1919. The roadway continues up past a small parking area (at which point the avenue ends), then past the lookout, after which it opens up to form a looping 'scenic road' on the gently sloping summit of the hill. The road is wide enough in most places to allow cars to park perpendicular to the concrete kerb and channel. The kerb is generally edged by a grassed area and, where there is a steep drop (particularly on the south and west sides), a post and rail timber fence.

The grassed area on the southwest edge of the scenic road contains a single timber picnic table with bench seating and beyond this there is an opening in the fence to steps leading down the carved-out side of the hill into the deep gully. The steps have been simply formed by carving out level sections and edging them with timber. The simple balustrade consists of timber posts and a basic timber handrail. There is another set of similarly formed steps leading down into the gully from the edge of the small parking area near the end of the Peace Avenue.

The lookout itself is an elevated structure with a concrete deck, which is reached by a tightly curving path paved with large bluestone flagstones and edged by shrubbery. The flagstones probably came from one of the pavements in inner Ballarat, when they were replaced with bitumen. The deck is edged by a pipe post and rail balustrade and contains a flagpole and a concrete cylinder supporting a bronze indicator disc. This marker features raised arrows that point towards numerous surrounding hills, and on which the names and distance to each are embossed.

The east boundary of the Reserve is the most difficult to visually ascertain because it appears to be right in the middle of the most heavily timbered forested area on the hill. This forest (consisting mainly of pine trees) also grows on large allotments of adjacent Crown Land and reaches almost to the unmade dirt road, the extension of Clissold Street, at a point near the small grouping of residences. There is also a distinctive forested hilly outcrop opposite this area, on the other side of the road. The forest also runs northward behind all the residential allotments facing Sim Street and behind most of those facing Chisholm Street in this area. At one point the forested area is almost surrounded by these allotments as it runs into the closed end of an L-shaped allotment, which has not been built upon.

Other areas of Crown land between the forest and the unmade road, closer to its

intersection with Chisholm Street, are almost completely open and heavily grassed. There are only a few small clumps of trees. Part of this area was the 'Garden License' allotment shown on an 1891 plan.

The junction of these two visually distinct areas is made even more notable by the contrast in their gradients. The grassed section slopes at an undulating gradient in a generally southward direction, while the forested section slopes steeply eastwards towards the junction and ends abruptly in a line of minor cliffs topped by the pine trees. Crevices and cracks of varying sizes, some of the former can be walked along, can also be seen throughout this section of the hillside. There are also a number of horizontal shafts.

Within the small grouping of residences in the south-east portion of the precinct it would appear that few shown in the Lands Department 1891 survey have survived. See under 'Buildings' for a further description of the contributory residential buildings in the Black Hill precinct.

The south boundary of the Reserve is the most distinctive. It is characterised by the towering cliffs that scar the hill in a number of places opposite the Newman Street footbridge, as well as by the entrance of the deep gully that virtually splits the hill in two and is located a little further along to the west. This southern boundary is also quite heavily forested on its peaks and sides, predominantly by pine trees. There were a number of vertical shafts in this area but their location is not visually apparent. There are, however, a number of horizontal shafts in evidence in various parts of the carved-out hillside.

At the foot of the cliffs, the land is generally flat, open and grassy and is divided by an unmade road and edged by the Yarrowee Creek to the south. In the area opposite the Newman Street footbridge the remnant foundations of a number of structures can be seen. The materials are predominantly brick and concrete, both possibly dating only as far back as the late 19<sup>th</sup> or (more likely) the early 20<sup>th</sup> century, but it is said that there are also some bluestone foundations of the early Black Hill Co. battery in this area that were later concreted over by the Victoria United Company. It is very difficult to tell because the above surface remains are rapidly being overgrown by weeds and a creeper of some sort. There is possibly a great deal more evidence of the activities carried out in this area below the surface soil and grass and further schemes like the more recent planting of native trees in two rows a short distance west of the visible remains should not be carried out until some archaeological investigation has been carried out. Such planting schemes run the risk of inadvertently destroying valuable evidence.

A notable remnant on this side of the precinct, most likely from the era around the 1920s/1930s when a brickworks industry operated here, is the substantially intact length of brick kerb and guttering that runs eastwards for some 100 metres from the general area where the remnant foundations can be seen. The kerb comprises red machine-made bullnose bricks on edge, while the gutter comprises some eight rows of red machine-made bricks laid lengthways in the direction of the water flow.

Further westwards of this general area, which is marked by an interpretive sign as part of the Ballarat Gold Trail, can be seen the remains of two concrete structures. These structures are partly embedded into the hillside below the surveyed unmade dirt road (the extension of Clissold Street that edges the Reserve) and above a more recent unmade dirt road that runs alongside the Yarrowee and ends a short distance to the east where it converges with the surveyed road. Both the structures - one some 2 metres square and high, the other almost 1 metre square and high - have off-form concrete walls, a skillion concrete roof, a dirt floor and a solid metal door. It is likely that they

were used to house explosives, possibly for the Victorian United Company or for the brickworks industry. They are substantially intact.

The west boundary of the Reserve is bordered along most of its length by residential allotments, with most of the houses being of more recent construction. The south-west corner is the site of the 'old mine working washouts and dumps' mentioned in the 1927 survey map. The area is deeply creviced and has ravines in parts, and generally quite densely forested with mature pine trees, while the remains of a once substantial mullock heap can be seen in the westernmost wedge, which is bordered on three sides by residential allotments. Further north the Reserve flattens out where it crosses an unmade dirt road, which is an extension of Napier Street. On the southern side of this unmade road the area is lightly forested with the survivors of the 1982 native trees planted in August 1982 by the Scouts and Cubs of the Ballarat area.

Between the Napier Street extension and Chisholm Street, the land is predominantly flat and open, with little ground cover or trees. The line of the dirt fire access track that comes off Chisholm Street is not clearly defined through much of this area.

The deep gully with towering cliff sides that runs through the centre of the Reserve is essentially the most dramatic part of the precinct. The floor of the gully, which is flat in parts and undulating in others, features light ground cover, dirt tracks, intermittent self-seeded trees (mostly pines) and the remains of a narrow channel (possibly a water race of some sort) running its full length. The bare west cliff walls are the most striking with their almost vertical face in parts, and intense colouring, which becomes a deep pink at the southern end. The east cliff walls are also almost vertical in formation and are quite densely covered in parts with self-seeded trees (mostly pines). The access stairs wind there way up these cliff walls. The top edge of both cliffs undulate quite noticeably, probably generally following the original contour of the summit of the hill. At the north end the cliff sides diminish and the gully widens to become the flat, open dirt area described above. At the south end the cliffs fall abruptly, particularly on the west side into a deep ravine.

#### **12.4 Landscaping (Public & Private)**

Re-forestation of parts of Black Hill, using predominantly *Pinus radiata*, began not long after the Reserve was first set aside for permissive occupancy in 1907. The Forests Commission quoted in a 1983 report that about 12 ha. of the Reserve is composed of pine with the remaining 7 ha. having some eucalypt content. In addition, regeneration programs of native species have been recently implemented. Unfortunately the growth of noxious weeds, such as gorse and blackberry, has proved difficult to control.

#### **12.5 Significant Landmark Features and Views**

Black Hill is an important observation point in the Ballarat area and offers a more than 180° view of the city and surrounds below, from which it is separated by the Yarrowee Creek and steep slopes or cliffs. The vista runs from Mount Warrenheip in the south-east across the city and on to the distant countryside in the north-east. These views vary depending on the vantage point taken within the site, with the lookout offering the highest vantage point (but not necessarily the most coverage) as well as featuring an indicator disc pointing out the names and distances to surrounding hills. In places the views are becoming partially obstructed by the growing pine trees but this is not necessarily inappropriate.

Within the Reserve itself there are important views down into the deep gully and across to the cliff walls, again available from numerous vantage points. Down in the gully, the views along its length to the north and south, and towards the cliffs on the east and west provide an impressive sense of enclosure. Views at the south end of the gully down into the narrow crevices and the forested ravine are evocatively vertiginous, as are the views taken from the various cliff edges throughout the Reserve.

The hill itself, particularly the very visible south face with its dramatic appearance brought about by years of open-cut mining, has additionally become one of the most significant foci of the Ballarat area. From outside the Black Hill Precinct there are numerous important views of the south side of the hill, many available as evocative glimpses between houses as one travels down various roads in Ballarat East. Particularly dramatic views can be obtained from Humffray Street North, where it crosses the railway line; from the general area of the intersection of Newman and Morres Streets, where the entire south face of the hill can be seen from the west end to the east; and from Victoria Street, where the hill looms in the distance as one travels towards the centre of the city. These views all contribute to the aesthetic and historical significance of the precinct.

## 12.6 Buildings & Significant Details

There are a few residential buildings in the south-east corner of the Precinct that contribute to its aesthetic and historic significance. They are all of a **Victorian vernacular** style and although their simple appearance appears to indicate an early date of construction (the mid-19<sup>th</sup> century), houses of this type continued to be erected throughout Ballarat up until the turn of the century. In this precinct, it is possible that one or two may date back to the 1860s when open-cut mining was in full force on the hill, but as all have been altered it is difficult to tell.

The **Victorian vernacular** style of house in this precinct is characterised by the direct relationship of its rudimentary hipped or gabled roof form to the individual sections of the house in that each hip or gable covers the depth of one room only. The contributory houses in this precinct are single storey in height, detached, and generally two rooms deep with either hipped roofs over each, gabled roofs over each, or a combination of the two. They have simple symmetrical front facades with a central doorway flanked on each side by a single window. Additions to the rear or side are introduced.

The **Victorian vernacular** styled houses in this precinct exhibit the following key characteristics:

- Their overall appearance is either characterised by horizontal weatherboard wall cladding with square edges or overpainted brick. The appropriate roof cladding is painted or unpainted galvanised corrugated iron roof cladding but in some instances different roof cladding has been introduced at a later date.
- The roofs are generally of a minimum 25° pitch and feature narrow eaves.
- The appropriate guttering is generally ogee or quad with circular down pipes.
- The verandah roofs are either hipped or skillion and are joined to the main building under the eaves line. The appropriate roof cladding is painted or unpainted galvanised corrugated iron roof cladding but in some instances different roof cladding has been introduced at a later date.
- The verandahs are supported by plain timber posts only and feature no decorative elements.
- Only one gable end features bargeboards, which comprise quite decorative traceried timber showing rustic gothic influences.
- The front doors to these houses are generally of four-panelled timber and one has a



highlight above.

- The windows are rectangular and vertical in proportion and are timber framed and double hung. Multi-paned sashes can be seen in some of the earlier windows.
- The chimneys are generally of plain, unpainted brick, and may be more recent in some instances.

## 12.7 Statement of Cultural Significance

The Black Hill Precinct is **historically** and **scientifically** significant at a **LOCAL** level (AHC criterion C.2 and H.1). It is particularly associated with the auriferous quartz ranges that spawned a number of important gold leads in Ballarat's mining history and is important as a distinctive example of open-cut mining in which the quartz is excavated and crushed to release the gold. Gold mining sites are of crucial importance for the pivotal role they have played since 1851 in the economic and social development of Ballarat, as well as the rest of Victoria. The hill itself is of further significance for its association with various gold mining companies, the Black Hill Quartz Mining Company in particular, which later became the Black Hill Mining Company and was integrated into the Victoria United Mining Company. The methods these companies used to remove gold from Black Hill between c.1854 and c.1915 have left their mark and contribute in the present day to its importance as a mining heritage site. Among the more important elements contributing to the significance of the precinct are the visible scars and debris from the open cut mining period, vertical and horizontal shafts, and foundations that possibly relate to the crushing battery.

Furthermore, this is one of the few sites left in Ballarat with such visible, and generally untouched, evidence of gold mining operations. It is of archaeological importance for its potential to yield artefacts and evidence that can contribute to a greater understanding of the history of the place and the activities and technology associated with quartz mining.

The Black Hill Precinct is of further historical and scientific significance for its association with a Brickworks industry that operated on or near the site of the former Black Hill Quartz Mining Company crushing battery. It is of further archaeological importance for its potential to yield artefacts and evidence that can contribute to a greater understanding of the activities and technology associated with this industry.

The Black Hill Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates important visual qualities that reflect the historical, cultural and social development of the precinct, and contribute to its setting. These qualities include the complex views across and through the precinct of most of the City of Ballarat and surrounding district; complex views within the precinct of the transformation of the hill by the activities of open-cut mining and re-forestation, mainly by *Pinus radiata*; and the status it has achieved as a significant landmark in Ballarat, particularly because of the distinctive scarring on the south face of the hill, and the extensive re-forestation.

The Black Hill Precinct is **aesthetically** and **socially** significant at a **LOCAL** level (AHC criterion G.1). This area is recognised and highly valued by the local community for recreational reasons and for its association with the Black Hill Progress Association and other community bodies. Black Hill was reserved as early as 1907 as a public recreation area and has a popular lookout at the summit as well as walking trails leading down into the now disused open cut. At the present time, the Black Hill Reserve provides a unique vantage point from which one can view the city of Ballarat and the surrounding district.

Overall, the Black Hill Precinct is of **LOCAL** significance.

## 12.8 Local Policy

### HO174: BLACK HILL HERITAGE PRECINCT

This policy applies to all land located within the heritage overlay schedule of HO174 otherwise known as the Black Hill Precinct.

#### 22.27-1 Policy Basis

This Policy:

- Applies the heritage SPPF objective in clause 15.11 to local circumstances;
- Builds on the MSS objectives in clause 21.7 relating to the preservation of key historic and scenic features which contribute to Ballarat's character.
- Applies the objectives of the Ballarat Heritage Study Stage 2.
- Applies the objectives of the Ballarat Advertising Sign Guidelines

The Black Hill Precinct is linked with various gold mining and brickworks industries. Gold mining sites are of crucial importance for the pivotal role they have played since 1851 in the economic and social development of Ballarat, as well as the rest of Victoria. Black Hill is one of the few sites left in Ballarat with such visible, and generally untouched, evidence of gold mining operations. It is of archaeological importance for its potential to yield artefacts and evidence that can contribute to a greater understanding of the history of the place and the activities and technology associated with quartz mining and the brickworks.

#### 22.27-2 Objectives

- To conserve the precinct as one of the key examples of mining from the open cut mining and quartz crushing period
- To conserve remnant structures and landscape forms associated with the former use of Black Hill for mining (including open cut mining) and brick making.
- To retain the Black Hill precinct as a significant landscape area use predominantly for passive recreation.
- To conserve the layout of Black Hill, especially those landscape elements associated with the function of Black Hill as an observation area including the road / pathway layout and lookout.
- To conserve the Victorian vernacular dwellings located within the residential area of the Precinct.
- To conserve significant vegetation including the canopy trees, Peace Avenue and plantings associated with re-forestation of Black Hill and the early use of the site for the growing of *pinus radiata*.
- To retain the single storey height limit of the precinct.
- To encourage contemporary interpretation of traditional building design within the precinct.
- To encourage the use of traditional construction materials in the precinct.

#### 22.27-3 Policy

##### *Exercising Discretion*

In using this policy, the definition of "place" refers to a "site, area, land, landscape, building or other works, groups of buildings or other works and may include components, contents, spaces and views.

Where a permit is required for development or use, it is policy to:

- require an application to provide an archaeological assessment detailing:
- how the proposal conserves artifacts subsequently identified in the assessment.
- require a heritage impact assessment detailing:
  - how the proposed use or development will not impact on the landscape quality characterised by a modified topography, exotic canopy trees, steep slopes and deep gully formations
  - how the proposed use or development will not impact or obstruct significant landmark features and views including but not limited to:
  - Views of the south face that is a remnant of open cut mining from Humffray Street north, the intersection of Newman & Morres Streets, Victoria Street

Where a permit is required for works, it is policy to:

- promote residential buildings that incorporate the following design characteristics (but not limited to):
  - detached single storey buildings.
  - simple symmetrical front facades
  - hipped or gabled roof form with a pitch of 30 degrees.
  - exterior walls constructed with horizontal weatherboard.
  - galvanized corrugated iron (painted or unpainted) roof materials.
- ensure residential development responds to the single storey height of the residential buildings within the precinct.
- ensure development is detached and has side setbacks equal or greater than the existing places.
- ensure development has a front setback equal or greater than the buildings on abutting lots and no building (including garages, carports, outbuildings etc.) should occur in the front setback.
- ensure the conservation of the features of the Black Hill Precinct that relate to its function as an observation point including the road layout, pathways and lookout structure and brass indicator
- ensure that remnant elements associated with the use of the land for mining purposes, brick making and re-forestation are conserved
- encourage the retention of the landscape form and maintenance of significant vegetation including the *pinus radiata* plantations, the avenue of *Pinus radiata* known as the Peace Avenue and other specimen trees.
- repairs to landscape furniture, post and rail fencing, timber balustrades and step handrails use traditional materials.
- require that all diseased and dying trees be replaced with tree of same or an appropriate equivalent species.

#### *Performance Measures*

It is policy to assess proposals against the following performance measures as appropriate:

- Parkland within the precinct should remain committed to landscape and predominantly passive recreation purposes.
- Future development and works should not be visually dominant or intrusive on the landscape quality of the precinct.

#### Decision Guidelines

It is policy that the responsible authority consider as appropriate:

- Recommendations of the *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)

- Recommendations of the *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).
- Recommendations of the *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).
- Recommendations of the *Ballarat Advertising Sign Guidelines*.

### References

It is policy that the responsible authority consider as appropriate:

- *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)
- *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).
- *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).
- *Ballarat Advertising Sign Guidelines*.

## 13 HUMFFRAY STREET HERITAGE PRECINCT

### 13.1 Description / Precinct Boundaries



Figure 14 Humffray Street Heritage Precinct Map, shown as “M” on the Proposed Ballarat Urban Heritage Precincts Map

The Humffray Street Precinct is located to the north-east of the Ballarat City centre, within urban Ballarat. It is characterised by a heterogeneous combination of substantially intact, single storey, detached residential buildings constructed from around the 1860s to the 1940s and interspersed with a small number of commercial and cultural/community buildings constructed from the 1860s onwards. A small number of the residences also feature attached shops. The precinct is also characterised by the street tree plantings along many of the streets, including Humffray Street North, by areas of grassed and landscaped public and private open space including Eastern Oval, Russell Square, the reserve between Scotts Parade and the railway line, and a number of mature trees in private gardens. Furthermore, the precinct is distinguished by the retention of much of its original engineering infrastructure, particularly as identified by the numerous stretches of bluestone or brick spoon drains, and bluestone or brick kerbing and channel gutters.

Humffray Street North Precinct forms an important east-west axis down the centre of much of the Humffray Street North/Ballarat East Precinct and is one of the main north-eastern entries into Ballarat. The east boundary is effectively the narrowest part of the precinct and is formed along the outer boundaries of the easternmost allotments on the corner of Humffray Street North and Thompson Street. The south boundary runs from this intersection for a short distance to Haines Street generally along the rear boundaries of the allotments facing Humffray Street North. The remainder of the south boundary, from the east side of Haines Street to the west boundary, is formed by the edge of the Railway reserve, which is marked in parts by a high fence and is located adjacent to the wide landscaped reserve on the south side of Scotts Parade.

The west boundary of the Humffray Street North Precinct is bounded by the Yarrowee River Channel, which curves around the Eastern Oval and forms part of the north boundary of the precinct until just east of Princes Street, where it becomes the Yarrowee River. From this point the north boundary then takes a staggered line eastwards.

Between the rear boundaries of the allotments on the east side of Princes Street and Stawell Street this boundary generally runs along the north side of Morres Street, with an indentation to the north side of Finch Street between Newman and Queen Street, and a staggered extension to the junction of Oliver Street with the Yarrowee River between Queen and Rice Streets. Between Stawell Street and the east boundary, the north boundary runs along the north edge of the last stretch of Morres Street, and then generally along the rear boundaries of the allotments on the north side of Humffray Street North.

### 13.2 Historical Overview

Prior to the discovery of gold and the settlement of Ballarat, a three-chain road went through the district, called the Raglan Road. It was the stock route for cattle between Geelong and Adelaide. Sturt Street in the west of the town follows the line of this stock route until the road turned south above the Yarrowee River and crossed the steep scarp and descended to the south to the area of Main Road and continued south towards Buninyong and Geelong.<sup>226</sup>

With the discovery of gold people came from both Geelong and Melbourne. Those from Melbourne in the east crossed over Woodman's Hill and descended towards the Yarrowee along the high ridges of ground of what became the line of Eureka Street and then along the ridge between Specimen Creek in the south and the Yarrowee Creek in the north which became the line of Victoria Street. A little further north they travelled along the higher ground parallel to the Yarrowee River to access the alluvial gold finds near Black Hill. The historian Withers described Humffray Street in the first days as a bullock track.<sup>227</sup>

*"A sylvan scene" it was when I and a mate pitched our first tent near the foot of what was then fitly called Black hill from its dense growth of gum trees. [referring to 1852] We pitched on the slope where Humffray-street now winds along, following the bullock-dray track of primaeval pastoralists and rushing gold-hunters. All the slope, including Bakery Hill of the historic days that were to be, was then lightly sprinkled with wattle and honeysuckle and bastard gums."*<sup>228</sup>

Surface gold was discovered at Black Hill in October 1851,<sup>229</sup> not long after the discovery of gold at Golden Point began the rush to the Ballarat goldfields. Black Hill was a back-breaking location to mine as there was no water supply in which to wash the dirt and remove the gold. Miners were forced to bag the dirt and then roll or carry it down the hill to wash it in the Yarrowee River. Contemporary sources indicate that the gold yield for this effort was less than a ¼ ounce per bag.<sup>230</sup> In spite of the difficulties of this method, surface mining continued at Black Hill until at least 1853.

In 1853, a rich quartz vein was discovered at Black Hill by a group of French miners and the true wealth of the site began to be exploited.<sup>231</sup> The gullies running down and away from the top of Black Hill, in particular Two-Ton Gully, proved to be especially rich. As company mining gradually took over at Black Hill, methods were refined and increasingly mechanised. This change to more technical mining methods began to transform the immediate environment of the hill. Photographs and illustration made from the late

<sup>226</sup> City of Ballarat Mayor's Annual Report 1947/48

<sup>227</sup> Withers, W.B., *History of Ballarat*, Facsimile Edition, Ballarat Heritage Services, 1999 p. 156

<sup>228</sup> Withers, W.B., *History of Ballarat*, Facsimile Edition, Ballarat Heritage Services, 1999 p. 219

<sup>229</sup> R Brough Smyth, *The Gold Fields and Mineral Districts of Victoria*, 1980 edition, p452.

<sup>230</sup> *Ibid*, p452.

<sup>231</sup> *Ibid*, p452.

1850s and into the early 20<sup>th</sup> century show the extent of this transformation.<sup>232</sup> They capture a busy industrial site almost bare of all vegetation, dotted with shafts, mullock heaps and debris as well as weatherboard buildings, tramway trestle bridges over the Yarrowee Creek, and water reservoirs and mullock heaps on the south side of the creek (in the general area now bounded by Princes, Morres and Newman Streets, land which was later reclaimed for the construction of Housing Commission houses in the 1950s.<sup>233</sup>).

Late in 1854 where the western end of Humffray Street met Victoria Street at Bakery Hill was the site of a large meeting which was the prelude to the Eureka Stockade uprising. The area had sufficient population in 1856 to establish a cricket club at Mopoke Gully which continues today as the Eastern Oval.

Initially the track was called Brown Hill Road and by 1858 it had been renamed Humffray Street in honour of John Basson Humffray, M.L.A., who 'was the real hero of the Affair at Eureka'. – according to Nathan F. Spielvogel, in 'The Streets of Ballaarat' in City of Ballaarat, *Mayor's Annual Report 1947/48*

By the late 1850s Humffray Street had progressed from a rough track to a wide thoroughfare fronted with houses and the occasional store and hotel. An 1858 map shows Humffray Street winding north east from Bakery Hill. The proposed site for a Railway Station is marked in the area of the Ballarat East station but the only building marked is the Imperial Hotel on the line of the railway tracks where they crossed Humffray Street.

The 1860s saw further consolidation with a plan in 1861 prepared by the town surveyor John Curruthers that included a section through the road layout indicating that the road was formed or planned to be formed with a 20 foot wide (7 metre) wide cambered road surface to gravel verges which drained to formed spoon drains at edge and a 10 foot (3 metre) wide gravel path. The cross streets of Princes, King, Otway and Queen are shown and the Imperial hotel, just south of the railway line, the Union Hotel between Princes and King and the Red Bull Hotel between Otway and Queen are marked. By 1863, a plan shows the area divided into residential allotments from Princes Street to Haines Street. The plan shows that some of the allotments and road reserves are occupied by dams and the Wellingtonia Gigantea Quartz Crushing Company occupies the road reserve at the intersection of King Street and Scotts Parade. This indicates that the area was still being actively used for gold mining and associated works. A plan dated 1864 shows development on the south side of Humffray Street in a haphazard line between Princes Street and Queens Street and occasional buildings along the alignment of Scotts Parade from Princess to Haines Street. Most of the development does not align with the allotments boundaries. Churches were constructed; the Primitive Methodist Church designed by J. was opened in 1860<sup>234</sup>, the Bible Christian church, of brick was designed by carpenter S. H. Lugg<sup>235</sup> and completed in 1867 and the brick Methodist Brown Hill Church, designed by J.A Doane was completed on the 22<sup>nd</sup> of March 1869.<sup>236</sup>

By the 1870s plans of sections of Humffray street show that the blocks bounded by Scotts Parade, Princess Street, Humffray Street and Otway street and between

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<sup>232</sup> A great variety of images made of and from Black Hill can be seen as digitised images on the web sites of the State Library of Victoria [www.slv.vic.gov.au](http://www.slv.vic.gov.au), Museum Victoria [www.museum.vic.au/bfa](http://www.museum.vic.au/bfa) and the National Library of Australia [www.nla.gov.au](http://www.nla.gov.au); see also M Harris, & J Burrell, *Panoramas of Ballaarat*, 1998, p19 & J Reid et al, *Ballaarat Golden City*, 1989, p50 & 51.

<sup>233</sup> 'City of Ballaarat, Mayor's Annual Report 1958/59' – 'Reclamation'

<sup>234</sup> Withers, W.B., *History of Ballarat*, Facsimile Edition, Ballarat Heritage Services, 1999 p.164

<sup>235</sup> Withers, W.B., *History of Ballarat*, Facsimile Edition, Ballarat Heritage Services, 1999 p. 166

<sup>236</sup> Withers, W.B., *History of Ballarat*, Facsimile Edition, Ballarat Heritage Services, 1999 p. 166



Princess, Morres, Humffray and Rowe streets was almost completely developed. The development in the area was such that the Common school in Humffray Street was the only other government school in Ballarat besides the central Ballarat school in Dana Street.<sup>237</sup>

Plans prepared in the 1880s shows most of the area developed with the majority of the buildings along the main roads were aligned with the allotment boundaries but the development on either side of the Yarrowee River were more haphazard in orientation. The area included housing, industry such as brick kilns and tanneries, shops, churches and a Female Refuge, erected in Scotts Parade in 1884, which provided a refuge to mothers and babies and incorporated a steam laundry to provide work for the women.

The character of this area is important to Ballarat as it maintains the feeling of a mining settlement more strongly than elsewhere. The area retains an organic form of an unplanned commercial thoroughfare of a mining settlement, featuring curves related to the topography. It has to some extent been regularised by parallel streets flanking it, providing uniform property depths. The streetscape qualities created by commercial buildings built to the pavement level, many with post verandahs; in particular those located at street corners or on the curvature of the road and closing vistas emphasise the organic development of the street.

### **13.3 Urban Design & Engineering Infrastructure**

The Humffray Street/Ballarad East Precinct is a long and narrow precinct. It is predominantly residential but it also contains a small number of cultural/community buildings, most of which are located on larger sites that face Humffray Street North, and a number of commercial buildings (most with associated residences), which also face Humffray Street North. The precinct contains three important areas of grassed and treed public recreational open space - the Eastern Oval on the north-west edge of the precinct, Russell Square near the eastern end of the precinct, and the reserve between Scotts Parade and the railway line.

The topography in much of the precinct is flat, although there is a gentle fall along Humffray Street North from its highest point at the east boundary towards the intersection with Scotts Parade and Rowe Street near the south boundary. The latter two roads also fall gently in different directions to Peel Street. Most of the other roads running north off Humffray Street North also fall at varying degrees to the Yarrowee River.

The street pattern remains substantially as surveyed by the early 1870s, with Humffray Street North providing an important east-west oriented axis through the middle of much of the precinct. It runs from the east boundary to the western part of the south boundary, where it intersects with Scotts Parade and Rowe Street before crossing over the railway line and entering the inner urban part of Ballarat. Humffray Street North is one of the earliest roads to have been surveyed in Ballarat and has a number of slight changes in direction along its generally straight line. This is probably due to its genesis as a bullock-dray track following the ridge line above the Yarrowee River, and its early transformation into a formally surveyed road. It now serves as an informal north-eastern gateway to the centre of the city, but was once the main entry into Ballarat (in the 1850s and 1860s) from areas to the north-east. Scotts Parade was also surveyed at an early date, and by the early 1870s it was providing direct access to this area of Ballarat East from its junction with the original line of the Melbourne Road on the north side of the

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<sup>237</sup> Withers, W.B., *History of Ballarat*, Facsimile Edition, Ballarat Heritage Services, 1999 p. 167

## Caledonian Bridge.

Along the length of Humffray Street North (starting at Princes Street North and running east), a number of local streets of varying widths run off it in a north-south direction. Many of these are cross roads but most end at the Yarrowee River in the north and Scotts Parade in the south. The roads that cross north over the Yarrowee River are Oliver and Stawell Streets, the latter effectively acting as a main collector road connecting Ballarat North (and beyond) with Ballarat East (and beyond), and the former providing access to the small residential area at the base of Black Hill. Footbridges provide access across the Yarrowee at Princes, Newman and Queen Streets. The only road to cross south over the railway line in this part of the precinct is Queen Street North. It provides one of only three entry/exit points at the south side of the precinct, and it links Humffray Street North directly with Victoria Street, the main eastern gateway to Ballarat, and onwards to Eureka Street.

Additional local streets of varying widths, some also serving as right-of-ways, run parallel to Humffray Street North, on both sides. East of its intersection with Humffray Street North, Scotts Parade runs along the south boundary at an angle to the 'grid' of Humffray Street North and its cross roads, because it has been aligned parallel to the railway line. Between the diverging lines of Humffray Street North and Scotts Parade, two other local streets also run parallel to the railway line. Their different points of convergence with the street parallel to Humffray Street North has created small to large triangular spaces that have been left as open space with some simple landscaping.

The sector of the precinct that lies west of the intersection of Humffray Street North with Scotts Parade and Rowe Street is bisected in a north-south direction by Peel Street North. Scotts Parade and Rowe Street provide diverging links, at different angles, to Peel Street North from Humffray Street North. All act as collector roads linking Humffray Street North with the Soldiers Hill and Black Hill residential areas. Scotts Parade continues west past Peel Street North and runs alongside the south boundary of the railway line to the west boundary where it crosses over the Yarrowee River Channel into the Soldiers Hill area. It provides the only entry/exit point at the west side of the precinct. Rowe Street intersects Peel Street at a distinctive diagonal angle on the north boundary of the precinct. They use the same bridge to cross over the Yarrowee River Channel and provide the dominant entry/exit point in this section of the north boundary. Peel Street North also provides a main entry/exit point at the south boundary where it runs under the distinctive arched railway bridge.

Local streets of varying widths criss-cross this western sector of the precinct. They generally run parallel to either Scotts Parade, Peel Street, Rowe Street, or Humffray Street North, forming a distorted grid. Predominantly, however, the axial configuration of the original street layout in this sector, and throughout the rest of the precinct, is east-west so that the buildings generally have a north-south orientation within the precinct.

Within the Humffray Street/Ballarat East Precinct, the residential allotment sizes are quite varied. Some are based on the 19<sup>th</sup> century Government survey of many of the sections, particularly those facing Humffray Street North and Scotts Parade, into freehold allotments. Many others are based on the original sizes and shapes of land selected and leased by individuals under Miner's Right leases (later termed Residential Area Right leases) from the mid-19<sup>th</sup> century onwards. These allotments tend to be the least regular in shape.

The allotments throughout the precinct are generally deep to very deep but have varying widths. The smallest allotments tend to be located in the western part of the precinct. A few of the residences facing Humffray Street North sit on double, or particularly wide,

blocks. It is rare, however, for original allotments to have been divided in half at an early date.

Many of the allotments facing Humffray Street North, between Princes and Stawell Streets, have rear boundaries that back onto either Finch Street in the north, or Nelson and Coffield Streets in the south. These streets all tend to act as right-of-ways for vehicular access, but may have residential properties facing the opposite sides. Many of those allotments facing Scotts Parade, between Otway and Stawell Streets, have rear boundaries that back onto Johns Street, which generally act as a right-of-way for vehicular access. Very few residential properties face the opposite sides. There is also a small right-of-way providing vehicular access to the allotments facing Morres Street and Humffray Street North, between Rowe Street and Princes Street. Entry is from both Morres and Princes Streets.

Throughout the Humffray Street/Ballarat East Precinct the front setbacks of the individually significant and contributory residences within their allotments vary, but tend to range from small to medium setbacks of around 3 to 6 metres with only a few having medium to deep setbacks of some 6 to 9 metres or more. Very few residences have front setbacks within 3 metres. The shops (including those with associated residences), the Queens Head Hotel, and the former Eastern Station Hotel are sited on the street frontage. Generally, there is a consistency to the front setbacks along individual streetscapes, often relative to the size of the allotments. The houses are predominantly oriented parallel with the front boundary, although a few early cottages in the area bounded by the Yarrowee River, and Princes, Humffray and Peel Streets are sited in a more haphazard manner on their allotments.

Side setbacks also vary according to the size of the residence and the allotment on which it sits, and range from narrow to very wide. The wide side setbacks to at least one side of many of the residences have allowed for the siting of side driveways leading to garages positioned at the rear of the allotment. Where there is a right-of-way to the rear of the property, access tends to be from this side rather than from the street.

A few of the residences are built directly to a side boundary, and in most instances the boundary wall is constructed of brick for fire separation, even when the remainder of the building is of a different material. These brick boundary walls vary in appearance from fitting in under the eaves to more elaborate parapeted shapes that project beyond the front façade of the residence.

There are also a number of separate large areas of land throughout the precinct, some belonging to religious institutions, and others used as public or private recreational land. In addition there is part of an original surveyed section (bounded by Morres, Newman, Finch and King Streets) that is now grassed vacant land, although it once contained some small timber buildings. Further west, just south of the Eastern Oval, there is also a large area of open land, now containing only two early timber cottages, where once there were numerous small allotments and cottages.

These larger areas of land demonstrate either the continued use of Government allotted Reserves, or the consolidation of smaller allotments into a large area of land. The majority of these significant areas of land are located on the south side of Humffray Street North and include the sites of the Brown Hill Uniting Church (formerly Wesleyan Methodist Church), the Greek Orthodox Church hall (formerly a Primitive Methodist or Bible Christian Church and later a Methodist Church), and Russell Square. The other large area of land is the Eastern Oval site with its adjoining bowling and croquet greens belonging to the Ballarat Bowling and Croquet Clubs, all of which are located on the same Recreation Reserve in the north-west corner of the precinct.

In terms of original engineering infrastructure, the materials used throughout the Humffray Street/Ballarat East Precinct, particularly for the kerbs and channels vary considerably. In particular, the central part of the precinct bounded by Finch Street, Stawell Street, Scotts Parade and Princes Street North, features bluestone pitcher spoon drains of varying widths and depths (predominantly without kerbs or upstands but sometimes in conjunction with bluestone kerbs or early concrete upstands). Bluestone kerb and channel gutters are also distributed throughout the precinct and in some scattered instances there are rare and important examples of brick spoon drains, or brick kerb and channel gutters. There are also examples in the precinct of early concrete spoon drains with wide inverts and integrated upstands.<sup>238</sup>

The original bluestone and brick drains and gutters, and some of the early concrete drains and gutters, can generally be seen in conjunction with medium to wide gravel/grass road shoulders, as well as with bitumen or early concrete footpaths and narrow to wide turf nature strips (or permutations thereof). In some parts of the precincts there are turf footpaths only.

Where access to a property is only available from the front (and not from rear local streets that act as right-of-ways) the crossovers to the deeper spoon drains vary and may be flat or slightly arched concrete or metal bridges, although some more appropriate early timber bridge crossovers can still be seen. Otherwise crossovers are predominantly of concrete at grade. In one notable instance the bluestone spoon drains in Coffield Street between Oliver and Rice Streets continue along the street uninterrupted and there are few bridge crossovers. Appropriate driveways through the turf nature strips are gravel (particularly appropriate where the footpath is also of turf) or the same material as the footpath.

The roads are predominantly asphalt but some of the less-traversed local streets such as parts of Johns, Finch and Morres Streets, and all of Nicholls Avenue are still of unmade gravel with grassy shoulders, and some have original bluestone and brick drains and gutters. Parts of Finch and Morres Streets have also been partly or fully closed off to traffic and are more or less covered in grass. The more 'rural' appearance of the different treatments to these roads contributes to the aesthetic quality of the precinct. The road treatment to the south side of Scotts Parade has the same effect and is also notable within the Humffray Street Precinct. For most of its length between Stawell and Humffray Street it features gravel/grass road shoulders alongside the expansive grassed and treed reserve between the road and the railway line.

Within the precinct there is also a notable open stormwater drainage channel that runs north from Johns Street to Finch Street. It is located halfway between Queen and Oliver Streets and its walls, base and invert lining are constructed of bluestone pitchers. The bluestone channel also continues south to Scotts Parade and north to the Yarrowee River, linking the two points, but in these sections it has been roofed with concrete pavers to form an enclosed culvert. The part of this drainage infrastructure that runs under Humffray Street North and is most visible on the south side is also particularly notable. It is a pipe constructed of curved cast iron plate edged with a wide circular collar of cast iron plate. This pipe may have been purpose-made or be an example of inventive re-use of another structure such as a former chimney or boiler engine.

Much of the engineering infrastructure in this precinct, in particular the bluestone or brick

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<sup>238</sup> Note: Later short-span integrated concrete kerb and gutters can also be seen in the precinct and while they are far more appropriate than 'roll over' type integrated concrete kerb and gutter they may have replaced early bluestone or brick drainage channels. The short-span integrated concrete kerb and gutters along the length of Humffray Street North are the most likely to have replaced the original drainage infrastructure.

spoon drains, the bluestone or brick kerbing and channel gutters, the early concrete spoon drains with wide inverters and integrated upstands, the grass/gravel road shoulders, and the bluestone stormwater drainage channel with its unusual cast-iron pipe culvert are highly important in contributing to, and maintaining, the historic context of the precinct. The fabric of these treatments is substantially intact.

### 13.4 Landscaping (Public & Private)

Street tree plantings are an important component of a number of the streetscapes in the Humffray Street Precinct, as are gravel/grass road shoulders and turf nature strips or turf footpaths.

Princes Street North is distinguished by some of the oldest street trees in the precinct and features a broken alternating row of mature elm and plane trees planted in the nature strip on the east side of the road between Humffray Street North and Morres Street. These trees are believed to be over 100 years old.

The grassed reserve on the south side of Scotts Parade also contains notable mature trees, predominantly eucalypts and pines. The most important and highly significant of these are the examples of Tasmanian Blue Gum (*Eucalyptus globulus subsp. globulus*) and from their size they appear to be well over 100 years old.<sup>239</sup> These trees are located alongside Scotts Parade running westwards from Rice Street, either singularly or in pairs and generally with the same shallow setback from the road shoulder. They may be the only surviving remnants of the early avenue plantings carried out in the main streets of Ballarat in the 1860s to 1880s. Within this reserve there is also a fragmented row of distinctive mature pines located alongside the railway line between Queen and King Streets. These trees also seem to be the remains of an early avenue planting that appear to have consisted of alternating examples of Monterey Pines (*Pinus insignia* also known as *Pinus radiata*) and Corsican Pines (*Pinus nigra var. corsicana*). The largest specimen of the latter is located opposite 119 Scotts Parade and is listed on the Significant Tree Register of the National Trust of Australia (Victoria). It is believed to have been planted in the early 1870s.

The other important plantings in this reserve between Scotts Parade and the railway line have been carried out during the 20<sup>th</sup> century and include a semi-mature row of elm trees running alongside Scotts Parade from the west side of Stawell Street towards Rice Street, a row of older elms running for a short distance east of Queen Street, and a third row containing predominantly elm trees running between King and Princes Streets. These generally have the same setback from the road shoulder as does the row of predominantly ash trees running between Queen and King Streets.

The Eastern Oval is particularly characterised by its mature tree plantings; the large grassed oval and the associated bowling and croquet greens. The reserve forms an important landscape component on the western edge of the Humffray Street Precinct. Plantings around the north, east and south sides of the oval are predominantly a mix of mature elm and plane trees, and there are separate rows of mature elms and mature eucalyptus trees alongside the Yarrowee Channel, which forms the west boundary of the Eastern Oval. To the north-east of the grandstand there is also a notable specimen of a mature Dutch Elm (*Ulmus x hollandica*) that is believed to have been planted in 1874 and is the only elm remaining of the original plantings around the oval. It is on the Significant Tree Register of the National Trust of Australia (Victoria) and is known as the

<sup>239</sup> They seem to be around the same age as, or a little younger than, the specimen in Lakeland Park next to Pearse Street, which is on the opposite side of the railway line near Victoria Street. That particular tree is believed to be some 140 years old and is on the National Trust's Significant Tree Register.

W.G.Grace tree.

Russell Square also forms an important landscape component amongst the residential buildings in the eastern section of this precinct. The Reserve contains some notable mature exotic trees around its perimeter.

A number of the residential gardens, particularly those facing Humffray Street North contain distinctive specimens of exotic and native trees including maples, silver birches, palm trees, and eucalyptus trees.

These landscaped and treed residential gardens, with the highly visible open landscapes of the Eastern Oval, Russell Square, and the reserve adjacent to Scotts Parade contribute considerable variety to the less urbanised setting of the precinct, particularly along the Humffray Street North and Scotts Parade axes.

### **13.5 Buildings & Significant Details**

The Humffray Street/Ballarat East Precinct is characterised by a heterogeneous mixture of substantially intact residential buildings constructed from around the 1860s (and possibly earlier) to the 1940s, interspersed with a small number of commercial and cultural/community buildings constructed from the 1860s to the early 20<sup>th</sup> century. A small number of the residences also feature attached shops. A majority of the buildings in the precinct are individually significant or contributory.

#### Residential buildings

The individually significant or contributory residences in the Humffray Street Precinct range in their period of construction from Victorian to Federation to Inter-War. Although constructed in different eras, the residences tend to be similar in scale. Some larger villas are located on Humffray Street North and Scotts Parade and there are some small cottages (erected in the Victorian era) that are scattered throughout the precinct. There is generally a good retention of original housing stock throughout the precinct.

All of the residences in the precinct are single storey and detached. The buildings are predominantly characterised by their horizontal weatherboard wall cladding, although face brick wall construction (sometimes with polychromatic detailing) can be seen on a few of the residences facing Humffray Street North. The variously pitched (generally 25°-30° or steeper) gabled and/or hipped roofs are predominantly clad in unpainted or painted corrugated galvanised iron. Slate tiles can be seen on a few of the earlier residences. The depths of the eaves range from modest and lined, to projecting with exposed rafters. The appropriate gutters are either ogee or quad in profile.

Throughout the precinct, predominantly unpainted brick chimneys, some with polychromatic brick patterning, adorn the rooflines of the residences. Decorative detailing to the gables, appropriate to the era and style of the residence, can sometimes be seen. Most of the residences have projecting verandahs or porches, also with detailing appropriate to the era and style of the residence. Original doors are predominantly timber framed and constructed of timber with appropriate panelling and/or glazing, and may have top and/or sidelights. Window frames are also predominantly timber framed and double-hung or casement.

Many of the residential allotments are fronted by the appropriate type, style and height of fence in relation to the era and style of the corresponding residence. The appropriate fences have an average low-moderate height range (approximately 400mm – 1300mm)

and are predominantly timber pickets, or timber post and cyclone wire (sometimes in conjunction with shrubbery or hedging).

### Commercial Buildings

There are a number of significant or contributory small shops, or former shops, distributed along the full length of Humffray Street North. Most are in conjunction with residences, to which they are sometimes attached. They range in their period of construction from Victorian to Federation to Inter-War and are all sited directly on the street frontage, with one also returning around the corner junction of Humffray Street North and Queen Street.

The earlier shops are most typically characterised by their horizontal weatherboard wall cladding, while the later shops are more likely to have been constructed of red face brick (with one featuring a rendered finish). The shops from all eras are characterised by hipped or gabled roofs clad in galvanised corrugated iron with a pitch of about 25-30°. The roofs are generally concealed at the front behind parapets and some of the shops have skillion verandahs, which project over the footpath and are clad in galvanised corrugated iron. Detailing appropriate to the era and style of the building can sometimes be seen on the parapets and verandahs. Appropriate shopfronts included recessed entries, timber framed windows, and brick or timber stallboards. The most original and distinctive shop front can be seen at 89 Humffray Street North, while the small freestanding brick shop in front of 359A Humffray Street North is also notable.

There are also two hotel buildings in the precinct, with only one still in operation. They are both located at the western end of Humffray Street North and sited on the street frontages of corner sites, giving them an important and dominant presence in the streetscape. The earliest hotel building, the former Eastern Station Hotel, may have been constructed as early as 1862 (the date on the parapet) and is one of only two significant two-storey buildings in the precinct. Both this building and the single storey Queens Head Hotel, which was constructed in 1907, are characterised by their parapeted facades, which conceal hipped or gabled roofs clad in unpainted or painted corrugated galvanised iron, and their chamfered corner entries. Each building features face brick construction relieved by plain and decorative cement rendered mouldings in a style appropriate to the era in which it was constructed. The original windows and doors to both hotel buildings are timber framed, although some of the ground floor windows and doors of the former Eastern Station Hotel have been inappropriately replaced at a later date.

### Cultural/Community Buildings

Within the Humffray Street Precinct there are a small number of cultural/community buildings, all of which are of individual significance.

At the eastern end of Scotts Parade there is a complex of buildings that formerly comprised the headquarters of the Ballarat Female Refuge, and the associated Alexandra Steam Laundry building and Alexandra Babies Home. The complex is listed on the Victorian Heritage Register (H1893) and the two main buildings - the Refuge and the Babies Home - are described as 'domestic in style and scale, setting them apart from many institutional buildings'. They both face Scotts Parade and are set well back from the street frontage in open landscaped settings. The Victorian styled Refuge is the only other significant two-storey building in the precinct, and the Federation Bungalow styled Babies Home is the most notable building of this style to be found in the precinct. Both buildings are characterised by their complex hipped roofs clad in Marseilles pattern terracotta tiles (these would not be original to the former Refuge building but are not

inappropriate), red face brick appearance, cement render or rough-cast decorative detailing, and timber framed windows and doors.

There are also two churches located within the Humffray Street Precinct, only one of which is still operating fully as a church. They are located facing Humffray Street North and have varied front and side setbacks. The buildings are characterised by their rendered or face brick wall construction and have dominant steeply pitched gabled roofs clad in slate. Each features important design characteristics of the styles in which they were built. These include:

- the Gothic Revival-Early English style of the Brown Hill Uniting Church with its smooth cement rendered brick construction on a rough-faced bluestone base, its notched and finialled gable to the main façade, which is also flanked by pinnacled buttresses and incorporates a tripartite lancet window and twin doorways, all framed by delicate hood mouldings. The side facades are divided by buttresses into four bays and each bay features a pair of lancet windows, also framed by delicate hood mouldings.
- the Lombardic Romanesque style of the present Greek Orthodox Church hall (former Methodist Church) with its distinctive polychromatic face brick walls featuring a background of orange-red bricks, which is relieved by bands of cream bricks that divide the front façade into three panels, highlight the main gable and the corners of the main building and the small front porch, and edge the round arched windows and doors and other openings.

#### Other Significant and Contributory Structures

Other significant structures in the Humffray Street/Ballarat East Precinct comprise a number of the buildings located on the Eastern Oval reserve, including the grandstand, the croquet club rooms and timber shelter, the umpires rooms and various other small structures. Of these structures the early 20<sup>th</sup> century grandstand is the most important. The ground floor is constructed of red face brick and houses the dressing room and storage area. The main timber seating area is organised in four sections with the three aisles echoed in the skillion roof form by projecting gablets. The roof structure is supported by slender cast iron columns, which are paired at each side of the three aisles. There are also three sets of timber steps coinciding with the aisles. The entire rear of the structure is clad in vertically hung galvanised corrugated iron.

The other structures on the reserve are more simply constructed and are predominantly characterised by their horizontal weatherboard wall cladding, by their gabled, hipped or skillion roofs clad with galvanised corrugated iron, by their decorative timber detailing, and by their timber framed doors and timber framed, double hung windows.

#### Inappropriate Buildings and Details

Throughout the precinct a small percentage of residences and buildings do not contribute to the aesthetic and architectural amenity or significance of the precinct.

These include a number of single storey residential infill buildings that were predominantly built between the 1960s and the 1990s, and which feature dominant face brick wall construction and roofs clad in coloured tiles or corrugated colorbond. In some instances prominent garages have been incorporated into the overall form of the residence or sited too close to the front boundary.

They also include a number of single and two storey industrial buildings that were built in the latter half of the 20<sup>th</sup> century and are predominantly located along Scotts Parade, west of Humffray Street North. These predominantly brick buildings have inappropriately



replaced a number of original or early residences. The service station located on the prominent triangular site bounded by Humffray Street, Princes Street and Scotts Parade is similarly non-contributory to the precinct.

There are also a number of inappropriate introduced fences distributed throughout the precinct but predominantly along Humffray Street North, which are generally of a height of 2 metres or more and have been constructed with little transparency in their form, creating a solid barrier between the allotment and the street.

### **13.6 Significant Landmark Features and Views**

Significant urban landmarks in the Humffray Street/Ballarat East Precinct, a number of which can also be seen from outside of the precinct, include:

- the Brown Hill Uniting Church, which forms an important focal point in Humffray Street North on the east edge of the precinct;
- the Eastern Oval reserve with its notable grandstand and mature trees including the W.G. Grace Dutch Elm, all of which form an important focal point on the north-west edge of the precinct;
- the former Eastern Station Hotel which forms an important focal point in Humffray Street North, on the southern edge of the precinct;
- the various commercial and cultural/community buildings along Humffray Street North including the Queens Head Hotel, the Greek Orthodox Church hall (former Methodist Church), the shop at 89 Humffray Street North, and the small freestanding brick shop in front of 359A Humffray Street North.
- the former Ballarat Female Refuge and former Alexandra Babies Home in Scotts Parade;
- the row of mature elm and plane trees in Princes Street North, and the two separate fragmented avenues of mature Tasmanian Blue Gum, and mature Corsican and Monterey Pines located in the reserve between Scotts parade and the railway line; and
- Russell Square with its mature oaks, pines and other exotic trees and grassed ovals, which provides an open recreational landscape focus within residential surroundings.

Within the Humffray Street/Ballarat East Precinct there are significant visual connections to a number of other heritage precincts or places in Ballarat, which assist in understanding the historical, cultural and architectural development of this precinct, in contrast with both Ballarat West and other parts of Ballarat East. These include but are not limited to:

- the views from many parts of the precinct north to Black Hill which looms opposite much of the northern boundary with the dramatic evidence of years of open-cut mining visible on its south face (see Black Hill Heritage Precinct for further details);
- the views along the side streets running south off Humffray Street North, and from the southern side of the precinct, to the residential area on the opposite side of the railway line (see Victoria Street Heritage Precinct for further details);
- the views along a number of the streets including Ebdon and Nelson Streets to the tower of the Ballarat Railway Station;
- the views from the western part of the precinct to the Soldiers Hill area (see Soldiers Hill Heritage Precinct for further details).

### 13.7 Statement of Cultural Significance

The Humffray Street Precinct is **historically** significant at a **LOCAL** level (AHC criterion H.1). It is associated with the early street and land survey of this area of Ballarat East from the 1850s onwards during which Humffray Street North was laid out along an early established bullock dray track, other roads were laid out parallel to either Humffray Street North or the railway line, and sections were subdivided into residential allotments by both the Government and private selection through Miner's Right leases. This is demonstrated by the distorted grid of the road layout, and by the various sizes and shapes of the allotments. The most regular government surveyed allotments can predominantly be seen along the axial line of Humffray Street North, and the least regular in shape are located in the north-western part of the precinct where Miner's Right leases dominated.

The precinct is also of historical significance for its association with early recreational activities held in Ballarat, particularly at Eastern Oval which became the home of the Ballarat Cricket Club in the mid-1850s, and the headquarters of the Ballarat Bowling Club in the mid-1860s.

The Humffray Street/Ballarat East Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates many original and early design qualities associated with the residential, educational, and cultural/community development of this area of East Ballarat between the 1860s and the 1940s.

Intact qualities of the individually significant and contributory Victorian, Federation and Inter-War era residential buildings include the exclusively single storey height; the hipped and/or gabled roof forms, with a pitch of 25-30° or steeper, that are predominantly clad with galvanised corrugated iron (unpainted or painted), and occasionally slate; the eaves that range from modest and lined, to projecting with exposed rafters; the ogee or quad profile guttering; the predominant horizontal weatherboard wall cladding and occasional face brick wall construction; and the predominantly unpainted brick chimneys, some with polychrome brick patterning that adorn the rooflines. Other intact qualities include but are not limited to the projecting verandahs or porches, with detailing appropriate to the era and style of the residence; the appropriate decorative detailing to the gables; the timber doors with appropriate panelling and/or glazing, that may have top and/or sidelights; and the timber framed double-hung or casement windows.

The appropriate front and side setbacks of the residences within their allotments, relative to the size of the residence, the size of the allotment on which they sit, and the streetscape in which they are located also contribute to the significance of the precinct, as do garages appropriately sited at the rear of the residences, and accessed from right-of-ways, or side driveways if right-of-ways are not present.

The use of the appropriate type, style and height of fence in relation to the era and style of the corresponding residences is another feature that contributes to the significance of the precinct. The appropriate fences have an average low-moderate height range (approximately 400mm – 1300mm) and are predominantly timber pickets, or timber post and cyclone wire (sometimes in conjunction with shrubbery or hedging).

Intact qualities of the individually significant and contributory Victorian and Federation era commercial and cultural/community buildings include their domestic scale and one or two storey height with a pitch of 25-30° or steeper, that are clad with unpainted or painted galvanised corrugated iron (predominantly commercial buildings), slate

(predominantly church buildings), or Marseilles pattern terracotta tiles (only the former Ballarat Female Refuge and Alexandra Babies Home); the horizontal weatherboard wall cladding or brick wall construction (face or rendered brick); the parapeted facades (commercial buildings); the timber framed windows and doors; and the generally complex and individual detailing and decoration to each building.

The Humffray Street/Ballarat East Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates important visual qualities that reflect the historical, cultural and architectural development of the precinct, and contribute to its setting. These qualities include the complex views across and through the precinct to other parts of Ballarat including south to other parts of East Ballarat, north to Black Hill, west to the tower of the Railway Station in the city centre, and north-west

Other important aesthetic qualities include a variety of significant urban landmarks, a number of which can be seen from outside of the precinct. These include the Brown Hill Uniting Church, which forms an important focal point in Humffray Street North on the east edge of the precinct; the Eastern Oval reserve with its notable grandstand and mature trees including the W.G.Grace Dutch Elm, all of which form an important focal point on the north-west edge of the precinct; the former Eastern Station Hotel which forms an important focal point in Humffray Street North, on the southern edge of the precinct; the various commercial and cultural/community buildings along Humffray Street North including the Queens Head Hotel, the Greek Orthodox Church hall (former Methodist Church), the shop at 89 Humffray Street North, and the small freestanding brick shop in front of 359A Humffray Street North; the former Ballarat Female Refuge and former Alexandra Babies Home in Scotts Parade; the row of mature elm and plane trees in Princes Street North, and the two separate fragmented avenues of mature Tasmanian Blue Gum, and mature Corsican and Monterey Pines located in the reserve between Scotts Parade and the railway line; and Russell Square with its mature oaks, pines and other exotic trees and grassed ovals, which provides an open recreational landscape focus within residential surroundings.

The important visual qualities of the precinct are also enhanced by the gravel/grass road shoulders and turf nature strips or footpaths; by the stretches of unmade roads; and by private gardens with mature canopy trees. Together with the various treed and landscaped reserves they provide the precinct with a less urbanised setting of considerable variety. Furthermore, the visual qualities of the precinct are specially enhanced by the retention of much of its original engineering infrastructure, particularly as identified by the numerous stretches of bluestone or brick spoon drains, and bluestone or brick kerbing and channel gutters

The Humffray Street/Ballarat East Precinct is **scientifically** significant at a **LOCAL** level (AHC criterion B.2 and C.2). The area is of importance for contributing to a knowledge of the infrastructure development of East Ballarat, as identified by the retention of substantially intact stretches of bluestone or brick spoon drains, of bluestone or brick kerbing and channel gutters, of early concrete spoon drains with wide inverters and integrated upstands, and of the bluestone stormwater drainage channel with its unusual cast-iron pipe culvert.

Furthermore the precinct contains highly significant specimens of Tasmanian Blue Gum (*Eucalyptus globulus subsp. globulus*) and of Corsican Pine (*Pinus nigra var. corsicana*), which are well over 100 years old. The largest specimen of the latter in the precinct is listed on the Significant Tree Register of the National Trust of Australia (Victoria). There is also a notable specimen of a Dutch Elm (*Ulmus x hollandica*) that is also on the Significant Tree Register.

The Humffray Street/Ballarat East Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). This area is recognised and highly valued by the local community for residential, religious, and recreational reasons.

Overall, the Humffray Street/Ballarat East Precinct is of **LOCAL** significance.

## 13.8 Local Policy

### HO175: HUMFFRAY STREET HERITAGE PRECINCT

This policy applies to all land located within the heritage overlay schedule of HO175 otherwise known as the Humffray Street Precinct.

#### 22.28-1 Policy Basis

This Policy:

- Applies the heritage SPPF objective in clause 15.11 to local circumstances;
- Builds on the MSS objectives in clause 21.7 and 21.11 relating to urban development and the management of heritage places
- Applies the objectives of the Ballarat Heritage Study Stage 2.
- Applies the objectives of the Ballarat Advertising Sign Guidelines
- Applies the objectives of the City of Ballarat Streetscape Policy; Wilson Sayer Core, (1991).

The Humffray Street Precinct is associated with the early street and land survey of this area of Ballarat East from the 1850s onwards during which Humffray Street North was laid out along an early established bullock dray track, other roads were laid out parallel to either Humffray Street North or the railway line, and sections were subdivided into residential allotments by both the Government and private selection through Miner's Right leases. The allotments were developed for residential purposes most of which remains substantially intact today.

#### 22.28-2 Objectives

- To conserve the early and late Victorian, Federation and Inter-War residential, commercial and cultural / community places that demonstrate the historical significance of the precinct.
- To ensure that scale, mass and form of new development does not detract from the significant and contributory places.
- To retain the low rise scale of the precinct.
- To encourage the use of traditional construction materials within the precinct.
- To encourage building separation through detached buildings, appropriate front and side setbacks and garaging to the rear appropriate to the lot size.
- To encourage the appropriate development, form and scale of garages and/or carports.
- To retain those elements which contribute to the less urbanised setting of the precinct including gravel / grass road shoulders, turf nature strips or footpaths and unmade roads.

#### 22.28-3 Policy

##### *Exercising Discretion*

Where a permit is required for a proposal, it is policy to:

- promote buildings that incorporate the following design characteristics, (but are not limited to):
  - detached buildings.
  - hipped or gabled form with a pitch between 25 and 30 degrees.
  - eaves that range from modest and lined, to projecting with exposed rafters.

- ogee or quad profile guttering;
- galvanised corrugated iron (painted or unpainted) or slate roof materials.
- horizontal weatherboard or face brick wall construction materials.
- ensure that new residential development responds to the single storey height of the residential buildings of the precinct.
- ensure that new commercial and cultural/community development responds to the double storey height of the precinct.
- ensure development is detached and has side setbacks equal or greater than the existing building on the subject allotment.
- ensure development has a front setback equal or greater than any adjoining building and no building (incl. Garages, carports, outbuildings) may occur in the front setback.
- ensure garages are set to the rear of the allotment, or at least as far as possible to the rear of the house where dictated by an odd allotment shape.
- encourage planting of street trees in places where rows are fragmented or broken, of the same species.
- encourage retention of gravel / grass road shoulders and turf nature strips or footpaths, and unmade roads.

### Decision Guidelines

It is policy that the responsible authority consider as appropriate:

- Recommendations of the *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)
- Recommendations of the *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).
- Recommendations of the *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).
- Recommendations of the *Ballarat Advertising Sign Guidelines*.
- Recommendations of the *City of Ballarat Streetscape Policy; Wilson Sayer Core, (1991)*.

### References

It is policy that the responsible authority consider as appropriate:

- *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)
- *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).
- *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).
- *Ballarat Advertising Sign Guidelines*.
- *City of Ballarat Streetscape Policy; Wilson Sayer Core, (1991)*.

## 14 BRIDGE MALL BAKERY HILL HERITAGE PRECINCT

### 14.1 Description / Precinct Boundaries



Figure 15 Bridge Mall / Bakery Hill Heritage Precinct Map, shown as “N” on the Proposed Ballarat Urban Heritage Precincts Map

Bridge Mall / Bakery Hill is a central Ballarat precinct comprising a predominantly built up commercial area with a few cultural/community and residential buildings.

The precinct focuses around Bridge Mall extending through to Curtis Street (which defines the northern border) and Little Bridge Street (which defines the southern border). The eastern section of the precinct includes the western ends of Porter Street, Main Road, Humffray Street South and Hopetoun Street (see map above). Grenville Street provides the western boundary.

### 14.2 Historical Overview

The Bridge Street / Bakery Hill precinct takes in one of the oldest commercial retail areas in Ballarat. The precinct was an important location in the early 1850s, being the main thoroughfare between the diggings spread over Ballarat Flats to the east and the official township surveyed in 1851 on the high ground to the west. Main Road, the main route from Geelong, wound its way northwestwards towards Bakery Hill past a diverse collection of tightly packed rudimentary structures, plying the trades demanded by the thousands of gold miners who had rushed the Ballarat goldfields in search of their fortune.

Bakery Hill takes in the high ground at the eastern end of the precinct. It of course plays an important and much analyzed place in Australian history as the meeting point for miners during the Eureka Rebellion, which took place on the Ballarat goldfields in

November and December 1854.<sup>240</sup> Defiant miners gathered at Bakery Hill in their thousands, in full view of the government camp, to air their grievances over mining licenses and corrupt officialdom. They stood together on Bakery Hill as Peter Lalor symbolically raised the Eureka Flag, with its design modeled on the stars of the Southern Cross. No physical evidence of this event remains at Bakery Hill, but the location nevertheless maintains its historical importance. Bakery Hill was also the site of an important deep lead, which although rich, was difficult to work due as mines in the area were constantly besieged by water.<sup>241</sup>

Two of the earliest official survey maps of the Bridge Street / Bakery Hill precinct are dated September and November 1857.<sup>242</sup> They are interesting for the way they show the proposed official route of Main Road, superimposed over the existing route with existing structures positioned within the roadway on both sides of the road. The first sale of frontages along Main Road took place in February 1857, seven months before these maps were drawn. Buildings are known to predate the official surveys in this precinct by at least five years. Of interest on the November 1857 map is the presence of a mineshaft within Block F and a tramway extending east-west behind the North Grant Hotel to the shaft.<sup>243</sup> Similarly, the Hay & Corn Store shown at the intersection of Main Street and Bakery Hill Road at the eastern edge of the precinct overflows directly into the roadway. The surveyors found it impractical to force storekeepers to move according to their surveys.

Prior to 1862, the name 'Main Road' applied right along to Grenville Street, taking in present day Bridge Street. Peel Street was known more generically as Cross Street, and indicated as such on maps. The section of road between Albert and Grenville Streets was notoriously swampy and encompassed the Yarrowee Creek. A basic bridge was erected in 1862 to provide passage over this area and the name Bridge Street then came into use.<sup>244</sup> The width of the bridge is reported to have determined the width of Bridge Street and accordingly, storekeepers built the frontages of their shops to align with the bridge.<sup>245</sup> They could not have foreseen the traffic bottleneck later generations of car dependent Ballarat citizens would face along narrow Bridge Street.

Throughout the 1850s and 1860s, floods regularly harassed Bridge and Main Street retailers and in the 1860s engineering works were carried out to raise the level of the street, up to six feet in some places.<sup>246</sup> The present day level of Bridge Street is considerably higher than it was during the 1850s and 1860s.

In the early 1860s, the easier access provided by the bridge over the Yarrowee combined with the development of Victoria Street, (previously known as Melbourne Road), saw many retailers move to Bridge Street from the furthest end of Main Street.<sup>247</sup> Not only had Victoria Street developed as a choice residential area, but it also provided an important access route for timber and agricultural produce to reach the Market Reserve at the corner of Victoria Street and Bakery Hill.<sup>248</sup> By this time, Bridge Street had acquired a more solid air as brick buildings replaced many of the previous wooden

<sup>240</sup> For greater detail on the events surrounding the Eureka Rebellion and a list of references refer to the *Environmental History* by Jan Penney, section 7.2.

<sup>241</sup> See, W Bate, *Lucky City*. The First Generation at Ballarat 1851-1901, 1978, p78-79.

<sup>242</sup> See Victorian Public Records Office, Ballarat Branch, VPRS 6420, pages 13 & 17, 'Revised Plan of Blocks E, F & H. Main St. Ballarat. Public Lands Office, November 17<sup>th</sup> 1857'.

<sup>243</sup> *Ibid.*

<sup>244</sup> Spielvogel Papers, Vol. 2, 1981, p19. The name Main Street still appears on a Public Lands Office map dated October 27, 1866, with the pencilled addition, 'Bridge'.

<sup>245</sup> *Ibid.*, p19.

<sup>246</sup> *Ibid.*, p19.

<sup>247</sup> W Bate, *Lucky City*, p113.

<sup>248</sup> 'Plan of Subdivision of allotments, Bakery Hill, Ballarat'. 7 May 1857. Victorian Public Records Office, Ballarat Branch, VPRS 4775, Unit 64.



buildings.<sup>249</sup>

In spite of Bridge Street's continued development as a retail centre through this period, mining and its related activities still had an undeniable presence. A Public Lands Office map dated October 27 1866 shows Bridge Street between Peel and Grenville Streets.<sup>250</sup> It shows a mineshaft and an engine house located in the middle of Peel Street, just south of the intersection with Bridge Street. Pudding machines are located behind Bridge Street on both sides. The citizens went about their daily business to the noisy accompaniment of mining equipment and picked their way around the shafts and other debris.

When the railway station for the Ballarat-Geelong line was located on Lydiard Street, it signaled the end for the far reaches of Main Street as a commercial centre. Greater local focus came to bear on Bridge Street and on Saturday nights in particular the strip did a roaring trade in fresh produce. Raucous market shopping in Bridge Street on a Saturday night "counted as one of the major experiences of Ballarat life."<sup>251</sup>

Access to the shopping district was enhanced with the establishment of the horse drawn tram service in 1887.<sup>252</sup> The system used eighteen double-decker passenger cars and one single-decker to ferry Ballarat's citizens around their spreading city. While the network focussed on West Ballarat primarily, after 1904 with the electrification of the system, there was a spur travelling through Bridge Street and eastwards along Victoria Street as far as the Orphanage.

The turn of the century had brought about a greater sophistication in the approach retailers took to their trade. Shop interiors and window displays were revamped and specialized and in 1911, the *Courier* newspaper reported great improvements in the quality of Bridge Street.<sup>253</sup> According to historian Weston Bate, the tram network impacted on retailing in the Bridge Street and Sturt Street areas by increasing its access to middle class women. Women, and presumably their disposable incomes, could now travel about Ballarat with greater ease than before. In recognition of this, in 1911 the Electric Supply Company offered a special off-peak penny fare within the Bridge Street – Sturt Street shopping area.<sup>254</sup> A further consequence of public transport to and from these areas, was the relocation of many shopkeepers and their families to newer residential areas further out of the central Ballarat area. Prior to this, shopkeepers tended to live at the back of their premises or on the floors above. This enhanced the distinction between trading and business areas of Ballarat from residential areas.

Bridge Street changed substantially between the 1930s to 1960s. There was a lack of planning during the 1950s which saw further dilapidation during the 1960s and the removal of verandahs.

The Bridge Street retail precinct was revamped through the late 1970s. Patronage of businesses in the street dropped markedly with the opening of the Wendouree Village shopping centre in 1978. This was Ballarat's first indoor shopping centre and marked a new era in retailing in Ballarat. In response to this, Bridge Street was closed to traffic and reopened as a pedestrian shopping Mall on June 5 1981.<sup>255</sup> East bound traffic was diverted along Curtis Street and west bound traffic flowed around Little Bridge Street and

249 Ibid, p113.

250 'Blocks A B C & D Main Street, Ballarat', October 27 1866. Victorian Public Records Office, Ballarat Branch, VPRS 6420, Page 13.

251 W Bate, *Lucky City*, p172.

252 W Bate, *Life After Gold. Twentieth Century Ballarat*, 1993, p9.

253 Ibid, p41.

254 Ibid, p13.

255 Ibid, p190.

on into Sturt Street.

This era signaled something of a revival of community interest in the heritage value of the Bridge Street / Bakery Hill precinct. The catalyst for this was a proposal by the McDonald's fast-food chain to build a contemporary outlet at the Bakery Hill end of the precinct. Community action at the consequent loss of heritage buildings forced McDonald's to instead recycle existing buildings into a more sympathetic outcome.<sup>256</sup> This increased public awareness of the existing streetscape and the continuing process of documentation and regulation of the built environment.

### **14.3 Urban Design & Engineering Infrastructure**

The precinct is predominantly a built up commercial area with a few cultural/community and residential buildings on its eastern edge. Most of the allotments within the precinct are based on the original survey layout of the late 1850s, or on original allotments divided to form even more narrow allotments, or, as in the case of St Paul's Church, on original allotments consolidated to form a larger site. However, the early established and essentially lineal thoroughfare that once ran from Victoria Street along Bridge Street and into Sturt Street has been substantially altered by the construction of the bypass road from Victoria Street into Little Bridge Road, and the transformation of much of Bridge Street into a traffic-free mall. This has also changed the nature of the intersection between Main Road and Bridge Street, although their earlier association is still substantially evident. In addition, it has changed the focus of Little Bridge Street and Curtis Streets, once subsidiary streets running along the rear of the Bridge Street commercial strip, and now the location of numerous recent commercial buildings themselves.

Nevertheless, it has not changed the contextually narrow width of Bridge Street, which became entrenched as early as the 1850s, and is in marked contrast to the wide boulevard of Sturt Street in West Ballarat. Even though Bridge Street maintains the strict east-west orientation of the early West Ballarat survey layout, its intersections with Main Road, Victoria Street and its association with nearby Humffray Street South demonstrate the early haphazard development of East Ballarat.

Allotment sizes within the precinct vary in width but they are generally quite deep. The most substantial allotments are those of the cultural/community buildings and the most unusually shaped is the triangular corner allotment of the former Ballarat East Post Office. The individually significant and contributory buildings in the precinct generally take up the full width and much of the depth of their allotments and the front facades are predominantly located directly on the street boundary. St Paul's Anglican Church is a distinctive exception.

Most of the individually significant or contributory commercial buildings are attached, or semi-detached if located on a corner. Between these buildings there are a number of walkways, which link the Bridge Mall with Little Bridge Street and Curtis Street at various points along its length. Some of these walkways are quite narrow, while that between Nos.16 and 18 Bridge Mall is fully fronted by single storey shops and is directly located over the line of the Yarrowee Creek channel.

In terms of engineering infrastructure the most significant remnants are the bluestone kerb stones and gutters in Bridge Mall east of Peel Street South and in Main Road, although some of the kerb stones in Main Road have been indiscriminately covered with

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<sup>256</sup> Ibid, p191.

asphalt during more recent paving. Bluestone paving can also be found in some of the walkways linking Bridge Mall with Little Bridge Mall and Curtis Street. The channeled laneways between 113 Bridge Mall and 15 Victoria Street, and between 45 and 47 Bridge Mall are particularly notable.

Elsewhere the concrete kerbing and gutters are of a more recent, and less appropriate, construction. The asphalt pavements throughout the precinct are also recent.

#### **14.4 Landscaping (Public & Private)**

Street trees are not a dominant or significant characteristic of the precinct but there is a distinctive single mature elm tree adjacent to the contributory representative Victorian house at the rear of St Paul's Anglican Church. The church itself is set within a grassed and asphalted landscape with a few mature trees.

The brick pavements in Bridge Mall east of Peel Street South are recent as is the brick paving throughout Bridge Mall between Grenville Street and Peel Street South and they all form part of the transformation of Bridge Street into a mall. Fortunately an early mosaic set into the pavement in front of the entrance to 106 Bridge Mall was retained when the pavement was bricked over. The two rotundas, the street furniture, including planter boxes, seats, and lights, and the plantings and trees throughout Bridge Mall and along the bypass road linking Victoria Street and Little Bridge Street are also part of the Bridge Street transformation and are generally not significant.

#### **14.5 Buildings & Significant Details**

The Bridge Mall/Bakery Hill Precinct is especially characterised by its main retail centre along Bridge Street (now generally known as the Bridge Mall); by its secondary retail strip along Main Road; by its cultural area edged by Humffray Street South and Victoria Street; and by a small number of residential buildings just inside the eastern boundary. Almost all of the buildings along these main roadways of the precinct are individually significant or contributory. Most of the buildings along Curtis Street and Little Bridge Street are of a much later date of construction and are generally not considered to be individually significant or contributory.

##### Commercial Buildings

The individually significant or contributory commercial buildings in the Bridge Mall/Bakery Hill Precinct range in their period of construction from Victorian to Federation to Inter-war, although a number of twentieth century facades are alterations to buildings erected in the nineteenth century. Most of the individually significant or contributory commercial buildings are two storey in height and they are randomly interspersed by a number of individually significant or contributory single story buildings. There is also a pair of notable semi-detached three storey buildings at 24-26 Bridge Mall and the distinctive three storey hotel at 92 Bridge Mall (on the corner of Peel Street).

Because the shop front facades have generally been altered over the years the following stylistic descriptions of the individually significant or contributory commercial buildings in this precinct focus on their appearance above verandah level. The verandahs and the shop fronts are addressed later in this section.

All of the individually significant or contributory commercial buildings feature parapets, which conceal the rooflines, and are a significant, and dominant element in the

streetscape. In almost all instances the roofs are gabled or hipped with a minimum pitch of 25-30°, without appearing above the parapet, and are clad with unpainted galvanised corrugated iron. Substantial early clerestory rooflights can be seen along the roof ridges of some of the nineteenth century buildings. Early significant unpainted or render trimmed brick chimneys adorn the rooflines of several of these buildings.

There are a very small number of commercial buildings that can best be described as **early commercial Victorian**. Their single storey height and simple appearance (although the facades have probably all been somewhat altered at a later date) indicate that they may be amongst some of the earliest buildings in the precinct, possibly c.1850s to early 1860s. They are generally located at the eastern end of the Bridge Street Mall (where Victoria Street, Main Street and Bridge Street once all intersected). They were either constructed fully of brick, or of timber with appropriate internal and external linings. Some of this early fabric may exist under later alterations. The parapets are generally lined with horizontal timber boards and feature distinctive geometric extensions (triangular or semicircular) that crown the central portion of the parapet. Introduced signage is generally located along the parapet and within these geometric extensions. Examples of this style can be seen at 107 Bridge Mall and 17 Victoria Street.

The dominant style of the significant or contributory buildings in this precinct is **commercial Victorian** erected from c.1865-c.1900. Some of these buildings have had the decorative elements stripped from their facades but they generally retain their early form and the original vertical proportion of their window openings. Other buildings have had their facades remodelled in the twentieth century as discussed in the history of this precinct and are described stylistically under **commercial Inter-war**.

The **commercial Victorian** styled buildings in this precinct exhibit the following key characteristics:

- Their overall appearance is characterised by brick wall construction richly modelled in rendered masonry or stucco with or without a painted finish. The rendered finish sometimes features lightly incised ashlar coursing or is formed into deep bands with the horizontal joints emphasised. The external angle or edge of a building may be emphasised or decorated by quoining.
- Only a few of this style of building feature face brickwork but some of them have since been inappropriately painted.
- The facades are generally symmetrical in plan and massing with a strong sense of systematic composition using classical elements and motifs such as pediments, aedicules, consoles, engaged pilasters, cornice and architrave mouldings, which have been combined idiosyncratically (rather than according to strict academic rules) to create a decorative effect.
- The parapets are generally finished in the same manner as the remainder of the façade and feature decorative mouldings and string courses. They are sometimes crowned by decorative pediments or gables, and/or feature balustrading or other decorative detailing.
- The appropriate upper storey windows are timber framed, and double hung and have vertical, classical proportions with squared or arched heads. They may be arranged in groups of two or three. Pediments are often used as detailed embellishments over single or groups of windows and moulded architraves can also be seen around the windows.
- Original or early painted signage, often faded, can be seen on the return walls of a number of these buildings (where they are higher than adjacent buildings), while the dates of some of the buildings have been moulded into the parapet gables or pediments.

There are also a small number of **commercial Federation** styled buildings erected from

c.1890-c.1918 within this precinct. The overall appearance of the facades of these buildings are best described as 'free-style' in that there is generally no overall evocation of any particular style from the past. Instead, the façade usually comprises an eclectic combination of elements and details drawn or adapted from classical, Romanesque, art nouveau or other sources combined with 'original' decorative motifs.

The **commercial Federation** styled buildings in this precinct exhibit the following key characteristics:

- Their overall appearance is characterised by red-brown face brick wall construction contrasted against rendered trim or decorative elements. Some of the buildings in this style have had their face brick inappropriately painted. It is rare to see a building in this style fully rendered but a notable example can be seen at 38 Main Road.
- Sometimes the classical influences on a building's massing and detailing are quite obvious in that a façade may feature many of the same decorative features as the commercial Victorian styled buildings but they are combined in a more eclectic manner, although there is still an obvious effort to maintain classical balance. Sometimes the decorative elements or motifs are distorted or used in unfamiliar ways. Their re-interpretation demonstrates, more or less, a degree of originality. In these instances the massing of the building and the placement of the windows tends to be more informal.
- The parapets are generally edged with contrasting rendered mouldings. Elaborate and picturesque gables usually crown the parapet and give the uppermost part of the building a decorative silhouette. These gables may be straight, notched, stepped, curvilinear or Dutch.
- The appropriate upper storey windows are timber framed. They may be double hung and have vertical, classical proportions with squared or arched heads, and be arranged singly or in groups of two or three. Or they may be quite large in size and be subdivided by glazing bars to create a decorative effect. The heads to these particular windows may feature a semi-elliptical arch.
- Signage denoting the name of the original business or the date of the building has sometimes been integrated into the parapet or gable.

There are also a small number of **commercial Inter-war** styled buildings within this precinct. Some were erected on the sites of earlier buildings from c.1920-c.1940 while others are nineteenth century buildings that have been substantially refaced. The overall appearance of the facades of these buildings may differ quite markedly depending on the chosen 'style'. Some are 'Art Deco' in style and exhibit a decorative three-dimensional quality in their massing and detailing. A few demonstrate the burgeoning 'functionalist' style with their use of streamlined geometric massing and detailing. Both of these 'styles' are also referred to as 'modern'. Generally the difference between 'Art Deco' and 'functionalist' is in the amount, or lack of, decorative elements.

The **commercial Inter-war** styled buildings in this precinct exhibit the following key characteristics:

- Their overall appearance is generally characterised by brick wall construction with a rendered and painted finish. In one notable exception, however, the building at 95-99 Bridge Mall (a former State Savings Bank) is predominantly clad with faience (glazed terracotta tiles), which was often used as a facing material in the inter-war period, and is complemented by the cream face brick of the rest of the building.
- The facades are generally massed and detailed to exhibit a streamlined effect. The 'Art Deco' styled buildings feature decorative effects ranging from vertical or horizontal projecting fins, to zigzag or chevron patterns incised or projecting from the rendered façade, to highly stylised decorative motifs often derived from Egyptian sources. They may also exhibit a combination of these decorative effects, along with decorative lettering to create a highly original composition. The 'functionalist' styled

buildings are more likely to feature plain surfaces punctuated by square or rectangular windows. A restrained decorative emphasis may be provided by stylised lettering and by simple parallel line motifs.

- The parapets are generally square edged and plain but may have a single stepped central section. Sometimes the decorative elements on the main part of the façade are continued into the parapet section.
- The appropriate upper storey windows are metal framed and may feature large areas of glass or glass bricks. They may be grouped together to create a horizontal bank. Those buildings that are refaced nineteenth century structures, such as the notable trio at 86, 88, and 90 Bridge Mall, have generally retained their original timber framed, double hung windows with vertical proportions.

