

OFFICIAL

# Planning Delegated Committee Meeting

## Agenda

12 March 2025 at 6:30pm

Council Chamber, Town Hall, Sturt Street,  
Ballarat



## PUBLIC SUBMISSIONS

- Public representations may be made on any items listed on the agenda in a Planning Meeting apart from those listed in the confidential section.
- If you do wish to attend the meeting in person to make a submission, please fill out the [form on our website](#).
- Members of the public who wish to make a submission on an agenda item but who are unable to attend the meeting in person may make a submission in writing:
  - Submissions must be submitted in writing via the [form on our website](#) by no later than 2:00pm on the day of Planning meeting; and
  - limited to no more than 200 words that will be read out by the Chief Executive Officer or nominated delegate at the meeting prior to the matter being considered.

**ORDER OF BUSINESS:**

<b>1. Acknowledgement Of Country .....</b>	<b>4</b>
<b>2. Apologies For Absence.....</b>	<b>4</b>
<b>3. Declaration Of Conflict Of Interests .....</b>	<b>4</b>
<b>4. Confirmation Of Minutes.....</b>	<b>4</b>
<b>5. Officer Briefing.....</b>	<b>4</b>
<b>6. Planning Delegated Committee Reports .....</b>	<b>5</b>
6.1. Amendment C243ball Part 1 – Bridge Mall & Bakery Hill Heritage Precinct (HO176)....	5
6.2. Ballarat West Precinct Structure Plan and Development Contributions Plan Review	
- Seek Authorisation to Commence Planning Scheme Amendment (Update to	
Council Resolution 11 September 2024) .....	394
<b>7. General Business - Matters Arising From The Agenda .....</b>	<b>1262</b>
<b>8. Close .....</b>	<b>1262</b>

## 1. ACKNOWLEDGEMENT OF COUNTRY



The City of Ballarat acknowledges the Traditional Custodians of the land we live and work on, the Wadawurrung and Dja Dja Wurrung People, and recognises their continuing connection to the land and waterways. We pay our respects to their Elders past, present and emerging and extend this to all Aboriginal and Torres Strait Islander People.

## 2. APOLOGIES FOR ABSENCE

## 3. DECLARATION OF CONFLICT OF INTERESTS

## 4. CONFIRMATION OF MINUTES

## 5. OFFICER BRIEFING



## 6. PLANNING DELEGATED COMMITTEE REPORTS

### 6.1. AMENDMENT C243BALL PART 1 – BRIDGE MALL & BAKERY HILL HERITAGE PRECINCT (HO176)

**Division:** Development and Growth  
**Director:** Natalie Robertson  
**Author/Position:** Evan Burman – Principal Strategic Planner and Urban Designer

#### PURPOSE

1. The purpose of this report is:
  - To consider the recommendations made by Planning Panels Victoria for Ballarat Planning Scheme Amendment C243ball Part 1 – Bridge Mall/Bakery Hill Precinct.
  - To seek endorsement of the Panel's recommendation and recommend that Council adopt Ballarat Planning Scheme Amendment C243ball Part 1 with changes and submit the Amendment to the Minister for Planning for approval.

#### BACKGROUND

2. Planning Scheme Amendment C243ball Part 1 (the Amendment) seeks to amend the Heritage Overlay (HO176) which applies to the Bridge Mall and Bakery Hill Heritage Precinct (the Precinct) by:
  - Changing the boundary of the overlay;
  - Updating the Precinct's Statement of Significance and Heritage Citation; and
  - Revising heritage gradings to reflect grading set out in *Planning Practice Note 1: Applying the Heritage Overlay* (PPN01).

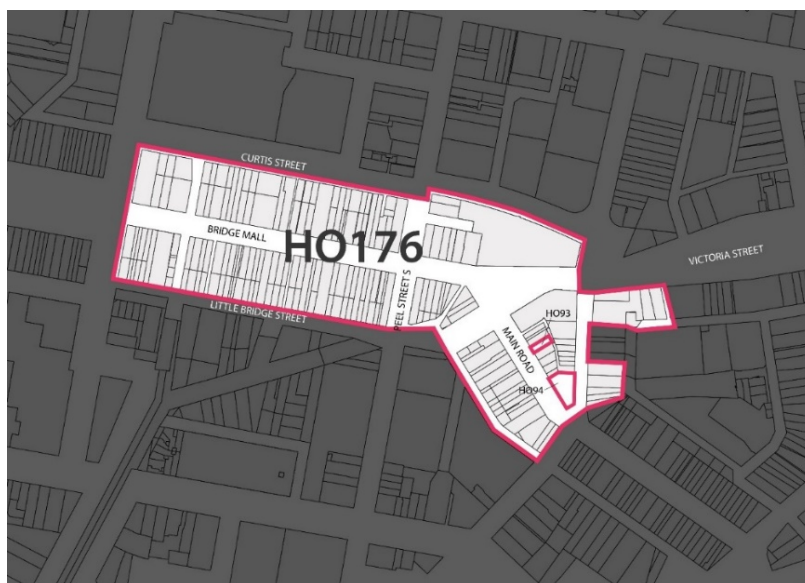


Figure 1. Amendment C243ball Part 1 (affected land)

3. Planning Scheme Amendment C243ball Part 1 is supported by the *Bridge Mall and Bakery Hill HO176 Precinct Heritage Peer Review* (Landmark Heritage, March 2023) (the Review) that recommends:
- The Precinct's boundary be changed to remove the non-contributory property at 4-6 Peel Street North from the Precinct, as it has little relation with the rest of the Precinct.
  - Enhancements be made to the Precinct's Heritage Citation and Statement of Significance to support changes in heritage gradings for certain properties as outlined in the table below.

Change in heritage grading	Property address
<b>From Non-contributory to Contributory:</b>	<ul style="list-style-type: none"> <li>- 42, 46, 48 and 84 Bridge Mall.</li> <li>- Part 15-19 (garages) and 40 Main Road.</li> <li>- Part of Norwich Plaza (south-eastern corner).</li> </ul>
<b>From Non-contributory to Significant:</b>	<ul style="list-style-type: none"> <li>- 77 Little Bridge Street (also known as rear of 86 Bridge Mall).</li> </ul>
<b>From Contributory to Significant:</b>	<ul style="list-style-type: none"> <li>- 86 and 100 Bridge Mall.</li> <li>- 7 and 9 Humffray Street South.</li> <li>- 38 Main Road.</li> <li>- 3 Peel Street South.</li> </ul>
<b>From Contributory to Non-contributory:</b>	<ul style="list-style-type: none"> <li>- 22, 28 and 33 Bridge Mall.</li> <li>- 46 Main Road.</li> </ul>

4. The Amendment was initiated as part of a broader built form review of the Precinct (Amendment C243ball).
5. At its meeting on 9 August 2023, the Planning Delegated Committee resolved (PDC15/23) to:
- Write to the Minister for Planning to request authorisation to prepare and exhibit the amendment.
6. The request for authorisation was submitted to the Minister on 28 September 2023 and Council received authorisation (with conditions) from the Minister to prepare and exhibit Amendment C243ball on 5 December 2023.
7. The authorisation condition required minor administrative changes to the proposed planning provisions and supporting amendment documents.

#### **Public Exhibition of Amendment C243ball**

8. Public exhibition of Amendment C243ball occurred from 1 February to 1 March 2024 in accordance with section 19 of the *Planning and Environment Act 1987*, and included:
- Letters to owners and occupiers of land believed to be materially affected by the amendment;

- Notice published in the 26 January 2024 edition of the Ballarat Times newspaper;
  - Notice to relevant Ministers and public authorities;
  - Notice published in the 1 February 2024 edition of the Government Gazette; and
  - Notice published on City of Ballarat's MySay page for the duration of the exhibition period.
9. Public exhibition of Amendment C243ball attracted nine submissions, consisting of seven submissions from the community and two submissions from State authorities (Corangamite Catchment Management Authority and Heritage Victoria).
10. Of the submissions received:
- Four submissions opposed building heights and raised heritage concerns.
  - Two submissions challenged the heritage gradings of buildings.
  - One submission raised concern about the planning process.
  - One submission provided information about heritage matters.
  - One submission raised concern about flood risk in the Precinct.
11. At its meeting on 14 August 2024, the Planning Delegated Committee considered all submissions received to Amendment C243ball and resolved (PDC24/24) to:
- Split the Amendment in two parts and request the Minister for Planning refer Part 1 to an Independent Planning Panel to consider submissions.
12. Amendment C243ball Part 2 proposes to implement the recommendations of the *Bridge Mall Built Form Framework* (Urbis, 2023) that includes new design and development controls in the Precinct.
13. Amendment C243ball Part 2 is pending the completion of the flood overlay mapping through the Ballarat 11 Waterways Project.

### **Planning Panel Hearing**

14. The Amendment before the Planning Panels Victoria related to Planning Scheme Amendment Part 1, including the heritage matters only.
15. Planning Panels Victoria held a Directions Hearing on 23 September 2024 and a Planning Panel Hearing at the Ballarat Town Hall on Monday 14 October 2024. At the hearing, one submitter was heard in relation to the property at 3 Peel Street South. The building had been recommended to be classified as *Significant* (rather than Contributory) and the submitter contested that grading.
16. The Planning Panel heard from the City of Ballarat which provided expert evidence through a heritage consultant presenting on its behalf.

**Planning Panel Recommendation**

17. The *Ballarat Planning Scheme Amendment C243ball Part 1 Bridge Mall/Bakery Hill Precinct Panel Report* was received by City of Ballarat on 14 November 2024 and released to the community on 26 November 2024.
18. In preparing its report and recommendations, the Planning Panel considered all written submissions referred by Council.
19. The Planning Panel found the Amendment to be well founded and strategically justified. The Panel recommended adoption of the Amendment as exhibited subject to changes in the Bridge Mall/Bakery Hill Precinct Statement of Significance and Revised Heritage Citations, including:
  - Update the date of the Heritage Citation and Statement of Significance.
  - Correct the precinct map to exclude the Victorian Heritage Register (VHR) listed property (St. Paul's Anglican Church).
  - Distinguish between properties that are within the HO176 heritage precinct and individual HOs (HO93 and HO94), and the St. Paul's Anglican Church site which is listed on the VHR.
  - Correct the name of the North Grant Hotel.
  - Correct the era and description of some properties within the table of properties.
  - Remove St. Paul's Anglican Church from the table (as it has its own HO under the VHR), and the individual properties covered by HO93 and HO94.
  - Correct the date of construction for the contributory elements of Norwich Plaza.
  - Consolidate the property addresses (units) contained within the building at 3 Peel Street South.
20. City of Ballarat officers accept the minor changes proposed by the Planning Panel.
21. The tracked changes versions of the Statement of Significance and Heritage Citation are located as an appendix to the Planning Panel Report.

**Additional changes to the Amendment recommended by officers**

22. Additional changes to the Amendment are recommended by officers (post- panel).
  23. These changes include:
    - Updating references to the two incorporated documents *Ballarat Planning Scheme Heritage Control 2004* and the *Ballarat Heritage Precincts - Statements of Significance 2006, in Clause 43.01- Schedule to the Heritage Overlay* to reflect the revised documents and date of the revisions.
  24. The following table summarises the post-panel changes recommended by the Planning Panel and City of Ballarat officers:
-

**Table 1 – Post Panel Changes**

Schedule or document	Description of change	Attached as	Recommended by
<b>HO176 Statement of Significance</b>	Minor text changes within the document. Update of precinct map within the document.	Appendix B to Panel Report.	Planning Panel
<b>HO176 Heritage Citation</b>	Minor text changes within the document.	Appendix C to Panel Report.	Planning Panel
<b>Schedule to HO (Clause 43.01s)</b>	Updates to references to Incorporated Plan (Ballarat Planning Scheme Heritage Control 2004) and Statement of Significance for HO 163 to 181 (excluding HO176) to align the with the revisions and dates of the updated documents.	Attached as Schedule to HO (Clause 43.01s) showing tracked changes.	Council officers

## KEY MATTERS

### Next steps in the amendment process

25. The next phase of the Amendment is the final step in the process by Council.
26. Under sections 27, 28 and 29 of the *Planning and Environment Act 1987* (the Act), Council must:
  - Consider the Planning Panel’s report before deciding whether to adopt the amendments; and
  - Either abandon all or part of the Amendment; or
  - Adopt all or part of the Amendment with or without changes.
27. Regulation 9 of the *Planning and Environment Regulations 2015* (the Regulations) sets out the information to be submitted to the Minister for Planning under section 31 of the Act. Council must provide the following:
  - The reasons why any recommendations of a Planning Panel were not adopted; and
  - Description of, and the reasons for, any changes made to the Amendment before adoption.



28. The panel report states:

Planning Panel recommendation	Council Officer recommendation
<p><b><i>Amend the Bridge Mall/Bakery Hill Precinct Statement of Significance and Revised Heritage Citation: Bridge Mall/Bakery Hill Heritage Precinct, Ballarat Central &amp; Bakery Hill (HO176) as shown in Appendix C, with the exception of the mapping change shown in the Statement of Significance.</i></b></p>	<p>Accept the minor change proposed by the Panel which includes updating the Statement of Significance date.</p>

29. Officers recommend accepting the minor changes proposed by the Planning Panel.
30. Appendix C of the Planning Panel Report provides a marked-up version of the Panel's proposed changes to the Amendment (the Statement of Significance and Heritage Citation).
31. The specific changes to the Amendment also include changes to the Explanatory Report and associated schedules in the Planning Scheme.
32. The amendment documents for adoption are attached to this report.

## OFFICER RECOMMENDATION

33. That the Planning Delegated Committee:

- 33.1 Notes the ***Ballarat Planning Scheme Amendment C243ball Part 1 – Bridge Mall and Bakery Hill Precinct Panel Report (14 November 2024)*** recommendation that Ballarat Planning Scheme Amendment C243ball Part 1 be adopted as exhibited with changes.
- 33.2 Accepts the recommendation made by the independent Planning Panel for Amendment C243ball Part 1 to the Ballarat Planning Scheme.
- 33.3 Adopts Amendment C243ball Part 1 to the Ballarat Planning Scheme pursuant to section 29(1) of the *Planning and Environment Act 1987* with the changes described in Table 1 of this report.
- 33.4 Submits the adopted Amendment C243ball Part 1 to the Minister for Planning requesting approval pursuant to section 31(1) of the *Planning and Environment Act 1987*.
- 33.5 Submits the information prescribed under section 31 of the *Planning and Environment Act 1987* with the adopted amendment, including a description of, and reasons for, the changes made to Amendment C243ball Part 1 between exhibition and adoption as described in this report.
- 33.6 Notifies all submitters of the Planning Delegated Committee's determination in relation to Amendment C243ball Part 1.

**ATTACHMENTS**

1. Governance Review [6.1.1 - 2 pages]
2. Ballarat C243ball Part 1 Panel Report [6.1.2 - 78 pages]
3. Ballarat C243ball Part 1 Instruction Sheet [6.1.3 - 1 page]
4. Ballarat C243ball Part 1 Explanatory Report [6.1.4 - 7 pages]
5. Ballarat C243ball Part 1 d-ho Map 23 Exhibition [6.1.5 - 1 page]
6. Ballarat C243ball Pt 1 SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY [6.1.6 - 31 pages]
7. Ballarat SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS Compare version [6.1.7 - 2 pages]
8. Bridge Mall Bakery Hill Precinct SoS HO176 - Panel recommended version [6.1.8 - 11 pages]
9. Bridge Mall Bakery Hill Precinct Heritage Citation HO176 - Panel recommended version [6.1.9 - 35 pages]
10. Ballarat Planning Scheme Heritage Control 2004 [6.1.10 - 16 pages]
11. Statements of Significance HO163-HO181INCORP DOC REVISED MAY 2023 [6.1.11 - 198 pages]

## OFFICIAL

**ALIGNMENT WITH COUNCIL VISION, COUNCIL PLAN, STRATEGIES AND POLICIES**

1. This report aligns with Council's Vision, Council Plan, Strategies and Policies.
  - City of Ballarat Council Plan 2021-2025:
    - Goal 3: A city that fosters sustainable growth
    - Goal 4: A city that conserves and enhances our natural and built assets

**COMMUNITY IMPACT**

2. The amendment will have positive social and community impacts by seeking to protect and retain identified heritage fabric which has significance importance to the course or pattern of Victoria's cultural history, demonstrating the principal characteristics of a class of cultural places and objects and special association with the life or works of a person, or group of persons, of importance in Victoria's history.

**CLIMATE EMERGENCY AND ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS**

3. There are no climate emergency and environmental sustainability implications identified for the subject of this report.

**ECONOMIC SUSTAINABILITY IMPLICATIONS**

4. There are no economic sustainability implications identified for the subject of this report.

**FINANCIAL IMPLICATIONS**

5. The amendment will not have any significant financial implications to Council with the exception of the usual cost associated with the planning scheme amendment process.
6. The City of Ballarat as Planning Authority is responsible for amendment related costs including notification of landowners, planning panel fees and engagement of legal representation.

**LEGAL AND RISK CONSIDERATIONS**

7. The amendment does not raise any legal risks or concerns of note.
8. Section 9(1) of the *Local Government Act 2020* states that a Council must, in the performance of its role, give effect to the overarching governance principles, which includes in section 2 that:
  - c) the economic, social, and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted,
  - d) the municipal community is to be engaged in strategic planning and strategic decision making,
  - f) collaboration with other Councils and Governments and statutory bodies is to be sought' and,
  - g) the ongoing financial viability of the Council is to be ensured.

---

OFFICIAL

## OFFICIAL

9. The Amendment gives effect to the overarching governance principles by identifying land suitable for heritage protection subject to a robust assessment.
10. The *Planning and Environment Act 1987* (the Act) sets out the framework for the use, development, and protection of land in Victoria in the present and long-term interests of all Victorians.
11. The Amendment seeks to identify land suitable for heritage protection and manage new development through the planning scheme controls to minimise impacts to the heritage fabric of the place.
12. Divisions 1 and 2 of Part 3 of the Act set out the procedure for planning scheme amendments and the relevant provisions in relation to the notification of planning scheme amendments including the process for public submissions and the consideration of those submissions by the planning authority or an appointed panel. The recommendations set out in this report are consistent with the Act.

**HUMAN RIGHTS CONSIDERATIONS**

13. It is considered that the report does not impact on any human rights identified in the *Charter of Human Rights and Responsibilities Act 2006*.

**COMMUNITY CONSULTATION AND ENGAGEMENT**

14. The amendment was prepared and exhibited in accordance with the Act which includes a requirement to give notice to all affected landowners, occupiers and prescribed Ministers, notices in the local newspapers and the Victorian Government Gazette. The exhibition of the Amendment was undertaken subject to ministerial authorisation.
15. Interested parties were able to make submissions which were considered by Council and referred to an independent planning panel where submitters had the option to present their submissions at a panel hearing.

**GENDER EQUALITY ACT 2020**

16. There are no gender equality implications identified for the subject of this report.

**CONFLICTS OF INTEREST THAT HAVE ARISEN IN PREPARATION OF THE REPORT**

17. Council officers affirm that no general or material conflicts need to be declared in relation to the matter of this report.

---

OFFICIAL

**Planning  
Panels  
Victoria**

**Ballarat Planning Scheme Amendment C243ball Part 1  
Bridge Mall/Bakery Hill Precinct**

**Panel Report**

*Planning and Environment Act 1987*

**14 November 2024**





**How will this report be used?**

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether to adopt the Amendment.  
[section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the PE Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the PE Act]

Planning Panels Victoria acknowledges the Wurundjeri Woi Wurrung People as the traditional custodians of the land on which our office is located. We pay our respects to their Elders past and present.

*Planning and Environment Act 1987*

Panel Report pursuant to section 25 of the PE Act

Ballarat Planning Scheme Amendment C243ball Part 1

Bridge Mall/Bakery Hill Precinct

**14 November 2024**



Gabby McMillan, Chair

## Contents

	<b>Page</b>
<b>Executive summary</b> .....	<b>6</b>
<b>1 Introduction</b> .....	<b>8</b>
1.1 The Amendment.....	8
1.2 Background .....	9
1.3 Procedural issues .....	9
1.4 The Panel’s approach .....	10
<b>2 Strategic issues</b> .....	<b>11</b>
2.1 Planning context .....	11
2.2 Strategic justification .....	11
<b>3 Precinct wide issues</b> .....	<b>13</b>
3.1 Bridge Mall / Bakery Hill Precinct.....	13
<b>4 Individual heritage places in the Precinct</b> .....	<b>18</b>
4.1 Property 1 – 3 Peel Street South.....	18
4.2 Property 2 – Norwich Plaza .....	21
<b>Appendix A Document list</b> .....	<b>24</b>
<b>Appendix B Planning context</b> .....	<b>25</b>
B:1 Planning policy framework .....	25
B:2 Planning scheme provisions .....	26
B:3 Ministerial Directions, Planning Practice Notes and guides .....	26
<b>Appendix C Council preferred version of Statement of Significance and Citation (Document 7)</b> .....	<b>28</b>

## List of Figures

	<b>Page</b>
Figure 1 Amendment land.....	9
Figure 2 Council's preferred map .....	16
Figure 3 Image of former hotel at 3 Peel Street South .....	18
Figure 4 Image of Norwich Plaza in 1962.....	21

## Glossary and abbreviations

Amendment	Ballarat Planning Scheme Amendment C243ball Part 1
C243ball Part 2	The balance of the Exhibited amendment
Citation	Revised Heritage Citation: Bridge Mall/Bakery Hill Heritage Precinct, Ballarat Central & Bakery Hill (HO176)
Council	Ballarat City Council
DTP	Department of Transport and Planning
Exhibited amendment	Ballarat Planning Scheme Amendment C243ball
Inter-war	1918 to 1939
MPS	Municipal Planning Strategy
PE Act	<i>Planning and Environment Act 1987</i>
Post-war	1945 to 1965
Statement of Significance	Bridge Mall and Bakery Hill Precinct Statement of Significance (GJM, revised by Landmark Heritage, March 2023)
VPP	Victoria Planning Provisions

## Overview

Amendment summary	
The Amendment	Ballarat Planning Scheme Amendment C243ball Part 1
Common name	Bridge Mall/Bakery Hill Heritage Precinct
Brief description	Implements the <i>Bridge Mall/Bakery Hill Precinct Statement of Significance</i> (GJM Heritage, revised by Landmark Heritage, March 2023)
Subject land	Bridge Mall and Bakery Hill heritage precinct (HO176)
Planning Authority	Ballarat City Council
Authorisation	5 December 2023 (related to Amendment C243ball)
Exhibition	1 February – 1 March 2024 (related to Amendment C243ball)
Submissions	Number of Submissions: 9 (received in relation to Amendment C243ball). Some of these submission cover matters outside of the scope of the Panel's consideration of Amendment C243ball Part 1

Panel process	
The Panel	Gabby McMillan
Directions Hearing	Online, 23 September 2024
Panel Hearing	Ballarat Town Hall, 14 October 2024
Site inspections	Unaccompanied, 14 October 2024
Parties to the Hearing	Council, represented by Mr Greg Tobin of Harwood Andrews who called evidence from Natica Schmeder of Landmark Heritage Pty Ltd on heritage Mr David Turley, representing himself, Ms Turley and DHT Consulting Pty Ltd
Citation	Ballarat C243ball Part1 [2024] PPV
Date of this report	14 November 2024

## Executive summary

Ballarat Planning Scheme Amendment C243ball Part 1 (the Amendment) seeks to amend the Heritage Overlay (HO176) which applies to the Bridge Mall and Bakery Hill Precinct (Precinct). The Amendment includes changes to the boundary of the overlay, updates to the Precinct's Statement of Significance and Citation and revises heritage gradings to reflect a contemporary system of grading set out in Planning Practice Note 1: Applying the Heritage Overlay (PPN01).

Key issues raised in submissions included:

- concerns about the impacts of new development on heritage character
- disagreement with the heritage gradings proposed to be applied to the former hotel building at 1-6/3 Peel Street South and part of Norwich Plaza.