An important subset of commercial building in the Bridge Mall/Bakery Hill Precinct comprises the hotels, which includes the former Munster Arms Hotel (now known as the Bakery Hill Tavern) at 10 Victoria Street, and the former North Grant Hotel (later known as the Centenary Hotel, the Ballarat Hotel and now the Bridge Mall Inn) at 92 Bridge Mall on the corner of Peel Street. There is also the former New Eglinton Hotel, now a Bridal Dress Shop, at 20 Main Road (- now on the corner following new road construction.) All of these buildings were constructed of brick in the mid to latter part of the nineteenth century, and are two or three storey in height. The former Munster Arms Hotel and former Eglinton Hotel are examples of the **commercial Victorian** style. The former North Grant Hotel with its red face brick and contrasting rendered and painted cornice mouldings, hood mouldings, string courses and band work, as well as the unusual blind arcade detailing to the prominent chimneys (which also feature decorative cornices) is an early and distinctive example of the **commercial Federation** style.

The former Ballarat East Post Office at 21-23 Main Road also contributes to the commercial heritage character of the precinct. This building is especially identified by its classically derived two-storey **Victorian Italianate** form, which features a recessed arcaded loggia on the ground floor symmetrically placed within a projecting breakfront, and has distinctive polychrome brickwork façades visible on all sides.

The other notable building relating to the commercial heritage character of the precinct is the former stables building in Little Bridge Street at the rear of 28 Bridge Mall. This vernacular Victorian styled brick structure is two-storeyed at one end and has a gabled roofline clad with galvanised corrugated iron. It has had some alterations but the overall form and some of the window openings appears to be substantially as original. It is likely that the building was originally face brick and this has since been painted over. The stables appear to have been associated with the original building at 28 Bridge Mall, which had a cellar and may have functioned as a hotel at one stage, with the stables providing accommodation for the horses. It appears to be the only building of this type remaining in the precinct, although Sewerage Detail Plans indicate that others once existed.

#### Verandahs to commercial buildings

As Andrew Ward commented in his 1988 study of the verandahs of Ballarat 'lines of verandahs were once an essential and distinguishing characteristic of the City's streets'. This important study well describes the various types and structures of verandahs once found along the main spines of Bridge Street and Main Road. It should be referred to in the first instance if reconstruction of a verandah is being contemplated, especially Section 4.1: The Integrity of Buildings and Streets and Section 4.2: Steps in the Reinstatement Process. According to Ward the 'decision to reinstate or construct a verandah has the potential to enhance or compromise the integrity of a building' and adds that 'the changing circumstances of individual buildings influenced the nature of

verandah reinstatement decisions.' Ward further stresses that 'verandah reinstatement should not distort the evidence of history portrayed by the streets and buildings of the city. A situation which never existed should not be created unless this is considered to be compatible with policy objectives. In specific terms, a verandah should not be reinstated if it was demolished at an early date and never co-existed with the majority of buildings and verandahs in its vicinity.'

There are a number of early photographs of Bridge and Main Streets reproduced in Ward's study, and many others are now available on-line from the State Library of Victoria Picture Collection, and can be seen at the Gold Museum Collection, Ballarat. In Section 6 of Ward's study the key map of Bridge and Main Streets is said to show the locations of buildings known to have had post supported verandahs (although other early photographs appear to show post supported verandahs on many of the buildings that are still extant). Data sheets on which the removed verandah is described, and sometimes sketch details provided, were prepared for a number of these buildings, the information having been derived from an examination of available photographs. Data sheets were not provided for those buildings for which adequate photographic information had not been found.

It is important to note that none of the present post supported verandahs in this precinct are believed to date back more than a few decades. They have been constructed as a replacement or as a new addition to a building, not necessarily according to accurate historic information or, more particularly, using appropriate materials. There are, however, a small number of cantilever awning verandahs in the precinct that are entirely appropriate to the style of the building that they front. They have generally been erected as part of the design of a new Inter-war building, or during the Inter-war modernisation of a nineteenth century building, with the cantilever verandah forming an integral part of the new façade design.

#### Shop fronts to commercial buildings

Only a few shop fronts in this precinct are original and substantially intact, and most date from the Inter-war era.

The appropriate shop fronts to the **commercial Victorian** and **commercial Federation** styled buildings may be original, but are generally introduced, and exhibit the following key characteristics:

- timber framed windows, which are sometimes integral with timber stallboards featuring timber mouldings as decorative trim,
- panelled timber doors, with or without glass inserts,
- recessed entries, sometimes with tiled floors.

The appropriate **commercial Inter-war** styled shop fronts to buildings erected in an earlier era, or to **commercial Inter-war** styled buildings are generally original (and substantially intact) and exhibit most of the following key characteristics:

- metal window frames, usually chromium plated,
- tile and/or 'vitrolite' structural glass facing to the stallboard and piers (black vitrolite glass can be seen on the highly significant Walter Davis shop front at 86 Bridge Mall),
- decorative trim, usually chromium plated, in 'streamlined' patterns,
- paired timber framed doors with large glass panels,
- leadlight transoms above the shop windows,
- centrally located zigzag recessed entries with patterned tiled floors,
- stylised Art Deco lettering as a prominent and integral feature of the shop front composition.

## Cultural/Community Buildings

There are only a few cultural/community buildings in the precinct but they are all individually significant.

In particular, St Paul's Anglican Church at 3-5 Humffray Street South dates from the early years of the establishment of a permanent community in East Ballarat, and dominates the hill on the easternmost edge of the precinct. It is constructed of red face brick on a rusticated bluestone base, has a steeply pitched gable roof clad in slate tiles, and features an imposing but rather squat tower without a spire.

The St Paul's Parish Hall at 14 Victoria Street is sited almost perpendicularly to the church. The rear facades of both buildings are visually associated, even though the front facades face different thoroughfares. The main body of the hall may have been built in the latter part of the nineteenth century and is clad with horizontal weatherboards. The dominant, steeply pitched gable roof with rear skillion extension is clad in unpainted corrugated sheet metal. The windows and doors are timber framed. The shallow front portion of the hall appears to be a new front façade added in the early twentieth century. It is constructed of red face brick and the gable parapeted front façade conceals a gable roof clad in Marseilles pattern terra cotta tiles. The front façade also features Art Nouveau styled decorative terra cotta panels in the uppermost part of the gable and at the top of the engaged piers. These piers are of varying heights and divide the wall into five bays, the central one being wider than those flanking.

The other important cultural/community in the precinct is the former ANA hall at 7 Humffray Street South. This building also comprises an early hall section clad with horizontal weatherboards and a steeply pitched gabled roof clad in painted galvanised corrugated iron. The windows and doors are timber framed. According to the Ballarat Sewerage Authority Detail Plan No.54, which was revised in 1922 and 1926, this rear section was originally a Seventh Day Adventist Church. The shallow front portion of the hall appears to be a new front façade added in the Inter-war era, probably the late 1920s or early 1930s. It is constructed of red face brick and the parapeted front façade conceals its roof. The front façade is divided into four bays by engaged piers and is asymmetrically located across the gabled front of the earlier hall. The northern-most bay is open and forms a porch to the side entry to the hall, while the centremost of the other three bays features the letters ANA moulded into a cement rendered panel in the parapet. Cement rendered trim is also used as a string course at the base of the parapet and as emphasis over the openings.

## Residential Buildings

There is one individually significant and one contributory residence in the Bridge Mall/Bakery Hill Precinct. Both buildings are single storey and detached.

The one contributory residence is located at the rear of the land encompassing St Paul's Anglican Church and the associated non-contributory residence (built c.1960s) at 5 Humffray Street South. The contributory residence appears to be part of a complex of associated Anglican buildings, which includes the nearby Parish Hall and recently erected Deanery, and is a simple example of the **representative Victorian** style. Houses of this type were erected throughout Ballarat up until the turn of the century, and even sometimes shortly after. This example appears to have had its chimney removed so it may have been moved to this site (although this would have occurred by January 1922 according to Sewerage Detail Plan No.54) but the other fundamental details remain intact.



This example exhibits the typical massing and planning of a **representative Victorian** styled house with its M-shaped, hipped roof form over a four-roomed house consisting of a central corridor with two rooms on either side. The simple symmetrical front facade features a central doorway flanked on each side by a single window. The extension at the rear has a skillion roof. The building also exhibits the following variations on the key characteristics of this style:

- The overall appearance is characterised by horizontal weatherboard wall cladding with square edges.
- The roof cladding is unpainted galvanised corrugated iron roof cladding.
- The main roof has an approximately 25° pitch and features modest boxed eaves.
- The guttering is ogee with circular down pipes.
- The verandah roof is hipped with a gently curved form and is joined to the main building under the eaves line. It is clad with galvanised corrugated iron.
- The verandah features basic timber posts and has no decorative elements.
- Decorative turned timber brackets can be seen under the eaves of the front façade.
- The early/original front door is of four-panelled timber.
- The windows are rectangular and vertical in proportion and are timber framed and double hung.

The one significant residence in the precinct is located at 9 Humffray Street South. It is a substantially intact example of the **Federation Bungalow** style. Houses of this type appear to have been erected throughout Ballarat after the turn of the century and before WW1. They have an emphasis on their three dimensional qualities but they are less elaborate both in form and detail than the representative Federation style.

This example exhibits the typical approach to massing and planning of the **Federation Bungalow** style with its dominant hipped roof over a dynamic floor plan, and its asymmetrically placed projecting front and side rooms, both of which feature gabled roofs. The house also exhibits the following variations on the key characteristics of this style:

- The overall appearance is characterised by red-brown face brick construction with the upper portion of the walls to the main facades finished with roughcast, sprung from the line of the window sills, which has been painted.
- The roof forms are clad in painted galvanised corrugated iron.
- The roofs have a 25-30° pitch and feature eaves that are modestly projecting with exposed roof rafters.
- The guttering is quad and the downpipes are rectangular and fit hard against the face of the building.
- A deep return verandah roof is formed by a direct continuation of the main roofline at the same pitch.
- The verandah features simple carved timber brackets and timber posts on unpainted brick piers. The balustrade is constructed of solid face brick with decorative openings.
- The roof ridges feature decorative cast iron ridging and curved metal apex ornaments. The upper parts of the gables project forward and are supported on decorative turned timber brackets. They feature infills of roughcast and half timbered detailing. Decorative timber architraves can be seen around some of the door and window openings, while the deep reveal of others are simply finished by the roughcast.
- The main front door is panelled timber and incorporates an upper glazed panel. It has a highlight and a sidelight. A second door off the verandah is also panelled timber and incorporates glazing which features decorative leadlighting and coloured glass.
- The timber framed windows are predominantly casement with fixed or awning

highlights. They are rectangular and vertical in proportion and are arranged in a group of two on the main façade and in a group of four to create a curved bay on the return corner under the verandah. Some of the glass panels feature coloured, decorative leadlighting. The window on the main façade not under the verandah has its own hood of ripple iron supported by decorative timber brackets. The windows to the secondary and rear facades are timber framed and double hung.

- The chimneys are of unpainted brick with corbelled heads and a band of painted roughcast at the base.
- The early painted timber picket fence with timber posts and a brick base is appropriate.

#### Other significant details

The former Ballarat East Post Office is located on a prominent corner and is set into a cutting, at the rear of the allotment, that is edged by Humffray Street South. This edge is marked by a well detailed, stepped retaining wall that is constructed of face brick with a bluestone base and a rendered moulded capping that runs the full length. There is also a short length of cast iron palisade fence with a bluestone plinth and piers in front of the northern-most section of the front façade and at the end of the brick retaining wall where it meets the corner.

Across the front of the St Paul's Anglican church site there is a substantial and intricate cast iron palisade fence on a quarry faced bluestone plinth with a dressed bevel edged capping. The gates are also of cast iron with heavy bluestone piers.

There is also a cast iron gas lamp structure on the street corner in front of 106 Bridge Mall but this appears to have been moved there from another position.

There appear to be no remnants of the electrified tram system that used to run along Bridge Street up into Victoria Street.

#### Inappropriate Buildings and Details

The demolition and replacement of early and notable buildings in the precinct in the past few decades, in particular those at the north-east and south-east corners of Bridge Mall and Grenville Street, and those on the north-west and north-east corners of Bridge Mall and Peel Street South has generally failed to maintain the façade heights of such buildings in conjunction with neighbouring building or complement the heritage character of this precinct. Inappropriate concealment of early facades by unsuitable and overly proportioned hoardings appears to have occurred in a number of instances. Inappropriate paint colours, or inappropriately painted face brick can also be seen on the main facades of individually significant or contributory commercial buildings within the precinct. In addition, there are many examples of inappropriate advertising, whereby overly proportioned hoardings, or unsympathetic colours, stylistic designs and materials have been used.

### **14.6 Significant Landmark Features and Views**

Significant urban foci in the precinct include:

- the distinctive former East Ballarat Post Office which forms a significant corner streetscape element at the south-eastern entry to the precinct,
- the St Paul's Anglican Church in Humffray Street South, which due to its position on the highest point of the precinct and its imposing tower, forms a dramatic landmark on the skyline and can be seen from many vantage points both within and outside of

- the precinct,
- the Bakery Hill Tavern (the former Munster Arms Hotel) at 10 Victoria Street, and the series of face brick buildings at 19-27 Victoria Street, which are both on prominent corner locations at the main eastern entry to the precinct,
  - the three-storey Bridge Mall Tavern (the former North Grand Hotel) at 92 Bridge Mall, on the corner of Peel Street South
  - the former State Savings Bank of Victoria at 95-99 Bridge Mall, which concludes the northern vista along Main Road, and
  - the three-storey pair of buildings at 24-26 Bridge Mall.

Within and beyond the Bridge Mall/Bakery Hill Precinct there are also significant panoramic or framed views that assist in understanding the historical, cultural and architectural development of the area, particularly in contrast with Ballarat West. Most of these views originate from the distinctive topography of the precinct whereby the rising ground in both directions provide enclosed vistas at each end and reinforce the sense of enclosure formed by the contrasting narrowness of Bridge Mall. These views include but are not limited to:

- the confined commercial streetscape within Bridge Mall between Grenville Street and Peel Street South contrasted with the vista westwards up the wide boulevard of Sturt Street with its mature trees, memorials and dominant towers of the Town Hall and former Post Office on top of the escarpment,
- the views into and along Bridge Mall and Victoria Street from the eastern and western edges of the precinct,
- the stepped facades of the significantly intact early buildings along the northern side of Victoria Street as it changes alignment from its intersection with Bridge Mall and inclines upwards towards the intersection with Humffray Street South.
- the complex vistas northwards along Humffray Street South and Main Road from the point where they intersect at a sharp angle on the south-eastern edge of the precinct, and
- the dynamic appearance of the rear facades of the commercial buildings throughout the precinct, which can be seen from many locations both within and outside of the precinct, and comprise a variety of shapes, heights, sizes and building materials.

## 14.7 Statement of Cultural Significance

The Bridge Mall/Bakery Hill Precinct is **historically** significant at a **LOCAL** level (AHC criterion H.1). It is associated with the early settlement of East Ballarat from the 1850s as a result of gold discoveries in the area, and with the early development of this particular area of East Ballarat as a focus of commercial and cultural/community activities separate from those being established at the same time in West Ballarat. In particular the continuing commercial activities along Main Road are an important reminder of its early role as a flourishing commercial and retail thoroughfare in the 1850s. The commercial buildings in Main Road, Bridge Mall and Victoria Street are also associated with continuing commercial developments in the precinct from the 1860s and into the early decades of the twentieth century. Associations with the cultural/community developments in the precinct from the 1860s and into the early decades of the twentieth century are identified by St Paul's Anglican Church, its associated Parish Hall and the former ANA Hall, which was formerly a Seventh Day Adventist Church.

The Bridge Mall/Bakery Hill Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates many original and early design qualities associated with the commercial and cultural/community development of the area between the 1850s and the late 1930s.

Intact qualities of the individually significant and contributory Victorian, Federation and Inter-war era commercial buildings include their predominantly two storey height, although one storey buildings can also be seen; their predominantly brick construction, either face brick or rendered, although horizontal weatherboard wall cladding can also be seen; their hipped and/or gabled roof forms, which generally have a pitch of 25-30° or steeper and are clad with galvanised corrugated iron; their dominant parapeted front facades, which conceal the rooflines; the substantial early clerestory rooflights that can be seen along some of the roof ridges; the early significant unpainted or render trimmed brick chimneys that adorn the rooflines of several of these buildings; the early or original recessed shop fronts with appropriate timber or metal framing, detailing and facing materials; and the appropriate upper storey timber or metal framed windows, decorative detailing, facing materials, signage and verandah rooflines to the various styled buildings.

Intact qualities of the individually significant cultural/community buildings include their more than one storey height; dominant scale; their horizontal weatherboard or face brick wall construction; their steeply pitched roofs with tile, slate or galvanised corrugated iron cladding; their timber framed windows; and their individual detailing and decoration relating to the era in which they were constructed.

Intact qualities of the contributory Victorian, and individually significant Federation era residential buildings include their one storey height; their appropriate scale; their hipped and/or gabled roof forms with a pitch of 25-30° or steeper; their horizontal weatherboard or face brick and roughcast wall construction; their galvanised corrugated iron roof cladding; their timber framed double hung or casement windows; and their other appropriate Victorian and Federation details. The early painted timber picket fence with timber posts and a brick base to the Federation era residential building contributes to its significance.

The Bridge Mall/Bakery Hill Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates important visual qualities that assist in understanding the historical, cultural and architectural development of the area, particularly in contrast with Ballarat West, and contribute to its setting. Most of these views originate from the

distinctive topography of the precinct whereby the rising ground in both directions provide enclosed vistas at each end and reinforce the sense of enclosure formed by the contrasting narrowness of Bridge Mall. These views include (but are not limited) to the confined commercial streetscape along Bridge Mall between Grenville Street and Peel Street South contrasted with the vista westwards up the wide boulevard of Sturt Street with its mature trees, memorials and dominant towers of the Town Hall and former Post Office on top of the escarpment; the views into and along Bridge Mall and Victoria Street from the eastern and western edges of the precinct; the stepped facades of the significantly intact early buildings along the northern side of Victoria Street as it changes alignment from its intersection with Bridge Mall and inclines upwards towards the intersection with Humffray Street South; the complex vistas northwards along Humffray Street South and Main Road from the point where they intersect at a sharp angle on the south-eastern edge of the precinct; and the dynamic appearance of the rear facades of the commercial buildings throughout the precinct, which can be seen from many locations both within and outside of the precinct, and comprise a variety of shapes, heights, sizes and building materials.

Other important aesthetic qualities are substantially demonstrated by the significant urban foci. Notably the distinctive former East Ballarat Post Office which forms a significant corner streetscape element at the south-eastern entry to the precinct; St Paul's Anglican Church in Humffray Street South, which due to its position on the highest point of the precinct and its imposing tower, forms a dramatic landmark on the skyline and can be seen from many vantage points both within and outside of the precinct; the Bakery Hill Tavern (the former Munster Arms Hotel) at 10 Victoria Street, and the stepped series of face brick buildings at 19-27 Victoria Street, which are both on prominent corner locations at the main eastern entry to the precinct; the three-storey Bridge Mall Tavern (the former North Grand Hotel) at 92 Bridge Mall, which is also on a prominent corner location; the former State Savings Bank of Victoria at 95-99 Bridge Mall, which concludes the northern vista along Main Road; and the notable three-storey pair of buildings at 24-26 Bridge Mall, which can be seen from a number of vantage points both within and outside of the precinct.

Further important aesthetic qualities are contributed by the well detailed, stepped face brick retaining wall with a bluestone base and a rendered moulded capping and the short lengths of cast iron palisade fence with a bluestone plinth and piers of the former Ballarat East Post Office; and by the cast iron gates with heavy bluestone piers and the substantial and intricate cast iron palisade fence on a bluestone plinth of the St Paul's Anglican church site.

The Bridge Mall/Bakery Hill Precinct is **scientifically** significant at a **LOCAL** level (AHC criterion C.2). The area is of importance for contributing to a history of the infrastructure development of Ballarat East, as identified by the significantly intact bluestone lanes, channels, gutters and kerbs. The kerbstones are of additional significance for the markings left in them by former verandah posts.

The Bridge Mall/Bakery Hill Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). This area is recognised and highly valued by the local community for commercial and religious reasons.

Overall, the Bridge Mall/Bakery Hill Precinct is of **LOCAL** significance.

## 14.8 Local Policy

### HO176: BRIDGE MALL / BAKERY HILL HERITAGE PRECINCT

This policy applies to all land located within the heritage overlay schedule of HO176 otherwise known as the Bridge Mall / Bakery Hill Precinct.

#### 22.29-1 Policy Basis

This Policy:

- Applies the heritage SPPF objective in clause 15.11 to local circumstances;
- Builds on the MSS objectives in clause 21.7 and 21.11 relating to urban development and the management of heritage places
- Applies the objectives of the Ballarat Heritage Study Stage 2.
- Applies the objectives of the Ballarat Advertising Sign Guidelines

Bridge Mall Bakery Hill Precinct is associated with the early settlement of East Ballarat from the 1850s as a result of gold discoveries in the area, and with the early development of this particular area of East Ballarat as a focus of commercial and cultural/community activities separate from those being established at the same time in West Ballarat. In particular the continuing commercial activities along Main Road are an important reminder of its early role as a flourishing commercial and retail thoroughfare in the 1850s. The commercial buildings in Main Road, Bridge Mall and Victoria Street are also associated with continuing commercial developments in the precinct from the 1860s and into the early decades of the twentieth century. Associations with the cultural/community developments in the precinct from the 1860s and into the early decades of the twentieth century are identified by St Paul's Anglican Church, its associated Parish Hall and the former ANA Hall, which was formerly a Seventh Day Adventist Church.

#### 22.29-2 Objectives

- To conserve the early and late Victorian, Federation and Interwar cultural / community, commercial and residential places that demonstrate the historic significance of the precinct.
- To conserve the walkways linking Bridge Mall with Little Bridge Street and Curtis Street.
- To ensure that scale, mass and form of new development does not detract from the significant and contributory places
- To encourage the use of traditional construction materials within the precinct.
- To encourage contemporary interpretation of traditional building design which includes scale, uniformity of front and side setbacks, building separation and subdivision, regular alignment of shop fronts and verandahs within the precinct.
- To retain the one and two storey heights of commercial, residential, community & cultural buildings within the precinct.
- To conserve the original engineering infrastructure including bluestone kerb stones and gutters in Bridge Mall east of peel Street South and in main Road, and channelled laneways between 113 Bridge Mall and 15 Victoria Street and between 45 and 47 Bridge Mall.

#### 22.29-3 Policy

##### *Exercising Discretion*

Where a permit is required for a proposal, it is policy to:

- promote commercial buildings that incorporate the following design characteristics (but not limited to):
  - hipped and/or gabled roof with a pitch between 25-30 degrees or steeper.
  - traditional materials including brick (either face brick or rendered) or horizontal weatherboard wall construction.
  - galvanised corrugated iron roofing.
  - parapeted front facades.
  - substantial clerestory roof-lights and extensive detailing.
  - timber-framed windows.
- promote cultural/community buildings that incorporate the following design characteristics (but not limited to):
  - steeply pitched roof.
  - traditional materials including horizontal weatherboard or face brick wall construction.
  - Tile, slate or galvanised corrugated iron roofing.
  - timber-framed windows.
- promote residential buildings that incorporate the following design characteristics (but not limited to):
  - One storey height.
  - hipped and/or gabled roof with a pitch between 25-30 degrees or steeper.
  - traditional materials including horizontal weatherboard or face brick and roughcast wall construction.
  - galvanised corrugated iron roofing.
  - timber-framed double hung or casement windows.
- encourage accurate reconstruction of Victorian, early 20<sup>th</sup> century and inter war verandahs where they have been removed/and or altered, including the cantilever form and post supports.
- encourage interpretation of traditional Victorian, Federation and Interwar commercial shopfronts, where these have been removed or altered. Consideration should be given to the date of construction of the building and the shopfront style associated with the period. Items may include but are not limited to:
  - timber framed windows, which are sometimes integral with timber stallboards featuring timber mouldings as decorative trim,
  - panelled timber doors, with or without glass inserts,
  - Recessed entries, sometimes with tiled floors.
  - metal window frames, usually chromium plated,
  - tile and/or 'vitrolite' structural glass facing to the stallboard and piers
  - decorative trim, usually chromium plated, in 'streamlined' patterns,
  - paired timber framed doors with large glass panels,
  - leadlighted transom glazing above the shop windows,
  - centrally located zigzag recessed entries with patterned tiled floors,
  - stylised Art Deco lettering as a prominent and integral feature of the shop front composition.
- encourage development which responds to the single and double storey height of the buildings of the area
- encourage the use of paint colours on buildings that are appropriate for the style and period of construction
- encourage the development of street furniture and associated fixtures that are sympathetic with the character of the streetscape and where possible, are drawn from early photographs

### Decision Guidelines

It is policy that the responsible authority consider as appropriate:

- Recommendations of the *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)
- Recommendations of the *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).
- Recommendations of the *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).
- Recommendations of the *Ballarat Advertising Sign Guidelines*.
- Recommendations of the *City of Ballarat Streetscape Policy; Wilson Sayer Core, (1991)*.

#### References

It is policy that the responsible authority consider as appropriate:

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- *City of Ballarat Streetscape Policy; Wilson Sayer Core, (1991)*.



## 15 VICTORIA STREET HERITAGE PRECINCT

### 15.1 Description / Precinct Boundaries



Figure 16 Victoria Street Heritage Precinct Map, shown as “O” on the Proposed Ballarat Urban Heritage Precincts Map

The Victoria Street Precinct is located to the east of the Ballarat City centre, within urban Ballarat. It is characterised by a heterogeneous combination of substantially intact residential buildings constructed from around the 1860s to the 1940s and interspersed with a notable collection of educational and cultural/community buildings constructed from the 1870s onwards. A small number of the residences also feature attached shops, and there is one former hotel building. The precinct is also characterised by the formal layout and mature to semi-mature tree avenues and plantings along Victoria Street, by other street tree plantings along many of the other streets in the precinct, and by scattered areas of grassed and landscaped public and private open space including McKenzie Reserve, school grounds, and a number of mature private gardens. Furthermore, the precinct is distinguished by the substantial integrity of much of its original engineering infrastructure, particularly as identified by the extensive network of spoon drain channels constructed of bluestone pitchers.

The precinct is effectively terminated at its easternmost end by Fussell Street and at its westernmost end by Humffray Street and the Bridge Mall/Bakery Hill Heritage Precinct. Running between Fussell Street and Humffray Street, Victoria Street provides a distinctive east-west oriented axis down the centre of the precinct, and forms the main eastern entry into Ballarat. The Melbourne to Ballarat railway line forms most of the northern boundary of the precinct (between Princes and Fussell Streets) and the Specimen Vale Creek Channel forms most of the southern boundary of the precinct (between Princes Street and Stawell Street).

The remaining part of the north boundary (to the west of Princes Street) is formed by a combination of the south side of part of Mair Street, the northern side of the small Public Reserve off Pearse Street, and the rear (north) boundaries of a small number of allotments facing Victoria Street adjacent to its intersection with Humffray Street North. The remaining part of the south boundary, to the east of Stawell Street, is formed by the rear (south) boundaries of the allotments facing Victoria Street, including the land

belonging to the Victoria Street campus of Damascus College. To the west of Princes Street, the precinct is bordered on the south-west side by the Ballarat East Civic Heritage Precinct, which abuts Hopetoun Street on its south edge and Princes Street on its west edge.

## 15.2 Historical Overview

Prior to the discovery of gold and the settlement of Ballarat, a three-chain road went through the district, called the Raglan Road. It was the stock route for cattle between Geelong and Adelaide. Sturt Street in the west of the town was generated by this stock route and the road turned south above the Yarrowee River and crossed the steep scarp and descended to the area of Main Road and continued south towards Buninyong and Geelong.<sup>257</sup>

With the discovery of gold people came from both Geelong and Melbourne. Those from Melbourne in the east crossed over Woodman's Hill and descended towards the Yarrowee along the high ground of what became the line of Eureka Street and then along the ridge between Specimen Creek in the south and the Yarrowee Creek in the north which became the line of Victoria Street.

Development in the Victoria Street area was hastened by the discovery of the Eureka lead, the Black Hill lead and the Old Gravel Pits lead, which prompted early alluvial gold workings. Settlements clustered around the leads, in particularly the Irish community were strongly identified with the Eureka lead. By 1854 a Catholic chapel had been built east of Bakery Hill replacing Father Dunne's earlier tent near Brown Hill.<sup>258</sup>

Late in 1854 the western end of Victoria Street at Bakery Hill was the site of a large meeting which was the prelude to the Eureka Stockade uprising. By the late 1850s Victoria Street had progressed from a rough track to a wide thoroughfare fronted with houses and the occasional store and hotel.

An 1857 map shows the straight line of Victoria Street leading towards the east from Bakery Hill marked as a main made road for about half its length and then marked as a lesser track still running along the high ground to the north and parallel to Specimen Gully. A new alignment of the road is indicated slightly to the south and parallel to the existing track.<sup>259</sup> The same map shows that the road to Buninyong and then to Geelong has been lined with planks to keep it operational during the wet winters. The Geelong Road was the more settled road as it ran parallel to many of the early gold areas.

Another 1857 plan shows that the area from Bakery Hill to the east along Victoria Street to near present day Otway Street was lined with buildings, many built within the road reserve and not aligned with the road boundaries. The road is noted as Macadamised down the centre. By 1858 the alignment of the railway is shown on a plan to the north and running approximately parallel with Victoria Street and crossing to the south of the road at the site of the Caledonian Bridge.

By 1861 a map compiled by J. Brache shows the wide street reservation with most of the buildings now sited within the allotment boundaries and not on the street reserve. The area was also substantially clear of any mining works, which allowed for the development of residential buildings.

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<sup>257</sup> City of Ballarat Mayor's Annual Report 1947/48

<sup>258</sup> Bate, Weston, History of Ballarat.

<sup>259</sup> Municipality of Ballarat East, as surveyed and bounded by John Phillips Assistant – Surveyor August 1857.

The dominant tree lined boulevard character of the area was commenced in the 1860s when Tasmanian Blue Gums were planted along Victoria Street and Sturt Street. They were planted in Victoria Street from Princes Street to the Caledonian Bridge.<sup>260</sup>

The Blue Gum seeds were obtained from Dr Mueller of the Melbourne Botanic gardens, who presumably obtained them from Tasmania, since the few remnant Blue Gums in Ballarat are Tasmanian Blue Gums, *Eucalyptus globulus* ssp. *Globulus*, and not the subspecies growing wild between Geelong and Ballarat.<sup>261</sup>

In 1865 the District Orphan Asylum was established on a large allotment fronting Victoria Street, on its north side, east of Stawell Street. The land reserved extended east in a large area behind the house frontages to Victoria Street. In 1869 it was able to accommodate 200 children.<sup>262</sup>

An 1871 map shows that Victoria Street was constructed at its present width and lined by a single row of wide allotments abutting onto secondary lanes to the north and south from King Street to Rodier Street. This subdivision pattern is substantially intact today. Victoria Street then passed under the Caledonian Railway Bridge and continued on the north side of the railway up Woodman's Hill.

Throughout the 1880s and 1890s most of the streets in the area were formed and substantial bluestone spoon drains constructed. Examples of these works, as seen in Council historic engineering drawings, are, the bluestone channels on the south side of Victoria Street between Stawell Street and Victoria Terrace, which were completed in 1881. Hopetoun Street was formed in 1882 and the bluestone channels from Queen to Chamberlain Street constructed. In 1889 Gent Street from Queen to Rice Street was formed and the bluestone spoon drains built. 1890 saw the forming of and construction of bluestone spoon drains in Oliver Street from Victoria to Dyte Parade, Hopetoun Street from Otway to Queen and from Chamberlain to Rodier Streets.

By the end of the nineteenth century Ballarat had matured as a city and could turn to beautifying the city. The Blue Gums planted in the 1860s were seen as decaying and being gloomy in winter and work commenced in 1891 with replacing them with oaks.<sup>263</sup>

In 1895 the largest expenditure on road works in the East Ballarat Council budget was the widening and channelling of Victoria Street.<sup>264</sup> The construction of tree guards and water tables was also being undertaken.<sup>265</sup>

By 1895 the Mayor reported "The taking out of the double row of gums in Victoria Street and substituting a row of oaks on each side of the street has been done, and I consider a vast improvement made to the street. The oaks planted are 8 or 9 years old, and good specimens; it remains to be seen whether or not the soil will be congenial to their growth."<sup>266</sup>

Again in 1896 a large expenditure of the Council road making budget was made on Victoria Street for widening and channelling and cutting water tables.<sup>267</sup> Also in 1896, after considerable delay, the Council succeeded in getting electrical arc lights

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<sup>260</sup> City of Ballarat Mayor's Annual Report 1947/48

<sup>261</sup> Lumley, Dyke, Spencer and Almond, Ballarat Historic Landscapes, trees and Gardens, 1983. P 191

<sup>262</sup> Bate, Weston, History of Ballarat.

<sup>263</sup> Town of Ballarat East Mayor's Annual Report 1891. P.7

<sup>264</sup> Town of Ballarat East Mayor's Annual Report 1895 p.4

<sup>265</sup> Town of Ballarat East Mayor's Annual Report 1895 p.7

<sup>266</sup> Town of Ballarat East Mayor's Annual Report 1895 p.9

<sup>267</sup> Town of Ballarat East Mayor's Annual Report 1896 p.5

suspended in the centre of the roads, which caused a marked improvement in the street lighting of Bridge, Main and Victoria Streets.<sup>268</sup>

The beautification continued in the early 1900s when the 1903 and 1904 Mayor's reports included an expenditure of loan monies on the Victoria Street plantation

In 1905 stone pitched channelling was undertaken in Victoria Street and the road level was raised by the addition of road metal to accommodate the tram tracks. The increased camber improved the roads especially in winter.<sup>269</sup> The newly electrified tram system ran along Victoria Street to the Stawell Street terminus.

The 1907/08 Mayor's report stated that Victoria street, from Queen street eastwards, has been beautified by the forming of large ornamental flower beds and grass plots, a continuation of the work of beautification commenced a few years ago, and should be a most welcome adornment of the street.<sup>270</sup>

By 1914 the Mayor reported: "It has been the special object of the Council to lay out Victoria Street, the main thoroughfare leading directly into Bridge Street, in a manner to compare favourably with beautiful streets of other cities. Originally this street for its entire length was planted with eucalypts. In its widest parts as many as four rows of these trees were planted, but they are being gradually removed, and the street is being laid in lawns and garden beds. This alteration has been proceeded far enough to create the wish that the whole street were so designed, for nothing can excel the prospect of these lawns and beds. In the summer the Bonfire Salvia and Phlox Drummondii are most beautiful to behold, and in the winter the green grass of the lawns form a pleasant contrast to the metalled portions of the street."<sup>271</sup>

The 1917 Mayors report stated; "The beds in Victoria Street during the summer months were a mass of blooms, the tasteful arrangement of roses, petunias, phlox, geraniums, snapdragons in the grass plots making a striking and effective picture. This street is now admired by visitors and residents, and if the gardens were continued the street would be a source of attraction to many."<sup>272</sup>

In 1917 a proposal was put forward by the State School committee of Ballarat East to plant an Avenue of Honour from the Caledonian Bridge along the Melbourne Road, in memory of the boys from Ballarat East, who are fighting for the safety of the Empire. This proposal has the hearty support of the council and the residents of the Town should respond and help to make the Avenue the success it so richly deserves to be. When the Avenue is planted, it will be a striking monument to the brave soldiers who have volunteered in this righteous War.<sup>273</sup> By 1918 the mayor reported on the Avenues progress: "During my mayoral term I have actively associated with an energetic Committee of gentlemen in the formation of an Avenue [of Honour] from the Buninyong Railway bridge to the Town Boundary, on the Melbourne Road. To date the number of trees planted total 463, and they are planted as a tribute to our soldiers, who have done so much for us.... The Committee have completed the planting this year to the Town Boundary on the Melbourne road, and desire to thank the Railway Department for their offer to beautify the approaches to the Caledonian Railway Bridge. When this is carried out, and the Avenue complete, it will be an impressive entrance to Ballarat."<sup>274</sup> The

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<sup>268</sup> Town of Ballarat East Mayor's Annual Report 1896 p.18

<sup>269</sup> <sup>269</sup> Town of Ballarat East Mayor's Annual Report 1905 p.4

<sup>270</sup> Town of Ballarat East Mayor's Annual Report 1907/08 p.23

<sup>271</sup> Town of Ballarat East Mayor's Annual Report 1914 p.194

<sup>272</sup> Town of Ballarat East Mayor's Annual Report 1917 p.28

<sup>273</sup> Town of Ballarat East Mayor's Annual Report 1917 p.29

<sup>274</sup> Town of Ballarat East Mayor's Annual Report 1918 p.36

remains of this planting run to the east of this precinct to the north of the railway line, east from the Caledonian Bridge on the former alignment of the Melbourne Road.

In 1918 the beautification works in Victoria Street were a continuing source of pride to the Mayor who reported: "The beds in Victoria street during the summer months were a mass of bloom, the tasteful arrangements of phlox, roses, petunias and snapdragons making a very striking and effective show. We have also reformed the beds between King and Otway Streets, which will prove an additional attraction."<sup>275</sup>

Development of the garden beds and beautification have continued over the years including in 1924, the addition of flower beds Victoria Street.<sup>276</sup> In 1930, 50 new trees were planted in the Avenue of Honour along Victoria Street and 20 new seats placed along the street.<sup>277</sup>

By 1954, the Council was fortunate to receive from the sale of a block of land the sum of £2,000 during the year, and it was resolved that this should be spent on the extension of the Victoria Street Gardens to the Buninyong railway line bridge. The Mayor reported: "During the past winter, parklands employees, under the supervision of Supt. Webb, have laid out attractive lawns and beds for annual displays which will mean that the City's Eastern Entrance has been further beautified."<sup>278</sup> The garden beds today have been extended to Fussell Street in the east and from Princess Street to Humffray Street in the west.

The development of the area progressed from the 1860s and there are a number of buildings remaining from the 1870s and 1880s. The extension of the tram system in the early 1900s led to further development in the area, especially the provision of corner shops. The 1926 sewerage plan for the area shows that the allotments were nearly fully developed and a similar building stock to the present buildings.

### 15.3 Urban Design & Engineering Infrastructure

The Victoria Street Precinct is a long and narrow precinct with Victoria Street providing a dominant east-west oriented axis through the middle. The topography is generally flat along this axis and throughout the northern half of the precinct, but in the southern half it begins to undulate and slope southwards, falling towards the Specimen Vale Creek Channel. The precinct is predominantly residential but it also contains a notable collection of educational and cultural/community buildings (nearly all of which are located on large sites that face Victoria Street), and is complemented by small and large areas of grassed and treed public open space located in the western part of the precinct. There are also a small number of commercial buildings, which are predominantly attached to residences and are all located on Victoria Street, particularly on the corners of intersections.

The street pattern remains substantially as surveyed by the early 1870s, with Victoria Street forming a lineal spine through the middle of the precinct. Victoria Street is one of the earliest roads to have been surveyed in Ballarat. It serves as a formal eastern gateway to the centre of the city, and has been the main entry into Ballarat from Melbourne since the mid 1850s. Some 150 years later Victoria Street continues to exhibit its original historic layout. It features a distinctive wide straight line for most of its length with only a few changes in width and direction. At its westernmost end it narrows

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<sup>275</sup> Town of Ballarat East Mayor's Annual Report 1918 p.35

<sup>276</sup> City of Ballarat Mayor's Annual Report 1924 p.28

<sup>277</sup> City of Ballarat Mayor's Annual Report 1930 p.38

<sup>278</sup> City of Ballarat Mayor's Annual Report 1954/55

to meet up with Bridge Street and near the east end it narrows to become a bridge over the former branch railway line to Buninyong. It is only in the easternmost section that the road changes direction where it collides with the curving line of the Railway Reserve.

Collector roads and local streets of varying widths run off Victoria Street in a north-south direction. Most of these are cross roads and some, particularly King, Otway and Queen Streets, provide direct access to Eureka Street in the south. Queen Street is the only one to cross over the railway line and provide an entry point from the northern side of the precinct, and it consequently links Victoria Street with Humffray Street. Additional local streets of varying widths, some also serving as right-of-ways, run parallel to Victoria Street, on both sides. On the southern side, a few other local streets also run at angles to the grid, generally in response to the undulating topography that dominates this part of the precinct. The notable split in the line of Glazebrook Street, between King and Otway Streets, is also a consequence of the abrupt changes in topography in this area. Dyte Parade in the north runs at an angle to the grid, because it has been aligned parallel to the railway line. Due to the dominant east-west axial configuration of the original street layout, the buildings generally have a north-south orientation within the precinct.

Within the Victoria Street Precinct, the residential allotment sizes vary considerably. Many are based on the 19<sup>th</sup> century Government survey of some of the sections, particularly those facing Victoria Street, into freehold allotments. Others are based on the original sizes and shapes of land selected and leased by individuals under Miner's Right leases (later termed as Residential Area Right leases) from the mid-19<sup>th</sup> century onwards.

The allotments on both sides of Victoria Street are generally the deepest to be found in the precinct and their rear boundaries back onto either Gent or Hopetoun Street, both of which act as right-of-ways for vehicular access. The width of the frontages of the residential allotments facing Victoria Street (including those with attached shops) varies but they are predominantly generous, with some of the residences even sitting on double blocks. In a number of instances, however, the original allotments have been divided in half at an early date, and semi-detached residences (predominantly two but in one notable instance there is a terrace row) have been constructed on these divided allotments. In further instances residences that mirror each other, but are not attached, have been built on divided allotments.

A much greater variety of allotment sizes (with varying widths and depths) can be seen elsewhere in the precinct, with the least regular in shape being located in the southern section, adjacent to the Specimen Vale Creek Channel. Their predominantly irregular shapes reflect that much of this land, which also has a distinctly undulating topography, was Crown land held under Miner's Right lease for many decades.

Throughout the Victoria Street Precinct the front setbacks of the residences within their allotments vary, but tend to range from small to medium setbacks of around 3 to 6 metres to medium to deep setbacks of some 6 to 9 metres or more. Very few residences (or former residences) are within 3 metres or set directly on the street frontage. The shops associated with residences, and the former hotel, are also sited on the street frontage. Overall, along individual streetscapes there is generally a consistency with regards to the front setbacks, often relative to the size of the allotments. Side setbacks also vary according to the size of the residence and the allotment on which it sits, and range from narrow to very wide. A number of the residences are built directly to a side boundary, and in most instances the boundary wall is constructed of brick for fire separation, even when the remainder of the building is of a different material. These brick boundary walls vary in appearance from fitting in under the eaves to more elaborate parapeted shapes that project beyond the front façade of the

residence.

The deeper front setbacks have enabled the formation of large gardens, often featuring mature canopy trees, but even within smaller allotments gardens are prominent. The wide side setbacks to at least one side of many of the residences have allowed for the siting of side driveways leading to garages positioned at the rear of the allotment. Where there is a right-of-way to the rear of the property, access tends to be from this side rather than from the street.

There are also a number of separate large areas of land throughout the precinct, some belonging to religious or educational institutions, and others used as public or private recreational land. These larger areas of land demonstrate either the original use (or re-use) of the Government allotted Reserves (some of which have also been combined with adjacent smaller allotments), or the consolidation of smaller allotments into a large area of land. The majority of these significant areas of land are located on either side of Victoria Street and include the sites of the St Alipius complex (church, presbytery and kindergarten), of the St Alipius School, and of the former Convent of Sisters of Mercy (all in the western part of the precinct); and the sites of the Victoria Bowling Club and greens, and of the Victoria Street campus of Damascus College (all in the eastern part of the precinct). Other significant larger areas of land in the precinct include the site of the former Ballarat East (Queen Street) Primary School No.1998 on the corner of Queen Street and Dyte Parade, the site of the St Alipius Hall and tennis courts in Hopetoun Street, McKenzie Reserve in King Street South, and the reserve adjacent to Pearse Street at the western end of the precinct.

In terms of engineering infrastructure, the wide Victoria Street boulevard road reserve, is broken up for almost its full length by one minor and two major landscaped median strips into a busy divided main road abutted on both sides by service roads. The service roads provide access to the properties that face Victoria Street and retain essentially their entire original or early engineering infrastructure. This is evidenced by the wide and deep bluestone pitcher spoon drains (sometimes in conjunction with early concrete upstands), the turf nature strips (intermittently located in varying lengths), and the bitumen footpaths (as well as an early concrete footpath between Queen and Oliver Streets).

Most of the roads that cross Victoria Street also feature wide, and sometimes quite deep, bluestone pitcher spoon drains (predominantly without kerbs or upstands). These spoon drains can usually be seen in conjunction with medium to wide gravel/grass road shoulders, as well as with bitumen, or early concrete, footpaths and turf nature strips. In some parts of these streets there are turf footpaths only. Engineering infrastructure in much the same configuration (or permutations thereof) can also be seen in the less-traversed local streets that run parallel or at an angle to Victoria Street. Early short-span integrated concrete kerb and gutters can also be seen in some of these streets.

The treatments to the north sides of Dyte Parade and the westernmost part of Corbett Street are also notable within the Victoria Street precinct. They feature wide gravel/grass road shoulders adjacent to the expansive grassed reserve area to the Railway Line and this more 'rural' appearance contributes to the aesthetic quality of the precinct. The unmade gravel road treatment, in conjunction with bluestone spoon drains, to the eastern ends of Dyte Parade and Gent Street, as well as to Rice Street, has the same effect.

Where access to a property is only available from the front (and not from rear local streets that act as right-of-ways) appropriate crossovers to the deeper spoon drains are generally flat or slightly arched concrete bridges, although some early timber crossovers

can still be seen.

Much of this engineering infrastructure, in particular the bluestone spoon drains and grass/gravel road shoulders, are highly important in contributing to, and maintaining, the historic context of the precinct. The fabric of these treatments is substantially intact although there are some examples of later placement of bitumen that encroaches over the outer pitches of the bluestone spoon drains.

#### **15.4 Landscaping (Public & Private)**

Mature and young street tree plantings are a significant component of most of the streetscapes, as are gravel/grass road shoulders and turf nature strips or turf footpaths.

Victoria Street is distinguished by the most formal landscape treatments with different planting schemes visible within the major median strips, along the separate sections of the boulevard. At the western end of the precinct between East Street and Princes Street can be seen the most significant early plantings - two almost unbroken avenues of mature English Oaks. Shorter avenue rows of mature English Oaks in the same line can also be seen between East and Humffray Streets.

Moving east along Victoria Street, in the blocks between Princes Street and the bridge to the former Buninyong railway branch line, there are examples of notable mature plane trees, elm trees and Pin Oaks, which are probably the remains of early avenue plantings. Near Princes Street there is a remaining example of what was once a pair of mature peppercorn trees<sup>279</sup>. There are also a variety of other trees planted either singularly or in short rows in the main median strips between Princes Street and the bridge. These younger plantings include claret ash, other ash varieties, liquid ambars, and, less frequently, Red Flowering Gums, Horse Chestnuts, ornamental plum trees and Box Elders. Beyond the bridge and on to Fussell Street the dominant trees along the southern median strip, and the shortened north median strip are young maple trees.

The low plantings of the more recently constructed central median strips in Victoria Street extend and complement the low rose bed plantings in the median strips to the western section of Sturt Street (between Gillies and Pleasant Streets). Most of the bed plantings and hard landscaping in the wider side median strips are also generally recent and they represent the ongoing development of the streetscape during the 20<sup>th</sup> century. Notably, there are a number of very young pin oak trees that have been planted in the central and side median strips of Victoria Street, close to its intersection with Humffray Street, which should grow into a distinctive avenue of mature trees to complement the English Oak trees further east.

Other important street tree plantings in the Victoria Street precinct include the regularly spaced mature trees, predominantly oak, planted in the grass/gravel shoulders on the east side of King Street South (south of Hopetoun Street), and on the east side of Stawell Street South. Oak trees of a much younger age can also be seen planted at generally regular intervals in the grass/gravel shoulders of Oliver Street, Otway Street South (along with some young elm trees), Rodier Street and Queen Street South. There are also some semi-mature ash trees planted in the shoulders on the east side of King Street North and in Corbett Street, and a mixture of mature and young plane and elm trees on both sides of Princes Street North. Elsewhere in the precinct there can be seen street plantings of native trees - predominantly melaleuca and eucalyptus species, which can be seen in a number of the local streets but most notably in the embankments on

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<sup>279</sup> Peter Lumley et al, Ballarat Historic Landscapes: Trees and Gardens, 1983, p.193.



the north side of Glazebrook Street between Queen, Otway and King Streets, and in the nature strips in Trevor Street. Varieties of ornamental plum or pear species are predominantly located on the west side of East Street North.

There are also some notable trees located in the grassed land between Dyte Parade and the railway reserve. Apart from many varieties of native trees, some of which are mature specimens, there is a row of five mature oak trees at the eastern end of this land, near to where it is intersected by the former branch line to Buninyong. Another notable avenue of mature trees, in this instance a tall and distinctive eucalyptus species, is located on the grassed area between the railway reserve and Victoria Street, at the eastern end just before the dominant straight line of the road begins to diverge.

The grassed surroundings and oval of the McKenzie Reserve in conjunction with some notable mature trees, which include a row of three Lombardy Poplars, a plane tree and a number of ash trees located around the Reserve's perimeter, form another important landscape component in the Victoria Street Precinct. There are also a number of distinctive mature trees, predominantly cypress and pine species, scattered throughout the undulating Crown land between the Specimen Vale Creek Channel and the rear of the adjacent allotments. The small reserve adjacent to Pearse Street is only roughly landscaped but it does contain a very important example of a Tasmanian Blue Gum (*Eucalyptus globulus subsp. globulus*), which is believed to be some 140 years old and is in the National Trust's Significant Tree Register.

There are also a number of distinctive mature trees to be found within the variously landscaped grounds of the religious and educational institutions in the precinct. Notable trees include, but are not limited to, the short row of mature oak trees along the Queen Street boundary of the grounds of the former Ballarat East Primary School No.1998, the two massive elm trees in the grounds of the Victoria Street campus of Damascus College, the mature ash tree in front of the former Convent of the Sisters of Mercy, and the mature maple and conifer adjacent to the St Alipius Church.

The residential gardens in the precinct have also been variously landscaped and many are well planted with native and exotic plants. Some of the residential gardens also contain distinctive mature trees including maples, silver birches, fig trees, peppercorn trees, eucalyptus trees, conifers, weeping willows and a number of examples of other species that 'weep'. There are also some large hedges to the front boundaries of a few gardens including the cypress hedge in front of the 'Curiosity Shop' at 7 Queen Street South.

These landscaped and treed residential gardens, along with the pockets of highly visible landscaped and treed grounds belonging to various institutions, and the trees and landscaping of the public reserves, contribute considerable variety to the garden setting of the precinct, particularly along the Victoria Street axis.

The most notable pieces of street furniture in this precinct are the early timber tram stop shelters distributed along Victoria Street. These timber structures, which consist primarily of a slatted seat with a gabled roof, were erected in the early 20<sup>th</sup> century when the electric tramline ran along part of Victoria Street. Their present positions may be original or they may have been relocated from elsewhere along Victoria Street to suit their current use as bus shelters. They have been somewhat changed in appearance by the lining of the side and open centre panels of the shelters with clear acrylic sheeting. There can also be seen a number of 'old-style' timber slat bench seats under some of the more mature trees in the Victoria Street median strips.

## 15.5 Buildings & Significant Details

The Victoria Street Precinct is characterised by a heterogeneous mixture of substantially intact residential buildings constructed from around the 1860s (and possibly earlier) to the 1940s, interspersed with a notable collection of educational and cultural/community buildings constructed from the 1870s to the early 20<sup>th</sup> century. A small number of the residences also feature attached shops, and there is one former hotel building. There are also the remains of an Inter-War industrial building and a bridge. A majority of the buildings in the precinct are individually significant or contributory.

### Residential buildings

The individually significant or contributory residences in the Victoria Street Precinct range in their period of construction from Victorian to Federation to Inter-War. Even though they may have been constructed in different eras, the residences tend to be similar in scale, although there are some larger villas located on Victoria Street as well as some small cottages (erected in the Victorian era) that are scattered throughout the precinct but are predominantly located in the southern half. There is generally a good retention of original housing stock throughout the precinct.

The majority of the residences in the precinct are single storey and detached. There are a few notable two storey residences and a small number of semi-detached residences including, in one notable instance, a terrace row. The buildings are characterised by their horizontal weatherboard wall cladding, although brick wall construction - either face brick or rendered (smooth or roughcast) or a combination of the two - can be seen on a number of the residences facing Victoria Street and on one former residence in East Street North. The variously pitched (generally 25<sup>o</sup>-30<sup>o</sup> or steeper) gabled and/or hipped roofs are predominantly clad in unpainted or painted corrugated galvanised iron. Slate tiles can be seen on a few of the earlier residences, while Marseilles pattern terracotta tiles can be seen on some of the later, Inter-war era houses. The depths of the eaves range from modest and lined, to projecting with exposed rafters. The appropriate gutters are either ogee or quad in profile.

Throughout the precinct, predominantly unpainted brick chimneys, some with complex brick patterning or render detailing, adorn the rooflines of the residences. Decorative detailing to the gables, appropriate to the era and style of the residence, can generally be seen. Most of the residences have projecting verandahs or porches, also with detailing appropriate to the era and style of the residence. Doors are predominantly timber framed and constructed of timber with appropriate panelling and/or glazing, and may have top and/or sidelights. Window frames are also predominantly timber framed and double-hung or casement.

Many of the residential allotments are fronted by the appropriate type, style and height of fence in relation to the era and style of the corresponding residence. The appropriate fences have an average low-moderate height range (approximately 400mm – 1300mm) and include timber pickets, iron palisading, timber post and cyclone wire (often in conjunction with shrubbery or hedging), hedging, and brick (usually face brick but sometimes rendered), which is sometimes seen in conjunction with panels of wrought iron. The last fencing material is only appropriate for a number of the late Inter-War era houses.

A few of the residential buildings along Victoria Street can be seen in conjunction with small shops, to which they are generally attached. The shops project forward from the associated residence towards the street frontage and a number are located on the corners of Victoria Street and various cross roads. These shops are typically

constructed of brick in the Victorian, Federation or Inter-War eras (although some early shops are clad with horizontal weatherboard) and are characterised by hipped or gabled roofs clad in galvanised corrugated iron with a pitch of about 25-30°. The roofs are generally concealed at the front behind parapets and some of the shops have skillion verandahs, which project over the footpath and are clad in galvanised corrugated iron. Detailing appropriate to the era and style of the building can sometimes be seen on the parapets and verandahs. Appropriate shopfronts included recessed entries and entries located on a chamfered corner, timber or metal framed windows, and brick stallboards.

### Educational Buildings

The educational buildings in the Victoria Street Precinct are predominantly located along Victoria Street and are all sited within large grounds. Most have been purpose built for the particular educational institution, and although they may have been altered or no longer be used for educational purposes, these buildings continue to be significant within the precinct.

Dating from around the 1880s onwards, the educational buildings are predominantly characterised by their one to two storey height, their face brick wall construction with cement rendered detailing, and the variously pitched (generally 25°-30° or steeper) gabled and/or hipped roofs that may be clad in slate or Marseilles pattern terracotta tiles. Although varied in form and configuration, the windows to these buildings are generally timber framed. The decorative detailing to the facades is highly appropriate to the architectural style of the buildings.

The most distinctive of these buildings is the St Alipius Kindergarten with its notable Flemish Baroque influenced style and red face brick wall construction featuring distinctive moulded and cement rendered detailing, highly decorative metal vents to ridges of the slate roofs, large and elaborate central ventilator, highly decorative gablets crowned with Norman crosses, and timber framed windows and doors.

### Cultural/Community Buildings

There are two churches located within the Victoria Street Precinct (only one of which is still operating), a former convent building, and a Catholic presbytery. They are all located facing Victoria Street and have varied front and side setbacks. There is also a small hall associated with the St Alipius parish located behind the church and presbytery in Hopetoun Street.

The buildings are characterised by a variety of wall materials but all have dominant steeply pitched roofs, predominantly gabled, and feature important stylistic characteristics from the eras in which they were built. These include:

- the Gothic Revival style of the St Alipius Catholic Church with its rough-faced bluestone wall construction featuring cement dressings, the slate clad roof, the distinctive square tower, and the pointed arch tracery windows and pointed arch doors;
- the Inter-War Gothic styling of the former Victoria Street Baptist Church with its brown face brick façade and porch featuring unpainted cement render trim and contrasting terracotta tile detailing, its main hall section featuring horizontal weatherboard wall cladding, the unpainted corrugated iron roof with highly decorative metal vents, the timber framed windows with those on the main façade having arched heads and coloured glass panels, and the timber framed doors;
- the basic Gothic Revival styling of the former Convent of the Sisters of Mercy with its red face brick wall construction with contrasting decorative cement dressings, the slate clad roof, the timber framed windows with arched tracery detailed panels

- above, and the arched doors;
- the distinctive Flemish Baroque influenced style of the St Alipius presbytery with its red face brick wall construction featuring distinctive moulded and cement rendered detailing, the slate roof, the highly decorative gables crowned with Norman crosses, the twisted columns to the deep return verandah, and the timber framed windows and doors;
  - and the simple early 20<sup>th</sup> century styling of the St Alipius Hall with its red face brick wall construction featuring lighter face brick trim to the heads of the segmentally arched windows and as capping to the wall buttresses, the corrugated sheet metal roof, and the timber framed windows and doors.

Some appropriate front fences remain along the boundaries of these buildings, particularly the red face brick fence associated with the former convent building which features moulded cement rendered detailing and a distinctive gateway with an iron gate, as well as the 'art nouveau' styled iron palisade fence with stone plinth and decorative gates in front of the adjacent St Alipius Presbytery and Church.

### Other Significant and Contributory Structures

Other significant buildings in the Victoria Street Precinct include the former hotel building at 194 Victoria Street which is characterised by its red face brick wall construction and series of hipped roofs clad with painted corrugated galvanised iron. The roofline is partly concealed by a distinctive parapet, which returns a short distance down both sides. The parapet is finished with painted roughcast render featuring the raised letters of the date '1923' or '1925' on the centre panel, which is partly obscured by recent signage, and the words 'HOTEL' on the other panels. A verandah with a corrugated sheet metal roof, ogee gutters, timber posts and decorative timber detailing projects out over the footpath.

A little to the west of this building there is a road bridge and two footbridges that cross over the cutting of the former branch railway line to Buninyong. This unusual combination of bridges have retained most of the original materials used in their construction including iron girders, which also form part of the balustrade sides, and brick abutments, wing walls and parapets with bluestone copings and dressings. The timber picket approach fences are sympathetic.

At the western end of Victoria Street can also be seen the remains of an Inter-War industrial building built for the Sunshine Biscuit factory. Although much of the building has been demolished, this dominant corner section continues to feature the original face brick wall construction with its dominant parapet, prominent cornice, cement rendered detailing, and double hung timber-framed windows.

### Inappropriate Buildings and Details

Throughout the precinct a small percentage of residences and buildings do not contribute to the aesthetic and architectural amenity or significance of the precinct. These single storey infill buildings have been predominantly built between the 1960s and the turn of the century, with brick wall construction and roofs clad in coloured tiles or corrugated colorbond. In some instances prominent garages have been incorporated into the overall form of the residence or sited too close to the front boundary.

The substantial redevelopment of the area bounded by Mair Street, Princes Street North, Victoria Street and East Street North, and once intersected by a continuation of Gent Street, also does not contribute to the aesthetic and architectural amenity or significance of the precinct. The once varied mixture and density of residential and industrial buildings has been inappropriately turned into an extensive open carpark area in

conjunction with a solid wall of predominantly two storey buildings around the western perimeter and a generic fast food building standing alone on the eastern corner.

There are also a small number of inappropriate introduced fences, which are generally of a height of 2 metres more and have been constructed with little transparency in their form, creating a solid barrier between the allotment and the street.

## 15.6 Significant Landmark Features and Views

Significant urban landmarks in the Victoria Street Precinct, a number of which can also be seen from outside of the precinct, include:

- the educational and cultural/community buildings including, but not limited to, the former Baptist Church, the former convent of the Sisters of Mercy, and the distinctive complex of buildings associated with the St Alipius parish - the presbytery, church, and kindergarten - all of which face Victoria Street, as well as the former Ballarat East (Queen Street) School No.1998, which forms an important focus to arrival from the only entry point on the northern side of the precinct;
- the former hotel building at the eastern end of Victoria Street;
- the road and footbridges over the former branch railway line to Buninyong;
- the remains of the former Sunshine Biscuit Factory building on the corner of Victoria Street and East Street North;
- the highly decorated 'Old Curiosity Shop' and its surrounds at 7 Queen Street;
- the distinctive terrace row at 152-162 Victoria Street;
- the shops at the various corner intersections with Victoria Street;
- the avenues of mature oak trees at the western end of Victoria Street, and the other mature street trees located intermittently along Victoria Street; and
- McKenzie Reserve and the grassed and treed slopes along much of the southern boundary, which provide a scenic 'rural' focus to this edge of the precinct.

Within the Victoria Street Precinct there are significant visual connections to a number of other heritage precincts or places in Ballarat, which assist in understanding the historical, cultural and architectural development of this precinct, in contrast with both Ballarat West and other parts of Ballarat East. These include but are not limited to:

- the views along the side streets running north off Victoria Street, and from the northern side of the precinct, to the residential area on the opposite side of the railway line (see Humffray Street Heritage Precinct for further details) and to Black Hill with the dramatic evidence of years of open-cut mining visible on its south face (see Black Hill Heritage Precinct for further details). Black Hill can also be seen looming in the distance as one travels towards the centre of the city along Victoria Street;
- the views along the side streets running south off Victoria Street, and from the southern side of the precinct, to the residential area located to the south of the gully of the Specimen Vale Creek (see Eureka Street Heritage Precinct for further details);
- the views from various areas in the southern side of the precinct down the sloping topography to the Specimen Vale Creek Channel (see Creek and River Channels Precinct for further details);
- the view from the western end of Victoria Street across the Bridge Mall area to the centre of the city, with its towers, church spires and commercial buildings;
- the views along main and local roads in the south-western area of the precinct to the towers of the Ballarat Fire Station and St Pauls Anglican Church, and to the Ballarat Synagogue with its significant Canary Island Pine tree.

## 15.7 Statement of Cultural Significance

The Victoria Street Precinct is **historically** significant at a **LOCAL** level (AHC criterion H.1). It is associated with the early street and land survey of this area of Ballarat East from the 1850s onwards during which the roads were laid out to suit the topography, and sections were subdivided by both the Government and private selection through Miner's Right leases. This is demonstrated by the predominantly gridded road layout, with streets angled to allow for the line of the Melbourne to Ballarat Railway or the undulating topography, and by the various sizes and shapes of the allotments. The most regular, government surveyed allotments can predominantly be seen along the axial line of Victoria Street, and the least regular in shape being located on the southern side of the precinct where Miner's Right leases dominated.

The precinct is also of historical significance for its association with the earliest establishment of a place for Catholic worship in the district and with the subsequent development and consolidation of the St Alipius Catholic parish, with a permanent Church, schools, presbytery and hall. Furthermore it is associated with the establishment of a convent and school by the Sisters of Mercy.

The Victoria Street Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates many original and early design qualities associated with the residential, educational, and cultural/community development of this area of East Ballarat between the 1860s and the 1940s.

Intact qualities of the individually significant and contributory Victorian, Federation and Inter-War era residential buildings, as well as the associated shops, and the former hotel, include the predominantly single storey height; the hipped and/or gabled roof forms, with a pitch of 25-30° or steeper, that are clad with galvanised corrugated iron (unpainted or painted), slate, or Marseilles pattern terracotta tiles; the eaves that range from modest and lined, to projecting with exposed rafters; the ogee or quad profile guttering; the horizontal weatherboard or brick (face brick or rendered or a combination of the two) wall construction; and the predominantly unpainted brick chimneys, some with complex brick patterning or render detailing that adorn the rooflines. Other intact qualities include but are not limited to the projecting verandahs or porches, with detailing appropriate to the era and style of the residence; the appropriate decorative detailing to the gables; the timber doors with appropriate panelling and/or glazing, that may have top and/or sidelights; and the timber framed double-hung or casement windows.

The appropriate front and side setbacks of the residences within their allotments, relative to the size of the residence, the allotment on which they sit, and the streetscape in which they are located also contribute to the significance of the precinct, as do garages appropriately sited at the rear of the residences, and accessed from right-of-ways, or side driveways if right-of-ways are not present.

Intact qualities of the individually significant and contributory Victorian Federation and Inter-War era educational and cultural/community buildings include their dominant scale and one or two storey height; the hipped and/or gabled roof forms, which have a pitch that is generally steeper than 30° and are clad with galvanised corrugated iron (unpainted or painted), slate, or Marseilles pattern terracotta tiles; the brick (predominantly face brick) or, less frequently, bluestone or horizontal weatherboard wall construction; the timber framed windows and doors; and the generally complex and individual detailing and decoration.

The use of the appropriate type, style and height of fence in relation to the era and style

of the corresponding buildings is another feature that contributes to the significance of the precinct. The appropriate fences have an average low-moderate height range (approximately 400mm – 1300mm) and include timber pickets, iron palisading, timber post and cyclone wire (often in conjunction with shrubbery or hedging), hedging, and brick (usually face brick but sometimes rendered), which may be used in conjunction with panels of wrought iron.

The Victoria Street Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates important visual qualities that reflect the historical, cultural and architectural development of the precinct, and contribute to its setting. These qualities include the complex views across and through the precinct to other parts of Ballarat including to the northern and southern areas of East Ballarat, to Black Hill, to the Specimen Vale Creek Channel, to the city centre, and to the adjacent former civic area of the municipality of Ballarat East.

Other important aesthetic qualities include a variety of significant urban landmarks, a number of which can be seen from outside of the precinct. These comprise many of the educational and cultural/community buildings including, but not limited to, the former Baptist Church, the former convent of the Sisters of Mercy, and the distinctive complex of buildings associated with the St Alipius parish - the presbytery, church, and kindergarten - all of which face Victoria Street, as well as the former Ballarat East (Queen Street) School No.1998, which forms an important focus to arrival from the only entry point on the northern side of the precinct; the former hotel building at the eastern end of Victoria Street; the road bridge and footbridges over the former branch railway line to Buninyong, which feature iron girder construction in conjunction with brick support structures and parapets detailed with bluestone; the remains of the former Sunshine Biscuit Factory building on the corner of Victoria Street and East Street North; the highly decorated 'Old Curiosity Shop' and its surrounds at 7 Queen Street; the distinctive terrace row at 152-162 Victoria Street; the shops at the various corner intersections with Victoria Street; and McKenzie Reserve and the grassed and treed slopes along much of the southern boundary, which provide a scenic 'rural' focus to this edge of the precinct.

The important visual qualities of the precinct are also enhanced by the mature and juvenile street tree plantings that are a significant component of most of the streetscapes; by the gravel/grass road shoulders and turf nature strips or footpaths; and by extensive areas of grassed and landscaped public and private open spaces including the school grounds and the many private gardens with their mature canopy trees. These landscaped and treed areas provide the precinct with a garden setting of considerable variety, particularly along the Victoria Street axis. Furthermore, the visual qualities of the precinct are specially enhanced by the continued use of the former tram shelters, and by the substantial integrity of the original engineering infrastructure, particularly as identified by the extensive network of spoon drain channels constructed of bluestone pitchers.

The Victoria Street Precinct is **scientifically** significant at a **LOCAL** level (AHC criteria C2). The area is of importance for contributing to a history of the infrastructure development of East Ballarat, as identified by the extensive network of significantly intact bluestone channels, gutters and kerbs, the early short span integrated concrete kerb and spoon gutters and the asphalt footpaths. Furthermore the precinct contains a highly significant specimen of Tasmanian Blue Gum (*Eucalyptus globulus subsp. globulus*), which is believed to be some 140 years old.

The Victoria Street Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). This area is recognised and highly valued by the local community for residential, educational, religious, and recreational reasons.

Overall, the Victoria Street Precinct is of **LOCAL** significance.



## 15.8 Local Policy

### HO177: VICTORIA STREET HERITAGE PRECINCT

This policy applies to all land located within the heritage overlay schedule of HO177 otherwise known as the Victoria Street Heritage Precinct.

#### 22.30-1 Policy Basis

This Policy:

- Applies the heritage SPPF objective in clause 15.11 to local circumstances;
- Builds on the MSS objectives in clause 21.07 and 21.11 relating to urban development and the management of heritage places
- Applies the objectives of the Ballarat Heritage Study Stage 2.
- Applies the objectives of the Ballarat Advertising Sign Guidelines.

The Victoria Street Precinct is associated with the early street and land survey of this area of Ballarat East from the 1850s onwards during which the roads were laid out to suit the topography, and sections were subdivided by both the Government and private selection through Miner's Right leases. This is demonstrated by the predominantly gridded road layout, with streets angled to allow for the line of the Melbourne to Ballarat Railway or the undulating topography, and by the various sizes and shapes of the allotments. The most regular, government surveyed allotments can predominantly be seen along the axial line of Victoria Street, and the least regular in shape being located on the southern side of the precinct where Miner's Right leases dominated.

The precinct is also associated with the earliest establishment of a place for Catholic worship in the district and with the subsequent development and consolidation of the St Alipius Catholic parish, with a permanent Church, schools, presbytery and hall. Furthermore it is associated with the establishment of a convent and school by the Sisters of Mercy.

#### 22.30-2 Objectives

- To conserve the early and late Victorian, Federation and Inter-War residential, educational and cultural / community places that demonstrate the historical significance of the precinct.
- To conserve the a road bridge and two footbridges that cross over the cutting of the former branch railway line to Buninyong including their iron girders, which also form part of the balustrade sides, and brick abutments, wing walls and parapets with bluestone copings and dressings.
- To ensure that scale, mass and form of new development does not detract from the significant and contributory places.
- To retain the single storey height limit of the precinct.
- To encourage the use of traditional construction materials for new development within the Precinct.
- To encourage building separation through detached buildings, appropriate front and side setbacks and garaging to the rear appropriate to the lot size.
- To retain the garden like setting of public and private open spaces.
- To conserve the original engineering infrastructure including bluestone channels, kerbs and gutters, the early short span integrated concrete kerb and spoon gutters, and the asphalt footpaths.

### 22.30-3 Policy

#### *Exercising Discretion*

Where a permit is required for a proposal, it is policy to:

- promote buildings that incorporate the following design characteristics (but not limited to):
  - detached buildings.
  - hipped and/or gable roofs with a pitch between 25-30 degrees or steeper.
  - eaves that range from modest and lined, to projecting with exposed rafters.
  - with galvanised corrugated iron (unpainted or painted), slate, or Marseilles pattern terracotta tiles roof materials.
  - horizontal weatherboard, or brick (face brick or rendered or a combination of the two) wall construction materials.
  - unpainted brick chimneys.
  - projecting verandahs or porches.
  - timber doors and timber framed windows (double-hung or casement).
- ensure new development responds to the single storey height of the residential buildings of the precinct.
- ensure development is detached and has side setbacks equal or greater than the existing place.
- ensure development has a front setback equal or greater than any adjoining building and no building (incl. Garages, carports, outbuildings) may occur in the front setback.
- ensure new garages are set to the rear of the allotment, or at least as far as possible to the rear of the house where dictated by an odd allotment shape.
- encourage continued use of the former tram shelters.
- ensure alterations to bluestone channels, kerbs and gutters, the early short span integrated concrete kerb and spoon gutters, and the asphalt footpaths use traditional materials.
- encourage retention of gravel / grass road shoulders and turf nature strips or footpaths.
- encourage alterations to the road bridge and two footbridges that cross over the cutting of the former branch railway line to Buninyong to use traditional materials.

#### Decision Guidelines

It is policy that the responsible authority consider as appropriate:

- Recommendations of the *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)
- Recommendations of the *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).
- Recommendations of the *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).
- Recommendations of the *Ballarat Advertising Sign Guidelines*.
- Recommendations of the *City of Ballarat Streetscape Policy; Wilson Sayer Core*, (1991).

#### References

It is policy that the responsible authority consider as appropriate:

- *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)
- *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).
- *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).
- *Ballarat Advertising Sign Guidelines*.
- *City of Ballarat Streetscape Policy; Wilson Sayer Core*, (1991).



## 16 BALLARAT EAST CIVIC HERITAGE PRECINCT

### 16.1 Description / Precinct Boundaries



Figure 17 Ballarat East Civic Heritage Precinct Map, shown as “P” on the Proposed Ballarat Urban Heritage Precincts Map

The Ballarat East Civic Precinct covers a small area set on high ground in urban Ballarat. The precinct features a number of important early Victorian era civic and community/cultural buildings adjoined by and interspersed with a small pocket of Victorian, Federation and Inter-War era residential buildings.

The precinct is bordered by Hopetoun Street to the north, Specimen Vale to the south and Princes Street to the east. The western boundary follows a right-of-way at the rear of the residential properties on the west side of East Street South and then wraps southwards to link at the Specimen Vale Creek.

### 16.2 Historical Overview

The history of the development of the Ballarat East Civic precinct is best explained by first looking at the early history of neighbouring Main Road. By 1853-1854 many commercial and retail ventures stretched along its length from Bridge Street in the north through to Golden Point in the south and it was a recognized commercial centre.<sup>280</sup>

After the initial discovery of gold at Golden Point in 1851, thousands of hopefuls rushed the Ballarat district in search of their fortune. Main Road quickly developed as the main transport artery to and from this part of East Ballarat and numerous storekeepers, hoteliers and other retailers chose to set up here because of the proximity to the nearby diggings and mines on Golden Point. Miners could purchase the wares or services of saddlers, shoemakers, tent makers, stationers, blacksmiths, tobacconists, butchers,

<sup>280</sup> W Bate, *Lucky City*, 1978, pp35-36, 39 & 43.

grocers, tailors, carpenters, ironmongers and fruiterers along the extent of Main Road.<sup>281</sup> The profits generated from the sale of services and goods were often reinvested among small co-operatives of miners. This enabled storekeepers to turn a profit on two levels<sup>282</sup> and helped to facilitate the commercial cooperation between miners and storekeepers that would be so crucial while exploration of the Ballarat goldfields continued apace. It also created an integrated social and commercial system that helped to create the municipal framework of early East Ballarat.<sup>283</sup>

The first sale of frontages along Main Road took place in February 1857<sup>284</sup> in an attempt to provide storekeepers with some security of tenure and as a means of generating revenue from rates. This was in spite of a general recognition that the flood prone, low lying ground made it a most unsuitable site for a permanent commercial centre. The Victorian Public Records Office in Ballarat holds copies of a map of the area drawn in September 1857 and reviewed in November 1857.<sup>285</sup> It shows the way in which surveyors tried to enforce some order on the ad hoc development that had occurred here. Settlement and building activity often preceded official survey in goldmining towns across Victoria and Ballarat was no exception. The map shows buildings encroaching on the roadway and on neighbouring allotments. Buildings are known to have predated the official surveys in this precinct by up to five years, although none of these early structures have survived to the present day. The surveyors found it impossible to force storekeepers to move existing premises according to their surveys. They simply had to wait for a process of natural attrition to occur.

Tensions between mining and commercial/community priorities continued through the late 1850s. After the initial land sales there was pressure to also survey and sell land on the cross streets leading off Main Road, (Barkly Street for example), but miners resisted this as encroaching on their right to explore and follow where profitable leads took them. The priority given to mining interests helps to explain the distinctive street pattern through most of Ballarat East and not just the Ballarat East Civic precinct. Streets and lanes developed organically from the main arteries and the pattern is in stark contrast to the neatly surveyed grid of Ballarat West.

In spite of these difficulties, the February 1857 sale of frontages (freehold land) in Main Road provided the basis for ratepayer elected local government and the municipality of Ballarat East was officially declared on May 5 1857.<sup>286</sup> The first council was elected on June 1 1857.<sup>287</sup> Soon after, plans were afoot for a collection of civic and cultural buildings in Barkly Street, including a Town Hall, Police Court, Mechanics Institute, Museum and Public Library.<sup>288</sup> Due to financial constraints, only the first two and the last were actually built.

A number of important civic and cultural/community buildings remain within this precinct and serve as a reminder of the early achievements in municipal and cultural life in East Ballarat. The former East Ballarat Library, the Ballarat Fire Station, the Synagogue with associated Hall and former residence and the Methodist Church, Hall and former Parsonage are the focus of the precinct. These buildings are reminders of the separate

281 These merchants are listed on 'Block Plan, Main Road, Bakery Hill to Melbourne', c1860, Victorian Public Records Office, Ballarat Branch, VPRS 4775, Unit 63.

282 W Bate, op cit, p35.

283 Ibid, p35.

284 Ibid, p99.

285 See Victorian Public Records Office, Ballarat Branch, VPRS 6420, pages 13 & 17, 'Revised Plan of Blocks E, F & H. Main St. Ballarat. Public Lands Office, November 17th 1857'.

286 W Bate, *Environmental History* in Ballarat Heritage Review 1998 (Stage One), p34.

287 W Withers, *History of Ballarat*, p155.

288 M Harris & J Burrell, *Panoramas of Ballarat*, 1998, p10.

historic foundations of the municipalities of East and West Ballarat where community facilities, organizations and cultural identity became distinctly separate. The following brief timeline provides a useful reference to the development of the Ballarat East Civic Precinct

- 1858 -Planning competition for East Ballarat municipal complex
- 1858 -Construction of timber engine house for the Ballarat East Volunteer Fire Brigade, corner Barkly and East Streets
- 1860 -Construction of Wesleyan Methodist Church, Barkly Street
- 1861-1862 -Construction of Synagogue, corner Barkly and Princes Streets  
- Construction of East Ballarat Town Hall and Police Court
- 1862 - Ballarat East Library established and housed above the engine house at the Ballarat Fire Brigade building
- 1864 - Construction of brick octagonal tower at Ballarat Fire Station
- 1867 - Construction of East Ballarat Free Library at the Town Hall Reserve
- 1871 - New Brigade Room opens at Ballarat Fire Station
- 1872 - Construction of Parsonage at Wesleyan Methodist Church, Barkly Street
- 1883 - Ballarat Fire Station renovated
- 1886 - Hall added to East Ballarat Free Library prior to 1886
- 1886 or 1903 - Two wings added to Synagogue and original face brickwork rendered or 1903
- 1911 - Fire destroys part of Ballarat Fire Station
- 1916 - Construction of new brick engine room at Ballarat Fire Station
- 1921 - Amalgamation of the municipalities of East Ballarat and Ballarat. East Ballarat Town Hall redundant
- 1928 - East Ballarat Town Hall used by Education Department as a teacher's college
- 1949 - East Ballarat Town Hall demolished
- 1961 - Synagogue extensively renovated
- 1973 - East Ballarat Free Library closes

The choice of site for the focus of the new municipality of East Ballarat, high on a mullock heap vacated by the Wesleyan and Jewish communities<sup>289</sup> and the choice of buildings to include in the complex is significant on several levels. It is one of the highest points in the Ballarat East Civic precinct and commands a view over much of East Ballarat below. The subsequent choice of design for the Ballarat East Town Hall would take particular advantage of this by siting the building on an angle looking out over the new Municipality around it, and facing off towards the fledgling centre of West Ballarat. This building was to be a symbol of order and civilization against the ad hoc nature of life on the diggings below. Furthermore, a number of associated civic buildings were intended to incorporate the full range of facilities symbolic of cultivated European society in the nineteenth century – a museum and library for education and self-improvement and a police court as an instrument of law and order. The citizens of East Ballarat were forging a permanent society in uncertain and quickly changing surroundings. Contemporary maps also show that the site is one of few locations relatively untouched by direct mining works. Shafts relating to the nearby Britannia United Shaft, Eastern Star Extension and Sulieman Pasha No. 2 did not impact directly on the site.<sup>290</sup> This combination of factors contributes to the historic significance of the precinct today.

Construction of the substantial civic and cultural buildings that today characterize the Ballarat East Civic precinct began in earnest from 1858. A competition was launched in 1858 to decide on a design for the municipal complex and was won by C Porter and R Lambert. Funding constraints meant only the Town Hall and Police Court were built initially. Construction began on the Town Hall late in 1861.<sup>291</sup> A formal botanic garden later surrounded the Town Hall consisting initially of trees, shrub beds and paths.

<sup>289</sup> W Bate, op cit, p181 and P Lumley et al, *Ballarat Historic Landscapes, Trees and Gardens*, 1983, p115.

<sup>290</sup> See map held by the Central Highlands Regional Library, 'Ballarat Gold Field' drawn by W Baragwanath, May 1917.

<sup>291</sup> W Jacobs et al, *Ballarat. A Guide to Buildings and Areas 1851-1940*, p82.

Garden beds for mass plantings and annuals were added later.<sup>292</sup> A 1915 copy of the Mayors Report also states that a Glasshouse and Fernery were special features of the garden. A study of Ballarat landscapes, trees and gardens conducted in 1983 identified traces of the original garden layout. These included remnants of what is believed to have been a fern arbour in the present day grotto, as well as two Spanish Fir trees planted in 1901 by the Duke and Duchess of Cornwall and York.<sup>293</sup> The Ballarat East Town Hall became redundant after the amalgamation of the two Ballarat municipalities in 1921 although the Education Department used the buildings as a teacher's college from 1928.<sup>294</sup> The Town Hall was demolished in 1949<sup>295</sup> although part of the original iron fence and the main entrance gates, dating back to at least 1880, remain. The site is now part of the Ballarat Secondary College.

One of the most vital civic institutions in the early 1850s and 1860s was the fire brigade because of the reliance on wood as a building material. The threat of fire was a constant theme in the lives of early Ballarat residents. In 1858, a timber engine house was erected on the corner of East and Barkly Streets for the Ballarat East Volunteer Fire Brigade.<sup>296</sup> It was necessary to update this building after a new fire bell (weighing 1947 pounds) was delivered to the Brigade in August 1863. The timber structure was unable to support the weight of the new bell, named the Lady Barkly. Local architect Henry Richards Caselli won a design competition for a new brick tower and belfry, the foundation stone was laid on 1 January 1864 and the building completed on 6 April 1864. While Caselli's design was for an integrated complex consisting of new engine house and tower, only the tower was built. It was built on high ground, with a clear view of the surrounding residential and commercial areas and functioned as a lookout and bell tower. The bell would not only summon the volunteer fire fighters but would indicate the approximate location of the fire with the number of peals.<sup>297</sup>

Refurbishment of the Fire Station took place during 1871 when a new Brigade room was opened. This was also known as the Assembly Room. An additional two-storey building was completed on 6 July 1874, located on the east side of the station. The Fire Station was again renovated during 1883 when the front was stripped and remodeled, new floors installed, the tower renovated and an Ante Room erected. On 13 December 1911, fire destroyed part of the station. The present brick Engine Room was added to the complex in September 1916. The existing Ballarat Fire Station has an important role in the integrity of the Ballarat Civic Precinct and maintains its historical significance as one of the few remaining examples of nineteenth century fire stations.

Churches play an important part within the structure of the East Ballarat Civic precinct. The Wesleyan Methodist Church and the Jewish Synagogue are among the oldest buildings in the precinct, constructed in 1860 and 1861 respectively.<sup>298</sup> They provide evidence of the diverse social makeup of the Ballarat goldfields. Both are substantial brick buildings with the capacity to accommodate large congregations. The Wesleyan Methodist Church is indicative of the success of the non-conformist religions in goldmining towns and of the size and influence of the Cornish and Welsh communities. The Synagogue follows a traditional East European design with internal galleries.

Education and self-improvement were important considerations in nineteenth century Victoria when the opportunity for formal education was limited. The Mechanics Institute

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<sup>292</sup> P Lumley et al, op cit, p115.

<sup>293</sup> P Lumley et al, op cit, p115.

<sup>294</sup> Mayor's Annual Report 1928, p10. Copy held by the Central Highlands Regional Library, Ballarat Branch.

<sup>295</sup> M Harris, op cit, p10.

<sup>296</sup> Information regarding the buildings and use of the Ballarat Fire Station is drawn from Department of Justice, Heritage Assets Branch, Ballarat East Fire Station Conservation Plan, 1996, pp5-8.

<sup>297</sup> M Harris, op cit, p11.

<sup>298</sup> See W Jacobs et al, op cit, pp 82-84.

movement (generally limited to men) and the provision of public libraries and reading rooms were considered essential elements of a cultivated society. From 1862, the Mechanics Institute rented rooms on the first floor of the Fire Station engine house for use as a temporary Public Library Reading Room.<sup>299</sup> In 1867 the Ballarat East Free Library was constructed as part of the civic complex.<sup>300</sup> It is one of Ballarat's oldest social and educational institutions and its aim was to foster an interest in literary and scientific subjects among the local community.<sup>301</sup> The school of design founded there in 1870 became the Ballarat East branch of the Ballarat School of Mines in 1900. The library was officially closed in 1973 and the building is now used as part of the Ballarat Secondary College. It is historically significant as the last remaining structure of the original civic complex.

While civic and cultural life was the primary function of buildings within this precinct, scattered pockets of residential buildings did develop from the late 1850s onwards. Barkly Street, along the southern fringe of the Ballarat East Civic precinct, gradually filled with small cottages throughout this period.<sup>302</sup> The eastern end of Barkly Street was constructed within the vicinity of the Gravel Pits Lead and the Fire Brigade Reef while there was also shallow alluvial mining activity in the surrounding area. The cottages no doubt provided accommodation for miners. The precinct still contains scattered examples of very early cottages, possibly built under the provisions of the Miner's Right. By 1866, Crown sales of small residential allotments with frontages of between 26 feet and approximately 75 feet had taken place along East and Barkly Streets.<sup>303</sup> This provided more structure and permanence to residential land holdings in the area. The precinct also contains examples of later Victorian style housing constructed towards the latter part of the nineteenth century when mining was becoming a less dominant force within East Ballarat. Similarly, there are a number of examples of buildings erected from the turn of the century to the end of the inter-war period, as the area developed more structured residential pockets alongside the early civic and cultural buildings.

Collectively, the civic buildings surviving in East Ballarat in 2001 are symbols of the way in which the residents of East Ballarat developed and indeed, cultivated a separate municipal, political and social identity from the township above on the plateau. The buildings that remain today provide evidence of the depth of the separate identities of East and West Ballarat and the spirit of competition that continued well after amalgamation in 1921.

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<sup>299</sup> Heritage Assets Branch, *Ballarat East Fire Station Conservation Plan*, 1996, p5.

<sup>300</sup> See W Jacobs et al, op cit, p 82.

<sup>301</sup> See Paul Fox, 'A Colonial City of Ideas' in *Victorian Historical Journal*, Sep/Dec 1987:58, pp22-23.

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<sup>303</sup> See Lands and Titles Office, Record Plan B273, 'Allotments Sections Z and O. Extended Depths Section J. Ballarat East'.



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### 16.3 Urban Design & Engineering Infrastructure

The Ballarat East Civic Precinct covers a small area set on high ground and features a number of important early Victorian era civic and community/cultural buildings located along the collector road of Barkly Street (between Princes Street South and Main Street). Notably, however, the Synagogue faces Princes Street South because it is located on a sharply angled corner allotment. These civic and community/cultural buildings are interspersed and adjoined by a small pocket of Victorian, Federation and Inter-War era residential buildings, a number of which are located in the local road of East Street South, which runs off Barkly Street at an angle. The intersection of these two roads has been re-configured at a later stage with a small access road formed in front of the houses at the west corner of the intersection and the pavement in front of the Fire Station reformed to curve around the corner. There is also an early and large cast iron gas lamp on an asphalted street divider in the centre of the intersection.

Allotment sizes within the precinct vary in width but are generally quite deep. Most of the allotments within the precinct are based on the original survey, or on original allotments divided in half. The civic and cultural/community buildings take up the largest allotments, notably those at the intersection of Barkly Street and Princes Street South, and Barkly Street and East Street South. They also tend to take up a large part of their allotments with modest front setbacks (3-4 metres). The Ballarat Fire Station is located directly on the front and Barkly Street side boundaries.

The residential allotments on the south side of Barkly Street are generally wider than those on the north side, as well as those in East Street South, but they all feature similar modest front setbacks (3-4 metres). The side setbacks are particularly narrow (<1m) or non-existent in the residential allotments on the north side of Barkly Street and in East

Street South. The side setbacks to the residential allotments on the south side of Barkly Street are generally wider on one or both sides. There are two separate large areas of open land in East Street South, located one on either side of the street, and these have been caused in each instance by the demolition of two separate houses and the combination of the separate narrow allotments of land into one large wide allotment. There is also an area of open land on the north side of Barkly Street, and this has also been created by the demolition of a house.

Most of the significant and contributory buildings in the precinct are oriented parallel with the main street boundary.

In terms of engineering infrastructure, the two roads and all the pavements in the precinct are asphalted. The gutters throughout the precinct are formed from bluestone. They are generally wide and curved to form shallow channels, and run directly alongside the asphalt pavements with no kerbing between. The exception are the flatter bluestone gutters along the south side of Barkly Street, which are edged with dressed bluestone blocks or concrete, forming a strong kerb line. There are very few crossovers but they tend to be formed from narrow widths of concrete channeling to maintain drainage of the gutters. Only the entrance to the carpark of Barkly Street, at the rear of the former Ballarat East Free Library, appropriately maintains the original bluestone channel.

#### **16.4 Landscaping (Public & Private)**

Street trees are not a dominant characteristic of the precinct but a number of trees of an unidentified species appear to have been recently planted at wide intervals along the north side of Barkly Street. They are located in square patches of grass and dirt cut out of the asphalt pavement. Some of the same type of trees have also been planted in the grass nature strips on the south side of Barkly Street. A number of the residences have well-maintained gardens, some with front hedges instead of fences, and there are a few mature trees notably some Silver Birch, some Canary Island Palms and an Italian Cypress at the front or rear of some of the houses in Barkly Street.

There are grass nature strips at the eastern end of Barkly Street, but only in front of the residential buildings, and sporadically located along the west side of East Street South.

The Ballarat Secondary College has recently extensively landscaped all the land at the rear of the housing allotments on the south side of Barkly Street, behind the former Ballarat East Free library (which is now part of the school) and behind the other school buildings. The landscaped area, which cannot be seen from Barkly Street, now comprises a built up mound behind the houses (said to be part of a mullock heap from the former Britannia mine) on which elm suckers grow, car parking, open grassed space, and some mature exotic trees which possibly formed part of the Ballarat East Town Hall Gardens in its later days.

#### **16.5 Buildings & Significant Details**

The Ballarat East Civic Precinct is especially characterised by a heterogeneous mixture of residential buildings constructed from the mid-19th century to the end of the inter-war period in the 20th century, and by a notable collection of civic and cultural/community buildings constructed primarily in the 1860s. Almost all of the buildings in the precinct are individually significant or contributory. The Ballarat East Civic Precinct is also characterised by the original cast iron and bluestone fence to the Ballarat East Free library; the original cast iron and bluestone fence and cast iron gates to the former Ballarat East Town Hall Gardens; the remaining mature trees of the former Ballarat East

Town Hall Gardens; and the notable Canary Island Pine in front of the Synagogue.

### Residential Buildings

The individually significant or contributory residences in the Ballarat East Civic Precinct range in their period of construction from Victorian to Federation to Inter-war and they vary in size from small Victorian vernacular cottages to larger Victorian, Federation or Inter-war residences. All except two are single storey and all are detached, although one of the buildings is a two-storey duplex. A number of the houses are built directly to a side boundary, and in most instances the boundary wall is constructed of brick for fire separation, even when the remainder of the building is of a different material. The exceptions are the houses at 7, 12, and 24 East Street South and at 12 Barkly Street, all weatherboard clad houses that appear to have been built to a side boundary but do not have side walls of brick. This may be due to the early age of the buildings (before the brick walls for fire separation were required) or to later subdivision of a larger allotment. The appearance of the brick boundary walls vary from sitting directly under the eaves to more elaborate parapeted shapes that project beyond the front façade of the house.

Although there is a prevalence of generally appropriate front timber picket fences throughout the precinct (of different types and styles), there are also a number of later metal post and woven wire fences, and some brick and aluminium fences, most of which are introduced and inappropriate. Some of the front boundaries are edged by hedging, which is also appropriate. Most of the fences are 1.2 metres in height or lower, although one of the introduced fences, the only one constructed of timber paling, is as high as 2 metres.

The most rudimentary houses in the precinct are of a **Victorian vernacular** style. Although their simple appearance appears to indicate an early date of construction (the mid-19th century), houses of this type continued to be erected throughout Ballarat up until the turn of the century. In this precinct it is possible that some of the houses in this style can be dated back to the latter part of the 1860s when the residential allotments were first sold by the Crown, or possibly even earlier when miners may have held leases on the land. In regard to their location and size, the houses at 7, 12, 22 and 24 East Street South may be the earliest extant houses in the precinct. The house at 24 East Street South, in particular, may be a very early, prefabricated timber miner's cottage and warrants further investigation.

The **Victorian vernacular** style of house in this precinct is basically characterised by the direct relationship of its rudimentary hipped or gabled roof forms to the individual sections of the house. They can be seen in this precinct in different configurations as follows:

- Some of these houses consist of a single or double gable or hip roof form, running parallel to the street frontage, with each gable or hip covering the depth of one room only. Hips or gables over subsequent rooms at the rear may be original or later additions. The floor plan of these houses is generally symmetrical with a central corridor and a room on either side causing the front facades to feature a central doorway flanked on each side by a window. Other Victorian vernacular styled houses in this precinct with this type of roof configuration have a more complex front façade caused by the forward projection of one of the front rooms. Each of these forward projections has a gabled roof.
- The other Victorian vernacular styled houses are configured quite differently and present a single gabled or hipped end directly to the street frontage, with the roof structure spanning the narrow width of the house and extending down the depth of the building. A hip or gable roofed section at the rear may be a later addition. The floor plan of these houses is asymmetrical with a row of single rooms running off a

side corridor causing the front facades to feature a doorway located to one side flanked with a window adjacent.

The **Victorian vernacular** styled houses in this precinct exhibit the following key characteristics:

- Their overall appearance is generally characterised by horizontal weatherboard wall cladding with square edges but at 7 East Street South the rear section is constructed of painted brick and may be the earliest section of the house. The greater width of the weatherboards and the battening of the front façade panels of the house at 24 East Street South would appear to indicate that part of this house may be pre-fabricated. The weatherboards to all the facades of the house at 10 East Street South and to the front façade only of 7 East Street South have been inappropriately replaced.
- Only two of the Victorian vernacular styled houses - 24 Barkly Street and 15 East Street South - are constructed of unpainted red face brick and the latter features contrasting cream brickwork around the door and window openings, and to delineate the side edges of the front facade.
- The roof cladding is generally unpainted or painted galvanised corrugated iron roof cladding and may cover original timber shingles. Roof cladding other than unpainted or painted galvanised corrugated iron has been introduced at a later date.
- The roofs are generally of a 25 to 30° pitch or steeper and feature narrow eaves.
- The guttering is generally ogee or quad with circular down pipes.
- The verandah roofs are generally hipped with a straight or gently curved roof form and are joined to the main building under the eaves line. The verandah roofs are generally clad with galvanised corrugated iron, which may be painted.
- The use of decorative elements to the verandahs varies and may feature plain timber or stop chamfered timber posts combined with simple carved timber brackets or decorative cast iron valances and brackets. The metal posts at 5 Barkly Street are introduced.
- The gables to the front facades generally feature bargeboards, which range in appearance from rudimentary to quite decorative traceried timber showing rustic gothic influences. Turned timber finials can also be seen in some of the gables.
- The front doors to most of these houses would appear to have been introduced at a later date but those that are appropriate are generally of four-panelled timber and may have a highlight above. Some have sidelights.
- The windows are rectangular and vertical in proportion and are timber framed and double hung. They may be arranged as a single window, a pair of windows, or, as seen on the brick examples, a triple-light window. Multi-paned sashes can be seen in some of the windows of the earlier houses. The house at 12 Barkly Street unusually features a simple bay window arrangement on the projecting section of the front façade. This bay window may be original or a later addition. The original windows to a number of these houses have been inappropriately replaced. On some houses in this style the windows not under verandahs may have hoods of ripple iron supported by decorative timber brackets.
- The chimneys are generally of plain, unpainted brick, sometimes with simple corbelling, although the main chimney at 24 Barkly Street features more complex corbelling. They are variously located externally or internally.

There is a dominant number of larger **representative Victorian** styled houses within this precinct. As with the Victorian vernacular style, houses of this type were erected throughout Ballarat up until the turn of the century, and even sometimes shortly after. The representative Victorian style of house in this precinct is generally characterised by an M-shaped, hipped roof form over a four-roomed house consisting of a central corridor with two rooms on either side. Original or later additions at the rear may have skillion, gabled or hipped roof forms. These houses can be seen in this precinct in different

configurations as follows:

- Most of these houses have simple symmetrical front facades with a central doorway flanked on each side by a single window, a pair of windows, or, on more elaborate facades, a triple-light window.
- Some of these houses have a slightly more complex front façade caused by the forward projection of one of the front rooms. Each of these forward projections has a gabled roof.

The **representative Victorian** styled houses in this precinct exhibit the following key characteristics:

- Their overall appearance is generally characterised by horizontal weatherboard wall cladding with square edges, although the house at 4 East Street South features the more decorative ashlar block profile weatherboard cladding to its front façade.
- A very small number of the representative Victorian styled houses in this precinct are constructed of brick. Two of these - the former rabbi's residence at 4 Barkly Street and the two-storey former Methodist parsonage at 18 Barkly Street - would appear to be amongst the earliest of this type to be erected in this precinct and are of face brick, although the rear half of the parsonage (except for the brick side wall on the original boundary of the allotment) is clad in horizontal weatherboards. The bricks of both houses are somewhat variegated in colour with the former featuring red to brown tones and the latter featuring orange to brown tones. The only other brick house is at 9 East Street South has been painted although it may originally been of face brick.
- The roof cladding is generally and unpainted or painted galvanised corrugated iron roof cladding. There are no houses of this particular type in the precinct with slate roofs, although some may have previously had slate roofs. Roof cladding other than unpainted or painted galvanised corrugated iron has been introduced at a later date.
- The roofs are generally of 25 to 30° pitch or steeper, and feature narrow or modest eaves.
- The guttering is generally ogee or quad with circular down pipes.
- The verandah roofs are generally hipped with a gently curved form and are joined to the main building under the eaves line. A few of the verandahs have the appropriate wide curve of an early bull-nosed form, while the verandah roof at 4 Barkly Street is concave. The verandah roofs are generally clad with galvanised corrugated iron, which may be painted.
- The use of decorative elements to the verandahs varies and may feature stop chamfered or turned timber posts combined with simple or more worked timber fretwork valances and/or brackets or ornate decorative cast iron valances and brackets. The metal posts at 20 Barkly Street are introduced. The bases of the timber verandah posts to some of the houses in this style have been replaced at a later date, probably because of rot, with brick piers and balustrades. The original verandah across the face of the house at 16 East Street South has been removed in the c.1930s-1950s and replaced with the present inappropriate porch.
- A range of other decorative elements can also be seen on houses of this style. Decorative turned timber brackets, sometimes in conjunction with decorative timber mouldings, can often be seen under the eaves of the front façade, and sometimes along the sides. Decorative timber architraves can be seen around some of the door and window openings. Where the houses in this style have gables, they often feature rudimentary or decorative carved timber bargeboards. Turned timber finials can also be seen in some of the gables.
- The front doors to these houses are generally of four-panelled timber and many have a highlight above. A number also have sidelights. Some of the more elaborate facades feature entrance doors with a highlight and sidelights all set within a recessed panelled surround.
- The windows are rectangular and vertical in proportion and are timber framed and

double hung. They may be arranged as a single window, a pair of windows, or, as a triple-light window. Multi-paned sashes can be seen in some of the windows of the former rabbi's residence at 4 Barkly Street. On some houses the windows not under verandahs may have hoods of ripple iron supported by decorative timber brackets. A few of the houses feature simple angled or boxed bay window arrangements on their front façades, and these may be original or later additions.

- The chimneys are generally of plain, unpainted brick, usually with simple corbelling and sometimes with contrasting bands or patterns of lighter coloured brick. A number have been altered at a later date. The chimneys are generally located internally.

Throughout the precinct there are also a small number of houses that can be seen to combine late Victorian and early Federation features. Most of these could have been built shortly before or even up to some years after the turn of the century. The configuration and overall appearance of the houses in this precinct that display **this transitional Victorian/Federation** style varies somewhat but they tend to exhibit the solidity of planning and overall appearance of the representative Victorian houses combined with the picturesque roof forms and timber detailing more commonly seen in the representative Federation styled houses. There are no examples of representative Federation styled houses in this precinct.

The **transitional Victorian/Federation** styled houses in this precinct comprise the following varied configurations:

- They may feature a dominant Federation style gambrel roof form over the traditional Victorian floor plan of a central corridor with rooms on either side, combined with Victorian and Federation styled details.
- They may feature a dominant Federation style high hipped roof form over the traditional Victorian floor plan of a central corridor with rooms on either side, combined with a projecting front room with its own gabled roof, and have Victorian and Federation styled details.
- They may feature the traditional Victorian M-shaped roof form over the traditional Victorian floor plan of a central corridor with rooms on either side, combined with Federation styled details.
- They may have the overall form of a representative Victorian styled house but feature the asymmetrical floor plan of a simple representative Federation styled house, and have Victorian and Federation styled details.
- In all of the above instances the rear sections of the houses may have separate gabled or skillion roofs.

Overall the **transitional Victorian/Federation** styled houses in this precinct exhibit the following characteristics, which are an eclectic mixture of forms and details derived from the key characteristics of the representative Victorian and Federation styles:

- Their appearance is characterised by horizontal weatherboard wall cladding with square edges and unpainted or painted galvanised corrugated iron roof cladding. There are no brick houses of this type in the precinct.
- The roofs are generally of a 25-30° pitch or steeper and may feature narrow, modest, or projecting eaves. The roof rafters are exposed in the latter instance.
- The guttering is usually ogee or quad with circular down pipes.
- The verandah roofs are generally hipped with a straight, gently curved, or appropriate bull-nosed form and are joined to the main building under the eaves line. One of the verandahs features exposed rafters. There are some examples of return verandahs. The verandah roofs are generally clad with galvanised corrugated iron, which may be painted.
- The use of decorative elements to the verandahs varies and may feature square, stop chamfered or turned timber posts combined with a simple or more complex

- arrangement of carved timber fretwork valances and/or brackets.
- A range of other mixed decorative elements can also be seen on houses of this style. One of the houses features curved metal apex ornaments to its roof forms. Decorative turned timber brackets, sometimes in conjunction with decorative timber mouldings, can be seen under the front façade eaves of a number of these houses, and sometimes along the sides. Decorative timber architraves can be seen around some of the door and window openings. One of the houses in this style with a projecting gabled room features a rudimentary decorative gable infill of cement sheet and timber battening.
  - The front doors to these houses are usually panelled and may incorporate glazing and many have a highlight above. Most also have sidelights. The glazing may feature coloured, decorative leadlighting. One of the more elaborate facades features an entrance door with a highlight and sidelight all set within a recessed panelled surround.
  - The timber framed windows may be double hung, casement, or awning. They are rectangular and vertical in proportion and are usually arranged in groups of two or three on the main facades and singularly on the less dominant facades. Windows to the main façades may also have individual square awning or fixed highlights and/or may feature decorative leadlighting. On a number of the houses in this style the windows not under verandahs have hoods of ripple iron supported by decorative timber brackets. One of the houses features windows in a projecting squared bay, while another features sets of three windows boxed out a short distance from the façade and supported on timber brackets.
  - The chimneys are all of unpainted brick and range greatly in appearance from narrow with simple corbelled tops to quite solid and Victorian in appearance with more complex corbelling at the top and/or with contrasting patterns of lighter coloured brick. A number have been altered at a later date. The chimneys are generally located internally.

There are also a number of Bungalow styled houses in this precinct that may have been erected late in the Federation period before the start of WWI or in the early years of the Inter-War period. These **transitional Federation/Inter-War Bungalow** styled houses have an emphasis on their three dimensional qualities but they are less elaborate and more simplified both in form and details than representative Federation styled houses. These buildings are predominantly characterised by a dominant hipped or gabled roof over a generally restrained floor plan, which is usually asymmetrical in configuration with one of the front rooms, and sometimes a side room, projecting forward with a gabled roof over.

The **transitional Federation/Inter-War Bungalow** styled houses in this precinct exhibit the following key characteristics:

- Their overall appearance is characterised by horizontal weatherboard wall cladding with square edges and galvanised corrugated iron roof cladding, which may be painted.
- The roofs are generally of a 25-30° pitch and all feature projecting eaves with exposed roof rafters.
- The guttering is usually quad with circular downpipes.
- Where these houses have verandahs, their roofs are usually formed by a direct continuation of the main roofline at the same, or at a lower, pitch. They may be hipped or skillion, and may return down one side of the building. As with the main roofs, the verandah roofs are clad with unpainted or painted galvanised corrugated iron.
- Only one of the houses features decorative elements to its verandah and this comprises simple carved timber fretwork valances and brackets with plain timber posts.

- A more restrained range of other decorative elements can be seen on the houses in these bungalow styles. A few roofs feature curved metal or timber apex ornaments and one features decorative metal ridging. The upper parts of the gables of some of the houses project slightly forward, are supported on decorative turned timber brackets, and feature an upper gable infill of roughcast stucco. The upper part of the gable to another house features a timber vent.
- The front doors to these houses exhibit a range of configurations but they are usually panelled and incorporate glazing. They sometimes have a highlight and, more rarely, sidelights. The glazing may feature decorative leadlighting.
- The timber framed windows are double hung or casement. They are commonly rectangular and vertical in proportion and are usually arranged in groups of two or three on the main facades and singularly on the less dominant facades. The glazing may feature decorative leadlighting. The windows may also be situated in projecting curved or squared bays with their own individual roofs. The sets of three casement windows to the main façades of one of the houses also has individual square highlights.
- The unpainted or roughcast rendered chimneys are generally distinctively tall and thin.

There is also one **transitional Federation/Inter-War Arts and Craft** styled house in this precinct, which may have been erected late in the Federation period before the start of WWI or in the early years of the Inter-War period. It is particularly characterised by a high dominant roof form of intersecting gables of similar sizes and of about 25-30° pitch. Other key characteristics are as follows:

- It is constructed of brick with the lower portion of the walls left as face brick while the upper portion of the walls, sprung from the line of the window sills, are finished with roughcast stucco, which is painted.
- The roof forms are clad in painted galvanised corrugated iron.
- The eaves project some distance from the walls and are lined.
- The deep porch is encompassed by the forward projecting gable of the main roof form and features grouped timber posts on unpainted brick piers with painted rendered caps. The gable features a decorative infill of roughcast and timber battening and a timber ventilator. The only other decorative elements are curvilinear carved timber brackets.
- The front door is panelled timber and incorporates an upper glazed panel. It has a highlight and one sidelight with its own highlight. The glass panels feature coloured, decorative leadlighting.
- The timber framed windows appear to be casement with fixed or awning highlights. They are rectangular and vertical in proportion and are arranged in groups of three on the main façade. Some of the glass panels feature coloured, decorative leadlighting. The window on the main façade not under the porch has its own hood of ripple iron supported by decorative timber brackets.
- The simple rectangular chimneys are finished with rough-cast stucco and feature a soldier course brick capping and projecting brick decoration.

The other notable residential building erected in the Inter-War era in this precinct is the red face brick duplex called 'Carramar'. It is particularly characterised by its two-storey, asymmetrical Bungalow styled form. Other key characteristics are as follows:

- The hipped roof forms, which appears to be clad in Marseilles tiles, and the flat roofed first floor corner balcony (with introduced window infill).
- The broad eaves with exposed timber rafters and decorative brackets to the first floor balcony has, and the wide eaves to the remainder of the building, except for the south elevation.
- The solid brick wall to the south elevation, which terminates in a brick parapet accentuated by rendered and stylised consoles at each end.



- The ground floor porch that projects towards the street frontage and is supported by square vestigial columns and a distinctive parapet with a dentillated concrete capping of stripped Classical design. An unpainted brick balustrade with rendered concrete capping forms the porch boundary.
- The subtle decorative features that include the slightly projecting brick stringcourse on the front elevation, which distinguishes the ground and first floors, the band of soldier course brickwork above the ground floor windows and the 'Carramar' signage on the porch parapet.
- The front timber framed and glazed double doorway under the porch.
- The timber framed double hung box windows arranged in banks of three to the front facade. The upper sashes of the flanking windows are decorated with leadlighting. The ground floor bank of windows is also crowned with a widely projecting flat concrete roof.
- The three unpainted brick chimneys with rendered bands and chimney pots.

### Civic and Cultural/Community Buildings

Although the once distinctive East Ballarat Town Hall and an adjacent Police Station have long since been replaced by the present buildings of the Ballarat Secondary College, the remainder of the civic and cultural/community buildings located within this precinct date from the early years of the establishment of the municipality of East Ballarat. All of these buildings are individually significant and a number have already been placed on the Victorian Heritage Register. Individually and as a group they serve as a reminder of the early achievements in municipal and cultural life in East Ballarat.

The former Wesleyan Methodist church (now Uniting) is of interest as an early example in a series of Methodist churches by the architect J.A.Doane. It is constructed of salmon coloured face brick and combines Early English characteristics with a Tudor notched gable featuring a cement rendered capping. Decorative elements on the building are confined to cement rendered hood moulds to the pointed arch windows and entry on the front facade, a cement rendered string course near the base of the building, and cement rendered sills and buttress caps. The steeply pitched gable roof is clad in slate and features small dormer vents. There is also a notable and substantially intact Fincham organ inside the church.

The adjacent former Wesleyan Methodist Hall is distinctive in its appearance. It is a long rectangular building with a central gable roofed section raised to allow for clerestory windows on each side. This central gabled section is combined with flanking skillion roofs to give the building a Basilican form. The weatherboard cladding of this building is of an unusual profile best described as a rebated bull-nosed bead edging. The roofs are clad with unpainted galvanised corrugated iron and features small dormer vents. The doors and windows are timber framed and the front façade features a quite elaborate tripartite window of a modified Palladian design with decorative panelled pilasters, panels of classical vase and anthemian motifs, and a classical cornice windowhead, all carved from timber. The window is supported on four foliated scroll consoles of timber. The central of the three doors has a timber pediment, while the flanking doors have classical cornice doorheads.

The Synagogue (Victorian Heritage Register H106) is constructed of brick, and originally had only the detailing rendered. Later the face brickwork walls were completely rendered over. The building has a simple rectangular form with a front portico supported on pairs of squared Tuscan columns and pilasters. The portico and main building are roofed in slate. Pilasters can be seen along the side facades of the building, and corner pilasters on the front façade support a deep cornice. The tympanium of the portico features Hebrew lettering. The two small wings on either side were added at a later date

but they repeat the cornice pattern of the main building and feature round headed doors and windows that also match those in the main building. Internally the upper gallery to the double height space featuring cast iron decoration. At the rear of the synagogue, facing Barkly Street, there is a small, single storey rendered brick hall that was also erected at a later date. The roof, which is gabled on the front façade and hipped at the rear, appears to be clad in a slate like roofing material. The eaves project a short distance from the sides of the building and feature exposed roof rafters. The front gable features small carved timber brackets. The timber framed doors and windows to the front façade also feature rounded heads.

The Ballarat Fire Station (Victorian Heritage Register H1001) is particularly notable for its buttressed octagonal tower, which is constructed of red face brick and rises in four stages, each stage distinctively separated by angled brickwork to accommodate the reduction in width. There is also blind arcading in the upper parts of the walls to the first and third floors. The top of the tower features a roofed platform with a timber balustrade and curved brackets. The brick surrounds to the tower windows are arched in two rings, the outer one chamfered. The door to the tower features a similar treatment but in three rings with an outer concave line of brickwork, a second convex one, and the inner one chamfered. The adjacent red face brick engine house is of a later date and features more elaborate detailing with octagonal turrets, blind arcading, dentillation, oculi with moulded brick hood moulds, the top parts of the original arched entrances with a continuous ovolo hood mould, and a rendered name plate below the elaborately pedimented parapet. The even later rear section alongside Barkly Street, which is also constructed of red face brick is much simpler in detailing but features similar hood mould details above an oculi and the round arched door. The intersecting gable roofs of the engine room and rear section are clad in terra cotta tiles. All the windows and doors are timber framed and the only major alteration to the building has been the intrusive concrete lintel inserted into the original double arched opening to the engine room. The roof to the platform was reconstructed from original photographs in the mid-1980s.

Another structure associated with the Ballarat Fire Station can be seen on the East Street South side of the site and it is a small building clad in weatherboards with a gabled roof clad in painted galvanised corrugated iron. The eaves project a short distance from the side walls and the roof rafters are exposed. The simple timber door and the double hung window are timber framed. There is also an external rendered brick chimney.

The former Ballarat East Library (Victorian Heritage Register H1493) is also a particularly distinctive building with its elaborate two-storey façades of cream and red polychrome brickwork in the Gothic Revival style. The central entrance on the main façade and the central sections of the two side façades are emphasised by complex panelled compositions rising to first floor level. Polychrome brick patterning is used to great effect over the entire building, particularly under the eaves where it emphasises a line of blind arcading. The intact and elaborate cast iron spouting, cast iron downpipes and associated cast iron elements are also notable. At the rear of the building there is a large hall, which is clad with simplified polychromatic brickwork on the west side, the side where the former Police Station (of a similar appearance) was once located. On the south and east sides the hall is clad with horizontal weatherboards, and its overall appearance is of a large double height hall with a central gable roofed section raised to allow for clerestory windows on each side. This central gabled section is combined with flanking skillion roofs to give the structure a Basilican form much like the former Methodist Hall across the road. These roofs and the hipped roof to the main building, with its small dormer vents, are clad in slate.

#### Other significant details

The former Ballarat East Free Library is bordered across the front and along the east side of the main building by a cast iron fence with a bluestone plinth and piers. The palisade bars of the fence feature decorative cast iron caps and the entranceway features a fine pipe and wrought iron scrolled arch which originally carried a gas lamp. A longer section of the same fence style can be seen further west along Barkly Street. It runs in front of the newer section of the Ballarat Secondary College and around to the Child Care Centre. This fence originally enclosed the East Ballarat Town Hall, and the associated Town Hall gardens. The original cast iron main entrance gates and archway, the latter featuring the words 'Eastern Town Hall Gardens', can still be seen at its angled corner location. The main façade of the former Town Hall, which was set at an angle to Barkly Street, looked over the main body of the gardens. A flight of stone steps originally ran down the slope of the site and joined the main path network, which led to this main gate. Although the gardens retain little surface evidence of the original layout of 1860, several fine specimens of mature exotic trees, including cedars, firs and oaks remain and give the area significance. A pair of Spanish Fir, 7planted in 1901 at the foot of the stone steps by the Duke and Duchess of Cornwall and York, are still surviving.

In front of the synagogue there is a significant Canary Island Pine planted in 1867. It was estimated some 20 years ago to have a height of 25 m, a spread of 14 m, and a girth of 3 m.

## **16.6 Significant Landmark Features and Views**

Significant urban foci in the precinct include:

- the Synagogue and associated Canary Island Pine, which form an important focus to arrival at the eastern edge of the precinct,
- the Ballarat Fire station, which due to its position on high ground at the divergence of two streets and its imposing tower, forms a dramatic landmark on the skyline and can be seen from many vantage points both within and outside of the precinct,
- the strong streetscape elements of the former Wesleyan Methodist complex of buildings, which includes the Church, the hall, and the former parsonage,
- the strong streetscape element of the former East Ballarat Free library with its associated original fence,
- the original fencing, entrance gates and the mature exotic trees to the former Ballarat East Town Hall Gardens, which provide a scenic garden focus along Barkly Street at the western edge of the precinct,
- the original large cast-iron gas lamp in the centre of the Barkly Street and East Street South intersection,
- the significant visual connections between all of the above-mentioned buildings and significant streetscape elements, and their juxtaposition with the pockets of intact and generally well maintained residential buildings.

## 16.7 Statement of Cultural Significance

The Ballarat East Civic Precinct is **historically** significant at a **LOCAL** level (AHC criterion H.1). It is associated with the early settlement of the area from the 1850s as a result of gold discoveries in the area, and with the early development of East Ballarat as a municipality, with a separate political and social identity from West Ballarat. The civic and cultural/community buildings in particular are reminders of the separate historic foundations of the municipalities of East and West Ballarat through which community facilities, organisations and cultural identity became distinctly separate.

The Ballarat East Civic Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). This area is recognised and highly valued by the local community for civic, religious and educational reasons.

The Ballarat East Civic Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates many original and early design qualities associated with the residential, civic, and cultural/community development of the area between the 1850s and the late 1930s. Intact qualities of the individually significant and contributory Victorian, Federation and Inter-War era residential buildings include their predominantly one storey height; modest scale; hipped and/or gabled roof forms with a pitch of 25-30° or steeper; horizontal weatherboard or brick (predominantly face brick) wall construction; galvanised corrugated iron roof cladding, although one of the Inter-War residences is clad with appropriate tiles; timber framed double hung or casement windows; and unpainted brick chimneys, although some are appropriately roughcast rendered or have render detailing. Other Victorian, Federation and Inter-War design qualities demonstrated by the residential buildings within the precinct include but are not limited to: front verandahs, which may return down one side (with roof form and decorative detailing consistent with the era); narrow, modest or projecting eaves (the latter generally with exposed roof rafters); window leadlighting (Federation and Inter-War styles); and decorative gable infill (Federation and Inter-War styles). The prevalence of timber fences and regular setbacks are other features that contribute to the significance of the residential buildings. Intact qualities of the individually significant, predominantly Victorian era, civic and cultural/community buildings include their more than one storey height; dominant scale; horizontal weatherboard or brick (predominantly face brick) wall construction; tile, slate or galvanised corrugated iron roof cladding; timber framed windows; and their generally complex and individual detailing and decoration.

The Ballarat East Civic Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates important visual qualities that reflect the historical, cultural and architectural development of the precinct, and contribute to its setting. These qualities are substantially demonstrated by the significant urban foci, notably the Synagogue and associated Canary Island Pine, which form an important focus to arrival at the eastern edge of the precinct; the Ballarat Fire station, which due to its position on high ground at the divergence of two streets and its imposing tower, forms a dramatic landmark on the skyline and can be seen from many vantage points both within and outside of the precinct; the strong streetscape elements of the former Wesleyan Methodist complex of buildings, which includes the Church, the hall, and the former parsonage; the strong streetscape element of the former East Ballarat Free Library with its associated original fence; the original fencing, entrance gates and the mature exotic trees to the former Ballarat East Town Hall Gardens, which provide a scenic garden focus along Barkly Street at the western edge of the precinct; the original large cast-iron gas lamp in the centre of the Barkly Street and East Street South intersection; and the significant visual connections between all of the above-mentioned buildings and significant streetscape elements, and their juxtaposition with the pockets of intact and

generally well-maintained residential buildings

The Ballarat East Civic Precinct is **scientifically** significant at a **LOCAL** level (AHC criterion C.2). The area is of importance for contributing to a history of the infrastructure development of Ballarat East, as identified by the significantly intact bluestone channels, gutters and kerbs, and the asphalt footpaths.

Overall, the Ballarat East Civic Precinct is of **LOCAL** significance.

## 16.8 Local Policy

### HO178: BALLARAT EAST CIVIC HERITAGE PRECINCT

This policy applies to all land located within the heritage overlay schedule of HO178 otherwise known as the Ballarat East Civic Heritage Precinct.

#### 22.31-1 Policy Basis

This policy:

- Applies the heritage SPPF objective in clause 15.11 to local circumstances.
- Builds on the MSS objectives in clause 21.7 and 21.11 relating to urban development and the management of heritage places.
- Applies the objectives of the Ballarat Heritage Study Stage 2.
- Applies the objectives of the Ballarat Advertising Sign Guidelines.

The Ballarat East Civic Precinct is associated with the early settlement of the area from the 1850s as a result of gold discoveries in the area, and with the early development of East Ballarat as a municipality, with a separate political and social identity from West Ballarat. The civic and cultural/community buildings in particular are reminders of the separate historic foundations of the municipalities of East and West Ballarat through which community facilities, organisations and cultural identity became distinctly separate.

#### 22.31-2 Objectives

- To conserve the Victorian, Federation and Inter-War residential, civic and cultural/community places that demonstrate the historical significance of the precinct.
- To protect the distinctive street pattern of the Precinct which contrasts to the grid of Ballarat West.
- To ensure the scale, mass and form of new development does not detract from the significant and contributory places.
- To retain the low rise scale of the precinct.
- To encourage the use of traditional construction materials within the precinct.
- To encourage building separation through detached buildings, appropriate front and side setbacks and garaging to the rear.
- To conserve the original engineering infrastructure including bluestone channels, gutters and kerbs and the asphalt footpaths.

#### 22.31-3 Policy

##### *Exercising Discretion*

Where a permit is required for a proposal, it is policy to:

- promote buildings that incorporate the following design characteristics (but not limited to):
  - detached buildings.
  - hipped and/or gable roofs with a pitch between 25-35 degrees or steeper.
  - galvanised corrugated iron roof materials.
  - horizontal weatherboard, or brick (face brick) wall construction materials.
  - timber framed windows (double-hung or casement).
  - unpainted brick chimneys.

- ensure new residential development responds to the single storey height of the residential buildings of the precinct.
- ensure development is detached and has side setbacks equal or greater than the existing places.
- ensure development has a front setback equal or greater than the existing place and no building (including garages, carports, outbuildings) may occur in the front setback.
- ensure new garages are set to the rear of the allotment, or at least as far as possible to the rear of the house where dictated by an odd allotment shape.
- ensure alterations to bluestone channels, gutters and kerbs and the asphalt footpaths use traditional materials.

### Decision Guidelines

It is policy that the responsible authority consider as appropriate:

- Recommendations of the *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)
- Recommendations of the *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).
- Recommendations of the *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).
- Recommendations of the *Ballarat Advertising Sign Guidelines*.
- Recommendations of the *City of Ballarat Streetscape Policy; Wilson Sayer Core, (1991)*.

### References

It is policy that the responsible authority consider as appropriate:

- *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)
- *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).
- *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).
- *Ballarat Advertising Sign Guidelines*.
- *City of Ballarat Streetscape Policy; Wilson Sayer Core, (1991)*.

## 17 EUREKA STREET HERITAGE PRECINCT

### 17.1 Description / Precinct Boundaries



Figure 18 Eureka Street Heritage Precinct Map, shown as “Q” on the Proposed Ballarat Urban Heritage Precincts Map

The Eureka Street/Ballarat East Precinct is located to the south-west of the Ballarat City centre, on the edge of urban Ballarat. It is characterised by a heterogeneous mixture of substantially intact residential buildings, which were constructed from the late 1850s to the 1940s and are interspersed with a small number of commercial, industrial and cultural/community buildings constructed from the 1860s onwards. A small number of the residences also feature attached shops. The precinct is also characterised by the mature and semi-mature street tree plantings along a number of the streets, but particularly along Joseph and George Streets; by areas of grassed and variously landscaped public, private and recreational open space, which includes the Britannia Reserve and the land alongside the Specimen Vale Channel; and by a number of mature trees in private gardens. Furthermore, the precinct is distinguished by the retention of much of its original engineering infrastructure, particularly as identified by the numerous stretches of bluestone or brick spoon drains or gutters, and associated bluestone or brick kerbing.

The Eureka Street/Ballarat East Precinct is bounded for its full length on the north by the Specimen Vale Channel. The east boundary is generally formed by the west side of Rodier Street, except between the Specimen Vale Channel and Charlesworth Street where the east boundary runs along the rear of the allotments on the east side of Rodier Street. The south boundary of the precinct generally runs along the rear of the allotments facing Eureka Street with one extension running southwards down Joseph Street to the Warrenheip Gully Channel, another extension running southwards down Otway Street South to take in allotments on both sides of the street, and a third short extension running southwards down King Street. The west boundary essentially extends from the Warrenheip Gully Channel to the Specimen Vale Channel. It runs along part of the east side of Main Road to the junction with Eureka Street then turns to run along the west side of Alexander Street and the west side of the Britannia Reserve.



## 17.2 Historical Overview

Prior to the discovery of gold and the settlement of Ballarat, a three-chain road went through the district, called the Raglan Road. It was the stock route for cattle between Geelong and Adelaide. Sturt Street in the west of the town was generated by this stock route and the road turned south above the Yarrowee River and crossed the steep scarp and descended to the area of Main Road and continued south towards Buninyong and Geelong.<sup>304</sup>

With the discovery of gold people came from both Geelong and Melbourne. Those from Melbourne in the east crossed over Woodman's Hill and descended towards the Yarrowee River and Main Road along the high ground of what became the line of Eureka Street and then along the ridge between Specimen Creek in the south and the Yarrowee River in the north which became the line of Victoria Street. Eureka Street was sometimes referred to as the Melbourne Road in early plans.<sup>305</sup>

Development in the Eureka Street area was hastened by the discovery of the Eureka lead which ran parallel to the street to the south, and which prompted early alluvial gold workings. Settlements clustered around the leads, in particular the Irish community was strongly identified with the Eureka lead.

Late in 1854 the western end of Victoria Street at Bakery Hill was the site of a large meeting which was the prelude to the Eureka Stockade uprising. Dr. Jan Penney has written in the Environmental History:

*The rebellion of miners at the Eureka Stockade on December 4 1854 has resonated through Australian history as has no other single event.<sup>306</sup> An area near the Eureka events was identified as having historical significance in 1869 when the Ballarat East Town Council declared it a reserve. It was officially gazetted as the Eureka Park and Gardens in 1885 and dedicated to those who died there but even so close to the event there were those who argued that it was not the correct site. One year earlier a gathering of people who could remember the event, or knew people who did, tried to establish the actual site but agreed to disagree. This indicates that the area was heavily mined and landmarks changed over the years.*

*Although a small event as rebellions go, just 21 men were killed in a battle which lasted only minutes, it was the first time that arms had been raised against lawful government in Australia. It resulted from a number of long held grievances; an unjust licence fee; a distrust of the goldfields administration, especially the commissioners who also acted as justices of the peace, a police force widely believed to be corrupt, and regular soldiers who often acted forcefully. The colony's government suspected anarchy and chaos would result if they gave into the miner's demands, as it had in Europe, and it was dependant on the licence fees to finance the growing infrastructure needed to govern. A series of incidents, the*

<sup>304</sup> City of Ballarat Mayor's Annual Report 1947/48

<sup>305</sup> A.W Strange, Ballarat, The Formative Years, Altona, 1986 p. 18

<sup>306</sup> . . See R. Carboni, *The Eureka Stockade*, 1963 (1855), B. O'Brien, *Massacre at Eureka*, J. Moloney, *Eureka*, 1984, G Blainey, *The Rush that never Ended*, (1963), C.H. Currey, *The Irish at Eureka*, (1954), D. O'Grady, "Rafaello Rafaello!" (1985), G. Serle, *The Golden Age*, (1963), R Gollan, *Radical and Working Class Politics*, (1960, 1967), Manning Clark, *A History of Australia* vol 4, (1978), W Bate, *Lucky City*, 1978), J Harvey, *Eureka Rediscovered: in search of the site of the Eureka Stockade*, (1994) and Chris Healy *From the Ruins of Colonialism: History as Social Memory*, (1997) for a variety of accounts of the event and its implications.

*burning of Bentley's Hotel, the murder of young James Scobie, the charging of the priest's servant, Resident Commissioner Rede's aggressive actions on licence hunts and some general skirmishing, coupled with the fact that the Eureka Lead had appeared to have bottomed, led to an explosive situation. It did not help that the miners on the Eureka Lead were predominantly Irish with a history of defiance towards the English authority structures.<sup>307</sup>*

Protests to the Governor Hotham for a fairer system and for more input into government were presented as demands forcing the government into a face saving stance. Troops were dispatched to Ballarat from Melbourne to end the rebellion and make the miners gathered together in their flimsy wooden stockade re-cant. The battle, early on a Sunday morning when many of the diggers had returned home, was short and sharp. The police were particularly brutal which brought many out in sympathy who had not supported the miners prior to this event.

A Royal Commission discredited the goldfields administration and the government lost much of its authority. The licence fee was eliminated and wardens replaced commissioners on each goldfield. Representation in parliament was granted and eight members from the goldfields were elected to government, one of them Peter Lalor, the leader of the miners. One year later Ballarat elected its first municipal council. Some would argue that manhood suffrage and vote by ballot was achieved at Eureka, the birthplace of democracy, others see it as a class battle or one over economic reforms based on changes in mining patterns.

The Eureka Lead, one of the best yielding leads on Ballarat, was once dotted with shallow holes, deeper mines, campsites and mullock heaps. After the rebellion the general area was still used for mining for some years and, in a piecemeal fashion, then housing development.

Building developed rapidly along the Eureka Street road alignment but slowly away from the road as that land was used for mining activities. A plan dated July 1857<sup>308</sup> shows the intersection of Eureka Street and Main Road. The alignment of Eureka Street between Main Road and Princes Street is angled to form a road reserve between the existing buildings, a number of which encroached upon the road reserve. This area is almost completely occupied by buildings at this time. The plan also shows a main road leading diagonally from the intersection of Main Road and Barkly Street through to the intersection of Princes and Eureka Street and continuing along the alignment of Eureka Street. A map surveyed in 1858<sup>309</sup> and lithographed in 1867 again shows the attempts by the bureaucracy to form allotment boundaries and road reserves around the existing buildings and industries in the diggings area. At this time the centre part of the road had been macadamised. Another map of the same date<sup>310</sup> shows the section of the street from Grey Street to nearly Queen Street. The street frontage was generally fully occupied, again only roughly following the road reserve.

Over the years many of the early haphazard timber buildings were replaced and the new buildings aligned with the road reserve and surveyed allotment boundaries but the early development left the legacy of the winding road which responded to the early placement of buildings and mining sites and was the ridge highpoint between two creeks – Specimen Vale and Warrenheip Gully.

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<sup>307</sup> Bate, *Victorian Gold Rushes*, p. 43.

<sup>308</sup> Roll Plan 11 Melbourne Road and Main Street Frontages, East Ballarat

<sup>309</sup> 820 BJE Ballarat East Photolithographed at the Department of Lands and Survey, Melbourne 7<sup>th</sup> March 1867.

<sup>310</sup> B/189 Plan Shewing Eureka Street in Ballarat East 1858

Early and prominent buildings include:

### Montrose Cottage

Montrose Cottage, 111 Eureka Street, Ballarat is a single storied, four roomed bluestone and brick cottage built circa 1856 by Scottish-born stonemason John Alexander. The building has an unusual street facade of patterned bluestone and brick, which rises steeply from the road level behind an original bluestone retaining wall. The basalt was carted from local deep lead mines. The exact date of construction of Montrose Cottage is not known but believed to be prior to 1856. John Alexander lived in the cottage until his death in 1891 at the age of 99 and named it after his Scottish birthplace. The cottage and a museum has been operated as a tourist attraction from the late 1960s and gathered a number of original furnishings and objects from the descendants of the Alexanders. The current owners continue the use as a house museum and a museum that shows of aspects of life on the goldfields. On the boundary to the adjoining west property is an Ellison Orange apple tree which is the only known example in the Southern Hemisphere.

Eureka Street State School No, 1071 (former Specimen Hill State School, Ballarat Common School No, 71

Ballarat Common School No 71 was founded by the Free Presbyterian Church on Specimen Hill in Eureka Street, Ballarat on 1<sup>st</sup> January 1854. A site of ½ acre was granted to the school in May 1956. In 1869 the site was transferred to the Board of Education and in 1877 the school was described as consisting of an old timber building and a more recent brick building. In 1880 the timber section was removed and the brick section extended to accommodate 358 children.<sup>311</sup>

### George Farmer & Co.

This Ham and Bacon factory was established by the late Mr. George Farmer in 1864, and carried on by him until 1919, when it was floated into a Limited Company. The building, stock pens and yards, cover seven acres, four of which are covered by the actual buildings. Capable of handling 1500 pigs per week, it is the largest bacon factory in Australia and Farmer's products are well known throughout the Commonwealth and are exported to many countries.<sup>312</sup>

### Australia Felix Hotel

The Ballarat Brewing Company has again effected an appreciated improvement on the outer part of the City, when after demolishing the old wooden structure known as the Australia Felix Hotel, in Eureka Street, it erected a modern and commodious building on a corner site adjacent to the old building site.<sup>313</sup> The Australia Felix Hotel is marked on the west side of the present site in a plan dated 1858.<sup>314</sup>

## **17.3 Urban Design & Engineering Infrastructure**

The Eureka Street/Ballarat East Precinct is long and relatively narrow. It is predominantly residential but it also contains a former school building, a community building (the Town and City Mission), a number of commercial buildings (small shops

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<sup>311</sup> *Vision and Realisation* p.731

<sup>312</sup> City of Ballarat Mayor's Report 1946-47

<sup>313</sup> City of Ballarat Mayor's Annual Report 1939.

<sup>314</sup> B/189 Plan Shewing allotments in Eureka Street, Ballarat East 1858.

generally associated with residences and one hotel), and some industrial complexes. Most of these non-residential buildings face Eureka Street, which provides a dominant east-west oriented axis on the southern edge of the precinct. The precinct also contains a large area of grassed and treed public recreational open space - the Britannia Reserve - and a number of areas of grassed vacant land that have either never been permanently built upon or once contained buildings that have more recently been demolished.

The topography of the precinct is predominantly undulating, which provides many opportunities for panoramic views in numerous directions. From its lowest point at the intersection with Main Road on the west edge of the precinct, Eureka Street meanders eastwards along a ridgeline away from which the land distinctly falls at varying degrees to both the north and south. The land between Eureka Street and the valley of the Specimen Vale Channel in the north can also be seen to undulate in an east-west direction.

The street pattern of the Eureka Street/Ballarat East Precinct remains substantially as surveyed by the late 1870s. Eureka Street is the main thoroughfare through the precinct and is one of the earliest roads to have been formally surveyed in Ballarat. It has a number of distinct changes in direction along its generally east-west oriented line, predominantly due to its genesis and early establishment as a main track following a ridge line above the valleys of the separate waterways that run on either side. It now serves as an informal gateway to the eastern side of the city, but was once the main entry into Ballarat (in the early 1850s) from Melbourne.

Collector roads and local streets of varying widths run off Eureka Street in a north and/or south direction. Thoroughfares such as King, Otway and Queen Streets provide direct access to the Victoria Street Heritage Precinct in the north. Queen Street is the only one to run even further north over the Ballarat to Melbourne railway line, and it consequently links Eureka Street with the Humffray Street/Ballarat East Heritage Precinct. Princes Street provides direct access to the east end of the Ballarat East Civic Heritage Precinct.

These collector roads, which are essentially parallel to each other and run at right angles from Victoria Street, either cross or end at Eureka Street at varying angles depending on its line at that point. Shorter local streets that run north off Eureka Street, or run in a north-south direction down to the Specimen Vale Channel, tend to be aligned parallel (or close to parallel) to these collector roads. On the north-east edge of the precinct, Rodier Street also first runs parallel to the collector roads before changing direction to run parallel to the former Buninyong branch railway line, which is now no longer in evidence in this area and has become the site of the Eureka Centre.

Apart from Eureka Street only a few streets in the precinct run in an east-west direction and of these Specimen Vale Road South generally follows the curving line of the Specimen Vale Channel, George Street runs at right angles off Queen Street eastwards to Rodier Street, and only Ford Street and part of Martin Street run almost parallel to Eureka Street, on the north side. These streets, as well as Dodds Lane on the south side of Eureka Street, also serve as right-of-ways to the allotments facing Eureka Street.

The layout of all these roads in a distorted grid pattern that is predominantly referenced from the line of Victoria Street further north outside of the precinct, in conjunction with the varying but generally undulating topography within the precinct, assist in understanding the historical, cultural and architectural development of the area, which was predominantly haphazard because of the dominance of mining for many years on both the alluvial flats and the quartz-rich hills.

Within the Eureka Street/Ballarat East Precinct, the residential allotment sizes vary

considerably. A number are based on the 19<sup>th</sup> century Government survey of some of the sections, particularly those facing Eureka Street, for sale as freehold allotments. Many others are based on the original sizes and shapes of land selected and leased by individuals under Miner's Right leases (later termed Residential Area Right leases) from the mid-19<sup>th</sup> century onwards.

The allotments on both sides of Eureka Street are consistently the deepest to be found in the precinct and many of their rear boundaries back onto either Ford Street or Dodds Lane, both of which act as right-of-ways for vehicular access. The width of the frontages of the residential allotments facing Eureka Street (including those with attached shops) varies from very narrow to generous. In a number of instances, and mostly at an early date, originally narrow allotments have been consolidated to form a wider single allotment, or originally wide allotments have been divided into two or more narrower blocks of land.

A much greater variety of allotment sizes (with varying widths and depths) can be seen elsewhere in the precinct, with many being quite irregular in shape. Their predominantly irregular shapes reflect that much of the land in this precinct, with its distinctly undulating topography and location alongside the former Specimen Vale Creek, was Crown land held under Miner's Right lease for many decades.

Throughout the Eureka Street/Ballarat East Precinct the front setbacks of the residences within their allotments vary, but tend to range from small to medium setbacks of around 3 to 6 metres with some having medium to deep setbacks of some 6 to 9 metres or more. A few of the residences facing Eureka Street have front setbacks within 3 metres or are set almost directly on the street frontage. The shops (including those with associated residences), the Eureka Stockade Hotel, and the former Farmer's Ham and Bacon Factory are also sited directly on the Eureka Street frontage. Generally, there is a consistency to the front setbacks of the residential buildings along individual streetscapes, often relative to the size of the allotments. Most of the buildings in the precinct are oriented parallel with the front boundary of their allotments.

Side setbacks also vary according to the size of the building and the allotment on which it sits, and range from non-existent, to narrow to very wide. The wide side setbacks to at least one side of many of the residences have allowed for the siting of side driveways leading to garages appropriately positioned at the rear of the allotment. Where there is a right-of-way to the rear of the property, access tends to be from this side rather than from the street.

In terms of original engineering infrastructure, the materials used throughout the Eureka Street/Ballarat East Precinct vary somewhat, as does the form. Original bluestone pitcher spoon drains of varying widths and depths (predominantly without kerbs or upstands but sometimes in conjunction with bluestone kerbs) can be seen along all or part of almost every street in the precinct. Some stretches of bluestone channel gutters with bluestone kerbs can be seen in the west part of precinct and there is also a rare and important example of a brick spoon drain (part of which has a brick kerb) to be seen in George Street. This drain runs from in front of 33 George Street eastwards to Rodier Street on the north side of the roadway. There is also an example in the precinct of an early concrete spoon drain with a wide invert and integrated upstand.<sup>315</sup>

The original bluestone and brick drains and gutters, and some of the early concrete

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<sup>315</sup> Note: Later short-span integrated concrete kerb and gutters can also be seen in the precinct and while they are far more appropriate than 'roll over' type integrated concrete kerb and gutter they may have replaced early bluestone or brick drainage channels. The short-span integrated concrete kerb and gutters along the length of Eureka Street and along Queen Street South are the most likely to have replaced the original drainage infrastructure.

drains and gutters, can generally be seen in conjunction with medium to wide gravel/grass road shoulders, as well as with bitumen or early concrete footpaths and narrow to wide turf nature strips (or permutations thereof). In some parts of the precincts there are turf footpaths only.

Where access to a property is only available from the front (and not from rear local streets that act as right-of-ways) the crossovers to the deeper spoon drains vary and may be flat or slightly arched concrete or metal bridges, although some more appropriate early timber bridge crossovers can still be seen. Otherwise crossovers are predominantly of concrete at grade, although retention of the original channel material can also be seen. Appropriate driveways through the turf nature strips are gravel (particularly appropriate where the footpath is also of turf) or the same material as the footpath.

The roads are predominantly asphalt but some of the less-traversed local streets such as parts of Specimen Vale Street South, all of Richardson Street, the narrow westernmost section of Ford Street, and the stretch of Martin Street alongside the Britannia Reserve are still of unmade gravel with grassy shoulders, and generally do not feature gutters or channels. The easternmost section of Specimen Vale Street South between Chamberlain and Rodier Streets has also been fully closed off to traffic and is more or less covered in grass. The more 'rural' appearance of the different treatments to these roads contributes to the aesthetic quality of the precinct.

Much of the engineering infrastructure in this precinct, in particular the bluestone or brick spoon drains, the bluestone or brick kerbing, and the grass/gravel road shoulders, are highly important in contributing to, and maintaining, the historic context of the precinct. The fabric of these treatments is substantially intact.

#### **17.4 Landscaping (Public & Private)**

Turf nature strips, turf footpaths, and gravel/grass road shoulders are important components of a number of the streetscapes in the Eureka Street/Ballarat East Precinct. The number, type and distribution of street trees throughout the precinct, however, varies greatly, but there is an important stretch of mature oak trees planted in the gravel/grass road shoulder on the east side of Joseph Street, and a stretch of mature trees (predominantly ash but oak trees can also be seen) planted in the gravel/grass road shoulder on the south side of George Street. There is also a single specimen of a mature oak to be found in the shoulder on the east side of King Street North, near the Specimen Vale Channel, and a few specimens of semi-mature elm and ash trees to be found on the west side of Belford Street. Semi-mature oak trees can also be seen planted at regular intervals in the nature strips on both sides of Queen Street South while younger oak trees can be seen in the shoulders on both sides of Otway Street. Elsewhere in the precinct, street trees are not a particularly dominant feature alongside the roadways.

On the north-western edge of Eureka Street/Ballarat East Precinct, Britannia Reserve forms an important landscape component. The grassed reserve features some notable mature exotic trees, predominantly elms, around its perimeter. It is also characterised by high, steeply sloping sides on the west and part of the north and south boundaries, which clearly reveal the worked-over material (a mullock heap) from which most of the reserve was formed.

Other significant landscapes within the precinct comprise the mature exotic and native trees within the grounds of a number of the residences. The most notable are the two

mature weeping elm trees (*Ulmus glabra* 'Horizontalis') in the front garden of 315 Eureka Street, the mature conifers and native trees in the large grounds of the house at 38-40 George Street, and the stand of mature cypress trees alongside and in front of the house at 23 Belford Street.

The grassed and treed reserve on the south side of the Specimen Vale Channel, adjacent to Specimen Vale Street South, is also an important landscape component in the precinct and essentially forms the north boundary. There are also a number of areas of grassed vacant land, some containing mature trees, that have either never been permanently built upon or once contained buildings that have more recently been demolished.

Together these variously landscaped and treed streetscapes, residential gardens and open recreational, public or private space areas contribute considerable variety to the less urbanised setting of the precinct, particularly to the north of Martin and Ford Streets.

## **17.5 Buildings & Significant Details**

The Eureka Street/Ballarat East Precinct is characterised by a heterogeneous mixture of substantially intact residential buildings, which were constructed from the late 1850s to the 1940s and are interspersed with a small number of commercial, industrial and cultural/community buildings constructed from the 1860s onwards. A small number of the residences also feature attached shops. A majority of the buildings in the precinct are individually significant or contributory. Buildings of varying styles, erected over many decades, are distributed almost equally throughout the precinct.

### Residential buildings

The individually significant or contributory residences in the Eureka Street/Ballarat East Precinct range in their period of construction from Victorian to Federation to Inter-War. Although constructed in different eras, the residences tend to be similar in scale. Some larger villas, however, are located on Eureka Street and George Street and there are some small cottages (erected in the Victorian era) that are scattered throughout the precinct. There is generally a good retention of original or early housing stock throughout the precinct.

All of the individually significant or contributory residences in the precinct are single storey and detached, although there is one notable residence with an attic storey within its steeply pitched roof. The buildings are predominantly characterised by their horizontal weatherboard wall cladding, although face brick wall construction (usually with polychromatic detailing) can be seen on a few of the residences facing Eureka Street. In a notable exception, bluestone wall construction with simple brick patterning can be seen on one of the earliest residences in the precinct, Montrose Cottage, which is on the Victorian Heritage Register. The variously pitched (generally 25°-30° or steeper) gabled and/or hipped roofs are predominantly clad in unpainted or painted corrugated galvanised iron. Introduced western red cedar shingles can be seen on the hipped roof of Montrose Cottage and simulate the original shingled roof, while Marseilles pattern terracotta tiles can occasionally be seen on some of the later, Inter-war era houses. The depths of the eaves range from modest and lined, to projecting with exposed rafters. The appropriate gutters are either ogee or quad in profile.

Throughout the precinct, predominantly unpainted brick chimneys, some with polychromatic brick patterning or render detailing, adorn the rooflines of the residences. Decorative detailing to the gables, appropriate to the era and style of the residence, can

sometimes be seen. Most of the residences have projecting verandahs or porches, also with detailing appropriate to the era and style of the residence. Original doors are predominantly timber framed and constructed of timber with appropriate panelling and/or glazing, and may have top and/or sidelights. Window frames are also predominantly timber framed and double-hung or casement.

Many of the residential allotments are fronted by the appropriate type, style and height of fence in relation to the era and style of the corresponding residence. The appropriate fences have an average low-moderate height range (approximately 400mm – 1300mm) and are predominantly timber pickets, or timber post and cyclone wire (sometimes in conjunction with shrubbery or hedging).

### Commercial Buildings

There are a number of significant or contributory small shops, or former shops, distributed along most of the length of Eureka Street. Most are in conjunction with residences, to which they are generally attached, and they are all single-storey in height. They range in their era of construction from Victorian to Inter-War and are all sited directly on the street frontage, with those on corner locations generally lining both frontages.

Many of the shops are characterised by brick wall construction, either to the entire shop building, or to the façade only with the remainder of the building characterised by horizontal weatherboard wall cladding. One of the brick facades features a rendered finish, while some of the others have had their face brick facades inappropriately overpainted. Only a few shops are fully characterised by horizontal weatherboard wall cladding. All the shop buildings are characterised by hipped or gabled roofs clad in galvanised corrugated iron with a pitch of about 25-30°. The roofs are generally concealed at the front behind parapets and some of the shops have skillion verandahs, which project over the footpath and are clad in galvanised corrugated iron. Detailing appropriate to the era and style of the building can sometimes be seen on the parapets and verandahs. Appropriate shopfronts included recessed entries, timber or early metal framed windows, and brick or timber stallboards. The most distinctive shop front can be seen at 125 Eureka Street, while the small freestanding brick shop at 219 Eureka Street is also notable.

There is also a hotel building in the precinct, the Eureka Stockade Hotel, which is sited on the street frontages of its corner site, giving it a dominant presence in the streetscape. This contributory building is characterised by its brick wall construction. The main corner frontages are rendered and feature parapeted facades decorated with vertical Art Deco style 'fins' appropriate to the Inter-War era in which the hotel was built. The multiple hipped roofs, parts of which are concealed by the parapets are clad with Marseilles pattern terracotta tiles. All of the original doors and windows to the main street facades have been inappropriately replaced and the cantilever verandah may also have been altered.

### Industrial buildings

Amongst the small number of complexes of industrial buildings in the east and south-east parts of the Eureka Street/Ballarat East Precinct there are two that are of significance. These are the former Farmer's Ham and Bacon Factory, which is located on a large site that faces Eureka Street and edges the west side of Joseph Street to a point above the Warrenheip Gully Channel, and the former Cowley's Eureka Ironworks (now the Miller Bros Foundry) in Rodier Street. Both these complexes have their genesis in the latter part of the 19<sup>th</sup> century and have been further developed into the



first half of the 20<sup>th</sup> century.

The main Eureka Street buildings of the former Farmer's Ham and Bacon Factory are particularly characterised by their brick wall construction that has been rendered and painted. The Inter-War styled parapeted facades conceal multiple hipped roofs that are clad in painted or unpainted galvanised corrugated iron and feature long clerestorey rooflights along a number of the ridges. Most of the original timber framed windows and doors appear to have been retained. Behind these large main buildings, which are variously single and double storey in height, there is a mixture of early and later structures. They are either constructed of brick or clad with horizontal weatherboards or galvanised corrugated iron and feature gabled or hipped roofs generally clad in galvanised corrugated iron. There is also a dominant face brick chimney rising out of the middle of the complex.

Most of the structure associated with the former Cowley's Eureka Ironworks is characterised by its dominant height and its unpainted galvanised corrugated iron wall and roof cladding. The main factory spaces have gabled roofs, some with skillion wings, and there is a distinctive gable roofed tower with sloping walls, which are also clad in unpainted galvanised corrugated iron. This tower rises behind the Inter-War styled, face brick, single storey office building with parapeted facades that fronts part of the factory. Other parts of the front façade may be more recent but are generally appropriate.

#### Cultural/Community Buildings

There are two cultural/community buildings within the Eureka Street/Ballarat East Precinct, both of which are of individual significance.

At the west boundary of the precinct, on the south-east corner of Eureka Street and Main Road can be seen the Town and City Mission building run by the Salvation Army. This red face brick building, which is relieved with bands of painted render and other decorative details, is characterised by a domestic Inter-War bungalow style. It has a main gabled roof that runs along the central rectangular form of the building thereby forming a dominant gabled front façade. Two small wings project out from either side of the building at the front and have hipped roofs. The roofs are all clad in unpainted galvanised corrugated iron, and the timber framed windows and doors all appear to be original. The brick chapel and other extensions at the rear are introduced.

The other significant cultural/community building is the former Ballarat (Eureka Street) State School No.1071, which has a dominant position on the north side of Eureka Street. It is sited at the top of the hill towards which Eureka Street rises from its lowest point at the junction with Main Road. This classically styled building with its arched and pedimented portico is particularly characterised by its orange-red face brick walls relieved by decorative cement mouldings and cream brick highlights. The roof tiles are introduced and have replaced the original slate tiles.

#### Inappropriate Buildings and Details

Throughout the precinct there a small percentage of buildings that do not contribute to the aesthetic, architectural or historical significance of the precinct.

These include a number of single and double storey residential infill buildings that have been predominantly built between the 1950s and the present day, They generally feature dominant orange or brown face brick wall construction and roofs clad in coloured tiles or inappropriately coloured corrugated colorbond. In some instances prominent garages have been incorporated into the overall form of the residence and/or sited too close to

the front boundary.

They also include a number of commercial buildings on dominant sites such as the service station at 411 Eureka Street opposite the Joseph Street intersection, the drive-in bottle shop adjacent to the Eureka Stockade Hotel, and the substantial remodelling of a house into a Take-Away fast food outlet at 202 Eureka Street on the corner of King Street.

There are also a few inappropriate introduced fences distributed throughout the precinct but predominantly along Eureka Street, which are generally of a height of 2 metres or more and have been constructed with little transparency in their form, creating a solid barrier between the allotment and the street.

## 17.6 Significant Landmark Features and Views

Significant urban landmarks in the Eureka Street/Ballarat East Precinct, some of which can also be seen from outside of the precinct, include:

- the Town and City Mission building, which forms an important focal point on the south-east corner of Main Road and Eureka Street at the west boundary of the precinct;
- the former Ballarat (Eureka Street) State School No.1071, which forms an important focal point along Eureka Street particularly from its lowest point at the junction with Main Road;
- Montrose Cottage at 111 Eureka Street;
- the distinctive early brick houses (one with associated commercial premises) on the north side of Eureka Street between McDonald and Princes Streets and on the south side of Eureka Street opposite the former school;
- the distinctive weatherboard clad Federation era house with two notable weeping elm trees at 315 Eureka Street;
- the various small shops along Eureka Street;
- the main buildings of the former Farmer's Ham and Bacon Factory, which form an important focal point along Eureka Street partly due to their location near a bend in the line of the road, and the associated rear complex of early and later structures including the brick chimney, which can be seen from various vantage points south of the precinct;
- the row of mature oak trees on the east side of Joseph Street;
- the galvanised corrugated iron factory building associated with the former Cowley's Eureka Iron Works in Rodier Street; and
- the Britannia Reserve with its perimeter plantings of mature trees, predominantly elms, and the distinctive high, steeply sloping sides on the west and part of the north and south boundaries, which clearly reveal the worked-over material (a mullock heap) from which most of the reserve was formed.

Within and beyond the Eureka Street/Ballarat East Precinct there are numerous significant visual connections that assist in understanding the historical, cultural and architectural development of this precinct, particularly in contrast with other parts of Ballarat East. These views range from panoramic to tightly framed and most encompass, or are set against, a range of other heritage precincts or places in Ballarat. They include but are not limited to:

- the views along the streets running north from Eureka Street and from numerous other vantage points in the northern part of the precinct down and across the undulating topography, which was once extensively mined, to the valley of the present Specimen Vale Creek Channel (see Creek and River Channels Precinct for further details);

- views from many vantage points in the precinct of numerous buildings located on the north side of the Specimen Vale valley, particularly in the area between the opposite ridgeline of Victoria Street and the channel (see Victoria Street Heritage Precinct, and Ballarat East Civic Heritage Precinct for further details). These clearly visible buildings include, but are not limited to, a variety of residences, the tower of the Ballarat Fire Station, the Synagogue with its significant Canary Island Pine tree, the St Alipius Church and hall buildings, and the original school buildings at the rear of the St Alipius Parish School;
- the views along many of the north-south oriented streets, and particularly along Otway and Queen Streets, to Black Hill in the far north with the dramatic evidence of years of open-cut mining partly visible on its south face (see Black Hill Heritage Precinct for further details);
- the views from the east side of the precinct and along sections of Eureka Street to the Eureka Centre with its distinctive flag structure and to the historic reserve beyond, all of which commemorate the event of the Eureka Rebellion;
- the truncated internal views up to and along Eureka Street which meanders along a distinctive ridgeline on the south side of the precinct;
- the views along and across a number of the local and collector roads, which run in different directions across the undulating topography, to the rear of many of the houses and other buildings within the precinct.
- the distant views from Eureka Street and the southern edges of the precinct down and across the sloping topography that was once extensively mined to the valley of the present Warrenheip Gully Channel (see Creek and River Channels Precinct for further details);
- and the distant views along a number of the east-west oriented streets to Mount Warrenheip in the far east.

## 17.7 Statement of Cultural Significance

The Eureka Street/Ballarat East Precinct is **historically** significant at a **LOCAL** level (AHC criterion H.1). It is associated with the discovery of gold in the area in the early 1850s, the early establishment of a main track to Melbourne along a ridgeline between the valleys of two separate waterways, the events leading to the Eureka Rebellion and the Eureka Rebellion itself. The creek banks as well as the undulating hillsides were subject to extensive and long-running mining activities and the early track was soon formally surveyed and established as Eureka Street. The subsequent layout of many of the other roads in a partly distorted grid pattern that is predominantly referenced from the line of Victoria Street outside of the precinct to the north, in contrast with the changing line of Eureka Street, and in conjunction with the varying but generally undulating topography, assist in understanding the historical, cultural and architectural development of the area, which was generally haphazard because of the dominance of mining for many years on both the alluvial flats and the quartz-rich hills.

The precinct is of further historical significance for demonstrating the influence of mining activities on the early subdivision of the surveyed sections. Most of the allotments were laid out by private selection under Miner's Right leases resulting in many irregularly shaped blocks of land. The more regularly shaped, government surveyed allotments can predominantly be seen along the east end of Eureka Street.

The Eureka Street/Ballarat East Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates many original and early design qualities associated with the residential, commercial, industrial and cultural/community development of this area of East Ballarat between the 1850s and the 1940s. Buildings of varying styles, erected over many decades, are distributed almost equally throughout the precinct.

Intact qualities of the individually significant and contributory Victorian, Federation and Inter-War era residential and commercial buildings include the almost exclusively single storey height; the hipped and/or gabled roof forms, with a pitch of 25-30° or steeper, that are predominantly clad with galvanised corrugated iron (unpainted or painted), and occasionally with Marseilles pattern terracotta tiles; the predominantly horizontal weatherboard wall construction, although face brick with polychromatic detailing and rendered brick facades can also be seen in a small number of instances; the parapeted facades (commercial buildings only); the eaves that range from modest and lined, to projecting with exposed rafters; the ogee or quad profile guttering; and the predominantly unpainted brick chimneys, some with polychrome brick patterning or render detailing, that adorn the rooflines. Other intact qualities include but are not limited to the projecting verandahs or porches, with detailing appropriate to the era and style of the building; the appropriate decorative detailing to the gables or parapets; the timber doors with appropriate panelling and/or glazing, that may have top and/or sidelights; and the timber framed double-hung or casement windows.

Intact qualities of the individually significant and contributory Victorian and Inter-War era industrial and cultural/community buildings include their often dominant scale and one or two storey height; the hipped and/or gabled roofs with a pitch of 25-30° or steeper, that are predominantly clad with unpainted or painted galvanised corrugated iron; the horizontal weatherboard or brick wall construction (face or rendered brick), although galvanised corrugated iron wall cladding can also be seen; the parapeted facades to a number of the buildings; the predominantly timber framed windows and doors; and the individual detailing and decoration to each building, appropriate to the era of its construction.

The Eureka Street/Ballarat East Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates important visual qualities that reflect the historical, cultural and architectural development of the precinct, and contribute to its setting.

These qualities include a variety of significant urban landmarks, some of which can be seen from outside of the precinct. They particularly comprise the Town and City Mission building, which forms an important focal point on the south-east corner of Main Road and Eureka Street at the west boundary of the precinct; the former Ballarat (Eureka Street) State School No.1071, which forms an important focal point along Eureka Street particularly from its lowest point at the junction with Main Road; Montrose Cottage at 111 Eureka Street; the distinctive early brick houses (one with associated commercial premises) on the north side of Eureka Street between McDonald and Princes Streets and on the south side of Eureka Street opposite the former school; the distinctive weatherboard clad Federation era house with two notable weeping elm trees at 315 Eureka Street; the various small shops along Eureka Street; the main buildings of the former Farmer's Ham and Bacon Factory, which form an important focal point along Eureka Street partly due to their location near a bend in the line of the road, and the associated rear complex of early and later structures including the brick chimney, which can predominantly be seen from various vantage points south of the precinct; the row of mature oak trees on the east side of Joseph Street; the galvanised corrugated iron factory building associated with the former Cowley's Eureka Iron Works in Rodier Street; and the Britannia Reserve with its perimeter plantings of mature trees, predominantly elms, and the distinctive high, steeply sloping sides on the west and part of the north and south boundaries, which clearly reveal the worked-over material (a mullock heap) from which most of the reserve was formed.

Other important aesthetic qualities include the complex views across and through the precinct to other parts of Ballarat including to the northern and southern areas of East Ballarat, to Black Hill, to the Specimen Vale Creek and Warrenheip Gully Channels, to the former civic area of the municipality of Ballarat East, to Mount Warrenheip, and to the adjacent Eureka Centre and historic reserve, which commemorate the Eureka Stockade Rebellion. There are also important views within the precinct along and across a number of the local and collector roads, which run in different directions across the undulating topography, to the rear of many of the houses and other buildings within the precinct, and additional truncated internal views up to and along Eureka Street which meanders along a distinctive ridgeline on the south side of the precinct.

The appropriate front and side setbacks of the residential buildings within their allotments, relative to the size of the residence, the size of the allotment on which they sit, and the streetscape in which they are located also contribute to the aesthetic significance of the precinct, as do garages appropriately sited at the rear of the residences, and accessed from right-of-ways, or side driveways if right-of-ways are not present.

The use of the appropriate type, style and height of fence in relation to the era and style of the corresponding residences is another feature that contributes to the aesthetic significance of the precinct. The appropriate fences have an average low-moderate height range (approximately 400mm – 1300mm) and are predominantly timber pickets, or timber post and cyclone wire (sometimes in conjunction with shrubbery or hedging).

The important visual qualities of the precinct are also enhanced by the gravel/grass road shoulders and turf nature strips or footpaths; by the stretches of unmade roads; and by private gardens with mature canopy trees. Together with the variously treed and

landscaped areas of open public, private and recreational land they provide the precinct with a less urbanised setting of considerable variety. Furthermore, the visual qualities of the precinct are specially enhanced by the retention of much of its original engineering infrastructure, particularly as identified by the numerous stretches of bluestone or brick spoon drains, and bluestone or brick kerbing.

The Eureka Street/Ballarat East Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). This area is recognised and highly valued by the local community for its association with the Eureka Rebellion and for its early and predominantly ongoing residential, commercial, social, educational, industrial and recreational functions.

The Eureka Street/Ballarat East Precinct is **scientifically** significant at a **LOCAL** level (AHC criterion C.2). It is important for contributing to a history of the development of the infrastructure of this area of East Ballarat, particularly as identified by the extensive network of significantly intact bluestone and brick spoon drains, gutters and kerbs, the early short span integrated concrete kerb and spoon gutters, and the asphalt and early concrete footpaths.

Overall, the Eureka Street/Ballarat East Precinct is of **LOCAL** significance.

## 17.8 Local Policy

### HO179: EUREKA STREET HERITAGE PRECINCT

This policy applies to all land located within the heritage overlay schedule of HO179 otherwise known as the Victoria Street Precinct.

#### 22.32-1 Policy Basis

This Policy:

- Applies the heritage SPPF objective in clause 15.11 to local circumstances;
- Builds on the MSS objectives in clause 21.7 and 21.11 relating to urban development and the management of heritage places
- Applies the objectives of the Ballarat Heritage Study Stage 2.
- Applies the objectives of the Ballarat Advertising Sign Guidelines
- Applies the objectives of the City of Ballarat Streetscape Policy; Wilson Sayer Core, (1991).