The Amendment was originally initiated as part of a broader built form review of the Precinct. The Exhibited amendment including changes to the built form controls and the Heritage Overlay. Council submitted that given the heritage sensitivity of the Precinct, the built form review was supported by a heritage analysis. Submitters raised concerns with the splitting of the amendment into two parts; submitting that the heritage and built form components of the Exhibited amendment were inextricably linked.

While the Amendment may have been born out of a broader built form review of the Precinct, the Panel concludes there is still merit in reviewing the heritage controls to ensure consistency with PPN01. The Amendment is consistent with the Planning Policy Framework, particularly Clause 15.03-1S which seek to ensure that places of cultural heritage significance are assessed and included in the Planning Scheme.

The heritage controls already exist, this Amendment refines and updates the controls to reflect current practice. Heritage controls do not necessarily preclude redevelopment, but they establish the need to take heritage values into account when assessing a permit application. The Council has undertaken a significant body of work in reviewing and updating the existing heritage controls.

The Panel agrees with the heritage gradings proposed on the places, which were disputed in submissions.

Council identified some further refinements in the Statement of Significance and Citation in response to submissions and further research. These are generally accepted by the Panel, except for mapping changes.

The Panel concludes that the Amendment:

- is supported by, and implements, the relevant sections of the Planning Policy Framework
- is consistent with the relevant Ministerial Directions and Practice Notes
- is well founded and strategically justified
- should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.
- most of the changes proposed by Council to the drafting of the Statement of Significance and Citation are appropriate.
- the map in the Statement of Significance should not include reference to a heritage place located outside of the boundary of the Precinct.
- the significant grading of the former hotel at 1-6/3 Peel Street South is justified.



- the typographical errors in the description of 1-6/3 Peel Street South need to be corrected, as reflected in Appendix C.
- the contributory grading of part of the Norwich Plaza (row of 6 Victorian era shops and the former Morshead's Department Store c.1952 façade addressing Bridge Mall) is warranted.

**Recommendations**

Based on the reasons set out in this Report, the Panel recommends that Ballarat Planning Scheme Amendment C243ball Part 1 be adopted as exhibited subject to the changes outlined below:

- 1. Amend the Bridge Mall/Bakery Hill Precinct Statement of Significance and Revised Heritage Citation: Bridge Mall/Bakery Hill Heritage Precinct, Ballarat Central & Bakery Hill (HO176) as shown in Appendix C, with the exception of the mapping change shown in the Statement of Significance.**

# 1 Introduction

## 1.1 The Amendment

### (i) Amendment description

The purpose of the Amendment is to amend the Heritage Overlay (HO176) which applies in the Bridge Mall and Bakery Hill Precinct. The Amendment:

- Makes changes to the Precinct boundary of the Heritage Overlay
- updates to the *Bridge Mall and Bakery Hill Precinct Statement of Significance* (GJM Heritage, revised by Landmark Heritage, March 2023) (Statement of Significance)
- updates the *Heritage Citation: Bridge Mall/Bakery Hill Heritage Precinct, Ballarat Central & Bakery Hill (HO176)* (Citation)
- revises heritage gradings to reflect a contemporary system of grading set out in Planning Practice Note 1 – Applying the Heritage Overlay (PPN01).

Specifically, the Amendment proposes to:

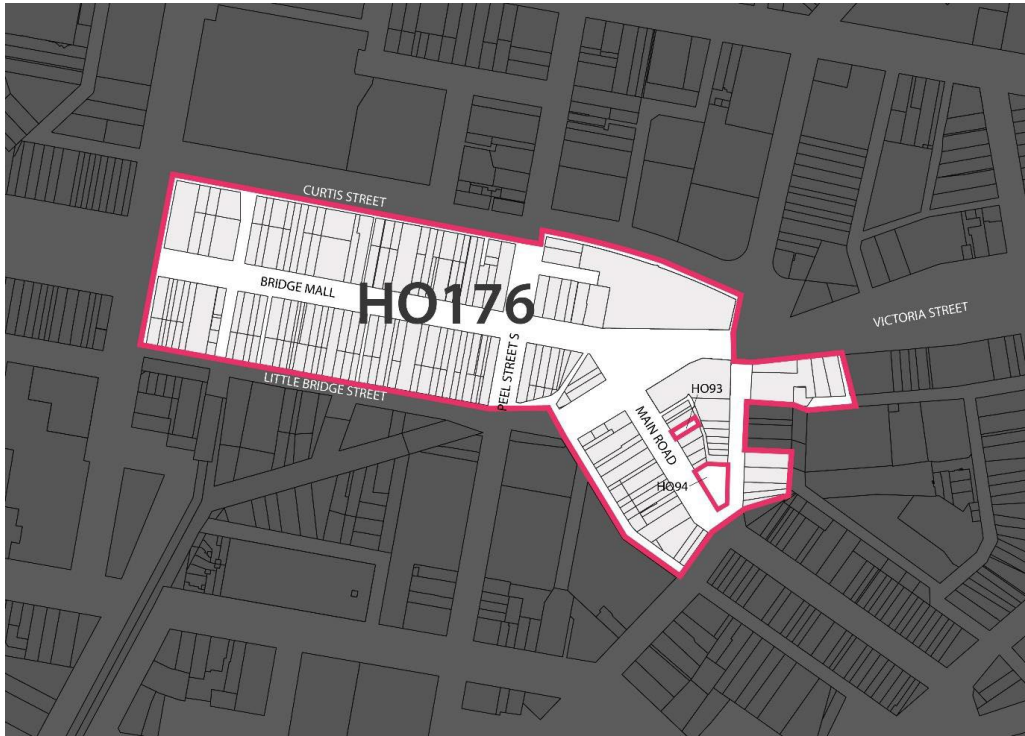
- Amend Planning Scheme Map No. 23 (HO176) to exclude the non-contributory property at 4-6 Peel Street North from the Heritage Overlay map.
- Amend the Schedule to Clause 43.01 (Heritage Overlay) to:
  - Insert the Statement of Significance
  - Remove (switch off) the tree controls that currently apply to HO176.
  - Remove (switch off) the external paint controls that currently apply to HO176.
- Amend the Schedule to Clause 72.04 (Documents Incorporated into this Planning Scheme) to:
  - Include the Statement of Significance as an incorporated document.
  - Update the title of the incorporated document 'Ballarat Heritage Precincts - Statements of Significance 2006 (revised August 2014)' to reflect the changes made that remove reference to the Bridge Mall/Bakery Hill Heritage Precinct (HO176) to 'Ballarat Heritage Precincts - Statements of Significance 2006 (revised May 2023)'.
  - Update the title of the incorporated document 'Ballarat Planning Scheme Heritage Control 2004 (revised December 2023)' to reflect the changes made that remove reference to tree controls.

An amended version of the Citation prepared by GJM Heritage and revised by Landmark Heritage dated March 2023 was exhibited with the Amendment but is not proposed to be included as an incorporated or background document in the Planning Scheme.

### (ii) The subject land

The Amendment applies to land shown in Figure 1 which identifies the land in the Bridge Mall and Bakery Hill Precinct (the Precinct) currently affected by HO176.

Figure 1 Amendment land



Source: Explanatory Report

## 1.2 Background

The Amendment is a split amendment. The scope of original Amendment C243ball (Exhibited amendment) was broader and included changes to implement the recommendations of the Bridge Mall Built Form Framework (Urbis, 2023) (Built form framework). The Exhibited amendment included new design and development controls for new development in the Precinct, as well as the changes to HO176. An updated Design and Development Overlay (DDO1) was proposed as part of the Exhibited amendment.

On 14 August 2024 Council resolved to split the amendment in two parts due to issues raised in submissions. A key issue was flooding, which affected the built form controls but was less relevant for the heritage component of the Exhibited amendment.

The Amendment before the Panel relates to heritage matters only. Council has indicated that it intends to postpone action on Amendment C243ball Part 2 until a flooding project (and associated changes to the Planning Scheme) have been completed. The fate of the built form component of the exhibited amendment is unknown and it does not form part of the Amendment before this Panel.

## 1.3 Procedural issues

Mr Turley was not an original submitter to the Amendment and indicated he was representing DHT Consulting Pty Ltd. Mr Turley advised that Helen Turley (one of the original submitters) was

his wife and a director of DHT Consulting Pty Ltd. The Panel agreed for Mr Turley to be a party to the matter.

Mr Turley raised concern about the neutrality of the hearing venue, being a Council building. The Panel advised that it was standard practice for Hearings to be held in Council offices, and given the need to inspect the Precinct, it would be appropriate to hold the Hearing in the Ballarat Town Hall.

## 1.4 The Panel's approach

Submissions were received in relation to the Exhibited amendment. Accordingly, some issues raised by submitters related to built form controls as well as heritage.

Key issues raised in submissions that relate to this Amendment were:

- concerns about the impacts of new development on heritage character
- disagreement with the heritage gradings proposed to be applied to building at 3 Peel Street South and Norwich Plaza.

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing. It has reviewed a range of materials and has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Strategic issues
- Precinct wide issues
- Individual heritage places.

## 2 Strategic issues

### 2.1 Planning context

This chapter identifies planning context relevant to the Amendment. Appendix B highlights key imperatives of relevant provisions and policies.

Table 1 Planning context

	Relevant references
<b>Victorian planning objectives</b>	- section 4(1)(d) of the PE Act
<b>Municipal Planning Strategy</b>	- Clause 2
<b>Planning Policy Framework</b>	- Clause 15.03-1S (Heritage conservation) - Clause 15.03-1L (Heritage conservation)
<b>Other planning strategies and policies</b>	- The Burra Charter - The Australia ICOMOS Charter for Places of Cultural Significance, 2013
<b>Planning scheme provisions</b>	- Heritage Overlay
<b>Ministerial directions</b>	- Ministerial Direction 11 (Strategic Assessment of Amendments)
<b>Planning practice notes</b>	- Planning Practice Note 1: Applying the Heritage Overlay), August 2018 (PPN01)

### 2.2 Strategic justification

#### (i) Evidence and submissions

Council submitted that the Amendment was originally initiated as part of a broader review of the Precinct. Council said that in 2019 it adopted the Bakery Hill Urban Renewal Plan which advocated for significant population growth in the Precinct, which forms part of the Ballarat CBD. A built form review was initiated to revise the built form controls. It submitted that given the heritage sensitivity of the Precinct, the built form review was supported by a heritage analysis.

Council submitted that:

A review of the heritage components of the Precinct was undertaken in 2021 by GJM Heritage to ensure the heritage elements are comprehensively considered. The review known as Bridge Mall/Bakery Hill Precinct, Ballarat Central and Bakery Hill (HO176) Heritage Built Form Analysis (GJM Heritage, March 2022) found that the existing documentation supporting the Heritage Overlay (HO176) required updating to be best practice and consistent with Planning Practice Note 1 'Applying the Heritage Overlay' (PPN1). This included establishing an individual Heritage Citation and Statement of Significance (SoS) for the Precinct. The existing SoS is currently located in the Ballarat Heritage Precincts - Statements of Significance 2006 (revised august 2014) and is found to outdated, not best practice or in accordance with PPN1.

Council identified that the 2021 work completed by GJM Heritage was peer reviewed and subsequently updated. This led to finalisation of the Bridge Mall/Bakery Hill Precinct Statement of Significance (GJM Heritage, revised by Landmark Heritage, March 2023), that formed the basis for this portion of the Amendment.



Council submitted that the Amendment was strategically justified in its own right as it updated the existing HO176 controls to comply with PPN01. It referenced policy at Clause 15.03-1S which seeks to:

Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.

Mr Turley supported the exhibited amendment, as a more encompassing body of work which would provide a clear vision for the Precinct. He submitted that the heritage work was complimentary to the main built form review and should not be progressed in isolation.

Council submitted that the appropriateness of a heritage control needs to be considered on its merits. It referred to previous Panel reports<sup>1</sup> which considered whether the application of heritage controls would be inconsistent with broader strategic objectives for an area (for example intensification of development). Council relied on previous Panels which concluded that strategic planning support for redevelopment does not override the need to protect heritage values.

#### **(ii) Discussion**

While the Amendment may have been born out of a broader built form review of the Precinct, there is still merit in reviewing the heritage controls to ensure consistency with PPN1. The Amendment is consistent with the Planning Policy Framework, particularly Clause 15.03-1S which seek to ensure that places of cultural heritage significance are assessed and included in the Planning Scheme.

The Council has undertaken a significant body of work in reviewing and updating the existing heritage controls. There is sufficient strategic justification to proceed with the Amendment. The heritage controls already exist, this Amendment refines and updates the controls to reflect current practice. Heritage controls do not necessarily preclude redevelopment, but they establish the need to take heritage values into account when assessing a permit application.

#### **(iii) Conclusions**

For the reasons set out in this report, the Panel concludes that the Amendment:

- is supported by, and implements, the relevant sections of the Planning Policy Framework
- is consistent with the relevant Ministerial Directions and Practice Notes
- is well founded and strategically justified
- should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

---

<sup>1</sup> Amendment C242card to the Cardinia Planning Scheme (Pakenham Activity Centre) (which endorsed Amendment C270ston to the Stonnington Planning Scheme) and Amendment C58 to the Ballarat Planning Scheme.

## 3 Precinct wide issues

### 3.1 Bridge Mall / Bakery Hill Precinct

#### Exhibited Statement of Significance



Looking west towards Bridge Mall from Bakery Hill (GJM, June 2021)

#### What is significant?

The Bridge Mall / Bakery Hill Heritage Precinct, Ballarat Central and Bakery Hill.

The precinct is bordered by Curtis Street to the north, Grenville Street to the west, Little Bridge Street and Porter Street to the south and properties on the eastern side of Humffray Street to the east. Properties at 1 and 14 Victoria Street, east of Humffray Street, are included within the precinct.

Elements that contribute to the significance of the place include (but are not limited to):

- Commercial buildings that demonstrate the precinct's development from the 1850s to the 1950s, including Victorian, Federation, Interwar and a small number of early Postwar buildings.
- Civic, institutional and residential buildings dating from the late nineteenth to the mid-twentieth century at the eastern end of the precinct.
- Original and remodelled facades, including those currently concealed by late twentieth-century metal overcladding, and early or original shopfronts and cantilevered awnings.
- Largely intact rear building elevations visible from the public realm, some featuring ghost signage and outbuildings.
- Largely intact roofscapes, including roof form and chimneys, which illustrate the era in which each building was constructed, including those whose front facades were remodelled during the interwar and early postwar periods, or more recently hidden behind metal overcladding.
- Intact bluestone lanes, channels and kerbs, including remnant fixing points on kerbs from past posted verandahs.
- The irregular subdivision pattern and street layout of the eastern part of the precinct, a legacy of gold mining activity and the unplanned nature of the early development.
- The alignment of the Yarrowee River expressed in the north-south link through the precinct.

- The archaeological potential where low-lying land around the Yarrowee River was infilled in the 1860s up to two metres deep, and the Main Road area where ground levels were raised multiple times (up to four metres in all) in the 1850s and '60s in response to a deluge of sludge from nearby gold diggings.
- Its location as the historic entry point to the City of Ballarat when travelling by road from Melbourne and Geelong.
- The connection of Bakery Hill to the 1854 Eureka Rebellion, as the site where miners met and organised prior to the uprising.
- Key views from within and through the precinct, including towards the significant civic landmarks on Sturt Street and Lydiard Street towards the west, and St Paul's Anglican Church and Mount Warrenheip to the east.

The following properties are individually Significant: 24-26, 31, 86, 95-99 & 100 Bridge Mall; 1A (VHR H401), 7 & 9 Humffray Street South; 77 Little Bridge Street; 2/15-19 (HO93), 21 (HO94) & 38 Main Road; 1-6/3 Peel Street South; and 10 & 14 Victoria Street.

Later buildings, street infrastructure, paving and alterations and additions to the properties are not significant.

#### How is it significant?

The Bridge Mall / Bakery Hill Heritage Precinct is of local historical, representative (architectural), aesthetic, and scientific (archaeological) significance to the City of Ballarat.

#### Why is it significant?

The Bridge Mall / Bakery Hill Heritage Precinct is of historical significance as the oldest commercial centre in East Ballarat and one of the oldest in the City of Ballarat. Developed from the 1850s as a result of gold discoveries in the area, the irregular subdivision pattern and street layout is a legacy of the unplanned development that took place as a result of the chaotic gold mining activities of the time, as well as being dictated by the crossing point for the Yarrowee River. The buildings and early street fabric within the Bridge Mall / Bakery Hill Heritage Precinct illustrate the key phases in the City of Ballarat's development – from the area's early gold mining activities, to the boom-era of the late nineteenth century, renewed prosperity and modernisation in the interwar era, and the slower development in the early Postwar period – and demonstrate the precinct's continuous and important role as a vibrant commercial centre for the City of Ballarat. The rear elevations and roofscapes illustrate changes over time, including the many Victorian buildings remodelled in the interwar period. The eastern end of the precinct (centred on Humffray Street) demonstrates the area's important civic and institutional role through the former East Ballarat Post Office, St Paul's Anglican Church and Hall and the Australian Natives Association building. When travelling by road from Melbourne and Geelong, the precinct has served as the primary gateway to what is now the City of Ballarat since the mid-1800s. **(Criterion A)**

Bakery Hill is of historical significance for its association with the 1854 Eureka Rebellion, as the place where thousands of miners rallied during the Rebellion and as the location where Peter Lalor first raised the Eureka flag. **(Criterion A)**

The Bridge Mall / Bakery Hill Heritage Precinct is of significance for its research potential, due to major ground-raising in this area in the 1850s and '60s. Ground levels along Main Road were raised multiple times, to a combined four metres, in response to the influx of sludge runoff from nearby gold mining works. And there were engineering works carried out in the 1860s to raise the level of the street around the boggy Yarrowee River, by up to two metres. This indicates the possible survival of highly intact archaeological deposits, even buried ground floors of buildings in these two areas. **(Criterion C)**

The Bridge Mall / Bakery Hill Heritage Precinct is of significance as a substantially intact and visually cohesive representative example of a predominantly Victorian-era commercial centre, with some intact development and remodelled facades from the Federation, Interwar and early Postwar periods. Main Road and the eastern end of the precinct in particular demonstrate a high degree of uniformity in scale and form. Typical characteristics of such precincts – including a predominantly two-storey street wall (interspersed with some single and three-storey buildings), parapeted rendered or red brick facades with repetitive upper floor fenestration, some original or early ground floor shopfronts with some original cantilevered awnings or

reconstructed posted verandahs and bluestone kerbs and channels – are displayed in the original forms, fabric and detailing of many of the buildings. **(Criterion D)**

The Bridge Mall / Bakery Hill Heritage Precinct is of aesthetic significance as a distinctive and irregularly planned precinct that contrasts markedly to the highly ordered street and subdivision patterns to the west of Grenville Street. The precinct features commercial and civic buildings of high design quality dating from the Victorian and Federation periods, with some refacing of Victorian shopfronts in the 1930s in a Moderne style, and a small number of restrained buildings from the early Postwar period. Key examples from the Victorian era include the Classical Revival Munster Arms Hotel at 10 Victoria Street designed by Henry R Caselli in 1864, the Venetian Gothic former East Ballarat Post Office at 21 Main Street (HO94), the three-storey Classical Revival building at 24-26 Bridge Mall, the Anglo-Dutch gabled shop at 31 Bridge Mall, the High Victorian former North Grant Hotel at 3 Peel Street South, and the former Titheridge & Grocott real estate office at 15-19 Main Road (HO93). While there are few Federation-era buildings in the precinct, they are of high quality, including the W Mew Gun herbalist shop at 38 Main Road, and the Federation bungalow at 9 Humffray Street South. Fine examples of interwar architecture include the Jazz Moderne remodelling and shopfront of the Walter Davis women's clothing store at 86 Bridge Road and the warehouse wing to the rear (77 Little Bridge Street), and the Jazz Moderne former State Savings Bank of Victoria at 95-99 Bridge Mall. Within the precinct there are highly intact shopfronts that feature details such as lead lighting, such as the ornate Gears' shopfront at 100 Bridge Mall. Many of the buildings have highly intact rear elevations, often visible from the public realm. In particular, buildings to the rear of 101-121 Bridge Mall form a picturesque collection of highly intact rear wings some with remnant historic signage. Within this group there are some sites that retain a Victorian rear wing while the front section has been rebuilt in the late twentieth century. **(Criterion E)**

The precinct forms an important part of the linear views from Sturt Street to Mount Warrenheip, St Paul's Anglican Church and the East Ballarat Fire Station tower. The Bakery Hill end of the precinct offers panoramic views of Central Ballarat and views of the grand landmark civic buildings located in the Sturt Street and Lydiard Street Precincts, including the former Ballarat Post Office, Ballarat Town Hall, St Andrew's Uniting Church, the former Ballarat Fire Station and Ballarat Railway Station. **(Criterion E)**

The Stone's Department Store at 2-4 Main Road had a long association with the Stone family, and in particular prominent local figure and designer Jessica Simon (née Stone; 1906-1982). Stone's Drapery Store first traded on the site in 1860 and became an enduring local landmark. By the mid-twentieth century Stone's had evolved to become a 'select ladies dress shop' under the directorship of Jessica Simon. Jessica was a well-known local identity recognised as a fashion designer, philanthropist and local style icon, known for her media appearances and charity work in the local community. The store closed in 1966 and Jessica, with her husband Paul, continued to be prominent figures in the local community. In 1979 Jessica was awarded the British Empire Medal honouring her lifetime commitment to philanthropic work. **(Criterion H)**

**(i) The issue**

The issue is whether the changes proposed HO176 are strategically justified.

Submitters disagreed with the revised gradings on individual properties; these are addressed in Chapter 4.

**(ii) Evidence and submissions**

Council called expert evidence from Natica Schmeder. Ms Schmeder's evidence outlined her prior involvement in the heritage assessment process, commented on submissions and recommended additional changes to the Statement of Significance, citation and gradings schedule. Several of these additional changes arose from a review of submissions and new historical information obtained by Mr Helms (also from Landmark Heritage). Ms Schmeder described these changes as a 'non-statutory' on the basis that they did not change the heritage gradings or other statutory matters.

Ms Schmeder recommended the following:

**Change to the statement of significance**

- **1-6/3 Peel Street:** Correct the misspelling of the name of the former North Grant Hotel in the Precinct SoS.

**Non-statutory changes to the precinct citation and gradings schedule**

- **Norwich Plaza (part):** Add historical details about the establishment of Morshead's Store, the early post-war creation of a new front façade in the precinct history, description, and gradings schedule comments.
- **1-6/3 Peel Street:** Add historical details about the architect of the hotel and its later name to the precinct history and gradings schedule. Add a longer description of the hotel to the precinct description. Enter 1-6/3 Peel Street as a single line in the Gradings schedule.
- **10 Bridge Mall:** Add to the Precinct citation that this shop was designed by architects Clegg, Morrow & Cameron and built in 1928.
- **17 Bridge Mall:** Add to the Precinct citation that this building was designed in 1939 by architect HL Coburn. Correct its build-era from "early post-war" to "interwar" in the Gradings schedule.
- **63-65 Bridge Mall:** Add to the Precinct citation that this building was designed as Coles Store No. 22, and built c1935. Note this original building name in Gradings schedule.
- **86, 88 & 90 Bridge Mall:** Add to the Precinct citation that these buildings were designed in 1934-36 by architect HL Coburn.

In oral evidence Ms Schmeder identified additional changes to the Statement of Significance and Citation. Her preferred version of these documents, which were supported by Council is included at Appendix C (Council's preferred version).

Council submitted that the map in the Statement of Significance should show an adjacent Heritage Overlay HO191/VHRH401, which is located outside of the Precinct boundary (see Figure 2). Council submitted that given the significance of the building and its proximity to the Precinct it should be reflected in HO176.

**Figure 2** Council's preferred map



Source: Document 7

Mr Turley did not oppose these 'non-statutory' changes, however he maintained his concerns with individual property gradings.