The Eureka Street/Ballarat East Precinct is associated with the discovery of gold in the area in the early 1850s, the early establishment of a main track to Melbourne along a ridgeline between the valleys of two separate waterways, the events leading to the Eureka Rebellion and the Eureka Rebellion itself. The creek banks as well as the undulating hillsides were subject to extensive and long-running mining activities and the early track was soon formally surveyed and established as Eureka Street. The subsequent layout of many of the other roads in a partly distorted grid pattern that is predominantly referenced from the line of Victoria Street outside of the precinct to the north, in contrast with the changing line of Eureka Street, and in conjunction with the varying but generally undulating topography, assist in understanding the historical, cultural and architectural development of the area, which was generally haphazard because of the dominance of mining for many years on both the alluvial flats and the quartz-rich hills.

The precinct is of further historical significance for demonstrating the influence of mining activities on the early subdivision of the surveyed sections. Most of the allotments were laid out by private selection under Miner's Right leases resulting in many irregularly shaped blocks of land. The more regularly shaped, government surveyed allotments can predominantly be seen along the east end of Eureka Street.

#### 22.32-2 Objectives

- To conserve the early and late Victorian, Federation and Inter-War residential, commercial, industrial and cultural / community places that demonstrate the historical significance of the precinct.
- To ensure that scale, mass and form of new development does not detract from the significant and contributory heritage places.
- To retain the low rise scale of the precinct.
- To encourage contemporary interpretation of traditional building design within the precinct.
- To encourage the use of traditional construction materials.
- To encourage the appropriate development, form and scale of garages and/or carports.
- To conserve the original engineering infrastructure including kerbs, gutters, footpaths, drains, nature strips and road shoulders within the precinct.

- To manage development adjacent to the Specimen Vale Channel and Warrenheip Gully Channel.

### **22.32-3 Policy**

#### *Exercising Discretion*

Where a permit is required for a proposal, it is policy to:

- promote buildings that incorporate the following design characteristics (but not limited to):
  - detached buildings;
  - hipped and/or gabled roofs with a pitch of between 25 - 30 degrees.
  - eaves that range from modest and lined, to projecting with exposed rafters.
  - ogee or quad profile guttering;
  - galvanised corrugated iron (painted or unpainted) or Marseilles pattern terracotta tiles roof materials.
  - horizontal weatherboard, face brick with polychromatic detailing or rendered brick wall construction materials.
- ensure development responds to the single and double storey height of the buildings of the precinct.
- ensure development is detached and has side setbacks equal or greater than the existing place.
- ensure development has a front setback equal or greater than any adjoining building and no building (incl. garages, carports, outbuildings) may occur in the front setback.
- ensure new garages are set to the rear of the allotment, or at least as far as possible to the rear of the house where dictated by an odd allotment shape.
- ensure that where permitted, visible additions to buildings within the Precinct should read as secondary elements and not dominate the original architectural style, form and scale of the building and should closely match the existing proportions, roof form and materials of the building as above.
- ensure alterations to bluestone or brick spoon drains, gutters and kerbs, early short span integrated concrete kerb and spoon gutters, and asphalt and early concrete footpaths use traditional materials.
- encourage retention of gravel / grass road shoulders and turf nature strips or footpaths, and unmade roads.

#### Decision Guidelines

It is policy that the responsible authority consider as appropriate:

- Recommendations of the *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)
- Recommendations of the *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).
- Recommendations of the *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).
- Recommendations of the *Ballarat Advertising Sign Guidelines*.
- Recommendations of the *City of Ballarat Streetscape Policy; Wilson Sayer Core*, (1991).

#### References

It is policy that the responsible authority consider as appropriate:

- *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)
- *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).



- *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).
- *Ballarat Advertising Sign Guidelines*.
- *City of Ballarat Streetscape Policy; Wilson Sayer Core*, (1991).

## 18 LEARMONTH HERITAGE PRECINCT

### 18.1 Description / Precinct Boundaries



Figure 19 Learmonth Heritage Precinct Map

Learmonth is a small township to the north east of Ballarat along the Sunraysia Highway. The precinct incorporates the township which is effectively one block deep either side of the highway with Learmonth lake providing the southern border to the town and the Morton's channel defining the western boundary of the town. The Precinct also extends some 3½ kilometres along the Sunraysia Highway to the south-east with the Avenue of Honour that terminates at Ryans Road, and a short distance along the Sunraysia Highway with the ANA Avenue (see map below).

The Learmonth Precinct is especially characterised by its 19<sup>th</sup> and early 20<sup>th</sup> century mixed residential, commercial, civic and cultural buildings and structures.

## 18.2 Historical Overview

The Learmonth district and township takes its name from the Learmonth Brothers, John, Thomas, Andrew and Somerville Learmonth, (four of the five sons of Thomas Livingstone Learmonth who was an excellent sheep breeder). They settled in the area together with Thomas Bath and others, in the late 1840s, attracted by the good grazing land and the permanent waters of Lake Learmonth and the creeks which supplied the lake.<sup>316</sup> Reports from Major Mitchell who had passed by the country when it was in full grass praised the region and encouraged these early settlers to follow his tracks.<sup>317</sup> Staplyton agreed with this assessment.<sup>318</sup>

The Learmonth family took up the Buninyong (or Boninyong as it was also called) and Burrumbeet runs and later the Ercildoune run. Once the pastoralists had some basis of permanency on the land they occupied, by around 1840 most had been granted pre-emptive rights, they began to build more substantial structures than the temporary bark and log huts that were then common. They used the local materials of wood and stone and augmented these with hand made bricks from crude brickworks on the property. The Learmonth soon had extensive yards for their stock, a large woolshed for shearing and a boiling down works for tallow production and managed three large runs. They grew their own fruit and vegetables as well as crops for use on their properties. The Dowling Forest run was later carved from the Learmonth Run after a boundary dispute common in those periods and given to William Clarke who renamed it after his wife's family name. The Learmonth exchanged the pre-emptive rights for that of Ercildoune in return.<sup>319</sup>

The discovery of gold in Ballarat in September 1851, and elsewhere in the district in subsequent years, brought a rapidly increasing population to the district hungry for meat and fresh produce. The rich volcanic soils made the district a natural food production area and the pastoral properties were able to supply both fresh meat and other supplies. The availability of fresh water and good grass encouraged settlers, many of whom saw an opportunity to make money supplying the goldfields rather than digging for gold, and they soon established a settlement at the location of the present Learmonth township.<sup>320</sup> The area is bounded by the ancient volcanic cones of Brown's Hill, Saddleback Hill, Weatherboard Hill and Bankin Hill with Lake Learmonth being located roughly in the centre of the four hills. The present township site is located astride the current Sunraysia Highway, which was originally a busy road northwest from Ballarat to Avoca cut between the lake and Bankin Hill.

This location, some 18kms from Ballarat, was an easy day's ride on the way to the Avoca goldfields and beyond and placed it as an overnight stopping place. Hotels, stables and boarding houses met the demand. When the gold rushes ceased and deep mining became more common the now established town of Ballarat still required servicing and Learmonth was well placed.

In 1859 Assistant Surveyor John Carruthers formally surveyed the Learmonth township and set out the allotments and the reserves essentially as can be seen today. He had to work around several buildings that were already in place such as a Presbyterian Church, a Wesleyan Church and a Catholic Church, as well as two hotels (the Stag Hotel and the Lady of the Lake). The first allotments went on sale in Ballarat in November 1859 with a second, and larger sale on the following February. The allotment for the Presbyterian

<sup>316</sup> See R. Spreadborough and H. Anderson, *Victorian Squatters*, 1983 for information about early squatting runs and P. Cabena, H. McCrae and E. Bladin, *The Lands Manual: a finding guide to Victorian Land Records 1836-1983*, 1989 for information on records relating to land, including Crown Lands, Reserves, licences, leases and so on.

<sup>317</sup> Major Mitchell, *Three Journeys through southeastern Victoria...* 23 September 1836.

<sup>318</sup> Journal of J.C. Staplyton, 9 October 1836

<sup>319</sup> Learmonth Historical Society, *Stories from the Day before Yesterday*.

<sup>320</sup> W. Bate, *Lucky City*.

Church had been sold to the Church earlier in 1858 and the Church of England in 1859, but the Wesleyan Church obtained their granted allotment much later, in 1865.<sup>321</sup>

The original subdivision clearly demonstrates its focus and reliance on the main thoroughfare that passed through the middle of the early settlement. The formal layout of public buildings and commercial premises all face the present highway. The housing blocks nearly all face the highway and extend no further than one block back. The town subdivision stretches westwards along the highway from its intersection with Queen Street to the corner of Morton Street where the historic Stag Hotel, which was established in 1854, is situated.<sup>322</sup>

Through the 1860s and well into the 1870s Learmonth became a busy township with 4 blacksmiths making agricultural implements for the growing numbers of farms, several hotels, 2 bakeries, a doctor and 4 general stores as well as saddler's shops kept busy supplying the needs of horsemen. A number of these commercial buildings are still standing. A police station, along with a brick stables and brick lock-up, was erected in Learmonth around 1860 and in 1864 a Courthouse was added to the complex. The present stone Church of England was opened in 1861, construction of the present Catholic church began in 1873, and the present Presbyterian church (which was designed by noted English church architect, Charles Hansom, with its construction overseen by Ballarat architect Henry Caselli) was opened in 1876. The two latter buildings replaced earlier timber structures, built before the town was surveyed. The school opened in 1862, a branch of the National Bank was opened in Learmonth in 1866, and a Temperance Hall (later the Mechanic's Institute) was opened in 1867.<sup>323</sup>

Learmonth is also particularly associated with the emerging role of local government in Victoria during the late 19th century, being located within the first Shire to be established in Victoria. The Shire of Ballarat was proclaimed on 24 November 1863 and the foundation stone of the Shire Hall (now the headquarters of the Learmonth Historical Society) was laid on 5 November 1866. Richmond Park adjacent to Lake Learmonth was named in 1873 after James Richmond, who commenced as the first full time Shire Secretary in 1866 and served in this position until his death in 1879.<sup>324</sup>

By 1879 there were 500 residents of Learmonth, the police complex and courthouse were kept busy and the post office served the wider district population as well as the township.<sup>325</sup>

When the rail line was extended to Learmonth in 1888 the railway station was carefully sited at the edge of the township. This enabled efficient access without the disruption and over emphasis of a central placing. Learmonth was not on the main rail route to Horsham and Adelaide as some had hoped, but was connected via a branch line to Waubra Junction and then onto Ballarat.<sup>326</sup> The service to Learmonth was closed and dismantled in 1973 but the curving line of the remaining embankment remains to indicate its path. This embankment runs from where it intersects with the highway and along between the lake and buildings on the south side of the township. The remains of the station platform to the east of Queen Street, as well as the neighbouring weighbridge, also serve as reminders of its former presence.

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<sup>321</sup> *Souvenir Program, Back to Learmonth, Centenary Celebrations, October 1937; Jubilee Souvenir, The Learmonth Presbyterian Church, c1908; M. Challinger, Historic Court Houses of Victoria, p.114*

<sup>322</sup> See P. McGuire, *Inns of Australia*, and R.L. Cole Records "Records of Hotels" (SLV) for further information and *Souvenir Program, Back to Learmonth, Centenary Celebrations, October 1937* for a photograph of the hotel.

<sup>323</sup> *Souvenir Program, Back to Learmonth, Centenary Celebrations, October 1937; Premises of Thomas C. Barnes, shopkeeper, Learmonth 1888-9, SLV photo collection.*

<sup>324</sup> *Souvenir Program, Back to Learmonth, Centenary Celebrations, October 1937.*

<sup>325</sup> *The Victorian Gazetteer 1879, p.283.*

<sup>326</sup> Memorial Plaque erected to commemorate the centenary of the railway; Information from Bill Loader.

After the turn of the century Learmonth continued to grow in importance as a focus for the surrounding district. In 1904 the police station was enlarged with the addition of the front section, in 1912 the Temperance Hall was formally constituted the Learmonth Mechanics' Institute and Free Library, in 1914 a new Library and Billiard room were added to the Institute, and in 1915 the Masonic Temple was opened as the meeting place for the Learmonth Masonic Lodge, which was founded in 1894. In the 1930s further renovations and alterations were made to the Stag Hotel, which had already seen many changes since it was first established.<sup>327</sup>

The houses in the township and further east along the highway reflect the early establishment of the township in the 1850s, its subsequent development in the 19th century, and its further consolidation in the early decades of the 20th century. They range in size and style from modest timber cottages to larger brick houses erected throughout the 19th century, and on to substantial weatherboard bungalows with dominant and picturesque rooflines erected both before and just after World War 1.

The neighbouring countryside has been quite altered since settlement as a result of intensive farming practises with very little timber left on the surrounding hills. The large pastoral runs were broken up after the Land Settlement Acts of the 1860s and smaller landholdings developed. Even earlier, some sub-divisions had taken place and Ercildoune had been broken up into 50 and 70 acre blocks as had Dowling Forest although the blocks there were larger. Several of the neighbouring runs, Creswick, Yuille's, Clarke and Learmonth runs, had been already broken up as a result of the miner's petitioning government to release land and, in 1854, these were subdivided into 80 acre blocks. The old volcanic landscape with its broad plains, lakes and steep volcanic cones was then modified by new farming practices such as narrow country roads, linear fences and cypress windbreaks which delineated the rectangular layout of these smaller properties.<sup>328</sup>

Water for irrigation of the pasture lands was always an issue and rather than drain the swampy Lake Learmonth for use as a town common (there was some agitation for this course of action), it was decided to create a diversionary channel by which water could be brought over the divide from Coghill's Creek. The chairman of the public meeting held to decide the matter was a Mr Morton who asked for the community's support in getting him elected to Parliament, after which he said he would get the money for the project from the Government. He was successful and a channel, called Morton's Cutting, was constructed in c.1863. It helped maintain the level of the lake for use in irrigation by diverting water which came from Mount Bolton and Mount Addington via a creek located some distance to the north. A water gate on the creek allowed water to be diverted into the channel or down the creek. The line of this channel is still evident, as is the diversion gate, and it is important as an early (and possibly the first) example of water diversion in Victoria.<sup>329</sup>

The three major volcanic hills closest to the new township, Brown's Hill, Bankin Hill and Sellwood Hill and particularly Lake Learmonth itself have long provided places of natural beauty for the growing population of Learmonth, as well as visitors to the area. The lake has always been a central focus of the district and although it is presently almost empty due to a long drought, could still be supplied via Morton's Cutting. In the past an annual regatta was held at Lake Learmonth and was always a popular event as was the Learmonth Agricultural Show. Both events attracted crowds from nearby towns such as Miner's Rest and Beaufort as well as from Ballarat. The Learmonth Ski and Powerboat Clubhouse and the Yacht Clubhouse are located on the east side of the lake.

<sup>327</sup> *Souvenir Program, Back to Learmonth, Centenary Celebrations, October 1937*

<sup>328</sup> *ibid.*; Meldrum Burrows and Partners, 'Report for the City of Ballarat on "Learmonth Townscape Study"', p.4.

<sup>329</sup> *Souvenir Program, Back to Learmonth, Centenary Celebrations, October 1937*; information from Bill Loader.

The wide streets of Learmonth are heavily planted with shade trees and the provision of generous and well-planted public parklands make the township an attractive place to visit. Ballarat visitors often journeyed by train to Learmonth for regular picnics in the parks or by the lake where the shoreline was all reserved for public use.

Learmonth is also a town proud of its history and the Avenue of Honour along the highway carefully remembers each soldier, nurse and chaplain, in fact all whom served, by the placement of a tree.<sup>330</sup> An Obelisk located in the centre of the town in High Street commemorates the death of Sgt. Charles Vaughan in 1901 during the Boer War.<sup>331</sup> The local ANA, established in 1887, planted an avenue of trees in 1917 along the west edge of the Sunraysia Highway on the north-western approach to the town. They also planted the Redwood tree at the southern end of the avenue, and marked it with a separate memorial plaque to ANA member Michael Casey, who died in 1932.<sup>332</sup>

### 18.3 Urban Design & Engineering Infrastructure

The Learmonth Precinct consists of a small-scale township effectively one block deep either side with nearly all the buildings fronting the highway which bisects it. The lake determines the southern limits of the town and the channel of Morton's Cutting effectively defines the western boundary of the town. The Precinct also extends some 3½ kilometres along the Sunraysia Highway to the south-east of the township with the intermittent avenue of roadside Council tree plantings and the following Avenue of Honour, which terminates at Ryans Road, and a short distance along the Sunraysia Highway to the north-west of the township with the ANA Avenue.

The Learmonth Precinct is especially characterised by its mixed residential, commercial, civic and cultural zone along High Street (Sunraysia Highway), between Queen Street and Morton Street, and this zone is largely identified by some significant and intact houses, a hotel, churches, commercial buildings, civic buildings, and other 19<sup>th</sup> century and early 20<sup>th</sup> century buildings and structures.

The original subdivision and layout of the town, which dates back to 1859, is still easily identifiable with subsidiary streets such as Queen, Church and McKay Streets running off the central main road, and Bankin Street running parallel to the main road. The earlier orientation of the subdivision of the surrounding pastoral land is still represented by the lines of Morton Street and Queen Street.

Allotment sizes within the precinct vary considerably, yet most are reasonably deep. Lots are more densely subdivided along both sides of High Street between Queen Street and Morton Street and in recent years there have been a number of additional subdivisions that have further reduced allotment sizes. The largest allotments facing High Street are those of the churches, the school and the former Shire Offices. The generally unbuilt area of land between Bankin Street and Morton Street comprises larger allotments. The town area is surrounded by considerably larger farming allotments ranging from 1.4 to 9.2 hectares and upwards.

The front setbacks of the houses from the street frontages vary considerably but most of the distances are between about 3 to 9 metres. The former manses were located within the grounds of their associated churches, which had larger allotments. The land to the south of the former Presbyterian manse at 107 Church Street has since been

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<sup>330</sup> Learmonth and District Historical Society, *Duty Nobly Done*.

<sup>331</sup> Phil Taylor, "Civic Memorials in Victoria to the War in South Africa, 1899-1902".

<sup>332</sup> *Souvenir Program, Back to Learmonth, Centenary Celebrations, October 1937*

inappropriately subdivided and more recent houses of varying scales and designs have been erected on this land. All the significant and contributory houses in the precinct are oriented parallel with the main street boundary.

The only buildings set directly on the street frontage were built for commercial purposes, with the exception of the former blacksmith's shop at 337-341 High Street (Sunraysia Highway), which was later used as a bakery, and the house at 336 High Street (Sunraysia Highway), which was originally a store. All the significant and contributory commercial buildings in the precinct are oriented parallel with the main street boundary.

The setbacks of the civic and cultural/community buildings from their street frontages vary considerably and the buildings also variously take up the entire width of their allotments, or sit within much larger allotments with medium to substantial setbacks on all sides. None are set directly on the street frontage. All the significant civic and cultural/community buildings in the precinct are oriented parallel with the main street boundary.

In terms of engineering infrastructure, the most significant remnant is the channel of Morton's Cutting located on the western edge of the town. Morton's Cutting begins at the weir and watergate on the creek, (to the north-west of the town), that comes from Mount Bolton and Mount Addington, and runs in a south-east direction parallel to the highway until it turns to run almost directly south to Lake Learmonth. The most visible remnant of Morton's Cutting is a straight channel that runs from the lake alongside the Recreation Reserve, crosses under Learmonth Weatherboard Road (where it is marked by a sign) and heads north towards the line of the present Sunraysia Highway and follows the line of the present Sunraysia Highway over the Great Divide and passes under the old Waubra Railway line to the dam head.

Roads throughout the Learmonth Precinct are predominantly asphalt and either have gravel or grassed verges, which remain an important part of the streetscape. Apart from the northern side of the service road of High Street, generally between Church Street and Morton Street, the precinct is characterised by grass nature strips without concrete paths.

Some of Learmonth's side streets have maintained a more rural feel. In particular, Bankin Street is an unmade dirt and gravel 'lane' edged on the higher north side by a mixture of pines, oaks and a long hawthorn hedge and lined on the lower side by houses separated from the roadway by a deep grassed verge.

Morton Street, the traditional edge of town, is similarly an unmade dirt and gravel road with grass verges, and it is intermittently edged with old pine plantings and gum trees. It has very few houses along it, and mostly vacant lots to the south side and pastoral land to the north side. Queen Street on the north side of High Street (Sunraysia Highway) is also an unmade dirt and gravel road with wide grassed verges. It is notable that the part of the gazetted road running up Bankin Hill, north of the Bankin Street junction, is fenced off and not made as a road. This contributes to the views to Bankin Hill.

Church Street on the south side of High Street (Sunraysia Highway) is basically an unmade dirt and gravel area with grass verges. It does not run through to Lake Learmonth as originally intended but ends at the grassed embankment of the former rail line, providing notable and uninterrupted views of both these important features of the precinct. Other significant elements of infrastructure related directly to the Sunraysia Highway are the concrete mile markers '83' and '84' respectively located on the south-eastern and north-western outskirts of Learmonth.

The remnant embankment, former railway platform area, and the associated weighbridge of the former branch line from Ballarat to Waubra, which passed through Learmonth, is also a significant part of the Learmonth Precinct. This branch line was established in 1888 and dismantled in 1973. Parts of the low embankment upon which the line ran can still be seen, especially where it is crossed by the Sunraysia Highway to the south-east of the town and where it runs along the rear of the allotments fronting the south side of High Street. The main stretch of the embankment generally finishes on the east side of Laidlaw Street. The embankment is lightly grassed and a Memorial incorporating remnant rails and sleepers marks its junction with the Sunraysia Highway, which was unveiled in October 1988 to mark the Centenary of the opening of the line. The remnants of the former platform, with its edges shored with timber, can be seen from the Lakeside Road, to the east of Queen Street. The nearby weighbridge on the foreshore of Lake Learmonth is of note for its association with the former rail line and is still significantly intact.

Overhead power lines comprise additional infrastructure that has been introduced over time and they are particularly dominant in Church and McKay Streets to the north of High Street. Both these streets are inappropriately suburban in appearance and in contrast to the rural character of the rest of the town.

#### **18.4 Landscaping (Public & Private)**

Much of the special character of the main section of the town is derived from the mature avenues of exotic trees along the main highway, which bisects the town. The length of the highway between Queen Street and Morton Street is flanked on either side by a wide grassed median strip landscaped with an avenue of mature deciduous trees including elm, plane and oak trees. A service road on either side provides access to the significant mix of residential, commercial, civic and cultural/community buildings along their length.

The Precinct is also characterised by

- the lengthy Avenue of Honour along the Sunraysia Highway on the south-eastern approach to the town;
- the ANA Avenue of cypress trees along the Sunraysia Highway on the north-western approach to the town;
- the remnant grassed embankment and platform area of the former branch Railway line through Learmonth from Ballarat to Waubra;
- the shore of Lake Learmonth itself, along with its associated recreational buildings and plantings; and

The Learmonth Avenue of Honour, planted to honour all those from the district who served in WW1, is a significant part of the Learmonth Precinct and forms an important entry from the south-east. It is marked at its beginning, some 3½ kilometres from the start of the main section of the town at Queen Street, by the straightening of the Sunraysia Highway as it heads towards Learmonth from its junction with Ryans Road. The avenue finishes at the town signs at the eastern end of Learmonth. A Memorial Wall erected in 1994 and opened by Sir Edward 'Weary' Dunlop also marks its beginning. The avenue comprises a number of different exotic trees, including elms. While the Avenue of Honour does not extend completely to the township it is continued intermittently by sympathetic Council tree plantings of similar maturity.

The ANA Avenue of cypress trees, planted in 1917 along the west edge of the Sunraysia Highway on the north-western approach to the town is also a significant part of the



Learmonth Precinct. This densely planted avenue marks the entry into the town, before the Sunraysia Highway turns at an angle into the main section of the town and becomes known as High Street. The Redwood tree at the southern end of the avenue, with its separate memorial plaque to ANA member Michael Casey, who died in 1932, is of particular note.

Although Lake Learmonth is not a dominant feature from within the township, it is a significant element forming an edge to the Learmonth Precinct. Lakeside Road, is an asphalt road from Laidlaw Street at Alexander Park to Queen Street passing through Richmond Park. The lake foreshore and Lakeside Road are randomly edged with mature exotic trees, predominantly pines, and some native gum trees. The most notable planting is known as 'Richmond Park', which is located on the west side of Queen Street and is a densely planted pine plantation. Part of the unmade portion of the Lakeside Road runs through this plantation and the dappling of the light through the trees adds to the rural quality of the area. The Learmonth Ski and Powerboat Club House is also of note. It appears to be an Army P1 Hut, with its long rectangular form, gabled roof, and external walls clad in galvanised corrugated iron laid horizontally.

Grassed nature strips and verges are another significant component of the residential streetscapes in the town. Other significant landscapes within the precinct comprise the plantings and mature trees within the grounds of the churches, the former Shire Offices and the school.

## **18.5 Buildings & Significant Details**

The Learmonth Precinct is characterised by a mixture of mid to late 19<sup>th</sup> and early 20<sup>th</sup> century residential, commercial, civic and cultural/community buildings. These buildings are located along the tree-lined section of High Street (Sunraysia Highway) between Queen Street and Morton Street, and as a scattering of early residences in adjacent streets and further east along High Street (Sunraysia Highway).

The individually significant or contributory buildings are generally located on either side of the main road and some have made an important contribution to the development of Learmonth as well as to the development of the former Shire of Ballarat. Some date their establishment back as early as the mid to late 1850s and link with the early European settlement and gold discoveries in the district. The civic, commercial and cultural buildings are a legacy of the time when Learmonth was a prosperous centre of local government, commerce and trade, and a cultural focus for the district.

### Residential Buildings

The majority of the individually significant or contributory residences in the Learmonth Precinct are single storey and detached, with a small number attached to associated stores. In addition, the building at 336 High Street (Sunraysia Highway), although now a residence, once also served as a store.

The majority of these residences are constructed of horizontal weatherboard wall cladding, with hipped or gabled roofs, or a combination of the two, clad in galvanised corrugated iron. The exceptions are the former Church of England Manse at 9-11 Bankin Street, the house at 224 High Street and the house at 13 McKay Street, which are all constructed predominantly of rendered masonry with weatherboard additions; the house at 317-319 High Street, which is constructed of unpainted brick and has a slate roof; and the former Presbyterian Manse at 107 Church Street, which has an early wing constructed of unpainted brick with the remainder having horizontal weatherboard wall

cladding.

Most of the houses are of a Victorian style, from the mid to late 19<sup>th</sup> century, with a few of a late Federation or early Inter-War Bungalow style. The houses are generally similar in size, although there are a few smaller Victorian cottages. The roofs are characterised by eaves of less than 300mm and a minimum pitch of about 25°. The gables generally feature decorative carved bargeboards and/or turned timber finials. Extensions at the rear are usually skillion roofed with a pitch of about 15°-20°.

All of the houses have verandahs, which are generally joined to the main building under the eaves line on the Victorian style houses or are a continuation of the main line, but at a different pitch, on the late Federation or early Interwar Bungalow style houses. The verandahs are also varying configurations. Some are located at the front only, while others return down one or both sides. The verandah rooflines are generally straight or gently curved, very few are bull-nosed. Decorative elements on the verandahs comprise cast iron or timber friezes and brackets. The posts are generally plain timber, although some feature stop chamfers or have been turned to form a more decorative shape.

Early brick chimneys, which are predominantly unpainted, adorn the rooflines of these houses. Some chimneys feature dichromatic brick patterning. Timber framed, double hung windows of rectangular proportion and timber framed, paneled timber doors are other important characteristics. The front fences are generally low and the appropriate ones consist of timber pickets, or of timber posts and wire.

### Commercial Buildings

All of the individually significant or contributory commercial buildings in the Learmonth Precinct are single storey and generally date back to the early decades of the development of Learmonth, which was established in the mid to late 1850s. Some buildings have been altered in the early decades of the 20<sup>th</sup> Century. The majority of these buildings are constructed of horizontal weatherboard wall cladding, with hipped or gabled roofs, or a combination of the two, clad in galvanised corrugated iron and with a minimum pitch of about 25°.

Exceptions to these styles and construction materials include the following:

- The National Bank at 334 High Street (Sunraysia Highway), which is constructed of rendered brick.
- The General Store and Post Office at 424 High Street (Sunraysia Highway), which is also constructed of rendered brick but has a slate roof over the main store building;
- Boota's store, which is a turn of the century brick shop erected in front of an earlier weatherboard premises; and
- The Learmonth Garage at 410-412 High Street (Sunraysia Highway), the walls of which are also partly clad with galvanised corrugated iron.

Parapets are an early and significant element of a number of the commercial buildings and are either constructed of timber or of painted or rendered brick, depending on the construction of the rest of the building. The rendered parapet and façade of the former Bank is the most decorative. The parapet features a projecting stringcourse and dentillated mouldings below which there is a plain rendered band upon which the Bank's name was probably painted. The main portion of the façade features deep grooves within the render arranged to simulate bands of stone and voussoirs over the arched door and window heads. The circular lights above the entry doors are also notable. The timber parapets to the former store at 210-203 High Street (Sunraysia Highway) and the store at 321 High Street (Sunraysia Highway) have distinctive parapets that follow the

pitched lines of the upper portion of the gabled roofs behind.

A few of the commercial buildings have verandahs but all, except the one attached to Boota's shop at 345 High Street (Sunraysia Highway), appear to be later, and generally inappropriate, additions.

### Civic Buildings

All of the civic buildings in the Learmonth Precinct - the police residence, lock up and stables, the former Shire Offices, and the former Court House - are individually significant. These civic buildings date back to the early decades of the development of Learmonth, although the present red brick front section of the police residence may have been added to an earlier 1860s building in c.1904. They are all single storey, although the former Shire Offices at 326-332 High Street (Sunraysia Highway) and the former Court House at 325 High Street (Sunraysia Highway) have double height interiors and subsequently higher rooflines.

The civic buildings are generally constructed of unpainted brick, although the former Court House has been overpainted at a later stage, and have gabled roofs clad in slate and with a minimum pitch of about 25°. Unpainted brick chimneys adorn the rooflines of most of these buildings, the most notable being those of the former Shire Offices. This building also features a distinctive monitor roof on its main gabled ridgeline. Exceptions to these styles and construction materials include the following:

- The police residence, which features a combination of gables and hips and is clad in Marseilles pattern terracotta tiles; and
- The residence attached to the former Shire Offices, which has a hipped roof and a horizontal weatherboard clad extension with a gable roof, both of which are clad with galvanised corrugated iron.

### Cultural/Community Buildings

All of the cultural/community buildings in the Learmonth Precinct - the churches, the Primary School, the Masonic Hall, and the former Mechanics' Institute - are individually significant. Most of these buildings date back to the early decades of the development of Learmonth, while a few date to the consolidation of the township in the early decades of the 20<sup>th</sup> century. They are all single storey although the Masonic Hall at 331 High Street (Sunraysia Highway) has a double height interior and a subsequently higher roofline. Wall construction varies between locally quarried granite for the All Saints Church of England at 212-216 High Street (Sunraysia Highway), bluestone for the Uniting (former Presbyterian) Church at 308-314 High Street (Sunraysia Highway), and face brick for St Joseph's Catholic Church at 401-407 High Street (Sunraysia Highway), the Masonic Hall and the Primary School at 316-324 High Street (Sunraysia Highway), although the school has now been painted for some decades. The former Mechanics' Institute at 323 High Street (Sunraysia Highway) and the All Saints Parish Hall are constructed of horizontal weatherboard wall cladding.

The dominant gabled roofs of the churches are clad in slate and the Uniting Church features a distinctive squat octagonal tower with a bell-cast spire, above a prominent squared porch entrance. The roofs of the other cultural/community buildings are also generally gabled, although the rear hall of the former Mechanics' Institute has a large and distinctive barrel vaulted roof. The roofs of this latter building and the school are clad in galvanised corrugated iron, while the roof of the Masonic Hall is clad in its original terracotta Marseilles tiles. This distinctive Federation Free Classical styled building also features a portico with rendered detailing, as well as a semi-circular light in the gable of

the main hall edged with an alternating pattern of face and rendered brick.

## **18.6 Significant Landmark Features and Views**

Significant urban landmarks in the precinct include:

- the two very large Monterey cypress trees in the grounds of the All Saints Church of England, which form an important focus to arrival and departure at the south-east end of the town; and
- the Stag Hotel at the intersection of High Street (Sunraysia Highway) and Morton Street which forms an important focus to arrival and departure at the north-west end of the town.

Other significant landmarks in the central area of the township the street lamp, which was erected to commemorate Queen Victoria's jubilee in 1897 and is located in the grassed median strip in front of the former Shire Offices, the adjacent war memorial erected by the residents of the district to the memory of Charles Vaughan who was killed in the Boer War in February 1901, and the spire of the Uniting (former Presbyterian) Church.

The uninterrupted views from the high vantage point along much of Bankin Street between Church Street and McKay Street towards the rear of the civic, commercial and cultural buildings facing High Street, and further across and between them to a view of Lake Learmonth particularly contributes to the rural and architectural character of the precinct and is important for showing the close association of the lake with the town. The views of the lake down Queen and Church Streets are also important for showing the close association of the lake with the town.

The generally uninterrupted views along much of the Lakeside Road between McKay Street and Queen Street back across the remnant grassed embankment of the former railway line towards the rear of the civic, commercial, cultural and residential buildings facing High Street also contribute to the rural and architectural character of the precinct.

Beyond the Learmonth Precinct there are significant visual connections that assist in understanding the historical, cultural and architectural development of the town and the surrounding area. From numerous vantage points within the precinct there are views to the volcanic hills and farmland that surround the town. Such views maintain the historic link between the town and the agricultural identity of the district. The corridor view down the Learmonth Avenue of Honour also strengthens the link between the town with the surrounding area, particularly the houses along the highway on the outskirts of town.

## 18.7 Statement of Cultural Significance

The Learmonth Precinct is **historically** significant at a **LOCAL** level (AHC criterion H.1). It is associated with the early development of Learmonth from the 1850s. In particular, the precinct is associated with the early establishment of the Stag Hotel (c.1854) and timber Presbyterian and Catholic churches (c.1857), and with the first survey of the township by Assistant Surveyor John Carruthers in 1859, whose original pattern of subdivision is still substantially intact, as well as the subsequent land sales in November 1859 and February 1860. Most of the civic, commercial and cultural/community buildings in this precinct date their establishment back to this early period and the immediate decades after when Learmonth was a prosperous centre of local government, commerce and trade, and a cultural focus for the district. In particular the former Shire Hall demonstrates Learmonth's importance as the municipal centre of the first Shire to be formed in Victoria, the Shire of Ballarat. Other buildings are associated with the later consolidation of the town notably during the Federation period (c.1900-1915) and the Inter-War period (1920-40), as especially identified by the additions to the former Mechanics Institute (1914), the Masonic Hall (1915), the Learmonth Avenue of Honour (after 1919), and the alterations and additions made to the Stag Hotel (c.1930s).

The Learmonth Heritage Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates many original and early design qualities associated with the residential, commercial, civic, and cultural/community development of the Learmonth township between the 1850s and the 1930s. These qualities include the Victorian, Federation and Inter-War styled residential, commercial, civic and cultural/community buildings that are generally single storey in height, although a few of the more dominant civic and cultural/community buildings have double height interiors and subsequently higher rooflines.

Intact qualities of the individually significant and contributory buildings include their Victorian or late Federation / early Interwar Bungalow designs which use horizontal weatherboard, brick (face brick or rendered), or stone (churches only) wall construction, their hipped and/or gabled roof forms, which have a minimum pitch of 25° and are clad with galvanised corrugated iron (predominantly residential, commercial and cultural), slate (predominantly churches and civic buildings), or Marseilles pattern terracotta tiles (the police station and the Masonic Hall).

Other intact qualities include the parallel alignment of the buildings with the street, the verandahs (on the residential buildings only), the dominant timber or rendered brick parapets (commercial buildings only), the brick chimneys, and the timber framed, double hung windows of rectangular proportion (predominantly residential buildings).

The Learmonth Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates important visual qualities that reflect the historical and cultural development of the township and surrounding areas, and contribute to the rural and architectural setting of the township. These qualities include the tree-lined character of the main highway that bisects the town, particularly the length of the highway between Queen Street and Morton Street, which is flanked on either side by a wide grassed median strip landscaped with an avenue of mature deciduous trees including elm, plane and oak trees; the lengthy Learmonth Avenue of Honour along the south-eastern approach to the town; and the densely planted ANA Avenue of cypress trees along the north-western approach to the town.

Complex views across and through the precinct to Lake Learmonth, along and across the grassy embankment of the former railway line, of the rear of the buildings facing High

Street, and towards the surrounding agricultural farmland and volcanic hills, provide important visual links to the foundations of the town's settlement and its later development.

Other important aesthetic qualities include the significant urban foci, notably the two large Monterey cypress trees in the grounds of the All Saints Church of England, which form an important focus to arrival and departure at the south-east end of the town; the Stag Hotel at the intersection of High Street (Sunraysia Highway) and Morton Street which forms an important focus to arrival and departure at the north-west end of the town; the commemorative street lamp and the war memorial located in the grassed median strip in front of the former Shire Offices, and the spire of the Presbyterian (former Uniting) Church.

Further significant aesthetic elements and foci are the Memorial Wall at the beginning of the Avenue of Honour, the Railway memorial at the junction of the former railway embankment with the Sunraysia Highway, the memorial plaque and Redwood tree planted in memory of ANA member, Michael Casey, and the concrete mile markers '83' and '84'.

The Learmonth Precinct is **scientifically** significant at a **LOCAL** level (AHC criterion C.2). The Morton's Channel cutting is of importance for contributing to a history of the establishment, maintenance and irrigation of large tracts of farmland by early settlers.

The Learmonth Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). This area of Learmonth is recognised and highly valued by the local community for commercial, civic, cultural, religious, commemorative and recreational reasons.

Overall, the Learmonth Precinct is of **LOCAL** significance.

## 18.8 Local Policy

### HO180: LEARMONTH HERITAGE PRECINCT

This policy applies to all land located within the heritage overlay schedule of HO180 otherwise known as the Learmonth Heritage Precinct.

#### 22.33-1 Policy Basis

This Policy:

- Applies the heritage SPPF objective in clause 15.11 to local circumstances;
- Builds on the MSS objectives in clause 21.7 and 21.11 relating to urban development and the management of heritage places
- Applies the objectives of the Ballarat Heritage Study Stage 2.
- Applies the objectives of the Ballarat Advertising Sign Guidelines

Learmonth was established first as the centre of a farming community in 1837, by the Learmonth brothers, but was soon influenced by the nineteenth century gold rush. Until 1860, numerous shallow and deep leads were worked and the major rush in 1854 drew 20,000 but during the 1860s mining activity declined. Grazing continued to be a dominant land use surrounding the town, but government services such as a school, police and law courts, the Shire offices, as well as community services provided by the mechanics institute, Masonic Lodge and numerous churches featured in the town centre. Commercial development included hotels, banks and blacksmiths.

Learmonth is classically nineteenth century in format, being laid out as a formal grid. It focuses upon the public buildings and commercial premises of the High Street, having concern for the provision of public parklands, large shady streets and the location of the railway station at the edge of town. The character of the town is reflected through the existing heritage assets, which include large numbers of historic buildings. These generally distinctive buildings are randomly located on either side of the main road and create attractive focal features. Some of these buildings date back to the 1850s and link the early European settlement and old discoveries and they have made an important contribution to the development of Learmonth and more specifically the development of the Shire of Ballarat. Many small nineteenth and early twentieth century weatherboard and some brick houses dominate this area. Other features such as the war memorial and commemorative lamp post, are found along the highway's median strip.

Learmonth township remains an identifiable historic subdivision and street system running along the Sunraysia Highway from the old Railway Platform and siding on Queen Street in the southeast to the historic stage Hotel on Morton Street at the northwest end of town. The township is effectively one block deep with nearly all premises fronting the highway proper. The wide median strip is landscaped with an avenue of deciduous trees including elms, oaks and plane trees. A service road completes the wide scenic view with some white picket fences along this roadside. The edges of the roadside are gravelled; there is no hard definition between the road and the pathway or guttering. Learmonth's orientation and subdivision, layout, and scale all relate to the highway that bisects it.

The conifer plantation along Lake Road and those along the northern shores of Lake Learmonth are significant landscape elements that were planted by the Young Farmers club in the early 1950s.

### 22.33-2 Objectives

- To conserve the individually significant and contributory residential, commercial, civic and cultural / community heritage places which when combined demonstrate the historical and cultural importance of the development of Learmonth as a centre for government, commerce and trade, and a cultural focus for the district between the 1850s and 1930s.
- To protect the subdivision pattern, streetscape and layout of the township and its physical setting including the parallel alignment of buildings with the main street, the symbolic tree-lined character of the main highway, Lake Learmonth, and Morton's Channel.
- To conserve the memorials and concrete mile markers along the Sunraysia Highway.
- To ensure that scale, mass and form of new development does not detract from the significant and contributory buildings.
- To encourage the use of traditional construction materials within the Precinct.
- To conserve the boulevard form of Sunraysia Highway, (particularly between Queen Street and Morton Street), with its wide grassed median strip and avenue of mature elm, plane and oak trees.
- To retain the dominant landscape features of the precinct including trees planted on public and private land, established trees in the Lake Reserve, the Avenue of Honour and ANA Avenue.
- To conserve the Morton's Channel cutting which is linked to the early settlement of farmland in the area.

### 22.33-3 Policy

#### *Exercising Discretion*

Where a permit is required for a proposal, it is policy to:

- promote buildings that incorporate the following design characteristics (but not limited to):
  - detached buildings.
  - hipped and/or gable roofs with a minimum pitch of 25 degrees.
  - eaves that range from modest and lined, to projecting with exposed rafters.
  - galvanised corrugated iron, slate or Marseilles pattern terracotta tiles roof materials.
  - horizontal weatherboard, or brick (face brick or rendered) or stone (churches only) wall construction materials.
  - timber framed and double hung windows of rectangular proportion for residential buildings.
  - verandahs.
  - timber or rendered brick parapets for commercial buildings.
- encourage accurate reconstruction of Victorian, early 20<sup>th</sup> century and inter war verandahs on significant and contributory buildings where they have been removed/and or altered.
- encourage subdivision to complement the existing subdivision pattern of the Learmonth township.
- ensure new development responds to the single and double storey height of the buildings of the precinct.
- encourage development to visually address High Street by frontage to this street and parallel alignment of any buildings with the street.
- ensure development is detached and has side setbacks equal or greater than the existing place.
- ensure development has a front setback equal or greater than any adjoining building and no building (incl. Garages, carports, outbuildings) may occur in the front setback.



- ensure new garages are set to the rear of the allotment, or at least as far as possible to the rear of the house where dictated by an odd allotment shape.

### Decision Guidelines

It is policy that the responsible authority consider as appropriate:

- Recommendations of the *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)
- Recommendations of the *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).
- Recommendations of the *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).
- Recommendations of the *Ballarat Advertising Sign Guidelines*.

### References

It is policy that the responsible authority consider as appropriate:

- *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)
- *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).
- *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).
- *Ballarat Advertising Sign Guidelines*.

## 19 BUNINYONG HERITAGE PRECINCT

### 19.1 Description / Precinct Boundaries



Figure 20 Buninyong Heritage Precinct Map

The township of Buninyong is located some 10 kilometres south-east of Ballarat on the Midland Highway. The Buninyong Heritage Precinct is characterised by a notable collection of former and present commercial, cultural/community, and educational buildings constructed from the 1850s onwards. They are complemented by a number of substantially intact residential buildings, which were constructed from the 1850s to the Inter-war era. The precinct is also characterised by the formal grid layout of its streets, some of which feature avenues of mature to semi-mature trees; by scattered areas of grassed and treed public and private open space including the Buninyong Botanic Gardens, De Soza Park and the park-like grounds of the Uniting Church; and by a number of well-maintained private gardens, most of which contain notable mature tree specimens. Furthermore, the precinct is distinguished by some early engineering infrastructure such as the large bluestone culvert that carries the Union Jack Creek under the Ballarat-Buninyong Road.

The northernmost boundary of the Buninyong Heritage Precinct lies on the north side of the intersection of the Ballarat-Buninyong Road with the Union Jack Creek. From this point the east boundary begins, first running in a southerly direction to Forest Street, along the rear of the allotments lining the east side of Warrenheip Street (the Ballarat-Buninyong Road). At Forest Street the boundary takes a staggered line, firstly turning to run along the south side of Forest Street before turning again to run alongside the east boundaries of the allotments at 313 Forest Street and 314 Learmonth Street. After it reaches Learmonth Street, the boundary runs along the north side of the road reserve to the eastern side of the intersection with Cornish Street before turning again to run across Learmonth Street and along the east side of the Cornish Street road reserve for a short distance. When the boundary line reaches 605 Cornish Street, it deviates to take in 605 and 607 Cornish Street before running along the north side of Scott Street for some distance.

The easternmost boundary is then formed from a point on the north side of Scott Street, and along the east boundary of the land belonging to the St Peter's and St Paul's Catholic Church, to a point on the south side of the surveyed line of Yuille Street. From this point the boundary turns in a westerly direction, running to and then along the east side of Fiskin Street to Simpson Street.

The south boundary of the precinct essentially runs along the north side of the Simpson Street road reserve to Warrenheip Street before deviating to run along the south side of the first few allotments in Simpson Street. The west boundary begins on the west side of the allotment at 407 Simpson Street and takes a staggered line to Learmonth Street along the west sides of various allotments facing Simpson, Yuille, Scott and Learmonth Streets. At Learmonth Street the boundary line turns to run on the south side of the road reserve to the first bend in the road, which is essentially the end of the mature tree plantings of the Avenue of Honour, and then turns to run back again along the north side of Learmonth Street to the west side of the surveyed line of Winter Street. The west boundary line turns at this point to run along the west side of the Winter Street road reserve to Eyre Street and takes in the allotment at 208 Winter Street ('Clifton Villa') before turning to run along the north side of Eyre Street for a short distance. The remainder of the west boundary runs in a staggered line along the west boundaries of various allotments facing Eyre, Palmerston and Warrenheip Streets before ending at the northernmost boundary.

## 19.2 Historical Overview

**Note:** *the majority of this history has been supplied by Beth Ritchie of the Buninyong Historical Society, October 2002.*

Buninyong, or 'Boninyong' and sometimes 'Bonin-yowang', the Aboriginal Watharung name describing what is now known as Mount Buninyong, was interpreted by the first settlers of the district. The township took its name from the mountain and made it its icon.<sup>333</sup>

Buninyong is linked with the early settlement of Port Phillip from Van Diemens Land, when fleets of small boats carrying sheep crossed Bass Strait to land at Corio. The pastoral runs near Buninyong were taken up in 1838 and 1839. Two young men aged 18 and 20 years old, named Thomas and Somerville Learmonth, settled for their father Thomas, on land south west of Buninyong, extending to Burrumbeet. East of Mount Buninyong Andrew Scott, his wife and children, took up their pre-emptive right, as did

<sup>333</sup> e.g. the Municipal Seal designed in 1859.

Peter Inglis at Yendon. All three names are perpetuated as street names in the first survey.

A small township began to develop in the early 1840s, as men employed by the squatters left their employment. An inn was established and sawyers split and cut the trees to make hurdles and provide timber for buildings and fences. Later a doctor came, a tailor, a blacksmith and a shoemaker. A store and an eating house were built. Mail and coach connected weekly to Corio. The road to Portland Bay, known also as the Great Western Road, ran past the little township and provided the trade link necessary for it to become established. The great bullock drawn wagons frequently passed through on their way to properties further west.

In a climate of controversy about an education system and concern for the children of those arriving in the colony, the Reverend James Forbes had opened a school at Scots Church, Melbourne. The Reverend Thomas Hastie, who had been an assistant minister at Launceston, was visiting to Rev. Forbes. As a Free Presbyterian he was not intending to stay in Launceston. The Learmonth, the Scott family and the Rev. Forbes prevailed on him to establish a church and school at Buninyong, and so the first inland boarding school was opened in 1848. Thirty-one boarders and twenty-two day scholars were enrolled. The school was on land on the corner of Lal Lal Street and the Geelong Road, as was the dwelling and slab church nearby.

In 1848 some surveying of the township took place and by 1850 William Malcolm, a Government Surveyor had completed a plan for a mile square township. The first land sales took place in May 1851. This makes Buninyong particularly significant in the present municipality of the City of Ballarat because it was established before the settlement at Ballarat.

By 1852, *'a traveler descending the hill would have surely remarked on the beautiful position as he looked down the valley only tenanted by the tiny settlement.'*<sup>334</sup>

Into this beautiful and peaceful rural scene a dramatic change intruded. After much searching, Thomas Hiscock, the blacksmith since 1844, discovered gold in 1851. A large gold rush followed and the *Geelong Advertiser* reported that 'Geelong has come to Buninyong'. The first official alluvial gold rush to Hiscock's Gully, however, was short-lived, although the rush to Ballarat was its consequence. Not until 1856, when there was a rush to Durham Lead and to Black Lead close to Buninyong, did growth in the township really begin. The deeper alluvial mining on Buninyong's doorstep brought big increases in the population around the township and the gold leads were many including Black Lead, Napoleon Lead, Durham Lead, Scotchmans Lead, Webb Hill Lead, Union Jack Lead. On the former pasture land of the Learmonth, mining rights had been negotiated and a company formed in 1857. In its peak period, a few years later, there were eight shafts and one hundred and twenty five hands.

Buninyong township was on the edge of the police district of Chepstowe near Raglan and was, at first, inadequately administered for any increase in population numbers. A police camp and log lock up was quickly established near the marshy ground of the springs and ti-tree near where the Buninyong Gardens are presently located. Two temporary buildings, in which court proceedings were held, were used in different years. This was a Magistrates Court, Ballarat gaining the supremacy early as a County Court. Judge Warrington Rogers of this County Court built a house in Buninyong in 1859. The Buninyong Court was also a busy Licensing Court.

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<sup>334</sup> Observed by Robert Gillespie, MLA, who arrived in 1852

The temporary court accommodation was replaced in 1858 by a Police Court and Wardens Office both built of stone, and in 1859 a brick police station was erected in close proximity. One stone building survives as well as the brick police station. These buildings remained the buildings of administration until 1888 when the new offices built in Learmonth Street in the centre of town became functional.

Nearby to the early administration buildings, a brewery was erected in 1856, the brewer Thomas Sheppard making use of the adjacent springs. He became the chairman of the first municipal council. He knew Buninyong well, as he had passed through frequently from Corio to a store he had in the Pyrenees.

A Roads Board was established in 1858, a Municipal Council in 1859, and by 1861-62 the Buninyong township was well on its way. The Public Library opened in 1861, and the Buninyong Botanic Gardens were gazetted as a temporary reserve that same year (and some years later in 1889 the 10-acre site was permanently reserved as a Public Gardens).

From the late 1850s and into the 1860s churches were built for the Catholic, Presbyterian, Church of England, and Methodist congregations. In their *Buninyong Conservation Study*, which was undertaken in 1983, the consultants, Coleman Sutherland, noted that:

*Construction of the Churches favoured the Gothic style featuring lancet windows, bell towers and high pitched roofs. These important buildings were constructed in the finest locally available materials and usually featured stone or brick construction and a slate roof. Church building activity was largely confined to the area of Scott and Warrenheip Streets, and with the later associated school halls, and clergyman's accommodation, this area became strongly identified with ecclesiastical activities. These buildings have been maintained and although some have converted to private ownership, the area remains an important reminder of the nineteenth century church building.*

Shops were also constructed and a wide variety of industries, trades and occupations are represented in the Balliere's *Victorian Gazetteer* of 1865, and of 1879.

In 1862 there was a Horticultural Society, a Dramatic Club, a Total Abstinence Society, a Benevolent Institution Committee, a Highland Society, a Racing Club, five hotels, four churches, one bank and three schools, plus at least six residences of substance. There had been formed or metalled five miles of streets in an area of 3360 acres. There were four public reserves and a locally printed and published newspaper. A tannery and leather manufacturers and shoe factory were building on earlier ventures. A government constructed reservoir in 1861 supplied water to the miners. From this early period four fine residences survive and they are mainly in the Picturesque Gothic style. One, less grand, dates from 1856 and has significant associations.

The population of Buninyong in 1865-66 was 1500 with 320 dwellings and 6 hotels. There was also much activity taking place on the perimeter which provided further commercial opportunity - the railway line between Melbourne and Ballarat originally came via Geelong and was as close as Yendon (then named Buninyong East) to Buninyong. This obviously was an important connection and the constant request by the Council to the government department to 'not forget the road to the railway station', indicates that trading along the railway as it steadily came closer was also significant.

In 1873/4, a large brick school was built on raised ground adjacent to the gardens and the early buildings of administration. It was a State School that incorporated the original

denominational and common schools into one and was built to hold 500 pupils. The design was by W.H. Ellerker and it became the prototype for some 16 other schools built in the following few years. Mining remained strong during the 1870s, but 'a most calamitous fire'<sup>335</sup> in 1876 caused the destruction of almost an entire block of buildings in the main commercial area of the town. There had been no large fire for over a decade and the formation of a fire brigade with equipment was not a high priority with the Borough Council, but because of this disaster the small dam below the brewery was deepened and the embankment raised and widened in Cornish Street to increase the water storage capacity. It was known as the Upper Dam. The population was almost 2000, of which 130 were ratepayers. The 1880s saw the building of a Council Chambers, Town Hall, and Court House in one fine building. The builder of the school, Richard Rennie, completed it in 1887.

In 1887 the land of the original settlers, the Learmonth, south of Buninyong, which had been acquired by the Buninyong Freehold Gold Company was auctioned in large subdivisions. Fifty-two blocks were advertised, and the land reverted to its former pastoral use. Mining was diminishing and the hopes of the town were then on the Imperial Mine near the cemetery.

A branch train line from Ballarat to Buninyong was opened in 1889. This line became very important to the social and economic life of the town. Its closure in 1931 was much lamented.

In the 1890s, however, a strong and cohesive social structure was still evident. Many concerts were held in the Temperance Hall. In three successive years large gatherings of the combined Friendly Societies were held mid-week. The entire town became involved in an atmosphere of carnival, picnic and horse racing, games and athletics, drawing the community with enthusiasm.

By 1896 the population was down to 1183, but there were more ratepayers (425) and 400 dwellings.

The Buninyong Gardens were maturing and provided focus for the many visitors coming by train for day excursions. Market gardens were flourishing and large quantities of produce were sent by train and cavalcade of horse and cart to the Ballarat markets. The rich soil on the flat land to the south produced cauliflowers, cabbages, rhubarb, cherries and gooseberries of quality.

The Buninyong Gardens, established in 1861, had a number of features by the end of the century. They included a swimming pool (created in 1873 from a bluestone lined water storage built to augment the supply in the large town reservoir), a caretaker's or gardener's cottage, a bowling green, two tennis courts, two ponds (one a pond of reflection), and a rotunda. Built in 1901, it was the first memorial to Queen Victoria built in the state of Victoria after her death. There also was a gabled bowling green pavilion. Flower beds and shrubberies were well maintained, and for the next decade the population near and far greatly enjoyed the amenity. The reflection pond was filled in, in 1915.

The reduction in mining and the inevitable growth of Ballarat as the regional centre meant that industries such as the tannery did not continue long after a serious fire in 1903. Continuing for a short time it later closed but did continue in Ballarat. The box factory and sawmill functioned until the 1920s. The butter factory of 1892 relocated nearer the railway but was taken over by the Wallace and Ballarat Butter Factory Co. The Borough Council was forced by the government of the day to amalgamate with the

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<sup>335</sup> *The Ballarat Star*

Shire Council in 1915. Then came the World War and the depressions reinforced the decline that had already begun.

The community had many links to the early past, was loyal but reduced, and was not to see much change until after World War 2 in the 1950s when building began at Mount Helen. A Pre-School Centre was opened in 1963, and that and the R.S.L. were the first buildings built in the town since the war. The Buninyong people have always had a very strong affection for and sense of identity with their town, and consider it separated from Ballarat, even though it has now become more like a suburb of Ballarat. This delineation and strong identification with Buninyong as a special place is geographical as well as historical. The township is surrounded by a line of woodland and is separated from Mt. Helen by a natural barrier – 'the Grammar School Hill'. The town is framed in the north by this and by the elevation also of the Union Jack Reserve, in the east by Mount Buninyong and surrounding slopes, in the west by the former Recreational Ground (now the Golf Club), and in the south by the historically important open spaces such as the larger residential acreages or farmland, former market gardens, the former Durham Lead diggings and the Learmonth's former pastoral property.

The remaining early buildings of the town are certainly expressions of the past, but also important are the tree clad surrounds and lands which still echo the original beauty and history of this important village.

### **19.3 Urban Design & Engineering Infrastructure**

The Buninyong Precinct comprises the commercial, civic and residential core of a small rural township that is strongly characterised by long straight streets organised in a dominant grid pattern. It also contains some large areas of landscaped public and private open space including the Buninyong Botanic Gardens and the large water feature known as 'The Gong'.

The topography of the precinct is predominantly flat along Warrenheip Street in the northern section, but begins to rise south of Learmonth Street, before either flattening out again along Warrenheip Street, or undulating in various directions in the south-east part of the precinct. This provides many opportunities for a variety of internal, framed and panoramic views, both within and beyond the precinct, and in numerous directions.

The street pattern remains essentially as surveyed in the early 1850s, with Learmonth Street (Midland Highway) providing an important east-west oriented axis through the middle of the precinct. Historically part of an early route from the Pyrenees to Geelong, and always a wide road reserve, Learmonth Street is now broken up by two major landscaped median strips into a busy arterial road abutted on both sides by service roads. The service roads provide access to the commercial, cultural/community and residential properties that face Learmonth Street.

Learmonth Street is flanked on either side by numerous parallel streets that are half its width and are spaced at regular intervals. None of these streets run past the east or west boundaries of the township.

Almost at the centre of the township, Learmonth Street is crossed at right angles by Warrenheip Street, which is a secondary north-south oriented axis through the precinct and also half the width of Learmonth Street. Warrenheip Street is also flanked on either side by parallel streets of the same width, thereby creating the grid pattern that characterises most of the precinct. A number of these streets, however, are not continuous across Learmonth Street. In fact, whilst the early survey maps of the town

show that a continuous grid street layout of the streets was intended, most of the local streets are interrupted or shortened, predominantly due to changes in topography and/or physical features.

Within the Buninyong Precinct, the sizes of the residential allotments vary somewhat but they are generally all based on the early 1850s Government survey and subdivision of the township sections into individual allotments. These allotments are predominantly rectangular in shape along individual streetscapes, and are usually half as wide as they are deep. The larger residential allotments scattered throughout the precinct are predominantly originally surveyed square allotments located on the corners of the intersection of two streets.

The size of the commercial allotments, and of the allotments on which civic buildings such as the combined former Council Chambers, Town Hall, and Court House, and the former Post Office are located, varies considerably but they are generally as deep as the residential allotments with widths ranging from narrow to very wide. They are either based on the original surveyed size of the township allotments or on the very early subdivision of an original allotment.

In addition to the aforementioned allotments there are a number of other, predominantly large, areas of land throughout the precinct, mostly belonging to religious or educational institutions, but with some used as public or private recreational land such as the Buninyong Botanic Gardens (which also contains the lawns of the Buninyong Bowling Club) and the adjacent 'Gong', as well as De Soza Park. There is also the landscaped R.S.L Memorial Park. These larger areas of land demonstrate either the original and continued use of Government allotted Reserves (some of which have also been combined with adjacent smaller allotments), or the consolidation of smaller freehold allotments (and, in the case of De Soza Park, part of a surveyed street) into a larger area of land.

Almost all of the buildings within the Buninyong Precinct are oriented parallel with the front boundary of their allotments. The front setbacks of the residences within their allotments vary, but tend to range from small to medium setbacks of around 3 to 6 metres to medium to deep setbacks of some 6 to 9 metres or more. A few residences such as some early small cottages are within 3 metres of the street frontage. Side setbacks also vary according to the size of the residence and the allotment on which it sits, and range from narrow to wide.

The deeper front setbacks seen in some residential allotments have enabled the formation of large gardens, often featuring extensive lawns and mature canopy trees, but even within smaller allotments gardens can be seen. The wider side setbacks to at least one side of most of the residences have allowed for the siting of side driveways leading to garages positioned at the rear of the allotment.

The smaller single storey shops, the larger two storey commercial buildings, and some of the civic and community buildings such as the Masonic Lodge, are sited directly on the street frontages with a number having prominent corner locations. Some of the commercial buildings have verandahs that extend over the pavement. The present, and former, churches, and their associated buildings, are generally sited with varying front and side setbacks on large allotments.

In terms of engineering infrastructure, the earliest and most significant is the bluestone lined, arched culvert with bluestone wing walls that carries the Union Jack Creek under the Midland Highway (Warrenheip Street) at the north edge of the precinct. Throughout the precinct the roads are variously sealed or unsealed. The semi-rural, nineteenth



century character of some of the roads in the precinct are brought about by their unsealed, gravel road surfaces and wide grass verges, within which there lies open, earth-formed street drainage. These features are seen particularly along stretches of Scott, Inglis and Yuille Streets in the south-east part of the precinct and are highly important in contributing to, and maintaining, the historic context of the precinct.

Some of the sealed roads also have wide grass verges with earth-formed drains. Others have been more recently urbanised by the introduction of concrete integrated kerb and gutters, and wide turf nature strips. In Warrenheip Street, these introduced gutters replaced original brick guttering. In Learmonth Street, to the east of Warrenheip Street, the recent road treatment is the most changed and intrusive to the historic context of the precinct - it incorporates on-street carparking areas and rollover type concrete integrated kerb and gutters. Concrete, and sometimes asphalt, footpaths can generally only be seen on some of the more urbanised streets. Elsewhere, the grass verges are also used as footpaths.

#### **19.4 Landscaping (Public & Private)**

Mature street tree plantings are a significant component of a number of the streetscapes in the Buninyong Precinct, as are the grassy verges, which also act as footpaths.

Early street planting in Buninyong was mostly of exotic species. The avenues and mature trees, in particular elm, oak and ash trees, are important to the town's character. Learmonth Street, to the east of Warrenheip Street, features an avenue of large mature oak trees located within the two grassed median strips between the service lanes and the main road thoroughfare. There are also a number of mature elm trees in front of the former Shire Offices and Court House. An Avenue of Honour, which was planted to commemorate the First World War, extends along Learmonth Street, west of Warrenheip Street, toward the Golf Course. The Avenue includes mature silver poplars, oaks and elms. There is also an important row of mature elm trees on the west side of Inglis Street, adjacent to the present Uniting Church.

The Buninyong Botanic Gardens and the adjacent lake area known as 'The Gong' are considered to be of State significance (Victorian Heritage Register No. H1826). They form an important landscaped area in the Precinct with their mature woodland appearance, and many mature shrubs and trees survive from the early years of the planting of the Botanic Gardens.

De Soza Park and the R.S.L. Memorial Park are other important open areas in the precinct and they variously feature landscaped areas of grass, shrubs and mature trees. The small mound and adjacent wire fenced enclosure in De Soza Park are the last visible remains of the 'Crown Mine' mullock heap and shaft.

There are also other important pockets of highly visible private open space, which are predominantly located in the south and south-eastern parts of the precinct and are particularly associated with the church buildings and the Buninyong State School. These areas of grassed and variously landscaped open space, which include plantings of mature specimen trees such as those seen in the grounds in front of the Uniting Church, complement and enhance the dominant garden setting of the precinct, particularly along the Warrenheip and Learmonth Street axes.

The residential gardens in the precinct have also been variously landscaped and many are well planted with native and exotic plants. In a number of instances the deeper front setbacks of the houses have led to the formation of extensive formal front, and

sometimes side, gardens. Along with expansive lawns and large garden beds, many of these gardens feature mature canopy trees. One of the most notable examples is the striking Bunya Pine in the garden of 'Netherby' on the north-west corner of Warrenheip and Scott Streets. Many of the other, more average-sized, gardens also feature isolated mature canopy trees. In addition, a number of gardens are complemented by large, well-maintained front hedges.

These varied residential gardens, along with the pockets of highly visible landscaped and treed grounds belonging to the religious and educational institutions, and the trees and/or landscaping in the public and private recreational open space, complement the variously treed streetscapes and contribute to the diverse garden setting of the precinct.

The Buninyong Precinct, as well as the entire township is also specially characterised by its distinctive rural setting in a valley surrounded by treed ridges and with an eastern horizon dominated by Mount Buninyong.

## **19.5 Buildings & Significant Details**

The Buninyong Precinct is characterised by a notable collection of former and present commercial, cultural/community, and educational buildings constructed from the 1850s onwards. They are complemented by a number of substantially intact residential buildings, which were constructed from the 1850s to the Inter-War era. A majority of the buildings in the precinct are individually significant or contributory.

### Residential Buildings

Most of the individually significant and contributory residential buildings in the Buninyong Precinct were erected in the Victorian era from the 1850s to the 1890s, with the remainder being erected in the first few decades of the 20<sup>th</sup> century. They are generally well distributed throughout the precinct and are complemented by a number of houses of individual significance scattered about the township, beyond the precinct boundaries. Overall, there is a good retention of original housing stock throughout the precinct.

All but one of the individually significant and contributory residences in the Buninyong Precinct is single storey and detached. They range in scale with examples of larger villas as well as small cottages able to be seen within direct visual connection. They may be characterised by horizontal weatherboard wall cladding (usually square edged but sometimes with beaded edges or ashlar block pattern), or by brick wall construction. The latter is predominantly seen as pressed face brick of single or multiple colours (the latter being used to create polychromatic patterning), but may be rendered. One of the residential buildings in the precinct is known to have been constructed of stone, which is concealed by a render finish. Some of the brick houses have bluestone foundations, which appear as a base plinth, and dressed bluestone has sometimes been used for architectural detailing including window heads and sills and door thresholds.

The variously pitched (generally 25°-30° and sometimes up to 45°) gabled and/or hipped roofs are sometimes quite complex in their form and are clad in either unpainted or painted corrugated galvanised iron or slate tiles. The depths of the roof eaves range from modest and lined, to the less common projecting with exposed rafters, and in many instances timber eaves brackets can be seen. The appropriate gutters are either ogee or quad in profile.

Throughout the precinct, predominantly unpainted brick chimneys, some with decorative brick patterning or render detailing, adorn the rooflines of the residences. Some of these

chimneys also feature notable cement rendered caps or chimney pots. One of the houses has distinctive paired chimneys that are cylindrical in shape and feature a notable spiral pattern in the brickwork.

Most of the residences have dominant gables as well as verandahs or porches that feature detailing appropriate to the era and style of the residence. In particular, a number of the earlier residential buildings possess intact design features of the picturesque Victorian Gothic style such as the finely carved timberwork of the verandah friezes and verandah openwork columns, as well as of the gable bargeboards and finials. On other residences, other forms of decorative detailing include rendered mouldings or polychromatic brick contrasts to the heads of window and door openings.

Doors are predominantly timber framed with appropriate panelling and/or glazing, and many have top and/or sidelights. Windows are predominantly timber framed and double-hung or casement. They are usually rectangular in proportion and vertically oriented when seen singly, or horizontal if grouped.

The appropriate type, style and height of fence in relation to the era and style of the corresponding residence front many of the residential allotments. The appropriate fences are characterised by a low to moderate height range (approximately 400mm - 1200mm) and include timber pickets, timber post and crimped wire (often in conjunction with shrubbery or hedging), and hedging by itself. Decorative gates, sometimes in conjunction with pergola framed gateways, appropriate to the particular style of the fence can also be seen. In some cases residential properties have a garden/landscaped interface with the street and no fence.

### Commercial Buildings

Most of the individually significant and contributory commercial buildings (present and former) in the Buninyong Precinct are concentrated around the main Learmonth Street and Warrenheip Street intersection, although they can also be found further north along Warrenheip Street and further east along Learmonth Street. The commercial buildings include shops, a former bank and hotels (present and former). They are predominantly single storey in height, although the former bank, one of the former shops and two of the hotel buildings (one present, one former) are two storey in height with a ground floor business premises and a first floor residential area.

Stylistically, the individually significant and contributory commercial buildings range in their era of construction from Victorian to early Federation, although some have been altered in the latter part of the 20<sup>th</sup> century. They are generally sited directly on the street frontage, with some having prominent corner locations, giving them a dominant presence in their streetscapes

The commercial buildings are variously characterised by brick wall construction or by horizontal weatherboard wall cladding (usually square edged but sometimes with beaded edges or ashlar block pattern). In a few instances the side walls are constructed of bluestone. Some of the commercial buildings have bluestone foundations, which appear as a base plinth, and dressed bluestone has sometimes been used for architectural detailing including window heads and sills and door thresholds. The brick facades are either characterised by face brick of single or contrasting colours or have a rendered finish (generally with elaborate detailing). Some have had their face brick facades inappropriately overpainted.

All the commercial buildings are characterised by gabled and/or hipped roofs with a pitch of about 25<sup>o</sup>-45<sup>o</sup> that are either clad in painted or unpainted galvanised corrugated iron

or in slate tiles. Some roofs have eaves that are quite deep and feature decorative cornice mouldings and/or brackets. Other roofs are concealed at the front behind parapets, which may feature decorative mouldings, pediments and/or raised letters as signage in the flat parapet panel. Some of the buildings are adorned by brick chimneys, generally featuring unpainted decorative brick patterning of contrasting colours or fully rendered with decorative detailing.

Most of the commercial buildings have original (or early) skillion or curved post-supported verandahs, which project over the footpath and are clad in galvanised corrugated iron. The former Eagle Hotel at 507 Warrenheip Street is notable for its reinstated balcony verandah and the former National Bank of Australasia at 319 Learmonth Street has a small balcony on top of its projecting enclosed porch.

Detailing appropriate to the era and style of the commercial buildings can generally be seen on the parapets and verandahs. The original or early shop fronts include recessed entries, timber framed windows, and brick or timber stallboards. The original or early doors and windows to the commercial buildings are timber framed, with the windows being double-hung and sometimes featuring arched heads.

### Civic Buildings

From its early years, the township of Buninyong became the location of a number of important civic buildings including the early Court House and police station, which were built on the Government Reserve south of the present Botanical Gardens; the former Buninyong Town Hall/Council Chamber/Court House building (which is on the Victorian Heritage Register - H758) and the former Post Office, both located on Learmonth Street; and the Buninyong Police Quarters with former lock-up and stables in Scott Street.

The former and present civic buildings in the Buninyong Precinct are all of individual significance and were erected from the late 1850s to the late-1880s. They are predominantly single storey in height, although the former Town Hall is notable for its dominant size, which is brought about by double height interiors, and its tall central tower.

The civic buildings are predominantly characterised by their face brick wall construction, although the early Court House was constructed from sandstone and has a later brick extension from when the building was converted to a Butter Factory.

The variously pitched (generally 25°-30°) gabled and/or hipped roofs are sometimes quite complex in their form and are clad in either unpainted or painted corrugated galvanised iron (which probably replaced early shingle tiles in some instances) or slate tiles. The steeply pitched slate roof to the Town Hall tower features dormer ventilators and ridge cresting and is a significant feature of the building.

The roof eaves are either modest and lined, or, in the case of the former Town Hall, concealed at the front behind a decorative parapet. The appropriate gutters are either ogee or quad in profile. Some of the buildings are adorned by unpainted brick chimneys with render detailing.

Decorative elements on the civic buildings vary. The former Post Office particularly features linked semi-circular polychromatic brick arches to the three windows of the projecting front bay, and openwork timber columns to the flanking verandahs. The former Town Hall is characterised by its notable Italianate styling, which uses classical elements such as arched windows, projecting cornices and mouldings, and parapets decorated with balustrading, pediments and parapet urns. The Police Quarters features

three separate horizontal bands of render, one of which also runs around the segmentally arched heads of the front windows, and timber detailing to the front verandah posts and valence.

### Cultural/Community and Educational Buildings

There are a number of cultural/community buildings located within the Buninyong Precinct and they comprise churches and church halls (some of which were formerly used as denominational school buildings), a former Mechanics Institute and Free Library, a State School, and a Masonic Lodge. These buildings are well distributed through the precinct, although most face Warrenheip Street, and have varied front and side setbacks. Appropriate fences front some. Most of the cultural/community and educational buildings are of individual significance.

Many of the cultural/community and educational buildings in the precinct are characterised by their masonry wall construction and steep pitched gable roofs, although the former Mechanics Institute and Free Library is notable for the complex detailing of its timber front façade and has a half hipped roof over the front section of the building, which falls to a skillion roof at the rear.

The stylistic characteristics of the cultural/community and educational buildings vary and they include, but are not limited to:

- the vernacular style of the former Anglican Church School, now Church Hall (1857) in Scott Street, with its simple rectangular form, face brick wall construction, basic buttresses, and the square headed, timber framed, double hung windows with multiple panes in each sash;
- the rudimentary Gothic Revival style of the St Peters and Pauls Catholic Church (former St Nicholas), (1853-58) in Fiskin Street with its brick wall construction on bluestone foundations, the walls having been rendered and ruled with ashlar coursing, its slate clad roof, pointed arch windows and doors, and simple bellcote at the apex of the front gabled façade;
- the Early English Gothic Revival style of the former Presbyterian, now Uniting, Church (1860) at 301-5 Learmonth Street with its painted brick walls, steep pitched gabled roof forms that are clad with slate tiles, including the transverse gables to the four bay nave, distinctive squat tower with multi-faceted spire, and narrow lancet windows.
- the Early English Gothic Revival style of the Holy Trinity Anglican Church (1861/62) on the corner of Warrenheip and Scott Streets with its walls of locally quarried bluestone, slate clad roofs, projecting porch with pointed arch tracery window to the front façade, squat bell-tower with timber ventilators, and narrow lancet windows;
- the rudimentary Decorated Gothic Revival style of the Wesleyan Methodist Church (1866) at 802-4 Warrenheip Street with its face brick walls, slate roof, buttresses to the front façade that are completed with decorative spires, cement render detailing, and the pointed arch windows;
- the notable former Mechanic's Institute and Free Library (1861) at 408 Warrenheip Street, which is on the Victorian Heritage Register (H488), and has a timber clad front façade that has been patterned to simulate rusticated stonework and features banded pilasters, a deep cornice and a parapet with a decorative frieze and a pedimented section over the central entry doorway;
- the prototypical Buninyong State School No.1270 (1873/4) with its symmetrical front façade featuring a central gabled projection and projecting gabled wings at either end, and its red face brick walls relieved by cream brick and contrasting render details; and

- the simplified temple-like appearance of the Masonic Hall at 604 Warrenheip Street (1929) with its red face brick wall construction and the double gabled front façade relieved by cement rendered classical detailing.

### Other Significant and Contributory Structures

Other significant buildings or structures in the Buninyong Precinct include the former brewery building in Yuille Street, which was erected by Thomas Sheppard in the mid-1850s, and several notable structures in the Buninyong Botanic Gardens including the Bowling Club Pavilion, the Queen Victoria Rotunda, the former Public Baths and the entrance gates erected in 1910.

The utilitarian former brewery building is particularly characterised by its bluestone walls and gabled roof, which was formerly clad with shingles but is now clad with appropriate galvanised corrugated iron. There is a nearby brick outbuilding that is associated with the former brewery.

The picturesque Gothic styled Bowling Club Pavilion was built c.1872 and has a simple rectangular form with a gabled roof and weatherboard clad walls, and a central entry defined with a minor projecting gabled roof. The important Queen Victoria Rotunda was built in 1901 and is the earliest memorial erected to Queen Victoria in the State. It is characterised by a hexagonal plan with uncommon timber lattice cladding to the walls, and a corrugated galvanised iron roof. The bluestone water storage tank, which was converted in the 1870s to a public swimming pool and more recently adapted into a sunken Memorial Garden, is an early example of this type of water storage structure in Victoria and is edged by reinforced concrete walls that were constructed in the 1920s to the design of the Shire Engineer, Charles C.P. Wilson.

Another important structure within the precinct is the memorial gateway to the RSL Memorial Reserve, which features two rendered brick pillars supporting a simple cross beam bearing the words 'RSL Memorial Reserve', and a pair of low wrought iron gates. The neighbouring RSL Hall with its parapeted face brick front façade, weatherboard and cement sheet lined side walls and gabled roof clad with galvanised corrugated iron contribute to the setting of the Reserve.

### Inappropriate Buildings and Details

Throughout the precinct a percentage of residences and buildings do not contribute to the aesthetic and architectural amenity or significance of the precinct. A number of these are single or two-storey houses or unit developments that have been predominantly built between the 1960s and the turn of the century, and generally possess a range of inappropriate details with respect to roof pitch, scale, setbacks, materials and building form. A few are located on street corners and tend to have a greater impact on the heritage of the area as they affect both street frontages. In some instances prominent garages have been incorporated into the overall form of the residence or are sited too close to the front boundary.

There are also a small number of inappropriate introduced fences in front of some residential properties, which are of a height of around 1.8 metres or more (not including hedges) and have been constructed with little transparency in their form, creating a solid barrier between the allotment and the street.

## **19.6 Significant Landmark Features and Views**

Within the Buninyong Precinct, the variously flat and undulating topography provides many opportunities for a variety of internal, framed and panoramic views, both within and beyond the precinct, and in numerous directions.

Significant urban landmarks in the Buninyong Precinct, a number of which can also be seen from outside of the precinct, include (but are not limited to):

- each of the churches and their associated buildings, but particularly the Uniting Church with its distinctive tower and open park-like setting;
- the former civic buildings along Learmonth Street, but particularly the former Buninyong Town Hall with its notable Italianate styling and dominant central tower;
- the various commercial buildings along Learmonth and Warrenheip Streets, but particularly the Crown Hotel and former National Bank of Australasia, which both form important focal points of interest on separate corners of the intersection of these streets, and the former Eagle Hotel at 507 Warrenheip Street with its elaborate detailing;
- the notable former Mechanics Institute and Free Library, and the dominant Masonic Lodge and Buninyong State School No.1270, which all face Warrenheip Street but have vastly different setbacks;
- the distinctive Victorian era residences some of which feature notable picturesque Victorian Gothic styling;
- the striking form of the Bunya Pine in the front garden of 'Netherby' at 606 Warrenheip Street;
- the open landscape of the De Soza Park with its stands of mature conifers, which provides a scenic recreational focus within the dominant commercial area of this part of the precinct; and
- and the diverse landscaping and mature woodland appearance of the Buninyong Botanical Gardens and the adjacent Gong, which provide a scenic recreational focus within the dominant residential area of this part of the precinct.

From within the Buninyong Precinct there are also significant visual connections to other parts of the precinct and beyond. These diverse views assist in contributing to an understanding of the historical, cultural and architectural development of the area. They include, but are not limited to:

- the frequent distant views along most of the roads, and the more limited views along a few of the roads, to other parts of the precinct;
- the distant views across many of the gridded blocks to the rear and sides of various houses and other buildings within the precinct;
- the views along the rows of mature oak trees in the median strips along Learmonth Street (east of Warrenheip Street), and along the rows of mature silver poplars, oaks and elms of the Avenue of Honour on either side of Learmonth Street (west of Warrenheip Street);
- the views eastwards towards Mount Buninyong from the township and particularly along streets running east-west including Learmonth Street, which contribute to the strong identification of the township with Mount Buninyong that is geographical as well as historical; and
- the views to the treed ridges of the 'Grammar School Hill' and of the Union Jack Reserve that edge the horizon in the north, to the former Recreational Ground (now the Golf Club) in the west, and to the historically important open spaces such as the larger residential acreages or farmland, former market gardens, the former Durham Lead diggings and the Learmonth's former pastoral property in the south.

## 19.7 Statement of Cultural Significance

The Buninyong Precinct is **historically** significant at a **LOCAL** level (AHC criterion H.1). Its buildings, architecture and overall development are associated with the early settlement of this area by squatters in the 1840s followed by gold diggers, and the subsequent development from the early 1850s of a formally surveyed grid street layout which preceded that of Ballarat. The civic and cultural/community buildings, in particular, are reminders of the separate historic foundations of the former municipality of Buninyong through which community facilities, organisations and cultural identity became distinctly separate from Ballarat. The former Buninyong Town Hall is of particular historical significance as a reminder that the township was originally the civic centre of the Shire of Buninyong.

The Buninyong Heritage Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates many original and early design qualities associated with the residential, commercial, civic, cultural/community and educational developments in the township between the 1850s and early decades of the 20<sup>th</sup> century.

Intact qualities of the individually significant and contributory Victorian, Federation and less common Inter-War era residential buildings include the predominantly single storey height; the hipped and/or gabled roof forms, which generally have a pitch between 25° and 45° and are predominantly clad with galvanised corrugated iron (unpainted or painted), or slate tiles; the eaves that range from modest and lined, to the less common projecting with exposed rafters; the timber eaves brackets; the ogee or quad profile guttering; the weatherboard (horizontal with square or beaded edges, or ashlar block pattern), brick (single or polychromatic face brick or rendered or a combination of the two), or rendered stone wall construction; and the predominantly unpainted brick chimneys, some with complex brick patterning or render detailing, that adorn the rooflines. Other intact qualities include but are not limited to the projecting verandahs or porches, with detailing appropriate to the era and style of the residence, but most notably of the picturesque Victorian Gothic style; the appropriate decorative detailing to the gables; the timber doors with appropriate panelling and/or glazing, that may have top and/or sidelights; and the timber framed double-hung or casement windows that are vertical in proportion when arranged singly, or horizontal in proportion when grouped.

Intact qualities of the individually significant and contributory Victorian and Federation era commercial buildings include their one or two storey height; the hipped and/or gabled roof forms, which have a pitch of about 25° to 45°, are either clad in painted or unpainted galvanised corrugated iron or in slate tiles and are sometimes concealed at the front behind parapets; the brick wall construction (predominantly face brick of single or contrasting colours, but may be rendered) or, less frequently, horizontal weatherboard wall cladding (usually square edged but sometimes with beaded edges or ashlar block pattern); the projecting verandahs with detailing appropriate to the era and style of the building; the timber framed windows and doors; the recessed entries to the shopfronts with timber framed windows, and brick or timber stallboards; the early signage including raised lettering on the parapet panels; and the sometimes complex and individual detailing and decoration.

Intact qualities of the individually significant and contributory Victorian, Federation and Inter-War era civic, cultural/community and educational buildings include their often dominant scale; the hipped and/or gabled roof forms, which generally have a pitch that is steeper than 30° and may be clad with galvanised corrugated iron (unpainted or painted), or slate tiles; the brick (face or rendered) or, less frequently, bluestone or



weatherboard wall construction; the timber framed windows and doors; and the generally complex and individual detailing and decoration.

The Buninyong Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates important visual qualities that reflect the historical, cultural and architectural development of the precinct, and contribute to its setting. These qualities include the complex views across and through the precinct to other parts of the Buninyong township, as well as to Mount Buninyong in the east, the latter contributing to the strong identification of the township with Mount Buninyong that is geographical as well as historical; to the treed ridges of the 'Grammar School Hill' and of the Union Jack Reserve that edge the horizon in the north; to the former Recreational Ground (now the Golf Club) in the west; and to the historically important open spaces such as the larger residential acreages or farmland, former market gardens, the former Durham Lead diggings and the Learmonth's former pastoral property in the south. Other important complex views are available along many of the roads to other parts of the precinct; across many of the gridded blocks to the rear and sides of various houses and other buildings within the precinct; along the rows of mature oak trees in the median strips along Learmonth Street (east of Warrenheip Street); and along the rows of mature silver poplars, oaks and elms of the Avenue of Honour on either side of Learmonth Street (west of Warrenheip Street);

Further important aesthetic qualities of the precinct include the variety of significant urban landmarks, some of which can be seen from outside of the precinct. These comprise each of the churches and their associated buildings, but particularly the Uniting Church with its distinctive tower and open park-like setting; the former civic buildings along Learmonth Street, but particularly the former Buninyong Town Hall with its notable Italianate styling and dominant central tower; the various commercial buildings along Learmonth and Warrenheip Streets, but particularly the Crown Hotel and former National Bank of Australasia, which both form important focal points of interest on separate corners of the intersection of these streets, and the former Eagle Hotel at 507 Warrenheip Street with its elaborate detailing; the notable former Mechanics Institute and Free Library, and the dominant Masonic Lodge and Buninyong State School No.1270, which all face Warrenheip Street but have vastly different setbacks; the distinctive Victorian era residences, some of which feature notable picturesque Victorian Gothic styling; the striking form of the Bunya Pine in the front garden of 'Netherby' at 606 Warrenheip Street; the open landscape of the De Soza Park with its stands of mature conifers, which provides a scenic recreational focus within the dominant commercial area of this part of the precinct; and the diverse landscaping and mature woodland appearance of the Buninyong Botanical Gardens and the adjacent Gong, which provide a scenic recreational focus within the dominant residential area of this part of the precinct.

The appropriate front and side setbacks of the residences within their allotments, relative to the size of the residence, the allotment on which they sit, and the streetscape in which they are located also contribute to the aesthetic significance of the precinct, as do garages appropriately sited at the rear of the residences, and accessed from side driveways.

The use of the appropriate type, style and height of fence in relation to the era and style of the corresponding buildings is another feature that contributes to the aesthetic significance of the precinct. The appropriate type, style and height of fence in relation to the era and style of the corresponding residence front many of the residential allotments. The appropriate fences are characterised by a low to moderate height range (approximately 400mm - 1200mm) and include timber pickets, timber post and crimped wire (often in conjunction with shrubbery or hedging), and hedging by itself. Decorative

gates, sometimes in conjunction with pergola framed gateways, appropriate to the particular style of the fence can also be seen. In some cases residential properties have a garden/landscaped interface with the street and no fence.

The important visual qualities of the precinct are also enhanced by the mature and semi-mature street tree plantings that are a significant component of most of the streetscapes; by the gravel/grass road shoulders of a number of the roads; by the turf nature strips with open, earth-formed street drains; by areas of grassed and variously landscaped public and private open spaces such as the De Soza Park and the R.S.L. Memorial Park, the Buninyong Botanic Gardens and the Gong, church and school grounds, and the many private gardens with their mature canopy trees. These landscaped and treed areas provide the precinct with a semi-rural garden setting of considerable variety.

The Buninyong Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). It is recognised and highly valued by the local community for its early and predominantly ongoing residential, commercial, civic, educational, social, religious, and recreational associations.

The South Ballarat Precinct is **scientifically** significant at a **LOCAL** level (AHC criteria C.2 and F1). It is of importance for contributing to a history of part of the early infrastructure development of Buninyong township particularly as identified by the large bluestone lined, arched culvert with bluestone wing walls that carries the Union Jack Creek under the Midland Highway (Warrenheip Street) at the north edge of the precinct. The use of bluestone pitchers as the principal material to form this type of engineering infrastructure also demonstrates an early, and now rarely used construction technology, as well as the excellence of traditional craftsmanship.

Overall, the Buninyong Precinct is of **LOCAL** significance.

## 19.8 Local Policy

### HO181: BUNINYONG HERITAGE PRECINCT

This policy applies to all land located within the heritage overlay schedule of HO181 otherwise known as the Buninyong Heritage Precinct.

#### 22.34-1 Policy Basis

This Policy:

- Applies the heritage SPPF objective in clause 15.11 to local circumstances;
- Builds on the MSS objectives in clause 21.7 and 21.11 relating to urban development and the management of heritage places
- Applies the objectives of the Ballarat Heritage Study Stage 2.
- Applies the objectives of the Ballarat Advertising Sign Guidelines.
- Applies the objectives of the Buninyong Botanical Gardens Management Plan.

Pastoralists first explored Buninyong in 1837 and the township was established on the pre-emptive rights of Thomas Learmonth. Although a small village of huts for timber sawyers and splitters it was, significantly, established before the settlement at Ballarat. A Government Surveyor undertook the first survey of the Township of Buninyong in 1850 and the first land sales took place in Melbourne in 1851. This early survey was based on a nineteenth century grid layout.

However, the earliest surviving building date from the 1850s, the result of this economic impetus of Victoria's first gold rush. Buninyong developed rapidly from the tents and huts of the itinerant workers and speculators to a town with a solid commercial centre. Building in Warrenheip and Learmonth Streets commercial area, was continuous throughout the second half of the nineteenth century and numerous examples of highly significant buildings of the 1850s to the 1890s remain as an indicator of the nineteenth century prosperity of the town.

Furthermore, most of the substantial churches constructed in the 1860s continue to create a visually strong precinct of nineteenth century and include the school, post office, shire hall, police station, library and mechanics institute, and Court of Mines. Vistas and views of an exotic nineteenth century country town surrounded by Australian bush and farming landscapes are important historic images. The hilly terrain surrounding Buninyong ensures that many of the substantial buildings such as the two storey hotel, bank, Shire hall, and churches, spires, turrets and towers are seen from many vantage points as one moves into and around the town. These are delightful building elements that mingle with the large canopies of exotic trees within the town and are ringed by eucalyptus forest and farmlands. The view from the Geelong road into the town and beyond, is a particularly good example of this type of important cultural landscape.

The surviving nineteenth century residential buildings are scattered throughout the precinct but the main concentration occurs south of Learmonth Street, and particularly around the area of the gardens. The gardens themselves were an important civic exercise, which commenced in 1888 and incorporated Public Baths, Bowling Greens, and later Tennis Courts. The gardens and their picturesque woodland setting were a social centre of the town, catering for picnic parties and other recreational pursuits. In 1901, the opening of the Rotunda in celebration of Queen Victoria's Jubilee, was an occasion for civic pride as a procession in Warrenheip Street wound its way to the opening ceremony in the gardens.

The historic character of Buninyong is primarily a reflection of its nineteenth century origins. This is demonstrated in the subdivision grid and allotments, landscaping of grand proportions and large exotic trees, and the mix of modest and grand buildings in the civic, commercial, religious, and residential areas.

#### **22.34-2 Objectives**

- To retain and enhance the individually significant and contributory Victorian religious, residential, commercial and community/cultural places that demonstrate the significance of the precinct.
- To conserve the rural setting and unique Victorian character of the Buninyong township.
- To conserve the boulevard form of Learmonth Street (Midland Highway), with its wide road reserve, two grassed median strips and avenue of mature oak trees.
- To ensure that scale, mass and form of new development does not detract from the significant and contributory places.
- To encourage the use of traditional construction materials within the precinct.
- To retain those elements which contribute to the nineteenth century character of Buninyong including grass verges with open street drainage.
- To manage the Buninyong Botanical Gardens having regard to the Management Plan prepared for the site.
- To ensure that the scale, mass and form of new development does not detract from the significant and contributory heritage elements of the gardens and is limited in type and to areas identified in the Botanical Gardens Management Plan.
- To maintain the dominant garden and open landscape characteristics of the Buninyong Botanical Gardens.

#### **22.34-3 Policy**

##### *Exercising Discretion*

Where a permit is required for a proposal, it is policy to:

- promote buildings that incorporate the following design characteristics (but not limited to):
  - detached buildings.
  - hipped and/or gabled roofs with a pitch between 25-30 degrees.
  - galvanised corrugated iron (unpainted or painted) roof materials.
  - Horizontal weatherboard, or brick (face brick or rendered) wall construction materials.
- ensure development responds to the single storey height of the buildings of the precinct.
- ensure development is detached and has side setbacks equal or greater than the existing places.
- ensure development has a front setback equal or greater than the existing place and no building (including garages, carports and outbuildings) may occur in the front setback.
- ensure new garages are set to the rear of the allotment, or at least as far as possible to the rear of the house where dictated by an odd allotment shape.
- encourage accurate reconstruction and reinstatement of verandahs in commercial development on Warrenheip and Learmonth Streets.
- encourage adaptive use where this is the only means of retention of the place, providing the changes are reversible with minimum destruction of original fabric.
  - ensure streetworks use traditional materials.
  - encourage retention of grass verges with open street drainage.

Where a permit is required for works in the Buninyong Botanical Gardens, it is policy to:

- encourage the appropriate restoration and reconstruction of buildings, structures or elements that have been modified or removed in accordance with the conservation standards of the ICOMOS Burra Charter.
- ensure that the exotic canopy trees that contribute to the landscape quality of the Botanic Gardens should be retained.
- ensure landscaping and works in the Botanical Gardens are in accordance with accepted landscape Management Plan.
- encourage works that visually connect with existing built form within the precinct and that does not dominate or detract from the views and visual appearance of surrounding heritage features and landscaping.
- ensure that no buildings or works impede views to significant structures in the Gardens.
- ensure new buildings and works should be located, and the size, mass and proportions should ensure the precinct remains committed to open landscape and predominantly passive recreation purposes.
- the Gardens should remain committed to landscape and predominantly passive recreation purposes.
- require a report that shows the measures used to protect the root zones and canopies of adjacent and nearby trees.

Where a permit is required for demolition, it is policy to:

- require all applications for demolition to be accompanied by an application for new development in accordance with the Buninyong Botanical Gardens Management Plan.

#### Decision Guidelines

It is policy that the responsible authority consider as appropriate:

- Recommendations of the *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)
- Recommendations of the *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).
- Recommendations of the *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).
- Recommendations of the *Ballarat Advertising Sign Guidelines*.
- Recommendations of the *Buninyong Botanical Garden Management Plan*.

#### References

It is policy that the responsible authority consider as appropriate:

- *Ballarat Heritage Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)
- *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).
- *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).
- *Ballarat Advertising Sign Guidelines*.
- Buninyong Botanical Garden Management Plan.
- *Buninyong Conservation Study*, prepared by Coleman Sutherland Conservation Consultants, (1983).

## 20 RAILWAY PRECINCT

### 20.1 Description / Precinct Boundaries

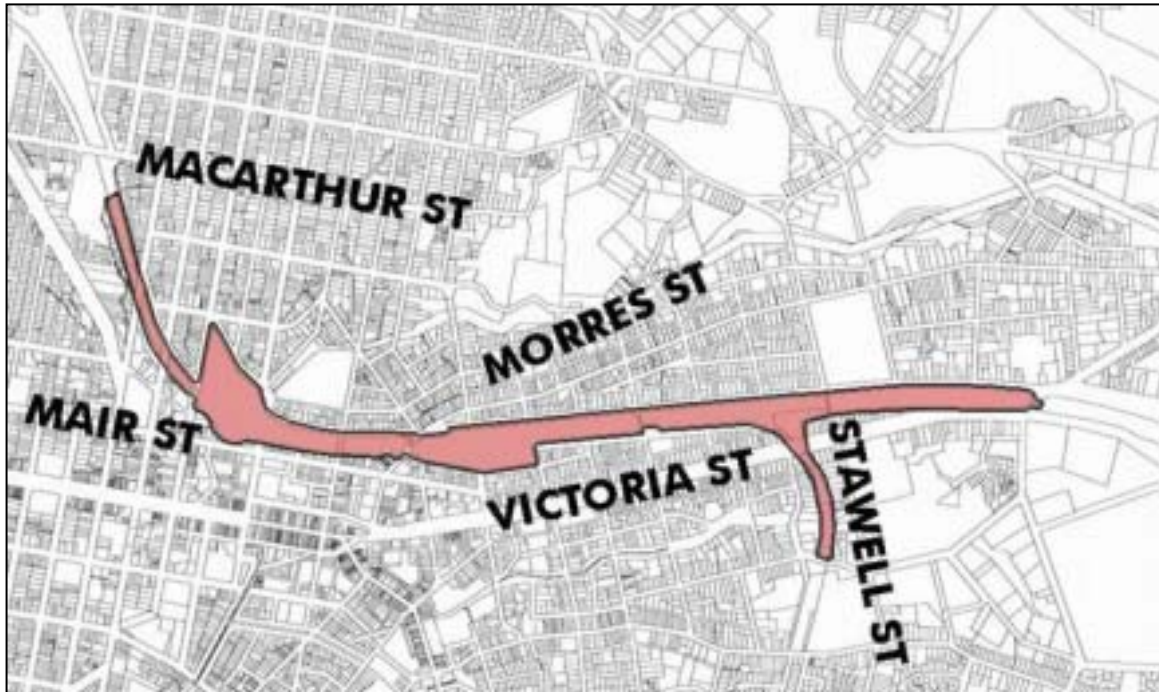


Figure 21 Railway Precinct Map, shown as “R” on the Proposed Ballarat Urban Heritage Precincts Map

The Railway land and adjacent street reserves from the Caledonian Bridge (Water Street, Western Highway intersection) in the East to Creswick Road in the West and including the former Buninyong line from the intersection with the Geelong/Melbourne line to Charlesworth Street, including the Victoria Street underpass.

The precinct has been divided into three parts for the purposes of policy. Part A relates to the Ballarat Railway Complex as currently listed on the Heritage Victoria Register; Part B relates to the area east of Part A - the Buninyong branch line from the intersection with the Geelong/Melbourne line to Charlesworth Street including the Victoria Street triple bridges (although now altered) and picket fencing and the remaining tracks in the road at Charlesworth Street; and Part C relates to areas west of Part A including the line west from Doveton Street to Howitt Street including the Ballarat Railway Workshops - the main entry building, adjacent brick workshop and entry gates, the Ballarat Railway Institute Building, corner Lydiard and Nolan Streets, Messenger Hall, corner of Lydiard and Nolan Streets, and the street reserves adjacent to the track from Water Street to Creswick Road/Howitt Street, including tree plantings.

## 20.2 Historical Overview

The Victorian Railways Department was formed in 1856. In August 1858 the construction of the line from Geelong to Ballarat was commenced by Evans, Merry and Co. This line ran northwest from Geelong to Warrenheip and then west parallel to Victoria Street. In 1860 there was competition between Ballarat West and Ballarat East as to the placement of the terminus station. The engineer in chief, Thomas Higinbotham recommended construction of the terminus station at Soldiers Hill. In 1862, Melbourne contractor Samuel Amess was awarded the construction of the Ballarat Station building. During the same year the engine shed, train hall and goods shed were also constructed at the Lydiard Street site. The line with the terminus at Lydiard Street opened on 11 April 1862. Ballarat was the railhead for a large area of the west of the state from 1862 until 1871. From 1871 the line was extended across Lydiard Street to the west reaching Creswick and Beaufort by 1874, Maryborough and Ararat in 1875, St Arnaud in 1878, Horsham (via Stawell) in 1879 and Warracknabeal, Serviceton, Birchip, Wycheproof and Quambatook by 1890. As these lines opened, signal boxes were erected for the increased traffic. Box "B" opened in May 1885, Box "A" opened in 1886. Due to the increase in passenger traffic a new station building was erected by W. Baker, contractor, in 1888/9. In December 1889 the direct line from Melbourne to Ballarat was opened.

In 1889 the line to Buninyong was opened and became a busy country branch for passenger and heavy goods traffic but by the mid 1920s the passenger service declined. In 1931 passenger services were withdrawn and the line itself closed beyond Eureka Street in 1947. Dismantling of the line from Eureka to Buninyong occurred in the early 1950s and by 1958 the area between Eureka and York Streets had been reclaimed by substantial filling of the railway cutting and subdivided into 22 building blocks. The branch line to the Eureka siding was said to have closed in 1985. The track cutting at the road bridge at Victoria Street has been filled in and new brick openings to a smaller pedestrian tunnel has been constructed. The area between the main line north of Victoria Street and Eureka Street now forms part of the "Bunny Trail" walking track.

In the late 1950s the Victorian Railway's Ballarat Workshops were the largest and most important heavy industry in Ballarat. Ballarat has been involved with the development of the railways from the early days of the Railway Department, with the Phoenix Foundry at Ballarat building the first locomotives in Victoria for the Department. Before the foundry closed in 1906 it had, between 1873 and 1904, supplied 352 steam engines.

Establishment of the Ballarat Workshops in April 1917 can be traced the decision by the Railway Department to decentralise workshop activities. The total staff in 1917 was 67, increasing to 304 by 1938 and by 1960 was 640 mostly skilled tradesmen. After 1954 the volume and range of work expanded to manufacturing thousands of parts required to be stocked throughout the State for rolling stock maintenance and to increase the quantity of rolling stock construction work. The workshop space was extended between 1954 and 1960 by the construction of two additional workshop buildings. Ballarat businesses supplying goods including valves, motors, nuts, ball bearing and brake linings among other products, benefited from the location of the workshops in Ballarat. Much of the site has been subsequently redeveloped with the brick chimney, brick main office and adjacent brick workshops and the wrought iron entry gates being the major retained structures from the early period of development.

### SOURCES:

- Victorian Heritage Register, Heritage Register No. H902, Printed November 2001 Statement of Significance for the Ballarat Railway Complex.
- Review of Railway Sites of Cultural significance within the City of Ballarat, Andrew C. Ward & Associates, February 1991

- The Mayor's Annual Report, 1916, 1958/59, City of Ballarat.

### **20.3 Urban Design and Engineering Infrastructure**

The buildings are sited with regard to operational requirements and the difficult topography, from a railway gradient perspective, of Ballarat. The main line with its high embankments to give the required grades from the descent from Woodman's Hill in the east as it runs parallel with Victoria Street, dropping to a cutting on the approach to the former Ballarat East Station and then rising to the Lydiard Street Station forms a visual barrier and divide Ballarat into north and south sections physically and visually.

The main railway line is dominant in many areas and provides several significant urban foci starting in the east with the Caledonian Bridge, the minor foci of the Queens Street and King Street bridges, The arch of the underpass at Peel Street which terminates the views east and west along Peel street, the Railway Boxes "A", "B" and "C" rising from the embankment near Davies Street, punctuating the streetscape of Lydiard Streets and Macarthur Street, with the Ballarat Station dominating the centre of the precinct perched on the escarpment above Mair street and the clock tower being one of the dominant and defining towers on the west Ballarat skyline with the Post Office, Craig's Royal Hotel and the Ballarat Town Hall.

The railway precinct provides significant views into and out of the precinct. The strong lineal embankment provides an edge to much of the eastern entry into Ballarat, the views through the Peel Street bridge arch, and the views of the station tower from the town centre of Ballarat. The station platforms and surrounds also provide views of Ballarat, especially the Ballarat Station area. The precinct also provides strong lineal views along the track from the platforms. The cutting west of Lydiard Street with its road bridge also provides views into the precinct.

The significance of the precinct is its engineering structures as well as its buildings. These range from the major earthworks of the embankments and the major fill required to provide a base for the 1889 Ballarat Station building, the cuttings, the under and over passes for the roads, pedestrians, rail, and creeks, the major and minor buildings and the numerous gantries, towers, gates, brick chimney stack, turntable, and sheds which mark the changes in operation from the days of steam through to modern trains and their operational requirements.

### **20.4 Landscaping**

Generally the precinct has little landscaping on the railway land as the operational requirements call for the area to be clear of planting. The railway line in many places has adjacent lineal parkland on street reserves, much of which is planted with trees, some in avenues. These areas include the south side between Rodier and Oliver Street (Oaks), north side from Oliver Street to Humffray Street (elms, oak, planes and other exotic species as well as eucalypts and other natives.) The embankment between Humffray street and Ballarat Station has become a green area within the urban framework of central Ballarat with many exotic trees having grown in the area. These trees include poplars, elms, planes amongst other exotic species. The north side of the line along Doveton Crescent has elms and oaks and along various part of the east side of the line from McArthur Street to Howard Street are plantings of predominantly elm trees. The west side of the line from Baird to McArthur Street also has stands of elm trees.



The entry to the Ballarat Station from Lydiard Street has modern landscaping to complement the introduced bus depot. This area was originally paved and used for deliveries to the loading bay at the loading dock to the platform and parcel hall.

## **20.5 Buildings & Significant Details**

All the buildings and structures in the precinct were constructed for railway purposes. The buildings range from timber horizontal square edged Weatherboard clad signal boxes to practical bluestone goods shed, brick and bluestone underpasses, metal and bluestone bridges to the ornate late Victorian rendered brick station building with landmark clock tower.

The buildings and structures are spread along the precinct but there are clusters at the former Ballarat East station, the Ballarat Station and yard area and the Ballarat Railway Workshops. Most are detached but there are significant linked buildings especially at the Ballarat Station.

Most of the buildings are technically single storey but are of a large scale due to the operational requirements of railway use. Even small buildings such as the signal boxes which only have one operational level are elevated and are the equivalent height of a two storey building.

Most of the structures date from the 1862 to 1920 era which was the height of the railway operations in the region. The buildings and structures reflect this era and range from the elegant simplicity of the 1862 train hall of the Ballarat Station, the rugged but still embellished bluestone goods sheds to the high Victorian Italianate rendered brick station building of 1889. Other buildings such as signal boxes are built clad in weatherboards and the Ballarat Railway Workshops, Messenger Hall and the Victorian Railways Institute building are red brick. The buildings exhibit the range of forms characteristic of this era with gable and hipped roofs and generally symmetrical arrangements of openings and decoration.

## 20.6 Statement of Cultural Significance

The Ballarat Station Complex from East of the Queens Street Bridge to Doveton Street in the West is of historical, architectural, social and technological Significance at **STATE** level.

Its **historical** significance arises from considerations of the following factors:

Together with the Sandhurst (Bendigo) line, the Geelong-Ballarat railway was the first of the colonial government's main trunk lines, opened in 1862, and built to the best British standards of construction. These standards were never repeated. Most of the present complex dates from this period. Ballarat is the largest complex to be built at this time.

The Government's decision to build one of its first trunk lines to Ballarat recalls the great importance of Ballarat and East Ballarat as an economic centre in the colony and the largest mining centre of the world's famous Victorian central goldfields. The entire complex is expressive of this decision arising from Ballarat's economic importance.

The railway acted as a catalyst for the development and redevelopment of Lydiard Street North throughout the nineteenth century. Given Lydiard Street North's national importance as a thoroughfare founded on wealth produced through gold mining activity, as indeed the important economic social and political role Ballarat played in the State's development because of the gold-based wealth the station complex plays a crucial role in the interpretation of the fabric of this street.

Ballarat Station was the colony's busiest non-metropolitan station for a period during the nineteenth century; its pre-eminence only being surpassed at different times by Echuca and Geelong. The entire complex is expressive of this fact.

The construction and development of the Ballarat Station site recalls the roles of the following senior officers of the Victorian Railways Department:

George Darbyshire, Engineer – in – Chief (1856 –1860)

Thomas Higinbotham, Engineer – in Chief (1860 – 1878)

Patrick Brady, Senior Architectural and Mechanical Draughtsman (1857 – 1867 and possibly later)

These men are likely to have had responsibility for the development of the complex during the first decade.

George W Sims, Chief Draughtsman (c1878 - ?) had responsibility for the 1888 additions as well as the signal boxes (buildings only)

JW Hardy, Chief Architect of the Way and Works Branch (1908 –1918) had responsibility for the additions to "A" Box, based closely on a design developed under Sims.

With the exception of Hardy, whose involvement was minor, the Ballarat complex was a major example of the work of these senior officers.

The **architectural** significance of the complex is borne out by the following information:

Together with Maryborough, Albury (NSW), Port Pirie (SA) and Brisbane Central (Qld), Ballarat is the only nineteenth century station built at the national level to have a prominent clock tower.

Together with Geelong and Normanton (Qld), Ballarat is the only surviving nineteenth century station building now retaining a substantial and imposing train hall. It is representative of the others, now demolished, including Adelaide, Port Adelaide and Brisbane Central.

The train hall and clock tower symbolise Ballarat's importance as a provincial city and simultaneously recalls the status of rail travel in the Victorian age.

In Victoria, Ballarat compares in size with Geelong and Bendigo and in layout to the extent that it has an approach road surrounded by passenger and freight handling buildings. Given the destruction of Bendigo by fire and the pending demolition of the Geelong goods shed, Ballarat's intact state will be unique in this respect recalling the planning principles of early British terminal stations.

The goods Shed compares closely with Ballarat East and to a lesser extent with Little River, Riddells Creek, Malmsbury and Kyneton. It is the largest bluestone goods shed in Victoria.

The former Engine Shed compares with Bendigo and Echuca but is the only example of this 1860s design to be erected in bluestone.

The Carrier's Office recalls other timber offices in Ballarat, now demolished, and offers insights into nineteenth century freight handling methods. It is unique at the State level at least for its flamboyant design.

The **social** significance of the complex arises not only from its use as a point of arrival and departure on journeys undertaken prior to and following the advent of the motor car but also from the nature of the trips. Ballarat station was used by race patrons for five racecourses in the district and special trains were run at holiday times to Burrumbeet Park and to the Lal Lal Falls. Special timetables applied during recognised holiday periods and the station was for a period the focus for local passenger services to Skipton, Waubra, Buninyong and Daylesford. Its existence gave rise to the construction of the Provincial Hotel, Reid's Coffee Palace and Victoria House and for approximately three-quarters of a century it was a transfer point for rail and tramway passengers.

The **technological** significance of the complex hinges on the survival of bull head rail in the former carriage shed, evidence of the removed locomotive transversers in the engine shed, and the signal boxes. The bull head rail, secured to the sleepers with wooden keys, was superseded in 1873 and recalls traditional British railway practice and the comparatively small locomotives in use at that time.

The signal boxes recall late nineteenth century safe working practices. Today, Ballarat retains the largest surviving interlocked installations in the state. The Winters block telegraph instruments are now rare and the sector gates similarly depleted, comparing only with Ballarat East, Ballarat c & d boxes and Kyneton in country areas. The modified type 6 frame in Ballarat "B" Box is unique at the State level and compares with type 6 frames elsewhere. They were once commonplace.

The signal gantries postdate construction of the 1888 additions. They compare with the gantries which existed at Bendigo and Flinders Street Stations, now demolished, and have significance as the last surviving installations of its type to be fitted exclusively with somersault signals. They form an essential component in the interpretation of the role of the "B" box, but they did not exist for the first fifty years in the life of the station buildings.

The Ballarat Railway Precinct including the line from Queens Street Bridge to the Caledonian Bridge (intersection of Water Street and Western highway), the former Buninyong line from the intersection with the Geelong/Melbourne Line to Charlesworth Street, the line from Doveton Street to Creswick road including the Ballarat Railway Workshops is of **historical, aesthetic, social** and **technological** significance at the **LOCAL** level.

The main Ballarat line from the Caledonian Bridge (Water Street) to Queens Street is part of the original 1860s railway line and an integral part of the Ballarat Railway Precinct and includes the bluestone abutments of the Caledonian Bridge, the high embankment forming an edge to the Victoria Street precinct and the street reserves adjacent to the line.

The former Buninyong line demonstrates the importance of railways in linking all communities prior to the advent of the motor car. This area includes the triple road and pedestrian bridges at Victoria Street, the cutting from the main line and the remaining tracks at Charlesworth Street.

The Ballarat Railway Workshops demonstrate the importance of the industry as an employer in Ballarat and a central element of the state railway network in the twentieth century. The area includes the main entry gates (fabricated in the 1950s), the brick administration buildings and adjacent brick workshops and the brick chimney stack which forms a significant local focus.

## 20.7 Local Policy

### HO182: RAILWAY HERITAGE PRECINCT

This policy applies to all land located within the heritage overlay schedule of HO182 otherwise known as the Railway Heritage Precinct. The Heritage Area is divided into three precincts for the purposes of policy. Part A relates to those areas covered by the Heritage Victoria Register; Part B relates to the area east of Part A; and Part C relates to the areas west of Part A.

#### Part A:

- All structures known as the Ballarat Railway Complex including:
- Ballarat Railway Station Buildings,
- Former Railway engine Shed, Ballarat West
- Goods Shed Ballarat West
- Former Engine Shed Remnants, Ballarat East, including remnant stone wall, brick wall and turntable,
- Peel Street Railway Bridge and Embankment
- Queen Street Bridge
- King Street Footbridge
- Former Goods Shed, Ballarat East, including external island Platform at east end and stone wing wall at west end,
- Former station Site, Ballarat East, including platform walls, station building foundation walls to threshold level and roadside kerb
- Signal Box, Ballarat East, including signal level frame and all fittings, two sets of associated sector gates at Humffray Street
- Davies Street subway
- Ballarat A Signal box
- Signal Mast No. 21
- Yarrowee Creek Tunnels
- Former Water Supply Tower
- Up end signal gantry
- Down end signal gantry
- Former weighbridge,
- Weighbridge and associated office
- Former Carriers Office, Lydiard Street, North.
- Ballarat b Signal Box
- Set of sector gates and Lydiard Street and all gate and signal rotting within the area adjoining the signal box.
- Signal Mast No. 33
- Signal Mast No. 31

#### Part B:

- The Buninyong branch line from the intersection with the Geelong/Melbourne line to Charlesworth Street including the Victoria Street triple bridges (although now altered) and picket fencing and the remaining tracks in the road at Charlesworth Street.

#### Part C:

- The line west from Doveton Street to Howitt Street including the Ballarat Railway Workshops - the main entry building, adjacent brick workshop and entry gates.
- The Ballarat Railway Institute Building, corner Lydiard and Nolan Streets.
- Messenger Hall, corner of Lydiard and Nolan Streets.

- The street reserves adjacent to the track from Water Street to Creswick Road/Howitt Street, including tree plantings.

### **22.34-1 Policy Basis**

This Policy:

- Applies the heritage SPPF objective in clause 15.11 to local circumstances;
- Applies the objectives of the Ballarat Heritage Study Stage 2.
- Applies the objectives of the Ballarat Advertising Sign Guidelines.

### **22.34-2 Objectives**

- To conserve and protect the heritage places listed in Parts B and C which when combined with the heritage places listed in Part A (Victorian Heritage Register) demonstrate the historical and cultural importance of the development of the Ballarat Railway complex; the Buninyong branch line from the intersection with the Geelong Melbourne line to Charleswoth Street; the line west from Doveton Street to Howitt Street; the Ballarat Railway institute building; Messenger Hall and the street reserves adjacent to the track form Water Street to Creswick Road.
- To ensure that the scale, mass and form of new development is respectful of the existing heritage character of the precinct and that the existing significant and contributory places within the precinct are maintained.
- To ensure that repairs and maintenance use traditional materials.
- To retain the embankment and lineal nature of the Railway lines to create a visual edge to the Precinct.
- To limit development within the precinct to maintain viewlines along, across and/or adjacent to the individually significant and contributory built elements of Parts A, B and C.

### **22.34-3 Policy**

#### *Exercising Discretion*

Where a permit is required for a proposal, it is policy to:

- Ensure new development is of a scale and form which is compatible with the cultural heritage significance of the precinct.
- Conserve significant heritage elements and their layout and position associated with the Railway Precinct.
- Restrict new development (incl. signage) adjacent to and on the Railway embankment and Railway lines.
- Ensure repairs and alterations use traditional materials where appropriate.
- Ensure that the open and grassed areas are retained.
- Conserve the original engineering infrastructure
- restrict new built forms within open grassed areas along the edges of the embankment and railway line.

The precinct is divided into Parts A, B and C to assist in both the identification of heritage features and in management of the precinct, recognising that part of the precinct is listed on the Victorian Heritage Register. It is policy that that precinct be

managed in an integrated manner, and that in assessing proposals for development and works consideration be given to both the precinct as a whole and the individual parts.

### **Decision Guidelines**

It is policy that the responsible authority consider as appropriate:

- Recommendations of the *Ballarat Conservation Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)
- Recommendations of the *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).
- Recommendations of the *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).

### **References**

It is policy that the responsible authority consider as appropriate:

- *Ballarat Conservation Study*, prepared by Jacobs Lewis Vines, (1978 + 1981)
  - *Ballarat Heritage Study Stage 1*, prepared by Andrew Ward (1998).
  - *Ballarat Heritage Study Stage 2*, prepared by Hansen Partnership Pty Ltd for the City of Ballarat, (2002).
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# **APPENDICES**

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# **APPENDIX 1**

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**HERITAGE CONSERVATION POLICY**

# **APPENDIX 2**

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**AUSTRALIAN HISTORIC THEMES FRAMEWORK**

# **APPENDIX 3**

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**ICOMOS BURRA CHARTER**

# **APPENDIX 4**

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**CRITERIA FOR ASSESSMENT OF THE REGISTER OF THE NATIONAL ESTATE,  
AUSTRALIAN HERITAGE COMMISSION**

# **APPENDIX 5**

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**STUDY BRIEF – BALLARAT HERITAGE STUDY STAGE 2**

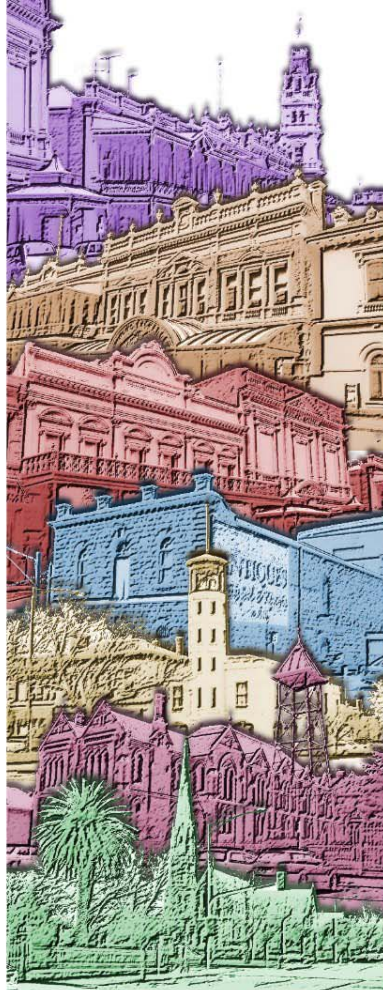
# **APPENDIX 6**

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**BALLARAT HERITAGE STUDY STAGE 2 – HANSEN PARTNERSHIP PROPOSAL**

# RECOMMENDATIONS

## VOLUME 3



# **BALLARAT HERITAGE STUDY**

STAGE 2

Prepared by  
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**JULY 2003**

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Appendix 6	Maps of further Precinct Areas recommended for investigation.
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## ACKNOWLEDGEMENTS

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We would like to acknowledge the assistance of the following people:

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## OVERVIEW

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The Ballarat Heritage Review (Stage 2) was commissioned by the City of Ballarat.

This review is contained in four volumes as follows:

### **Volume 1 Thematic History and Bibliography**

Volume 1 contains a thematically arranged history of the municipality, which is intended to form a historical framework for the overall study. In addition a detailed bibliography of material relating the historical development of Ballarat has been prepared and is provided in this volume.

### **Volume 2 Heritage Precincts**

The focus of Volume 2 is on the presentation of proposed planning policy relating to heritage conservation, and on presenting detailed information for each of the twenty heritage precincts identified during the study. It is proposed that each of the twenty heritage precincts will be included within the Heritage Overlay provisions of the Ballarat Planning Scheme, and that the Local Planning Policy Framework of the scheme will include a heritage conservation policy as well as a local policy relating to each specific precinct. Volume 2 also contains a brief description of the study brief; study methodology; and the extent of community consultation undertaken.

### **Volume 3 Further Recommendations**

Volume 3 contains recommendations arising from the study which are intended to guide further work in the future. Given the scope of this study and the budget and resource limitations it has not been possible to deal with all matters that have been raised during the course of the review. The consultant team has focused on the study outputs contained in Volume 1 and 2, and has sought to identify a series of recommendations contained in Volume 3 to assist the municipality in management of ongoing heritage work.

### **Volume 4 Community Consultation**

Volume 4 contains information from the Community Reference Group workshops held during the study, and also contains information submitted by members of the community concerning heritage places. This information was valuable in informing the study team, and in providing a sense of heritage places of particular community value.

## RECOMMENDATIONS

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The following recommendations are made for consideration by Council to assist implementation of the findings of the Ballarat Heritage Study (Stage 2).

### 1.1 Heritage Precincts

The focus of the Ballarat Heritage Study (Stage 2) has been on the identification of heritage precincts, the preparation of Statements of Significance and the preparation of planning policy relating to each precinct. The Heritage precincts recommended as a result of the study are described in Volume 2 of the Stage 2 Heritage Report.

It is recommended that Council : -

- 1 Adopt the findings of the Ballarat Heritage Study Stage 2.
- 2 Adopt the twenty recommended heritage precincts and the statement of cultural significance and local planning policy recommended for each precinct. The twenty recommended heritage precincts are:
  - Lake Wendouree
  - West Ballarat
  - Victoria Park
  - Central Ballarat
  - Sturt Street
  - South Ballarat
  - Waller Estate
  - Soldiers Hill
  - Lydiard Street
  - Creeks and River Channels
  - Mount Pleasant Golden Point
  - Black Hill
  - Humffray Street
  - Bridge Mall Bakery Hill
  - Victoria Street
  - Ballarat East Civic
  - Eureka Street
  - Learmonth
  - Buninyong
  - Railways

### 1.2 Planning Scheme and Local Policy

As a result of the Ballarat Heritage Study (Stage 2), a number of changes have been recommended to the Ballarat Planning Scheme. In essence these changes relate to the Local Planning Policy Framework and to the proposed heritage precincts which are to be subject of a Heritage Overlay control within the Ballarat Planning Scheme.

It is recommended that Council:

- 3 Seek to strengthen the Local Planning Policy Framework of the Planning Scheme and specifically seek to introduce the recommended heritage conservation local planning policy, and planning policy relating to each precinct.

- 4 In reviewing the Municipal Strategic Statement give consideration to heritage conservation matters, and ensure the MSS review takes account of the findings of the Ballarat Heritage Study (Stage 2). Specific consideration should be given to ensuring the MSS supports the Heritage Conservation Local Planning Policy.
- 5 Exhibit Amendment C58 to the Ballarat Planning Scheme to ensure that the Ballarat Planning Scheme continues to provide for protection of culturally significant heritage places. The amendment proposes to:
  - Amend the schedule and maps relating to the Heritage Overlay (Clause 43.01) to reflect the recommendations of the City of Ballarat Heritage Study 2002; to correct inconsistencies and mistakes identified in the current provisions to the Heritage Overlay and include additional individual precincts as heritage precincts.
  - Introduce a Heritage Conservation Local Planning Policy (Clause 22.15) which has objectives and policy that relate to all sites within a heritage precinct overlay.
  - Introduce Twenty Local Planning Policies (Clause 22.16 to Clause 22.34) to reflect the recommendations of the City of Ballarat Heritage Study 2002; to include the twenty additional individual precincts as heritage precincts.

### 1.3 Existing Listings

The retention of all places of individual significance, which are presently within the Planning Scheme Heritage Overlay, is confirmed. The introduction of the twenty recommended heritage precincts will replace three interim heritage precincts relating to parts of urban Ballarat, Learmonth and Buninyong. The individual heritage places that are currently included and will remain subject of Heritage Overlay provisions in the Ballarat Planning Scheme are listed in Appendix 1.

It is recommended that Council:

- 6 Retains the listing of individual places currently within the Heritage Overlay provisions of the Ballarat Planning Scheme.

### 1.4 Places Nominated by the Community

The places nominated by the Community Consultation groups helped to inform the consultants about the wide range of issues the community felt should be dealt with in the Heritage Study. These lists have been referred to throughout the study to ensure that the majority of issues could be dealt with in the study recommendations. A full listing of places nominated by the community during the course of the study are provided at Appendix 2.

The places nominated by the Community varied widely. Some are outside the scope of the Heritage Study. These include the landscape areas such as Mt. Buninyong, Mt Bolton, Bald Hills and Mt Warrenheip. Some places are outside the City of Ballarat. Many places are currently protected through being on the Victorian Heritage Register or already included as Individual Places in the City of Ballarat Planning Scheme.

A number of items are generic such as local church spires, shops, verandahs, central median strips and cast iron lacework. These types of items have been protected in the proposed Heritage Precincts where such items have been described and included in the Statements of Significance.

A number of places have been included as specific heritage precincts such as Victoria Park, Lake Wendouree, Botanical Gardens, the Yarrowee Creek System, Sturt Street (West, Central and as part of the Lydiard Precinct).

A number of individual places are presently not protected on the Victorian Heritage Register or under the proposed amendment to the Ballarat Planning Scheme, either as individual sites or within proposed precincts subject of Heritage Overlay provisions. These places are listed in Appendix 3, and are recommended for further investigation. The places listed in Appendix 3 also include those nominated by the Community Reference Group and individual residents of the municipality. For those places of cultural heritage significance, citations based on more detailed historical research and review are required so that they can be considered for addition to the Ballarat Planning Scheme Heritage Overlay schedule as places of individual significance.

There are a few places for which insufficient information was provided to allow the place to be identified and assessed in the above categories. These should be reviewed as part of the review of places as individually significant sites.

It is recommended that Council:

- 7 Note the listing of places recommended by the community provided in Appendix 2 of this report.
- 8 Further investigate and assess the places listed in Appendix 3 for possible addition to the Ballarat Planning Scheme Heritage Overlay as individual heritage places.

### **1.5 City of Ballarat Data Base**

During the course of the study, the consultant team experienced a series of ongoing difficulties with the City of Ballarat database concerning heritage places. Of primary concern are the inaccurate entry of information, and the difficulty of manipulating sorting and presenting data. A great deal of time was spent trying to rectify a number of these shortcomings and on updating the database. At the outset of the study it was anticipated the database would be a most useful tool to assist the Stage 2 investigations, but because of the problems described, the database was of limited relevance to the study. By the conclusion of the Stage 2 study the consultant team was still unable to generate meaningful data relating to heritage places from the data base, and there remains a need to input all of the data collected during the fieldwork for the Stage 2 study.

It is recommended that Council:

- 9 Undertake an immediate and comprehensive review of the City of Ballarat Heritage data base, and that such a review include provision of advice from Heritage Victoria and other specialist software and mapping consultants.

- 10 Upgrade the heritage database to ensure greater accuracy of the information listed, and add the results derived from the fieldwork undertaken in each recommended heritage precinct during the course of this study.
- 11 Council ensure that the data within the database can be manipulated and sorted in a way which is “user- friendly” and that the data can be mapped to assist interpretation.
- 12 That within the recommended heritage precincts, Council add information to the data base on built form including further information as to which buildings are significant, contributory and non contributory.
- 13 That the City of Ballarat Data base be updated to include the photographic record of built form gathered during the fieldwork for this study.

### **1.6 Further Investigation of Heritage Places**

Many places have been nominated during the course of this study as heritage places. There is a need to further investigate individual heritage places nominated during the course of the study. This has not been possible given the resource limitation of this study, and the requirement that priority be placed upon the definition of heritage precincts.

The key priorities for further work are:

- To further investigate heritage places within the twenty defined heritage precincts which are of State significance and recommend that Heritage Victoria assess such places for inclusion on the Victorian Heritage Register. A listing of places of State Significance within the defined precincts identified from earlier studies is provided in Appendix 7
- To further investigate heritage places outside of the defined heritage precincts and that these places be assessed for possible inclusion as individual places within the Heritage Overlay Provisions of the Planning Scheme. A listing of these places is provided in Appendix 3.

It is recommended that Council

- 14 Further investigate heritage places within the defined heritage precincts which could be of State significance and commence discussions with Heritage Victoria about assessing such places for inclusion on the Victorian Heritage Register. Once these discussions and assessments are complete, then the appropriate nominations are to be made.(Refer Appendix 7)
- 15 Further investigate heritage places outside of the defined heritage precincts and that these places be assessed for possible inclusion as individual places within the Heritage Overlay Provisions of the Planning Scheme ( Refer Appendix 3).

### **1.7 Further Investigation of Heritage Precincts**

Six additional precincts have been nominated during the course of the study for consideration as future inclusion in the schedule to the Heritage Overlay of the Ballarat Planning Scheme. Maps of the precincts can be viewed at Appendix 6. These precincts include:



- Area north of Wendouree Parade north to Howitt Street between Gillies and Trench Streets.
- Area bounded by Creswick Road, Beaufort Crescent and Trench Street (triangular).
- Area bounded by Skipton Street, Hill Street, Yarrowee Parade and Cooke Street.
- Area bounded by Humffray Street, Main Road, Barkly Street and Canadian Creek.
- Newington Estate bounded by Inkerman Street, Russell Street, Murray Street and north side of Stewart Street.

Maps of each of these areas can be viewed at Appendix 6.

An assessment should also be undertaken of Sebastopol to determine whether a heritage precinct applies.

It is recommended that Council

16. Further investigate the five heritage precincts defined in the maps at Appendix 6, and investigate parts of Sebastopol as possible additional precincts, and if warranted include such precincts within the Heritage Overlay Provisions of the Planning Scheme.

### **1.8 Tree Protection**

There have been a number of trees nominated as being of cultural significance during the course of the study. It is recommended that Council consider introducing planning controls that seek to protect and conserve vegetation, including consideration of the Vegetation Protection Overlay and the listing of additional specimen trees within the Heritage Overlay provisions.

A full listing of the mature exotic and native trees recommended for retention and protection is provided at Appendix 4.

The use of a Vegetation Protection Overlay is appropriate where vegetation is assessed as making a significant contribution to the streetscape or public domain or alternatively where vegetation in both the public and private domain is assessed as being a key neighbourhood character element.

The use of a Heritage Overlay to provide for vegetation protection is appropriate where individual trees or groupings of trees ( such as commemorative avenues or plantings) are identified and assessed as being of significant cultural heritage value. Where such significance is demonstrated, consideration can be given to separately listing such heritage places within the Heritage Overlay provisions of the planning scheme.

It is recommended that Council:

- 16 Further investigate the extension of the Vegetation Protection Overlay within the Ballarat Planning Scheme to achieve increased planning control over removal of vegetation and to assist conservation and protection of mature exotic trees in both the public and private domain.
- 17 Further investigate the listing of trees provided in Appendix 4 and assess the merits of introducing additional Vegetation Protection Overlay provisions or separately listing trees which are of cultural heritage significance within the schedule to the Heritage Overlay provisions in the Ballarat Planning Scheme.

## 1.9 Landscape features

Within the municipality of Ballarat there are a number of landscapes of cultural heritage significance. These include natural topographic features such as Mt. Buninyong, Mt Bolton, Bald Hills and Mt Warrenheip and Lake Learmonth and surrounding volcanic cones. A number of pastoral landscapes are highly modified but contain important man made features associated with past farming practices such as hedgerows and drystone walling.

Consideration should be given to undertaking further visual and landscape assessment of key cultural landscapes, with the objective of introducing Significant Landscape Overlay provisions in the Ballarat Planning Scheme. This concept was discussed at a community consultation in Learmonth, but further investigation was not considered a key priority of the Stage 2 Heritage Study due to community concern about the possible application of additional planning provisions to protect landscape values.

It is recommended that Council

- 18 Undertake further identification, visual assessment and landscape assessment of the key cultural landscapes of heritage significance within the municipality and located in Appendix 5 and assess such landscapes for application of the Significant Landscape Overlay Provisions under the Ballarat Planning Scheme.

## 1.10 Place Names.

During the course of undertaking the study, it was evident that there are many place names which are associated with the cultural heritage of the municipality.

It is recommended that the historic place names be retained and promoted, as they provide a strong link to early and ongoing history. There is also a need to actively promote the use of historic place names through increased signposting, directing residents' and visitors' attention to places of historic importance.

It is recommended that Council

- 19 Retain the use of historic place names, especially of places including localities roads, streams, mining sites and public land.
- 20 Promote the use of historic place names through a broad range of interpretive information (including signage) directing residents' and visitors' attention to place names of historic importance.

## 1.11 Ongoing Heritage Advice

There is a need to review and where appropriate update guidelines and information made available to the public by Council. The provision of such information is critical to achieving good heritage conservation practice within the community. Council can be guided by the draft Heritage Victoria publication "Guidelines for the assessment of Heritage Planning Applications"(August 2000).

As a result of undertaking the Ballarat Heritage Study (Stage 2) there is a need to review:

- Guidelines and information promoting conservation and restoration of built form which is of cultural heritage significance;
- Guidelines and information ensuring appropriate new built form which is sensitive to the cultural heritage significance of the place, and does not diminish the heritage significance of either the individual place or of a wider heritage precinct. These guidelines need to address both new “infill” development and new additions and alterations to heritage places.
- Guidelines and information relating to commercial development and use within the commercial centre of Ballarat. Specifically, there is a need to review signage policy and to encourage use of built form, paint colours and landscape treatments appropriate to the heritage significance of the precincts.

There is also a need to update the Ballarat Conservation Guidelines, and introduce further specific guidelines in relation to fences, paint colours and finishes, subdivision and consolidation in heritage places; style recognition; verandah restoration; and demolition.

The consultant team also considers that there are valuable heritage assets within the public realm, such as gutters, lighting, trees which have been identified within precincts during the course of the study. Consideration should be given to developing a public realm policy, which provides guidance on heritage conservation and management of these assets. Such a policy will be primarily aimed at improving the management of these assets by Council and other public agencies and ensuring the proper consideration of heritage matters in relation to both maintenance and new works.

It is recommended that Council:

- 21 Review and update the Ballarat Conservation Guidelines;
- 22 Prepare further specific guidelines to fences, paint colours and finishes, subdivision and consolidation in heritage places; style recognition; verandah restoration; and demolition.
- 23 Review and update guidelines and information relating to the conservation of places of cultural heritage significance; the development of new built form within heritage precincts and guidelines for commercial development and use within heritage precincts.
- 24 Prepare a public realm policy to assist the management of heritage assets within the public realm, and ensure consideration of heritage issues in relation to both ongoing maintenance and new development or works.

### **1.12 Preparation of a Heritage Strategy**

It is recommended that Council prepares a 3-5 year Heritage Strategy to guide further work, and that the strategy be subject of annual review and reporting.

The consultant study team is of the view that the preparation of such a heritage strategy will assist in better defining clear priorities for the short term, and lead to better long term management of heritage places.

In preparing the Strategy, particular emphasis needs to be placed on improving the Council's own management of data relating to heritage places. This is considered to be of the highest priority, as it will facilitate future work.

The Strategy should establish further priorities for the following areas of work:

- Identification and Assessment of Heritage places
- Statutory Protection
- Management
- Education and Awareness.

25 That Council prepare a heritage strategy to guide further work over the next 3 to 5 years, and that the strategy identify clear priorities in relation to Identification and Assessment of Heritage places, Statutory Protection, Management and Education and Awareness

26 That the Heritage Strategy be subject of review and monitoring on an annual basis.

# APPENDICES

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# **APPENDIX 1**

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**EXISTING SCHEDULE TO THE HERITAGE OVERLAY, BALLARAT PLANNING SCHEME**

# **APPENDIX 2**

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**LIST OF NOMINATED PLACES – COMMUNITY CONSULTATIONS**

# **APPENDIX 3**

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**LIST OF INDIVIDUAL PLACES OUTSIDE OF THE PROPOSED HERITAGE PRECINCTS**



# **APPENDIX 4**

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**TREES NOMINATED AS BEING OF CULTURAL HERITAGE SIGNIFICANCE**

# **APPENDIX 5**

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**LANDSCAPES NOMINATED AS BEING OF CULTURAL HERITAGE SIGNIFICANCE**

# **APPENDIX 6**

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**MAPS OF FURTHER PRECINCT AREAS RECOMMENDED FOR INVESTIGATION**

# **APPENDIX 7**

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**PLACES OF STATE SIGNIFICANCE WITHIN IDENTIFIED PRECINCTS RECOMMENDED  
FOR FURTHER ASSESSMENT**

**SCHEDULE TO THE HERITAGE OVERLAY**

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

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1	"Lauderdale" 7 Prince Street Alfredton	-	-	-	-	Yes Ref No. H486	No	None Specified.	No
HO2	Beaufort House Beaufort Avenue	Yes	No	No	No	(On National Estate Register)	No	None Specified.	No
HO3	-	-	-	-	-	-	-	-	-
HO4	-	-	-	-	-	-	-	-	-
HO5	Ebenezer Presbyterian Church and Hall 212 Armstrong Street	Yes	Yes	No	Yes - cast iron fence	(On National Estate Register)	No	None Specified.	No
HO6	Former Ebenezer Manse 214 Armstrong Street	Yes	Yes	No	Yes - cast iron fence	No	No	None Specified.	No
HO7	-	-	-	-	-	-	-	-	-
HO8	Jewish Synagogue Cnr Barkly and Princess Streets Ballarat	-	-	-	-	Yes Ref No. H106	No	None Specified.	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO9	Former Ballarat East Free Library Barkly Street	-	-	-	-	Yes Ref No. H1493	No	None Specified.	No
HO10	Lamp Post Barkly Street - East Street Intersection	Yes	No	No	No	No	No	None Specified.	No
HO11	Ballarat Fire Station	-	-	-	-	Yes Ref No. H1001	No	None Specified.	No
HO12	House ("Clowance") 518 Barkly Street (Cnr Cameron Street)	-	-	-	-	Yes Ref No. H1898	No	None Specified.	No
HO13	Adam Lindsay Gordon's Cottage Botanical Gardens	Yes	Yes	No	No	(On National Estate Register)	No	None Specified.	No
HO14	Statuary Pavilion Botanical Gardens	Yes	Yes	No	No	(On National Estate Register)	No	None Specified.	No
HO15	Lake Lodge Botanical Gardens	Yes	Yes	No	No	No	No	None Specified.	No
HO16	Northview Villa 108 Burnbank Street, Wendouree	Yes	No	No	No	(On National Estate Register)	No	None Specified.	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO17	Old Police Station Camp Street	-	-	-	-	Yes Ref No H1544	No	None Specified.	No
HO18	Court House Camp Street	Yes	Yes	No	No	No	No	None Specified.	No
HO19	-	-	-	-	-	-	-	-	-
HO20	Trades Hall 24 Camp Street	-	-	-	-	Yes Ref No. H657	No	None Specified.	No
HO21	Terraces 30-32 Camp Street	Yes	No	No	No	No	No	None Specified.	No
HO22	Colemans Spring and adjacent land South-west side Caffrey Street	Yes for all	refer specific area	refer specific area	Refer specific area	refer specific area	refer specific area	None Specified.	No
HO23	Ballarat Drill Hall Curtis Street	Yes	Yes	No	No	(On National Estate Register)	No	None Specified.	No
HO24	Former South British Insurance Co. Ltd. SE Cnr Dana Street and Lyons Street South	Yes	No	No	No	No	No	None Specified.	No
HO25	Dana House, Former hostel NE Cnr Dana Street and Lyons Street South	Yes	No	No	No	No	No	None Specified.	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO26	Primary School 33 Dana Street	-	-	-	-	Yes Ref No. H1714	Yes	None Specified.	No
HO27	Former Wesleyan Church and Sunday School Lydiard & Dana Street	-	-	-	-	Yes Ref No. H1089	Yes	None Specified.	No
HO28	Former Chapter House 102 Dana Street	Yes	No	No	No	No	No	None Specified.	No
HO29	Ballarat Club 203 Dana Street	Yes	Yes	No	No	No	No	None Specified.	No
HO30	Yarrowee Hall 1 Darling Street	-	-	-	-	Yes Ref No. H1168	No	None Specified.	No
HO31	Former Congregational Church and Hall Dawson Street North and 503 Mair Street	-	-	-	-	Yes Ref No. H995	Yes	None Specified.	No
HO32	Former Baptist Church 3 Dawson Street South	-	-	-	-	Yes Ref No. H107	Yes	None Specified.	No
HO33	Lutheran Church Doveton Street South	Yes	No	No	No	No	No	None Specified.	No
HO34	Dana Street School (Former National School 1856) Doveton Street South	Yes	No	No	No	(On National Estate Register)	No	None Specified.	No



PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO35	St John of God Hospital Convent Drummond Street North	Yes	No	No	No	(On National Estate Register)	No	None Specified.	No
HO36	St John of Gold Hospital (Bailey's House) Drummond Street North	Yes	No	No	Yes - fence	No	No	None Specified.	No
HO37	House 217 Drummond Street South	Yes	No	No	No	No	No	None Specified.	No
HO38	Former Ballarat-Buninyong Railway Land between Elizabeth and Forest Streets	Yes for all	refer specific area	refer specific area	refer specific area	refer specific area	refer specific area	None Specified.	No
HO39	Montrose Cottage 111 Eureka Street	-	-	-	-	Yes Ref No. H108	Yes	None Specified.	No
HO40	House 1104 Eyre Street	Yes	No	No	No	No	No	None Specified.	No
HO41	Water and Sewerage Authority Office SW Cnr Grenville and Lewis Streets	Yes	No	No	No	No	No	None Specified.	No
HO42	Manchester Unity Hall 9 Grenville Street South	Yes	Yes	No	No	No	No	None Specified.	No
HO43	Former Protestant Hall 10 Grenville Street South	Yes	No	No	No	(On National Estate Register)	No	None Specified.	No
HO44	Former Ballarat Woollen & Worsted Col Limited Cnr Hill and Humffray Streets	Yes	No	No	No	(On National Estate Register)	No	None Specified.	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO45	Former Myer Woollen Mills 502 Howitt Street	Yes	No	No	No	No	No	None Specified.	No
HO46	Former Methodist Church Humffray Street North	Yes	No	No	No	No	No	None Specified.	No
HO47									
HO48	House 328 Ligar Street	Yes	No	No	No	No	No	None Specified.	No
HO49	Lydiard Street North (both sides) and Camp street (both sides) generally between Sturt Street and Macarthur Street Lydiard Street South (both sides) generally between Sturt Street and Grant Street and the Ballarat Railway complex generally between Armstrong Street and King Street.	Yes for all	see site specific	see site specific	see site specific	see site specific	No	None Specified.	No
HO50	Christ Church Anglican Cathedral Lydiard Street South	Yes	No	No	No	(On National Estate Register)	No	None Specified.	No
HO51	Wesley church & Wesley Hall SE Cnr Lydiard & Dana Streets	Yes	Yes	No	No	No	No	None Specified.	No
HO52	Christ Church Hall Lydiard Street	Yes	No	No	No	(On National Estate Register)	No	None Specified.	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO53	Gas Lamps Lydiard Street South	-	-	-	-	Yes Ref No. H977	No	None Specified.	No
HO54	School of Mines Lydiard Street South	-	-	-	-	Yes Ref No. H1463	No	None Specified.	No
HO55									
HO56									
HO57	Ballarat Post Office NE Cnr Lydiard Street North and Sturt Street	-	-	-	-	Yes Ref No. H1018	Yes	None Specified.	No
HO58	-	-	-	-	-	-	-	None Specified.	No
HO59	Ballarat Railway Complex					Yes Ref No. H902			
HO60									
HO61	h								
HO62	Former National Mutual Building 2 Lydiard Street South	Yes	No	No	No	No	No	None Specified.	No
HO63	National Bank 5 Lydiard Street North	Yes	No	No	No	(On National Estate Register)	No	None Specified.	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO64	HBA House (former Union Bank of London) 4-6 Lydiard Street South	-	-	-	-	Yes Ref No. H109	No	None Specified.	No
HO65	Former Mining Exchange 12 Lydiard Street North	-	-	-	-	Yes Ref No. H391	Yes	None Specified.	No
HO66	Offices (Former ES&A Bank) 9 Lydiard Street	-	-	-	-	Yes Ref No. H110	No	None Specified.	No
HO67	Craig's Royal Hotel 10-16 Lydiard Street South	-	-	-	-	Yes Ref No. H111	No	None Specified.	No
HO68	Westpac Bank (Former Bank of New South Wales) 13 Lydiard Street	-	-	-	-	Yes Ref No. H112	No	None Specified.	No
HO69	Old Colonists' Club Association 16-24 Lydiard Street North	-	-	-	-	Yes Ref No. H116	Yes	None Specified.	No
HO70	Her Majesty's theatre Royal south Street Memorial Theatre, Academy of Music 17 Lydiard Street South	-	-	-	-	Yes Ref No. H648	Yes	None Specified.	No
HO71	George Hotel 25 Lydiard Street North	-	-	-	-	Ref No. H113	No	None Specified.	No
HO72	Alexandria Tea Rooms 26-34 Lydiard Street North	-	-	-	-	Ref No. H115	Yes	None Specified.	No
HO73	Counsel Chambers 26 Lydiard Street South	Yes	Yes	No	No	No	No	None Specified.	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO74	Furnival Chambers 28-36 Lydiard Street	Yes	Yes	No	No	No	No	None Specified.	No
HO75	Chancery House 38 Lydiard Street South	Yes	No	No	No	No	No	None Specified.	No
HO76	Fine Art Gallery 40-48 Lydiard Street North	-	-	-	-	Yes) Ref No. H680	No	None Specified.	No
HO77	Former Neil W Jones Real Estate 50 Lydiard Street South	Yes	No	No	No	No	No	None Specified.	No
HO78	Land 53 Lydiard Street South	Yes	No	No	No	No	No	None Specified.	No
HO79	Shop 60 Lydiard Street North	Yes	No	No	No	No	No	None Specified.	No
HO80	Office (Former Union Trustee Building) 101-103 Lydiard Street North	Yes	No	No	No	(On National Estate Register)	No	None Specified.	No
HO81	Former J J Goller & Co 114 Lydiard Street North	Yes	Yes	No	No	No	No	None Specified.	No
HO82	La Scala Restaurant 120-122 Lydiard Street North	Yes	No	No	No	No	No	None Specified.	No
HO83	Provincial Hotel 121 Lydiard Street North & Cnr Ararat Street Ballarat	-	-	-	-	Yes Ref No. H432	No	None Specified.	No
HO84	Former Reid's Coffee Palace 128 Lydiard Street North	-	-	-	-	Yes Ref No. H469	Yes	None Specified.	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO85	-	-	-	-	-	-	-	-	-
HO86	"Ballarat Terrace" 227-231 Lydiard Street	Yes	No	No	Yes - front fences	No	No	None Specified.	No
HO87	Former Terrace 18-20 Lyons Street	Yes	No	No	No	No	No	None Specified.	No
HO88	Ballarat Municipal Observatory Magpie Street & 439 Cobden Street	-	-	-	-	Yes Ref No. H936	Yes	None Specified.	No
HO89	Former Pratt's Warehouse 101 Mair Street	-	-	-	-	Yes Ref No. H955	No	None Specified.	No
HO90	House 505 Mair Street	Yes	No	No	No	No	No	None Specified.	No
HO91	Verandah and Shop 805 Mair Street	Yes	No	No	No	No	No	None Specified.	No
HO92	Aquinas College 1200 Mair Street	Yes	No	Yes	No	No	No	None Specified.	No
HO93	Former Titheridge and Growcott 15-19 Main Street	Yes	No	No	No	No	No	None Specified.	No
HO94	Ballarat East Post Office 21 Main Road	Yes	No	No	Yes	No	No	None Specified.	No
HO95	Nazareth House Mill Street	Yes	Yes	No	Yes - fence	No	No	None Specified.	No
HO96	House 411 Neill Street	Yes	No	Yes	Yes - lantern	No	No	None Specified.	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO97	Cemetery, Chinese Section, Alter Norman Street, North Ballarat	Yes	No	No	No	No	No	None Specified.	No
HO98	Cemetery, Chinese Section, Oven Norman Street, North Ballarat	Yes	No	No	No	No	No	None Specified.	No
HO99	Part of H902, H059								No
HO100	Old Curiosity Shop 7 Queen Street South	Yes	No	No	Yes - fence	No	No	None Specified.	No
HO101H	House 14 Seymour Crescent	Yes	No	No	No	No	No	None Specified.	No
HO102	House 16 Seymour Crescent	Yes	No	No	Yes - fence, retaining wall and plinth	No	No	None Specified.	No
HO103	Sturt Street (both sides) between Gillies and Lyons Streets	Yes to all	see site specific	see site specific	see site specific	see site specific	see site specific	None Specified.	No
HO104	Ballarat Town Hall Sturt Street	-	-	-	-	Yes Ref No. H978	Yes	None Specified.	No
HO105	Bandstand (Titanic Memorial) Sturt Street	-	-	-	-	Yes Ref No. H971	No	None Specified.	No
HO106	Queen Alexandra Bandstand Sturt Street	-	-	-	-	Yes Ref No. H972	No	None Specified.	No
HO107	St Patrick's Cathedral & Hall Sturt Street	-	-	-	-	Yes Ref No. H997	No	None Specified.	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO108	Grandstand City Oval Sturt Street	Yes	Yes	No	No	(On National Estate Register)	No	None Specified.	No
HO109	Union Hotel 11 Sturt Street	Yes	No	No	No	(On National Estate Register)	No	None Specified.	No
HO110	Formerly the Log Tavern 23 Sturt Street	Yes	Yes	No	No	No	No	None Specified.	No
HO111	Camp Hotel 36-38 Sturt Street	Yes	No	No	No	(On National Estate Register)	No	None Specified.	No
HO112	Former Chamber of Commerce 42-46 Sturt Street	Yes	No	No	No	No	No	None Specified.	No
HO113	State Bank 48 Sturt Street	Yes	No	No	No	(On National Estate Register)	No	None Specified.	No
HO114	Mechanics Institute (Former Vegas Cinema) 115-119 Sturt Street	-	-	-	-	Yes Ref No. H987	Yes	None Specified.	No
HO115	Former Unicorn Hotel 127 Sturt Street	Yes	No	No	No	No	No	None Specified.	No
HO116	ANZ Bank 202 Sturt Street	-	-	-	-	Yes Refer No. H114	No	None Specified.	No



PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO117	Myer (Mitchell's Building) 301-305 Sturt Street	Yes	No	No	No	No	No	None Specified.	No
HO118	St Andrews Uniting Church 502 Sturt Street	Yes	Yes	No	No	No	No	None Specified.	No
HO119	Former "Broadwood Flats" 608-608A Sturt Street	Yes	No	No	No	No	No	None Specified.	No
HO120	Fire Station 702 Sturt Street	Yes	No	No	No	(On National Estate Register)	No	None Specified.	No
HO121	House 704 Sturt Street	Yes	No	No	Yes - fence, coach house/stable	(On National Estate Register)	No	None Specified.	No
HO122	Restaurant (Former House) 802 Sturt Street	-	-	-	-	Yes Ref No. H529	Yes	None Specified.	No
HO123	St Peter's Church of England 1307 Sturt Street	Yes	No	No	No	(On National Estate Register)	No	None Specified.	No
HO124	House and Garden 1421 Sturt Street	Yes	No	Yes	Yes - fence	(Garden on National Estate Register)	No	None Specified.	No
HO125	Bishop's Palace 1444 Sturt Street	-	-	-	-	Yes Ref No. H413	Yes	None Specified.	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO126	Loretto Abbey (Mary's Mount) 1600 Sturt Street	-	-	-	-	Yes Ref No. H1017	Yes	None Specified.	No
HO127	Former Primary School 2103 Urquhart Street	Yes	No	No	No	No	No	None Specified.	No
HO128	Victoria Street (both sides) generally between Humffray Street and the former Railway bridge.	Yes for all	see site specific	see site specific	see site specific	see site specific	see site specific	None Specified.	No
HO129	Terrace Houses 21, 23, 25 Victoria Avenue	Yes	No	No	No	No	No	None Specified.	No
HO130	Bounded by Warrenheip Street, south side of Eyre Street, east side Winter Street, north side Learmonth Street; both sides Warrenheip Street; north side Simpson Street; west side of Fiskin Street; south side Scott Street; west side Inglis Street; Learmonth Street (both sides)	Yes for all	see site specific	see site specific	see site specific	see site specific	see site specific	None Specified.	No
HO131	House and garden 111 Webster Street	Yes	No	Yes	No	(Garden on National Estate Register)	No	None Specified.	No
HO132	Lakeview Hotel 22 Wendouree Parade	Yes	No	No	No	(On National Estate Register)	No	None Specified.	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO133	"Ballantrae" Geelong Road 7 Midland Hwy Buninyong	-	-	-	-	Yes Ref No. H551	No	None Specified.	No
HO134	Buninyong Town Hall 307 Learmonth Street Buninyong	-	-	-	-	Yes Ref No. H758	No	None Specified.	No
HO135	Former Library 408 Warrenheip Street	-	-	-	-	Yes Ref No. H488	No	None Specified.	No
HO136	Former Primary School No. 688 Cnr Western Highway and Whites Road Cardigan	-	-	-	-	Yes Ref No. H763	No	None Specified.	No
HO137	Former Ballarat Shire Hall High Street	Yes	Yes	No	No	(On National Estate Register)	No	None Specified.	No
HO138	Barnfield Cottage and Barn Kennedys Road	No	No	No	No	(On National Estate Register)	No	None Specified.	No
HO139	Progress Hall (Former Methodist Church) Cnr Hillcrest Road and Church Street	Yes	No	No	No	(On National Estate Register)	No	None Specified.	No
HO140	St James Church of England Hillcrest Road	Yes	No	No	No	No	No	None Specified.	No
HO141	Little Bendigo State School Monte Street	-	-	-	-	Yes Ref No. H1632	No	None Specified.	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO142	Former St Joseph's Home CA 2, 3 & 4, Section 35, Township of Sebastopol	Yes	-	-	-	Yes Ref No. H1632	No	None Specified.	No
HO143	Land CA5, Section 11, Township of Sebastopol	Yes	No	No	No	No	No	None Specified.	No
HO144	Manchester Unity Hall Pt Ca 6 & 7, Section 35, Township of Sebastopol	Yes	No	No	No	No	No	None Specified.	No
HO145	Sebastopol Community Centre Yarrowee Street	Yes	No	No	No	No	No	None Specified.	No
HO146	Entry Pillars - Ballarat Botanical Gardens	Yes	No	No	No	No	No	None Specified.	No
HO147	Bluestone Gate Pillars - Ballarat Botanical Gardens (south end)	Yes	No	No	No	No	No	None Specified.	No
HO148	Bluestone Gate Pillars - Ballarat Botanical Gardens (north end)	Yes	No	No	No	No	No	None Specified.	No
HO149	Olympic Rings - Lake Wendouree	Yes	No	No	No	No	No	None Specified.	No
HO150	Arch of Victory - Sturt Street	Yes	No	No	No	No	No	None Specified.	No
HO151	Gnarr Creek Air Vent Tower - Corner Creswick Road and Doveton Street	Yes	No	No	No	No	No	None Specified.	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO152	Sturt Street, both sides generally between Camp/Albert Streets and Grenville Street; Bridge Mall - both sides Curtis Street - south side Little Bridge Street - north side	Yes	No	No	No	No	No	None Specified.	No
HO153	Old Ballarat Cemetery - Corner of Macarthur Street and Creswick Road	Yes	No	No	No	No	No	None Specified.	No
HO154	Ballarat Avenue of Honour	Yes	No	Yes	No	No	No	None Specified.	No
HO155	Stone Mileposts - Glenelg Highway Between Ballarat and Scarsdale	-	-	-	-	Yes Ref No. H1701	No	None Specified.	No
HO156	Former Redemptorist Monastery – NE Corner Howitt and Gillies Streets, Wendouree	Yes	No	No	No	No	No	None Specified	No
HO157	No.9 Hamilton Ave, Ballarat	Yes	No	No	No	No	No	None Specified	No
HO158	Buninyong Botanic Gardens, Gong Reservoir Learmonth Street, Buninyong	-	-	-	-	Yes Ref No. H1826	No	None Specified	No
HO159	Former Womens Refuge Scott Parade, Ballarat	-	-	-	-	Yes Ref No. 1893	No	None Specified	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO160	Eureka Historic Precinct Eureka Street, Rodier Street, Stawell Street South, Charlesworth Street	-	-	-	-	Yes Ref No H1874	No	None Specified	No
HO161	Ballarat High School Sturt Street West, Ballarat	-	-	-	-	Yes Ref No. 1797	No	None Specified	No
HO162	No. 108 Pleasant Street North, Ballarat	Yes	No	No	No	No	No	None specified	No
HO163	Learmonth Interim Precinct	No	No	No	No	No	No	Ballarat Planning Scheme Interim Heritage Controls (2003) – Incorporated Plan	No
HO164	Inner Urban Interim Precinct	No	No	No	No	No	No	Ballarat Planning Scheme Interim Heritage Controls (2003) – Incorporated Plan	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO165	Buninyong Interim Precinct	No	No	No	No	No	No	Ballarat Planning Scheme Interim Heritage Controls (2003) – Incorporated Plan	No

## Appendix 2 List of Nominated Places - Community Consultations

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Appendix 2 includes a complete list of places of cultural heritage significance nominated by the community during the course of the study. An index to the columns is located at the top of each page. The 'heritage location' and 'address' were provided by the groups or persons listed in the 'nomination' column. These nominations were made at the community consultation workshops on 3 October 2000 and 28 November 2000, or by individual members of the community reference group as per the abbreviation identification below. The sites heritage value is identified in the 'importance' column. 'In Precinct' identifies whether the heritage location will be included within one of the twenty proposed precincts that is the outcome of Stage 2 of the Ballarat Heritage Study. 'HV' recognises the Heritage Victoria Register listing and number, 'Outside' that it is not within the City of Ballarat, and 'HO Ind' refers to the Heritage Overlay Index number of the Heritage Overlay Schedule to the City of Ballarat Planning Scheme.

### Nomination Abbreviations:

BP = Brian Pola

TB = Terry Benjamin

GJ = Gerard Jenzen

EA = Eileen Anderson

MH = Meredith Harvey

AB = Alan Bath

BS = Bill Shillito

MM = Mark Marsden

HT = Hedley Thomson

PW = Peter Wilsdon

BB = Bruce Bartop

WP = Wade Perret

ABS = Anne Beggs-Sunter

BR = Beth Ritchie

Abell = Andrea Bell

NG = Neville Gower

RH = Ruth Hawley

SC = Sue Crowden

PH = Peter Hiscock

MI = Michael Irvin

GB = Greg Binns

PA = Peter D'Aevergne

RL = Rod Lacey

DW = Dot Wickham

JP = Jan Penney

DL = Derick Leather

BL = Bill Loader

Bspinks = Barbara Spinks

KB = Kevin Batchelor

PB = Pamela Brogden

Group 1, 2 or 3 - relates to the group exercises at Workshops 1 and 2.