**(iii) Discussion**

The 'non-statutory' changes to the Statement of Significance and the Citation have arisen from further research in response to submissions. The changes elaborate on the history of buildings within the Precinct. They do not alter the grading of buildings. It is appropriate that Ms Schmeder conducted her own review of material sourced by Mr Helms; this is illustrated by the fact that she did not agree with all changes proposed by Mr Helm. In the most part, the Panel agrees with the 'non-statutory' changes proposed by Council and included in Appendix C.

The Panel does not agree with the revisions to the map in the Statement of Significance. It is not necessary to map land located outside the Precinct boundary. This approach is not consistent with the *Ministerial Direction - The Form and Content of Planning Schemes* which states that:

Wherever possible provisions should rely on zone and overlay mapping, including for cross-referencing.

While HO191/VHRH401 is adjacent to the Precinct, so are many other heritage places. It is confusing to map land that is outside the Precinct. This approach could inadvertently elevate the importance of that site over other heritage places. The interface between the Precinct and adjacent heritage places can be appropriately managed through the existing controls and the permit process.

**(iv) Conclusions and recommendation**

The Panel concludes:

- most of the changes proposed by Council to the drafting of the Statement of Significance and Citation are appropriate.
- the map in the Statement of Significance should not include reference to a heritage place located outside of the boundary of the Precinct.

The Panel recommends:

**Amend the Bridge Mall/Bakery Hill Precinct Statement of Significance and Citation as shown in Appendix C, with the exception of the mapping change shown in the Statement of Significance.**

## 4 Individual heritage places in the Precinct

### 4.1 Property 1 – 6/3 Peel Street South

#### (i) Background

The exhibited Statement of Significance identifies that 1-6/3 Peel Street South is graded as individually significant (it is currently graded contributory). The building is described as the ‘Three-storey former North Grant (later Centenary and Ballarat) Hotel.

The Citation includes an image of the former North Grant Hotel at 3 Peel Street.

Figure 3 Image of former hotel at 3 Peel Street South



Source: Citation (image taken by GJM Heritage, November 2021)

The Statement of Significance under ‘Why is it significant identifies (Panel’s emphasis):

The Bridge Mall / Bakery Hill Heritage Precinct is of aesthetic significance as a distinctive and irregularly planned precinct that contrasts markedly to the highly ordered street and subdivision patterns to the west of Grenville Street. The precinct features commercial and civic buildings of high design quality dating from the Victorian and Federation periods, with some refacing of Victorian shopfronts in the 1930s in a Moderne style, and a small number of restrained buildings from the early Postwar period. Key examples from the Victorian era include the Classical Revival Munster Arms Hotel at 10 Victoria Street designed by Henry R Caselli in 1864, the Venetian Gothic former East Ballarat Post Office at 21 Main Street (HO94), the three-storey Classical Revival building at 24-26 Bridge Mall, the Anglo-Dutch gabled shop at 31 Bridge Mall, the High Victorian former North Grant Hotel at 3 Peel Street South, and the former Titheridge & Grocott real estate office at 15-19 Main Road (HO93)... (Criterion E)

**(ii) The issues**

The issues are whether:

- the changes to the fabric of the place at 1-6/3 Peel Street South means that a significant grading is no longer justified
- solar panels should be exempt from control under the HO for the place
- the Statement of Significance and Citation properly describe the place and its history.

**(iii) Evidence and submissions****Intactness**

Mr Turley submitted that there had been significant alterations to the building, including key changes to the most prominent parts of the building. He submitted that these changes impacted the intactness of the building and therefore it should not be graded as significant.

Mr Turley submitted that the building was not comparable to other hotels in Ballarat such as the George Hotel. He submitted that the building at 1-6/3 Peel Street South was significantly smaller and was not worthy of an equivalent significant heritage grading.

Mr Turley submitted that by grading the building as significant, it would oblige the owners of the building (at potentially considerable cost and engineering difficulty) to reinstate the original façade and windows on the building.

Council submitted that the building was sufficiently intact to warrant a significant grading. It relied on Ms Schmeder's evidence which was:

In my expert opinion, the former hotel is not only an important landmark within the HO176 Precinct, but it also compares well with other High/Late Victorian hotels in the City of Ballarat both in its architecture and level of intactness.

In terms of intactness Ms Schmeder's evidence was:

As a whole, the former hotel has an intactness that it comparable to a number of other important hotels in the City of Ballarat. Due to its substantial size, these alterations occupy a relatively small area of its two principal facades (north and west), and the building retains a high level of intact detail to its upper floors and skyline.

Council submitted that the key issue for consideration was whether the place reached the threshold for a significant grading. It said the application of a heritage control did not create a positive obligation of the owners of the property to upgrade the building. Rather, it submitted it was only when a permit application was lodged that the heritage control would become a relevant consideration.

Council submitted that it was not the role of the Panel to hypothesise about a future permit application or the costs or constraints associated with that application. It submitted role of the Panel was to consider whether the threshold for a significant listing had been met.

**Solar Panels**

Mr Turley submitted that the controls would limit the potential installation of solar panels on the building.

Council submitted that solar panels may, if inappropriately sited, have an impact on the heritage place. It identified that if solar panels are not visible, they would not trigger a planning permit. Council submitted that the permit trigger does not preclude the use of solar panels, rather it



permits consideration of visible solar panels if they are proposed and would include the balancing of Environmentally Sustainable Development and heritage policy in decision making.

#### **Place description**

Mr Turley raised concerns about the way the property was referenced in the controls, including typographical errors.

Mr Turley submitted that it would be more appropriate to 'split' the grading of 3 Peel Street to reflect the original and modified parts of the building, thus providing different gradings for different parts of the former hotel. Mr Turley cited the grading table for 1-100 Norwich Plaza as an example. For that place, the 6 shops and one façade are identified as Victorian and Early Postwar (contributory) and the former Morehead's Department Store as being constructed in 1962 (non-contributory).

Ms Schmeder agreed that the property addresses should be consolidated into a single place reference. Ms Schmeder also agreed that the former name of the hotel should be updated. These matters are reflected in Council's preferred version of the Statement of Significance and Citation included in Appendix C.

Ms Schmeder did not specifically address the issue of 'splitting' the description, however in response to questions in cross examination she indicated that the whole of the building was significant.

#### **(iv) Discussion**

##### **Intactness**

The Panel agrees that the key consideration is whether the building meets the threshold for a significant grading in the Statement of Significance. The Panel accepts the evidence of Ms Schmeder which indicates a significant grading is warranted on the basis of the current state of the building. It is acknowledged that the building has been modified, but it still presents as a prominent three storey building. While it is not as large the George Hotel building it is still a prominent building that represents the Victorian era.

The Panel agrees with Council that the mere listing of the building as significant does not create an obligation on the owner. A consideration of heritage matters would be triggered only if an application was required under the HO176. Furthermore, the building is already within the Heritage Overlay Precinct and there is already a requirement to consider heritage values given the existing HO176. As such the impacts of the amended control on future development would be less significant (when compared to a new control).

##### **Solar Panels**

The Panel agrees with the submission of Council. The HO176 already applies to the site and Clause 43.01-1 (Heritage Overlay) requires a planning permit for solar panels if they are visible from a street or public park. This requirement already exists; and the change in the grading of the building will not significantly impact the place. This will be a matter for a future permit application.

##### **Place description**

The Panel does not agree that the different parts of the building should be 'split' and graded differently. The building reads as a whole and the Panel accepts the evidence for Ms Schmeder that it reads as whole and is sufficiently intact to warrant a significant grading on the whole

building. The site is not comparable to the site at 1-100 Norwich Plaza, which contains different buildings constructed at different times.

The Panel agrees that the description of the place needs to be updated and typographical errors corrected in both the Statement of Significance and Citation.

#### (v) Conclusions and recommendation

The Panel concludes:

- The significant grading of the former hotel at 1-6/3 Peel Street South is justified.
- The typographical errors in the description of 1-6/3 Peel Street South need to be corrected, as reflected in Appendix C.

The Panel recommends:

**Amend the Bridge Mall/Bakery Hill Precinct Statement of Significance and Revised Heritage Citation: Bridge Mall/Bakery Hill Heritage Precinct, Ballarat Central & Bakery Hill (HO176) relating to 1-6/3 Peel Street South as shown in Appendix C.**

## 4.2 Property 2 – Norwich Plaza

### (i) Background

The exhibited Statement of Significance identifies that part of 1-100 Norwich Plaza (row of shops, former Morshead's Department Store c.1952 façade addressing Bridge Mall) as contributory another part (former Morshead's Store addressing Grenville and Curtis Street) as non-contributory. The balance of Norwich Plaza is proposed to be graded non-contributory.

The Citation includes an image of the Morshead's Department Store in 1962. This image shows the new façade, and the row of two-storey shops with their late interwar or early postwar façade, prior to c1980s alterations to form Norwich Plaza.

Figure 4 Image of Norwich Plaza in 1962



Source: Citation (Figure 11)

The Citation describes the place in more detail:

More recent development within the precinct includes Norwich Plaza at the prominent site at the west end of Bridge Street, where a new façade was added to a previously altered Victorian building on the corner. This three-storey Victorian building (Figure 10) was refaced c1960s for Morsheads Department Store (Figure 11). A row of six two-storey Victorian buildings just to its east had been remodelled with a new façade in the early postwar period (c.1952), seen at the left in Figure 11. It was a larger version of the building across the road, at 6-8 Bridge Mall, with a band of windows divided by brick piers, set within an expanse of smooth white render. These commercial buildings on the prominent corner site were refaced with metal cladding c1980s to form Norwich Plaza. In 2023 this metal cladding was removed to reveal the Morshead's façade.

**(ii) The issue**

The issue is whether part of the Norwich Plaza (row of 6 Victorian era shops and the former Morshead's Department Store c.1952 façade addressing Bridge Mall) should be graded as contributory.

**(iii) Background**

Norwich Plaza is not identified as significant in the current 2014 incorporated document and GJM Heritage retained this designation in their original heritage review. However, the row of 6 Victorian era shops and the former Morshead's Department Store c.1952 façade addressing Bridge Mall were identified as contributory as part of the current review. The balance of Norwich Plaza is proposed to be graded non-contributory.

**(iv) Evidence and submissions**

Submitter 5 opposed the inclusion of part of Norwich Plaza as contributory for two reasons:

- that the prior existing metal panelling has been removed with no evidence of Victorian facades remaining
- the grant of Planning Permit PLP/2023/464 which if acted upon would necessitate the removal of the hipped roof forms over the row of shops.

Submitted 5 did not appear at the Hearing, instead the Panel relied on the original written submission. Council relied on review work undertaken by Mr Helms in response of the submissions, which includes additional research in relation to the site. Council also relied on the evidence of Ms Schmeder in relation to Norwich Plaza, including her opinion on the impact of recent changes to the building and the planning permit for the site.

Ms Schmeder's evidence was:

38. While the submitter is correct in noting that the recent planning permit supported the demolition of the surviving roofs of six Victorian buildings, this is not the sole reason I proposed to recognise this place as Contributory to the precinct in the Revised SoS.
39. A more important reason to recognise the south-east section of the larger Norwich Plaza development as Contributory was the apparent survival of a late interwar or early post-war façade beneath 1980s metal cladding. This rationale was set out in detail on page 18 of my Background Report, as reproduced on the following page.
40. As is apparent in the discussion in the Background Report, the Morshead's façade, constructed prior to 1954, was a key consideration in the proposed change to heritage category. For instance, I noted its similarity in design to another Contributory building in the precinct (6-8 Bridge Mall).
- 41 I based the pre-1954 date for the new front façade on its presence in a postcard view of 'Bridge Street, Ballarat, VIC' by the Rose Stereograph Co. It is held by the State Library

of Victoria, and they have given it a date of “c1920-1954”. 1954 is when the Rose Stereograph Co. ceased operation.

...

42. The survival of this façade was confirmed in June 2024, when the metal cladding was removed, as documented in Mr Helm’s Response to Submissions.

...

49. In conclusion:
- Morshead’s Store was established in 1908 in its present location on Bridge Mall.
  - The business prospered and shortly after Mr Morshead, Junior, became Managing Director the six Victorian buildings they owned were consolidated behind a new front façade. This façade was built between 1952 and 1954.
  - While covered beneath sheet metal in the 1980s, it was re-revealed in 2024 and appears to be largely intact.
  - The HO176 Precinct SoS recognises the importance of commercial development up to the early postwar period.
50. On this basis, in my expert opinion, it is appropriate to recognise this façade as Contributory to the HO176 Precinct.

Council submitted the granting of a planning permit and the acting on that permit are discrete matters. It submitted that the property should be included within the precinct as contributory irrespective of the demolition and removal of the hipped roofing.

#### **(v) Discussion**

The Panel agrees with the submissions of Council and the expert evidence presented. The Panel also reviewed the additional research conducted by Mr Helm in response to the submission. This work justifies the contributory listing of these parts of the place.

The Panel is satisfied that even if the hipped roofs are removed, this part of the place still warrants a contributory grading. The Panel accepts the evidence of Ms Schmeder in this regard.

Council’s changes to the Citation in relation to the property are appropriate.

#### **(vi) Conclusion and recommendation**

The Panel concludes:

- The contributory grading of part of the Norwich Plaza (row of 6 Victorian era shops and the former Morshead’s Department Store c.1952 façade addressing Bridge Mall) is warranted.

The Panel recommends:

**Amend the Revised Heritage Citation: Bridge Mall/Bakery Hill Heritage Precinct, Ballarat Central & Bakery Hill (HO176) relating to the Norwich Plaza property as shown in Appendix C.**

## Appendix A Document list

No.	Date	Description	Provided by
1	24 Sept 24	Panel Directions and Hearing Timetable (version 1)	Planning Panels Victoria (PPV)
2	7 Oct 24	Council Part A submission	Ballarat City Council (Council)
3	8 Oct 24	Expert witness statement of Natica Schmeder	Council
4	10 Oct 24	Council Part B submission with appendices: <ul style="list-style-type: none"> <li>• Appendix A – Chronology</li> <li>• Appendix B – Submission response table</li> <li>• Appendix C – David Helms advice 2024</li> <li>• Appendix D – Revised Statement of Significance (Proposed)</li> <li>• Appendix E – Norwich Plaza planning permit</li> </ul>	Council
5	14 Oct 24	Submission - outline	Mr Turley
6	15 Oct 24	Submission - detailed	Mr Turley
7	15 Oct 24	Revised Statement of Significance and Citation (as presented at the hearing)	Council

## Appendix B Planning context

### B:1 Planning policy framework

Council submitted that the Amendment is supported by various clauses in the Planning Policy Framework, which the Panel has summarised below.

#### Victorian planning objectives

The Amendment will implement section 4(1)(d) of the *Planning and Environment Act 1987* (the Act) to:

- conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value
- balance the present and future interests of all Victorians.

#### Planning Policy Framework

The Amendment supports:

- **Clause 15.01-5S** (Neighbourhood character) which seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place.
- **Clause 15.03-1S** (Heritage conservation) which seeks to ensure the conservation of places of heritage significance. Relevant strategies are:
  - Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
  - Provide for the protection of natural heritage sites and man-made resources and the maintenance of ecological processes and biological diversity.
  - Provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific, or social significance.
  - Encourage appropriate development that respects places with identified heritage values.
  - Retain those elements that contribute to the importance of the heritage place.
  - Encourage the conservation and restoration of contributory elements.
  - Ensure an appropriate setting and context for heritage places is maintained or enhanced.
- **Clause 15.03-1L** (Heritage conservation) applies to land in the Heritage Overlay. Relevant strategies include:
  - Encourage sympathetic forms of development adjacent to heritage sites.
  - Ensure alterations to heritage places are carried out in a sympathetic manner with consideration to the 'Burra Charter'.
  - Discourage the demolition of buildings and other elements of identified local, state and national heritage significance.
  - Require that new development interprets culturally significant places and respects heritage and cultural boundaries.

#### Clause 2 (Municipal Planning Statement)

The Amendment supports the Municipal Strategic Statement by:

- **Clause 2.01** states that Ballarat exemplifies the natural, cultural and historical values of the Central Victorian Goldfields region. Its extensive and highly intact built heritage, landmark buildings, parks, lakes and gardens, statues and cultural and public institutions provide a lasting legacy of this golden era.
- **Clause 2.02** includes the vision to Balance the need to conserve our historical places and spaces with the need and desire to progress as a modern regional city.

- **Clause 2.03-5** which identifies that Ballarat’s heritage includes places of national, state and local significance. Ballarat’s heritage and historic character are among its most valued features and must be retained into the future.

## B:2 Planning scheme provisions

The Heritage Overlay purposes are:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

The Heritage Overlay requires a planning permit to demolish, subdivide, build or carry out works. The Heritage Overlay enables its Schedule to specify additional controls for specific trees, painting previously unpainted surfaces, internal alterations and an incorporated plan (which may exempt buildings and works and other changes from requiring a planning permit). The Schedule may also identify if a place can be considered for uses that are otherwise prohibited, subject to a planning permit.

## B:3 Ministerial Directions, Planning Practice Notes and guides

### Ministerial Directions

The Explanatory Report discusses how the Amendment meets the relevant requirements of:

- Ministerial Direction 11 (Strategic Assessment of Amendments)
- Ministerial Direction (The Form and Content of Planning Schemes pursuant to section 7(5) of The Act) – referred to as Ministerial Directions 7(5) in this Report.

That discussion is not repeated here.

### Planning Practice Note 1 (Applying the Heritage Overlay), August 2018

Planning Practice Note 1 provides guidance about using the Heritage Overlay. It states that the Heritage Overlay should be applied to, among other places:

Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay.

Planning Practice Note 1 specifies that documentation for each heritage place needs to include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria. It recognises the following model criteria (the Hercon criteria) that have been adopted for assessing the value of a heritage place:

- Criterion A:** Importance to the course or pattern of our cultural or natural history (historical significance).
- Criterion B:** Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).
- Criterion C:** Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
- Criterion D:** Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

- Criterion E:** Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
- Criterion F:** Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).
- Criterion G:** Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).
- Criterion H:** Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

### **Practitioner's Guide**

*A Practitioner's Guide to Victorian Planning Schemes* (Practitioner's Guide) sets out key guidance to assist practitioners when preparing planning scheme provisions. The guidance seeks to ensure:

- the intended outcome is within scope of the objectives and power of the PE Act and has a sound basis in strategic planning policy
- a provision is necessary and proportional to the intended outcome and applies the Victoria Planning Provisions in a proper manner
- a provision is clear, unambiguous and effective in achieving the intended outcome.



## Appendix C Council preferred version of Statement of Significance and Citation (Document 7)



**REVISED HERITAGE CITATION:**

**Bridge Mall/Bakery Hill Heritage Precinct, Ballarat Central & Bakery Hill (HO176)**

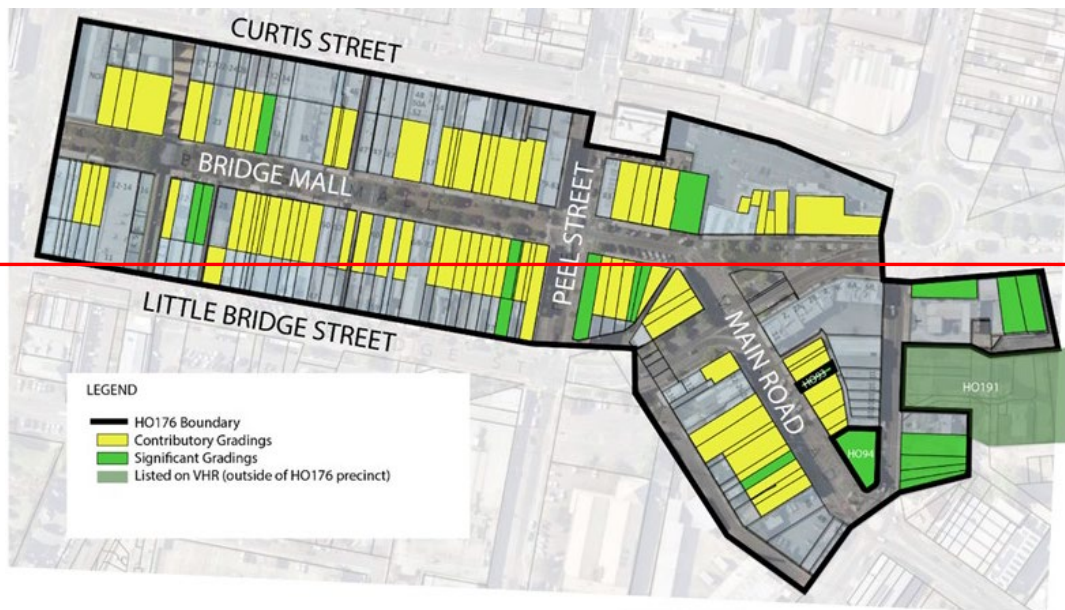


*Figure 1. View looking west towards Bridge Mall from Bakery Hill (GJM Heritage, June 2021).*

DATE: December 2021, revised by Landmark Heritage PL March 2023 [and](#) [October 2024](#)

**Bridge Mall / Bakery Hill Heritage Precinct, Ballarat Central & Bakery Hill (HO176)**

Place type: Commercial Precinct	Architect: Various
Construction Date: Victorian, Federation, Interwar, early Postwar	Builder: Various
Recommendation: Retain in the Heritage Overlay with amendments	Extent of Overlay: See Figure 2



HO176 - BRIDGE MALL / BAKERY HILL PRECINCT  
GRADINGS PLAN (Landmark Heritage)



Figure 2. Boundary and gradings map for precinct HO176.

**Locality History**

The following is informed by the City of Ballarat and Victorian Places websites.

At least 40,000 years ago the Wadawurung and Dja Dja Wurrung Indigenous people called this country home. Their words 'balla arat' mean 'resting place' or 'bent elbow'.

The first European to move to the area was Archibald Yuille, who called his property 'Ballaarat' in 1837. Gold was discovered at Clunes and Buninyong in 1851 and within three years Ballarat had an estimated population of 25,000 as a result of the gold rushes, fast establishing itself as an important commercial centre.

The Eureka Rebellion, one of Australia's defining historic and democratic moments, took place in Ballarat. At daybreak on 3 December 1854 120 gold miners, who sought various reforms, clashed with government forces. The Eureka Stockade rising accelerated the enactment of reforms, which followed in 1855.

Ballarat was connected to Geelong by rail in 1862. The influx of people and revenue from gold mining activities enabled local institutions and grand civic buildings to be established in the decades following the discovery of gold, including the Ballarat Railway Station complex (1862-88), the School of Mines (1870), the Royal South Street Memorial Theatre (1874 and 1898), the Mining Exchange (1887) and the Ballarat Art Gallery (1887), to name a few.

Ballarat continued to maintain its position as Australia's most populous inland city until the time of the Second World War when the city began to experience a decline in population. In the postwar years Ballarat became home to a number of immigrant communities, and in recent years the city's population has continued to increase. A recognition of Ballarat's rich cultural heritage has driven the local tourism sector; the city's built heritage, Sovereign Hill and the Eureka Centre attract tourists specifically seeking cultural heritage experiences.

### **Precinct History**

*The following history is informed by the Ballarat Heritage Precincts Statements of Significance 2006 (revised August 2014) Incorporated Document, and the 2003 Ballarat Heritage Study Stage 2, by Hansen Partnership P/L, Wendy Jacobs et al and supplemented by original research.*

The precinct comprises one of the oldest commercial areas in Ballarat. Bridge Mall (originally part of Main Road, later called Bridge Street; see Figure 4) was originally the main thoroughfare between the official township in Ballarat West, and the diggings in Ballarat Flats to the east. It was the intersection of Victoria Street (previously known as Melbourne Road), the main route from Melbourne, and Main Road, the main route from Geelong.

The western end of the precinct was originally located in the river flats of the Yarrowee River (now channelled underground), while the eastern end ascends to Bakery Hill. From the 1850s, this area was the commercial and civic centre for Ballarat East. As opposed to the ordered axial plan of Ballarat West, Ballarat East was dominated by early haphazard development amongst the gold mining activity. Bakery Hill was the site of an important deep lead, Bakery Hill Lead, which although rich, was difficult to work due to high water levels.