MT = Michael Taffe

BHS = Buninyong Historical Society

MoH = Morrie Harvey



HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
Aboriginal Memorial	Sunraysia Hwy, Addington	Grp 1 BL	10/03/2000	Erected by Pioneers of Addington 1938, in the form of a Boomerang (brass). Was originally on a Gum Tree. Learmonth Historical Society put up Monument.				
Addington Avenue	Edmonston Road, Addington	BL		Elm Trees planted in 1917 for those who enlisted from Addington District.				
Airport		Grp 1	10/03/2000					
Albert Street Barracks	Albert Street	PA	28/11/2000		Yes			HO23
Almeida Pavilion	Lake W. foreshore	EA GB	28/11/2000		Yes			
ANA	near St Paul GFS Hall	JP	28/11/2000					
Anglers Hall	Cnr of Devon St & Wendouree Pde	EA			Yes			
Aqueduct	Main Street	RL DW	28/11/2000		Yes			
Arch	end of Mill Street	EA		Stone & Timber				
Arch of Victory	Near corner Learmonth St and Sturt St, Ballarat	BB, MI BL	28/11/2000					H150
Armstrong St Precinct	Armstrong St b/w Brougham & Macarthur Sts	GB						
Art Deco bdg near Myer	Sturt Street	DW	28/11/2000		Yes			
Ascot Blacksmith Shop	Ballarat - Maryborough Rd, Ascot	Grp 2 BL	28/11/2000	Built by Patrick McGrath, Blacksmith, wheelwright. Made wagons & farm machinery 1890 - 1998.				
Ascot Flour Mill site	Mill road, Blowhard	BL		1856-1900. Site of Ascot Flour Mill built by James Fry. 5 storey mill and manager's house				
Ascot Hotel	Ballarat - Maryborough Rd, Ascot	Grp 1 BL	3/10/2000	Built by John & Thomas Ogilvy 1854-1940. Hotel, store, post office. Also owned and leased a lot of land.				
Ascot M.I.A. Hall	Hall Road, Ascot	BL		Built 1900, weatherboard. Supper Room replaced 1955. Hall clad with colourbond.				
Ascot Woolshed		Grp 2	28/11/2000					
Avenue of Honour		Grp 1, 2, 3 Grp 1, GJ, MM, BB, MI	3/10/2000 28/11/2000					HO154
Bakery Hill		Grp 2 Grp 1, TB, MM DW	3/10/2000 28/11/2000		Yes			
Bakery Hill Kindergarten	Main St, just above Humffray St south side	BR		Formerly known as Ballarat Free Kindergarten. Information available at the Kindergarten - opened 1931. Advanced facility for the period. Managed & built by own committee. Builder CE Lindbrook. Built Queen Alexandra Rotunda Sturt St.				
Bala St, Sebastopol		Grp 2	28/11/2000	site of 1st settler				

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
Bald Hills		Grp 2	3/10/2000					
Former Ballarat Agricultural School (known as Ballarat high School)	Chr. Sturt & Gillies St, Ballarat	BL				H1797		HO161
Ballarat Airport		BL MT		R.A.A.F station until 1962. Site and home of first commercial flying school in Australia 1915. Of historical importance to Australian Association. Specific elements - Avenue Parade, Nissan Huts, grass strip.				
Ballarat & Clarendon College boatshed	Lake W. foreshore	EA		Old building!	Yes			
Ballarat Botanic Gardens	Wendouree Parade, Ballarat	Grp 1,2,3 BP GJ HT PW WP PH MI GB DW DL ABS BR BL	3/10/2000 28/11/2000		Yes	H1826		HO158
Ballarat City & Wendouree Rowing Club	Lake Wendouree foreshore	EA		Old building!	Yes			
Ballarat Club paved street		BB	28/11/2000		Yes			
Ballarat East City Mission		JP	28/11/2000					
Ballarat East Gardens		Grp 3 PA	28/11/2000		Yes			
Ballarat East Kindergarten	Main St, Ballarat	JP BR	28/11/2000					
Ballarat East Oval		DW	28/11/2000		Yes			HO97
Ballarat East Public Buildings / Precinct		PW PH, GB	28/11/2000		Yes			
Ballarat Gaol	Part of School of Mines Complex Lydiard Street South, Ballarat	JP	28/11/2000		Yes	H11463		HO54
Ballarat Goldfield Cutting		DL ABS	28/11/2000					
Ballarat Golf Club	Sturt St, Ballarat	BB	28/11/2000					
Ballarat Observatory	439 Cobden St and Magpie St, Mt Pleasant	Grp 2, 3 BB PH PA	28/11/2000			H936		HO88
Ballarat Orphanage Site	Corner Stawell St and Victoria Street, Ballarat	Grp 2, MI	28/11/2000		Yes			
Ballarat Oval		JP	28/11/2000		Yes			
Ballarat Showgrounds		BL						
Ballarat Sign	cnr Lyons St Sth & Eyre St	AB		interesting feature	Yes			
Ballarat Trotting Track		AB	28/11/2000					
Ballarat Zoo	North Gardens, Lake Wendouree	BL						
Band Stand	Camp Street	MI DW	28/11/2000		Yes			
Bandstand 'McDonald Bandstand'	Lake W. foreshore	EA		Stone base and piers. Tiled roof.	Yes			
Bank	452 High St, Learmonth	BS	28/11/2000	1860s	Yes			

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
Banya Cottage		JP	28/11/2000					
Barkly Street	Barkly St, Ballarat	BR GB	28/11/2000	Precinct including former Methodist Church & Hall, Parsonage, Rabbis House etc. Also includes former Ballarat East Town Hall gardens.	Yes			
Barkly Street Sth	Barkly St Sth	GB		Substantial dwellings, corner shop etc. A precinct of 'substantial residential', above the mining area and miners cottages in 19th century.				
Barkly St Building	Barkly St, Ballarat	ABS	28/11/2000		Yes	H1898		HO12
Barkley's Paddock	separates Buninyong- Mt. Helen beside Geelong Rd	ABS		Natural vegetation				
Bennett's Inlet	Learmonth	BS		Built in 1878 to control the water to the Lake or to Coghill's Creek which runs to the Murray River.				
B FAG		HT	28/11/2000					
Birdwood Park	near Buninyong	BHS		Sometimes wrongly called Mt Innes, developed as a World War 1 memorial.				
Bishops Palace	1444 Sturt St, Ballarat	Grp 2, MI JP	28/11/2000		Yes	H413		HO125
Black Hill	Black Hill	Grp 1,2,3,4,GJ HT PW BB MI GB PA ABS BR	3/10/2000 28/11/2000		Yes			
Black Hill Gardens		DW	28/11/2000		Yes			
Black Hill Shute		JP	28/11/2000		Yes			
Blowhard Bridge	Coghill Creek Road, Blowhard	Grp 2 BL	28/11/2000	Stone bridge on Ballarat - Amherst Road.				
Blowhard Chaff Mill site	Millers Rd, Blowhard	Grp 1 BL	3/10/2000	Site of Chaff Mill 1880s - 1970s				
Blowhard Chaff Mill (now Hayshed)	Ballarat - Maryborough Rd, Blowhard	BL		est. 1855, brick building with shingle roof covered galvanised iron. Now owned by V el Kishen. 1856 - 1880				
Blowhard Railway Station site	Millers Rd, Blowhard	BL		Only bank of siding remains. Original station house privately owned by Griffin.				
Blue Gum, University of Ballarat 1896	Uni. of Ballarat near Union Bdg	ABS		Rich Vein of Learning by Anne Beggs Sunter				
Bluestone Bridge	Humffray Street	RL DW	28/11/2000					
Bluestone Bridge	Glenaurel	BL		Built of bluestone on the original Ballarat - Amherst Road. Gold transported by coach along road.				
Bluestone Building	cnr. Mair & Camp Sts	PA	28/11/2000			H955		HO89
Bluestone Channeling		PA MH	28/11/2000		Yes			
Bluestone curbing	Victoria St Gardens	ABS			Yes			
Bluestone drains	Specimen Vale Sth	GB		varied methods of laying the pitchers	Yes			

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
Bluestone drain portals	either side of railway embankment	GB		Yarrowee Creek	Yes			
Bluestone gateposts, steel gates		BL						
Bluestone Gutters		Grp 1,2,3 GJ	3/10/2000 28/11/2000		Yes			
Bluestone stables	behind Red Hill Flats, Drummond St Nth, nth east side down from Macarthur St roundabout.	Abell						
Bluestone Underground and exposed drains		Grp 1	3/10/2000		Yes			
Blythwood Grange	Grant/Morgan Sts, Sebastopol	Grp 2 PA ABS	28/11/2000			H1632		HO142
Boarding Schools		Grp 4	3/10/2000		Yes			
Bones Building	40 Lydiard St, North Ballarat	MI	28/11/2000		Yes			
Bonshaw Run	3 Sebastopol St, Ballarat	Grp 1	3/10/2000					
Boota's	345 High St, Learmonth	BS	28/11/2000	Built for India Hawker, boot maker in appreciation of saving a life.	Yes			
Both Well Springs' - John Dagleish site	Gillies Road, Miners Rest	BL		1854. Purchased by John Dagleish. John went on to be East Riding Councillor, for Ballarat Shire President				
Bowen Hill	Buninyong	ABS		For its trees and natural setting. Also view from Bowen Hill from Simpson St to Mt Buninyong				
Bowling Green	Mt Pleasant	JP	28/11/2000		Yes			
Box Factory	Water St, Ballarat	JP	28/11/2000					
Boys' Reformatory, Asylum, admin, Lakeside Hospital building	off Gillies St, within Lake Gardens development site	GB		former complex. C1860s	Yes			
Brick Cyanide Vats	cycle track Elsworth St	Grp 3 PA	28/11/2000					
Brewery	Yuille St, Buninyong	ABS DL		Historical Soc. photos.	Yes			
Brickyards (site of)	Albert Street, Miners Rest	BL						
Brim Brim Hospital		DL ABS	28/11/2000					
Brown Hill		Grp 1	28/11/2000					
Buninyong	Scot, Lal Lal, Simpson St, Buninyong	PH	28/11/2000					

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
Buninyong Township		GJ, MM, Grp 2	28/11/2000	Township and ridges surrounding Buninyong covered in bush	Yes			
Buninyong Avenue of Honour		Grp 2 DL	3/10/2000	Learmonth St, CFA-Golf Course Inglis St, Scott-Forest Barkly St East Mt Hastie Mainly WW1, some WW2 trees in gardens	Yes (part only)			
Buninyong Botanic Gardens		Grp 1,2,3 BP, HT, PH DL AB ABS BR	3/10/2000 28/11/2000	Historical Soc. photos. City of Ballarat Management Plan, 2000. Heritage Vic Register. The Management Plan is held by Ian Rossiter (Robert Clark Centre, City of Ballarat)	Yes			
Buninyong Burial Ground	Midland Hwy	Grp 2 DL	3/10/2000	First burial ground. Pre gold discovery.	Yes			
Buninyong College		JP	28/11/2000					
Buninyong Estate		Grp 2	3/10/2000					
Buninyong Gaol Court House		JP	28/11/2000		Yes			
Buninyong Gold Mining Co. relics		Grp 3	3/10/2000			H1		
Buninyong Golf Course (former Race Track)	Midland Hwy (Learmonth St), Buninyong	ABS		Former recreation reserve, site of Friendly Society great demonstrations of 1870s. Bun Hist Soc. Crown Reserve file, Dept. Natural Resources				
Buninyong Tannery		JP	28/11/2000					
Buninyong Masonic Lodge	Warrenheip St, Buninyong	JP	28/11/2000		Yes			
Buninyong Railway Station (tennis courts)	from Forest St, Buninyong to Union Jack Gully	DL BHS		Historical Society records.				
Burnbank St	Nos 2-8 & 18-28 Burnbank St	MT		Illustrate nature of area socially with a varied cross section of architectural styles complementary to each other yet a progression of periods.	Yes			
Burrumbeet & Windemere Farmers Co-op Store	Learmonth - Windemere Road, Windemere	BL		First store erected by farmers in the Burrumbeet and Windemere district.				
Burrumbeet Racecourse & Grandstand	Western Highway, Burrumbeet	BL		Established 1890. Grandstand moved by Horses from City Oval.				
Burrumbeet Toll Gate (site of)	Western Hwy, Burrumbeet	BL						
Burrumbeet Weighbridge	Burrumbeet Road, Burrumbeet	BL		Opened 1870s. Little weatherboard building. Poor condition. Bridge and working complete.				
Butchers Shop	448 High St, Learmonth	BS	28/11/2000	1860s	Yes			
Caledonian Bridge	East Ballarat	JP ABS	28/11/2000					
Camp Street Precinct incl. stone house	Camp Street	Grp 2,4 MM PW BB DW	3/10/2000 28/11/2000		Yes			

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
Canadian Home		Grp 3	28/11/2000					
Canadian Rifle Range	Elsworth St East, Ballarat East	ABS MoH	28/11/2000	Reserved 1868 (21 April) used by Ballarat Rangers. Crown Reserve file, Dept. Natural Resources.				
Cannons		Grp 3	3/10/2000		Yes			
Cash's Hotel / Store site	Avenue Road, Weatherboard	Grp 2 BL	28/11/2000	Ruins of Thomas Cash Hotel and Store				
Cast Iron Letterboxes	Lydiard, Seymour, Sturt Streets	Grp 1 GJ	3/10/2000 28/11/2000		Yes			
CBD Commercial Area	Ballarat	TB	28/11/2000		Yes			
CCP Wilson's footbridge	Classons Road over the Yarrowee. On boundary with Golden Plains, best access from Colac Rd. section of road now Lacey's	DL		Pre stress concrete. Interest survival of CCPW's ingenuity plus reminder of further population in this area. Other CCPW relics in area: rotunda, Mt Buninyong, bath wall gardens, town hall extension, odd water tanks and gateways.				
Cemetery - Buninyong		DL ABS	28/11/2000					
Cemetery - Chinese + Eureka	Mt Pleasant, Durham, Arcade, Main Sts, Ballarat	Grp 1,3 GJ HT DW	28/11/2000					HO97 HO153
Cemetery	Creswick Road, Ballarat	PA	28/11/2000					HO153
Cemetery - Buninyong	Midland Hwy, b/w Buninyong & Sebastopol	ABS DL BHS		Old Cemetery. Historical society, cemetery trust, pioneer graves. One of Victoria's early cemeteries. Many interesting headstones, trees.				
Cemetery - Dowling Forest	Sunraysia Hwy, Pound Hill	Grp 2 BL	3/10/2000	1859				
Cemetery - Glenaurel	Coghills Creek Road. The Rose	BL		Cemetery 1859. Still used. Historic tree seeds from tree planted in Ballarat Botanic Gardens				
Cemetery - Learmonth	Cemetery Road, Learmonth	BL		Learmonth District Cemetery 1859				
Cemetery - New		Grp 2 RL DW	3/10/2000					
Cemetery - Old		Grp 2, GB RL DW	3/10/2000		Yes			
Chibnells House		Grp 2	28/11/2000	1890				
Chibnells Woolshed (bluestone 1900)		Grp 2	28/11/2000					
Childrens Home	George Street, Nerrina	Grp 3	28/11/2000					
Chimney	Cottmans on Creswick Rd	PA JP	28/11/2000	Buninyong Cemetery Trust				
Chinese Leper Settlement		Grp 3 DW MoH	28/11/2000					

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
Chinese Water Race	Addington-Creswick Rd, Grahams Hill	Grp 1,2 BL	3/10/2000 28/11/2000	2kms in length. Rain water. Around hill to diggings dug by Chinese c 1864. Fall 1.5 inches to 1 mile				
Church - Buninyong Uniting Church	Learmonth St, Buninyong	DL		incl. Grounds, setting, windows. Historical Society info.	Yes			
Church - Burrumbeet Uniting Church	Avenue Road, Burrumbeet	BS BL	28/11/2000	Burrumbeet Presbyterian bluestone Church. Slates have been removed. Colourbond roofing added.				
Church - Catholic St Peter & Paul's Church	Fisken St, Buninyong	JP ABS DL	28/11/2000	Also view down over the Gong - unmade road an important element	Yes			
Church - Catholic	Coghills Creek	BL		1890 weatherboard, brick clad. Now private owner. Closed 1980s.				
Church - Catholic	Miners Rest	BL		Site Miners Rest Catholic Church. 4 brick pillars remain.				
Church - C. of England site		BL		closed 1914. Bought by St Peters, Ballarat. Was a bluestone church.				
Church - C of England	Learmonth	BS		Built 1861, hall 1906.	Yes			
Church - Congregational	Dawson St North and 503 Mair St, Ballarat	BB	28/11/2000		Yes	H995		HO31
Church -Holy Trinity	Warrenheip St, Buninyong	ABS		Anglican Church Hall, behind Holy Trinity	Yes			
Church - 'Jubilee Church' Baptist	530 Wendouree Pde, Ballarat	EA		1885. Timber. 528 Wendouree Pde timber Church Hall. Deconsecrated. Now owned by Tina Barinska.				
Church - Little Bendigo	Church St, Nerrina	ABS	28/11/2000					
Church of Little Flower	305 Wendouree Pde, Ballarat	EA	28/11/2000	Church of St Teresa.	Yes			
Church - Methodist	Coghill's Creek	BL		Built in 1860. Used by Methodists of Coghills Creek. At present for sale. Brick. Also weatherboard Sunday School. Built 1890s used by locals as hall.				
Church - former Methodist	Warrenheip St, Buninyong	DL		façade	Yes			
Church - Wesley	Neil Street, Soldiers Hill	BB	28/11/2000		Yes			
Church - Nowra		JP	28/11/2000					
Church - Presbyterian	Soldiers Hill	RL	28/11/2000		Yes			
Church - Presbyterian	Creswick St, Miners Rest	BL		Built 1860 on land owned by Richard Kerr, the only one of 4 churches that remain.				
Church - Roman Catholic	401-407 High St (Sunraysia Hwy), Learmonth	BS		Built 1873	Yes			
Church - St Aloysius	Sebastopol	ABS		Church & school. Very old tree in grounds.				
Church - St. Alipius (1st site)		RL	28/11/2000					

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
Church - St. Alipius	Victoria Street, Ballarat	BB MI Grp 3 RL DW JP	28/11/2000		Yes			
Church - St. Andrews Church	502 Sturt Street, Ballarat	GJ, BB, MI RL PA	28/11/2000		Yes			HO118
Church - St Davids Presbyterian	Coghills Creek Road, Coghills Creek	BL		Built in 1910. Brick. Replaced wooden church-school. Still being used.				
Church - St Pauls	Bakery Hill	ABS	28/11/2000		Yes			
Church - St. Patricks Cathedral	Sturt Street	BP, GJ, BB, MI RL DW PA	28/11/2000		Yes	H997		HO107
Church - Welsh Church	Skipton St, Sebastopol	ABS		Magpie end.				
Church - Wesley	Neill Street	DW	28/11/2000		Yes			
Church - Wesleyan Church & School site	Cnr Creswick & Albert St, Miners Rest	BL		Wesleyan School Church. 1859-1876. Built of brick				
Church - former Wesleyan Church	Buninyong-Napoleons Rd, Scotchman's Lead	ABS		Buninong Historical Society				
Church - Windemere	Windemere	Grp 1	3/10/2000					
Church - Uniting	Corner Lydiard and Dana Streets, Ballarat	BB	28/11/2000		Yes	HO189		HO27
Church - Uniting	High St, Learmonth	BS	28/11/2000	Built 1875	Yes			
Church - Uniting	cnr Thompson & Hummfray Sts	GB		polychrome brick	Yes			
Church Precinct Warrenheip	Warrenheip	Grp 2 PH	28/11/2000					
Churches	Warrenheip St, Buninyong	ABS						
Churches		Grp 3,4, GB	3/10/2000		Yes	some		many
Church Spires		Grp 4	3/10/2000		Yes			
City Hall	Sturt Street	PA	28/11/2000		Yes	H978		HO104
City Oval incl. grandstand		Grp 1, GJ PA RL	28/11/2000		Yes			HO108
Clay Pits		JP	28/11/2000					
Clayton Villa, Buninyong	Buninyong	PH	28/11/2000		Yes			
Cleavers Toll Gate (site of)	Coghills Creek Rd, Glenaurel	BL						
Coach Tracks	Miners Rest-Castlemaine Rd, Blowhard	Grp 1 BL	3/10/2000	Coach tracks left by Cobb & Co. coaches and wagons on route Miners Rest - Castlemaine gold fields.				
Coghills Creek + Cemetery		Grp 2 BR	3/10/2000					
Coghills Homestead (monument at site of)		Grp 2	28/11/2000	National Trust Ballarat				
Coghills Run		Grp 2	3/10/2000					



HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
Coghills Sheepwash	Tourello Road, Tourello	BL		Where W Coghill washed his sheep prior to shearing 1838 - 1855 on Coghills Creek				
Coleman's Springs	Caffrey St, Buninyong	Grp 2, 4 ABS	3/10/2000					HO22
Commemorative Street Light	High St, Learmonth	BS			Yes			
Commonwealth Bank	cnr Sturt & Lydiard sts, Ballarat	BP	28/11/2000		Yes			
Coghill Monument - Stone	Lesters Road, Ascot	BL		Erected by Holmes Family. Built of Stone collected off property. Built in front of original Coghill Homestead.				
Conservatory	Ballarat Botanical Gardens	EA	28/11/2000	Glass and steel. Modern 1990s. Won an architectural award.	Yes			
Cork Tree	Ligar Street	Grp 1, GJ	28/11/2000		Yes			
Corner Shop	202 Lyons Street	Grp 2	28/11/2000		Yes			
Corner Stores		MH	28/11/2000					
Corodin Rifle Range		JP	28/11/2000					
Corroboree Site		RL	28/11/2000					
Cottages	Hunt, Nunn & Morres Sts. Princes St	GB		A precinct of early cottages. Also red brick gutters from early brick works precinct, below Brick Hill.	Yes			
Court of Mines & Old Police Station	Shire Depot and rear of Primary School							
Courthouse	325 High St, Learmonth	BS	28/11/2000	1860s	Yes			
Cowan's Corner'		MT		Australia Post pillar box in front of the former store reflects the centrality of this area which once boasted its own police station, two forges one in adjoining shop (or Fore St) where Cowans made ironwork for graves in cemetery opposite. Also boasted horsebreaker, private hospital, private schools, two hotels, church, butcher, shoemaker and monumental mason among others. (Much of which is within memory of locals)	Yes			
Cowans Corner' Building	Cnr Drummond/Macarthur Sts	MT		One of the two known examples of surviving basalt built corner stores in Ballarat although no longer used for that purpose. The sculptured keystones of Shakespeare & Hathaway, further reflecting Anglo Saxon roots and make this building unique in Ballarat. Important socially and artistically in this area. The complex originally contained: shop, residence, and smithies forge elements of all these features still exist in the fabric of today's bldg.	Yes			
Cowans Toll Gate (site of)	Cnr. Norman & Forest St, Wendouree	BL						

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
Coxhall's Apple Cherry Orchard		JP	28/11/2000					
C.P. Wilson Bridge	Durham Lead	ABS						
Creswick Forest	Creswick	Grp 4 Grp 1, GJ	3/10/2000 28/11/2000				Yes	
Creswick Racecourse Site	off Cattle Station Hill Rd	BL		Site of Creswick Racecourse 1860 - 1960s. Racecourse siding. Racegoers would get off train and walk to course.				
Cricket Ground & Oval		Grp 3	28/11/2000		Yes			
Crown Quartz Mine incl. Brick chimney remains	Whitehorse Rd, Mt Clear	DL		Pyrites works not sure if old boilers remain				
Cuthberts Building (former Ballarat Palace Hotel)	101 Lydiard Street, North Ballarat	RL DW	28/11/2000		Yes			
Cypress/Rhododendron	near 1300 Sturt St	Grp 2	28/11/2000		Yes			
Dawson Street streetscape	Dawson Street	RH		local historic value	Yes			
Dawson Street Masonic Lodge	Dawson St, South Ballarat	JP	28/11/2000		Yes			
Derby Bridge	Howe St, Miners Rest	BL		One of the first bridges built over Burrumbeet Creek				
De Soza Mine / Tannery Dam	Buninyong, Napoleons Rd. Webb Hills Rd	ABS DL		Special interest re. Buninyong Park and Festival, Webb Hill Rd South boundary of old Borough. Includes Locomotive mine shaft.				
Dickens House (stone)		Grp 2	28/11/2000					
Diggings		PH	28/11/2000					
Diversity of architectural styles		Grp 3	3/10/2000					
Dobsons Cobb & Co Changing Stables	Western Highway, Burrumbeet	BL		Remains of big Cobb & Co changing stables. Blacksmith and wheelwright. H Dobson				
Doctors House	opp.139 Bankin St	BS	28/11/2000	1870s	Yes			
Dogleigh House (stone)		Grp 2	28/11/2000					
Dowling Forest Race Course	Kennedy's Rd, Miners Rest	AB BL	28/11/2000	1856. Grandstand curved roof. Named after Dowling Forest Pastoral Run of WJJ Clarke.				
Dredge	Buninyong	JP	28/11/2000					
Drinking Fountain	near end of Webster St	Grp 1 EA	28/11/2000	c1900. ? Quartz boulders - water & cups missing	Yes			
Drummond Street		Grp 2, BB PH	28/11/2000		Yes			
Drury Lane	Bridge Mall to Curtis St	KB			Yes			
Durham Land Bridge		JP	28/11/2000					
Durham Lead Store & Post Office	Buninyong - Mt Mercer Rd, Durham Lead	ABS		1862. Buninong Historical Society. Kit Scott, owner, building, Durham Lead.				
Outhouses (made from kerosene & 44 gallon drums)	608 Sebastopol St, Sebastopol	NG		Good View				
Eagle Store	Buninyong	ABS			Yes			

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					PRECINCT	HV	OUTSIDE	HO IND
East Ballarat Miners Cottage Precinct		Grp 1	28/11/2000		Yes			
Eastern Oval		Grp 1 PA	28/11/2000		Yes			
Eating House site	Cnr Scott and Cornish St.	BR		Site only but important. Eating House from 1845. Early maps show Springs nearby. Track diverted from steep main road to this site. An unusual preemptive right was granted to the owners of the Eating House owing to their commercial activity prior to 1851. One of only a few of such grants.				
Edmunston House		Grp 2	28/11/2000	1860				
Edward VIII Pavilion	Lake W. foreshore	EA		Tiled roof, stone base.	Yes			
Edwardian / Federation Bdgs	Lock Ave, Frank & Webster Sts	Grp 3	28/11 2002		Yes			
Edwards Pyrites Works	Sebastopol	Grp 3, GB JP	28/11/2000					
Edwards - B McDonald 1856 House	Waubra	BL		Built by Edward Edwards in 1856. Remained in Edwards Family 1970s. Now owned by Brendan McDonald				
Entrance to Ballarat		BR	28/11/2000		Yes			
Ercildoune (Learmonth Homestead)		Grp 2 BS BR	10/03/2000	not in area	Yes			
Escarpment	see list	Grp 3 ABS	3/10/2000	View from Curtis St to Lydiard St; view from Lydiard St (from Christ Church reception area) over Ballarat East; view down Lydiard St from SMB - a wonderful vista away to Scots Church spire; view from Peel St north towards city; view from Soldiers Hill, cnr Neil and Clarendon Sts - over city, and can see Eureka banner over the Stockade; view of Black Hill and Mt Buninyong from Clarendon St, b/w Neil and Peel St.	Yes			
Esmond Park	York Street	DW DL	28/11/2000					
Eucalyptus globulus?	rear of Kindergarten b/w Victoria St & Main St. In reserve, Lakeland Reserve	BR		Huge & old Eucalypt and a survivor in a remarkable oasis behind the Piyya outlet. Lakeland is a well known Ballarat East name chemists in Bridge St. Family lived on corner of Victoria/Rodier Sts, nth west side.				
Eucalyptus Vimindis	middle of unmade part of Nolan St, Buninyong near Winter Street	ABS		Possibly 300 years old (site of Aboriginal meetings?). Buninyong Historical Society. By local tradition, site for Aboriginal meetings. Pre-dates white settlement.				
Eureka Memorial Gardens		Grp 2	28/11/2000					
Eureka Precinct		TB ABS	28/11/2000		Yes			
Eureka Stockade		Grp 1,2,4 BB, MI DL MH AB Bspinks	3/10/2000 28/11/2000			H1874		HO160
Farmer Ham & Bacon Factory	Eureka St, Ballarat East	ABS			Yes			

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
Fernery / Fern House Gardens	Ballarat Botanical Gardens	EA	28/11/2000	Has been rebuilt in last 750 years - but original site. Photos of original held at Garden.	Yes			
Findlay Stone Wall	Findlays Road, Weatherboard	BL		Stone wall fence 6' high. Excellent example of wet stone fencing.				
Ballarat Fine Art Gallery	40-48 Lydiard Street, Ballarat	GJ DW RL MH DL	28/11/2000		Yes	H680		HO76
Fire Station	Skipton St, Sebastopol	ABS						
Fire Station	Barclay St, Ballarat East	Grp 3,4 MM HT BB MI PA	3/10/2000 28/11/2000		Yes	H1001		H011
Footings on Valley		PA	28/11/2000		Yes			
Ford Bacon Factory	Eureka St	MH	28/11/2000		Yes			
former Main route west in the 1840s	extending from township, through to Albert st, Sebastopol junction with Colac Rd. Now known as Midland Hwy	BR		Known as Portland Bay Rd or Great Western Road. Map plan available. See also Old Three Chain Road - where the now grassed area is still evident.				
Foundries (Susty's, Hardings)		Grp 2 PH JP	28/11/2000					
Frank Street Precinct		GB	28/11/2000		Yes			
G Foreman Flourmill	Sunraysia Hwy, Mt Bolton Waubra	BL		Built 1856 by George Foreman. Mill built of sandstone only ruins of mill remain. Brick store room, shingle roof covered galvanised iron.				
Galloway Monument		Grp 1	28/11/2000		Yes			
Gates - cast iron	Gardens Reserve	EA		Cast iron and pillars. Stone piers. Timber top.	Yes			
Gate Posts (4)	Wendouree Pde. End of vintage tram tracks opposite entrance to the Boulevarde	EA		Former gates to gardens. East & west.	Yes			
Gates	Dana St (opp.Dana St PS)	Abell		Gates on building in Dana Street and also bluestone piers either side of gates.	Yes			
General Store	Main St, Learmonth	BS		Built 1860, same builder as Stag Hotel.	Yes			
Geological Features		Grp 4	3/10/2000					
George Hotel	25 Lydiard Street North, Ballarat	DW	28/11/2000		Yes	H113		H071
Gills Boat Shed	Lake Wendouree foreshore	EA	28/11/2000	Now museum, restaurant, home of Golden City paddle steamer, Begonia City Steamer (modern) and canoe club.	Yes			
Glennauel Bridge		Grp 2	28/11/2000					
Gnarr Creek Bluestone Tunnel	Main Street	PA	28/11/2000		Yes			

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
Gold Fields Caravan Park		MoH						
Gold Monuments	near Buninyong cemetery	Grp 2 JP ABS	28/11/2000					
Gollers Warehouse	114 Lydiard Street, North Ballarat	DW	28/11/2000		Yes			HO81
Gong Gong	Sturt Street	DW	28/11/2000					
Grammar School Hill	west side of Ballarat Buninyong Road, Buninyong	BR		Extremely important frontage along what is locally known as Grammar School Hill. The underdeveloped acreage is essential to the green belt. Can be seen by most people living east. It is an important element in the bowl like nature of the township position.				
Grainery Lane	Grainery Lane	Abell		Bluestone rounded corner and bluestone gateway to rear of building.	Yes			
Grand North Junction Mine (site of)		BL						
Granny Griffith Grave	Sunraysia Hwy, Addington	BL		Granny Griffith died before cemetery's were established. Her son buried her on the side of Mt Bolton.				
Granny White's Lane	outside Buninyong	ABS						
Green Hill		Grp 3, 4	3/10/2000					
Green Hill Diggings	Sandy's Hill Rd, Durham Lead 4kms sth of Buninyong on right hand side	ABS		c1856-7. Buninyong Historical Society, <u>Three Times Blest</u> by Peter Griffiths. Land owned by Stan Butler. Important alluvial mining area, untouched since 1860s.				
Green wedge b/w Ballarat and Buninyong		Grp 4	3/10/2000					
Gregory Street	1414 & 1428 Gregory St	MT		Former gatehouses to Botanic Gardens. Unusual styles and relationship with nearby Botanical gardens and area generally.				
Grey Horse Mining Area & Nuggety Dam	Nerrina	Grp 3 GB	28/11/2000					
Grotto	at water's edge behind drinking fountain - near end of Webster St	EA	28/11/2000	c1900. ? quartz boulders, iron decoration on top.	Yes			
Hasties Hill	B/w Midland Hwy & Hastie St, Buninyong	ABS DL		alias Birdwood Park, Mt Innes, Mt Loch. Includes seat, RSL plaque, G Innes commemorative stone. Historical Society photoes etc. Coleman Sutherland history.				
Hasties Springs	Crown Reserve, East of 'Brim Brim'.	ABS DL BHS		Historical Society photos. Very neglected.				
Hedges		Grp 2	28/11/2000					

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
Her Majesty's Theatre		HT MI	28/11/2000		Yes	H648		H070
Hill St & Humffray St Corner	Ballarat	Grp 2	28/11/2000	Former Ballarat Woollen and Worsted Mill				
Hiscock Obelisk / Gold Monument	Midland Hwy, near Buniyong Cemetery	DL BHS		Historical Society info.				HO44
"The Regent"	SW corner of Lydiard & Mair Streets, Ballarat	DW	28/11/2000		Yes			
Homes- 1800s - 1900s		Grp 2	28/11/2000		Yes			
Horse Troughs	Main Road	Grp 1 MoH	28/11/2000		Yes			
Hotels		PA	28/11/2000		Yes			
Hotel - Bald Hills	Gillies Road, Bald Hills	BL		Bald Hills Hotel, weatherboard, now private residence.				
Hotel - Craigs Hotel		GJ HT Grp 2 MI RL DW	28/11/2000		Yes	H111		HO67
Hotel - Crown Hotel	Buninyong	ABS MM			Yes			
Hotel - 'Derby' (site of)	Howe St, Miners Rest	BL		1854, Derby Hotel site				
Hotel - Exchange Hotel	Skipton St, Sebastopol	ABS						
Hotel - Harp of Erin Hotel	Western Hwy, Burrumbeet	BL		Site of Harp or Erin Hotel. Tree all that remains.				
Hotel - Lake View Hotel	21 Wendouree Pde cnr Mill St	EA	28/11/2000	Now know as 'The Views'. 1875 is on façade.	Yes			
Hotel - Lampton Arms	Western Hwy, Burrumbeet	BL		c1864 One of the earliest hotel's in Burrumbeet area.				
Hotel - 'Morgan Carrier Arms Hotel' (site of)	Clunes Road, Miners Rest	BL		site				
Hotel - Newmarket	Howe Street, Miners Rest	BL		Newmarket Hotel 1860s. Weathreboard building, now owned by G Murphy. Brick stables used by Cobb & Co.				
Hotel - North Ballarat		PH	28/11/2000		Yes			
Hotel - Prince Regent	Main Road	PH, Grp 3 PA MoH	28/11/2000					
Hotel - Stag Hotel	High St, Learmonth	BS	28/11/2000	Built 1854, Stagecoach depot, six Cobb & Co coaches a day would leave ticket office at the hotel.	Yes			
Hotel - Stuart Hotel	Western Hwy, Burrumbeet	BL		Now private home				
Hotel - opp. Ballarat East Station		Grp 3	28/11/2000		Yes			
Hotel - The George	25 Lydiard Street, North Ballarat	PA	28/11/2000		Yes	H113		HO71
Hotel - Windemere	Western Hwy, Windemere	BL		1854. One of the earliest hotels on the original Telegraph Rd with a continuous license.				
House		BL		Chalmers House c 1854, now owned by D Evans				
House		BL		c1890, brick home				
Houses	Anderson & James Sts	GB		significant timber dwellings adjoining Yarrowee Creek				

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
House	11 Bankin St, Learmonth	BS	28/11/2000		Yes			
Houses	Bond Street	GB		significant timber dwellings	Yes			
House	8 Brougham Street	GB		brick Victorian dwelling. Former Church of England vicarage. NB. Iron lace and double verandah posts.	Yes			
House	cnr Devon & Hotham Sts	GB		two storied 19th century dwelling & grounds. Fence is relocated from former site bordering Yarrowee River in Central Ballarat.	Yes			
House (near cemetery)	Drummond Street	Grp 3	28/11/2000		Yes			
House	Eureka St, Ballarat East opp. Farmer Ham & Bacon Factory	ABS			Yes			
Houses	Ford Street	GB		small weatherboard cottages	Yes			
Houses	Gent Street	GB		rear of former Sacred Heart College. Selection of cottages.	Yes			
Houses	Gordon St, Specimen Vale Sth	GB		cottages	Yes			
House	206 Gregory St	GB		large late Victorian residence, weatherboard.				
House	Hamilton Avenue	EA		Rendered brick residence. In poor repair. Designed by same architect in 1920s as 9 Hamilton Ave and 303 Wendouree Pde.	Yes			
House	9 Hamilton Avenue	EA		Rendered brick residence. Designed by same architect in 1920s as Hamilton Ave entry above and 303 Wendouree Pde.	Yes			
House	804 Havelock St	GB		large Victorian residence & grounds (brick).				
House	203 High St, Learmonth	BS	28/11/2000	1870 Butchers. Part of house a drapers store.	Yes			
House	213 High St, Learmonth	BS	28/11/2000	1800s/ 1850s undertaker, mixed	Yes			
House	450 High St, Learmonth	BS	28/11/2000	1860s	Yes			
Houses (Precinct)	Howard St Crompton St Precinct	GB		Small weatherboard cottages. One with art nouveau iron lace work	Yes			
Houses (Precinct)	Little Clyde St Precinct	GB		early workers cottages	Yes			
Houses (Precinct)	Loch Avenue & Frank St Precinct	GB		various dwellings. Federation & post WW1 styles.	Yes			
Houses (Precinct)	Neill St & Duncan St Precinct	GB		various dwellings. Federation & post WW1 styles.	Yes			
House	412 Neill Street	Grp 2, BB	28/11/2000		Yes			HO96 - 411 Neil Street?
Houses	Nelson St	GB		Post WW1 dwellings				

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
House	304 & 306 Raglan St, Ballarat	GB		timber dwellings. Interesting wood turned décor on verandahs	Yes			
House	809 Sebastopol St, Ballarat	GB		NB. Numerous timber dwellings in this vicinity - interesting timber door				
Houses	301 Skipton Street; 413, 419 Lyons St Sth; 416 Dawson St Sth	GB		bluestone dwellings	Yes			
House	2 Stafford Court	EA		Brick residence. ? Victorian. Single storey.	Yes			
House - Cottages	204 & 208 Stawell St	GB		Cottages & sth-west cnr Stawell & Humffray St, brick dwelling.	Yes			
House	cnr Thompson & Humffray Sts	GB		Weatherboard dwellingn interested cast iron verandah posts and polychrome brick.	Yes			
House	Weatherboard-Learmonth Rd, Learmonth	BL		Built by David Kinnerly c1856. Restored. Stable -bluestone and granite, has been converted to house.				
House	4 Wendouree Parade, Ballarat	EA		Cream brick residence, ? 'Moderne' style.	Yes			
House	11 Wendouree Parade, Ballarat	EA		Timber?block villa.	Yes			
House	13 Wendouree Parade, Ballarat	EA		Timber block villa. Decoration. Built by ? For Mr Abrahams Lived in or many years by Mrs Abrahams, well known teacher in Ballarat.	Yes			
House	17 Wendouree Parade, Ballarat	EA		Villa designed by Percy Richards for Mr Hutton Jones. Note cupolar trade mark of P Richards.	Yes			
House	105 Wendouree Parade, Ballarat	EA		2 storey rendered brick. 1920s look	Yes			
House	110 Wendouree Parade, Ballarat	EA		Timber villa, Federation? Owned by Gear family.	Yes			
House	114 Wendouree Parade, Ballarat	EA		Brick - green rendered villa. Tiled roof. Decoration around windows.	Yes			
House	128 Wendouree Parade, Ballarat	EA		1920-5. Rendered (terracotta colour) brick 2 storey villa. Previously owned by Symonds family - old Ballarat family. Mrs Jessie Scott - former Mayor of Ballarat was brought up there.	Yes			
House	135 Wendouree Parade, Ballarat	EA		Grey stucco villa. Fish tailed tiled roof. Spanish look.	Yes			
House	137 Wendouree Parade, Ballarat	EA		Timber federation villa painted white.	Yes			



HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
House	139 Wendouree Parade, Ballarat	EA		Timber villa - probably oldest timber house on lake shore c18--? Owned by Brian and Lorelie O'Brien.	Yes			
House	143 Wendouree Parade, Ballarat	EA		brick residence. Round window in front. Built by R Dowling, chemist and veterinarian. Son, Davvie, now a living published author ('Mud Eye') lived there.	Yes			
House	201 Wendouree Parade, Ballarat	EA		Brick villa design by Percy Richards c1914. Owned by Mrs Bidy Hobson.	Yes			
House	216 & 218 Wendouree Parade, Ballarat	EA		Brick duplex, decorated (corrugated) brick. 218 in more original state than 216.	Yes			
House	217 Wendouree Parade, Ballarat	EA		Two storey brick residence on large block. Built by a Mr Anderson who had a tannery here in 1800s. Formerly lived in by Byrne family. Murray Byrne was State Member of Parliament. Byrnes extensively changed building.	Yes			
House	303 Wendouree Parade, Ballarat	EA		rendered brick residence. Just been repainted. Same architect in 1920s as 9 Hamilton Avenue.	Yes			
House	309 Wendouree Parade, Ballarat	EA		Brick Tudor or Arts & Crafts residence. Designed and lived in by Geoffrey Richards, architect - & son of Percy Richards, architect of 1900s.	Yes			
House	313 Wendouree Parade, Ballarat	EA		Brick California bungalow	Yes			
House	315 Wendouree Parade, Ballarat	EA		Timber Federation villa owned by Mr and Mrs Heinz.	Yes			
House	414 Wendouree Parade, Ballarat	EA		Red brick residence. Built by Mr Lawrie. Now lived in by his daughter Miss Eileen Lawrie O.A.M.				
House	418 Wendouree Parade, Ballarat	EA		Cream brick residence. Mosaic flag pole (now Uniting Church Retirement Homes). Former residence of Mrs Tilly Thompson known for her work with Avenue of Honour, 'Lucas girls'.				
House	444 Wendouree Parade, Ballarat	EA		Federation timber villa.				
House	550 Wendouree Parade, Ballarat	EA		Brick villa - ? Victorian. Slate roof. Said to have been rebuilt to original style - white ants having been discovered.				
House	578 Wendouree Parade, Ballarat	EA		brick villa (green) Spanish look. Tiled roof.				
House - Anderson Home / Windemere farm gates	Learmonth-Windemere Rd, Windemere	Grp 2 BL	28/11/2000	Anderson Home 1900. Wrought iron farm gates made by Anderson. Fine example of Blacksmith craft.				

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
House (now owned by P Stowe)	Weatherboard-Learmonth Rd, Learmonth	BL		Built by John Brown c1856. Brick. Has had a brick kitchen added to back in keeping with front.				
House - site of slaughter yards	Albert Street, Miners Rest	BL		bluestone house now owned by Andrew Adams				
House (now owned by Whitehand)	Whitehands Road, Learmonth	BL		Bluestone and brick home c1856. Home of Thomas Webb. Needs restoring. Original bluestone stable and shed, wrought iron gates and gate posts.				
House (now owned by Trainor)	Whitehands Road, Learmonth	BL		Bluestone house c 1856. Verandah all around, tiled. Bluestone watertank, barn etc. Restored.				
House - Albert Frank - Parish	Coghills Creek Road. The Rose	BL		1860 weatherboard. Albert Frank Residence. Albert was Blacksmith & Machinery agent.				
House - 'Banfield'	Kennedys Road, Miners Rest	BL		1854. House and bluestone stable on National Trust, now owned by Ken Williams.				
House - 'Barkly'	506-508 Barkly St, Buninyong	ABS DL						
House - Birkett Home	Windermere - Learmonth Rd, Windemere	BL		Birkett home. Built 1900. Now owned by Dr Pryor				
House - 'Bradworthy'	Lesters Road, Ascot	BL		1920s built N Grills. Brick. Now owned Norman Grills				
House - Brewster Home	Battys Road, Learmonth	BL		c1860 built by J Brewster. Brick original. Now owned by D Donavon				
House - 'Brim Brim'	901 Lal Lal St, Buninyong	PH ABS DL	28/11/2000	Historical Society photos etc. Coleman Sutherland report incl. History.				
House - C Grills	Lesters Road, Ascot	BL		Built c 1860. Restored living area added. Now owned by Craig Grills				
House - 'Ceres'	Coghlan Rd, Learmonth	Grp 1 BL BS	3/10/2000	c1856 built by Thomas Bath of 'Craigs Hotel'. Large garden, brick stables & barn. Kennels used for hounds 'fox hunt'.				
House - 'Clifton Villa'	NW cnr Eyre & Winter Streets	DL			Yes			
House - 'Dickie House'	Avenue Road, Weatherboard	BL		c1860 small bluestone house was originally butchershop				
House - Draffin House	Glenanes Road, Miners Rest	BL		1900. Draffin family, weatherboard house. Now owned by Dr Brennan				
House - 'Dunrunnia (?) House'	807 Sebastopol Street	GB		former shop, turned wood, décor	Yes			
House - Findlay Stone House	Findlay Road, Weatherboard	Grp 2 BL	28/11/2000	Original stone house 1860, slate roof. Not lived in.				

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
House - 'Glenville'	223 Wendouree Pde, Ballarat	ES EA	28/11/2000	c1902. Timber villa designed by Percy Richards - built for George Glenny. Original garden design. Has never changed ownership - still lived in by granddaughter of original owners. Original designs by Percy Richards & original photograph available. Weeping Ash tree in front garden c1902 also.	Yes			
House - Gray House	Dowling Road, Dowling	BL		Built 1854, stone from property. Bluestone. Still in family.				
House - 'Green Shores'	510 Wendouree Parade, Ballarat	EA		Timber block residence. Turrets, timber blocks, iron decoration, plaster decorated pediments.	Yes			
House - 'Havilah'	Simpson St, Buninyong	DL			Yes			
House - 'Homeleigh'	510 Wendouree Parade, Ballarat	MT		Built for WD Thompson whose wife Tilly is a Ballarat legend. This was Tilly's home where she conducted calisthenics, and from where the direction of the Arch of Victory and Avenue of Honour was undertaken. Design attributed to P. Richards.	Yes			
House - 'Hymettus'	8 Cardigan Street	MT		Taffe family home, garden 1st open 1916 as Ballarat City Champion Cottage Garden, Mayoral Trophy & other civic memorabilia still in situ. Cottage built by local architect Turton in 1901. (Ref G Sweely). Connections to early settlement of district. Generational service to the community.	Yes			
House - 'Ivy Rock' Beselers	Edmonston Road, Addington	BL		Early pioneer house built by Beseler Family. Restored.				
House - 'James Oddie house'	311 Macarthur Street, Ballarat	MT		Home of James Oddie 'Father of Ballarat' until he died. Also believed to be location of 1st telephone in Ballarat (subscriber being Oddie).	Yes			
House - James Scobie Home	Cnr Creswick & Albert Street, Miners Rest	BL		Race horse trainer.				
House - Keay's House	Ballarat-Maryborough Road, Ascot	BL		Built by Thomas. Keay c1900, weatherboard. Owners Keay - McIvor - Sobey				
House - 'Kerse' John Dougalls House	Dougall Road, Ascot	BL		Built by John Dougall 1856, brick, maid quarters. Still being used now owned by I. Thomas.				
House - 'King's Hill'	104 Simpson St, Buninyong	DL		House of brewer Thos. Shepherd 1855.				
House - 'Kinnerly'		BL		c1890, brick home.				
House - 'Labona'	Donavon Road, Learmonth	BL		1860 home built by Geo Morton. Morton was overseer and rent collector for WJJ Clarke. Now owned by P Donavon				
House - 'Lauderdale'		BL		Home of Jack Winter now Smails.				

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
House - Leneghans	Trewin Road, Tourello	BL		Two storey bluestone residence built 1856 for Leneghan's. Still in Leneghans name.				
House - Lesters	Lesters Road, Ascot	BL		Lesters built c 1860 brick - weatherboard. Was originally Coghills preemptive right. Now owned by David Glenn 'Nursery'.				
House - 'Little Grange'	Edmonston Road, Addington	BL		Built by Charles Edmonston c1860, brick & sandstone. Restored. Now owned D Edmonston.				
House - Lingham family	103 Cardigan Street, Ballarat	MT		Designed for & home of John Lingham curator of Nth Botanic Gardens. Family also prominent in area (see Stouts_). Remained in family until 1999.				
House - McGrath House	Ballarat Maryborough Road, Ascot	BL		Built by Patrick McGrath 1900. Weatherboard, good order. Blacksmith. Now owned by grandson Frank McGrath.				
House - McNight's	SE cnr Eyre & Winter Sts	DL						HO130
House - Mine Managers	Sebastopol	PA	28/11/2000					
House - 'Mossmont'	Webbs Hill Road, Buninyong	DL		Built by Francis Moss, nurseryman.				
House - Mrs Corner's	Learmonth St, Service Rd, Buninyong	DL						
House - Ms Scotts House	Durham Lead	ABS						
House - 'Mt Helen'	Tonka Flat Rd, Mt Helen	ABS		c1880. Bun Hist Soc. J & J Robson, owners. Same architect that designed Furlong Scotsburn designed this house.				
House - Mullins House	Gillies Road, Grahams Hill	BL		Old Mullins Home weatherboard ruins.				
House - 'Mulvra'	231 Dowling Street	MT		Mulvra was formerly 'Llanberis' built by former Mayor and mine owner T Williams whose Llanberis mine has passed its name on to the present reserve on the site. This home was also a centre for Welsh activities in district including activities connected with South St. competitions. Williams also edited the Welsh newspaper. Rare bluestone house in this locale.				
House - Neagle's House	Forrest St, Buninyong	ABS		Neagle's House (Dr. Casey's House)				
House - Netherby	606 Warrenheip St, Buninyong	ABS DL		House and tree in front garden.	Yes			
House - 'North View Villa'	108 Burnbank Street, Ballarat	MT		Landmark in area and major example of a period of development now past. Built for pioneering family whose descendants are still in the area 'Stouts'.	Yes			HO16

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN PRECINCT	HV	OUTSIDE	HO IND
House - 'Oaklands'	13 Hotham Street, Ballarat	MT		Known by various names this home was designed and built by Caselli for band leader Bruhn in 1867/68. Home at various times to many Ballarat leaders including prominent Australians. These include Sir Henry Winneke and H.E. 'Pompey' Elliot.	Yes			
House - Ogilvie Residence	Midland Hwy b/w Mt Buninyong Rd and Yendon No.2 Road	BR		Brick cottage built by Robert Ogilvie 1866 on 10 acres. Surviving example of a dwelling and the 10 acres, which was procured by Mr Ogilvie in response to the Amended Land Act. Documentation and correspondence available of his labour. No others such substantial house known as example of the opportunity the Act provided.				
Houses - 'Old Colonists Homes'	Charles Anderson Grve	MT		These homes as part of the philosophy and purpose of the Old Colonists Association are Ballarat's, if not Victoria's earliest example of 'Welfare Housing' and represent a private initiative which predated government welfare housing. The complex as a whole demonstrates a range of 20th century styles and concepts. Gates and garden elements are also of importance to this grouping.				
House - Palmers Home	Windemere-Learmonth Road, Windemere	BL		Built 1900. Now owned by E Palmer				
House - Patrick Sheehan Home	Coghills Creek - Glenaurel Rd	BL		c1890 Built by Patrick Sheehan owner of the 'Victoria Hotel', Coghill's Creek. Built in brick original.				
House - 'Pendennis'	Ballarat-Maryborough Road, Ascot	BL		c 1900. Land originally Andrew Munro's. Sold to Thomas - Solomano - Sobey. Now owned by John Sobey.				
House - 'Pine Grove'	Coghills Creek Road, Coghills Creek	BL		Built by James Troup c 1890. Fully restored 1980. Brick slate roof. Now owned by Thompson				
House - 'Pontestrina'	Reid Bank Rd, Mt Helen	ABS		residence, late 19th century. Buninong Historical Society				
House - Powells	Powell Road, Windemere	BL		Built 1920s, brick. Still in Powell family				
House - Rodgers family	4 Cardigan Street, Wendouree	MT		Rodgers family home. Built by Rodgers 1898. Local builders, 19th century church stalwarts (Jubilee Church) & generational civic and church leaders. Connections with city leaders, Thompsons, McKays etc and development of city.	Yes			

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					PRECINCT	HV	OUTSIDE	HO IND
House - Rowett house	105 Cardigan Street, Wendouree	MT		Believed to be Wendouree's oldest surviving house, built by Phippard (see Old Collegians 1896) for Rowett. Originally on Wendouree Parade and contemporary with Loreto Convent, Sturt Street, which was also fronting the lake at that time. Earliest brick & bluestone home on Parade and one of the earliest masonry miners cottages built in Wendouree. An important landmark to the early residents of the area.	Yes			
House - 'Rowton'	Olliers Rd, Mt Rowan	MT		The home of Rev Adenay of St Peters Church, Sturt St. It was from here Adenay organised and directed affairs in relation to the founding and running of the Ballarat Naval Cadets. Their march to welcome the U.S. fleet in Melbourne became part of the Ballarat legend and many members became notable citizens (Ref. studies of K Kelly B'rat Library).				
House - 'Sauchieburn'	Lesters Road, Ascot	BL		Brick house built 1900 by Holmes Family. Bluestone woolshed. Now owned by Lee & Heather Chibnall				
House - Settlers House	Avenue Road, Weatherboard	BL		Small pioneer home, old typical of the dozens of houses that made up the community of Weatherboard.				
House - 'Shephards Cottage'	Findlays Road, Weatherboard	BL		Shepherd's Hut built by Learmonth Bros. C1838. A newer building added.				
House - 'Snizort'	Clunes-Creswick Road	BL		Built by Andrew Munro c1900. 2 storey brick homestead. Stable Machinery ShedMunro was first land purchaser at Ascot 1856. Sold and bought at Glendonald.				
House - 'Spring Gardens'	Race Course Rd, Blowhard	BL		1856. Home of J Wilson. Weatherboard & stable. Wilson was rent collector for WJJ Clarke. Now owned by R Irving.				
House - 'Stirling'	Gillies Rd, Miners Rest	BL		1854, bluestone home built by Richard Kerr. Now owned by A & P Newman.				
House - 'Sweetbank'	Lesters Road, Ascot	BL		1920s. Geo Grills. Farm building older. Now owned by Edgar Grills				
House - 'The Laurels'	Sunraysia Hwy, Learmonth	BL		Built by William Vaughan, weatherboard house - detached kitchen. 3 storey flourmill 1856, of 9 flour mills within former Ballarat Shire this is the only one left.				
House - 'The Mains'	Learmonth-Sulky Road, Blowhard	BL		1856 brick home original 'the Mains'. Has been in family since 1856. Bluestone stable, barn etc. A 'Museum'.				
House - W Ross Home	Ross Road, Miners Rest	BL		Purchased by William Ross 1854, weatherboard home. First house of William. Now workshop. Unusual cactus plant in garden. William Ross champion ploughman.				

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					PRECINCT	HV	OUTSIDE	HO IND
House - Westbrooke's	Learmonth St, Service Rd, Buninyong	DL			Yes			
House - Williamson Home		BL		bluestone c1854, now owned by G&J Tillett				
House - Willis's	Herriott St, Buninyong	DL						
House - Willow Creek	Windemere-Learmonth Road, Windemere	BL		1856. Built by J. Stewart. Bluestone home, bluestone additions added 1990.				
House - 'Windemere Cottage'	Davenport Road, Learmonth	BL		Built by Richard Davenport c 1890s. Weatherboard house.				
House - 'Yarrowee Hall'		PA	28/11/2000	RM Sergeants House		H1168		H030
House - large red brick house	opp. Sturt Street	RL	28/11/2000					
Housing Commission Estate	Webb Avenue	GB						
Humffray St Bridge	Humffray Street	Grp 3 JP	28/11/2000					
IBM Building		JP	28/11/2000					
Imperial GM Co at Magpie		Grp 3	3/10/2000			H1		
Imperial Mine Site	Midland Hwy, Buninyong-Sebastopol Rd	ABS	28/11/2000	Bun Hist Soc, <u>Three Times Blest</u> . Adjacent to Buninyong Cemetery. Remains of large scale gold mining activity. Important alluvial mining area, untouched since 1860s.				
Industrial School (site of)		BL						
Jewish Synagogue	Barkly St	GJ, BB, MI, Grp 3 PA DW	28/11/2000		Yes	H106		H08
Kerse Dougalls House		Grp 2	28/11/2000	1855				
Kirks	Sturt Street	DW	28/11/2000					
Kirks Reservoir	off Ballarat-Daylesford Rd, Gong Gong	RL AB ABS	28/11/2000					
Killarney - 2 storey residence	Sturt Street	Grp 3 DW	28/11/2000				Yes	
Kryal Castle		Grp 2	3/10/2000					
Lake Burrumbeet	Western Highway, Burrumbeet	Grp 1,2,3 HT	3/10/2000 28/11/2000					
Lake Elsworth		Grp 2	28/11/2000					
Lake Esmond		JP MH DL MoH	28/11/2000					
Lake Learmonth		Grp 1,2,3 HT, BB	3/10/2000 28/11/2000					
Lake Lodge	Ballarat Botanical Gardens	EA	28/11/2000		Yes			H015
Lake Pavillion	Lake Wendouree foreshore	EA		18--				

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
Lake Wendouree	Wendouree Pde, Ballarat	Grp 1,2,3 BP TB GJ HT PW BB MI GB PA EA MH ABS BR	3/10/2000 28/11/2000		Yes			
Lakeside hospital		Grp 2	28/11/2000					
Lampstands	Burnbank Street, Ballarat	MT		In front of former Burnbank St Uniting Church. One used as model for other. Original the last local gas light standard from corner of Gnarr St & Burnbank St. Donated to church by Mr L. Barker of Cardigan St whose family still reside in the area.				
Landscape Setting - tree skyline		Grp 4	3/10/2000					
Lauderdale (house)	7 Prince St, Alfredton	BB Grp 3 JP	28/11/2000			H486		H01
Laurels Flour Mill		Grp 1	3/10/2000					
Learmonth Courthouse	325 Main St, Learmonth	BS		Built 1860s.	Yes			
Learmonth Township		GJ, HT	28/11/2000		Yes			
Learmonth Hills		Grp 3	3/10/2000					
Learmonth Historical Society	High St, Learmonth	BS		1860 Roadsboard office, Shirehall 1867 -1st Shire in state.	Yes			
Learmonth Police complex cells & stable		BS		Learmonth Police complex cells & stable 1859, Original section of the house 1859.	Yes			
Learmonth Race Course site Springs	Sunraysia Hwy, Addington	BL		Site of ealy racecourse				
Learmonth Run		Grp 2	3/10/2000					
Learmonth St / Warrenheip St intersection	Buninyong	ABS			Yes			
Learmonth Trees		Grp 1,2,3	3/10/2000 28/11/2000		Yes			
Learmonth Woolshed (site of)	Peter Whykes property	BHS		On Peter Whykes property. Built 1838 (although no longer exists, would have a plaque. Check with Peter Whykes: also Elinor George's property - she says shed is Learmonth's original shed).				
Lennards Band & Albion No 9 Boiler		PA	28/11/2000					
Lexton Street	Lexton St, Lake Wendouree	MT		2 Cypress trees - remnants of rectangular boundary planting originally surrounding O'Shannessy Estate. A major feature of Ballarat past & a Ballarat to which we, among others, have always belonged and contributed. Remnants of major local landmarks - two of the plantation were removed in the late 1980s from both the Burnbank St end and the Lexton St end.				
Library - Camp Street	Camp St, Ballarat	MI	28/11/2000		Yes			



HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
Ligar St Precinct	Ligar St b/w Clarendon & Seymour Sts	GB			Yes			
Little Grange Addington Edmonston	Weatherboard Road	BS	28/11/2000					
Live Fences - Hawthorn Hedges		BL		Hedges planted as fences mainly Hawthorn, Boxthorn, Cape Broom, Furze etc				
Lianberris Reserve		Grp 3 MoH	28/11/2000	was Chinese village along Butterfly Reserve				
Local Shops & Verandahs		Grp 1	3/10/2000		Yes			
Loch Avenue Precinct	Ballarat	GB	28/11/2000		Yes			
Lookouts / towers		Grp 3	3/10/2000					
Loreto Abbey	1600 Sturt Street	Grp 3 RL EA	28/11/2000	1880 Formerly residence of EA Wynne. Now still functioning as convent and school.	Yes	H1017		HO126
Ludbrook House	Lydiard Street	DW	28/11/2000		Yes			
Lydiard Street	Ballarat	Grp 2,3 TB GJ HT PW WP GB RL AB	3/10/2000 28/11/2000		Yes			
McDonald Pavilion	Lake Wendouree foreshore	GB		1922. Federation style development	Yes			
McGraths House		Grp 2	28/11/2000	1900				
Mackins Hall	323 High St, Learmonth	BS	28/11/2000	1867	Yes			
Magpie Pulpit Rock	Magpie School rec. oval, beside creek	ABS DL JP	28/11/2000	Historical society etc. Site of first meeting of the Wesleyan Church in 1853. Site of early mining.				
Magpie Street Cottages		Grp 2 PH	28/11/2000					
Main Road		Grp 2	3/10/2000		Yes			
Mammalion Hills		Grp 4	3/10/2000					
Manchester Unity Building	9 Grenville St Sth, Ballarat	Grp 2	28/11/2000					HO42
Manse	Victoria Street	Grp 3	28/11/2000		Yes			
Marcus Stones House	cnr Barkly / Victoria Sts	Grp 3 DW RL	28/11/2000		Yes			
Mary Ford CWA Plantation		Grp 2	3/10/2000					
Masonic Hall	Learmonth	BS	28/11/2000	1914	Yes			
Masonic Lodge	Skipton St, Sebastopol	ABS						
Mechanics Hall	323 Main St, Learmonth	BS		Mechanics Hall built 1867.	Yes			
Mechanics Institute	Ballarat	Grp 4 DL	3/10/2000		Yes	H987		HO114
Mechanics Institute (former Library)	408/410 Warrenheip St, Buninyong	DL	28/11/2000	Heritage Vic Register	Yes	H488		HO135
Mechanics Institute	Skipton St, Sebastopol	ABS						
Melbourne House		MM	28/11/2000					

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
Memorial Drinking Fountain	near Lake Wendouree	EA MT	28/11/2000	Local monument to first water supply - rare example of monumnet to water in world's most arid land. Also fine example of rustic fountain such as found in grottos, fountains etc of pleasure grounds of period.	Yes			
Memorial Theatre (Her Majesty's Theatre)	17 Lydiard St Sth, Ballarat	GJ	28/11/2000		Yes	H648		H070
Midas Mines Site	Gillies Road, Bald Hills	BL		Mullock Heaps. Site of Midas Mines				
Midas Railway Siding site	Racecourse Rd, Blowhard	BL		1888 Midas railway siding named after Midas Mines.				
Miller Brothers		JP	28/11/2000					
Mine Dumps / Cyanide Vats	Forest - Old Britain St	Grp 3, PA	28/11/2000					
Mine Manager Vic United	Victoria Street	Grp 3	28/11/2000		Yes			
Miners Cottages		Grp 1,3 BP	3/10/2000 28/11/2000		Yes			
Miners Flour Mills & Weighbridge site	Albert Street, Miners Rest	BL		site of Miners Flour Mills and weighbridge				
Miners Rest		BL		See map provided by Bill Loader in Volume 4 of Ballarat Heritage Study Stage 2.				
Miners Rest M.I.A Hall	Market Street, Miners Rest	BL		Built 1888, weatherboard curved roof.				
Miners Rest Park, Soldiers Memorial Park & Monument	Cnr Albert & Howe Streets, Miners Rest	BL		Monument 1922				
Miners Rest Police Station & jail (site of)	Albert Street, Miners Rest	BL		site of Miners Rest police station and jail.				
Miners Rest Hall		Grp 2	28/11/2000					
Mining Exchange		Grp 4 GJ PW PA RL DW	3/10/2000 28/11/2000		Yes	H391		H065
Montrose Cottage	111 Eureka St, Ballarat	MoH			Yes	H108		HO39
Monument	Millers Road, Blowhard	BL		Built 1988 as bicentennial project, stone from district buildings: Flour Mill, Railway Station, Hotel etc				
Moorabool		DW	28/11/2000				Yes	
Morgans	Avenue Rd, Weatherboard	BL		Morgans early pioneer family				
Mortons Cutting	Sunraysia Hwy, Learmonth	Grp 1 GJ BL BS	3/10/2000 28/11/2000	Very historic. Built 1863. Was first water diversion in Victoria. Took water from north of Dividing Range to south to fill Lake for irrigation (Thomas Bath) 1000 pound grant from the govt, the channel was built to fill the lake and form the 1st irrigation.	Yes			

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
Mt. Blowhard		BL		Bald hills of district never had trees on.				
Mt Bolton		Grp 1,2 HT	10/03/2000					
Mt Buninyong Homestead		Grp 4	3/10/2000				Yes	
Mt Buninyong		Grp 1,2,4 GJ MM HT BB DL MH AB ABS BR	3/10/2000 28/11/2000	(DL) Hist Soc. Photos etc. Mt Buninyong scenic reserve management plan, City of Ballarat 1997. National Estate Register File No. 2/03/074/0012, database No. 100370. (BR) Slopes and foothills of Mt Buninyong. See Uni of Ballarat Environmental Study & Management Plan for Mt Buninyong, in which incorporated Rosengrens (1994) report "extensive residential development on the lower slopes will mask the surrounding ? and therefore threatens the broad interpretive values of the site." see also AHC 1996.				
Mt. Buninyong Memorial Walk	Gardens to Mt Buninyong walk	DL						
Mt Buninyong Reserve	Mt Buninong rd, Buninong	BHS		As a natural landscape, and especially the Crater, with its botanical interest. Now listed on Register of National Estate.				
Mt. Cavern		BL		Bald hills of district never had trees on.				
Mt Clear Heritage Street Lamp		MM	28/11/2000					
Mt. Coghill		BL		Bald hills of district never had trees on.				
Mt Hastie / Innes		DL						
Mt Hollowback		BL		Bald hills of district never had trees on.				
Mt. Pisgah		BL		Bald hills of district never had trees on.				
Mt Warrenheip		Grp 1,2,4 MM	3/10/2000 28/11/2000				Yes	
Mt Xavier Golf Club		Grp 3	28/11/2000					
Mullock Heaps		Grp 1, 3	3/10/2000		Yes			
Murchisons Toll Gate (site of)	Miners Rest Cattle Station Hill Rd, Glendonald	BL						
Myer Building	301-305 Sturt Street	Grp 4	3/10/2000		Yes			HO117
Napoleans Dogs Tray Creek		DL	28/11/2000					
Nazareth House	Mill Street, Ballarat	Grp 3 EA PA DW	28/11/2000	Owned by Catholic Church. Now run as nursing home and hostel for aged. Formerly an orphanage for children.	Yes			HO95
Ned William drinking fountain	opp. End of Mill Street, Ballarat	EA		Marble crossed oars decoration. 1900	Yes			
Neill Street		TB	28/11/2000		Yes			
Neil St Precinct	Neil St b/w Sweeney & Clarendon Sts	GB		precinct of significant Federation, late Victorian dwellings. (eg. 608 Neil St)				

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
Newington Estate	Waller Ave, Muir Crt, Eva Crt etc	GB		Post World War 2 developments. Uniform development, curved streets, brick veneer construction	Yes			
Nicholls Fountain	903 Doveton Street	MT		This is believed to be the only surviving object of built heritage in Victoria of our many & vast 19th century nurseries. Some years ago I accompanied the librarian (Helen Cohn) from the National Herbarium to record the site photographically. Also the only relic of this (C19th nurseries) major local industry of the period. Nicholls started in 1856 & closed in 1926 the family were of major importance and influence in Ballarat.				
Night Soil Reserve	Lumeah St, Buninyong	ABS						
Norman St (foundry in engine manufacture)		Grp 2	28/11/2000					
Norwood	Webster St	DL	28/11/2000		Yes			
Offices	Lydiard St from Market St Sth	BB DW	28/11/2000		Yes			
Old Catholic Monastery	Corner Howitt and Gilles St, Wendouree	Grp 3	28/11/2000					HO156
Old Clay Pit	Larter Street, Canadian	Grp 2	28/11/2000					
Old Colonists Assoc. Homes	Charles Anderson Grve	GB		Group of homes for elderly citizens, 1920 - 1990				
Old Colonists' Club Association	16-24 Lydiard Street, North Ballarat	RL DW	28/11/2000		Yes	H116		HO69
Old Court House, Gardens	Buninyong	ABS						
Old Library	408 Warrenheip Street Buninyong	ABS			Yes			
Old Stone Barn	Somerville Street, Buninong	DL						
Old Three Chain Road to Hamilton	Midland Hwy, Buninyong-Sebastopol, left hand side, near Sebastopol	ABS		from 1840s. Bun Hist Soc, <u>Three Times Blest</u>				
Olympic Rings Monument & water feature	Lake W. foreshore opp. Hamilton Ave	JP EA	28/11/2000	Monument 1956 and Water Feature 2000. Built for 1956 Olympic Games. Moved and restored and water feature added 2000.	Yes			HO149
Oval Grandstands		Grp 1	3/10/2000		Yes			HO108
Patterson's Siding / Railway Bridge	Peel Street	PA	28/11/2000		Yes	H902		ho59
Peares Dam & Boiler	Elsworth St East	Grp 3 PA	28/11/2000					

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
Peel St Bridge & Signal Box	Peel Street	Grp 3	28/11/2000		Yes	H902		HO59
Peter Lalor Farm Site	Tourello - Trewin Rd Cr., Tourello	BL		Farm purchased by Peter Lalor. Supporters 'Eureka Stockade' was of stone, but removed several years ago. Farm now owned by D&T Ford.				
Phoenix Factory		Grp 2	28/11/2000					
Picnic Pavilion	North Gardens Reserve	GB			Yes			
Piggery at Windemere / Charles Piggery?		Grp 3 BS	3/10/2000 28/11/2000					
Pillars and pergola	Ballarat Botanical Gardens	EA		Classic style entrance pillars and pergola. Modern iron gates.	Yes			
Pinoak Avenue / Gnarr St	Pinoak Avenue of trees / Gnarr St	MT		Percy Symon's memorial planting to son after he was killed in the war. Symons nursery in Gnarr St was responsible for bringing Ballarat's Begonias to national attention by transporting them to Sydney & taking out Gold medal at Sydney Easter Show in 1906. His gardener was Edward Taaffe. The avenue itself is significant in that it represents a private initiative in a public place, thus contributing to the community's vision of itself in relation to being a Garden City.	Yes			
Pioneer Avenue	Sunraysia Hwy, Addington	BL		Elm trees planted 1938, tree for each pinoeer family with sandstone monument				
Pioneer Gardens		Grp 2	3/10/2000					
Pinoeer Monument	Sunraysia Hwy, Addington	BL		Avenue of Elm trees planted 1938, tree for each pinoeer family with sandstone monument				
Plough Toll Gate (site of)	Learmonth Road, Wendouree	BL						
Police Camp Site	Gillies Road, Bald Hills	Grp 2 BL	28/11/2000	Site Police Camp, set up to stop miners on Bald Hills digging from marching to join miners at 'Eureka'.				
Police Complex		BS	28/11/2000	1859	Yes			
Police Station	314 Scott St, Buninyong	DL			Yes			
Portland Bay Road		Grp 3	3/10/2000					
Post Office	cnr Lydiard & Sturt Cnr Lydiard & Main	MI RL DW	28/11/2000		Yes	H1018		HO57
Post Office - Ballarat East	21 Mair Rd, Ballarat	Grp 3	28/11/2000		Yes			HO94
Post Office - Buninyong	406-408 Learmonth St, Buninyong	ABS DL			Yes			

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
Potestrina	Mt Helen	ABS						
Poverty Point	Main Road	MoH						
Prime Minister Avenue	Ballarat Botanical Gardens	EA	28/11/2000	Chests of PMs	Yes			
Prince Regent Mining Gully	Main Road	Grp 3 PA MoH	28/11/2000					
Prince Regent Store	Skipton St, Sebastopol	ABS						
Princes St to Eureka St Precinct	Princes St to Eureka St	GB		cottages (NB No. 19 & No 25) dwellings, shop, former Eureka St Primary School. Selection of dwellings, business premises				
Princess Street (rear)	Princess Street	JP	28/11/2000					
Provincial Architecture Hotel	121 Lydiard Street, North Ballarat	DW	28/11/2000		Yes	H432		HO82
Psychiatric Precinct		Grp 3	3/10/2000					
Queen Street Bridge		JP	28/11/2000					
Railway	Bungaree	JP	28/11/2000				Yes	
Railway Bridge	Sulky Rd, Sulky	BL		1887. Unusual railway bridge only recently discovered.				
Railway Platform remains	Mt Clear, Recreation Rd, 's' of school entrance visible in paddock on west	DL		Substation remains of railway.				
Railway Siding	Burrumbeet Road, Burrumbeet	BL		Siding only part of Burrumbeet railway station.				
Railway Station Precinct	Lydia St, Ballarat	Grp 1,2,3,4 BP GJ MM HT PW BB PH MI GB PA RL DW DL	3/10/2000 28/11/2000		Yes	H902		HO59
Railways Workers Cottages		Grp 2	3/10/2000					
Regent Theatre		MI DW	28/11/2000		Yes			
Reids Coffee Palace	128 Lydiard Street, north Ballarat	DW	28/11/2000		Yes	H469		HO84
Residence (Baileys)	St John of God Hospital Complex, Mair St, Ballarat	PA	28/11/2000		Yes			HO36
Residential Area & Bowen Hill	West of Warrenheip St, above, and Cathcart St, Buninyong	BR		Named for G Bowen, Governor of Victoria. Mining Activity 1870s in part. Beautiful well treed and natural area. Unsealed road b/w Cathcart & Warrenheip St which is Simpson St West, is part of the beautiful and natural area. Painting by Ernest Stocks 1846 from this point overlooking school and settlement (Latrobe Library).				

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
Rifle Range	Butts St, Canadian?	Grp 3	28/11/2000					
Robert Clark Centre	Ballarat Botanical Gardens	EA		Brown brick - modern. Built at same time as conservatory.	Yes			
Roman Catholic Church		BS	28/11/2000	1860s	Yes			
Rose Hill Toll Gate (site of)	Creswick Road, Mt Rowan	BL						
Royal Park	Warrenheip St, Buninyong	ABS BHS		former Highland Ground. Royal Park from 1850s. Bun Hist Soc. Crown Reserve File, DNRE. Used for Highland Games since 1858				
RSL Building	4 Lyons St Sth	Grp 2	28/11/2000		Yes			
RSL Memorial Park	Learmonth St, Service Road, Buninyong	DL		Historic society records.				
RSL - Old Doctor's Residence	Lyons Street	Grp 3	28/11/2000		Yes			
Russell Square / Russell St Precinct	Corner Humffray and Stawell Sts, Ballarat	JP	28/11/2000		Yes			
Saleyards	LaTrobe St, Ballarat	BL						
School - Addington School House	Edmonston Rd, Addington	Grp 2 BL	28/11/2000	2 storey house restored. Kit home from Switzerland of 18 imported only 3 left in Victoria				
School - Addington No. 226 (closed)	Edmonston Rd, Addington	Grp 2 BL	28/11/2000	Was Ercildoune 1863-1912 changed to Addington 1912 - 1970s. Weatherboard school built - restored. Owned K Hammond.				
School - Alfredton		BL						
School - Ascot No. 2507 (closed)	Ascot Hall Road, Ascot	Grp 2 BL	28/11/2000	Ascot State School, brick, residence attached. 1883 - 1975				
School - Bald Hills No. 2027	Schwarz Road, Bald Hills	Grp 2 BL	28/11/2000	Bald Hills State School 1878 - 1994. Brick. Now privately owned.				
School - Bald Hills No. 109	Bald Hills	BL		Site of first Bald Hills School 1859 - 1878				
School - Ballarat High School	cnr Sturt & Gillies St	GB		Original building. Former Agricultural High School - pre WW1.				
School - Mt. Blowhard	Millers Road, Blowhard	Grp 2 BL	28/11/2000	Built 1878, brick. Residence attached.				
School - Buninyong		PH DL	28/11/2000		Yes			
School - Cardigan (former Primary School No. 688)	Corner Western Hwy and Whites Rd, Cardigan	BL				H763		HO136
School - Coghills Creek No. 1523	Coghills Creek Road, Coghills Creek	Grp 2 BL	28/11/2000	Coghills Creek State School, brick, c 1878.				
School - Dana Street	401 Dana St, Ballarat	PH	28/11/2000		Yes	H1714		H026, 34
School - Garibaldi		JP	28/11/2000				Yes?	

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
School - Glenaurel No. 281	Glenaurel	BL		Erected in 1878. Closed 1956. Made of brick with residence attached. Now owned by School in Geelong.				
School - Golden Point		PH	28/11/2000		Yes			
School - Grahams Hill No. 925	Addington-Creswick Road, Grahams Hill	BL		Site Grahams Hill School 1868 - 1893. When gold finished school closed.				
School - Humffray Street		Grp 3	28/11/2000		Yes			
School - Learmonth	High St, Learmonth	Grp 2 BS	28/11/2000	Built 1859	Yes			
School - Magpie		JP ABS	28/11/2000					
School - Miners Rest	Miners Rest	Grp 2 BL	28/11/2000	1876 built of brick.				
School - Mt Helen High School		JP	28/11/2000					
School - Mt Pleasant		PH JP MoH	28/11/2000		Yes			
School - Nowra		JP	28/11/2000					
School - Redan School	Sebastopol	ABS		School including gates.				
School - Scotburn	Midland Hwy, Scotburn	ABS		1879. Bun Hist Soc, <u>Scotburn: the early settlers 1838 - 1988</u>				
School - Sebastopol		JP ABS	28/11/2000	Now home to Sebastopol Historical Society				
School - St Aloysius	Sebastopol	ABS		School, church and very old tree in grounds.				
School - Weatherboard No. 656	School Road, Weatherboard	Grp 2 BL	28/11/2000	Bluestone school 1862-1948. Weatherboard school house c1900				
School - Windemere	Powell Rd, Windemere	BL						
School - Sheepwash / Tourello	Tourello Road, Tourello	Grp 2 BL	28/11/2000	Sheepwash School No.740 1864 - 1877. Name changed to Tourello No. 740 in 1877. Closed. Unusual shelter shed in good order. School now park. Historic trees.				
School - Villa Maria		Grp 3	28/11/2000					
School - Windemere		Grp 2 JP	28/11/2000	1878				
Scotburn Hall	Midland Hwy, Scotburn	ABS		1891. Bun Hist Soc, <u>Scotburn: the early settlers 1838 - 1988</u>				
Sebastopol Fire Brigade		ABS	28/11/2000					
Sebastopol Mining Office	113 Albert St, Sebastopol	Grp 4	3/10/2000					HO144?
Selkirks Brick Works	Creswick Rd, Wendouree	Grp 3 PH JP	3/10/2000					
Shady acres caravan park		Grp 3	28/11/2000					
Shed ruins - A Kerr	Langi Kal Kal Rd, Addington	BL		Built by Archibald Kerr 1856, brick barn - ruins.				
Shell House	near Lake Wendouree	JP	28/11/2000		Yes			



HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
Shelter Shed	near Public Conveniences, gardens reserve	EA		Timber, lattice sides.	Yes			
Shire Office	High St, Learmonth	BS	28/11/2000	1860	Yes			
shop (former)	400 Havelock St	GB		weatherboard.				
Shop	203 Main St, Learmonth	BS		1886 rail plan butchers yard & shop. Later wheel wright on corner. Part of the house a drapers store.	Yes			
Shop	213 Main St, Learmonth	BS		Originally Medwells with chaff mill next door, now Council yard.	Yes			
Shop	319 Main St, Learmonth	BS		age & style of building	Yes			
Shop	448 Main St, Learmonth	BS		Originally drapers built early 1860. Then a butchers shop.	Yes			
Shop	near cnr Learmonth & Warrenheip Sts	DL			Yes			
Shop, Grocers	Learmonth St, Buninyong	DL			Yes			
Shop, former Bakery	247 Victoria St, Ballarat	BR		Small shop, premises at rear of Scott Bakers. 1920s, 30s, 40s. Large bakery shop attached to dwelling. Large delivery round. I think Gordon Scott, former Ballarat Mayor was a family member.				
Shop, former Grocery	Cnr Barkly & Gladstone Sts	BR		Established 1883 by a John Ritchie miner, B. Nairn Scotland. Witnessed Eureka rebellion (had gone home that evening).				
Shops - row of	Learmonth St, Buninyong	DL		façade, row of shops from Whykes Butcher to former bank building.	Yes			
Sign	202 Lyons St	GB		"Ballarat Bertie" wall sign				
Sign	laneway, 1st block Armstrong St Nth, nth east side next to Saddlery Shop	Abell		painted sign on window				
Sign	laneway beside Crockers	Abell		painted sign in laneway beside Crockers. Very faded sign advertising paint.				
Site at AG High School (now part of Ballarat High School Complex)	Sturt St, Ballarat	JP	28/11/2000			H1797		HO161
Sinclair's Hill	near Brown Hill	PB						
Skyline		Grp 3	3/10/2000		Yes			

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
SMB Building (part of Complex)	Corner Lydiard and Dana Streets, Ballarat	MI	28/11/2000		Yes			
Sobeys House		Grp 2	28/11/2000	1900				
Soldiers Hill		GJ, Grp 2 ABS	28/11/2000		Yes			
South Star Mine Site	Sebastopol	ABS						
Sovereign Hill		Grp 2,3,4 GJ BB WP MI PA AB ABS	3/10/2000 28/11/2000					
Springs Toll Gate (site of)	Ballarat - Avoca Rd, Waubra	BL						
Stable	behind Golden City Hotel.			note airvent on roof.	Yes			
Stable	backyard, Corn-brae Clinic, Mair St	Abell			Yes			
Stable - bluestone	Coghills Creek Road	BL		Bluestone stables built c1900. Stone part of Fry's Ascot Flour Mill originally built in 1856. When closed carted to Coghill's Creek.				
State Bank Building	Sturt / Camp Sts	MI	28/11/2000		Yes			HO113
Statuary Gardens / Statues	Sturt Street	Grp 4 DW	3/10/2000		Yes			
Statue House	Gardens Reserve	EA	28/11/2000	Houses 'Flight from Pompeii' group of marble statues. 1800s.	Yes			HO14
Statuary Botanical Gardens		TB	28/11/2000		Yes			
Stone Fences	Edmonston Rd, Addington	Grp 2 BL	28/11/2000	Excellent example of dry stone fencing 1860				
Stone Monument		JP	28/11/2000					
Stouts Store & residence 108 Cardigan St	cnr Burnbank & Cardigan Streets	MT		Landmarks in area and major example of a period of development now past. Built for pioneering family whose descendants are still in area 'Stouts'.				
Street Furniture		Grp 1	28/11/2000		Yes			
Streets of House	off Sturt Street	BR	28/11/2000	variety styles add to Ballarat history				
Street Trees	incl. King St Ballarat East	Grp 1, 2, GJ MH	28/11/2000		Yes			
Streetcar Shed	Lake Wendouree foreshore, b/w Pleasant & rippon Sts	EA		Tiled roof. Brick piers.	Yes			
Strickland Woolstore		Grp 2	28/11/2000					
Sturt Street		Grp 1,2 BP GJ MM HT PW WP PH BR	3/10/2000 28/11/2000		Yes			
Sturt Street Statuary, Median etc		TB, PW	28/11/2000		Yes			

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
618-620 Sturt St verandah	Sturt Street	Grp 1	28/11/2000		Yes			
Sturt Street west entrance		Grp 1	3/10/2000		Yes			
Sunny Terrace	Webster St	Grp 1	28/11/2000		Yes			
Sunshine Biscuits		Grp 2	28/11/2000					
Tea House' - formerly kiosk & 'Ladies conveniences	Wendouree Parade	EA		Brick, Federation style. Sold in recent years by B.C.Council to a private owner (Mr Edeny).	Yes			
Telegraph Toll Gate (site of)	Sturt Street, Ballarat	BL			Yes			
Terrace	Lydiard Street	DW	28/11/2000		Yes			HO86
The Terry Banks		RL	28/11/2000		Yes		all	
Testers House		Grp 2	28/11/2000	1860s				
The Allans	107 Church St, Learmonth	BS	28/11/2000	1860	Yes			
The Laurels	Sunraysia Hwy	BS	28/11/2000	Built in 1857, steam flour mill built in 1856.				
Thematic street names		Grp 3	3/10/2000				outside scope of brief- see report	
Tilly Thompson Tree	Weatherboard-Learmonth Rd, Weatherboard	BL		Tree planted in memory of Tilly Thompson instigator of Avenue of Honour				
timber cottages		Grp 3	3/10/2000		Yes			
Timkin Water Tower	Learmonth St	SC		historic value				
Tippett		Grp 2 JP	28/11/2000					
Titanic Bandstand	Sturt Street	DW ABS	28/11/2000		Yes	H971		HO105
Tourello Avenue of Honour	Tourello Road, Tourello	BL		Avenue planted for Thomas enlisted from Tourello District. Unusual Avenue 'Walnut Trees' believed to be the only Avenue of nut trees in Australia.				
Tourello Pioneer Avenue	Ballarat -Maryborough Road, Tourello	BL		Pioneer Avenue 1938 Oak Trees				
Tourello Railway Station Site	Ballarat -Maryborough Road, Tourello	BL		Site of Tourello Railway Station on Ballarat - Maryborough Line				
Tourello Sheep Wash	3 Sebastopol St, Ballarat	Grp 1	3/10/2000					
Tourello Toll Gate (site of)	Ballarat - Maryborough Rd, Tourello	BL						
Town Hall	Ballarat	Grp 1,4 TB GJ PW MI DW	3/10/2000 28/11/2000		Yes	H978		H0104

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
Town Hall	Learmonth St, Buninyong	DL			Yes			
Tram infrastructure	West Gardens Reserve	EA		Tram shed and trams. Tram track.	Yes			
Tree	Skipton Street	Grp 2	28/11/2000		Yes			
Trees	Beaufort Crescent	MT		Ballarat Nth Avenue of Honour - represented local families eg. Taaffe, Lingham, Dunstan and others. Further illustrating nature of homogeneity of area. Links to ANZAC through Dunstans etc.				
Treescapes		TB	28/11/2000		Yes			
Trewins House		Grp 2	28/11/2000	1900				
		Grp 2	28/11/2000	1890				
Turf Toll Gate (site of)	Creswick Road, Ballarat	BL						
Union Jack Creek		Grp 4	3/10/2000					
Union Jack Reserve	access from Elizabeth St. Mine Shaft from Wirreada Drive - outside Buninyong	PH JP ABS DL BHS	28/11/2000					
Union Street Forest		Grp 2, GB	28/11/2000					
University of Ballarat	Mt Helen	ABS		Engineering and Science Schools 1970				
Unmade Rd to Eating House	unmade road from Lal Lal & Fiskens Sts, down Scott St beside the Gong Reserve.	BR		Indicates the unmade road which was the track from the main road to the 'Eating House'. Beautiful view from corner & Catholic Church. An almost lost reminder of the pre-gold discovery period. Buninyong was surveyed in 1849, plans ready 1850. First land sale May 1851.				
V & P Ryans Shop	321 High St, Learmonth	BS	28/11/2000	In 1866 town photo - general store, undertakers, timberyard.	Yes			
Victoria Ave/Mill St/Drummond St Nth		Grp 2	28/11/2000		Yes			
Victoria Park		Grp 1,2 GJ MI BL	3/10/2000 28/11/2000		Yes			
Victoria Street		MM, Grp 2, 3 ABS BR	28/11/2000		Yes			
Victoria Street garden bed		Grp 3	3/10/2000		Yes			
Villiers		Grp 2	28/11/2000					
VIMA Inland Marine		Grp 2	28/11/2000					
VRI Building		MI	28/11/2000		Yes			
War Memorial	High St, Learmonth	BS			Yes			
Warrenheip Brewery	Warrenheip Road	Grp 3	28/11/2000					
Washing Brewery		JP	28/11/2000					

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
Water Gate	Sunraysia Hwy, Learmonth	BL		At the head of Mortons Cutting to divert water into cutting or down creek.	Yes			
Water Reserves		Grp 3 DW	3/10/2000					
Water Street	East Ballarat	ABS						
Water Tank (steel)	Creswick St, Miners Rest	BL		First steel water tank in area. Made on site 1880. Filled by windmill on spring near back of house.				
Watering Hole	near Mt Buninyong (Pound Creek Rd)	BHS		Next to Innis' original house, on crown land, important site for birds, in earlier times an Aboriginal camping ground.				
Waubra	Waubra Junction	Grp 1	3/10/2000		Yes			
Weatherboard Avenue & Monument	Weatherboard-Learmonth Rd, Weatherboard	BL		Avenue planted for all who enlisted from Ballarat and District. Monument erected at end of Avenue.				
Webster Street		Grp 2, BB, PH, GB PA	28/11/2000		Yes			
weighbridges		Grp 2	28/11/2000					
Wendouree Parade		Grp 2 JP BR	28/11/2000		Yes			
WG Grace Tree		Grp 1	28/11/2000		Yes			
White Flat Oval & grandstand	Hickman St & Yarrowee River	Grp 1 HT ABS BR GB	10/3/2000 28/11/2000					
Whitelands House (stone)		Grp 2	28/11/2000					
White Swan Reservoir	Sturt Street	MI DW ABS	28/11/2000					
Whykes/Tiggues	213 Learmonth St, Buninyong	ABS			Yes			
Wide Street	Water, Clayton, Eyre, Raglan Sts	Grp 3	3/10/2000		Yes			
Wildlife Park		AB	28/11/2000					
Wilson's	Sturt Street	DW	28/11/2000				Yes	
Windemere Hall	Learmonth - Windemere Rd, Windemere	BL		Built 1920s. Replaced wooden structure burnt down.				
Windemere Weighbridge	Learmonth - Windemere Rd, Windemere	BL		Original weighbridge. Good condition. Not licensed.				
WJJ Clarke Hut Headquarters site	Sunraysia Hwy, Pound Hill	BL		Site of WJJ Clarke 1938 Head Quarters				
WJJ Clarke Shepherd Hut Site	Slattery's Rd, Bald Hills	BL		1838-1855, site of Clarke's Shepherd Hut				
Woah Hwp No. 1 Boiler remnants	Whitehorse Road Mount Clear	Grp 3 PA	28/11/2000					
Womens Refuge	Scott Parade	Grp 3	28/11/2000		Yes	H1893		HO159

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE	IN			
					PRECINCT	HV	OUTSIDE	HO IND
Woodmans Hill	Western Highway, Woodsman Hill	Grp 1,2	3/10/2000 28/11/2000					
Woolshed - bluestone	Lesters Road, Ascot	BL		Built 1900 as wool shed. 2 storey. Bluestone carted from Frys Ascot Flout Mill as in Coghills Creek Catholic Church. Stones and roofing numbered, cartered, rebuilt				
Woolshed Gully	Yarrowee Creek	Grp 3	28/11/2000					
Woollen Mills (Sunnyside, Myer, Morley)	Numerous locations	Grp 2,3 ABS GJ PA JP	28/11/2000		Yes			HO44
Wordworth Mill		JP	28/11/2000					
Wrought Iron Lacework		Grp 3	3/10/2000		Yes			
Yarrowee Creek		Grp 1,2,3 GJ HT GB DW MH	3/10/2000 28/11/2000		Yes			
Yarrowee Hall		JP	28/11/2000			H1168		HO30
York St Precinct	York, Clayton Streets	Grp 3	28/11/2000					
Young Street Memorial	Young Street	DW	28/11/2000					
Yuille's Homestead Site	Balla St, Sebastopol	Grp 3 GB PA ABS BR	28/11/2000					
Yuille Monument	6m foreshore of Lake near/at cnr of Wendouree Parade & Pleasant Street.	EA		Yuille first residence of area. Original name of Lake Wendouree was Yuille Swamp.	Yes			
Yuille Park		DL	28/11/2000					
Yuilles Run		Grp 2	3/10/2000					

## Appendix 3 - Part A : List of Individual Places Outside of Proposed Heritage Precincts

Appendix 3 relates to individual places outside of the Heritage Precincts which require further investigation and assessment for possible addition to the Ballarat Planning Scheme Heritage Overlay as individual heritage places. Appendix 3 has been broken into two parts. Part A (below) is a list generated at the Community Consultation Meetings 1 and 2 and Newspaper Article Contributions. Part B are places recommended within the 1997 Ballarat Heritage Study Stage 1, Andrew Ward Study and that are not included in a proposed Heritage Precinct.

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE
Aboriginal Memorial	Sunraysia Hwy, Addington	Grp 1 BL	10/03/2000	Erected by Pioneers of Addington 1938, in the form of a Boomerang (brass). Was originally on a Gum Tree. Learmonth Historical Society put up Monument.
Airport		Grp 1	10/03/2000	
ANA	near St Paul GFS Hall	JP	28/11/2000	
Arch	end of Mill Street	EA		Stone & Timber
Ascot Blacksmith Shop	Ballarat - Maryborough Rd, Ascot	Grp 2 BL	28/11/2000	Built by Patrick McGrath, Blacksmith, wheelwright. Made wagons & farm machinery 1890 - 1998.
Ascot Flour Mill site	Mill road, Blowhard	BL		1856-1900. Site of Ascot Flour Mill built by James Fry. 5 storey mill and manager's house
Ascot Hotel	Ballarat - Maryborough Rd, Ascot	Grp 1 BL	3/10/2000	Built by John & Thomas Ogilvy 1854-1940. Hotel, store, post office. Also owned and leased a lot of land.
Ascot M.I.A. Hall	Hall Road, Ascot	BL		Built 1900, weatherboard. Supper Room replaced 1955. Hall clad with colourbond.
Ascot Woolshed		Grp 2	28/11/2000	
Bakery Hill Kindergarten	Mair St, just above Humffray St south side	BR		Formerly known as Ballarat Free Kindergarten. Information available at the Kindergarten - opened 1931. Advanced facility for the period. Managed & built by own committee. Builder CE Lindbrook. Built Queen Alexandra Rotunda Sturt St.
Bala St, Sebastopol		Grp 2	28/11/2000	site of 1st settler
Ballarat Airport	Learmonth Road	BL MT		R.A.A.F station until 1962. Site and home of first commercial flying school in Australia 1915. Of historical importance to Australian Association. Specific elements - Avenue Parade, Nissan Huts, grass strip.
Ballarat East Kindergarten	Main Road, Ballarat	JP BR	28/11/2000	
Ballarat Goldfield Cutting		DL ABS	28/11/2000	
Ballarat Golf Club		BB	28/11/2000	
Ballarat Showgrounds	Creswick Road	BL		
Ballarat Trotting Track		AB	28/11/2000	
Banya Cottage		JP	28/11/2000	
Bennett's Inlet	Learmonth	BS		Built in 1878 to control the water to the Lake or to Coghill's Creek which runs to the Murray River.
BFAG		HT	28/11/2000	

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE
Birdwood Park	near Buninyong	BHS		Sometimes wrongly called Mt Innes, developed as a World War 1 memorial.
Blowhard Bridge	Coghill Creek Road, Blowhard	Grp 2 BL	28/11/2000	Stone bridge on Ballarat - Amherst Road.
Blowhard Chaff Mill site	Millers Rd, Blowhard	Grp 1 BL	3/10/2000	Site of Chaff Mill 1880s - 1970s
Blowhard Chaff Mill (now Hayshed)	Ballarat - Maryborough Rd, Blowhard	BL		est. 1855, brick building with shingle roof covered galvanised iron. Now owned by V el Kishen. 1856 - 1880
Blowhard Railway Station site	Millers Rd, Blowhard	BL		Only bank of siding remains. Original station house privately owned by Griffin.
Bluestone Bridge	Humffray Street	RL DW	28/11/2000	
Bluestone Bridge	Glendaruel	BL		Built of bluestone on the original Ballarat - Amherst Road. Gold transported by coach along road.
Bluestone gateposts, steel gates		BL		
Bonshaw Run	3 Sebastopol St, Ballarat	Grp 1	3/10/2000	
Both Well Springs' - John Dagleish site	Gillies Road, Miners Rest	BL		1854. Purchased by John Dagleish. John went on to be East Riding Councillor, for Ballarat Shire President
Box Factory	Water Street	JP	28/11/2000	
Brick Cyanide Vats	cycle track Elsworth St	Grp 3 PA	28/11/2000	
Brickyards (site of)	Albert Street, Miners Rest	BL		
Brim Brim Hospital		DL ABS	28/11/2000	
Brown Hill		Grp 1	28/11/2000	
Buninyong College		JP	28/11/2000	
Buninyong Estate		Grp 2	3/10/2000	
Buninyong Golf Course (former Race Track)	Midland Hwy (Learmonth St), Buninyong	ABS		Former recreation reserve, site of Friendly Society great demonstrations of 1870s. Bun Hist Soc. Crown Reserve file, Dept. Natural Resources
Buninyong Tannery		JP	28/11/2000	
Burrumbeet & Windemere Farmers Co-op Store	Learmonth - Windemere Road, Windemere	BL		First store erected by farmers in the Burrumbeet and Windemere district.
Burrumbeet Racecourse & Grandstand	Western Highway, Burrumbeet	BL		Established 1890. Grandstand moved by Horses from City Oval.
Burrumbeet Toll Gate (site of)	Western Hwy, Burrumbeet	BL		
Burrumbeet Weighbridge	Burrumbeet Road, Burrumbeet	BL		Opened 1870s. Little weatherboard building. Poor condition. Bridge and working complete. Now Demolished
Caledonian Bridge	East Ballarat	JP ABS	28/11/2000	
Canadian Home		Grp 3	28/11/2000	
Canadian Rifle Range	Elsworth St East, Ballarat East	ABS MoH	28/11/2000	Reserved 1868 (21 April) used by Ballarat Rangers. Crown Reserve file, Dept. Natural Resources.
Cash's Hotel / Store site	Avenue Road, Weatherboard	Grp 2 BL	28/11/2000	Ruins of Thomas Cash Hotel and Store



HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE
CCP Wilson's footbridge	Classons Road over the Yarrowee. On boundary with Golden Plains, best access from Colac Rd. section of road now Lacey's	DL		Pre stress concrete. Interest survival of CCPW's ingenuity plus reminder of further population in this area. Other CCPW relics in area: rotunda, Mt Buninyong, bath wall gardens, town hall extension, odd water tanks and gateways.
Cemetery - Buninyong		DL ABS	28/11/2000	
Cemetery - Buninyong	Midland Hwy, b/w Buninyong & Sebastopol	ABS DL BHS		Old Cemetery. Historical society, cemetery trust, pioneer graves. One of Victoria's early cemeteries. Many interesting headstones, trees.
Cemetery - Dowling Forest	Sunraysia Hwy, Pound Hill	Grp 2 BL	3/10/2000	1859
Cemetery - Glendaruel	Coghills Creek Road. The Rose	BL		Cemetery 1859. Still used. Historic tree seeds from tree planted in Ballarat Botanic Gardens
Cemetery - Learmonth	Cemetery Road, Learmonth	BL		Learmonth District Cemetery 1859
Chibnells House		Grp 2	28/11/2000	1890
Chibnells Woolshed (bluestone 1900)		Grp 2	28/11/2000	
Chimney	Cottmans on Creswick Rd, Actually vent in road reserve	PA JP	28/11/2000	
Chinese Leper Settlement		Grp 3 DW MoH	28/11/2000	
Chinese Water Race	Addington-Creswick Rd, Grahams Hill	Grp 1,2 BL	3/10/2000 28/11/2000	2kms in length. Rain water. Around hill to diggings dug by Chinese c 1864. Fall 1.5 inches to 1 mile
Church - Burrumbeet Uniting Church	Avenue Road, Burrumbeet	BS BL	28/11/2000	Burrumbeet Presbyterian bluestone Church. Slates have been removed. Colourbond roofing added.
Church - Catholic	Coghills Creek	BL		1890 weatherboard, brick clad. Now private owner. Closed 1980s.
Church - Catholic	Miners Rest	BL		Site Miners Rest Catholic Church. 4 brick pillars remain.
Church - 'Jubilee Church' Baptist	530 Wendouree Pde	EA		1885. Timber. 528 Wendouree Pde timber Church Hall. Deconsecrated. Now owned by Tina Barinska.
Church - Methodist	Coghill's Creek	BL		Built in 1860. Used by Methodists of Coghills Creek. At present for sale. Brick. Also weatherboard Sunday School. Built 1890s used by locals as hall.
Church - Nowra		JP	28/11/2000	
Church - Presbyterian	Creswick St, Miners Rest	BL		Built 1860 on land owned by Richard Kerr, the only one of 4 churches that remain.
Church - St Alysius [sic]	Sebastopol	ABS		Church & school. Very old tree in grounds.
Church - St. Alipius (1st site)		RL	28/11/2000	
Church - St Davids Presbyterian	Coghills Creek Road	BL		Built in 1910. Brick. Replaced wooden church-school. Still being used.
Church - Welsh Church	Skipton St, Sebastopol	ABS		Magpie end.
Church - Wesleyan Church & School site	Cnr Creswick & Albert St, Miners Rest	BL		Wesleyan School Church. 1859-1876. Built of brick
Church - former Wesleyan Church	Buninyong-Napoleans Rd, Scotchman's Lead	ABS		Bun Hist Soc
Church - Windemere	Windemere	Grp 1	3/10/2000	
Church Precinct Warrenheip	Warrenheip	Grp 2 PH	28/11/2000	

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE
Clay Pits		JP	28/11/2000	
Cleavers Toll Gate (site of)	Coghills Creek Rd, Glendaruel	BL		
Coach Tracks	Miners Rest-Castlemaine Rd, Blowhard	Grp 1 BL	3/10/2000	Coach tracks left by Cobb & Co. coaches and wagons on route Miners Rest - Castlemaine gold fields.
Coghills Creek + Cemetery		Grp 2 BR	3/10/2000	
Coghills Homestead (monument at site of)		Grp 2	28/11/2000	Nat Trust Ballarat
Coghills Run		Grp 2	3/10/2000	
Coghills Sheepwash	Tourello Road, Tourello	BL		Where W Coghill washed his sheep prior to shearing 1838 - 1855 on Coghills Creek
Coghill Monument - Stone	Lesters Road, Ascot	BL		Erected by Holmes Family. Built of Stone collected off property. Built in front of original Coghill Homestead.
Corner Stores		MH	28/11/2000	
Corodin Rifle Range [Canadian?]		JP	28/11/2000	
Corroboree Site		RL	28/11/2000	
Cowans Toll Gate (site of)	Cnr. Norman & Forest St, Wendouree	BL		
Coxhall's Apple Cherry Orchard		JP	28/11/2000	
C.P. Wilson Bridge	Durham Lead	ABS		
Creswick Racecourse Site	off Cattle Station Hill Rd	BL		Site of Creswick Racecourse 1860 - 1960s. Racecourse siding. Race goers would get off train and walk to course.
Crown Quartz Mine incl. Brick chimney remains	Whitehorse Rd, Mt Clear	DL		Pyrites works not sure if old boilers remain
Derby Bridge	Howe St, Miners Rest	BL		One of the first bridges built over Burrumbeet Creek
De Soza Mine / Tannery Dam	Buninyong, Napoleans Rd. Webb Hills Rd	ABS DL		Special interest re. Buninyong Park and Festival, Webb Hill Rd South boundary of old Borough. Includes Locomotive mine shaft.
Dickens House (stone)		Grp 2	28/11/2000	
Diggings		PH	28/11/2000	
Dobsons Cobb & Co Changing Stables	Western Highway, Burrumbeet	BL		Remains of big Cobb & Co changing stables. Blacksmith and wheelwright. H Dobson
Dogleigh House (stone)		Grp 2	28/11/2000	
Dowling Forest Race Course	Kennedy's Rd, Miners Rest	AB BL	28/11/2000	1856. Grandstand curved roof. Named after Dowling Forest Pastoral Run of WJJ Clarke.
Dredge	Buninyong	JP	28/11/2000	
Durham Land Bridge		JP	28/11/2000	
Durham Lead Store & Post Office	Buninyong - Mt Mercer Rd, Durham Lead	ABS		1862. Bun. Historical Society. Kit Scott, owner, building, Durham Lead.
Outhouses (made from kerosene & 44 gallon drums)	608 Sebastopol St, Sebastopol	NG		Good View

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE
Eating House site	Cnr Scott and Cornish St.	BR		Site only but important. Eating House from 1845. Early maps show Springs nearby. Track diverted from steep main road to this site. An unusual preemptive right was granted to the owners of the Eating House owing to their commercial activity prior to 1851. One of only a few of such grants.
Edmunston House		Grp 2	28/11/2000	1860
Edwards Pyrites Works	Sebastopol	Grp 3, GB JP	28/11/2000	
Edwards - B McDonald 1856 House	Waubra	BL		Built by Edward Edwards in 1856. Remained in Edwards Family 1970s. Now owned by Brendan McDonald
Esmond Park	York Street	DW DL	28/11/2000	
Eureka Memorial Gardens		Grp 2	28/11/2000	
Farmer Ham & Bacon Factory	Eureka St, Ballarat East	ABS		Yes
Findlay Stone Wall	Findlays Road, Weatherboard	BL		Stone wall fence 6' high. Excellent example of wet stone fencing.
Fire Station	Skipton St, Sebastopol	ABS		
former Main route west in the 1840s	extending from township, through to Albert st, Sebastopol junction with Colac Rd. Now known as Midland Hwy	BR		Known as Portland Bay Rd or Great Western Road. Map plan available. See also Old Three Chain Road - where the now grassed area is still evident.
Foundries (Susty's, Hardings		Grp 2 PH JP	28/11/2000	
Glendaruel Bridge		Grp 2	28/11/2000	
Gold Fields Caravan Park		MoH		
Gold Monuments	near Buninyong cemetery	Grp 2 JP ABS	28/11/2000	
Grammar School Hill	west side of Ballarat Buninyong Road, Buninyong	BR		Extremely important frontage along what is locally known as Grammar School Hill. The underdeveloped acreage is essential to the green belt. Can be seen by most people living east. It is an important element in the bowl like nature of the township position.
Grand North Junction Mine (site of)		BL		
Granny Griffith Grave	Sunraysia Hwy, Addington	BL		Granny Griffith died before cemetery's were established. Her son buried her on the side of Mt Bolton.
Granny White's Lane	outside Buninyong	ABS		
Green Hill		Grp 3, 4	3/10/2000	
Green Hill Diggings	Sandy's Hill Rd, Durham Lead 4kms sth of Buninyong on right hand side	ABS		c1856-7. Buninyong Historical Society, <u>Three Times Blest</u> by Peter Griffiths. Land owned by Stan Butler. Important alluvial mining area, untouched since 1860s.
Green wedge b/w Ballarat and Buninyong		Grp 4	3/10/2000	
Gregory Street	1414 & 1428 Gregory St	MT		Former gatehouses to Botanic Gardens. Unusual styles and relationship with nearby Botanical gardens and area generally.

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE
Grey Horse Mining Area & Nuggety Dam	Nerrina	Grp 3 GB	28/11/2000	
Hasties Hill	B/w Midland Hwy & Hastie St, Buninyong	ABS DL		alias Birdwood Park, Mt Innes, Mt Loch. Includes seat, RSL plaque, G Innes commemorative stone. Historical Society photoes etc. Coleman Sutherland history.
Hasties Springs	Crown Reserve, East of 'Brim Brim'.	ABS DL BHS		Historical Society photos. Very neglected.
Hiscock Obelisk / Gold Monument	Midland Hwy, near Buninyong Cemetery	DL BHS		Historical Society info.
Hotel - Bald Hills	Gillies Road, Bald Hills	BL		Bald Hills Hotel, weatherboard, now private residence.
Hotel - 'Derby' (site of)	Howe St, Miners Rest	BL		1854, Derby Hotel site
Hotel - Exchange Hotel	Skipton St, Sebastopol	ABS		
Hotel - Lampton Arms	Western Hwy, Burrumbeet	BL		c1864 One of the earliest hotel's in Burrumbeet area.
Hotel - 'Morgan Carrier Arms Hotel' (site of)	Clunes Road, Miners Rest	BL		site
Hotel - Newmarket	Howe Street, Miners Rest	BL		Newmarket Hotel 1860s. Weathreboard building, now owned by G Murphy. Brick stables used by Cobb & Co.
Hotel - Prince Regent	Main Road	PH, Grp 3 PA MoH	28/11/2000	
Hotel - Stuart Hotel	Western Hwy, Burrumbeet	BL		Now private home
Hotel - Windemere	Western Hwy, Windemere	BL		1854. One of the earliest hotels on the original Telegraph Rd with a continuous license.
House		BL		Chalmers House c 1854, now owned by D Evans
House		BL		c1890, brick home
Houses	Anderson & James Sts	GB		significant timber dwellings adjoining Yarrowee Creek
Houses	Bond Street	GB		significant timber dwellings
Houses	Ford Street	GB		small weatherboard cottages
Houses	Gordon St, Specimen Vale Sth	GB		cottages
House	206 Gregory St	GB		large late Victorian residence, weatherboard.
House	804 Havelock St	GB		large Victorian residence & grounds (brick).
Houses (Precinct)	Howard St Crompton St Precinct	GB		Small weatherboard cottages. One with art nouveau iron lace work
Houses (Precinct)	Little Clyde St Precinct	GB		early workers cottages
Houses (Precinct)	Loch Avenue & Frank St Precinct	GB		various dwellings. Federation & post WW1 styles.
Houses	Nelson St	GB		Post WW1 dwellings
House	809 Sebastopol St	GB		NB. Numerous timber dwellings in this vicinity - interesting timber door
House	Weatherboard-Learmonth Rd, Learmonth	BL		Built by David Kinnersly c1856. Restored. Stable -bluestone and granite, has been converted to house.
House - Anderson Home / Windemere farm gates	Learmonth-Windemere Rd, Windemere	Grp 2 BL	28/11/2000	Anderson Home 1900. Wrought iron farm gates made by Anderson. Fine example of Blacksmith craft.

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE
House (now owned by P Stowe)	Weatherboard-Learmonth Rd, Learmonth	BL		Built by John Brown c1856. Brick. Has had a brick kitchen added to back in keeping with front.
House - site of slaughter yards	Albert Street, Miners Rest	BL		bluestone house now owned by Andrew Adams
House (now owned by Whitehand)	Whitehands Road, Learmonth	BL		Bluestone and brick home c1856. Home of Thomas Webb. Needs restoring. Original bluestone stable and shed, wrought iron gates and gate posts.
House (now owned by Trainor)	Whitehands Road, Learmonth	BL		Bluestone house c 1856. Verandah all around, tiled. Bluestone watertank, barn etc. Restored.
House - Albert Frank - Parish	Coghills Creek Road. The Rose	BL		1860 weatherboard. Albert Frank Residence. Albert was Blacksmith & Machinery agent.
House - 'Banfield'	Kennedys Road, Miners Rest	BL		1854. House and bluestone stable on National Trust, now owned by Ken Williams.
House - 'Barkly'	506-508 Barkly St Buninyong	ABS DL		
House - Birkett Home	Windermere - Learmonth Rd, Windermere	BL		Birkett home. Built 1900. Now owned by Dr Pryor
House - 'Bradworthy'	Lesters Road, Ascot	BL		1920s built N Grills. Brick. Now owned Norman Grills
House - Brewster Home	Battys Road, Learmonth	BL		c1860 built by J Brewster. Brick original. Now owned by D Donavon
House - 'Brim Brim'	Lal Lal St, Buninyong	PH ABS DL	28/11/2000	Historical Society photos etc. Coleman Sutherland report incl. History.
House - C Grills	Lesters Road, Ascot	BL		Built c 1860. Restored living area added. Now owned by Craig Grills
House - 'Ceres'	Coghills Rd, Learmonth	Grp 1 BL BS	3/10/2000	c1856 built by Thomas Bath of 'Craigs Hotel'. Large garden, brick stables & barn. Kennels used for hounds 'fox hunt'.
House - 'Dickie House'	Avenue Road, Weatherboard	BL		c1860 small bluestone house was originally butchershop
House - Draffin House	Glenanes Road, Miners Rest	BL		1900. Draffin family, weatherboard house. Now owned by Dr Brennan
House - 'Dunrunnia (?) House'	807 Sebastopol Street	GB		former shop, turned wood, décor
House - Findlay Stone House	Findlay Road, Weatherboard	Grp 2 BL	28/11/2000	Original stone house 1860, slate roof. Not lived in.
House - Gray House	Dowling Road, Dowling	BL		Built 1854, stone from property. Bluestone. Still in family.
House - 'Ivy Rock' Beselers	Edmonston Road, Addington	BL		Early pioneer house built by Beseler Family. Restored.
House - James Scobie Home	Cnr Creswick & Albert Street, Miners Rest	BL		Race horse trainer.
House - Keay's House	Ballarat-Maryborough Road, Ascot	BL		Built by Thomas. Keay c1900, weatherboard. Owners Keay - Mclvor - Sobey
House - 'Kerse' John Dougalls House	Dougall Road, Ascot	BL		Built by John Dougall 1856, brick, maid quarters. Still being used now owned by I. Thomas.
House - 'King's Hill'	Simpson St, Buninyong	DL		House of brewer Thos. Shepherd 1855.
House - 'Kinnerly'		BL		c1890, brick home.
House - 'Labona'	Donavon Road, Learmonth	BL		1860 home built by Geo Morton. Morton was overseer and rent collector for WJJ Clarke. Now owned by P Donavon
House - Leneghans	Trewin Road, Tourello	BL		Two storey bluestone residence built 1856 for Leneghan's. Still in Leneghans name.
House - Lesters	Lesters Road, Ascot	BL		Lesters built c 1860 brick - weatherboard. Was originally Coghills preemptive right. Now owned by David Glenn 'Nursery'.

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE
House - 'Little Grange'	Edmonston Road, Addington	BL		Built by Charles Edmonston c1860, brick & sandstone. Restored. Now owned D Edmonston.
House - Lingham family	103 Cardigan Street	MT		Designed for & home of John Lingham curator of Nth Botanic Gardens. Family also prominent in area (see Stouts_). Remained in family until 1999.
House - McGrath House	Ballarat Maryborough Road, Ascot	BL		Built by Patrick McGrath 1900. Weatherboard, good order. Blacksmith. Now owned by grandson Frank McGrath.
House - Mine Managers	Sebastopol	PA	28/11/2000	
House - 'Mossmont'	Webbs Hill Road, Buninyong	DL		Built by Fancis Moss, nurseryman.
House - Mrs Corner's	Learmonth St, Service Rd, Buninyong	DL		
House - Ms Scotts House	Durham Lead	ABS		
House - 'Mt Helen'	Tonka Flat Rd, Mt Helen	ABS		c1880. Bun Hist Soc. J & J robson, owners. Same architect that designed Furlong Scotsburn designed this house.
House - Mullins House	Gillies Road, Grahams Hill	BL		Old Mullins Home weatherboard ruins.
House - 'Mulvra'	231 Dowling Street	MT		Mulvra was formerly 'Llanberis' built by former Mayor and mine owner T Williams whose Llanberis mine has passed its name on to the present reserve on the site. This home was also a centre for Welsh activities in district including activities connected with South St. competitions. Williams also edited the Welsh newspaper. Rare bluestone house in this locale.
House - Neagle's House	Forrest St, Buninyong	ABS		Neagle's House (Dr. Casey's House)
House - Netherby	Buninyong	ABS DL		House and tree in front garden.
House - Ogilvie Residence	Midland Hwy b/w Mt Buninyong Rd and Yendon No.2 Road	BR		Brick cottage built by Robert Ogilvie 1866 on 10 acres. Surviving example of a dwelling and the 10 acres, which was procured by Mr Ogilvie in response to the Amended Land Act. Documentation and correspondence available of his labour. No others such substantial house known as example of the opportunity the Act provided.
Houses - 'Old Colonists Homes'	Charles Anderson Grove	MT		These homes as part of the philosophy and purpose of the Old Colonists Association are Ballarat's, if not Victoria's earliest example of 'Welfare Housing' and represent a private initiative which predated government welfare housing. The complex as a whole demonstrates a range of 20th century styles and concepts. Gates and garden elements are also of importance to this grouping.
House - Palmers Home	Windermere Learmonth Rd Windermere	BL		Built 1900. Now owned by E Palmer
House - Patrick Sheehan Home	Coghills Creek - Glendaruel Rd	BL		c1890 Built by Patrick Sheehan owner of the 'Victoria Hotel', Coghill's Creek. Built in brick original.
House - 'Pendennis'	Ballarat-Maryborough Road, Ascot	BL		c 1900. Land originally Andrew Munro's. Sold to Thomas - Solomano - Sobey. Now owned by John Sobey.

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE
House - 'Pine Grove'	Coghills Creek Road, Coghills Creek	BL		Built by James Troup c 1890. Fully restored 1980. Brick slate roof. Now owned by Thompson
House - 'Pontestrina'	Reid Bank Rd, Mt Helen	ABS		residence, late 19th century. Bun Hist Soc
House - Powells	Powell Road, Windemere	BL		Built 1920s, brick. Still in Powell family
House - 'Rowton'	Olliers Rd	MT		The home of Rev Adenay of St Peters Church, Sturt St. It was from here Adenay organised and directed affairs in relation to the founding and running of the Ballarat Naval Cadets. Their march to welcome the U.S. fleet in Melbourne became part of the Ballarat legend and many members became notable citizens (Ref. studies of K Kelly B'rat Library).
House - 'Sauchieburn'	Lesters Road, Ascot	BL		Brick house built 1900 by Holmes Family. Bluestone woolshed. Now owned by Lee & Heather Chibnall
House - Settlers House	Avenue Road, Weatherboard	BL		Small pioneer home, old typical of the dozens of houses that made up the community of Weatherboard.
House - 'Shephards Cottage'	Findlays Road, Weatherboard	BL		Shepherd's Hut built by Learmonth Bros. C1838. A newer building added.
House - 'Snizort'	Clunes Creswick Road	BL		Built by Andrew Munro c1900. 2 storey brick homestead. Stable Machinery ShedMunro was first land purchaser at Ascot 1856. Sold and bought at Glendonald.
House - 'Spring Gardens'	Race Course Rd, Blowhard	BL		1856. Home of J Wilson. Weatherboard & stable. Wilson was rent collector for WJJ Clarke. Now owned by R Irving.
House - 'Stirling'	Gillies Rd, Miners Rest	BL		1854, bluestone home built by Richard Kerr. Now owned by A & P Newman.
House - 'Sweetbank'	Lesters Road, Ascot	BL		1920s. Geo Grills. Farm building older. Now owned by Edgar Grills
House - 'The Laurels'	Sunraysia Hwy, Learmonth	BL		Built by William Vaughan, weatherboard house - detached kitchen. 3 storey flourmill 1856, of 9 flour mills within former Ballarat Shire this is the only one left.
House - 'The Mains'	Learmonth-Sulky Road, Blowhard	BL		1856 brick home original 'the Mains'. Has been in family since 1856. Bluestone stable, barn etc. A 'Museum'.
House - W Ross Home	Ross Road, Miners Rest	BL		Purchased by William Ross 1854, weatherboard home. First house of William. Now workshop. Unusual catis plant in garden. William Ross champion ploughman.
House - Williamson Home		BL		bluestone c1854, now owned by G&J Tillett
House - Willis's	Herriott St, Buninyong	DL		
House - Willow Creek	Windemere-Learmonth Road, Windemere	BL		1856. Built by J. Stewart. Bluestone home, bluestone additions added 1990.
House - 'Windemere Cottage'	Davenport Road, Learmonth	BL		Built by Richard Davenport c 1890s. Weatherboard house.
House - large red brick house	opp. Sturt Street	RL	28/11/2000	
Housing Commission Estate	Webb Avenue	GB		
IBM Building		JP	28/11/2000	
Imperial GM Co at Magpie		Grp 3	3/10/2000	

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE
Imperial Mine Site	Midland Highway Buninyong Sebastopol Road Buninyong	ABS	28/11/2000	Bun Hist Soc, <u>Three Times Blest</u> . Adjacent to Buninyong Cemetery. Remains of large scale gold mining activity. Important alluvial mining area, untouched since 1860s.
Industrial School (site of)		BL		
Kerse Dougalls House		Grp 2	28/11/2000	1855
Kirks	Sturt Street	DW	28/11/2000	
Kirks Reservoir		RL AB ABS	28/11/2000	
Lake Burrumbeet		Grp 1,2,3 HT	3/10/2000 28/11/2000	
Lake Elsworth		Grp 2	28/11/2000	
Lake Esmond		JP MH DL MoH	28/11/2000	
Lakeside hospital		Grp 2	28/11/2000	
Laurels Flour Mill		Grp 1	3/10/2000	See The Laurels above
Learmonth Race Course site Springs	Sunraysia Hwy, Addington	BL		Site of ealy racecourse
Learmonth Run		Grp 2	3/10/2000	
Learmonth Woolshed (site of)	Peter Whykes property	BHS		On Peter Whykes property. Built 1838 (although no longer exists, would have a plaque. Check with Peter Whykes: also Elinor George's property - she sdays shed is Learmonth's original shed).
Lennards Band & Albion No 9 Boiler		PA	28/11/2000	
Little Grange Addington Edmonston	Weatherboard Road	BS	28/11/2000	
Llanberis Reserve		Grp 3 MoH	28/11/2000	was Chinese village along Butterfly Reserve
Lookouts / towers		Grp 3	3/10/2000	
McGraths House		Grp 2	28/11/2000	1900
Magpie Pulpit Rock	Magpie School rec. oval, beside creek	ABS DL JP	28/11/2000	Historical society etc. Site of first meeting of the Wesleyan Church in 1853. Site of early mining.
Magpie Street Cottages		Grp 2 PH	28/11/2000	
Mammalion Hills		Grp 4	3/10/2000	
Mary Ford CWA Plantation		Grp 2	3/10/2000	
Masonic Lodge	Skipton St, Sebastopol	ABS		
Mechanics Institute	Skipton St, Sebastopol	ABS		
Melbourne House		MM	28/11/2000	
Midas Mines Site	Gillies Road, Bald Hills	BL		Mullock Heaps. Site of Midas Mines
Midas Railway Siding site	Racecourse Road, Blowhard	BL		1888 Midas railway siding named after Midas Mines.
Miller Brothers		JP	28/11/2000	
Mine Dumps / Cyanide Vats	Forest - Old Britain St	Grp 3, PA	28/11/2000	



HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE
Miners Flour Mills & Weighbridge site	Albert Street, Miners Rest	BL		site of Miners Flour Mills and weighbridge
Miners Rest		BL		See map provided by Bill Loader in Volume 4 of Ballarat Heritage Study Stage 2.
Miners Rest M.I.A Hall	Market Street, Miners Rest	BL		Built 1888, weatherboard curved roof.
Miners Rest Park, Soldiers Memorial Park & Monument	Cnr Albert & Howe Streets, Miners Rest	BL		Monument 1922
Miners Rest Police Station & jail (site of)	Albert Street, Miners Rest	BL		site of Miners Rest police station and jail.
Miners Rest Hall		Grp 2	28/11/2000	
Monument	Millers Road, Blowhard	BL		Built 1988 as bicentennial project, stone from district buildings: Flour Mill, Railway Station, Hotel etc
Morgans	Avenue Rd, Weatherboard	BL		Morgans early pioneer family
Mt. Buninyong Memorial Walk	Gardens to Mt Buninyong walk	DL		
Mt Buninyong Reserve		BHS		As a natural landscape, and especially the Crater, with its botanical interest. Now listed on Register of National Estate.
Mt Clear Heritage Street Lamp		MM	28/11/2000	
Mt Xavier Golf Club		Grp 3	28/11/2000	
Murchisons Toll Gate (site of)	Miners Rest Cattle Station Hill Rd, Glendonald	BL		
Napoleans Dogs Tray Creek		DL	28/11/2000	
Nicholls Fountain	903 Doveton Street	MT		This is believed to be the only surviving object of built heritage in Victoria of our many & vast 19th century nurseries. Some years ago I accompanied the librarians (Helen Cohn) from the National Herbarium to record the site photographically. Also the only relic of this (C19th nurseries) major local industry of the period. Nicholls started in 1856 & closed in 1926 the family were of major importance and influence in Ballarat.
Night Soil Reserve	Lumeah St, Buninyong	ABS		
Norman St (foundry in engine manufacture)		Grp 2	28/11/2000	
Old Clay Pit	Larter St	Grp 2	28/11/2000	
Old Stone Barn	Somerville Street	DL		
Old Three Chain Road to Hamilton	Midland Hwy, Buninyong-Sebastopol, left hand side, near Sebastopol	ABS		from 1840s. Bun Hist Soc, <u>Three Times Blest</u>
Peares Dam & Boiler	Ellswoth St East	Grp 3 PA	28/11/2000	
Peter Lalor Farm Site	Tourello - Trewin Rd Cr., Tourello	BL		Farm purchased by Peter Lalor. Supporters 'Eureka Stockade' was of stone, but removed several years ago. Farm now owned by D&T Ford.
Phoenix Factory		Grp 2	28/11/2000	

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE
Piggery at Windemere / Charles Piggery?		Grp 3 BS	3/10/2000 28/11/2000	
Pioneer Gardens		Grp 2	3/10/2000	
Plough Toll Gate (site of)	Learmonth Road, Wendouree	BL		
Police Camp Site	Gillies Road, Bald Hills	Grp 2 BL	28/11/2000	Site Police Camp, set up to stop miners on Bald Hills digging from marching to join miners at 'Eureka'.
Portland Bay Road		Grp 3	3/10/2000	
Potestrina	Mt Helen	ABS		
Poverty Point	Main Road	MoH		
Prince Regent Mining Gully	Main Road	Grp 3 PA MoH	28/11/2000	
Prince Regent Store	Skipton St, Sebastopol	ABS		
Psychiatric Precinct		Grp 3	3/10/2000	
Railway Bridge	Sulky Rd, Sulky	BL		1887. Unusual railway bridge only recently discovered.
Railway Platform remains	Mt Clear, Recreation Rd, 's' of school entrance visible in paddock on west	DL		Substation remains of railway.
Railway Siding	Burrumbeet Road, Burrumbeet	BL		Siding only part of Burrumbeet railway station.
Railways Workers Cottages		Grp 2	3/10/2000	
Residential Area & Bowen Hill	West of Warrenheip St, above, and Cathcart St, Buninyong	BR		Named for G Bowen, Governor of Victoria. Mining Activity 1870s in part. Beautiful well treed and natural area. Unsealed road b/w Cathcart & Warrenheip St which is Simpson St West, is part of the beautiful and natural area. Painting by Ernest Stocks 1846 from this point overlooking school and settlement (Latrobe Library).
Rifle Range	Butts Hill	Grp 3	28/11/2000	
Rose Hill Toll Gate (site of)	Creswick Road, Mt Rowan	BL		
Royal Park	Warrenheip St, Buninyong	ABS BHS		former Highland Ground. Royal Park from 1850s. Bun Hist Soc. Crown Reserve File, DNRE. Used for Highland Games since 1858
RSL Memorial Park	Learmonth St, Service Road, Buninyong	DL		Historic society records.
Saleyards		BL		
School - Addington School House	Edmonston Rd, Addington	Grp 2 BL	28/11/2000	2 storey house restored. Kit home from Switzerland of 18 imported only 3 left in Victoria
School - Addington No. 226 (closed)	Edmonston Rd, Addington	Grp 2 BL	28/11/2000	Was Ercildoune 1863-1912 changed to Addington 1912 - 1970s. Weatherboard school built - restored. Owned K Hammond.
School - Alfredton		BL		
School - Ascot No. 2507 (closed)	Ascot Hall Road, Ascot	Grp 2 BL	28/11/2000	Ascot State School, brick, residence attached. 1883 - 1975
School - Bald Hills No. 2027	Schwarz Road, Bald Hills	Grp 2 BL	28/11/2000	Bald Hills State School 1878 - 1994. Brick. Now privately owned.
School - Bald Hills No. 109	Bald Hills	BL		Site of first Bald Hills School 1859 - 1878

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE
School - Ballarat High School	cnr Sturt & Gillies St	GB		Original building. Former Agricultural High School - pre WW1.(See above under former Agricultural High School)
School - Mt. Blowhard	Millers Road, Blowhard	Grp 2 BL	28/11/2000	Built 1878, brick. Residence attached.
School - Cardigan	Western Hwy, Windemere	BL		
School - Coghills Creek No. 1523	Coghills Creek Road, Coghills Creek	Grp 2 BL	28/11/2000	Coghills Creek State School, brick, c 1878.
School- Garribaldi		JP	28/11/2000	
School - Glendaruel No. 281	Glendaruel	BL		Erected in 1878. Closed 1956. Made of brick with residence attached. Now owned by School in Geelong.
School - Golden Point		PH	28/11/2000	
School - Grahams Hill No. 925	Addington-Creswick Road, Grahams Hill	BL		Site Grahams Hill School 1868 - 1893. When gold finished school closed.
School - Magpie		JP ABS	28/11/2000	
School - Miners Rest	Miners Rest	Grp 2 BL	28/11/2000	1876 built of brick.
School - Mt Helen High School		JP	28/11/2000	
School - Nowra		JP	28/11/2000	
School - Redan School	Sebastopol	ABS		School including gates.
School - Scotburn	Midland Hwy, Scotsburn	ABS		1879. Bun Hist Soc, <u>Scotsburn: the early settlers 1838 - 1988</u>
School - Sebastopol		JP ABS	28/11/2000	Now home to Sebastopol Historical Society
School - St Aloysius	Sebastopol	ABS		School, church and very old tree in grounds.
School - Weatherboard No. 656	School Road, Weatherboard	Grp 2 BL	28/11/2000	Bluestone school 1862-1948. Weatherboard school house c1900
School - Windemere	Powell Rd, Windemere	BL		
School - Sheepwash / Tourello	Tourello Road, Tourello	Grp 2 BL	28/11/2000	Sheepwash School No.740 1864 - 1877. Name changed to Tourello No. 740 in 1877. Closed. Unusual shelter shed in good order. School now park. Historic trees.
School - Villa Maria		Grp 3	28/11/2000	
School - Windemere		Grp 2 JP	28/11/2000	1878
Scotsburn Hall	Midland Hwy, Scotsburn	ABS		1891. Bun Hist Soc, <u>Scotsburn: the early settlers 1838 - 1988</u>
Sebastopol Fire Brigade		ABS	28/11/2000	
Sebastopol Mining Office	113 Albert Street Sebastopol	Grp 4	3/10/2000	
Selkirks Brick Works		Grp 3 PH JP	3/10/2000	
Shady acres caravan park		Grp 3	28/11/2000	
Shed ruins - A Kerr	Langi Kal Kal Rd, Addington	BL		Built by Archibald Kerr 1856, brick barn - ruins.
Sobeys House	Miner's rest	Grp 2	28/11/2000	1900 - see above , House Miner's rest, Horse trainer.
South Star Mine Site	Sebastopol	ABS		

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE
Sovereign Hill		Grp 2,3,4 GJ BB WP MI PA AB ABS	3/10/2000 28/11/2000	
Springs Toll Gate (site of)	Ballarat - Avoca Rd, Waubra	BL		
Stable - bluestone	Coghills Creek Road	BL		Bluestone stables built c1900. Stone part of Fry's Ascot Flour Mill originally built in 1856. When closed carted to Coghill's Creek.
Stone Fences	Edmonston Rd, Addington	Grp 2 BL	28/11/2000	Excellent example of dry stone fencing 1860
Stone Monument		JP	28/11/2000	
Strickland Woolstore		Grp 2	28/11/2000	
Sunshine Biscuits		Grp 2	28/11/2000	
Testers House		Grp 2	28/11/2000	1860s
The Laurels	Sunraysia Hwy	BS	28/11/2000	Built in 1857, steam flour mill built in 1856. (See above under Laurels and Laurel Flour Mill)
Timkin Water Tower	Learmonth St	SC		historic value
Tippett		Grp 2 JP	28/11/2000	
Tourello Railway Station Site	Ballarat -Maryborough Road, Tourello	BL		Site of Tourello Railway Station on Ballarat - Maryborough Line
Tourello Sheep Wash	3 Sebastopol St, Ballarat	Grp 1	3/10/2000	
Tourello Toll Gate (site of)	Ballarat - Maryborough Rd, Tourello	BL		
Trewins House		Grp 2	28/11/2000	1900
Turf Toll Gate (site of)	Creswick Road, Ballarat	BL		
Union Jack Creek		Grp 4	3/10/2000	
Union Jack Reserve	access from Elizabeth St. Mine Shaft from Wirreada Drive - outside Buninyong	PH JP ABS DL BHS	28/11/2000	
Union Street Forest		Grp 2, GB	28/11/2000	
University of Ballarat	Mt Helen	ABS		Engineering and Science Schools 1970
Unmade Rd to Eating House	unmade road from Lal Lal & Fiskin Sts, down Scott St beside the Gong Reserve.	BR		Indicates the unmade road which was the track from the main road to the 'Eating House'. Beautiful view from corner & Catholic Church. An almost lost reminder of the pre-gold discovery period. Buninyong was surveyed in 1849, plans ready 1850. First land sale May 1851.
Villiers		Grp 2	28/11/2000	
VIMA Inland Marine		Grp 2	28/11/2000	
Warrenheip		DW	28/11/2000	
Warrenheip Brewery	Warrenheip Road	Grp 3	28/11/2000	
Washing Brewery		JP	28/11/2000	
Water Reserves		Grp 3 DW	3/10/2000	

HERITAGE LOCATIONS	ADDRESS	NOMINATION	DATE	IMPORTANCE
Water Street	East Ballarat	ABS		
Water Tank (steel)	Creswick St, Miners Rest	BL		First steel water tank in area. Made on site 1880. Filled by windmill on spring near back of house.
Watering Hole	near Mt Buninyong (Pound Creek Rd)	BHS		Next to Innis' original house, on crown land, important site for birds, in earlier times an Aboriginal camping ground.
weighbridges		Grp 2	28/11/2000	
White Flat Oval & grandstand	Hickman St & Yarrowee River	Grp 1 HT ABS BR GB	10/3/2000 28/11/2000	
Whitelands House (stone)		Grp 2	28/11/2000	
White Swan Reservoir		MI DW ABS	28/11/2000	
Wildlife Park		AB	28/11/2000	
Windemere Hall	Learmonth - Windemere Rd, Windemere	BL		Built 1920s. Replaced wooden structure burnt down.
Windemere Weighbridge	Learmonth - Windemere Rd, Windemere	BL		Original weighbridge. Good condition. Not licensed.
WJJ Clarke Hut Headquarters site	Sunraysia Hwy, Pound Hill	BL		Site of WJJ Clarke 1938 Head Quarters
WJJ Clarke Shepherd Hut Site	Slattery's Rd, Bald Hills	BL		1838-1855, site of Clarke's Shepherd Hut
Woah Hewp No. 1 Boiler remnants	Whitehorse Rd	Grp 3 PA	28/11/2000	
Woolshed - bluestone	Lesters Road, Ascot	BL		Built 1900 as wool shed. 2 storey. Bluestone carted from Frys Ascot Flout Mill as in Coghills Creek Catholic Church. Stones and roofing numbered, cartered, rebuilt
Woolshed Gully	Yarrowee Creek	Grp 3	28/11/2000	
Wordworth Mill		JP	28/11/2000	
York St Precinct	York, Clayton	Grp 3	28/11/2000	
Young Street Memorial	Young Street	DW	28/11/2000	
Yuille's Homestead Site	Balla St, Sebastopol	Grp 3 GB PA ABS BR	28/11/2000	
Yuille Monument	6m foreshore of Lake near/at cnr of Wendouree Parade & Pleasant Street.	EA		Yuille first residence of area. Original name of Lake Wendouree was Yuille Swamp.
Yuille Park		DL	28/11/2000	
Yuilles Run		Grp 2	3/10/2000	

### Appendix 3 - Part B : List of Individual Places Outside of Proposed Heritage Precincts

Appendix 3 relates to individual places outside of the Heritage Precincts which require further investigation and assessment for possible addition to the Ballarat Planning Scheme Heritage Overlay as individual heritage places. Appendix 3 has been broken into two parts. Part B (below) are places recommended within the 1997 Ballarat Heritage Study Stage 1, Andrew Ward Study and that are not included in a proposed Heritage Precinct. Part A is a list generated at the Community Consultation Meetings 1 and 2 and Newspaper Article Contributions.

Heritage Place:	Draft Significance
125 Albert Street	Local Significance
135B Albert Street	Local Significance
135C Albert Street	Local Significance
135D Albert Street	Local Significance
139 Albert Street	Contributory Local Significance
141 Albert Street	Contributory Local Significance
14A Anderson Street West	Contributory Local Significance
16 Anderson Street West	Local Significance
20 Anderson Street West	Local Significance
24 Anderson Street West	Local Significance
38 Anderson Street West	Contributory Local Significance
706 Ascot Street South	Local Significance
708 Ascot Street South	Local Significance
710 Ascot Street South	Contributory Local Significance
712 Ascot Street South	Contributory Local Significance
714 Ascot Street South	Contributory Local Significance
716 Ascot Street South	Local Significance
718 Ascot Street South	Contributory Local Significance
2 Bagge Street	Local Significance
3 Bagge Street	Contributory Local Significance
4 Bagge Street	Local Significance
9 Bagge Street	Contributory Local Significance
4 Baird Street	Local Significance
5 Baird Street	Local Significance
6 Baird Street	Local Significance
8 Baird Street	Contributory Local Significance
8A Baird Street	Contributory Local Significance
9 Baird Street	Local Significance

Heritage Place:	Draft Significance
11 Baird Street	Contributory Local Significance
11A Baird Street	Contributory Local Significance
12 Baird Street	Local Significance
13 Baird Street	Local Significance
15 Baird Street	Contributory Local Significance
16 Baird Street	Contributory Local Significance
16A Baird Street	Contributory Local Significance
17 Baird Street	Local Significance
18 Baird Street	Local Significance
19 Baird Street	Contributory Local Significance
23 Baird Street	Contributory Local Significance
25 Baird Street	Local Significance
27 Baird Street	Contributory Local Significance
101 Bell Street	Contributory Local Significance
102 Bell Street	Contributory Local Significance
105 Bell Street	Local Significance
206 Bell Street	Contributory Local Significance
301 Bell Street	Contributory Local Significance
509 Bell Street	Contributory Local Significance
806 Bell Street	Contributory Local Significance
406 Bradshaw Street	Local Significance
412 Bradshaw Street	Contributory Local Significance
5 Brawn Avenue	Local Significance
7 Brawn Avenue	Contributory Local Significance
9 Brawn Avenue	Contributory Local Significance
11 Brawn Avenue	Contributory Local Significance
15 Brawn Avenue	Contributory Local Significance
17 Brawn Avenue	Contributory Local Significance
6 Brawn Street	Local Significance
8 Brawn Street	Local Significance
10 Brawn Street	Local Significance
12 Brawn Street	Local Significance
16 Brawn Street	Local Significance
20 Brawn Street	Contributory Local Significance
22 Brawn Street	Local Significance

Heritage Place:	Draft Significance
24 Brawn Street	Local Significance
102 Burnbank Street	Contributory Local Significance
103 Burnbank Street	Contributory Local Significance
105 Burnbank Street	Contributory Local Significance
106A Burnbank Street	Contributory Local Significance
107 Burnbank Street	Contributory Local Significance
108 Burnbank Street	Local Significance
109 Burnbank Street	Contributory Local Significance
116 Burnbank Street	Local Significance
124 Burnbank Street	Local Significance
126 Burnbank Street	Contributory Local Significance
4 Campbell Crescent	Local Significance
4A Campbell Crescent	Contributory Local Significance
6 Campbell Crescent	Local Significance
6A Campbell Crescent	Contributory Local Significance
8 Campbell Crescent	Local Significance
10 Campbell Crescent	Contributory Local Significance
12 Campbell Crescent	Contributory Local Significance
14 Campbell Crescent	Contributory Local Significance
112 Campbell Crescent	Local Significance
112A/B Campbell Crescent	Contributory Local Significance
506 Chisholm Street	Contributory Local Significance
508 Chisholm Street	Contributory Local Significance
101A Clayton Street	Contributory Local Significance
110 Clayton Street	Local Significance
114 Clayton Street	Local Significance
203 Clayton Street	Contributory Local Significance
205 Clayton Street	Contributory Local Significance
209 Clayton Street	Contributory Local Significance
217A Clayton Street	Contributory Local Significance
219 Clayton Street	Contributory Local Significance
221 Clayton Street	Local Significance
417 Cobden Street	Local Significance



Heritage Place:	Draft Significance
419 Cobden Street	Local Significance
423 Cobden Street	Contributory Local Significance
433 Cobden Street	Local Significance
444 Cobden Street	Contributory Local Significance
446 Cobden Street	Local Significance
448 Cobden Street	Local Significance
1 Colpin Avenue	Local Significance
2 Colpin Avenue	Contributory Local Significance
3 Colpin Avenue	Local Significance
4 Colpin Avenue	Contributory Local Significance
5 Colpin Avenue	Local Significance
6 Colpin Avenue	Contributory Local Significance
7 Colpin Avenue	Local Significance
8 Colpin Avenue	Local Significance
9 Colpin Avenue	Local Significance
10 Colpin Avenue	Local Significance
11 Colpin Avenue	Contributory Local Significance
12 Colpin Avenue	Local Significance
13 Colpin Avenue	Local Significance
14 Colpin Avenue	Local Significance
16 Colpin Avenue	Contributory Local Significance
116 Creswick Road	Local Significance
206 Creswick Road	Local Significance
208 Creswick Road	Contributory Local Significance
214 Creswick Road	Local Significance
314 Creswick Road	Contributory Local Significance
316 Creswick Road	Contributory Local Significance
318 Creswick Road	Local Significance
320 Creswick Road	Contributory Local Significance
322 Creswick Road	Contributory Local Significance
404 Creswick Road	Local Significance
406 Creswick Road	Local Significance
410 Creswick Road	Contributory Local Significance
412 Creswick Road	Contributory Local Significance
416 Creswick Road	Contributory Local Significance
420 Creswick Road	Contributory Local Significance

Heritage Place:	Draft Significance
422 Creswick Road	Contributory Local Significance
426 Creswick Road	Local Significance
428 Creswick Road	Contributory Local Significance
430 Creswick Road	Contributory Local Significance
432 Creswick Road	Local Significance
434 Creswick Road	Local Significance
436 Creswick Road	Local Significance
438 Creswick Road	Contributory Local Significance
440 Creswick Road	Local Significance
503 Creswick Road	Contributory Local Significance
505 Creswick Road	Local Significance
507 Creswick Road	Contributory Local Significance
513 Creswick Road	Local Significance
203 Crompton Street	Contributory Local Significance
205 Crompton Street	Contributory Local Significance
301 Crompton Street	Contributory Local Significance
304 Crompton Street	Contributory Local Significance
306 Crompton Street	Contributory Local Significance
307 Crompton Street	Local Significance
308 Crompton Street	Contributory Local Significance
310 Crompton Street	Contributory Local Significance
312 Compton Street	Contributory Local Significance
314 Crompton Street	Contributory Local Significance
315 Crompton Street	Contributory Local Significance
316 Crompton Street	Contributory Local Significance
317 Crompton Street	Local Significance
101 Darling Street	Local Significance
103 Darling Street	Contributory Local Significance
205 Darling Street	Contributory Local Significance
207 Darling Street	Local Significance
305 Darling Street	Contributory Local Significance
307 Darling Street	Local Significance
309 Darling Street	Local Significance
403 Darling Street	Local Significance
407A Darling Street	Local Significance
409 Darling Street	Contributory Local Significance

Heritage Place:	Draft Significance
505 Darling Street	Local Significance
607 Darling Street	Local Significance
608 Darling Street	Local Significance
614 Darling Street	Contributory Local Significance
7 Dana Street	Contributory Local Significance
3 Dawson Avenue	Contributory Local Significance
2 Dowling Street	Local Significance
3 Dowling Street	Contributory Local Significance
5 Dowling Street	Local Significance
6 Dowling Street	Local Significance
7 Dowling Street	Local Significance
10 Dowling Street	Local Significance
2 Dunn Street	Local Significance
8A Dunn Street	Contributory Local Significance
10 Dunn Street	Contributory Local Significance
16 Dunn Street	Contributory Local Significance
18 Dunn Street	Local Significance
20 Dunn Street	Contributory Local Significance
34 Eastwood Street	Contributory Local Significance
36 Eastwood Street	Contributory Local Significance
38 Eastwood Street	Contributory Local Significance
40 Eastwood Street	Local Significance
5 English Street	Contributory Local Significance
11 English Street	Contributory Local Significance
14 English Street	Local Significance
101 English Street	Local Significance
103 English Street	Local Significance
525 Eureka Street	State Significance
100 Finch Street	Contributory Local Significance
102 Finch Street	Local Significance
104 Finch Street	Local Significance
110 Finch Street	Local Significance
112 Finch Street	Local Significance
114 Finch Street	Local Significance
306 Gladstone Street	Contributory Local Significance
14 Gregory Street	Contributory Local Significance

Heritage Place:	Draft Significance
18 Gregory Street	Contributory Local Significance
26 Gregory Street	Local Significance
28 Gregory Street	Contributory Local Significance
30 Gregory Street	Contributory Local Significance
702 Gregory Street	Contributory Local Significance
703 Gregory Street	Contributory Local Significance
703A Gregory Street	Contributory Local Significance
704 Gregory Street	Contributory Local Significance
706 Gregory Street	Contributory Local Significance
707 Gregory Street	Local Significance
709 Gregory Street	Contributory Local Significance
711 Gregory Street	Contributory Local Significance
712 Gregory Street	Local Significance
903 Gregory Street	Contributory Local Significance
905 Gregory Street	Local Significance
1415 Gregory Street	Local Significance
1417 Gregory Street	Local Significance
12 Grove Street	Contributory Local Significance
6 Haddon Street	Local Significance
8 Haddon Street	Contributory Local Significance
9 Haddon Street	Local Significance
804 Havelock Street	Local Significance
812 Havelock Street	Local Significance
104 Hickman Street	Local Significance
105 Hickman Street	Contributory Local Significance
106 Hickman Street	Contributory Local Significance
107 Hickman Street	Contributory Local Significance
109 Hickman Street	Contributory Local Significance
114 Hickman Street	Local Significance
118 Hickman Street	Local Significance
3 Hill Street	Contributory Local Significance
15 Hill Street	Contributory Local Significance
2 Holmes Street	Contributory Local Significance
4 Holmes Street	Contributory Local Significance
5 Holmes Street	Contributory Local Significance
7 Holmes Street	Local Significance

Heritage Place:	Draft Significance
8 Holmes Street	Contributory Local Significance
9 Holmes Street	Local Significance
11 Holmes Street	Local Significance
13 Holmes Street	Contributory Local Significance
15 Holmes Street	Local Significance
17 Holmes Street	Local Significance
19 Holmes Street	Local Significance
704 Howard Street	Contributory Local Significance
706 Howard Street	Local Significance
708 Howard Street	Contributory Local Significance
711 Howard Street	Local Significance
802 Howard Street	Local Significance
10 Howitt Street	Contributory Local Significance
33 Howitt Street	Contributory Local Significance
35 Howitt Street	Contributory Local Significance
105 Howitt Street	Contributory Local Significance
107 Howitt Street	Contributory Local Significance
109 Howitt Street	Contributory Local Significance
113 Howitt Street	Contributory Local Significance
115 Howitt Street	Contributory Local Significance
203 Howitt Street	Local Significance
205 Howitt Street	Contributory Local Significance
207 Howitt Street	Local Significance
213 Howitt Street	Contributory Local Significance
303 Howitt Street	Contributory Local Significance
517 Howitt Street	Contributory Local Significance
523 Howitt Street	Local Significance
527 Howitt Street	Local Significance
605 Howitt Street	Local Significance
32 Joseph Street	Contributory Local Significance
46 King Street	Contributory Local Significance
11 Lal Lal Street	Local Significance
102 Larter Street	Contributory Local Significance
108 Larter Street	Local Significance
112 Larter Street	Contributory Local Significance
114 Larter Street	Local Significance

Heritage Place:	Draft Significance
123 Larter Street	Contributory Local Significance
126 Larter Street	Contributory Local Significance
132 Larter Street	Local Significance
133 Larter Street	Contributory Local Significance
226 Larter Street	Contributory Local Significance
102 Leith Street	Contributory Local Significance
108 Leith Street	Contributory Local Significance
300 Leith Street	Contributory Local Significance
115 Lexton Street	Local Significance
117 Lexton Street	Local Significance
119 Lexton Street	Local Significance
121 Lexton Street	Local Significance
1 Lindesfame Crescent	Local Significance
701 Macarthur Street	Local Significance
702 Macarthur Street	Local Significance
703 Macarthur Street	Contributory Local Significance
704 Macarthur Street	Contributory Local Significance
705 Macarthur Street	Local Significance
705A Macarthur Street	Contributory Local Significance
706 Macarthur Street	Contributory Local Significance
707 Macarthur Street	Local Significance
708 Macarthur Street	Local Significance
710 Macarthur Street	Contributory Local Significance
712 Macarthur Street	Contributory Local Significance
714 Macarthur Street	Contributory Local Significance
801 Macarthur Street	Contributory Local Significance
802 Macarthur Street	Contributory Local Significance
803 Macarthur Street	Local Significance
805 Macarthur Street	Contributory Local Significance
807 Macarthur Street	Contributory Local Significance
809 Macarthur Street	Contributory Local Significance
810 Macarthur Street	Local Significance
811 Macarthur Street	Local Significance
813 Macarthur Street	Contributory Local Significance
1 Magpie Street	Contributory Local Significance
3 Magpie Street	Contributory Local Significance

Heritage Place:	Draft Significance
5 Magpie Street	Contributory Local Significance
7 Magpie Street	Local Significance
9 Magpie Street	Local Significance
18 Magpie Street	Contributory Local Significance
22 Magpie Street	Local Significance
24 Magpie Street	Contributory Local Significance
36 Magpie Street	Local Significance
40 Magpie Street	Contributory Local Significance
50 Magpie Street	Contributory Local Significance
60 Magpie Street	Local Significance
208 Main Road	Contributory Local Significance
210 Main Road	Contributory Local Significance
213 Main Road	Local Significance
221 Main Road	Local Significance
234 Main Road	Contributory Local Significance
236 Main Road	Contributory Local Significance
238 Main Road	Contributory Local Significance
244 Main Road	Local Significance
310 Main Road	Local Significance
403 Main Road	Local Significance
405 Main Road	Local Significance
407 Main Road	Contributory Local Significance
409 Main Road	Contributory Local Significance
408 Main Road	Contributory Local Significance
410 Main Road	Contributory Local Significance
9 Moyle Street	Contributory Local Significance
13 Moyle Street	Local Significance
15 Moyle Street	Local Significance
502 Nicholson Street	Local Significance
504 Nicholson Street	Local Significance
506 Nicholson Street	Contributory Local Significance
508 Nicholson Street	Contributory Local Significance
510 Nicholson Street	Contributory Local Significance
512 Nicholson Street	Local Significance
516 Nicholson Street	Local Significance
614 Nicholson Street	Contributory Local Significance

Heritage Place:	Draft Significance
618 Nicholson Street	Local Significance
619 Nicholson Street	Contributory Local Significance
621 Nicholson Street	Local Significance
623 Nicholson Street	Local Significance
624 Nicholson Street	Local Significance
706 Nicholson Street	Contributory Local Significance
5 Parker Street	Local Significance
11 Parker Street	Contributory Local Significance
13 Parker Street	Local Significance
41 Peel Street	Contributory Local Significance
2 Pisgah Street	Contributory Local Significance
10 Pisgah Street	Local Significance
12 Pisgah Street	Local Significance
14 Pisgah Street	Contributory Local Significance
42 Pleasant Street South	Local Significance
702 Ripon Street South	Contributory Local Significance
703 Ripon Street South	Local Significance
704 Ripon Street South	Contributory Local Significance
705 Ripon Street South	Contributory Local Significance
706 Ripon Street South	Local Significance
708 Ripon Street South	Local Significance
710 Ripon Street South	Local Significance
712 Ripon Street South	Contributory Local Significance
713 Ripon Street South	Local Significance
715 Ripon Street South	Contributory Local Significance
803 Rippon Street South	Contributory Local Significance
807 Rippon Street South	Contributory Local Significance
507 Sherrard Street	Local Significance
519 Sherrard Street	Contributory Local Significance
521 Sherrard Street	Contributory Local Significance
523 Sherrard Street	Local Significance
417 Skipton Street	Contributory Local Significance
431 Skipton Street	Contributory Local Significance
503 Skipton Street	Local Significance
505 Skipton Street	Local Significance
509 Skipton Street	Contributory Local Significance



Heritage Place:	Draft Significance
511 Skipton Street	Contributory Local Significance
513 Skipton Street	Local Significance
517 Skipton Street	Local Significance
519 Skipton Street	Contributory Local Significance
525 Skipton Street	State Significance
609 Skipton Street	Local Significance
611 Skipton Street	Local Significance
611A Skipton Street	Contributory Local Significance
613 Skipton Street	Contributory Local Significance
615A Skipton Street	Local Significance
617 Skipton Street	Contributory Local Significance
617A Skipton Street	Local Significance
618 Skipton Street	Contributory Local Significance
622 Skipton Street	Local Significance
701 Skipton Street	Local Significance
702 Skipton Street	Local Significance
702A Skipton Street	Local Significance
703 Skipton Street	Local Significance
705 Skipton Street	Local Significance
707 Skipton Street	Local Significance
708 Skipton Street	Local Significance
709 Skipton Street	Local Significance
710 Skipton Street	Local Significance
710B Skipton Street	Local Significance
711 Skipton Street	Local Significance
712 Skipton Street	Local Significance
716 Skipton Street	Local Significance
717 Skipton Street	Contributory Local Significance
718 Skipton Street	Local Significance
719 Skipton Street	Local Significance
721 Skipton Street	Contributory Local Significance
723 Skipton Street	Local Significance
1 St Aidans Drive	Local Significance
3 St Aidans Drive	Local Significance
8 St Aidans Drive	Local Significance
2 Stafford Court	Local Significance

Heritage Place:	Draft Significance
1 Steinfeld Street	Local Significance
5 Steinfeld Street	Local Significance
9 Steinfeld Street	Contributory Local Significance
11 Steinfeld Street	Local Significance
25 Steinfeld Street	Local Significance
33 Sweeney Street	Contributory Local Significance
43 Sweeney Street	Contributory Local Significance
702 Talbot Street South	Contributory Local Significance
702A Talbot Street South	Contributory Local Significance
704 Talbot Street South	Contributory Local Significance
705 Talbot Street South	Contributory Local Significance
706 Talbot Street South	Contributory Local Significance
707 Talbot Street South	Contributory Local Significance
710 Talbot Street South	Contributory Local Significance
712 Talbot Street South	Local Significance
714 Talbot Street South	Local Significance
716 Talbot Street South	Local Significance
718 Talbot Street South	Contributory Local Significance
605 Tress Street	Contributory Local Significance
701 Tress Street	Contributory Local Significance
702 Tress Street	Local Significance
704 Tress Street	Contributory Local Significance
707 Tress Street	Local Significance
711 Tress Street	Local Significance
712 Tress Street	Local Significance
714 Tress Street	Contributory Local Significance
715 Tress Street	Local Significance
718 Tress Street	Contributory Local Significance
720 Tress Street	Contributory Local Significance
722 Tress Street	Contributory Local Significance
726 Tress Street	Contributory Local Significance
324 Wendouree Parade	Local Significance
330 Wendouree Parade	Local Significance
332 Wendouree Parade	Contributory Local Significance
334 Wendouree Parade	Contributory Local Significance
336 Wendouree Parade	Local Significance

Heritage Place:	Draft Significance
340 Wendouree Parade	Contributory Local Significance
344 Wendouree Parade	Local Significance
346 Wendouree Parade	Local Significance
414 Wendouree Parade	Local Significance
416 Wendouree Parade	Local Significance
418 Wendouree Parade	Local Significance
424 Wendouree Parade	Local Significance
428 Wendouree Parade	Local Significance
444 Wendouree Parade	Local Significance
446 Wendouree Parade	Contributory Local Significance
448 Wendouree Parade	Local Significance
450 Wendouree Parade	Local Significance
470 Wendouree Parade	Local Significance
508 Wendouree Parade	Contributory Local Significance
510 Wendouree Parade	Local Significance
518 Wendouree Parade	Local Significance
701 Windemere Street	Local Significance
703 Windemere Street	Contributory Local Significance
705 Windemere Street	Local Significance
708 Windemere Street	Contributory Local Significance
709 Windemere Street	Contributory Local Significance
710 Windemere Street	Contributory Local Significance
711 Windemere Street	Local Significance
712 Windemere Street	Contributory Local Significance
713 Windemere Street	Contributory Local Significance
2 York Street	Contributory Local Significance
24 York Street	Local Significance
32 York Street	Contributory Local Significance
34 York Street	Contributory Local Significance
104 York Street	Local Significance
105 York Street	Local Significance
208 York Street	Contributory Local Significance
210 York Street	Contributory Local Significance
217 York Street	Local Significance
222 York Street	Contributory Local Significance
224 York Street	Contributory Local Significance

Heritage Place:	Draft Significance
226 York Street	Local Significance
228 York Street	Contributory Local Significance
230 York Street	Contributory Local Significance
231 York Street	Contributory Local Significance
232 York Street	Contributory Local Significance
233 York Street	Contributory Local Significance
236 York Street	Local Significance
237 York Street	Contributory Local Significance
239 York Street	Local Significance
240 York Street	Local Significance
242 York Street	Contributory Local Significance
302 York Street	Contributory Local Significance
309 York Street	Contributory Local Significance
311 York Street	Contributory Local Significance
318 York Street	Local Significance
324 York Street	Contributory Local Significance
School, Addington	Local Significance
Pioneers Memorial, Addington	Local Significance
Stone house and outbuildings, Addington	Local Significance
Ascot Hall Rd: Stables, former Ascot Hotel, Ascot	Local Significance
Clunes Rd: Allowah, Ascot	Local Significance
Gillies Rd: Hotel, Bald Hills	Local Significance
Burnside, Lambley's Nursery, Lester's Rd, Tourello	State Significance
Dobson's Cobb + Co change stables, Burrumbeet	Local Significance
Uniting Church, Burrumbeet	Local Significance
Racecourse and showgrounds, Burrumbeet	Local Significance
Memorial Avenue, Burrumbeet	Local Significance
Lake Burrumbeet Reserve, Burrumbeet	Local Significance
Coghill's Creek Rd: Methodist Church, Coghill's Creek	Local Significance
Coghill's Creek	Local Significance
Coghill's Creek bridge	Local Significance
Farmhouse, Coghill's Creek	Local Significance
Farm buildings, Coghill's Creek	Local Significance
St David's Uniting Church, Coghill's Creek	Local Significance
Cemetery, Coghill's Creek	Local Significance

Heritage Place:	Draft Significance
Troups Rd: Pine Grove, Coghill's Creek	Local Significance
Pound keepers Cottage, Dowling Forest	Local Significance
Cemetery, Dowling Forest	Local Significance
Buninyong Rd: Post Office, Durham Lead	Local Significance
Green Hill Lead, Durham Lead	Local Significance
House, Coghill's Creek Rd, Glendaruel	Local Significance
Coghill's Creek bridge, Glendaruel	Local Significance
Glendaruel Primary School, Coghill's Creek Road, Glendaruel	Local Significance
WW1 Memorial, Coghill's Creek Rd, Miners Rest	Local Significance
Miner's Rest School, Dundas Street, Miners Rest	Local Significance
Scobie's House, Dundas St, Miners Rest	Local Significance
WW1 Memorial, Coghill's Creek Road, Miners Rest	Local Significance
Mechanics Institute, Market S, Miners Rest	Local Significance
Dowling Forest Racecourse, Miners Rest	Local Significance
Site of former Golden Well Hotel, Miners Rest	Local Significance
Pine & Cypress Trees, Pound Hill Rd, Miners Rest	Local Significance
Mount Blowhard School, Cricks R, Mount Blowhard	Local Significance
Wesleyan School, Buninyong Napoleons Rd: Scotchman's Lead	Local Significance
School Marker, Buninyong Napoleons Road Scotchman's Lead	Local Significance
School, Glenelg Highway, Smythes Creek	Local Significance
Farm Complex, Smythes Creek	Local Significance
Sheep Wash, School and hall, Tourello Road,	Local Significance
Tourello Avenue of Honour, Tourello Road, Tourello	Local Significance
Whitehands farm, Whitehands Rd, Weatherboard	Local Significance
Dagleish Farm, Whitehands Rd, Weatherboard	Local Significance
Building Complex, Weatherboard	Local Significance
Derelect building complex, Weatherboard	Contributory Local Significance
Derelect House, Weatherboard	Contributory Local Significance
House complex, Weatherboard	Local Significance
War Memorial, Weatherboard	Local Significance
Weatherboard Primary School, Weatherboard	Local Significance
Farmhouse, Ercildoune Rd, Weatherboard	Local Significance
Burrumbeet and Windemere Store, Windemere	Local Significance
Weighbridge, Windemere	Local Significance
Wally Anderson's House & Smithy, Windemere	Local Significance
Willow Creek, Windemere	Local Significance

Heritage Place:	Draft Significance
Windermere Primary School, Windermere	Local Significance
Windermere Racecourse, Windermere	Local Significance
Floodway, Ford and trees, Creswick Creek, Anderson's Road, Tourello	Local Significance
Erin Bank, Ballarat Camgham Rd, Haddon	Local Significance
Bridge, Buninyong Mt Mercer Rd, Durham Lead	Local Significance
Residence, Coghill's Creek Rd, Coghills Creek	Local Significance
Residence, Coghill's Creek Road, Coghills Creek	Local Significance
Former Church, Coghill's Creek Road, Coghills Creek	Local Significance
Hepburn Park Farm, Coghill's Creek Road, Coghills Creek	Local Significance
Former Newmarket Hotel, Cummins Road, Miners Rest	Local Significance
Former Finlay's house, Finlay's Rd, Learmonth	Local Significance
House, Gillies Road, , Sulky	Local Significance
House, Gillies Road, Mount Rowan	Local Significance
Mullock Heap, Gillies Road, Mount Rowan	Local Significance
Gillies Road: Mine Plane remnants, Ascot	Local Significance
Farm, Kennedy's Rd, Miners Rest	Local Significance
Farmhouse, corner, Learmonth Clunes Rd & Coghills Creek Road, Coghills Creek	Local Significance
Farmhouse, Learmonth Sulky Road, Blowhard	Local Significance
La Rose Farm, Learmonth Sulky Road, Blowhard	Local Significance
The Mains Farm, Learmonth Sulky Road, Blowhard	State Significance
Cairn, Lester's Road, Coghill's Creek	Local Significance
Maher Residence, Millers Road, Bald Hills	Local Significance
Hedge, Mt Pisgah Road, Blowhard	Local Significance
Meadow Bank Farm, Ryans Road, Blowhard	Local Significance
Mullock Heap, Slattery Road, Bald Hills	Local Significance
Springfield farm, Talbot Waubra Road, Mount Bolton	Local Significance
Bradworthy Farm, (Grills Family), Ascot	Local Significance
Ceres, Learmonth	Local Significance
Chibnall's Farm, Coghills Creek	Local Significance
Chinese water drain: Midas Mine Area, Miners Rest	Local Significance
Snizort, Clunes Creswick Road, Ascot	State Significance
Hope Farm, Waubra	State Significance
Lanigan's Farm complex, Tourello	State Significance
Old Stock Route?, Mount Rowan	Local Significance
Palmer's Property, Weatherboard	Local Significance
The Laurel's, Whettenhall Farm complex, Learmonth	State Significance

Heritage Place:	Draft Significance
Drainage and Water Supply Headworks, Learmonth Waubra Road, Learmonth	Local Significance

## APPENDIX 4 - List of Trees

Appendix 4 is a list of trees nominated during community consultations and noted by the study team during the course of the study. The trees on the list require further investigation and assessment for possible future protection under the Vegetation Protection Overlay (VPO) or Heritage Overlay (HO) provisions of the Ballarat Planning Scheme. It is possible that some trees on this list have been removed during the life of the Study. Pages 1 and 2 list the trees on the National Trust (Victoria) Significant Trees Register which have not been recognised in the Ballarat Planning Scheme and should be considered for site specific heritage overlay controls. Pages 3 to 8 list trees nominated by the community and identified within the twenty proposed Heritage Precinct reports in Volume 2 of this Study. The use of a Vegetation Protection Overlay is appropriate where vegetation is assessed as making a significant contribution to the streetscape or public domain or alternatively where vegetation in both the public and private domain is assessed as being a key neighbourhood character element. The use of a Heritage Overlay to provide for vegetation protection is appropriate where individual trees or groupings of trees ( such as commemorative avenues or plantings) are identified and assessed