Bakery Hill has an important place in Australian history as the rallying point for mass meetings of Ballarat gold miners in November 1854, during the Eureka Rebellion, which led to the Eureka 'uprising' in December 1854. 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, seeking reforms. They rallied on Bakery Hill as Peter Lalor symbolically raised the Eureka Flag, with its design modelled on the stars of the Southern Cross. Plaques and flagpoles commemorate the Rebellion in nearby locations, outside of the precinct.

Ballarat West was surveyed in 1851, while the precinct area was officially surveyed in late 1857. Main Road (within the precinct; now Bridge Mall) existed prior to the official surveys, and originally extended to Grenville Street. The earliest buildings in the precinct are suggested to date to the early 1850s. The first official sale of properties fronting Main Road took place in February 1857.

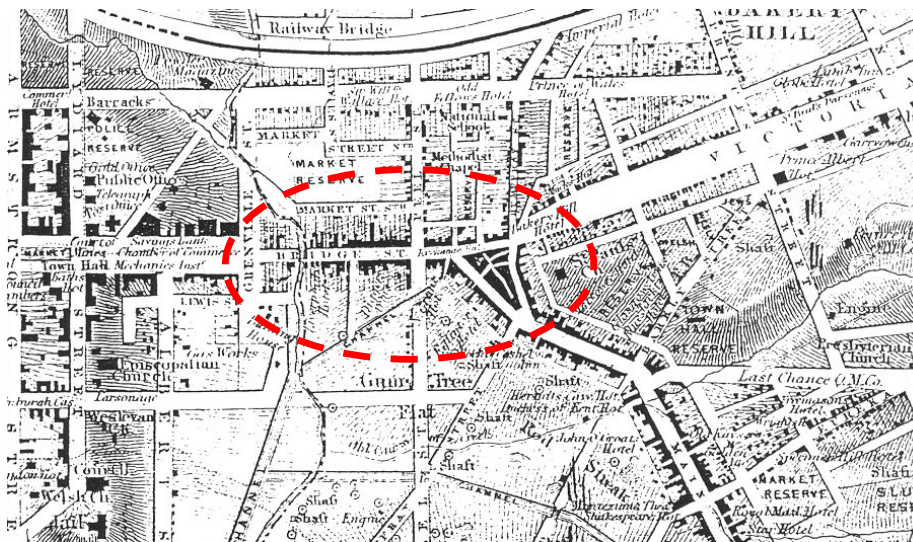
Shopkeepers on Main Road were almost immediately beset with trouble from nearby diggings in Ballarat East, and the sludge run-off created when alluvial soil was dug up and washed to find gold. According to Lawrence



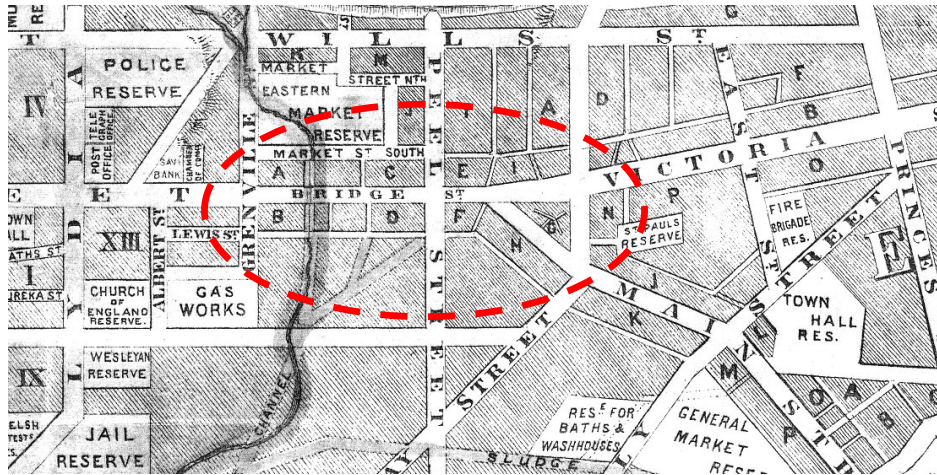
and Davies (2019:19) the worst years were in the late 1850s, with so much sludge running onto the flats of the Yarrowee River valley that the road was raised several times and early timber shops were built on high stumps. The ground level was raised up to four metres in some locations. It was not until 1859 that the Ballarat Sludge Commission was charged with building channels to contain and direct the mining waste, but it was only when the sludge was redirected into the Yarrowee River that mining runoff ceased to impact Main Road.

Apart from the issues with sludge, the section of Main Road near Grenville Street was notoriously swampy, near Yarrowee River. A basic bridge was erected in the early 1860s to provide passage over this area, after which the name Bridge Street was applied. The width of the bridge reportedly determined the narrow width of Bridge Street, with traders building their premises in alignment. Throughout the 1850s and 1860s, flash floods regularly affected retailers in the low-lying portions of Bridge Street. In the 1860s engineering works were carried out to raise the level of the street, up to six feet (two metres) in some places.

Due to these two separate phenomena, it is possible that road raising along Main Road and Bridge Street has created well-preserved archaeological sites, comparable to the “buried block” phenomenon in Melbourne’s CBD where early fill events in low-lying areas preserved the ground floors of early buildings along with rich artefact scatters (Alliance Archaeology, 2019). The precinct continued to develop as a retail centre, alongside mining and its associated activities, which remained active in the area in the 1860s.



**Figure 3.** (above) Detail of an 1861 map of Ballarat. Building footprints illustrate the development along Bridge Street and Main Road by this date. The precinct area is indicated by the red circle (Source: J Brache, Map of Ballarat, 21 October 1861).



*Figure 4. Detail of a c1860s plan of Ballarat. The precinct area is indicated by the red circle. Sludge channels are visible at the bottom. (Source: H Deutsch, Plan of Ballarat Municipalities, c1860s).*

The improved access provided by the bridge over Yarrowee River, and the (primarily residential) development of Victoria Street to the east, encouraged retailers to relocate to Bridge Street from further down Main Road, consolidating it as the main commercial hub for the area. As development continued, brick buildings replaced many of the earlier wooden buildings along Bridge Street.

The key development of the precinct occurred during the Victorian period. Along Bridge Street (now Bridge Mall), narrow deep allotments extended to either Market Street South (now Curtis Street) to the north or the laneway to the south (now Little Bridge Street); today many of these lots provide two frontages or rear views, while some have been subdivided. Between some buildings walkways link to the parallel streets. The oldest buildings in the precinct are thought to remain at the eastern (Bakery Hill) end of the precinct, near the junction of Bridge Street, Main Road and Victoria Street.

On top of Bakery Hill, St Paul's Anglican Church (1861, 1864) dates from the early establishment of the area (HO191/VHR H0401; outside of the precinct). Its associated buildings are located within the precinct, including the rectory at 5 Humffray Street South (1963) and the Parish Hall at 14 Victoria Street (1903).



*Figure 5. Bridge Street looking east towards Bakery Hill, c.1866 (SLV, ID 1769783).*

Key examples of Victorian-period development include the Munster Arms Hotel at 10 Victoria Street (established 1862, rebuilt in 1864 to a design by architect Henry R Caselli; *Ballarat Star*, 17 Oct. 1864); ~~the former North Grant Hotel at 3 Peel Street (formerly 92 Bridge Mall; 1893)~~; the pair of 3-storey buildings at 24-26 Bridge Mall (1890); the former Ballarat East Post Office, 21 Main Road (HO94); the former Titheridge and Growcott real estate office, 15-19 Main Road (HO93); ~~and~~ the former stables at 27 Little Bridge Street; ~~and~~ [the former North Grant Hotel at 3 Peel Street \(formerly 92 Bridge Mall; 1893\). The original, timber, North Grant Hotel 'was partially destroyed by fire' in 1893, and then rebuilt in a 'striking and attractive appearance' to a design by architect William Brazenor \(Ballarat Star, 24 Feb. 1894:1\).](#)

Access to Bridge Street was improved following the establishment of the horse drawn tram service in 1887, and the electrification of the tram network in 1904. The initial network focussed on West Ballarat, but following electrification, a route was introduced along Bridge Street to Victoria Street. Public transport also enabled shopkeepers to relocate their families further out of the central Ballarat area.

Only a small number of buildings within the precinct date to the Federation period. Apart from the timber 1903 St Pauls' Church Hall, these include the two-storey shop at 38 Main Road and the Federation bungalow at 9 Humffray Street South.





*Figure 6.* Looking west down Bridge Street from Bakery Hill. On the right are the buildings currently occupied by McDonald's restaurant. Note bluestone kerbs with verandah posts fixed to them and wide bluestone channels along the street [photo undated, prior to Bridge Street tramline installed post-1904] (Source: Victorian Collections, ID 3323).



*Figure 7.* Looking west down Bridge Street, c1920s/30s (SLV, Rose Series P3165, ID 1768215).



*Figure 8.* Looking east up Bridge Street from Sturt Street, c1920s/30s (SLV, Rose Series P1711, ID 1763805).



*Figure 9.* Looking east up Bridge Street from Sturt Street, c1950s. [Note the replacement of the shops on the left in Figure 8 with the new Morshead's Department Store.](#) (SLV, Rose Series P10709, Image H32492/7418).

A second flush of wealth is apparent in Ballarat after World War I, making the interwar period the second most dominant in the precinct's architectural expression. Along Bridge Street this was mostly high-quality remodelling of Victorian buildings, giving them stylish new Moderne facades. Examples include the row at 86-90 Bridge Mall, which retains an outstanding Moderne shopfront at No. 86 as well as an intact rear warehouse

wing featuring leadlight windows. [These remodelling and the new façade for the Messer & Opie store at 17 Bridge Mall were designed by Ballarat architect H.L. Coburn. Another Ballarat firm, Clegg, Morrow and Cameron, designed the remodelled shop at 28 Bridge Mall in 1928.](#) A more unusual example is the former Seventh Day Adventist Church, a Victorian gabled timber building at 7 Humffray Street South, given a new brick front wing when converted to an Australian Natives Association Hall. Most entirely new development of this period was seen at the east end of Bridge Street, including the standout Moderne State Savings Bank of Victoria at 95-99 Bridge Mall (1940). ~~This string of remodellings continued into the early postwar period at a slower pace, for example the Moderne façades at 84 Bridge Mall, and at 6-8 Bridge Mall.~~

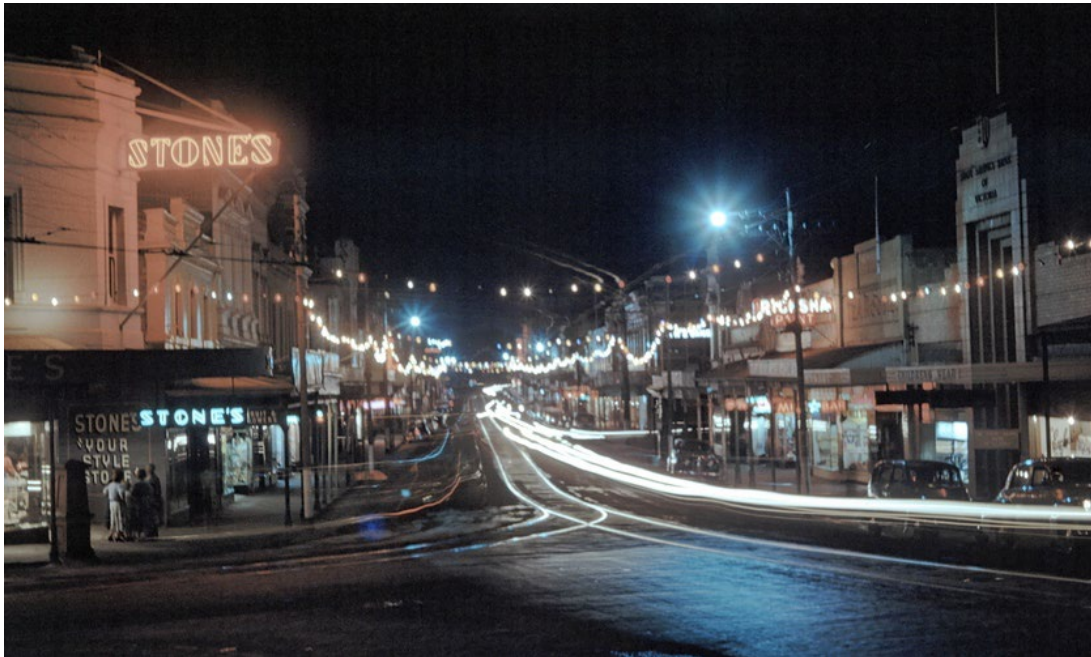
[A significant remodelling in the early postwar period was Morshead's Department Store. W.R. Morshead Snr. established his first store at the west end of Bridge Street in 1908. Over the years, the store was expanded, occupying several shopfronts, and became known for its window displays. In c.1952, several shops were combined to create a single store, which was given a stylish late Moderne-style façade to Bridge Street. By 1960, Morshead's had become part of the Foy & Gibson retail organisation and in 1962 they expanded further, opening a new £250,000 department store on the adjoining site at the corner of Grenville Street \(University of Melbourne\).](#)

[Other early postwar remodellings occurred at 6-8 and 84 Bridge Mall.](#)

Later twentieth-century change tended to be of a lower quality. Shopfront verandahs were removed; though bluestone kerbs surviving in the eastern part of the precinct often show the former position of verandah structures. Many early shopfronts were replaced, and the upper levels of some front facades were covered with metal sheeting (30, 42, 46 & 48 Bridge Mall).

The main façade of the Stones Department Store at 2-4 Main Road was over-clad with stylish metal panels in the early 1960s. Stones is an enduring local landmark, first trading as a Stone's Drapery Store in 1860, it evolved to become a 'select ladies dress shop' under the directorship of Jessica Simon (née Stone; 1906-1982). Jessica Stone has been described as 'fashion director, clothing designer, philanthropist and local style icon in her own right', taking on media appearances and charity work in the local community; a 1956 newspaper story in *The Argus* reported that she had raised by that time £75,000 for local charities. The 1950s saw the creation of the inhouse 'Jessica' label, created and manufactured in the workroom above the shop. The store closed in 1966 and Jessica, with her husband Paul, continued to be prominent figures in the local community. In 1979 Jessica Stone was awarded the British Empire Medal honouring her lifetime commitment to philanthropic work. When 'Jessica of Stone's' died in 1982 her large collection of costumes, photographs, documents and ephemera were donated to the Ballarat Gold Museum.





*Figure 10. Looking west down Bridge Street from the intersection of Main Road, c. late 1950s. Left is Stone's Store, prior to the over-cladding of the façade (Source: Victorian Collections, ID Bon8).*

In the 1970s the community took action to save key buildings in Bakery Hill. The McDonalds food chain proposed to demolish buildings at the top of Bakery Hill for a new restaurant in 1977. Community action resulted in the chain converting existing historic buildings, which continue to be occupied by the chain today. At the same time, lobby groups sought to replace modern shopfronts with historical replicas, such as at 113 Bridge Mall.

Patronage of the Bridge Street retail strip reduced with the opening of the Wendouree Village shopping centre in 1978. In response, Bridge Street was closed to vehicular traffic and the pedestrian shopping mall was opened in 1981. East bound traffic was diverted to Curtis Street and west bound traffic to Little Bridge Street (which appear to have both been extended east of Peel Street to meet Victoria Street). Interestingly, the majority of the bitumen road surface of Bridge Mall was left in situ, other than the holes dug for trees, as were the tram tracks which ran through the area. New base and paving were laid over the top, and while bluestone kerbing was largely removed in the western part of the street, it was retained in the eastern portion.

~~More recent development within the precinct includes Norwich Plaza at the prominent site at the west end of Bridge Street, where a new façade was added to a previously altered Victorian building on the corner. This three-storey Victorian building (Figure 11) was refaced c1960s for Morsheads Department Store (Figure 12). A row of six two-storey Victorian buildings just to its east had been remodelled with a new façade in the late interwar or early postwar period (prior to 1954), seen at the left in Figure 12. It was a larger version of the building across the road, at 6-8 Bridge Mall, with a band of windows divided by brick piers, set within an expanse of smooth white render. These commercial buildings on the prominent corner site were refaced with metal cladding c1980s to form Norwich Plaza.~~



*Figure 11.* Morshead's Department Store showing the c.1952 façade and their famous illuminated window displays (Source: Victorian Collections <https://victoriancollections.net.au/items/595f2b9ed0cdd325c0a4e53c>, accessed 7 July 2024). Looking east up Bridge Street, from Sturt Street, 1938. Left is the Victorian building occupied by Bean Son & Co., altered c.1960s (as Morshead's Department Store) and c.1980s to form Norwich Plaza (Source: Ballarat Revealed).



*Figure 12.* Morsheads Department Store, 1962, showing the new [façade](#), and the row of two-storey shops with their [late interwar or early postwar façade at right](#), prior to [c1980s alterations to form Norwich Plaza store at the corner of Grenville Street, and adjacent c1952 building](#). (Source: Victorian Collections, ID CB\_Photo\_615a).

### Description

The following includes information sourced from the Incorporated Document *Ballarat Heritage Precincts Statements of Significance 2006 (revised August 2014)*.

The Bridge Mall / Bakery Hill Heritage Precinct developed from the 1850s in conjunction with the local gold mining activity, serving as the commercial centre for Ballarat East and as the primary gateway to Ballarat West (now Ballarat Central) when travelling by road from Melbourne or Geelong.

Early gold mining activities in the Yarrowee River valley resulted in a haphazard subdivision and street layout in the eastern part of the precinct around Main Road. The narrow width of Bridge Mall can be attributed to the bridge that first crossed the Yarrowee River near Grenville Street. The precinct is bound by Curtis Street to the north, Grenville Street to the west, Little Bridge Street and Porter Street to the south and to the east includes properties on the east side of Humffray Street and south side of Victoria Street. The Bridge Mall and Main Street shopping strips provide the commercial spine, and present as a predominantly Victorian-era streetscape made up of commercial buildings of mostly two storeys, interspersed with some one- and three-storey buildings.

A small number of civic and institutional buildings are found at the eastern end of the precinct centred on Humffray Street, including the former East Ballarat Post Office (HO94), St Paul's Anglican Church (VHR H401) and Hall, and the Australian Natives Association (ANA) building. The former Post Office is a fine two-storey brick Venetian Gothic [building](#), on a prominent corner site. While St Paul's Anglican Church is not formally a part of the precinct, it is surrounded by the precinct to the north, south and west, and forms a landmark within it. It is a red brick Victorian Transitional Decorated and Perpendicular Gothic Revival church constructed in 1864 to a design by Victorian architect Leonard Terry. To its north, at 14 Victoria Street, is the Church Hall. It may have been built in two stages, with a timber body to the rear and a wide brick parapeted front featuring the date 1903 on its foundation stone. While relatively simple in design, with [bays](#) divided by engaged piers which surmount the parapet, the façade is distinguished by terracotta embellishment to the gable apex (a



diaper pattern) and the tops of the piers (an Art Nouveau floral relief). A brick fence was constructed around the side and rear at the same time, with curved brick coping. The ANA building was also built in two stages, with a steeply gabled timber body (originally a Seventh Day Adventist church). In the 1920s, the ANA added a new front room and façade of red brick in the Neo Grec style.



**Figure 13.** Looking north along Main Road. Right is the former East Ballarat Post Office [HO94] at 21 Main Road (GJM Heritage, June 2021).



**Figure 14.** (left) St Paul's Anglican Church Hall, 14 Victoria Street (Landmark Heritage, October 2022).

**Figure 15.** (right) ANA Hall, 7 Humffray Street South. (Landmark Heritage, October 2022).

The precinct demonstrates a number of architectural styles, owing to its development across a number of decades from the 1850s until the 1950s. This includes examples from the Victorian, Federation and Interwar periods with a small number from the early Postwar era. [During the Interwar period, a number of shop facades were remodelled, and this continued in the decades immediately following the Second World War.](#)

~~During the Interwar period a number of shop facades were remodelled, with particularly fine examples seen at 86-90 Bridge Mall. This continued in the decades immediately following the Second World War. At first, the comprehensive remodelling of facades continued, as seen at 84 Bridge Mall where a Victorian building was given a Moderne façade c1946-49.~~

Later examples, however, sought to update earlier buildings by less expensive and less permanent methods, covering parapets and first floor facades with metal cladding that remains in place today. Most such over-cladding efforts were of low architectural quality, such as [Norwich Plaza and the](#) small shops at 30, 42, 46 & 48 Bridge Mall, though they are likely to conceal unaltered earlier facades beneath. A notable exception is the

former Stone’s Store at 2-4 Main Road, which is an example of metal overcladding that is of high design quality. In this case, the upper level of a Victorian building (visible in Figure 10) was overclad in the early 1960s with profiled square metal panels and raised lettering signage across the east elevation. Earlier terrazzo flooring at the entrances and early postwar shop windows with stylish canted stallboards were retained.

Buildings within the precinct present as a visually cohesive streetscape of consistent scale, particularly in the Main Road and Bridge Mall shopping strips. Many of the rear elevations are visible from the public realm and remain intact, demonstrating key periods of development. A striking example of this can be seen at 90 Bridge Mall. Originally a two-storey Victorian building, its front façade was given a high-quality Jazz Moderne remodelling in the 1930s, while its single-storey side elevation to Peel Street retains a high level of Victorian detail, including rusticated walls and pilasters, incised enrichments, and a balustraded parapet. Other remnants of past uses are apparent in the survival of painted signage on rear and side elevations, naming past occupants. Such “ghost signs” are visible on the west side of the Victorian building at 24 Bridge Mall (word not legible), and on the rear of Victorian shops at 87 & 89 Bridge Mall (respectively, ‘Work Wear Specialists’ and ‘C.W. Pennant’). In other cases, raised lettering at the top of parapets indicates the former business, for example, ‘Gear’s’ chemist’s at 100 Bridge Mall.



**Figure 16.** (left) Intersection of Bridge Mall, Grenville Street and Sturt Street. Norwich Plaza to the centre left of image (GJM Heritage, June 2021).

**Figure 17.** (right) Former Stone’s Store, 2-4 Main Road (GJM Heritage, November 2021).



**Figure 18.** (left) Nos. 44-22 Main Road (left to right) (GJM Heritage, November 2021).

**Figure 19.** (right) Rear of Nos. 101-121 Bridge Mall. (GJM Heritage, November 2021).



**Figure 20.** (left) No. 90 Bridge Mall, showing Peel Street elevation (Landmark Heritage, October 2022).

**Figure 21.** (right) 86-90 Bridge Mall (Landmark Heritage, October 2022).

The public realm has also seen a number of changes over time; the Yarrowee River provides a north–south pedestrian connection through Bridge Mall where the river is channelled belowground. The conversion of Bridge Street to a pedestrian mall in 1981 necessitated the realignment of Little Bridge Street between Peel



Street and Humffray Street to provide a through carriageway for westbound traffic, Curtis Street provides a similar function for eastbound traffic to the north of Bridge Mall.

Despite these changes, some nineteenth-century elements remain in the public realm. These include the north-south bluestone pitched Drury Lane (at 45-47 Bridge Mall) and another bluestone laneway next to 113-113A Bridge Mall. There is also extensive survival of bluestone kerbs and broad channels (up to six pitches wide) along Main Road, and bluestone kerbs along Bridge Mall between Peel Street South and Main Road. On both of these streets, the kerb blocks retain the impressions and sometimes fixings from the cast-iron verandah posts once affixed to them. In some cases circular indents were carved to allow drainage (from posts that doubled as downpipes), and in others there is a particularly large kerb block for fixing posts.