Location	No. of Species	Species / Comments	in Proposed Precinct	National Trust Register	Individual Recc.	Method of Protection
Ballarat Botanic Gardens, near Statue house	Two	Swamp or Bald Cypress ( <i>Taxodium distichum</i> )	Lake Wendouree	ID. 90	Significant	HO
Ballarat Botanic Gardens	One	English of Field Maple ( <i>Acer campestro</i> )	Lake Wendouree	ID.929	Significant	HO
Ballarat Botanic Gardens	One	Tasmanian Blue Gum ( <i>Eucalyptus globulus subsp.globulus</i> )	Lake Wendouree	ID. 42	Significant	HO
Ballarat Botanic Gardens	One	Weeping European Ash ( <i>Fraxinus excelsior</i> 'Pendula')	Lake Wendouree	ID. 453	Significant	HO
Ballarat Botanic Gardens	One	Norway Spruce ( <i>Picea ables</i> )	Lake Wendouree	ID. 58	Significant	HO
Ballarat Botanic Gardens	One	Silka Spruce ( <i>Picea sitchensis</i> )	Lake Wendouree	ID.59	Significant	HO
Ballarat Botanic Gardens	One	Turkey Oak ( <i>Quercus cenris</i> )	Lake Wendouree	ID. 72	Significant	HO
Ballarat Botanic Gardens	One	English Oak ( <i>Quercus robur</i> )	Lake Wendouree	ID. 74	Significant	HO
Ballarat Botanic Gardens	Twenty-eight	Sierra Redwood ( <i>Sequoiadendron giganteum</i> )	Lake Wendouree	ID. 86	Significant	HO
Ballarat Botanic Gardens	Three	Horizontal Elm ( <i>Ulmus glabra</i> 'Pendula')	Lake Wendouree	ID. 93	Significant	HO
Ballarat Botanic Gardens, 1 near statue of Autumn, 1 near fish hatchery	Two	Servloeberry ( <i>Amelanchier lamarcki</i> )	Lake Wendouree	ID. 512	Significant	HO



Location	No. of Species	Species / Comments	in Proposed Precinct	National Trust Register	Individual Recc.	Method of Protection
Ballarat Botanic Gardens, approx. 36.5m east of South Garden	One	Sierra Redwood ( <i>Sequoiadendron giganteum</i> )	Lake Wendouree	ID. 85	Significant	HO
Ballarat Botanic Gardens, in front of Adam Lindsay Gordon College	One	Exeter Elm ( <i>Ulmus glabra 'Exoniensis'</i> )	Lake Wendouree	ID. 105	Significant	HO
Ballarat Botanic Gardens, near statue of Summer	One	Western Yellow Pine ( <i>Pinus ponderosa</i> )	Lake Wendouree	ID. 64	Significant	HO
Ballarat Botanic Gardens, opp kiosk, Wendouree Pde	One	Coast Redwood ( <i>Sequola sempervirens</i> )	Lake Wendouree	ID. 83	Significant	HO
Ballarat Botanic Gardens, shrubbery north of statue of Mercury	One	Variiegated European Ash ( <i>Fraxinus excelsior 'Aureo-vareigala'</i> )	Lake Wendouree	ID. 513	Significant	HO
Ballarat Botanical Gardens	Four	Bunya Bunya Pine ( <i>Araucaria bidwilli</i> )	Lake Wendouree	ID. 6	Significant	HO
Ballarat Botanical Gardens	Two	Dutch Elm ( <i>Ulmus x hollandica</i> )	Lake Wendouree	ID. 104	Significant	HO
Ballarat Botanical Gardens, behind Adam Lindsay Gordon Cottage	One	( <i>Vitex lucens</i> )	Lake Wendouree	ID. 97	Significant	HO
Buninyong Botanic Gardens	One	Spanish fir ( <i>Abies pinsapo</i> )	Buninyong	ID. 195	Significant	HO
Cedar Ave, 1 halfway along, 2 b/w Pine and Cedar Ave, Ballarat	Twelve	Fastigladed English Oak ( <i>Quercus robur 'Fastiglate'</i> )	Victoria Park	ID. 109	Significant	HO
Coghill's Creek Cemetery	One	Spanish fir ( <i>Abies pinsapo</i> )		ID. 4	Significant	HO
Eastern Oval, Peel Street North, Ballarat	One	Dutch Elm ( <i>Ulmus x hollandica</i> )	Humffray Street	ID. 92	Significant	HO
Eureka Stockade Gardens	One	Blue Atlas Cedar ( <i>Cedrus atlantica f. glauca</i> )		ID. 15	Significant	HO
Front garden, cnr Clarendon & Neil Sts, Ballarat	One	Weeping Elm ( <i>Ulmus glabra 'Camperdownii'</i> )	Soldiers Hill	ID. 742	Significant	HO
Institute of Catholic Education, Mair Street	One	English Oak ( <i>Quercus robur</i> )	Central Ballarat	ID. 452	Significant	HO
Institute of Catholic Education, Mair Street	One	Variiegated Elm ( <i>Ulmus minor 'Variegata'</i> )	Central Ballarat	ID. 103	Significant	HO
Lake Wendouree, opp entry to Gardens near statue of Mercury	One	Red Cedar ( <i>Juniperus virginiana</i> )	Lake Wendouree	ID. 519	Significant	HO
Learmonth St (Midland Hwy) cnr & Warrenheip St, Buninyong, sth of Crown Hotel	One	Chinese Elm ( <i>Ulmus paniflora</i> )	Buninyong	ID. 712	Significant	HO
Learmonth St, Buninyong, sth of Crown Hotel	Six	Exeter Elm ( <i>Ulmus glabra 'Exoniensis'</i> )	Buninyong	ID. 713	Significant	HO

Location	No. of Species	Species / Comments	in Proposed Precinct	National Trust Register	Individual Recc.	Method of Protection
Mair Street Kindergarten, Ballarat	One	Tasmanian Blue Gum ( <i>Eucalyptus globulus subsp.globulus</i> )	Victoria Street	ID. 40	Significant	HO
Median Strip, Ligar Street, Ballarat	One	Cork Oak ( <i>Quercus suber</i> )	Soldiers Hill	ID. 102	Significant	HO
Mt Buninyong, Midland Hwy, Scotsburn, in park west of homestead	One	Spanish fir ( <i>Abies pinsapo</i> )		ID. 581	Significant	HO
Mt Buninyong, Midlands Hwy, Scotsburn	Two	Southern Magnolia ( <i>Magnolia grandiflora</i> )		ID. 580	Significant	HO
Open quadrangle, Ballarat CAE, Gear Ave, Mt Helen	One	Tasmanian Blue Gum ( <i>Eucalyptus globulus subsp.globulus</i> )		ID. 41	Significant	HO
Rear graden of 9 Gnarr Street, Ballarat	One	Golden Oak ( <i>Quercus robur</i> 'Concordia')	Central Ballarat	ID. 767	Significant	HO
Reserve on Scotts Pde, Ballarat opp. No. 119	One	Corsican Pine ( <i>Pinus nigra var. corsicana</i> )	Humffray Street	ID. 741	Significant	HO
School of Mines, Lydiard Street, Ballarat	Two	Spanish fir ( <i>Abies pinsapo</i> )	Lydiard Street	ID. 106	Significant	HO
School of Mines, Lydiard Street, Ballarat	One	Blue Atlas Cedar ( <i>Cedrus atlantica f.glauca</i> )	Lydiard Street	ID.14	Significant	HO
Shire Hall, Sunraysia Hwy, Learmonth	One	Italian Cypress ( <i>Cypressus semporvirens</i> )	Learmonth	ID.108	Significant	HO
Synagogue, Barkly Street, Ballarat	One	Canary Island Pine ( <i>Pinus canariensis</i> )	Balalrat East Civic	ID. 61	Significant	HO
The Gong, Buninyong Botanic Gardens Reserve	Two	<i>Acer opalus</i> subsp. obtusatum	Buninyong	ID. 196	Significant	HO
The Gong, Buninyong Botanic Gardens Reserve	One	Norway Maple ( <i>Acer platanoides</i> 'Crimson King')	Buninyong	ID.197	Significant	HO
Tourello Rd, 1km W of Ascot-Clunes Rd, Tourello	Thirty-six	Walnut ( <i>Juglans regia</i> )		ID. 895	Significant	HO
Victoria Park, cnr Plane & Cedar Ave, Ballarat	Three	White Pine ( <i>Dacrycarpus dacydlodes</i> )	Victoria Park	ID. 111	Significant	HO
Victoria Park, opp. Junction of Elm & Oak Avenues, north-east corner	Two	Beach or Shore Pine ( <i>Pinus contorta var. contorta</i> )	Victoria Park	ID.110	Significant	HO
Lake Wendouree Precinct	All	All	Lake Wendouree		Significant	HO
Victoria Park Precinct	All	All	Victoria Park		Significant	HO
Black Hill Precinct	All	All	Black Hill		Significant	VPO
WG Grace Tree - north-east of Eastern Oval Grandstand	Individual	Dutch Elm	Humffray Street		Significant	HO

Location	No. of Species	Species / Comments	in Proposed Precinct	National Trust Register	Individual Recc.	Method of Protection
1413 Sturt Street	Two	Giant Redwoods ( <i>Sequoiadendron giganteum</i> )	West Ballarat		Significant	HO
16 Seymour Crescent	Two	Hoop Pine ( <i>Araucaria cunninghamii</i> )	Soldiers Hill		Significant	HO
23 Belford Street	Row	Cypress	Eureka Street		Significant	HO
315 Eureka Street	Two	Weeping Elms	Eureka Street		Significant	HO
38-40 George Street	Numerous	Conifers and Native trees	Eureka Street		Significant	HO
7 Queens Street South (Curiosity Shop)	Individual	Cypress Hedge	Victoria Street		Significant	HO
223 Wendouree Parade 'Glenville	Individual & Garden Design	Weeping Ash & Garden Design (Eileen Anderson)			Significant	HO
Adjacent to Victorian house at rear St Paul's Anglican church	Individual	Elm Tree	Bridge Mall		Significant	HO
Albert Street	Numerous	Mature Plane	Lydiard Street		Significant	HO
Alfred Street South	Numerous	Mature Oaks	West Ballarat		Significant	HO
alongside Victoria Park	Numerous	Mature Oak	West Ballarat		Significant	HO
Armstrong Street North (b/w Macarthur & Howard Sts)	Avenue	Elm, Oak or Plane	Soldiers Hill		Significant	HO
Avenue of Honour, Buninyong	Avenue	Silver Poplars, Oaks and Elms	Buninyong		Significant	HO
Balaclava Street private gardens	Numerous	Canary Island Palms	West Ballarat		Significant	HO
Ballarat Post Office	Individual	Blue Gum at rear (Anne Beggs-Sunter)			Significant	HO
Beaufort Crescent	Numerous	Ballarat North Ave of Honour - represented local families (Michael Taffe)			Significant	HO
Blowhard	Hedges	Hawthorn Hedges. Hedge planted as fences mainly Hawthorn, Boxthorn, Cape Broom, Furze etc (Bill Loader)			Significant	HO
Brittania Reserve	Numerous	Various	Eureka Street		Contributory	VPO
Buninyong Avenue of Honour: Learmonth St, CFA to Golf Course; Inglis St, Scot Street to Forest St; Barkly St east; Mt Hastie	Avenues	Mainly WW1, some Derek Leather WW2 trees in garden. (Derek Leather)			Significant	HO
Carlton Street	Numerous	Mature Oaks	West Ballarat		Contributory	HO
City Oval and associated bowling greens	Numerous	Canopy tree planting in grassed surroundings	West Ballarat		Contributory	VPO
Clarendon Street	Avenue	Elm, Oak or Plane	Soldiers Hill		Contributory	HO

Location	No. of Species	Species / Comments	in Proposed Precinct	National Trust Register	Individual Recc.	Method of Protection
Clissold Street (b/w Peel & Nicholson Sts)	Avenue	Elm, Oak or Plane	Soldiers Hill		Contributory	HO
Clyde Street	Avenue	Elm, Oak or Plane	Soldiers Hill		Contributory	HO
Crompton Street (b/w Howard & Brougham Sts)	Avenue	Elm, Oak or Plane	Soldiers Hill		Contributory	HO
Crown Land b/w Specimen Vale Creek Channel and rear of allotments	Numerous	Cypress and Pine	Victoria Street		Contributory	HO
Damascus College (Victoria St campus)	Two	Elm	Victoria Street		Significant	HO
Dana Street	Numerous	Mature Plane	Lydiard Street		Contributory	HO
Doveton Crescent	Avenue	Elm, Oak or Plane	Soldiers Hill		Contributory	HO
Doveton Street (near cnr Market St)	Row	Mature Deciduous Trees	Lydiard Street		Significant	HO
Dyte Parade and Railway Reserve - grassed land	Numerous & Row	Natives and row of five mature Oak Trees	Victoria Street		Significant	HO
East Side Ligar Street (nth of intersection w Seymour St and Seymour Cresc)	Three	Mature Conifers	Soldiers Hill		Significant	HO
Eastern Oval	Numerous	Elm and Plane Trees	Humffray Street		Contributory	VPO
Edmonston Rd, Addington	Avenue	Elm Trees planted in 1917 for those who enlisted from Addington District			Significant	HO
Eyre Street	Numerous	Mature Elms	West Ballarat		Significant	HO
former Ballarat East Primary School (Queen St boundary)	Row	Oak	Victoria Street		Significant	HO
former Convent of the Sisters of Mercy (in front of)	Individual	Ash	Victoria Street		Significant	HO
Frank Street	Avenue	Various	Central Ballarat		Significant	HO
Front of Buninyong Shire Offices & Court House	Numerous	Elm	Buninyong		Significant	HO
George Street - south side	Row	Ash and Oak	Eureka Street		Significant	HO
Gnarr Street	Avenue	Various	Central Ballarat		Contributory	HO
Howard Street (west of intersection w Lydiard St Nth)	Numerous	Eucalypts/natives	Soldiers Hill		Significant	HO
Inglis Street - west side	Row	Elm	Buninyong		Significant	HO

Location	No. of Species	Species / Comments	in Proposed Precinct	National Trust Register	Individual Recc.	Method of Protection
Johnson Street	Avenue	Various	Central Ballarat		Significant	HO
Joseph Street - East side	Row	Oak	Eureka Street		Significant	HO
King Street North - shoulder east side	Individual	Oak	Eureka Street		Significant	HO
King Street South (south of Hopetoun St)	Numerous	Various	Victoria Street		Contributory	HO
Lake Learmonth - foreshore & Lakeside Road	Numerous	Exotics and Native Gum	Learmonth		Significant	HO
Lexton Street	Two	Cypress - remnants of rectangular boundary planting originally surrounding O'Shannessy Estate. Two of the plantations were removed in the late 1980s from both the Burnbank St and Lexton St Ends. (Michael Taffe)			Significant	HO
Ligar Street	Individual	Cork Tree	Soldiers Hill		Significant	HO
Lydiard Street North (b/w Macarthur & Brougham Sts)	Avenue	Elm, Oak or Plane	Soldiers Hill		Contributory	HO
Macarthur Street (b/w railway & Doveton St Nth)	Avenue	Elm, Oak or Plane	Soldiers Hill		Contributory	HO
McKenzie Reserve	Row	3 Lombardy Poplars	Victoria Street		Significant	HO
McKenzie Reserve	Numerous	Plane & Ash trees	Victoria Street		Contributory	VPO
Main Road, Mt Clear (near Damascus)	Two	Yarraensis trees ( Anne Beggs-Sunter)			Significant	HO
Mill Street (to east of Drummond St Nth)	Avenue	Various	Central Ballarat			
near 1300 Sturt Street	Two	Cypress / Rhododendron			Significant	HO
Neill Street (B/w Clarendon & Macarthur Sts)	Avenue	Elm, Oak or Plane	Soldiers Hill		Significant	HO
Netherby, nth-west corner of Warrenheip & Scott Streets	Individual	Bunya Pine	Buninyong		Significant	HO
Nolan Street, Buninyong near Winter St	Individual	<i>Eucalyptus vimindis</i> , 300 years old (Anne Beggs-Sunter)			Significant	HO
North Section Pleasant Street North	Avenue	Various	Central Ballarat		Contributory	HO
North side of Mair St, west of intersection with Ripon St North	Numerous	Mature Conifers	Central Ballarat		Contributory	HO

Location	No. of Species	Species / Comments	in Proposed Precinct	National Trust Register	Individual Recc.	Method of Protection
Open Space intersections of Skipton St with Lyons St Nth and Dawson St Nth.	Numerous	Various	South Ballarat		Contributory	HO
Opp. 119 Scotts Parade	Individual	Corsican Pine	Humffray Street		Significant	HO
Peel Street	Numerous	Eucalypts / natives	Soldiers Hill		Significant	HO
Pinoak Avenue, Gnarr Street	Individual	Percy Symon's memorial planting to son after he was killed in the war. Sumons nursery in Gnarr St was responsible for bringing Ballarat's Begonias to national attention by transporting them to Sydney & taking out gold medal at Sydney Easter Show in 1906.(Michael Taffe)			Significant	HO
Pleasant St Sth	Avenue	Plane & Elms	Waller Estate			
Pleasant Street	Numerous	Mature Plane and Elm	West Ballarat			
Princes Street North east side b/w Humffray St Nth & Morres St	Broken Row	Alternating Mature Elm & Plane	Humffray Street		Significant	HO
Railway Reserve & Victoria St (grassed area)	Avenue	Eucalyptus Trees	Victoria Street		Significant	HO
Richmond Park - west side of Queen St	Numerous	Pine plantation	Learmonth		Significant	HO
Road Shoulders on North-east Side Russell Street	Numerous	Mature, predominantly Oaks	West Ballarat		Significant	HO
Russell Square	Numerous	Exotic	Humffray Street		Significant	HO
Russell Street	Avenue	Various	Victoria Park		Significant	HO
School of Mines, Lydiard St Sth	Individual	Norfolk Island Pine	Lydiard Street		Significant	HO
Scotts Parade - along railway line b/w Queen & King Sts	Fragmented Row	Monterey and Corsican Pines	Humffray Street		Significant	HO
Scotts Parade - grassed reserve south side	Numerous	Eucalypts and Pines	Humffray Street		Contributory	HO
Scotts Parade - westwards from Rice St	Numerous	Tasmanian Blue Gums	Humffray Street		Significant	HO
Seymour Sts (b/w Lydiard St Nth & Neill St)	Avenue	Elm, Oak or Plane	Soldiers Hill		Significant	HO
Small Reserve adjacent to Pearse St	Individual	Tasmanian Blue Gum	Victoria Street		Significant	HO
South west corner Urquhart and Ripon Street	Numerous	Deodar Cedars ( <i>Cedrus deodar</i> )	South Ballarat		Significant	HO

Location	No. of Species	Species / Comments	in Proposed Precinct	National Trust Register	Individual Recc.	Method of Protection
St Alipius Church	Two	Maple and Conifer	Victoria Street		Significant	HO
St Alipius Church & School, Sebastopol	Individual	Very old tree in grounds (Anne Beggs-Sunter)			Significant	HO
St Patricks Point, along South Shore, vicinity of yacht club area opp. Pleasant St Primary School	Numerous	Pines	Lake Wendouree		Significant	HO
Stawell St South (east side)	Numerous	Various	Victoria Street		Contributory	HO
Steinfeld Street	Row	Mature Elm and Plane	Creeks & Channels Mount Pleasant		Significant	HO
Sturt Street	Avenue		West Ballarat Sturt Street Lydiard Street		Significant	HO
Sunraysia Hwy - ANA Avenue	Avenue	Cypress	Learmonth		Significant	HO
Sunraysia Hwy - Avenue of Honour	Avenue	Exotics	Learmonth		Significant	HO
Sunraysia Hwy (b/w Queen & Morton Sts)	Avenue	Elm, Plane and Oak	Learmonth		Significant	HO
Tilly Thompson Tree, Weatherboard-Learmonth Rd, Weatherboard	Individual	Tree planted in memory of Tilly Thompson instigator of Avenue of Honour			Significant	HO
Tourello Pioneer Avenue, Ballarat Maryborough Rd,	Avenue	Oak Trees. Planted 1938 (Bill Loader)			Significant	HO
Tourello Road, Tourello	Avenue	Walnut Trees. Believed to be the only avenue of nut trees in Australia. Avenue planted for those enlisted from Tourello district (Bill Loader)			Significant	HO
Tourello School site	Numerous	Historic Trees (Bill Loader)			Significant	HO
Victoria Park	Numerous	Native Grasslands	Central Ballarat		significant	HO
Victoria St & Main St rear of kindergarten, in Reserve	Individual	<i>Eucalyptus globulus</i>			Significant	HO
187 Victoria St	Individual	Magnolia (Anne Beggs-Sunter)			Significant	HO
Victoria St near Princes Street	Individual	Peppercorn Tree	Victoria Street		Significant	HO
Victoria Street (b/w East & Humffray Sts)	Avenue	English Oaks	Victoria Street		Significant	HO

Location	No. of Species	Species / Comments	in Proposed Precinct	National Trust Register	Individual Recc.	Method of Protection
Victoria Street (b/w East and Princes Sts)	Avenue	English Oaks	Victoria Street		Significant	HO
Victoria Street (b/w Princes & railway bridge)	Numerous	Plane, Elm and Pinoaks	Victoria Street		Significant	HO
Weatherboard-Learmonth Rd, Weatherboard	Avenue	Avenue planted for all who enlisted from Ballarat & District.			Significant	HO
Webster Street	Avenue	Various	Central Ballarat		Significant	HO
west end Muir Street	Row	Silver Birch	Waller Estate		Significant	HO
West end of Mair Street	Avenue	Various	Central Ballarat		Significant	HO
West side Alfred Street North	Numerous	Mature Elms	West Ballarat		Significant	HO
West Side Walter Jones Reserve	Numerous	Mature Cypress	Soldiers Hill		Significant	HO
Western Highway, Burrumbeet	Individual	site of Harp of Erin Hotel, tree all that remains (Bill Loader)			Significant	HO
Western Oval Reserve	Rows	Mature pines and Mature Elms	South Ballarat		Significant	HO
Winter Street East	Avenue	Elms, Ash and Silver Birch	Waller Estate		Significant	HO



## APPENDIX 5 - Landscapes of Cultural Heritage Significance

Appendix 5 relates to landscapes of cultural heritage significance nominated at the Community Reference Group Workshops. The nominated landscapes require further investigation and assessment with the objective of introducing Significant Landscape Overlay provisions in the Ballarat Planning Scheme.

NOMINATED NATURAL FEATURE:	ADDRESS:	SOURCE:
Bald Hills (Mt. Hollowback; Mt Coghill; Mt Pisgah; Mt Blowhard; and Mt Cavern.		Bill Loader / Community Workshop 1
Blowhard Ridge		Community Workshop 2
Bowen Hill		Anne Beggs-Sunter
Green Hill		Community Workshop 1
Green Wedge between Ballarat and Buninyong		Community Workshop 1
Hills surrounding Learmonth		Bill Shillito
Lake Burrumbeet	Burrumbeet	Community Workshop 1
Lake Esmond	Larter Street, Ballarat	Community Workshop 2
Lake Learmonth	Learmonth	Community Workshop 1
Mount Bolton		Community Workshop 1 & 2
Mount Buninyong		Community Workshop 1
Mount Warrenheip		Community Workshop 1
Pulpit Rock		Community Workshop 2
Sinclairs Hill		Pamela Brogden
Union Jack Creek		Community Workshop 1
Woodmans Hill		Community Workshop 1 & 2

Proposed Precinct Areas Recommended for Investigation:

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**WENDOUREE PARADE, HOWITT STREET BETWEEN GILLIES  
AND TRENCH STREET**

The proposed precinct includes the area north of Wendouree Parade north to Howitt Street between Gillies and Trench Streets.



Proposed Precinct Areas Recommended for Investigation:

**CRESWICK ROAD, BEAUFORT CRESCENT & MACARTHUR STREET**

The proposed precinct includes the area bounded by Creswick Road, Beaufort Crescent and Trench Street (triangular).



Proposed Precinct Areas Recommended for Investigation:

**SKIPTON STREET, HILL STREET, YARROWEE PARADE & COOKE STREET**

The proposed precinct includes the area bounded by Skipton Street, Hill Street, Yarrowee Parade & Cooke Street.





Proposed Precinct Areas Recommended for Investigation:

**HUMFFRAY STREET, MAIN ROAD, BARKLY STREET & CANADIAN CREEK**

The proposed precinct includes the area bounded by Humffray Street, Main Road, Barkly Street and Canadian Creek.



Proposed Precinct Areas Recommended for Investigation:

**NEWINGTON ESTATE**

The proposed precinct includes Newington Estate, bounded by Inkerman Street, Russell Street, Murray Street and north side of Stewart Street.



**APPENDIX 7 - Places of State Significance**

Appendix 7 includes a list of heritage places considered to be of State Significance sourced from Ballarat Heritage Study Stage 1, 1997 (Ward) and earlier work by Jacobs Lewis Vines 1978 and 1981.

ID	ADDRESS	PROP_NO_ID	PROP_NO_ST	COMMENTS	STATUS	PERIOD	BTYPE
<b>Places listed in Ballarat Heritage Study, Stage 1, 1997 (Ward)</b>							
12377	210 Armstrong Street South				A	Victorian	Church
11523	214 Armstrong Street South	12100998400000	12100998400000		A	Victorian	House
11741	212 Ascot Street South		12300998000000		B	Victorian	House
	2 Claxton Street				B	Victorian	
9923	9 Creswick Road		23150000400000		B	Victorian	Hotel
12194	307 Dana Street				A	Victorian	Factory
11583	402 Dana Street		24050999500000		B	Victorian	Factory
	7 Dawson Street				A	Victorian	
12733	230 Dawson Street South		24700996600000		B	Victorian	House
	416 Dawson Street				B	Victorian	
13554	504 Darling Street		24200997900000		A	Victorian	House
4541	525 Eureka Street		28300008100000		A	Victorian	
	2 Lyons Street				B	Victorian	
	18 Lyons Street				B	Victorian	
12975	411 Lyons Street		45300004900000		B	Victorian	House
12972	419 Lyons Street		45300005300000		B	Victorian	House
9118	243 Mill Street	68200998000000		20 Wendouree Pde, Also 2-13/20 Wendouree Pde	B	Victorian	Hotel
2001	215 Peel Street		53500001100000		A	Victorian	Public Building
15571	12 Pleasant Street South		54350999100000		B	Victorian	House
12949	2 Sebastopol Street		59000999900000		B	Victorian	House
14004	301 Skipton Street		60150002200000		B	Victorian	House
14011	525 Skipton Street		60150005400000		A	Victorian	Church
12737	108-108a Urquhart Street	64950998500000			B	Victorian	Factory
9333	39 Webster Street		68000002200000		B	Victorian	House
9002	201 Wendouree Parade		68200004900000		B	Federation	House

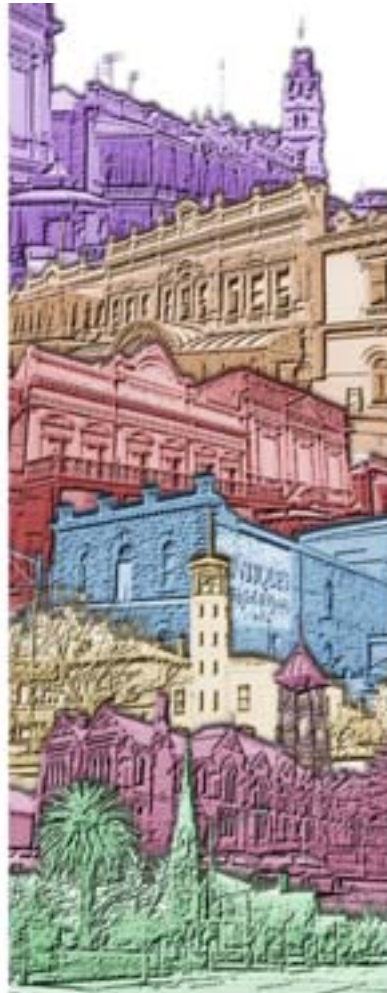
ID	ADDRESS	PROP_NO_ID	PROP_NO_ST	COMMENTS	STATUS	PERIOD	BTYPE
9050	305 Wendouree Parade		68200006700000		A	Inter War	Church
11562	28 Windermere Street		69300998400000		B	Victorian	House
	Snizort, Clunes Creswick Road, Ascot						
	Hope Farm, Waubra						
	Lanigan's Farm Complex, Tourello						
	The Laurel's Wettenhall farm complex and mill, Learmonth						
	Burnside, Lambley's Nursery, Lesters Road						
	The Mains Farm, Learmonth Sulky Road, Blowhard						
<b>Places Listed by Jacobs Lewis Vines 1978 &amp; 1981</b>							
	South British Insurance Co Cnr of Armstrong and Dana Streets						
	Electra Hall, Camp Street						
	Ballarat Club, 203 Dana Street						
	Lutheran Church, 206 Doveton Street South						
	Water and Sewage Office, Cnr of Grenville and Lewis Streets						
	Manchester Unity Hall, 9 Grenville Street South						
	Protestant Hall, 10 Grenville Street South						
	National Bank, 5 Lydiard Street North						
	Union Fidelity Trustee Building, 101 Lydiard Street North (Cnr Mair Street)						
	JJ Goller and Co 114 Lydiard Street North						
	La Scala Restaurant, 120 Lydiard Street North						
	National Mutual Building, Cnr Lydiard and Sturt Street						
	Counsel Chambers, 26 Lydiard Street South						
	Chncery House, 38 Lydiard Street South						
	Neil Jone Real Estate, 50 Lydiard Street South						
	Houses 18-20 Lyons Street						
	Uniting Church Manse, Mair Street						
	Union Hotel, 11 Sturt Street						
	The Log Hotel, 23 Sturt Street						
	Camp Hotel, 38 Sturt Street						



ID	ADDRESS	PROP_NO_ID	PROP_NO_ST	COMMENTS	STATUS	PERIOD	BTYPE
	Chamber of Commerce,42-46 Sturt Street						
	State Bank, 48 Sturt Street						
	St Andrews Uniting Church, Sturt and Dawson Streets						
	House 104 Eyre Street						
	Fire Station, 702 Sturt Street						
	House 704 Sturt Street						
	Grand Stand, City Oval, Sturt Street.						
	House,1421 Sturt Street						
	Terrace Houses 21,23 25 Victoria Avenue						
	House, 326 Ligar Street						
	Ballarat Terrace,227-231 Lydiard Street						
	House, 411 Neill Street						
	House, 14 Seymour Crescent						
	House 16 Seymour Crescent						
	Lake Lodge, Ballarat Botanical Gardens						
	Statuary Pavillion, Ballarat Botanical Gardens						
	Ebenezer Church complex, Armstrong Street						
	Ballarat Woollen and Worsted Mill complex ( Cnr of Hill and Humffray Street						
	Eureka Terrcotta and Tile Company kilns (Cnr Stawell and Charlesworht Streets)						
	Pavilion, Ballarat Botanical Gardens						
	Mitchells Building, Cnr Sturt and Armstrong Streets						
	House and Garden, 112 Webster Street.						

# RECOMMENDATIONS

## VOLUME 3



### **BALLARAT HERITAGE STUDY**

STAGE 2

Prepared by  
Hansen Partnership Pty Ltd  
Planning Design and Development Management

In association with  
Wendy Jacobs  
Architect and Heritage Consultant

&  
Naga Services  
Dr Jan Penney

**JULY 2003**

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## **CONSULTANTS**

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This report was prepared by:

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Dr. Jan Penney

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Lorraine Huddle	City of Ballarat
Cr. Liz Sheedy	City of Ballarat
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*Project Officer*

Miriam Semmel	City of Ballarat
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## OVERVIEW

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The Ballarat Heritage Review (Stage 2) was commissioned by the City of Ballarat.

This review is contained in four volumes as follows:

### **Volume 1 Thematic History and Bibliography**

Volume 1 contains a thematically arranged history of the municipality, which is intended to form a historical framework for the overall study. In addition a detailed bibliography of material relating the historical development of Ballarat has been prepared and is provided in this volume.

### **Volume 2 Heritage Precincts**

The focus of Volume 2 is on the presentation of proposed planning policy relating to heritage conservation, and on presenting detailed information for each of the twenty heritage precincts identified during the study. It is proposed that each of the twenty heritage precincts will be included within the Heritage Overlay provisions of the Ballarat Planning Scheme, and that the Local Planning Policy Framework of the scheme will include a heritage conservation policy as well as a local policy relating to each specific precinct. Volume 2 also contains a brief description of the study brief; study methodology; and the extent of community consultation undertaken.

### **Volume 3 Further Recommendations**

Volume 3 contains recommendations arising from the study which are intended to guide further work in the future. Given the scope of this study and the budget and resource limitations it has not been possible to deal with all matters that have been raised during the course of the review. The consultant team has focused on the study outputs contained in Volume 1 and 2, and has sought to identify a series of recommendations contained in Volume 3 to assist the municipality in management of ongoing heritage work.

### **Volume 4 Community Consultation**

Volume 4 contains information from the Community Reference Group workshops held during the study, and also contains information submitted by members of the community concerning heritage places. This information was valuable in informing the study team, and in providing a sense of heritage places of particular community value.

## RECOMMENDATIONS

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The following recommendations are made for consideration by Council to assist implementation of the findings of the Ballarat Heritage Study (Stage 2).

### 1.1 Heritage Precincts

The focus of the Ballarat Heritage Study (Stage 2) has been on the identification of heritage precincts, the preparation of Statements of Significance and the preparation of planning policy relating to each precinct. The Heritage precincts recommended as a result of the study are described in Volume 2 of the Stage 2 Heritage Report.

It is recommended that Council : -

- 1 Adopt the findings of the Ballarat Heritage Study Stage 2.
- 2 Adopt the twenty recommended heritage precincts and the statement of cultural significance and local planning policy recommended for each precinct. The twenty recommended heritage precincts are:
  - Lake Wendouree
  - West Ballarat
  - Victoria Park
  - Central Ballarat
  - Sturt Street
  - South Ballarat
  - Waller Estate
  - Soldiers Hill
  - Lydiard Street
  - Creeks and River Channels
  - Mount Pleasant Golden Point
  - Black Hill
  - Humffray Street
  - Bridge Mall Bakery Hill
  - Victoria Street
  - Ballarat East Civic
  - Eureka Street
  - Learmonth
  - Buninyong
  - Railways

### 1.2 Planning Scheme and Local Policy

As a result of the Ballarat Heritage Study (Stage 2), a number of changes have been recommended to the Ballarat Planning Scheme. In essence these changes relate to the Local Planning Policy Framework and to the proposed heritage precincts which are to be subject of a Heritage Overlay control within the Ballarat Planning Scheme.

It is recommended that Council:

- 3 Seek to strengthen the Local Planning Policy Framework of the Planning Scheme and specifically seek to introduce the recommended heritage conservation local planning policy, and planning policy relating to each precinct.



- 4 In reviewing the Municipal Strategic Statement give consideration to heritage conservation matters, and ensure the MSS review takes account of the findings of the Ballarat Heritage Study (Stage 2). Specific consideration should be given to ensuring the MSS supports the Heritage Conservation Local Planning Policy.
- 5 Exhibit Amendment C58 to the Ballarat Planning Scheme to ensure that the Ballarat Planning Scheme continues to provide for protection of culturally significant heritage places. The amendment proposes to:
  - Amend the schedule and maps relating to the Heritage Overlay (Clause 43.01) to reflect the recommendations of the City of Ballarat Heritage Study 2002; to correct inconsistencies and mistakes identified in the current provisions to the Heritage Overlay and include additional individual precincts as heritage precincts.
  - Introduce a Heritage Conservation Local Planning Policy (Clause 22.15) which has objectives and policy that relate to all sites within a heritage precinct overlay.
  - Introduce Twenty Local Planning Policies (Clause 22.16 to Clause 22.34) to reflect the recommendations of the City of Ballarat Heritage Study 2002; to include the twenty additional individual precincts as heritage precincts.

### 1.3 Existing Listings

The retention of all places of individual significance, which are presently within the Planning Scheme Heritage Overlay, is confirmed. The introduction of the twenty recommended heritage precincts will replace three interim heritage precincts relating to parts of urban Ballarat, Learmonth and Buninyong. The individual heritage places that are currently included and will remain subject of Heritage Overlay provisions in the Ballarat Planning Scheme are listed in Appendix 1.

It is recommended that Council:

- 6 Retains the listing of individual places currently within the Heritage Overlay provisions of the Ballarat Planning Scheme.

### 1.4 Places Nominated by the Community

The places nominated by the Community Consultation groups helped to inform the consultants about the wide range of issues the community felt should be dealt with in the Heritage Study. These lists have been referred to throughout the study to ensure that the majority of issues could be dealt with in the study recommendations. A full listing of places nominated by the community during the course of the study are provided at Appendix 2.

The places nominated by the Community varied widely. Some are outside the scope of the Heritage Study. These include the landscape areas such as Mt. Buninyong, Mt Bolton, Bald Hills and Mt Warrenheip. Some places are outside the City of Ballarat. Many places are currently protected through being on the Victorian Heritage Register or already included as Individual Places in the City of Ballarat Planning Scheme.

A number of items are generic such as local church spires, shops, verandahs, central median strips and cast iron lacework. These types of items have been protected in the proposed Heritage Precincts where such items have been described and included in the Statements of Significance.

A number of places have been included as specific heritage precincts such as Victoria Park, Lake Wendouree, Botanical Gardens, the Yarrowee Creek System, Sturt Street (West, Central and as part of the Lydiard Precinct).

A number of individual places are presently not protected on the Victorian Heritage Register or under the proposed amendment to the Ballarat Planning Scheme, either as individual sites or within proposed precincts subject of Heritage Overlay provisions. These places are listed in Appendix 3, and are recommended for further investigation. The places listed in Appendix 3 also include those nominated by the Community Reference Group and individual residents of the municipality. For those places of cultural heritage significance, citations based on more detailed historical research and review are required so that they can be considered for addition to the Ballarat Planning Scheme Heritage Overlay schedule as places of individual significance.

There are a few places for which insufficient information was provided to allow the place to be identified and assessed in the above categories. These should be reviewed as part of the review of places as individually significant sites.

It is recommended that Council:

- 7 Note the listing of places recommended by the community provided in Appendix 2 of this report.
- 8 Further investigate and assess the places listed in Appendix 3 for possible addition to the Ballarat Planning Scheme Heritage Overlay as individual heritage places.

### **1.5 City of Ballarat Data Base**

During the course of the study, the consultant team experienced a series of ongoing difficulties with the City of Ballarat database concerning heritage places. Of primary concern are the inaccurate entry of information, and the difficulty of manipulating sorting and presenting data. A great deal of time was spent trying to rectify a number of these shortcomings and on updating the database. At the outset of the study it was anticipated the database would be a most useful tool to assist the Stage 2 investigations, but because of the problems described, the database was of limited relevance to the study. By the conclusion of the Stage 2 study the consultant team was still unable to generate meaningful data relating to heritage places from the data base, and there remains a need to input all of the data collected during the fieldwork for the Stage 2 study.

It is recommended that Council:

- 9 Undertake an immediate and comprehensive review of the City of Ballarat Heritage data base, and that such a review include provision of advice from Heritage Victoria and other specialist software and mapping consultants.

- 10 Upgrade the heritage database to ensure greater accuracy of the information listed, and add the results derived from the fieldwork undertaken in each recommended heritage precinct during the course of this study.
- 11 Council ensure that the data within the database can be manipulated and sorted in a way which is “user- friendly” and that the data can be mapped to assist interpretation.
- 12 That within the recommended heritage precincts, Council add information to the data base on built form including further information as to which buildings are significant, contributory and non contributory.
- 13 That the City of Ballarat Data base be updated to include the photographic record of built form gathered during the fieldwork for this study.

### **1.6 Further Investigation of Heritage Places**

Many places have been nominated during the course of this study as heritage places. There is a need to further investigate individual heritage places nominated during the course of the study. This has not been possible given the resource limitation of this study, and the requirement that priority be placed upon the definition of heritage precincts.

The key priorities for further work are:

- To further investigate heritage places within the twenty defined heritage precincts which are of State significance and recommend that Heritage Victoria assess such places for inclusion on the Victorian Heritage Register. A listing of places of State Significance within the defined precincts identified from earlier studies is provided in Appendix 7
- To further investigate heritage places outside of the defined heritage precincts and that these places be assessed for possible inclusion as individual places within the Heritage Overlay Provisions of the Planning Scheme. A listing of these places is provided in Appendix 3.

It is recommended that Council

- 14 Further investigate heritage places within the defined heritage precincts which could be of State significance and commence discussions with Heritage Victoria about assessing such places for inclusion on the Victorian Heritage Register. Once these discussions and assessments are complete, then the appropriate nominations are to be made.(Refer Appendix 7)
- 15 Further investigate heritage places outside of the defined heritage precincts and that these places be assessed for possible inclusion as individual places within the Heritage Overlay Provisions of the Planning Scheme ( Refer Appendix 3).

### **1.7 Further Investigation of Heritage Precincts**

Six additional precincts have been nominated during the course of the study for consideration as future inclusion in the schedule to the Heritage Overlay of the Ballarat Planning Scheme. Maps of the precincts can be viewed at Appendix 6. These precincts include:

- Area north of Wendouree Parade north to Howitt Street between Gillies and Trench Streets.
- Area bounded by Creswick Road, Beaufort Crescent and Trench Street (triangular).
- Area bounded by Skipton Street, Hill Street, Yarrowee Parade and Cooke Street.
- Area bounded by Humffray Street, Main Road, Barkly Street and Canadian Creek.
- Newington Estate bounded by Inkerman Street, Russell Street, Murray Street and north side of Stewart Street.

Maps of each of these areas can be viewed at Appendix 6.

An assessment should also be undertaken of Sebastopol to determine whether a heritage precinct applies.

It is recommended that Council

16. Further investigate the five heritage precincts defined in the maps at Appendix 6, and investigate parts of Sebastopol as possible additional precincts, and if warranted include such precincts within the Heritage Overlay Provisions of the Planning Scheme.

### **1.8 Tree Protection**

There have been a number of trees nominated as being of cultural significance during the course of the study. It is recommended that Council consider introducing planning controls that seek to protect and conserve vegetation, including consideration of the Vegetation Protection Overlay and the listing of additional specimen trees within the Heritage Overlay provisions.

A full listing of the mature exotic and native trees recommended for retention and protection is provided at Appendix 4.

The use of a Vegetation Protection Overlay is appropriate where vegetation is assessed as making a significant contribution to the streetscape or public domain or alternatively where vegetation in both the public and private domain is assessed as being a key neighbourhood character element.

The use of a Heritage Overlay to provide for vegetation protection is appropriate where individual trees or groupings of trees ( such as commemorative avenues or plantings) are identified and assessed as being of significant cultural heritage value. Where such significance is demonstrated, consideration can be given to separately listing such heritage places within the Heritage Overlay provisions of the planning scheme.

It is recommended that Council:

- 16 Further investigate the extension of the Vegetation Protection Overlay within the Ballarat Planning Scheme to achieve increased planning control over removal of vegetation and to assist conservation and protection of mature exotic trees in both the public and private domain.
- 17 Further investigate the listing of trees provided in Appendix 4 and assess the merits of introducing additional Vegetation Protection Overlay provisions or separately listing trees which are of cultural heritage significance within the schedule to the Heritage Overlay provisions in the Ballarat Planning Scheme.

## 1.9 Landscape features

Within the municipality of Ballarat there are a number of landscapes of cultural heritage significance. These include natural topographic features such as Mt. Buninyong, Mt Bolton, Bald Hills and Mt Warrenheip and Lake Learmonth and surrounding volcanic cones. A number of pastoral landscapes are highly modified but contain important man made features associated with past farming practices such as hedgerows and drystone walling.

Consideration should be given to undertaking further visual and landscape assessment of key cultural landscapes, with the objective of introducing Significant Landscape Overlay provisions in the Ballarat Planning Scheme. This concept was discussed at a community consultation in Learmonth, but further investigation was not considered a key priority of the Stage 2 Heritage Study due to community concern about the possible application of additional planning provisions to protect landscape values.

It is recommended that Council

- 18 Undertake further identification, visual assessment and landscape assessment of the key cultural landscapes of heritage significance within the municipality and located in Appendix 5 and assess such landscapes for application of the Significant Landscape Overlay Provisions under the Ballarat Planning Scheme.

## 1.10 Place Names.

During the course of undertaking the study, it was evident that there are many place names which are associated with the cultural heritage of the municipality.

It is recommended that the historic place names be retained and promoted, as they provide a strong link to early and ongoing history. There is also a need to actively promote the use of historic place names through increased signposting, directing residents' and visitors' attention to places of historic importance.

It is recommended that Council

- 19 Retain the use of historic place names, especially of places including localities roads, streams, mining sites and public land.
- 20 Promote the use of historic place names through a broad range of interpretive information (including signage) directing residents' and visitors' attention to place names of historic importance.

## 1.11 Ongoing Heritage Advice

There is a need to review and where appropriate update guidelines and information made available to the public by Council. The provision of such information is critical to achieving good heritage conservation practice within the community. Council can be guided by the draft Heritage Victoria publication "Guidelines for the assessment of Heritage Planning Applications"(August 2000).

As a result of undertaking the Ballarat Heritage Study (Stage 2) there is a need to review:

- Guidelines and information promoting conservation and restoration of built form which is of cultural heritage significance;
- Guidelines and information ensuring appropriate new built form which is sensitive to the cultural heritage significance of the place, and does not diminish the heritage significance of either the individual place or of a wider heritage precinct. These guidelines need to address both new “infill” development and new additions and alterations to heritage places.
- Guidelines and information relating to commercial development and use within the commercial centre of Ballarat. Specifically, there is a need to review signage policy and to encourage use of built form, paint colours and landscape treatments appropriate to the heritage significance of the precincts.

There is also a need to update the Ballarat Conservation Guidelines, and introduce further specific guidelines in relation to fences, paint colours and finishes, subdivision and consolidation in heritage places; style recognition; verandah restoration; and demolition.

The consultant team also considers that there are valuable heritage assets within the public realm, such as gutters, lighting, trees which have been identified within precincts during the course of the study. Consideration should be given to developing a public realm policy, which provides guidance on heritage conservation and management of these assets. Such a policy will be primarily aimed at improving the management of these assets by Council and other public agencies and ensuring the proper consideration of heritage matters in relation to both maintenance and new works.

It is recommended that Council:

- 21 Review and update the Ballarat Conservation Guidelines;
- 22 Prepare further specific guidelines to fences, paint colours and finishes, subdivision and consolidation in heritage places; style recognition; verandah restoration; and demolition.
- 23 Review and update guidelines and information relating to the conservation of places of cultural heritage significance; the development of new built form within heritage precincts and guidelines for commercial development and use within heritage precincts.
- 24 Prepare a public realm policy to assist the management of heritage assets within the public realm, and ensure consideration of heritage issues in relation to both ongoing maintenance and new development or works.

### **1.12 Preparation of a Heritage Strategy**

It is recommended that Council prepares a 3-5 year Heritage Strategy to guide further work, and that the strategy be subject of annual review and reporting.

The consultant study team is of the view that the preparation of such a heritage strategy will assist in better defining clear priorities for the short term, and lead to better long term management of heritage places.

In preparing the Strategy, particular emphasis needs to be placed on improving the Council's own management of data relating to heritage places. This is considered to be of the highest priority, as it will facilitate future work.

The Strategy should establish further priorities for the following areas of work:

- Identification and Assessment of Heritage places
- Statutory Protection
- Management
- Education and Awareness.

25 That Council prepare a heritage strategy to guide further work over the next 3 to 5 years, and that the strategy identify clear priorities in relation to Identification and Assessment of Heritage places, Statutory Protection, Management and Education and Awareness

26 That the Heritage Strategy be subject of review and monitoring on an annual basis.

# APPENDICES

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# **APPENDIX 1**

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**EXISTING SCHEDULE TO THE HERITAGE OVERLAY, BALLARAT PLANNING SCHEME**

# **APPENDIX 2**

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**LIST OF NOMINATED PLACES – COMMUNITY CONSULTATIONS**

# **APPENDIX 3**

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**LIST OF INDIVIDUAL PLACES OUTSIDE OF THE PROPOSED HERITAGE PRECINCTS**

# **APPENDIX 4**

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**TREES NOMINATED AS BEING OF CULTURAL HERITAGE SIGNIFICANCE**

# **APPENDIX 5**

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**LANDSCAPES NOMINATED AS BEING OF CULTURAL HERITAGE SIGNIFICANCE**

# **APPENDIX 6**

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**MAPS OF FURTHER PRECINCT AREAS RECOMMENDED FOR INVESTIGATION**

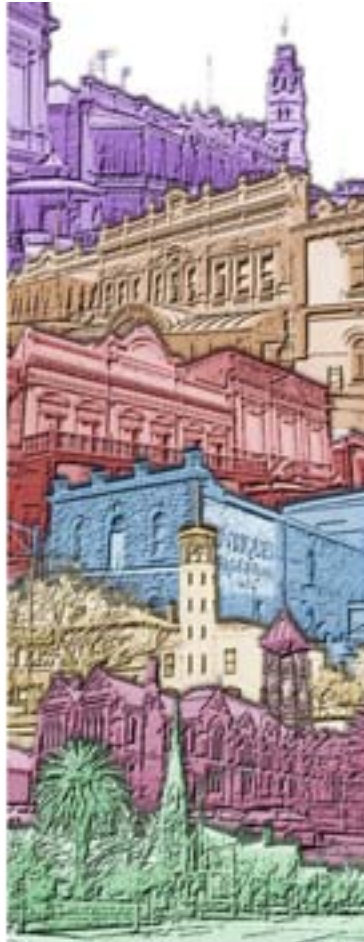
# **APPENDIX 7**

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**PLACES OF STATE SIGNIFICANCE WITHIN IDENTIFIED PRECINCTS RECOMMENDED  
FOR FURTHER ASSESSMENT**

# COMMUNITY CONSULTATION

## VOLUME 4



### **BALLARAT HERITAGE STUDY**

STAGE 2

Prepared by  
Hansen Partnership Pty Ltd  
Planning Design and Development Management

In association with  
Wendy Jacobs  
Architect and Heritage Consultant

&  
Naga Services  
Dr Jan Penney

**JULY 2003**



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2. Reference Group Workshop 1 (3 October 2000) Working Session Notes
  - 2.1 Group 1 (8 sheets of notes)
  - 2.2 Group 2 (11 sheets of notes)
  - 2.3 Group 3 (2 A1 maps & 7 sheets of notes )
  - 2.4 Group 4 (9 sheets of notes)
3. Reference Group Workshop 2 (28 November 2000) Consultant Presentation (19 A4 sheets)
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5. Reference Group Workshop 3 (14 May 2002) Working Group Session Notes (1 map & 5 sheets of notes)
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7. Individual Submissions Reference Group Member Submissions
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  - 7.11 Greg Binns (5 A4 sheets & map)
  - 7.12 Peter d’Auvergne (4 A4 sheets & 8 maps)
8. Individual Submissions Newspaper Articles & Submissions (6 A4 sheets – individual submissions & 1 newspaper article)

## **CONSULTANTS**

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This report was prepared by:

**Hansen Partnership Pty Ltd**

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+ Heritage Consultant**

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**Naga Services**

Dr. Jan Penney

## **ACKNOWLEDGEMENTS**

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We would like to acknowledge the assistance of the following people:

*The City of Ballarat Steering Committee:*

Mark Marsden	City of Ballarat
Hedley Thomson	City of Ballarat
Lorraine Huddle	City of Ballarat
Cr. Liz Sheedy	City of Ballarat
Cr. Gary Anderson	City of Ballarat
Cr. David James	City of Ballarat
Geoff Austin	Heritage Victoria
Bruce Cossins	Ballarat Restoration Advisory Committee
Greg Binns	Ballarat Restoration Advisory Committee

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Gerald Jenzen	Rod Lacey
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Meredith Harvey	Bruce Bartrop
Terry Benjamin	Greg Binns
Peter Wilsdon	Laurel Johnson
Peter Zala	Bill Shillito
Simone Serlazzo	Steve Johnston
Brian Pola	Joan Garner
Peter D'Auvergne	Michael Irwin
Roger Trudgeon	Anne Beggs-Sunter
Peter Mansfield	Michael Taffe
Pat Grisby	Roy Huggins
Graeme Ambrose	Derick Leather
Alan Bath	

*Project Officer :*

Miriam Semmel	City of Ballarat
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## **OVERVIEW**

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The Ballarat Heritage Review (Stage 2) was commissioned by the City of Ballarat.

This review is contained in four volumes as follows:

### **Volume 1 Thematic History and Bibliography**

Volume 1 contains a thematically arranged history of the municipality, which is intended to form a historical framework for the overall study. In addition a detailed bibliography of material relating the historical development of Ballarat has been prepared and is provided in this volume.

### **Volume 2 Heritage Precincts**

The focus of Volume 2 is on the presentation of proposed planning policy relating to heritage conservation, and on presenting detailed information for each of the twenty heritage precincts identified during the study. It is proposed that each of the twenty heritage precincts will be included within the Heritage Overlay provisions of the Ballarat Planning Scheme, and that the Local Planning Policy Framework of the scheme will include a heritage conservation policy as well as a local policy relating to each specific precinct. Volume 2 also contains a brief description of the study brief; study method; and the extent of community consultation undertaken.

### **Volume 3 Further Recommendations**

Volume 3 contains recommendations arising from the study which are intended to guide further work in the future. Given the scope of this study and the budget and resource limitations it has not been possible to deal with all matters that have been raised during the course of the review. The consultant team has focused on the study outputs contained in Volume 1 and 2, and has sought to identify a series of recommendations contained in Volume 3 to assist the municipality in management of ongoing heritage work.

### **Volume 4 Community Consultation**

Volume 4 contains information from the Community Reference Group workshops held during the study, and also contains information submitted by members of the community concerning heritage places. This information was valuable in informing the study team, and in providing a sense of heritage places of particular community value.

## **OVERVIEW OF COMMUNITY CONSULTATION**

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Four Community Reference Group Workshops have been held on the following dates:

- Workshop 1 3 October 2000
- Workshop 2 28 November 2000
- Workshop 3 14 May 2002
- Workshop 4 26 September 2002

Individual Submissions from Steering Committee members and members of the public were also made nominating places which may be of significance.

## **WORKSHOPS 1 – 4**

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## **1.1 REFERENCE GROUP WORKSHOP 1**

Reference Group Workshop 1 was held on 3 October 2000. The program for the workshop included:

- ⇒ An introduction;
- ⇒ Overview of Heritage Study (Stage 2);
- ⇒ Briefing on preparation of Environmental History and Australian Heritage Commission Themes by Jan Penney;
- ⇒ Reference Group Workshop on Cultural Mapping which included a working session with small teams undertaking two exercises:
  - Identifying cultural heritage features which are important in defining the character of the Ballarat municipality as a whole; those features which provide the context and setting; the key symbols and icons.
  - Consider selected themes, and identify key cultural heritage features and places relating to selected themes;
- ⇒ Reporting back by each team on the outcomes of the workshop exercises; and
- ⇒ Question time for Reference Group members.

The summary notes from the Workshop including a list of participants and the working session notes made by the small groups are provided in plastic sheets on the following pages.



**1.1.1 Summary of notes from Reference Group Workshop 1**

# **REFERENCE GROUP WORKSHOP 1**

3 October 2000

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## **SUMMARY NOTES**

**1.1.2 Working Session Notes for Groups 1 – 4**

# **REFERENCE GROUP WORKSHOP 1**

3 October 2000

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## **WORKING SESSION NOTES GROUP 1**

# **REFERENCE GROUP WORKSHOP 1**

3 October 2000

---

## **WORKING SESSION NOTES GROUP 2**

# **REFERENCE GROUP WORKSHOP 1**

3 October 2000

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## **WORKING SESSION NOTES GROUP 3**

## **REFERENCE GROUP WORKSHOP 1**

3 October 2000

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## **WORKING SESSION NOTES GROUP 4**

## 1.2 REFERENCE GROUP WORKSHOP 2

Reference Group Workshop 2 was held on Tuesday 28 November 2000 at the Town Hall, Sturt Street, Ballarat, at 6:00pm. The program for the workshop included:

- ⇒ Welcome;
- ⇒ Briefing on What Makes a Place Significant;
- ⇒ Listing of heritage places by individuals;
- ⇒ Generating a collective list of heritage places – small group working session;
- ⇒ Reviewing the combined list of Heritage Places; and
- ⇒ Describing Heritage Places.

A copy of the information presented to the Reference Group is provided in a plastic sheet on the following page.

The outcome of the working session can be seen in Volume 3, Appendix 2.



**1.2.1 Consultant Powerpoint Presentation Workshop 2**

## **REFERENCE GROUP WORKSHOP 2**

28 November 2000

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## **CONSULTANT PRESENTATION**

### **1.3 REFERENCE GROUP WORKSHOP 3**

Reference Group Workshop 3 was held on Tuesday 14 May 2002. The objectives for the meeting were to:

- ⇒ update Community Reference Group on study progress;
- ⇒ obtain feedback on the Draft Thematic Environmental History; and
- ⇒ To obtain feedback on nine draft Precincts (Lake Wendouree, Victoria Park, Waller Estate, Railways, Mount Pleasant, Black Hill, Bridge Mall / Bakery Hill, East Ballarat Civic and Learmonth).

A copy of the power point presentation made to the Reference Group and session notes are provided on the following pages.

### **1.3.1 Consultant Powerpoint Presentation Workshop 3**

## **REFERENCE GROUP WORKSHOP 3**

14 May 2002

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## **CONSULTANT PRESENTATION**

### **1.3.2 Workshop 3 session notes**

## **REFERENCE GROUP WORKSHOP 3**

14 May 2002

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## **WORKING GROUP SESSION NOTES**

#### **1.4 REFERENCE GROUP WORKSHOP 4**

Reference Group Workshop 4 was held on Thursday 26 September 2002. The program for the workshop included:

- ⇒ consideration of heritage conservation policy;
- ⇒ presentation of final precinct locations;
- ⇒ an update on study progress;
- ⇒ eleven draft precincts (Eureka, Victoria Street, Creeks and River Channels, Humffray Street, West Ballarat, Buninyong, Sturt Street, Soldiers Hill, Lydiard Street, Central Ballarat and South Ballarat);
- ⇒ proposed Planning Scheme Amendment documentation.
- ⇒ report format and draft recommendations.

A copy of the program and power point presentation made to the Reference Group is provided on the following page.



**1.4.1 Consultant Powerpoint presentation Workshop 4**

## **REFERENCE GROUP WORKSHOP 4**

26 September 2002

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## **CONSULTANT PRESENTATION**

## **INDIVIDUAL SUBMISSIONS**

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Reference Group Members and Community Groups have submitted information on the following:

- ⇒ Former Buninyong Shire – Anne Beggs-Sunter, Derick Leather & Beth Ritchie
- ⇒ Lake Wendouree – Eileen Anderson
- ⇒ Former Shire of Ballarat – Bill Loader
- ⇒ Miners Rest – Bill Loader
- ⇒ Learmonth – Bill Shillito
- ⇒ Ballarat East – Morrie Harvey & Beth Ritchie
- ⇒ Mining Sites and Places Associated with Mining – Peter D’auvergene
- ⇒ Ballarat - Michael Taffe

### **1.4.2 Reference Group Member Submissions**

## **INDIVIDUAL SUBMISSIONS**

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## **REFERENCE GROUP MEMBER SUBMISSIONS**

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### **1.4.3 Newspaper Advertisements & Submissions**

## **INDIVIDUAL SUBMISSIONS**

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## **NEWSPAPER ARTICLES & SUBMISSIONS**

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## 2 METHODOLOGY

### 2.1 Familiarisation with the Study Area

The study area is the whole of the Ballarat municipality. The area includes the former municipalities of the Township of East Ballarat, the City of Ballarat and the Shire of Ballarat and parts of the former Shires of Buninyong, Bungaree, Grenville and Ripon.

An initial survey was undertaken through the urban areas of Ballarat, and through other townships and the rural areas of the municipality to familiarise the study team with the study area. Preliminary documentation was undertaken of key heritage sites, cultural heritage places and environmental heritage themes present within the municipality.

### 2.2 Previous Studies

The Stage 2 Heritage Study included a review of previous studies and guidelines including the following:

- *Ballarat Heritage Study Stage 1 (2000)*, Andrew Ward
- *Buninyong Botanic gardens Conservation Study (2001)*, prepared for the City of Ballarat by Dr David Jones, School of Architecture, Landscape Architecture & Urban Design, Adelaide University, with Fifth Creek Studio.
- *Ballarat Advertising Sign Guidelines*.
- *City of Ballarat Policy for Landscape Installations in Public Open Space*.
- *Ballarat Urban Character Study (1999)*, John Patrick Pty Ltd in association with Allom Lovell and Associates Pty Ltd, (1999).
- *Ballarat Botanical Gardens Masterplan and Management Strategy*, prepared for City of Ballarat by John Patrick Pty Ltd, (1995).
- *Ballarat Botanical Garden Conservation Analysis and Policy Vol 1 and 2*, prepared for City of Ballarat by John Patrick Pty Ltd in association with Allom Lovell and Associates Pty Ltd, (1994).
- *Lake Wendouree Heritage Conservation Analysis*; prepared by Positive Space and Mark McWha Pty Ltd, (1994)
- *Lake Wendouree Master Plan*; prepared by prepared by Positive Space and Mark McWha Pty Ltd, (1994)
- *City of Ballarat Streetscape Policy*; prepared by Wilson Sayer Core Pty Ltd, (1991).
- *Report on the Provision of Verandahs in Areas of Cultural Significance: City of Ballarat*, Andrew C Ward & Associates architects and planners, December 1989
- *Learmonth Townscape Study*; prepared by Shire of Ballarat, (February 1988).
- *Buninyong Conservation Study*, prepared by Coleman Sutherland Conservation Consultants, (1983).
- *Ballarat Historic Landscapes Trees and Gardens*, prepared by Lumley P; et al; for Royal Botanic Gardens Melbourne and Department of Crown Lands and Survey, (1983).
- *Ballarat Conservation Study Part 2 (1980)*, Jacobs, Lewis, Vines.
- *Ballarat Conservation Study Part 1 Vols 1 & 2 (1978)*, Jacobs, Lewis, Vines.



The Study Brief also included a bibliography of previous reports, including a number of reports previously prepared for the former municipalities and master plans prepared for various reserves and gardens.

Other material held by the City of Ballarat and other public records were also reviewed together with previous studies of the history of Ballarat including those by Weston Bate.

The approach of the study team was to use the review of literature and secondary information to:

- Assist the preparation of the thematic environmental history ( including informing the selection of relevant themes) and the associated bibliography;
- Inform the identification of precincts and preparation of the precinct descriptions, including the precinct histories and statements of significance; and to
- Make recommendations relating to individual heritage places and to update the City of Ballarat data base listings relating to individual heritage places.

In particular, relevant studies to each of the 20 precincts were examined in detail and many of the recommendations of past studies were considered appropriate. The consultant team found the previous studies of Jacobs Lewis Vines, and the previous Andrew Ward studies of considerable assistance in preparing recommendations concerning individual places and in the updating of the City of Ballarat data base.

The approach taken by the study team in relation to the review of literature is not as set out in the Stage 2 Study Brief (which suggested an annotated bibliography of selected studies) but is consistent with the agreed study proposal of Hansen Partnership Pty Ltd. This is consistent with the study focus given to identification of precincts and preparation of detailed statements of significance for each of the precincts, and the emphasis on using previous studies and secondary sources to inform and guide this work.

### **2.3 Study Approach**

The process by which the study was undertaken and its emphasis in relation to the objectives, evolved within the framework set by the Study Brief, under the direction of the steering committee. The study area is the whole of the City of Ballarat.

The study was undertaken in the following phases:

- Identification of the themes and sub themes and preparation of thematic Environmental History for Ballarat informed by the Community Reference group input;
- Cultural mapping to identify key heritage elements for the municipality of Ballarat informed by the Community Reference group input. Information on the results of the cultural mapping undertaken with the Community Reference Group is included in Volume 4 of the report.
- Review and audit material on heritage places including a review of the City of Ballarat data base, a literature review and assessment of previous recommendations relating to heritage conservation. It should be noted that as part of the study process, considerable consultant time was spent updating and correcting the City of Ballarat data base on heritage places.

- The definition of heritage precincts; a detailed field review of heritage places within each precinct; the preparation of a Statement of Significance for each precinct; and the preparation of specific policy for each precinct;
- Preparation of a Planning Scheme amendment including heritage policy and the inclusion of defined precincts in the Heritage Overlay.; and
- Various coinsultations with key community based organisations and stakeholders with an interest in heritage conservation.

The approach taken by the consultants focused on the requirement of the study to designate heritage precincts; to rigorously assess and document each precinct, and to recommend heritage overlay controls be applied to heritage precincts designated through this study.

The Heritage Study has been prepared in accordance with The Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter). Criteria used in the identification and assessment of heritage places is the criteria adopted by the Australian Heritage Commission. Heritage places have been assessed and documented for their historic, aesthetic, social, scientific, and spiritual value as specified in the Burra Charter.

The key study outputs are as follows:

- A thematic environmental history for Ballarat and bibliography.
- The identification of 20 heritage precincts, including 18 located within urban Ballarat, and separate precincts located at Buninyong and Learmonth. The majority of Precincts are of local importance however Lydiard Street Precinct, Lake Wendouree and the Creek and River Channels Precincts were found to be of State Significance.
- A draft Planning Scheme Amendment comprising
  - Heritage Policy;
  - Application of the Heritage Overlay to each identified heritage precinct; and
  - A map of each identified Heritage Precinct.
- Recommendations relating to further heritage work and investigation of heritage matters

The study process followed the following sequence:

- Identification of key features defining the character of Ballarat;
- Cultural Mapping (including input by the Community Reference Group)
- Identification of relevant AHC themes for the thematic environmental history;
- Preparation of a draft thematic environmental history;
  
- Preliminary review of previous studies, secondary sources and planning context (including the MSS and local planning policies);
- Identification of heritage places (including input by the Community Reference Group);
- Review of the City of Ballarat heritage data base;
- Preparation of a draft outline of a heritage policy;
- Definition of draft heritage precincts;
- Review of secondary data sources relevant to each precinct ( including former studies etc);

- Assessment of each Heritage precincts using AHC criteria including detailed fieldwork;
- Preparation of a draft precinct descriptions (including description of boundaries, historical overview, descriptive detail, assessment of elements of each precinct) and a Statement of Significance for each of the twenty identified precincts;
- Review of the draft material including the Thematic History, Policy and each of the Precincts by the Community Reference Group;
- Finalisation of the Thematic History, Policy and each Precinct statement and policy;
- Preparation of planning scheme amendment documentation;
- Preparation of recommendations arising from the Stage 2 Study, including for further work; and
- Preparation of the final study reports.

#### **2.4 Thematic Environmental History.**

The Thematic Environmental History provides a basis for understanding key cultural heritage themes relevant to the development of Ballarat and the surrounding townships. The thematic history was prepared having carefully researched the pattern of development and with the aid of secondary sources including extensive publications. In conjunction with the preparation of the thematic history, a comprehensive bibliography was prepared relating to the history of Ballarat.

The Thematic History uses the Australian Heritage Commission criteria for the Register of the National Estate as the framework for the history. This is the recommended approach by Heritage Victoria in preparing thematic histories.

#### **2.5 Identification of Heritage Precincts**

Following the initial review of the City of Ballarat database and previous studies undertaken as outlined above, a street survey of Ballarat, Learmonth and Buninyong was undertaken in order to define the Heritage Precinct boundaries. The street survey entailed field work undertaken by conservation architects in the study team. Areas were examined as to how they met the description of the criteria discussed in this report at “Section 2.6 Format for Heritage Precincts”.

The boundaries were informed having regard to:

- The historical evolution of urban development and built form as identified in the history and description of the precinct;
- Key cultural heritage features present;
- The pattern of development and built form; and
- AHC criteria relating to the assessment of cultural heritage significance. The initial identification of precinct boundaries was then refined through detailed fieldwork and arranged according to the cultural significance value types defined in the Burra Charter (November 1999).

The assessment criteria are based upon the explanations for these values in the ‘Guidelines for the Burra Charter – Cultural Significance’ as documented in ‘*The Burra Charter: The Australia ICOMOS Burra Charter, 1999*’, and upon the ‘Criteria for the Assessment of Cultural Significance of the Register of the National Estate’ from the Australian Heritage Commission. The AHC criteria are referred to as the

'Principal Australian Historic Themes' in attachment 2 of the study brief, found at Appendix 5 of the report. The specific assessment criteria for each of the cultural significance value types and the relevant AHC criteria that they relate to are outlined in the table on page 18.

The purpose of this methodology of devising specific assessment criteria is to produce an objective and informed basis for assessing the significance of all places. This enables continuity of approach for the consultants and also provides the reader of this report with a clear understanding of the framework within which a Statement of Significance has been formulated.

Previous heritage studies that were conducted in the study area, used differing assessment criteria to assess the level of significance of a place. The study methodology for the Stage 2 study, adopted the assessment criteria identified in the ICOMOS Burra Charter and the Australian Heritage Commission assessment criteria for the Register of the national Estate.

The Australian ICOMOS Burra Charter defines 'cultural significance' as "aesthetic, historic, scientific or social value for past, present or future generations". (*Burra Charter*, 1999, pg. 12)

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS (International Council on Monuments and Sites) members. (*Burra Charter*, 1999, pg. 1).

The Charter sets out a "standard practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians." (*Burra Charter*, 1999, pg. 1).

"The Australian Heritage Commission is a statutory body of the Commonwealth Government administered within the Australian and World Heritage Group of Environment Australia.

The key areas of responsibility of the Commissioners are:

- to perform the statutory responsibilities laid down in the Australian Heritage Commission Act 1975;
  - to establish Commission policy, direction and priorities;
  - to effectively and consistently provide delegation to staff, in line with established policy;
  - through expertise and experience, to provide leadership and technical judgment in the Commission's decision making process;
  - to represent the Commission in liaison with high level decision makers and stakeholders;
  - to provide effective public representation at a national and regional level, promoting an understanding of the Commission, and furthering its aims; and
  - to encourage and support the work of the staff of the Australian Heritage Commission.
- The Australian Heritage Commission is an independent statutory agency within the Department of the Environment and Heritage."

(Source: Australian Heritage Commission Website.)

The Australian Heritage Commission Criteria for assessing heritage places is found at Appendix 4.

The use AHC criteria are accepted in the preparation of heritage studies as the relevant assessment criteria. The criteria are able to be linked to *Burra Charter* values, and the study team determined suitable linkages having regard to other heritage studies and accepted assessment practices. The following table is the matrix of Australian Heritage Commission criteria matched to the *Burra Charter* values which have been used as the assessment tool for the statement of significance for each precinct. Each statement of significance identified how the relevant *Burra Charter* cultural significance value and the Australian Heritage Commission criteria that relates specifically to that precinct.

<b>Burra Charter Value Aesthetic Significance</b>	<b>Burra Charter Criteria</b>	<b>AHC Criteria</b>	<b>AHC Criteria</b>	<b>AHC Criteria</b>	<b>AHC Criteria</b>
	demonstrates a high degree of creative / technical accomplishment or execution i.e. demonstrates artistic, design, construction, manufacturing, creative or decorative skill, excellence, innovation or achievement.	B.2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest	D.2 Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, philosophy, custom, process, land use, function, design or technique).	E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.	F.1 Importance for its technical, creative, design or artistic excellence, innovation or achievement.
	demonstrates the major characteristics of a particular architectural style and/or other important design or visual qualities	B.2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest	D.2 Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, philosophy, custom, process, land use, function, design or technique).	E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.	F.1 Importance for its technical, creative, design or artistic excellence, innovation or achievement.
	integrally associated with an historic townscape, streetscape, or cultural landscape, and/or has become a landmark in the community	E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.	G.1 Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.		
	demonstrates a high degree of integrity	D.2 Importance in demonstrating the principal characteristics of the range of human activities in the	F.1 Importance for its technical, creative, design or artistic excellence, innovation or achievement.		

Burra Charter Value	Burra Charter Criteria	AHC Criteria	AHC Criteria	AHC Criteria	AHC Criteria
<b>Historic Significance</b>	<p>is of importance for its association with events, development or cultural phases which have had a significant role in the occupation and evolution of the local community, region, state or nation</p> <p>is an example of rare, endangered or uncommon aspects of the cultural heritage i.e. demonstrates a distinctive way of life, custom, process, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest</p> <p>has a strong association with the life or work of a person or group of people of significance to the cultural heritage of the local</p>	<p>Australian environment (including way of life, philosophy, custom, process, land use, function, design or technique).</p> <p>A.4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.</p> <p>H.1 Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region.</p> <p>H.1 Importance for close associations with individuals whose activities have been significant within the history of the</p>	<p>C.1 Importance for information contributing to a wider understanding of Australian natural history, by virtue of its use as a research site, teaching site, type locality, reference or benchmark site.</p>		

<b>Burra Charter Value</b>	<b>Burra Charter Criteria</b>	<b>AHC Criteria</b>	<b>AHC Criteria</b>	<b>AHC Criteria</b>	<b>AHC Criteria</b>
	<p>community, region, state or nation            close association with individuals who have had a long and/or significant impact on the place</p>	<p>nation, State or region.            H.1 Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region.</p>			
	<p>has had an influence on, or been influenced by, a person, group, event, cultural phase, activity or development of significance to the history of the local community, region, state or nation</p>	<p>A.4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.</p>	<p>H.1 Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region.</p>		
<b>Scientific Significance</b>	<p>is of importance for its potential to provide information that will contribute to a greater understanding of the history of human occupation and / or cultural history of an area            illustrates a technological, technical or scientific process or advance and / or demonstrates scientific or</p>	<p>C.2 Importance for information contributing to a wider understanding of the history of human occupation of Australia.            B.2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function</p>	<p>D.2 Importance in demonstrating the principal characteristics of the range of human activities in the</p>	<p>F.1 Importance for its technical, creative, design or artistic excellence, innovation or</p>	



<b>Burra Charter Value</b>	<b>Burra Charter Criteria</b>	<b>AHC Criteria</b>	<b>AHC Criteria</b>	<b>AHC Criteria</b>	<b>AHC Criteria</b>
<b>Social and Spiritual Significance</b>	<p>technical skill, excellence, innovation or achievement</p> <p>is of importance for exhibiting unusual richness or diversity of flora, fauna, landscapes or cultural features</p> <p>is of importance for its potential, through archaeological investigation and research, to provide information that will contribute to a greater understanding of the history of human occupation and / or cultural history of an area</p> <p>is highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational or social associations</p>	<p>or design no longer practised, in danger of being lost, or of exceptional interest</p> <p>A.3 Importance in exhibiting unusual richness or diversity of flora, fauna, landscapes or cultural features.</p> <p>C.2 Importance for information contributing to a wider understanding of the history of human occupation of Australia.</p> <p>G.1 Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.</p>	<p>Australian environment (including way of life, philosophy, custom, process, land use, function, design or technique).</p> <p>D.2 Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, philosophy, custom, process, land use, function, design or technique).</p>	achievement.	

(note: spiritual significance has been combined with social significance in the absence of updated Guidelines to the current Burra Charter [November 1999])

Using both criteria provides a finer level of assessment of heritage places and how they relate back to the themes used in the Thematic History. When reading the Statement of Significance for a precinct, it is possible to then relate that theme back to the identified relevant theme in the thematic history.

The methodology recognises that there were differences in assessment criteria for individual places used in past heritage studies. This study is to complete the assessment work undertaken in the Stage 1 study project. The Stage 1 study graded buildings with a grading level. This was a standard approach undertaken for heritage studies at that time.

The study methodology for Stage 2 proposed to redefine the grading levels to enable more rigorous and consistent identification of the significance level of a place in relation to the themes identified in the Environmental History, to the criteria of the National Estate and to the architectural/aesthetic, historical, scientific and /or social values identified to be of significance within a particular Heritage Precinct.

This approach has been supported by Heritage Victoria as an appropriate methodology for assessing heritage places.

The grading has been used as a tool to assist in the boundary definition of the precinct. For instance, a collection of buildings that are graded highly, are likely to share the values and characteristics that meet the Burra Charter and AHC criteria. It should be noted that this study is to define and prepare statement of significance of heritage precincts, being a collection of buildings etc., rather than a tool for the definitive identification of individual buildings. Although this study will provide some guidance on individual places that have the potential for individual protection either in the Ballarat Heritage Overlay or the State Heritage Register.

The grading for places within precincts have been grouped into four key levels of cultural significance:

- State Significance
- Local Significance
- Contributory Local Significance
- Non-contributory

It is important to note, that these gradings are used for research assessment only. They do not designate a legal level of protection in the Ballarat Planning Scheme.

Places identified as places of state significance are considered significant to the State of Victoria. These places can either be included on the Victorian Heritage Register or Victorian Heritage Inventory, the Register of the National Estate, or World Heritage List. Places of state significance are also listed in municipal planning scheme Heritage Overlay.

Places of local significance are considered significant to the municipality of Ballarat, or individually significant to a local area within the municipality. They meet sufficient criteria of the Register of the National Estate to be recommended for that register or to be recommended for the Heritage Overlay of the Planning Scheme.

Places of Contributory Local Significance are of contributory significance to a heritage precinct. They meet sufficient criteria of the Register of the National Estate to be recommended as a contributor to the urban character and or heritage value of a Heritage Precinct in the Local Planning Scheme.

Non contributory places are places within a Heritage Precinct which are non contributory and assessed as being not of importance to the heritage significance of the precinct.

## 2.6 Format for Heritage Precincts

The study team proposed a general format used for the Heritage Precincts is identified below, based upon accepted industry practices:

### a. Introduction

The introduction includes a broad description of characteristic composition of the precinct – i.e. location, whether buildings are predominantly residential, commercial, community/cultural etc (or a combination), important era/s of construction/development, dominant form of layout, other notable elements, and precinct boundaries.

### b. Urban Design & Engineering Infrastructure

This section includes a description of:

- historical street pattern including extent and arrangement of public open space.
- allotment pattern (subdivision pattern) and average size/s (where applicable).
- street types (i.e. arterial, collector, local, court, laneway – as defined in Ballarat Urban Character Study 1999), construction material, and spatial characteristics (i.e. if median strips present, verge/shoulder type etc).
- engineering infrastructure characteristics (i.e. composition and disposition of kerbing, gutters, drains, crossovers, footpaths, nature strips etc.)

### c. Landscaping (Public and Private)

This section includes a description of:

- street plantings -locations, extent, tree types etc.
- public Gardens/Parklands, including structures.
- median Strips (may be introduced above).
- nature Strips (may be introduced above).
- street furniture and / or ornamentation (including monuments and statuary).
- private tree plantings and gardens (if contribute to heritage significance of precinct).

### d. Buildings & Significant Details

This section provides a description of buildings, architectural style and period an distinctive features, based on the following:

- building use, i.e. residential, commercial, cultural/community etc. (According to the above 'use' the buildings will then be further described generally according to the following format).
- building type, i.e. detached, semi-detached, attached.
- number of storeys.
- scale of buildings.
- range of front and side setbacks, and access/location of driveway (i.e. front, side, rear, shared), location of garages etc.
- architectural type/style: (various – as identified within relevant precinct – and will then be further described generally according to the following 'headings') Brief overview of disposition throughout precinct, of age, configuration and any other issues of note.
- roof/s - form, i.e. gabled/hipped/flat etc.
  - pitch, i.e. estimation of range of pitch.
  - Cladding, i.e. galvanised corrugated iron, terra cotta tile, cement tile etc.
  - Decorative details
- eaves - characteristics, i.e. narrow, modest, wide, projecting, exposed rafters
  - Decorative detailing

- chimneys
  - characteristics
  - decorative detailing
- wall construction/cladding
  - i.e. horizontal or ashlar block profile weatherboard, face or rendered brick, stone etc
  - decorative details
- doors – material, detailing, surrounds etc.
- windows – material, detailing, arrangement, surrounds, hoods etc.
- verandah/porch – roof form/s, arrangement, roof cladding, support structure, decorative details.
- other decorative details.
- fences – height range and type, appropriateness of design.

**e. Significant Landmark Features and Views**

This section describes landmark features found within the precinct and significant views within the precinct and beyond. View and landmarks assessed were:

- significant landmark features – both located within and beyond the boundaries of the precinct
- significant views – may be panoramic (extensive, >180 degree view shed, distant views), or framed (narrow view shed but may include distant views), or internal (extensive views within/along street, no distant views), or limited (enclosed or no view, even within street).

**f. Physical Attributes**

This section describes features found in precincts with less emphasis on an urban framework with extensive building stock and more emphasis on cultural landscape significance. This description has been included in the Creeks and River Channels and the Black Hill precinct.

- significant proportion of physical heritage characteristics including (but not limited to) all of the above in a defined area.

**2.7 Local Heritage Policy**

The consultant team reviewed the existing local planning policy framework. In response to the requirements of the study brief, a strong emphasis was placed on the development of local planning policy. The approach agreed with the Steering Committee was to prepare a “head” policy which would apply to all places subject of heritage overlay provisions. This policy also contains provisions relating to new development and works, demolition and subdivision. It also sets out application requirements. A separate local planning policy was developed for each of the individual heritage precincts. These policy documents were prepared having regard to the format of the planning scheme and relevant Department of Infrastructure Guidelines.

For further discussion of the local policy, see Chapter 4 “Existing Heritage Controls and Policies”