**Figure 22.** (left) Bluestone kerb and wide channel, Main Road (City of Ballarat, January 2023).

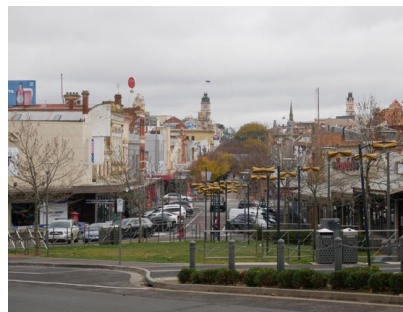


**Figure 23.** (right) Large kerb block with remnant marks where a verandah post was fixed (City of Ballarat, January 2023).

The topography of the precinct provides views to significant landmarks from within and through the precinct as the lower elevation of Bridge Mall allows for uninterrupted views of the grand civic and commercial buildings on Sturt and Lydiard streets to the west and conversely Mount Warrenheip can be seen from this vantage point when looking west and back towards the precinct.



**Figure 24.** (left) Coliseum Walk north-south pedestrian connection, the Yarrowee River here is channelled underground (GJM Heritage, June 2021).



**Figure 25.** (right) View from Bakery Hill looking west towards Bridge Mall and Sturt Street / Lydiard Street Precincts (GJM Heritage, June 2021).

Intact Victorian buildings that demonstrate high quality architectural design and aesthetic characteristics within the precinct include the Venetian Gothic former East Ballarat Post Office at 21 Main Street (HO94), the three storey Classical revival building at 24-26 Bridge Mall, Anglo-Dutch gabled shop at 31 Bridge Mall, and the High Victorian former North Grant Hotel at 3 Peel Street (formerly 92 Bridge Mall). [The former North Grant Hotel is an imposing three-storey building on a corner site with a narrow frontage to Bridge Mall and a long side elevation to Peel Street South. The upper facades remain intact and are notable for the unusual arcaded chimneys, ornate pediments to the splayed corners to Bridge Mall and Little Bridge Street, and other details including stilted segmental arches, stringcourses, hood moulding and rendered banding.](#)



**Figure 26.** (left) 24-26 Bridge Mall (GJM Heritage, November 2021).



**Figure 27.** (right) 31 Bridge Mall (GJM Heritage, November 2021).



**Figure 28.** (left) Former North Grant Hotel, 3 Peel Street (GJM Heritage, November 2021).



**Figure 29.** (right) Former State Savings Bank, 95-99 Bridge Mall (GJM Heritage, November 2021).

The Munster Arms Hotel at 10 Victoria Street, the former Titheridge and Growcott shop, 15-19 Main Road (HO93), and the former stables, 27 Little Bridge Street, provide other intact examples of Victorian buildings to serve the commercial precinct. The two-storey Hotel stands on a corner, and has the foundation date “1862” recorded on its parapet. It has a simple Classical revival expression, with bay divided by giant-order pilasters, and arched window openings with heavy moulded surrounds. The parapet retains a dentilated cornice, but has otherwise been stripped of detail.

Only two original Victorian-era shopfronts to survive in the precinct, at 13 and 28 Main Road. They have timber-framed windows with deep lambs-tongue mouldings and panelled doors. No Victorian-era posted verandahs survive in the precinct. There are many reproductions of Victorian shopfronts and verandahs.



**Figure 30.** Munster Arms Hotel, 10 Victoria Street (GJM Heritage, November 2021).



**Figure 31.** (left) Former Titheridge and Growcott real estate office, 15-19 Main Road [HO93] (GJM Heritage, November 2021).

**Figure 32.** (right) Former stables, at 27 Little Bridge Street (GJM Heritage, November 2021).

A small number of buildings within the precinct date to the Federation period. These include the shop at 38 Main Road, [and](#) the Federation bungalow at 9 Humffray Street South. The two-storey shop at 38 Main Road was constructed for herbalist W Mew Gun, and it retains its original unpainted render finish, Art Nouveau leadlight windows, as well as an ornate shopfront featuring curves, tiles and leadlights. The Federation bungalow exhibits a form characteristic of the style, with a high hipped roof and Z-plan (projecting gables to two elevations with a return verandah between them), the verandah continuous with the main roof, terracotta roof cresting and finials, and corbel red brick chimneys. Walls are of face brick below the windowsills, and roughcast render above. The bungalow exhibits fine details such as Art Nouveau leadlight windows, Gothic-flavoured joinery to the front window hood, and concrete front fence posts.





**Figure 33.** 38 Main Road, which retains its original shopfront (Landmark Heritage, October 2022).



**Figure 34.** (left) ANA Hall, 7 Humffray Street (Landmark Heritage, October 2022).



**Figure 35.** (right) 9 Humffray Street (Landmark Heritage, October 2022).



**Figure 36.** (left) Shopfront of 86 Bridge Mall (Landmark Heritage, October 2022).



**Figure 37.** (right) 86-90 Bridge Mall (GJM Heritage, June 2021).

The Interwar period is better represented than the Edwardian, though many examples are in fact remodelled Victorian buildings. A notable example is the row at 86-90 Bridge Mall. Originally constructed in the nineteenth century, these three buildings were given fine Jazz Moderne facades in the 1930s, rendered with geometric relief decoration. The former Colin’s News Agency (No. 88) features the stylised business name and open books indicating the original use. The former Walter Davis & Co Pty Ltd next door (No. 86, now the Salvos) features the same Art Deco font for its name. The original wares of this store are beautifully illustrated by its intact 1930s shopfront, which features silhouettes of eighteenth-century ladies in fine dress. The shopfront also retains deep display cases with black glass stallboards and a streamlined metal cornice, and a black and white terrazzo entrance floor with a geometric pattern.

In other cases, only the shopfront itself was replaced during the interwar period, with an unusual and highly intact example seen at 100 Bridge Mall. This double-width shopfront is framed by teal tiled piers (with Art Nouveau feature tiles), a band of leadlight highlights set in intricate Arts & Crafts joinery, a wide tiled entry, glazed timber doors, and drawn metal window frames. The leadlights feature the letter “G” in rondels, for “Gear’s” Chemist’s, as recorded in raised letters on the parapet.

[The former Coles Store at 63-65 Bridge Mall is another interwar ‘new build’ of c.1935. The Streamline Moderne detailing of the upper façade and the steel frame windows are typical of Coles stores of the period. The Messer & Opie Men’s and Boys’ Wear store, of 1939, is more stripped back in keeping with the Functionalist style, with the key decorative features the raised signage, and a narrow hood over the glass-block windows \(a new product, introduced in 1936\).](#)

One of the finest interwar buildings in the precinct, and a new-build, is the Jazz Moderne former State Savings Bank of Victoria at 95-99 Bridge Mall. It features a stepped tower at its centre, clad in mottle brown terracotta veneer, with the date “1940” and a flagpole at the top. To either side is a shop with a stepped cream-brick parapet. Both shops retain their original shopfront, with mottle brown tiled stallboards, terrazzo entrance floor, glazed timber door, ribbed-glass highlights, and decorative pressed metal soffit to the awning.



*Figure 38. (left) Shopfront at 100 Bridge Mall (Landmark Heritage, October 2022).*



*Figure 39. (right) Shopfront at 95 Bridge Mall (Landmark Heritage, October 2022).*

During the early postwar period, the comprehensive remodelling of Victorian buildings continued, as seen at 6-8, ~~17~~ & 84 Bridge Mall, ~~and~~ 40 Main Road, [and the c.1952 former Morshead’s Department Store at 12 Norwich Plaza](#). Stylistically, most have a restrained Moderne expression, with rendered facades, a horizontal emphasis created by bands of windows, incised lines and projecting hoods. [The former Morshead’s Department Store is a good example, with its asymmetrical massing featuring an expressed corner bay with an incised grid pattern that returns along the side elevation, an ‘M’ logo in cast cement, and parapet capping with a shadowline detail.](#) No. 40 Main Road is unusual among them, with a façade finishes in cream bricks and brown tiles to the parapet and around the shopfront. As before, the Victorian origins of these buildings are generally only indicated by chimneys and original rear facades.



**Figure 40.** (left) 17 Bridge Mall (Landmark Heritage, October 2022).

**Figure 41.** (right) 6-8 Bridge Mall (Landmark Heritage, October 2022).

The largest group of original shopfronts in the precinct survive from the late interwar and early postwar periods. They are found in the east end of the precinct, at 86, 85-89 & 95-99 Bridge Mall, and 2-4 & 40 Main Road. Interwar examples tend to have drawn-metal window frames above a tiled stallboard, terrazzo entry floors and glazed timber-framed doors (85-85A & 95-99 Bridge Mall). Later examples, from the 1950s, feature chrome frames to windows (91 Bridge Mall) and even chrome-framed doors (87 Bridge Mall), some with stallboards set at an angle (2-4 Main Road). Many shops built or remodelled in these periods also retain their original cantilevered awnings.

Key features:

- Commercial buildings that demonstrate the period of development from the 1850s to the 1950s, including Victorian, Federation, Interwar and a small number of early Postwar buildings.
- Civic, institutional and residential buildings dating from the late nineteenth to the mid-twentieth century at the eastern end of the precinct.
- Original and remodelled facades, including those currently concealed by late twentieth-century metal overcladding, and early or original shopfronts and cantilevered awnings.
- Largely intact rear building elevations visible from the public realm, some featuring ghost signage and outbuildings.
- Largely intact roofscapes, including roof form and chimneys, which illustrate the era in which each building was constructed, including those whose front facades were remodelled during the interwar and early postwar periods, or more recently hidden behind metal overcladding.
- Intact bluestone lanes, channels and kerbs, including remnant fixing points on kerbs from past posted verandahs.
- The irregular subdivision pattern and street layout of the eastern part of the precinct, a legacy of gold mining activity and the unplanned nature of early development.
- The alignment of the Yarrowee River expressed in the north-south link through the precinct.
- The archaeological potential where low-lying land around the Yarrowee River was infilled in the 1860s up to two metres deep, and the Main Road area where ground levels were raised multiple times (up to four metres in all) in the 1850s and '60s in response to a deluge of sludge from nearby gold diggings.
- Its location as the historic entry point to the City of Ballarat when travelling by road from Melbourne and Geelong.

- The connection of Bakery Hill to the 1854 Eureka Rebellion, as the site where miners met and organised prior to the uprising.
- Key views from within and through the precinct, including towards the significant civic landmarks on Sturt Street and Lydiard Street towards the west and St Paul's Anglican Church and Mount Warrenheip to the east.

### **Intactness/Integrity**

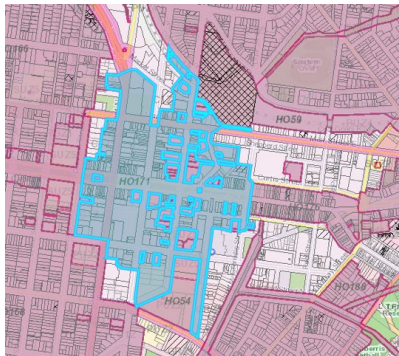
Substantial redevelopment has occurred of a number of properties, particularly at the western end and at Curtis and Little Bridge Streets. Predominantly made up of long narrow lots, many have contributory buildings addressing Bridge Mall or Main Street with non-contributory structures addressing Curtis, Little Bridge and Porter Streets. Bridge Mall and Main Street retain a higher proportion of contributory buildings and have a high degree of visual consistency and scale.

### **Comparative Analysis**

The Bridge Mall/Bakery Hill Precinct can be compared with other commercial and retail precincts within Ballarat and regional towns within the municipality.

The following precinct summaries are taken from Incorporated Document *Ballarat Heritage Precincts Statements of Significance 2006 (revised August 2014)*.

#### Lydiard Street Heritage Precinct HO171



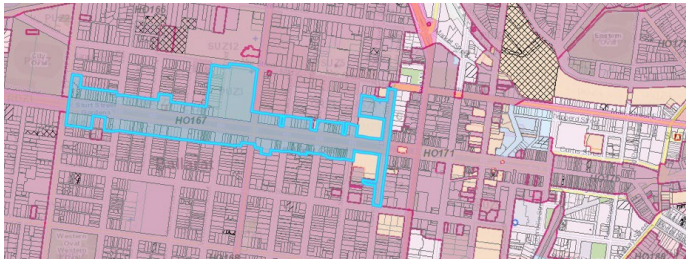
**Figure 42.** Lydiard Street Heritage Precinct [indicated by blue polygon] (Adapted from VicPlan, September 2021).

Lydiard Street Heritage Precinct includes Ballarat's significant civic, institutional, religious and commercial buildings and monuments, developed from the 1850's.

The Precinct is architecturally significant for the outstanding collection of 19th century civic and commercial buildings associated with the commercial life of Ballarat. The Precinct is architecturally significant for its high quality of substantially intact buildings with examples by notable contemporary architects from all periods ranging from 1860s-1950s. The predominantly symmetrical design of Renaissance Revival Victorian and Beaux Arts Federation architecture with elaborately ornate street verandahs, tree lined avenues, asphalt footpaths and 19th century engineering infrastructure have created an historic centre of great unity and visual coherence. The Precinct is aesthetically and architecturally significant as an excellent model representing 19th century neo-classical town planning based on a new order, hygiene and services that sharply distinguishes it from East Ballarat.

#### Sturt Street Heritage Precinct HO167



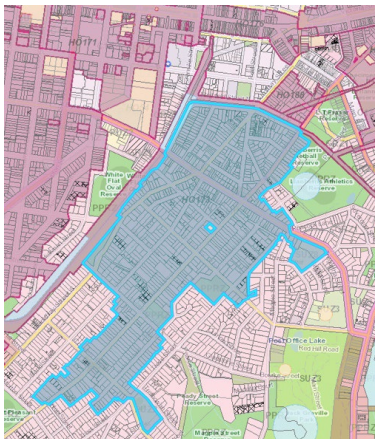


**Figure 43.** Sturt Street Heritage Precinct [indicated by blue polygon] (Adapted from VicPlan, September 2021).

Sturt Street Heritage Precinct demonstrates many original and intact urban design and fine architectural qualities associated with the ecclesiastical, civic, commercial and residential development of the Ballarat township between the 1850s and early 1900s.

The Precinct is architecturally important for its range of fine examples of Victorian and Federation styled buildings displaying many eclectic architectural motifs such as Jacobean, Gothic and Tudor detailing. The residential and commercial buildings are generally one to two storeys, with civic buildings contrasting in height and scale. The main civic buildings are unique in design and scale but are consistent in their use of stone for construction. The Precinct is historically important as it shows evidence of the creation of a grand elegant boulevard in the European tradition, within a rectilinear street layout pattern based on hierarchy and axial ordering. Sturt Street with its counterpart Victoria Street in East Ballarat, part of the former cattle stock route between Geelong and Adelaide, are the only surveyed roads in Ballarat that were substantially wider and longer than other streets.

#### HO173 Mount Pleasant/Golden Point Heritage Precinct



**Figure 44.** Mount Pleasant/Golden Point Heritage Precinct [indicated by blue polygon] (Adapted from VicPlan, September 2021).

Mount Pleasant/Golden Point Heritage Precinct features a mix of residential, commercial and cultural and community buildings in a range of styles from the 1850s to the 1940s including Victorian, Federation and Interwar periods. The Precinct is a significant, highly heterogeneous mix of mid-19th century to early 20th century residential, commercial and institutional buildings developed within an intensely worked gold mining area.

Precincts with a small number of commercial buildings, developed from the 1850s onwards, include:

- Victoria Street Heritage Precinct HO177

- Central Ballarat Heritage Precinct HO166
- Humffray Street Heritage Precinct HO175
- Eureka Street Heritage Precinct HO179.

Townships outside of Ballarat, which include commercial development:

Learmonth Heritage Precinct HO180

The rural precinct 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. A defining characteristic of the Precinct is its small scale nature of the buildings and dominance of the tree lined avenue. Most of the buildings have similar massing, form, are single storey height and are of a traditional form.

Buninyong Heritage Precinct HO181

Buninyong Precinct is important for its collection of buildings, architecture and overall development 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 Precinct demonstrates many original and intact design qualities associated with the commercial, civic, cultural/community and educational developments in the township between the 1850s and early decades of the 20th century.

Conclusion

While modest in its appearance and of smaller size, the Bridge Mall / Bakery Hill Precinct is comparable in historical significance to Lydiard Street Heritage Precinct [HO171]. Both precincts developed contemporaneously from the 1850s onwards in the former municipalities of East Ballarat and Ballarat, respectively. The precincts are comparable in function and development timeframe.

The Bridge Mall / Bakery Hill Precinct is primarily commercial and significantly differs to Lydiard Street and surrounds in its street layout and subdivision, a legacy of early gold mining activities centred around the Yarrowee River. It grew to serve the distinct area associated with these activities and is associated with the Eureka Rebellion. The precinct has seen changes to its built form and public realm over time, particularly to later alterations and additions to building facades. It continues to be a clearly legible as a shopping precinct dating from the 1850s to the mid-20th century and displays a high consistency of built form.

**Assessment against Criteria**

**Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay (August 2018)*.**

**Criterion A: Importance to the course or pattern of our cultural or natural history**

The Bridge Mall / Bakery Hill Heritage Precinct is of historical significance as the oldest commercial centre in East Ballarat and one of the oldest in the City of Ballarat. Developed from the 1850s as a result of gold discoveries in the area, the irregular subdivision pattern and street layout is a legacy of the unplanned development that took place as a result of the chaotic gold mining activities of the time, as well as being dictated by the crossing point for the Yarrowee River. The buildings and early street fabric within the Bridge Mall / Bakery Hill Heritage Precinct illustrate the key phases in the City of Ballarat's development – from the area's early gold mining activities, to the boom-era of the late nineteenth century, renewed prosperity and modernisation in the interwar era, and the slower development in the early Postwar period – and demonstrate

the precinct's continuous and important role as a vibrant commercial centre for the City of Ballarat. The rear elevations and roofscapes illustrate changes over time, including the many Victorian buildings remodelled in the interwar period. The eastern end of the precinct (centred on Humffray Street) demonstrates the area's important civic and institutional role through the former East Ballarat Post Office, St Paul's Anglican Church and Hall and the Australian Natives Association building. When travelling by road from Melbourne and Geelong, the precinct has served as the primary gateway to what is now the City of Ballarat since the mid-1800s.

Bakery Hill is of historical significance for its association with the 1854 Eureka Rebellion, as the place where thousands of miners rallied during the Rebellion and as the location where Peter Lalor first raised the Eureka flag.

**Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history.**

The Bridge Mall / Bakery Hill Heritage Precinct is of significance for its research potential, due to major ground-raising in this area in the 1850s and '60s. Ground levels along Main Road were raised multiple times, to a combined four metres, in response to the influx of sludge runoff from nearby gold mining works. And there were engineering works carried out in the 1860s to raise the level of the street around the boggy Yarrowee River, by up to two metres. This indicates the possible survival of highly intact archaeological deposits, even buried ground floors of buildings in these two areas.

**Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments**

The Bridge Mall / Bakery Hill Heritage Precinct is of significance as a substantially intact and visually cohesive representative example of a predominantly Victorian-era commercial centre, with some intact development and remodelled facades from the Federation, Interwar and early Postwar periods. Main Road and the eastern end of the precinct in particular demonstrate a high degree of uniformity in scale and form. Typical characteristics of such precincts – including a predominantly two-storey street wall (interspersed with some single and three-storey buildings), parapeted rendered or red brick facades with repetitive upper floor fenestration, some original or early ground floor shopfronts with some original cantilevered awnings or reconstructed posted verandahs and bluestone kerbs and channels – are displayed in the original forms, fabric and detailing of many of the buildings.

**Criterion E: Importance in exhibiting particular aesthetic characteristics**

The Bridge Mall / Bakery Hill Heritage Precinct is of aesthetic significance as a distinctive and irregularly planned precinct that contrasts markedly to the highly ordered street and subdivision patterns to the west of Grenville Street. The precinct features commercial and civic buildings of high design quality dating from the Victorian and Federation periods, with some refacing of Victorian shopfronts in the 1930s in a Moderne style, and a small number of restrained buildings from the early Postwar period. Key examples from the Victorian era include the Classical Revival Munster Arms Hotel at 10 Victoria Street designed by Henry R Caselli in 1864, the Venetian Gothic former East Ballarat Post Office at 21 Main Street (HO94), the three-storey Classical Revival building at 24-26 Bridge Mall, the Anglo-Dutch gabled shop at 31 Bridge Mall, the High Victorian former North Grant Hotel at 3 Peel Street, and the former Titheridge & Grocott real estate office at 15-19 Main Road (HO93). While there are few Federation-era buildings in the precinct, they are of high quality, including the W Mew Gun herbalist shop at 38 Main Road, and the Federation bungalow at 9 Humffray Street South. Fine examples of interwar architecture include the Jazz Moderne remodelling and shopfront of the Walter Davis women's clothing store at 86 Bridge Road and the warehouse wing to the rear (77 Little Bridge Street), and

the former State Savings Bank of Victoria at 95-99 Bridge Mall. Within the precinct there are highly intact shopfronts that feature details such as lead lighting, such as the ornate Gears' shopfront at 100 Bridge Mall. Many of the buildings have highly intact rear elevations, often visible from the public realm. In particular, buildings to the rear of 101-121 Bridge Mall form a picturesque collection of highly intact rear wings some with remnant historic signage. Within this group there are some sites that retain a Victorian rear wing while the front section has been rebuilt in the late twentieth century.

The precinct forms an important part of the linear views from Sturt Street to Mount Warrenheip, St Paul's Anglican Church and the East Ballarat Fire Station tower. The Bakery Hill end of the precinct offers panoramic views of Central Ballarat and views of the grand landmark civic buildings located in the Sturt Street and Lydiard Street Precincts, including the former Ballarat Post Office, Ballarat Town Hall, St Andrew's Uniting Church, the former Ballarat Fire Station and Ballarat Railway Station.

**Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history**

The Stone's Department Store at 2-4 Main Road had a long association with the Stone family, and in particular prominent local figure and designer Jessica Simon (née Stone; 1906-1982). Stone's Drapery Store first traded on the site in 1860 and became an enduring local landmark. By the mid-twentieth century Stone's had evolved to become a 'select ladies dress shop' under the directorship of Jessica Simon. Jessica was a well-known local identity recognised as a fashion designer, philanthropist and local style icon, known for her media appearances and charity work in the local community. The store closed in 1966 and Jessica, with her husband Paul, continued to be prominent figures in the local community. In 1979 Jessica was awarded the British Empire Medal honouring her lifetime commitment to philanthropic work.

**Recommendations**

The precinct is included in the Heritage Overlay of the Ballarat Planning Scheme as HO176.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Ballarat Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Aboriginal Heritage Place?	No

**Gradings**

The gradings of properties within the precinct are as follows [\(three places with a site-specific HO/VHR within the precinct are also listed\)](#):

Address	Name	Grading	Era	Comments
2 Bridge Mall		Non-contributory	Contemporary	

Address	Name	Grading	Era	Comments
6 Bridge Mall	Song Chinese Massage	Contributory	Early postwar	6-8 are a pair of two-storey buildings
8 Bridge Mall		Contributory	Early postwar	6-8 are a pair of two-storey buildings
10 Bridge Mall		Contributory	Interwar	
12-14 Bridge Mall		Non-contributory	Contemporary	
16 Bridge Mall		Non-contributory	Contemporary	
17 Bridge Mall	Messer and Opie	Contributory	<del>Early postwar</del> Interwar	
18 Bridge Mall	OPSM	Contributory	Victorian	
22 Bridge Mall	Fauls Shoes	Non-contributory	Contemporary	
23 Bridge Mall	Cotton on Clothing	Non-contributory	Contemporary	
24 Bridge Mall		Significant	Victorian	24-26 are a pair of three-storey buildings; retains painted ghost sign on west side elevation
25 Bridge Mall	Country Kids	Contributory	Victorian	
26 Bridge Mall	Riot Art & Craft	Significant	Victorian	24-26 are a pair of three-storey buildings; 26 has neo-Victorian shopfront
27 Bridge Mall	Endee's Fashion	Contributory	Victorian	27-29 pair of Victorian two-storey shops
28 Bridge Mall	Specsavers	Non-contributory	Contemporary	
29 Bridge Mall	Denim Culture	Contributory	Victorian	27-29 pair of Victorian two-storey shops
30 Bridge Mall	Lorna Jane	Contributory	Victorian?	Façade hidden beneath post-war metal cladding
31 Bridge Mall		Significant	Victorian	1891 on parapet
32 Bridge Mall	Sportsgirl	Contributory	Interwar	
33 Bridge Mall	Sussan	Non-contributory	c1960s	
34 Bridge Mall	Black Pepper	Contributory	Victorian	
35 Bridge Mall	The Reject Shop	Non-contributory	Contemporary	
38-40 Bridge Mall	UFS Dispensary	Contributory	Interwar	

Address	Name	Grading	Era	Comments
2/40 Bridge Mall	Treloars Coffee House	Non-contributory	Contemporary	
42 Bridge Mall	Betta Bargains	Contributory	Victorian?	Façade hidden beneath post-war metal cladding
43 Bridge Mall	Capri Cafe	Contributory	Victorian	
45 Bridge Mall	Better Bargains	Contributory	Victorian	
46 Bridge Mall	Greens Hot Line Bakery	Contributory	Victorian?	Façade hidden beneath post-war metal cladding
47 Bridge Mall	Best and Less	Non-contributory	Contemporary	
48 Bridge Mall	Darrell Lea Chocolate	Contributory	Victorian?	Façade hidden beneath post-war metal cladding
50 Bridge Mall	Jacquie E	Non-contributory	Contemporary	
52 Bridge Mall	Wen & Ware Living	Non-contributory	Contemporary	
53 Bridge Mall	Lash Brow & Co	Contributory	Interwar	53-55 are a single building
54 Bridge Mall	The Lingerie Shop	Contributory	Victorian	Neo-Victorian shopfront
55 Bridge Mall	Collins Booksellers	Contributory	Interwar	53-55 are a single building
56-58 Bridge Mall	Inhabit Homewares	Contributory	Victorian	
57 Bridge Mall		Non-contributory	c1960s	
59 Bridge Mall	A La Mode	Contributory	Victorian	Neo-Victorian shopfront
60 Bridge Mall		Non-contributory	Contemporary	
62 Bridge Mall	LV Nails	Contributory	Interwar	
62A Bridge Mall	Bridge Mall Centre Management Office	Contributory	Interwar	62A appears to be the rear of No. 62
63 Bridge Mall	Ghanda Clothing	Contributory	Interwar	63-65 are a single building; <a href="#">a former Coles store</a>

Address	Name	Grading	Era	Comments
64 Bridge Mall	Just About Frames & Prints	Non-contributory	Contemporary	
65 Bridge Mall	Aussie Disposals	Contributory	Interwar	63-65 are a single building; a former <a href="#">Coles store</a>
66 Bridge Mall		Contributory	Victorian	
67-69 Bridge Mall		Contributory	Victorian	67-73 are a single building; only 73 intact
68-70 Bridge Mall	Nextra Bridge Mall Newsagency	Non-contributory	very altered Victorian?	
71 Bridge Mall	Metro Hair Design	Contributory	Victorian	67-73 are a single building; only 73 intact
72 Bridge Mall		Contributory	Victorian	
73 Bridge Mall	Tunbridges	Contributory	Victorian	67-73 are a single building; only 73 intact
74 Bridge Mall	Linen & Living	Contributory	Victorian	
75 Bridge Mall		Contributory	Victorian	75-77 are a single building
76 Bridge Mall	Optus World	Contributory	Victorian	
77 Bridge Mall	Off Ya Tree	Contributory	Victorian	75-77 are a single building
78 Bridge Mall	Savoy Coffee Lounge	Contributory	Victorian	
79-81 Bridge Mall	ANZ Bank (former)	Non-contributory	late 20th century	
80 Bridge Mall		Contributory	Victorian	
82 Bridge Mall	Vodafone	Contributory	Victorian	
83 Bridge Mall	Axis Employment	Non-contributory	Contemporary	
84 Bridge Mall	ETek Phone Repairs	Contributory	Early postwar	
85 Bridge Mall	Boba Central	Contributory	Interwar	Retains interwar or early postwar shopfront
85A Bridge Mall	River Bamboo Massage	Contributory	Interwar	85-85A are a pair; retains interwar or early postwar shopfront



Address	Name	Grading	Era	Comments
86 Bridge Mall	Salvos Store	Significant	Interwar	Fine Jazz Moderne building with elaborate original shopfront (Walter Davis women's clothing)
87 Bridge Mall	Just Pawn It	Contributory	Victorian	87-89 are a pair; retains early postwar shopfront; retains painted ghost sign on rear elevation
88 Bridge Mall	The Athlete's Foot	Contributory	Interwar	
89 Bridge Mall	Coins and Stamps Bought & Sold	Contributory	Victorian	87-89 are a pair; retains early postwar shopfront; retains painted ghost sign on rear elevation
90 Bridge Mall	Telstra Shop	Contributory	Interwar	Retains part of fine quality Victorian building to rear, visible along Peel Street
91 Bridge Mall	T and C Nails	Contributory	Interwar	91 & 93 are a pair
93 Bridge Mall	93's Giftware & Tobacconist Accessories	Contributory	Interwar	91 & 93 are a pair
94-96 Bridge Mall	Skin Ski and Surf	Contributory	Victorian	
95 Bridge Mall		Significant	Interwar	95-99 a single building; original shopfront & awning
97 Bridge Mall		Significant	Interwar	95-99 a single building
98 Bridge Mall		Contributory	Victorian	
99 Bridge Mall	Tatts for the Memory	Significant	Interwar	95-99 a single building; original shopfront & awning
100 Bridge Mall		Significant	Victorian & Interwar	Grand Victorian shop (Gears ghost sign at top of parapet) with elaborate and intact c1910 shopfront
101 Bridge Mall	Capricho	Non-contributory	Contemporary	neo-Victorian

Address	Name	Grading	Era	Comments
103-107 Bridge Mall	Crazy Asian	Contributory (rear only)	Victorian	Two single-storey buildings: both have Non-contributory neo-Victorian front section and Contributory Victorian rear section
104 Bridge Mall	The 180 Shop	Contributory	Victorian	aka 102
109 Bridge Mall	Tokyo Grill House	Contributory	Victorian	Two 2-storey buildings in a terrace of three (with 113); neo-Victorian shopfronts
113 Bridge Mall	The Ballarat Curry House	Contributory	Victorian	2-storey building in terrace with 103-107; neo-Victorian shopfronts. Two-storey rear wing (113A?) with hipped roof and corbelled eaves pre-dates the terrace at the front of the site
119-121 Bridge Mall	McDonalds Family Restaurant	Contributory	Victorian	From west to east: single-storey double-fronted rendered building; Victorian (?) single-storey timber building; terrace of 5 two-storey brick buildings (originally tuckpointed, now sandblasted); all have neo-Victorian shopfronts and verandahs
1 Coliseum Walk	Mocha Shop and Cafe	Non-contributory	Contemporary	
4 Coliseum Walk		Non-contributory	Contemporary	
5 Coliseum Walk	Your Mantra	Non-contributory	Contemporary	
6 Coliseum Walk	The Charcoal Pit	Non-contributory	Contemporary	
22-24 Curtis Street	Melissa E Bridal	Non-contributory	Contemporary	
28 Curtis Street		Non-contributory	Contemporary	

Address	Name	Grading	Era	Comments
30 Curtis Street	Ballarat Baber Shop	Non-contributory	Contemporary	
32 Curtis Street	Complete Bowls Specialist	Non-contributory	Contemporary	
34 Curtis Street	Book Bazaar	Non-contributory	Contemporary	
46 Curtis Street	Bedding Wholesalers	Non-contributory	Contemporary	
48 Curtis Street		Non-contributory	Contemporary	
Lv 1/50A Curtis Street	Ballarat Martial Arts Centre	Non-contributory	Contemporary	
52 Curtis Street	Cigarette	Non-contributory	Contemporary	
54 Curtis Street	CKs Bridal Recycle	Non-contributory	Contemporary	
1 Humffray Street South	Bakery Hill Motel	Non-contributory	Contemporary	
1A Humffray Street South	St Paul's Anglican Church	<del>Significant</del> HO191/H401	Victorian	
5 Humffray Street South	Manse	Non-contributory	Post-war	
7 Humffray Street South	ANA Hall, former 7th Day Adventist Church	Significant	Victorian & interwar	Victorian gabled former church, behind 1920s ANA façade
8 Humffray Street South	Maceys Carpet Choice	Non-contributory	Contemporary	
9 Humffray Street South	Villa	Significant	Federation	Retains original concrete front fence posts
10 Humffray Street South	Maceys Carpet Choice	Non-contributory	Contemporary	
5 Little Bridge Street	Burkes Florist	Non-contributory	Contemporary	
7 Little Bridge Street		Non-contributory	Contemporary	
11 Little Bridge Street		Non-contributory	Contemporary	

Address	Name	Grading	Era	Comments
Lv 1/11 Little Bridge Street		Non-contributory	Contemporary	
23 Little Bridge Street	Jonahs Seafoods	Non-contributory	Contemporary	
25 Little Bridge Street	Chokolat Solarium	Non-contributory	Contemporary	
27 Little Bridge Street	Dyers Steak Stable	Contributory	Victorian	former stables or coach house
33 Little Bridge Street	City Finance	Non-contributory	Contemporary	
41 Little Bridge Street	Song Chinese Massage	Non-contributory	Contemporary	
45 Little Bridge Street	Kool Kuts 4 Kids	Non-contributory	Contemporary	
47 Little Bridge Street		Non-contributory	Contemporary	
59 Little Bridge Street	Noodle Canteen	Non-contributory	Contemporary	
61 Little Bridge Street	Cutz Above the Rest Hair & Beauty	Non-contributory	Contemporary	
77 Little Bridge Street		Significant	Interwar	Rear part of Walter Davis store (86 Bridge Mall), featuring leadlight windows
89 Little Bridge Street		Non-contributory	Contemporary	
110 Little Bridge Street		Non-contributory	Contemporary	
112 Little Bridge Street	Body Works Beauty Therapy	Non-contributory	Contemporary	
2 Main Road	Sportsbiz	Contributory		Former Stones store; retains early post-war shopfront, cantilevered awning, and terrazzo entry floors
4 Main Road	Sportsbiz	Contributory		Former Stones store; retains early post-war shopfront, cantilevered awning,

Address	Name	Grading	Era	Comments
				and terrazzo entry floors
11 Main Road	QBE Insurance	Non-contributory	1988	neo-Victorian
13 Main Road	The Main Emporium	Contributory	Victorian	Retains original Victorian timber shopfront
15-19 Main Road	Michaela Settle MP	Contributory	Victorian & c1940	Bluestone north wall; stained glass to front façade plus c1940 remodelling
1/15-19 Main Road	PACT Community Support	Contributory	Victorian	
2/15-19 Main Road	single-storey building	<del>Significant</del> , HO93	Victorian	Former Titheridge and Growcott real estate office; "1898" on parapet
2A/15-19 Main Road	Upstairs Commercial Section	Contributory	Victorian & c1940	
20 Main Road	Vintage Corner	Contributory	Victorian	
21 Main Road	Online Personnel	<del>Significant</del> , HO94	Victorian	former East Ballarat Post Office
22-26 Main Road		Non-contributory	Contemporary	neo-Victorian timber two-storey buildings
28 Main Road	The Known World Bookshop	Contributory	Victorian	Retains original Victorian timber shopfront
30 Main Road		Contributory	Victorian	1892 on parapet
32A Main Road	BeFinancial	Contributory	Victorian	
34-36 Main Road	Antiques	Contributory	Victorian	
36A Main Road	Nicola Cerini	Contributory	Victorian	
38 Main Road	King Kongs Tattoo Shop	Significant	Federation	Retains original shopfront; "W. Mew Gun" on parapet (a herbalist)
40 Main Road		Contributory	Early postwar	Intact shop with cream brick and glazed tiles, intact shopfront

Address	Name	Grading	Era	Comments
42-44 Main Road	Mr Jones	Contributory	Victorian	
46 Main Road		Non-contributory		carpark
48 Main Road		Non-contributory		carpark
50 Main Road		Non-contributory	Contemporary	
Norwich Plaza (part)		Contributory	<del>Victorian &amp; c1940s</del> c1952	Row of 6 Vic shops given new façade c1952, now beneath metal cladding at south-eastern corner of Norwich Plaza
Norwich Plaza (part)		Non-contributory	1960s & 1980s	See precinct map for details
1-6/3 Peel Street South	Skin-Ski and Surf	Significant	Victorian	Part of three-storey former North Grant Hotel
2/3 Peel Street South	Rokk 66	Significant	Victorian	Part of three-storey former North Grant Hotel
3/3 Peel Street South		Significant	Victorian	Part of three-storey former North Grant Hotel
4/3 Peel Street South	Uniting Way Church	Significant	Victorian	Part of three-storey former North Grant Hotel
5/3 Peel Street South	Dickson Hearn Pty Ltd (Surveyors)	Significant	Victorian	Part of three-storey former North Grant Hotel
6/3 Peel Street South		Significant	Victorian	Part of three-storey former North Grant Hotel
2 Victoria Street		Non-contributory	1988	neo-Victorian
4 Victoria Street		Non-contributory	1988	neo-Victorian
2A Victoria Street	Bakery Hill Apartments	Non-contributory	1988	neo-Victorian
2B Victoria Street	Bakery Hill Apartments	Non-contributory	1988	neo-Victorian
6 Victoria Street		Non-contributory	1988	neo-Victorian
6A Victoria Street		Non-contributory	1988	neo-Victorian
6B Victoria Street		Non-contributory	1988	neo-Victorian



Address	Name	Grading	Era	Comments
8 Victoria Street	Hog's Breath Cafe	Non-contributory	1988	neo-Victorian
10 Victoria Street	Munster Arms Hotel	Significant	Victorian	1862 date on parapet
14 Victoria Street	St Paul's Church Hall	Significant	Federation	1903 date on foundation stone

### Extent of the Heritage Overlay

To the extent of the property boundaries, as shown in Figure 34 below. Note that three properties with individual HOs are considered to contribute to the HO176 precinct, though they are not covered by HO176. These are HO93 – 15-19 Main Road (part), HO94 – 21 Main Road, and HO191/VHR H401 – [1A3](#) Humffray Street South.



**Figure 34.** Extent of HO176 [indicated by black line] (adapted from [data.vic.gov.au](#)).

## References

Alliance Archaeology, 'Heritage in Ruins: an investigation into Melbourne's "buried blocks"', report to the Heritage Council of Victoria, 28 May 2019, <https://heritagecouncil.vic.gov.au/research-projects/heritage-in-ruins-an-investigation-into-melbournes-buried-blocks/>, accessed 16 December 2022.

Ballarat Planning Scheme, Incorporated Document *Ballarat Heritage Precincts Statements of Significance 2006 (Revised August 2014)*.

City of Ballarat, 'Entrance to Bridge Street', *Ballarat Revealed: Bridge Street corner, bottom of Sturt Street*, <[https://ballaratrevealed.com/tour.php?action=view\\_tour&tour\\_id=3](https://ballaratrevealed.com/tour.php?action=view_tour&tour_id=3)>, accessed November 2021. Image courtesy of Max Harris Image Collection, Ballarat Mechanics Institute.

City of Ballarat, 'Heritage', <<https://www.ballarat.vic.gov.au/city/strategic-planning/heritage>>, accessed November 2021.

Brache, J, *Map of Ballarat*, 21 October 1861. Cited in D Rowe & W Jacobs, *Ballarat Heritage Precincts Study, Part A*, 2006, Volume 2, Appendix 2.2.

Deutsch, H, *Plan of Ballarat Municipalities*, c1860s. Cited in D Rowe & W Jacobs, *Ballarat Heritage Precincts Study, Part A*, 2006, Volume 2, Appendix 2.2.

Lawrence, C and P Davies, *Sludge: Disaster of Victoria's Goldfields*, 2019, Carlton: LaTrobe University Press.

Monash University and the University of Queensland, 'Ballarat City', *Victorian Places*, <<https://www.victorianplaces.com.au/ballarat-city>>, accessed November 2021.

Rowe, D & W Jacobs, *Ballarat Heritage Precincts Study, Part A*, 2006.

State Library of Victoria (SLV), images as cited.

[University of Melbourne: 'Foy's Melbourne Central. News Service of the Month'. Vol. 4, No. 5, June 1962. https://rest.neptune-prod.its.unimelb.edu.au/server/api/core/bitstreams/efc26db2-f8f9-547c-8ffa-77acfa57059f/content, viewed 7 July 2024.](https://rest.neptune-prod.its.unimelb.edu.au/server/api/core/bitstreams/efc26db2-f8f9-547c-8ffa-77acfa57059f/content)

Victorian Collections, Image Identifier Bon8, <<https://victoriancollections.net.au/>>, accessed November 2021. Image credited to City of Ballarat Libraries.

Victorian Collections, Image Identifier CB\_Photo\_615a, <<https://victoriancollections.net.au/>>, accessed November 2021. Image credited to City of Ballarat Libraries.

Victorian Collections, Image Identifier 3323, <<https://victoriancollections.net.au/>>, accessed September 2021. Image credited to Ballarat Heritage Services collection.

**Bridge Mall / Bakery Hill Heritage Precinct:****REVISED Statement of Significance, ~~October 2024~~ ~~March 2023~~**

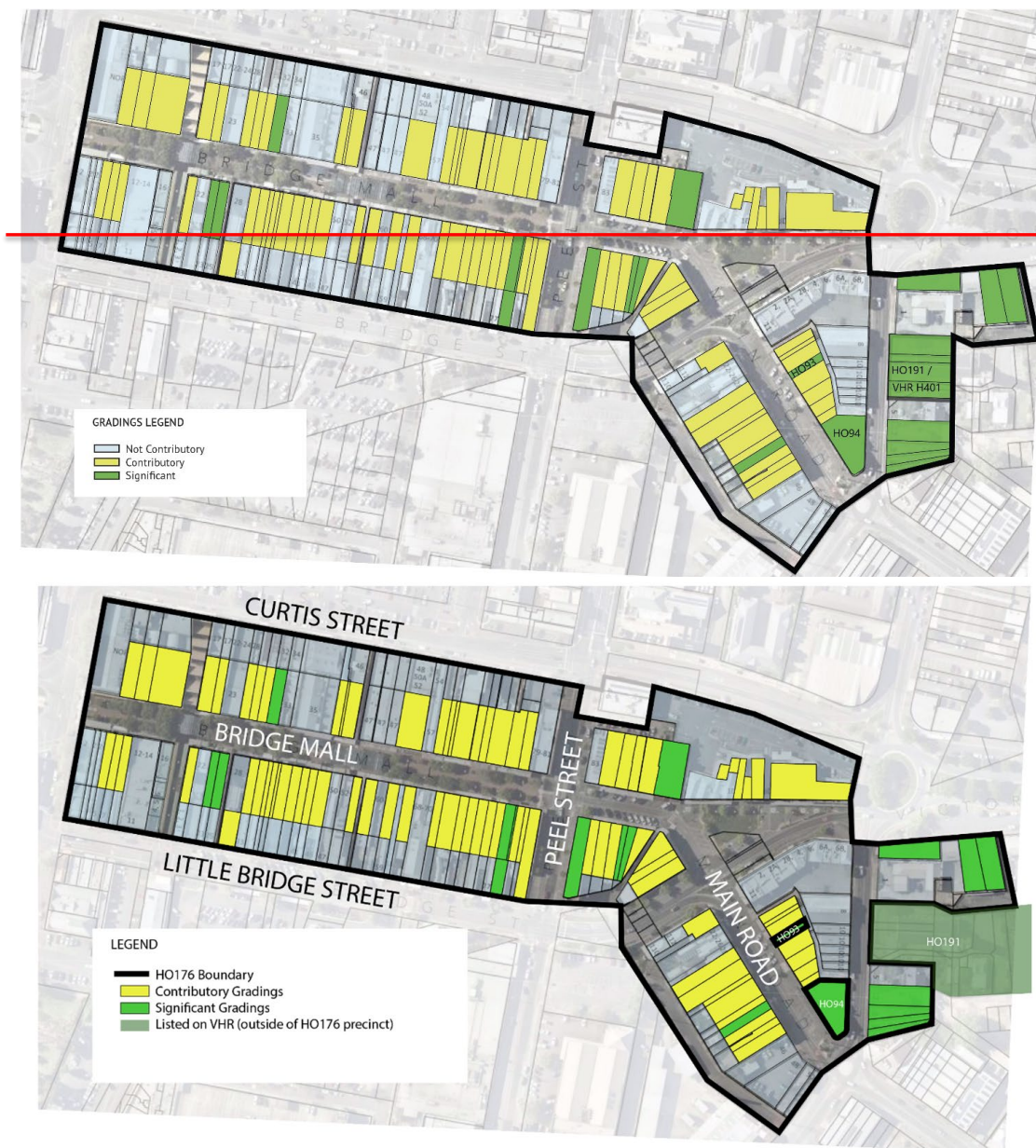
**Heritage place:** Bridge Mall / Bakery Hill Heritage Precinct [Bridge Mall, Ballarat Central & Bakery Hill; Coliseum Walk, Ballarat Central; Curtis Street (part), Ballarat Central; Humffray Street South (part), Bakery Hill; Little Bridge Street (part), Ballarat Central & Bakery Hill; Main Road (part), Bakery Hill; Norwich Plaza, Ballarat Central; Peel Street South (part), Ballarat Central & Bakery Hill; Victoria Street (part), Bakery Hill.

**PS ref no.:** HO176



*Looking west towards Bridge Mall from Bakery Hill (GJM Heritage, June 2021).*





Boundary and gradings map for precinct HO176.

**What is significant?**

The Bridge Mall / Bakery Hill Heritage Precinct, Ballarat Central and Bakery Hill.

The precinct is bordered by Curtis Street to the north, Grenville Street to the west, Little Bridge Street and Porter Street to the south and properties on the eastern side of Humffray Street to the east. Properties at 1 and 14 Victoria Street, east of Humffray Street, are included within the precinct.

Elements that contribute to the significance of the place include (but are not limited to):

- Commercial buildings that demonstrate the precinct’s development from the 1850s to the 1950s, including Victorian, Federation, Interwar and a small number of early Postwar buildings.

- Civic, institutional and residential buildings dating from the late nineteenth to the mid-twentieth century at the eastern end of the precinct.
- Original and remodelled facades, including those currently concealed by late twentieth-century metal overcladding, and early or original shopfronts and cantilevered awnings.
- Largely intact rear building elevations visible from the public realm, some featuring ghost signage and outbuildings.
- Largely intact roofscapes, including roof form and chimneys, which illustrate the era in which each building was constructed, including those whose front facades were remodelled during the interwar and early postwar periods, or more recently hidden behind metal overcladding.
- Intact bluestone lanes, channels and kerbs, including remnant fixing points on kerbs from past posted verandahs.
- The irregular subdivision pattern and street layout of the eastern part of the precinct, a legacy of gold mining activity and the unplanned nature of the early development.
- The alignment of the Yarrowee River expressed in the north-south link through the precinct.
- The archaeological potential where low-lying land around the Yarrowee River was infilled in the 1860s up to two metres deep, and the Main Road area where ground levels were raised multiple times (up to four metres in all) in the 1850s and '60s in response to a deluge of sludge from nearby gold diggings.
- Its location as the historic entry point to the City of Ballarat when travelling by road from Melbourne and Geelong.
- The connection of Bakery Hill to the 1854 Eureka Rebellion, as the site where miners met and organised prior to the uprising.
- Key views from within and through the precinct, including towards the significant civic landmarks on Sturt Street and Lydiard Street towards the west, and St Paul's Anglican Church and Mount Warrenheip to the east.

The following properties are individually Significant: 24-26, 31, 86, 95-99 & 100 Bridge Mall; ~~1A (VHR H401)~~, 7 & 9 Humffray Street South; 77 Little Bridge Street; ~~2/15-19 (HO93), 21 (HO94) &~~ 38 Main Road; 1-6/3 Peel Street South; and 10 & 14 Victoria Street. In addition, these locally and State-significant places are located within the precinct and are related to its themes, but have site-specific listings: 1A Humffray Street South (VHR H401), as well as 2/15-19 (HO93) and 21 (HO94) Main Road.

Later buildings, street infrastructure, paving and alterations and additions to the properties are not significant.

#### ***How is it significant?***

---

The Bridge Mall / Bakery Hill Heritage Precinct is of local historical, representative (architectural), aesthetic, and scientific (archaeological) significance to the City of Ballarat.

#### ***Why is it significant?***

---

The Bridge Mall / Bakery Hill Heritage Precinct is of historical significance as the oldest commercial centre in East Ballarat and one of the oldest in the City of Ballarat. Developed from the 1850s as a result of gold discoveries in the area, the irregular subdivision pattern and street layout is a legacy of the unplanned development that took place as a result of the chaotic gold mining activities of the time, as well as being dictated by the crossing point for the Yarrowee River. The buildings and early street fabric within the Bridge Mall / Bakery Hill Heritage Precinct illustrate the key phases in the City of Ballarat's development – from the area's early gold mining activities, to the boom-era of the late nineteenth century, renewed prosperity and modernisation in the interwar era, and the slower development in the early Postwar period – and demonstrate the precinct's continuous and important role as a vibrant commercial centre for the City of Ballarat. The rear elevations and roofscapes illustrate changes over time, including the many Victorian



buildings remodelled in the interwar period. The eastern end of the precinct (centred on Humffray Street) demonstrates the area's important civic and institutional role through the former East Ballarat Post Office, St Paul's Anglican Church and Hall and the Australian Natives Association building. When travelling by road from Melbourne and Geelong, the precinct has served as the primary gateway to what is now the City of Ballarat since the mid-1800s. (Criterion A)

Bakery Hill is of historical significance for its association with the 1854 Eureka Rebellion, as the place where thousands of miners rallied during the Rebellion and as the location where Peter Lalor first raised the Eureka flag. (Criterion A)

The Bridge Mall / Bakery Hill Heritage Precinct is of significance for its research potential, due to major ground-raising in this area in the 1850s and '60s. Ground levels along Main Road were raised multiple times, to a combined four metres, in response to the influx of sludge runoff from nearby gold mining works. And there were engineering works carried out in the 1860s to raise the level of the street around the boggy Yarrowee River, by up to two metres. This indicates the possible survival of highly intact archaeological deposits, even buried ground floors of buildings in these two areas. (Criterion C)

The Bridge Mall / Bakery Hill Heritage Precinct is of significance as a substantially intact and visually cohesive representative example of a predominantly Victorian-era commercial centre, with some intact development and remodelled facades from the Federation, Interwar and early Postwar periods. Main Road and the eastern end of the precinct in particular demonstrate a high degree of uniformity in scale and form. Typical characteristics of such precincts – including a predominantly two-storey street wall (interspersed with some single and three-storey buildings), parapeted rendered or red brick facades with repetitive upper floor fenestration, some original or early ground floor shopfronts with some original cantilevered awnings or reconstructed posted verandahs and bluestone kerbs and channels – are displayed in the original forms, fabric and detailing of many of the buildings. (Criterion D)

The Bridge Mall / Bakery Hill Heritage Precinct is of aesthetic significance as a distinctive and irregularly planned precinct that contrasts markedly to the highly ordered street and subdivision patterns to the west of Grenville Street. The precinct features commercial and civic buildings of high design quality dating from the Victorian and Federation periods, with some refacing of Victorian shopfronts in the 1930s in a Moderne style, and a small number of restrained buildings from the early Postwar period. Key examples from the Victorian era include the Classical Revival Munster Arms Hotel at 10 Victoria Street designed by Henry R Caselli in 1864, the Venetian Gothic former East Ballarat Post Office at 21 Main Street (HO94), the three-storey Classical Revival building at 24-26 Bridge Mall, the Anglo-Dutch gabled shop at 31 Bridge Mall, the High Victorian former North Grant Hotel at 3 Peel Street South, and the former Titheridge & Grocott real estate office at 15-19 Main Road (HO93). While there are few Federation-era buildings in the precinct, they are of high quality, including the W Mew Gun herbalist shop at 38 Main Road, and the Federation bungalow at 9 Humffray Street South. Fine examples of interwar architecture include the Jazz Moderne remodelling and shopfront of the Walter Davis women's clothing store at 86 Bridge Road and the warehouse wing to the rear (77 Little Bridge Street), and the Jazz Moderne former State Savings Bank of Victoria at 95-99 Bridge Mall. Within the precinct there are highly intact shopfronts that feature details such as lead lighting, such as the ornate Gears' shopfront at 100 Bridge Mall. Many of the buildings have highly intact rear elevations, often visible from the public realm. In particular, buildings to the rear of 101-121 Bridge Mall form a picturesque collection of highly intact rear wings some with remnant historic signage. Within this group there are some sites that retain a Victorian rear wing while the front section has been rebuilt in the late twentieth century. (Criterion E)

The precinct forms an important part of the linear views from Sturt Street to Mount Warrenheip, St Paul's Anglican Church and the East Ballarat Fire Station tower. The Bakery Hill end of the precinct offers panoramic views of Central Ballarat and views of the grand landmark civic buildings located in the Sturt Street and Lydiard Street Precincts, including the former Ballarat Post Office, Ballarat Town Hall, St Andrew's Uniting Church, the former Ballarat Fire Station and Ballarat Railway Station. (Criterion E)

The Stone's Department Store at 2-4 Main Road had a long association with the Stone family, and in particular prominent local figure and designer Jessica Simon (née Stone; 1906-1982). Stone's Drapery Store first traded on the site in 1860 and became an enduring local landmark. By the mid-twentieth century Stone's had evolved to become a 'select ladies dress shop' under the directorship of Jessica Simon. Jessica was a well-known local identity recognised as a fashion designer, philanthropist and local style icon, known for her media appearances and charity work in the local community. The store closed in 1966 and Jessica, with her husband Paul, continued to be prominent figures in the local community. In 1979 Jessica was awarded the British Empire Medal honouring her lifetime commitment to philanthropic work. (Criterion H)

**Primary sources:**

*Ballarat Heritage Study Stage 2*, by Hansen Partnership P/L, Wendy Jacobs et al., 2003

Review by GJM Heritage 2021

Peer review by Landmark Heritage 2023

**Gradings:**

Address	Name	Grading	Era	Comments
2 Bridge Mall		Non-contributory	Contemporary	
6 Bridge Mall	Song Chinese Massage	Contributory	Early postwar	6-8 are a pair of two-storey buildings
8 Bridge Mall		Contributory	Early postwar	6-8 are a pair of two-storey buildings
10 Bridge Mall		Contributory	Interwar	
12-14 Bridge Mall		Non-contributory	Contemporary	
16 Bridge Mall		Non-contributory	Contemporary	
17 Bridge Mall	Messer and Opie	Contributory	<del>Early postwar</del> Interwar	
18 Bridge Mall	OPSM	Contributory	Victorian	
22 Bridge Mall	Fauls Shoes	Non-contributory	Contemporary	
23 Bridge Mall	Cotton on Clothing	Non-contributory	Contemporary	
24 Bridge Mall		Significant	Victorian	24-26 are a pair of three-storey buildings; retains painted ghost sign on west side elevation
25 Bridge Mall	Country Kids	Contributory	Victorian	
26 Bridge Mall	Riot Art & Craft	Significant	Victorian	24-26 are a pair of three-storey buildings; 26 has neo-Victorian shopfront
27 Bridge Mall	Endee's Fashion	Contributory	Victorian	27-29 pair of Victorian two-storey shops
28 Bridge Mall	Specsavers	Non-contributory	Contemporary	
29 Bridge Mall	Denim Culture	Contributory	Victorian	27-29 pair of Victorian two-storey shops
30 Bridge Mall	Lorna Jane	Contributory	Victorian?	Façade hidden beneath post-war metal cladding

Address	Name	Grading	Era	Comments
31 Bridge Mall		Significant	Victorian	1891 on parapet
32 Bridge Mall	Sportsgirl	Contributory	Interwar	
33 Bridge Mall	Sussan	Non-contributory	c1960s	
34 Bridge Mall	Black Pepper	Contributory	Victorian	
35 Bridge Mall	The Reject Shop	Non-contributory	Contemporary	
38-40 Bridge Mall	UFS Dispensary	Contributory	Interwar	
2/40 Bridge Mall	Treloars Coffee House	Non-contributory	Contemporary	
42 Bridge Mall	Betta Bargains	Contributory	Victorian?	Façade hidden beneath post-war metal cladding
43 Bridge Mall	Capri Cafe	Contributory	Victorian	
45 Bridge Mall	Better Bargains	Contributory	Victorian	
46 Bridge Mall	Greens Hot Line Bakery	Contributory	Victorian?	Façade hidden beneath post-war metal cladding
47 Bridge Mall	Best and Less	Non-contributory	Contemporary	
48 Bridge Mall	Darrell Lea Chocolate	Contributory	Victorian?	Façade hidden beneath post-war metal cladding
50 Bridge Mall	Jacque E	Non-contributory	Contemporary	
52 Bridge Mall	Wen & Ware Living	Non-contributory	Contemporary	
53 Bridge Mall	Lash Brow & Co	Contributory	Interwar	53-55 are a single building
54 Bridge Mall	The Lingerie Shop	Contributory	Victorian	Neo-Victorian shopfront
55 Bridge Mall	Collins Booksellers	Contributory	Interwar	53-55 are a single building
56-58 Bridge Mall	Inhabit Homewares	Contributory	Victorian	
57 Bridge Mall		Non-contributory	c1960s	
59 Bridge Mall	A La Mode	Contributory	Victorian	Neo-Victorian shopfront
60 Bridge Mall		Non-contributory	Contemporary	
62 Bridge Mall	LV Nails	Contributory	Interwar	
62A Bridge Mall	Bridge Mall Centre Management Office	Contributory	Interwar	62A appears to be the rear of No. 62
63 Bridge Mall	Ghanda Clothing	Contributory	Interwar	63-65 are a single building; <a href="#">a former Coles store</a>
64 Bridge Mall	Just About Frames & Prints	Non-contributory	Contemporary	

Address	Name	Grading	Era	Comments
65 Bridge Mall	Aussie Disposals	Contributory	Interwar	63-65 are a single building; <a href="#">a former Coles store</a>
66 Bridge Mall		Contributory	Victorian	
67-69 Bridge Mall		Contributory	Victorian	67-73 are a single building; only 73 intact
68-70 Bridge Mall	Nextra Bridge Mall Newsagency	Non-contributory	very altered Victorian?	
71 Bridge Mall	Metro Hair Design	Contributory	Victorian	67-73 are a single building; only 73 intact
72 Bridge Mall		Contributory	Victorian	
73 Bridge Mall	Tunbridges	Contributory	Victorian	67-73 are a single building; only 73 intact
74 Bridge Mall	Linen & Living	Contributory	Victorian	
75 Bridge Mall		Contributory	Victorian	75-77 are a single building
76 Bridge Mall	Optus World	Contributory	Victorian	
77 Bridge Mall	Off Ya Tree	Contributory	Victorian	75-77 are a single building
78 Bridge Mall	Savoy Coffee Lounge	Contributory	Victorian	
79-81 Bridge Mall	ANZ Bank (former)	Non-contributory	late 20th century	
80 Bridge Mall		Contributory	Victorian	
82 Bridge Mall	Vodafone	Contributory	Victorian	
83 Bridge Mall	Axis Employment	Non-contributory	Contemporary	
84 Bridge Mall	ETek Phone Repairs	Contributory	Early postwar	
85 Bridge Mall	Boba Central	Contributory	Interwar	Retains interwar or early postwar shopfront
85A Bridge Mall	River Bamboo Massage	Contributory	Interwar	85-85A are a pair; retains interwar or early postwar shopfront
86 Bridge Mall	Salvos Store	Significant	Interwar	Fine Jazz Moderne building with elaborate original shopfront (Walter Davis women's clothing)
87 Bridge Mall	Just Pawn It	Contributory	Victorian	87-89 are a pair; retains early postwar shopfront; retains painted ghost sign on rear elevation
88 Bridge Mall	The Athlete's Foot	Contributory	Interwar	

Address	Name	Grading	Era	Comments
89 Bridge Mall	Coins and Stamps Bought & Sold	Contributory	Victorian	87-89 are a pair; retains early postwar shopfront; retains painted ghost sign on rear elevation
90 Bridge Mall	Telstra Shop	Contributory	Interwar	Retains part of fine quality Victorian building to rear, visible along Peel Street
91 Bridge Mall	T and C Nails	Contributory	Interwar	91 & 93 are a pair
93 Bridge Mall	93's Giftware & Tobacconist Accessories	Contributory	Interwar	91 & 93 are a pair
94-96 Bridge Mall	Skin Ski and Surf	Contributory	Victorian	
95 Bridge Mall		Significant	Interwar	95-99 a single building; original shopfront & awning
97 Bridge Mall		Significant	Interwar	95-99 a single building
98 Bridge Mall		Contributory	Victorian	
99 Bridge Mall	Tatts for the Memory	Significant	Interwar	95-99 a single building; original shopfront & awning
100 Bridge Mall		Significant	Victorian & Interwar	Grand Victorian shop (Gears ghost sign at top of parapet) with elaborate and intact c1910 shopfront
101 Bridge Mall	Capricho Grilled Chicken	Non-contributory	Contemporary	neo-Victorian
103-107 Bridge Mall	Crazy Asian	Contributory (rear only)	Victorian	Two single-storey buildings: both have Non-contributory neo-Victorian front section and Contributory Victorian rear section
104 Bridge Mall	The 180 Shop	Contributory	Victorian	aka 102
109 Bridge Mall	Tokyo Grill House	Contributory	Victorian	Two 2-storey buildings in a terrace of three (with 113); neo-Victorian shopfronts
113 Bridge Mall	The Ballarat Curry House	Contributory	Victorian	2-storey building in terrace with 103-107; neo-Victorian shopfronts. Two-storey rear wing (113A?) with hipped roof and corbelled eaves pre-dates the terrace at the front of the site

Address	Name	Grading	Era	Comments
119-121 Bridge Mall	McDonalds Family Restaurant	Contributory	Victorian	From west to east: single-storey doublefronted rendered building; Victorian (?) single-storey timber building; terrace of 5 two-storey brick buildings (originally tuckpointed, now sandblasted); all have neo-Victorian shopfronts and verandahs
1 Coliseum Walk	Mocha Shop and Cafe	Non-contributory	Contemporary	
4 Coliseum Walk		Non-contributory	Contemporary	
5 Coliseum Walk	Your Mantra	Non-contributory	Contemporary	
6 Coliseum Walk	The Charcoal Pit	Non-contributory	Contemporary	
22-24 Curtis Street	Melissa E Bridal	Non-contributory	Contemporary	
28 Curtis Street		Non-contributory	Contemporary	
30 Curtis Street	Ballarat Baber Shop	Non-contributory	Contemporary	
32 Curtis Street	Complete Bowls Specialist	Non-contributory	Contemporary	
34 Curtis Street	Book Bazaar	Non-contributory	Contemporary	
46 Curtis Street	Bedding Wholesalers	Non-contributory	Contemporary	
48 Curtis Street		Non-contributory	Contemporary	
Lv 1/50A Curtis Street	Ballarat Martial Arts Centre	Non-contributory	Contemporary	
52 Curtis Street	Cigarette	Non-contributory	Contemporary	
54 Curtis Street	CKs Bridal Recycle	Non-contributory	Contemporary	
1 Humffray Street South	Bakery Hill Motel	Non-contributory	Contemporary	
<b>1A Humffray Street South</b>	<b>St Paul's Anglican Church</b>	<b>Significant-HQ191/H401</b>	<b>Victorian</b>	
5 Humffray Street South	Manse	Non-contributory	Post-war	



Address	Name	Grading	Era	Comments
7 Humffray Street South	ANA Hall, former 7th Day Adventist Church	Significant	Victorian & interwar	Victorian gabled former church, behind 1920s ANA façade
8 Humffray Street South	Maceys Carpet Choice	Non-contributory	Contemporary	
9 Humffray Street South	Villa	Significant	Federation	Retains original concrete front fence posts
10 Humffray Street South	Maceys Carpet Choice	Non-contributory	Contemporary	
5 Little Bridge Street	Burkes Florist	Non-contributory	Contemporary	
7 Little Bridge Street		Non-contributory	Contemporary	
11 Little Bridge Street		Non-contributory	Contemporary	
Lv 1/11 Little Bridge Street		Non-contributory	Contemporary	
23 Little Bridge Street	Jonahs Seafoods	Non-contributory	Contemporary	
25 Little Bridge Street	Chokolat Solarium	Non-contributory	Contemporary	
27 Little Bridge Street	Dyers Steak Stable	Contributory	Victorian	former stables or coach house
33 Little Bridge Street	City Finance	Non-contributory	Contemporary	
41 Little Bridge Street	Song Chinese Massage	Non-contributory	Contemporary	
45 Little Bridge Street	Kool Kuts 4 Kids	Non-contributory	Contemporary	
47 Little Bridge Street		Non-contributory	Contemporary	
59 Little Bridge Street	Noodle Canteen	Non-contributory	Contemporary	
61 Little Bridge Street	Cutz Above the Rest Hair & Beauty	Non-contributory	Contemporary	
77 Little Bridge Street		Significant	Interwar	Rear part of Walter Davis store (86 Bridge Mall), featuring leadlight windows
89 Little Bridge Street		Non-contributory	Contemporary	
110 Little Bridge Street		Non-contributory	Contemporary	
112 Little Bridge Street	Body Works Beauty Therapy	Non-contributory	Contemporary	

Address	Name	Grading	Era	Comments
2 Main Road	Sportsbiz	Contributory		Former Stones store; retains early post-war shopfront, cantilevered awning, and terrazzo entry floors
4 Main Road	Sportsbiz	Contributory		Former Stones store; retains early post-war shopfront, cantilevered awning, and terrazzo entry floors
11 Main Road	QBE Insurance	Non-contributory	1988	neo-Victorian
13 Main Road	The Main Emporium	Contributory	Victorian	Retains original Victorian timber shopfront
15-19 Main Road	Michaela Settle MP	Contributory	Victorian & c1940	Bluestone north wall; stained glass to front façade plus c1940 remodelling
1/15-19 Main Road	PACT Community Support	Contributory	Victorian	
<b>2/15-19 Main Road</b>	<b>single-storey building</b>	<b>Significant, HO93</b>	<b>Victorian</b>	<b>Former Titheridge and Growcott real-estate office; "1898" on parapet</b>
2A/15-19 Main Road	Upstairs Commercial Section	Contributory	Victorian & c1940	
20 Main Road	Vintage Corner	Contributory	Victorian	
<b>21 Main Road</b>	<b>Online Personnel</b>	<b>Significant, HO94</b>	<b>Victorian</b>	<b>former East Ballarat Post Office</b>
22-26 Main Road		Non-contributory	Contemporary	neo-Victorian timber two-storey buildings
28 Main Road	The Known World Bookshop	Contributory	Victorian	Retains original Victorian timber shopfront
30 Main Road		Contributory	Victorian	1892 on parapet
32A Main Road	BeFinancial	Contributory	Victorian	
34-36 Main Road	Antiques	Contributory	Victorian	
36A Main Road	Nicola Cerini	Contributory	Victorian	
38 Main Road	King Kongs Tattoo Shop	Significant	Federation	Retains original shopfront; "W. Mew Gun" on parapet (a herbalist)
40 Main Road		Contributory	Early postwar	Intact shop with cream brick and glazed tiles, intact shopfront

Address	Name	Grading	Era	Comments
42-44 Main Road	Mr Jones	Contributory	Victorian	
46 Main Road		Non-contributory		carpark
48 Main Road		Non-contributory		carpark
50 Main Road		Non-contributory	Contemporary	
Norwich Plaza (part)		Contributory	<b>Victorian &amp; c1940sc1952</b>	Row of 6 Vic shops given new façade c195240, <b>now beneath metal-cladding</b> at south-eastern corner of Norwich Plaza
Norwich Plaza (part)		Non-contributory	1980s	See precinct map for details
1-6/3 Peel Street South	<b>Skin-Ski and Surf</b>	Significant	Victorian	<b>Part of three-storey former North Grant Hotel</b>
<b>2/3 Peel Street South</b>	<b>Rokk-66</b>	<b>Significant</b>	<b>Victorian</b>	<b>Part of three-storey former North Grant Hotel</b>
<b>3/3 Peel Street South</b>		<b>Significant</b>	<b>Victorian</b>	<b>Part of three-storey former North Grant Hotel</b>
<b>4/3 Peel Street South</b>	<b>Uniting Way-Church</b>	<b>Significant</b>	<b>Victorian</b>	<b>Part of three-storey former North Grant Hotel</b>
<b>5/3 Peel Street South</b>	<b>Dickson Hearn Pty Ltd (Surveyors)</b>	<b>Significant</b>	<b>Victorian</b>	<b>Part of three-storey former North Grant Hotel</b>
<b>6/3 Peel Street South</b>		<b>Significant</b>	<b>Victorian</b>	<b>Part of three-storey former North Grant Hotel</b>
2 Victoria Street		Non-contributory	1988	neo-Victorian
4 Victoria Street		Non-contributory	1988	neo-Victorian
2A Victoria Street	Bakery Hill Apartments	Non-contributory	1988	neo-Victorian
2B Victoria Street	Bakery Hill Apartments	Non-contributory	1988	neo-Victorian
6 Victoria Street		Non-contributory	1988	neo-Victorian
6A Victoria Street		Non-contributory	1988	neo-Victorian
6B Victoria Street		Non-contributory	1988	neo-Victorian
8 Victoria Street	Hog's Breath Cafe	Non-contributory	1988	neo-Victorian
10 Victoria Street	Munster Arms Hotel	Significant	Victorian	1862 date on parapet
14 Victoria Street	St Paul's Church Hall	Significant	Federation	1903 date on foundation stone

*Planning and Environment Act 1987*

**BALLARAT PLANNING SCHEME**

**AMENDMENT C243ball (Part 1)**

**INSTRUCTION SHEET**

The planning authority for this amendment is the Ballarat City Council.

The Ballarat Planning Scheme is amended as follows:

**Planning Scheme Maps**

The Planning Scheme Maps are amended by a total of one attached map sheet.

**Overlay Maps**

1. Amend Planning Scheme Map No 23 – HO in the manner shown on the attached map marked “Ballarat Planning Scheme, Amendment C243ball”.

**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

2. In **Overlays** – Clause 43.01s, replace the Schedule to the Heritage Overlay with a new Schedule to the Heritage Overlay in the form of the attached document.
3. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document

OFFICIAL

*Planning and Environment Act 1987*

## **BALLARAT PLANNING SCHEME**

### **AMENDMENT C243ball (Part 1)**

#### **EXPLANATORY REPORT**

#### **Overview**

The amendment implements the *Bridge Mall/Bakery Hill Precinct Statement of Significance* (GJM Heritage, revised by Landmark Heritage, March 2023), supported by the *Bridge Mall/Bakery Hill Precinct Heritage Citation* (GJM Heritage, revised by Landmark Heritage, March 2023), that ensures heritage elements in the Precinct are comprehensively considered and are accurately identified.

It does this by updating Clause 43.01 (Heritage Overlay) to include reference to the *Bridge Mall and Bakery Hill Precinct Statement of Significance* (GJM Heritage, revised by Landmark Heritage, March 2023); and by inserting the *Bridge Mall and Bakery Hill Precinct Statement of Significance* (GJM Heritage, revised by Landmark Heritage, March 2023) into the Schedule to Clause 72.04 (Documents Incorporated into this Planning Scheme). The amendment also revises the Heritage Overlay (HO176) boundary to exclude a Non-contributory building that is isolated from the rest of the Precinct.

#### **Where you may inspect this amendment**

The amendment can be inspected free of charge at the Ballarat City Council website at :  
<https://mysay.ballarat.vic.gov.au/bridge-mall>

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

Ballarat City Council  
The Phoenix Building  
25 Armstrong Street South  
BALLARAT CENTRAL VIC

The amendment can also be inspected free of charge at the Department of Transport and Planning website at [www.planning.vic.gov.au/public-inspection](http://www.planning.vic.gov.au/public-inspection) or by contacting 1800 789 386 to arrange a time to view the amendment documentation.

#### **Details of the amendment**

##### **Who is the planning authority?**

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

## OFFICIAL

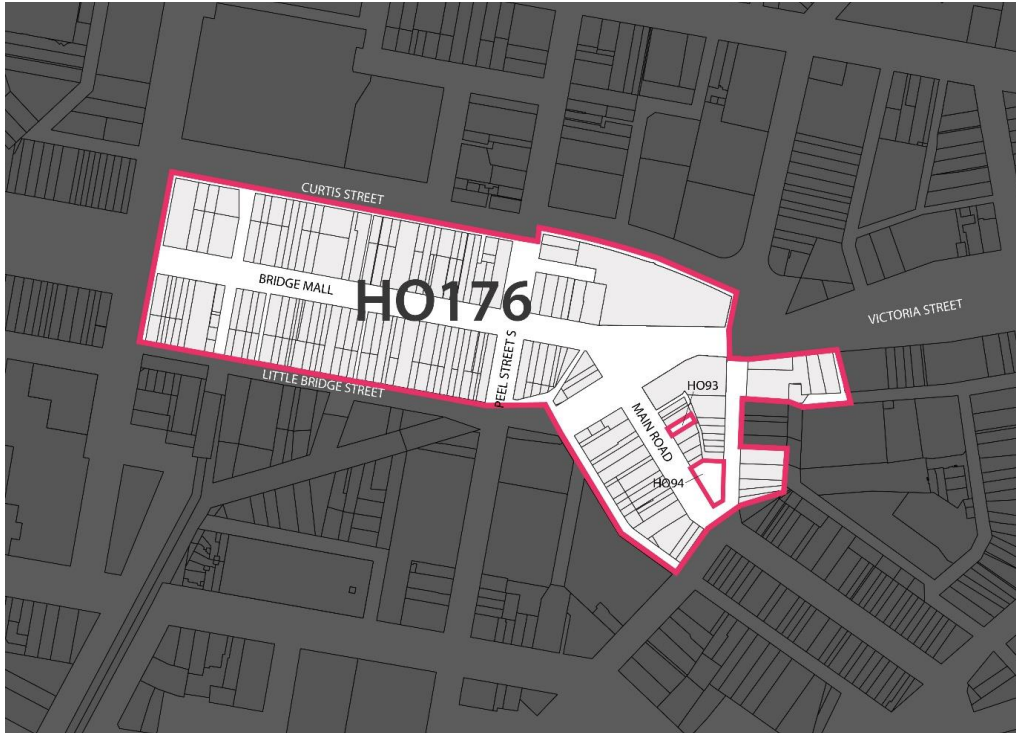
**Land affected by the amendment**

Figure 1: Bridge Mall and Bakery Hill Precinct (HO176)

The amendment applies to land generally within the “Bridge Mall and Bakery Hill Precinct”, currently zoned Commercial 1 Zone illustrated in Figure 1, including the following properties:

- 2-104 (even), 1-121 (odd) Bridge Mall
- 1-6 Coliseum Walk
- 22-54 Curtis Street
- 5-112 Little Bridge Street
- 2-50 (even), 11-21 (odd) Main Road
- Norwich Plaza (all properties)
- 3 Peel Street S, 4-6 Peel Street N
- 8-10 (even), 1-9 (odd) Humfray Street Sth.

Bridge Mall and Bakery Hill is located at the eastern end of Sturt Street, with Curtis Street to the north, Little Bridge Street to the south and Victoria Street to the west.

The Bridge Mall and Bakery Hill Precinct is affected by the Design and Development Overlay (DDO1) indicated by the red (dashed) line in Figure 1. The Heritage Overlay (HO176 – Bridge Mall and Bakery Hill Precinct) is shown as the solid black line.

**What the amendment does**

The amendment implements the *Bridge Mall/Bakery Hill Precinct Statement of Significance* (GJM Heritage, revised by Landmark Heritage, March 2023), supported by the *Bridge Mall/Bakery Hill Precinct Heritage Citation* (GJM Heritage, revised by Landmark Heritage, March 2023). The HO176 boundary is also amended to exclude a Non-contributory property.

Specifically, the amendment proposes the following changes:

**Overlay maps**



## OFFICIAL

- Amends Planning Scheme Map No. 23 (HO176) to exclude the non-contributory property at 4-6 Peel Street North from the Heritage Overlay.

**Planning scheme ordinance**

- Amends the Schedule to Clause 43.01 (Heritage Overlay) to:
  - Insert the *Bridge Mall and Bakery Hill Precinct Statement of Significance* (GJM Heritage, revised by Landmark Heritage, March 2023).
  - Remove reference to tree controls that relate to the Ballarat Planning Scheme Heritage Control, 2004.
  - Remove (switch off) the external paint controls that currently apply to HO176.
  - Update the reference to the Incorporated Plan (*Ballarat Planning Scheme Heritage Control 2004*) and Statements of Significance for HO163 through to HO181 (excluding HO176) to align with the revisions and dates of the updated incorporated documents forming part of this amendment.
- Amends the Schedule to Clause 72.04 (Documents Incorporated into this Planning Scheme) to:
  - Include Bridge Mall and Bakery Hill Statement of Significance (GJM Heritage, revised by Landmark Heritage, 2023) as an incorporated document.
  - Update the title of the incorporated document Ballarat Heritage Precincts - Statements of Significance 2006 (revised august 2014) to reflect the changes made that remove reference to the Bridge Mall/Bakery Hill Heritage Precinct (HO176) to be Ballarat Heritage Precincts - Statements of Significance 2006 (revised May 2023).
  - Update the title of the incorporated document Ballarat Planning Scheme Heritage Control 2004 (revised December 2023) to reflect the changes made that remove reference to tree controls.

**Strategic assessment of the amendment****Why is the amendment required?**

The amendment is required to update the Statement of Significance for the *Bridge Mall and Bakery Hill Precinct*, and the Schedule to Heritage Overlay (in relation to HO176), to more accurately identify and describe the heritage elements of the precinct, ensuring that new development can be assessed against up to date heritage provisions.

*The Heritage Overlay*

A review of the heritage components of the Precinct was undertaken in 2021 by GJM Heritage to ensure the heritage elements are comprehensively considered. The review known as *Bridge Mall/Bakery Hill Precinct, Ballarat Central and Bakery Hill (HO176) Heritage Built Form Analysis* (GJM Heritage, March 2022) found that the existing documentation supporting the Heritage Overlay (HO176) required updating to be best practice and consistent with *Planning Practice Note 1 'Applying the Heritage Overlay'* (PPN1). This included establishing an individual Heritage Citation and Statement of Significance (SoS) for the Precinct. The existing SoS is currently located in the *Ballarat Heritage Precincts - Statements of Significance 2006* (revised august 2014) and is found to outdated, not best practice or in accordance with PPN1.

In 2023, Council engaged Landmark Heritage Pty Ltd to peer review the work previously undertaken by GJM Heritage. The peer review known as *Bridge Mall and Bakery Hill HO176 Precinct Heritage Peer Review* (Landmark Heritage, 27 March 2023) found that the existing HO176 boundary adequately protects the identified values and Contributory and significant properties in the Precinct however it recommended the grading schedules for buildings identifies as Contributory or Non-contributory should be reviewed and properties regraded in accordance with the significance of the Precinct (See Figure 2).

These changes include:

## OFFICIAL

- From Non-contributory to Contributory: 42, 46, 48 & 84 Bridge Mall; part 15-19 (garages) & 40 Main Road; part of Norwich Plaza (south-eastern corner).
- From Non-contributory to Significant: 77 Little Bridge Street (aka rear of 86 Bridge Mall).
- From Contributory to Significant: 86 & 100 Bridge Mall; 7 & 9 Humffray Street South; 38 Main Road and 3 Peel Street S.
- From Contributory to Non-contributory: 22, 28 & 33 Bridge Mall; 46 Main Road.

The review recommended the Heritage Overlay boundary is changed to remove the Non-contributory property known as 4-6 Peel Street North from the Precinct because it has little relation with the rest of the Precinct. While the inclusion of Non-contributory buildings in HO precincts is a useful tool to ensure that works to or redevelopment of them do not have a negative impact on the rest of the precinct, in this case the Non-contributory building is isolated from the rest of the Precinct.

Further enhancements to the Heritage Citation and SoS were made to support the heritage grading of most properties (those that do not have a site-specific HO).

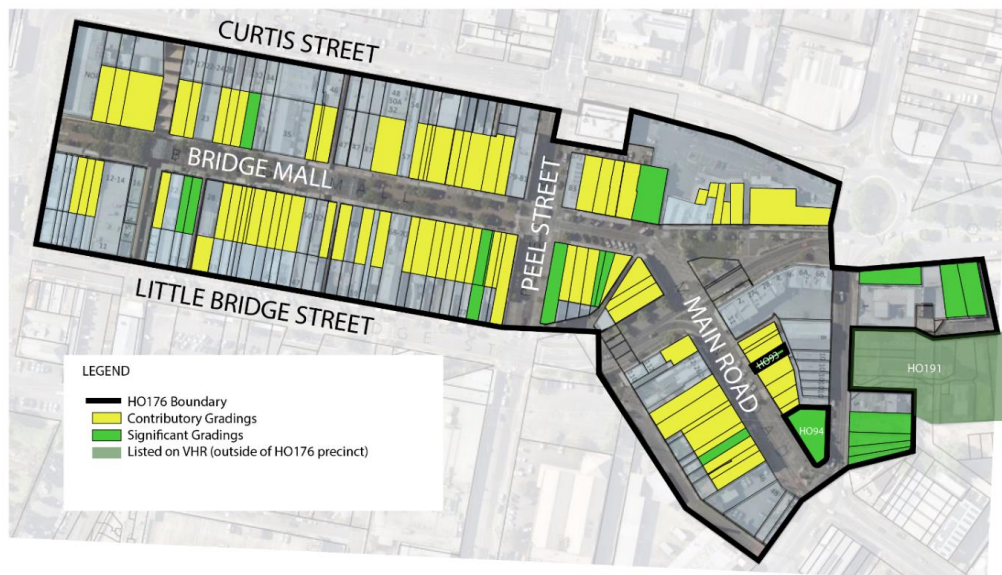


Figure 4: Recommended heritage gradings.

The amendment implements the recommended changes made by both heritage assessments including the recognition of the changes to which buildings are Contributory, Significance or Non-Contributory in the Heritage Citation.

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

The amendment is consistent with the objectives of planning in Victoria by encouraging and facilitating appropriate and considered change in the Bridge Mall Precinct. The Amendment implements the relevant objectives in Section 4 of the *Planning and Environment Act 1987* (the PE Act), in particular:

- a) *Provide fair, orderly, economic and sustainable use, and development of land*

The amendment will result in fair, orderly, economic and sustainable use and development of land by enabling future development that addresses the needs of the future community of Ballarat, responding to the heritage character of the precinct.

- b) *Conserve and enhance those buildings, area or other places that are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value:*

## OFFICIAL

The amendment includes revised Statement of Significance for the Precinct that reinforces heritage protection whilst encouraging appropriate development within the Precinct.

*c) Facilitate development in accordance with the objectives;*

The amendment facilitates development in accordance with State, regional and local policy.

*d) Balance the present and future interests of all Victorians:*

The amendment will provide for sustainable development outcomes within the Ballarat CBD that aligns with the current future vision for the CBD area and the Precinct.

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

Environmental

The amendment considers potential effects on the environment. Higher density development in activity centres such as Ballarat's CBD reduces the need to travel by car due the high levels of access to public transport, walking and cycling networks, shops, jobs and services, therefore reducing the burden on the environment.

Social

The amendment will facilitate sustainable development outcomes that support an active public realm and passive surveillance of the street environment. Facilitating more street activity provides for positive social outcomes.

Economic

The amendment would have positive economic effects by facilitating development outcomes that increases activity and enhances the public realm. Facilitating higher density residential development within the Ballarat CBD would locate more people in close proximity to jobs, services, education, health and public transport services.

**Does the amendment address relevant bushfire risk?**

The amendment does not affect land within a bushfire prone area or Bushfire Management Overlay. It is not considered the amendment will increase risk to bushfire.

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

The amendment complies with the requirements of the Ministerial Direction - The Form and Content of Planning Schemes (section 7(5) of the PE Act).

*Direction No. 11: Strategic Assessment of Amendments*

The amendment complies with *Minister Direction No. 11 (Strategic Assessment of Amendments)* under section 12 of the PE Act. The amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces, which have been described in this Explanatory Report, in particular:

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

The amendment is consistent with the following clauses of the Planning Policy Framework and will assist in achieving objectives of the clauses:

*Clause 11.01-1S – Settlement*

The amendment is consistent with the objective of this Clause "to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements", as well as implementing several strategies by encourage a form and density of settlements that supports healthy, active and sustainable transport, limiting urban sprawl and direct

## OFFICIAL

growth into existing settlements, promoting and capitalise on opportunities for urban renewal and infill redevelopment, developing compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services and ensuring retail, office-based employment, community facilities and services are concentrated in central locations.

*Clause 11.03-1S – Activity Centres*

The amendment is consistent with the objective of this Clause to “encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are high accessible to the community”, as well as implementing several strategies such as

building up activities centres as a focus for higher quality development.

*Clause 11.03-6s – Regional and local places*

The amendment is consistent with the objective of this Clause to “*facilitate integrated place-based planning*”. The amendment does this by integrating relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns.

*Clause 15.03-1s – Heritage conservation*

The amendment is consistent with the objective of this Clause “*to ensure the conservation of places of heritage significance*” by providing for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance, encouraging appropriate development that respects places with identified heritage values, retaining those elements that contribute to the importance of the heritage place, encouraging the conservation and restoration of contributory elements of a heritage place and ensuring an appropriate setting and context for heritage places is maintained or enhanced. The amendment supports these by ensuring the Heritage Overlay is up to date and functional.

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

The amendment is consistent with the following clauses of the Local Planning Policy Framework, and Municipal Strategic Statement and will assist in achieving objectives of the clauses as follows:

- The amendment recognises the importance of protecting the quality and character of Ballarat identity (Clause 21.06-1 – Urban Design) ensuring that the scale, bulk and quality of new development contributes to the character and amenity of the built environment and by maintaining important views and vistas within the Ballarat CBD including skyline views of spires and towers and the Yarrowee escarpment.
- The amendment recognises the importance of protecting the heritage values of Ballarat (Clause 21.06-2 – Heritage) by protecting, conserve and enhance areas, features, structures and sites of historic and cultural significance. It does this by ensuring the Heritage Overlay is up to date, which will conserve, protect, and enhance the fabric of identified heritage places and precincts and identify and protect heritage places, including maintaining the visual prominence of heritage buildings and landmarks.
- The amendment encourages new mixed-use development in the CBD in accordance with Clause 21.09-1 – CBD by providing provisions that facilitate the redevelopment of vacant upper floorspace within the Ballarat CBD for residential purposes.

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

## OFFICIAL

The amendment makes proper use of the Victorian Planning Provisions, consistent with *Planning Practice Note 1* (PPN1) the amendment inserts a separate Statement of Significance for the Bridge Mall and Bakery Hill Precinct and specifies certain tree controls.

The amendment also removes tree controls which were incorrectly included as a consideration under HO176, as the specific tree is located outside of the precinct.

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

The views of relevant agencies including Heritage Victoria were during public exhibition of the amendment and a submission received (for information only).

The Wadawurrung Traditional Owners have been consulted about the amendment however no concerns were raised.

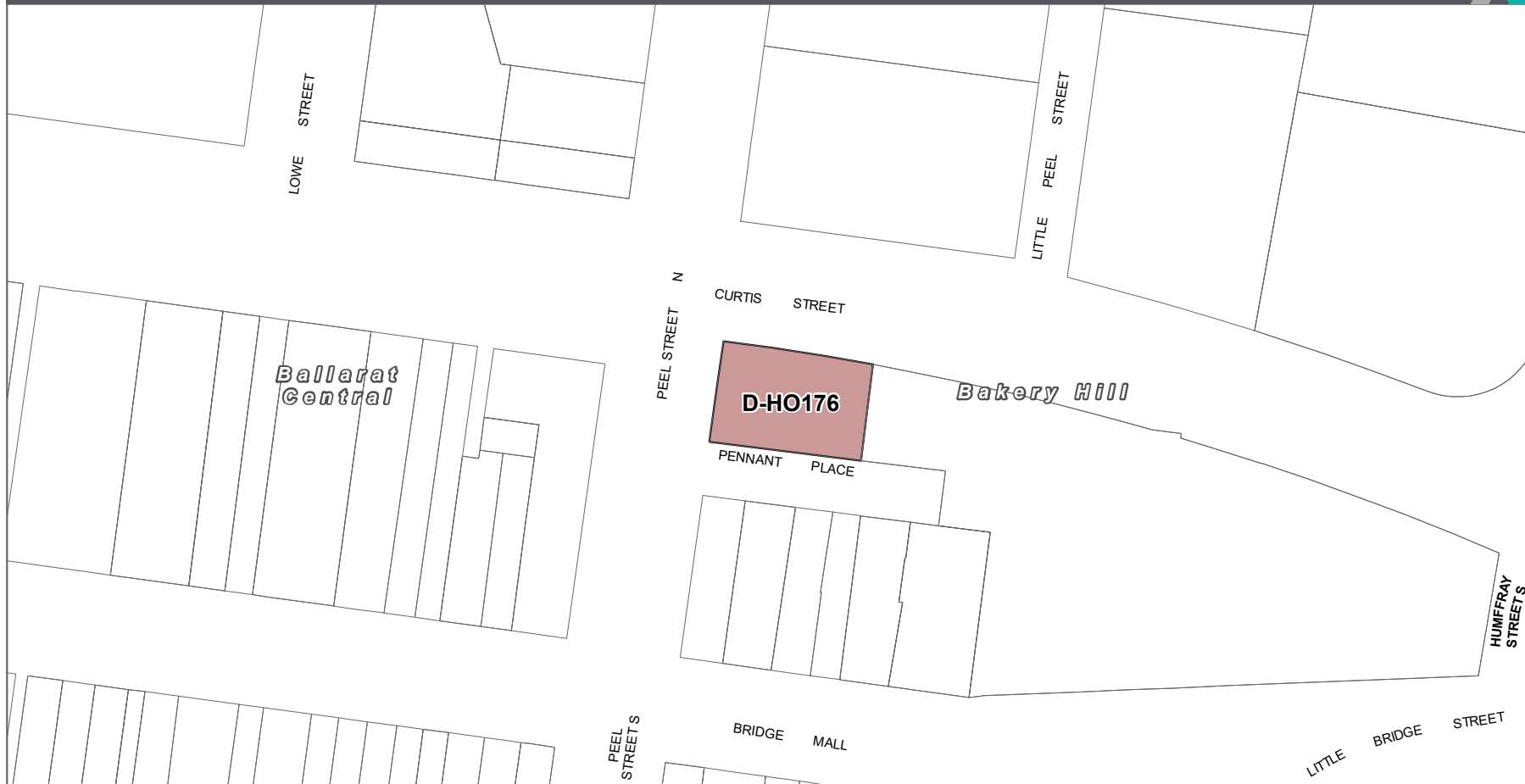
**Does the amendment address relevant requirements of the *Transport Integration Act 2010*?**

The amendment would not have significant implications for the transport system and the precinct is well served by public transport and general transport infrastructure (such as roads and close proximity to Ballarat Station).

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

The amendment would have minimal (insignificant) resource and administrative costs associated with it, in addition to those already experienced by Ballarat City Council's statutory planning department.

**BALLARAT PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C243ball (Part 1)**



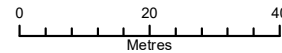
**LEGEND**

- D-HO - Area to be deleted from a Heritage Overlay
- Local Government Area

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

© The State of Victoria Department of Transport and Planning 2023

Planning Group  
 Print Date: 28/06/2023  
 Amendment Version: 1



Part of Planning Scheme Map 23HO





**BALLARAT PLANNING SCHEME**

28/02/2019  
GC117

**SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY**

**1.0**

26/09/2024  
C215ball

**Application requirements**

The following application requirements apply to an application under Clause 43.01, in addition to those specified elsewhere in the planning scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An assessment prepared by a suitably qualified professional, detailing the significance of the building covered by an individual heritage overlay and the impact that the proposed works may have on that significance (heritage impact assessment).
- An assessment, prepared by a suitably qualified arboriculture professional, detailing the impact of the proposed works, and any measures which could be taken to mitigate the impacts.

**2.0**

**Heritage places**

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?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1	Lauderdale 7 Prince Street, Alfredton	-	-	-	-	-	Yes Ref No H486	No	No
HO2	Beaufort House 9a Beaufort Avenue, Alfredton	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO5	Ebenezer Presbyterian Church and Hall 212 Armstrong Street South, Ballarat Central	Yes	Yes	No	Yes	Yes - cast iron fence	No (On National Estate Register)	No	No
HO6	Former Ebenezer Manse 214 Armstrong Street South, Ballarat Central	Yes	Yes	No	Yes	Yes - cast iron fence	No	No	No

**BALLARAT PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO8	Synagogue 2-4 Barkly (Cnr Princes Street), Ballarat East	-	-	-	-	-	Yes Ref No H106	No	No
HO9	Former Ballarat East Free Library 25-29 Barkly Street, Ballarat East	-	-	-	-	-	Yes Ref No H1493	No	No
HO10	Lamp Post Barkly Street and East Street Intersection, Ballarat East and Bakery Hill	Yes	No	No	Yes	No	No	No	No
HO11	Ballarat East Fire Station 20-22 Barkly Street, Ballarat East	-	-	-	-	-	Yes Ref No H1001	No	No
HO12	Clowance 518 Barkly Street (Cnr Cameron Street), Golden Point	-	-	-	-	-	Yes Ref No H1898	No	No
HO13	Ballarat Botanical Gardens Gillies Street and Wendouree Parade, Lake Wendouree	-	-	-	-	-	Yes Ref No H2252 and part Yes Ref No H2419	Yes	No
HO16	North View Villa 108 Burnbank Street, Lake Wendouree	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO17	Former Police Station, Ballarat 15 Camp Street, Ballarat Central	-	-	-	-	-	Yes Ref No H1544	No	No

## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO18	Former Court House Camp Street, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO20	Ballarat Trades Hall 24 Camp Street, Ballarat Central	-	-	-	-	-	Yes Ref No H657	No	No
HO21	Terraces 30-32 Camp Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO22	Colemans Spring and adjacent land 102 Caffrey Street and 201-203 Herriott Street, Buninyong	Yes for all	Refer specific area	Refer specific area	Yes	Refer specific area	No	Refer specific area	No
HO23	Former Ranger Barracks 1-61 Curtis Street, Ballarat Central	-	-	-	-	-	Yes Ref No H1949	No	No
HO24	Former South British Insurance Co. Ltd. 211 Dana Street (cnr Armstrong Street South), Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO25	Dana House, Former hostel 506 Dana Street (cnr Lyons Street South), Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO26	Primary School No. 33 Dana Street Primary School 401 Dana Street, Ballarat Central	-	-	-	-	-	Yes Ref No H1714	Yes	No
HO27	Former Wesleyan Church and Sunday School 101 Dana Street (Cnr Lydiard Street), Ballarat Central	-	-	-	-	-	Yes Ref No H1089	Yes	No

**BALLARAT PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO28	Former Chapter House 102 Dana Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO29	Ballarat Club 203 Dana Street, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO30	Yarrowee Hall 1 Darling Street, Redan	-	-	-	-	-	Yes Ref No H1168	No	No
HO31	Former Congregational Church and Hall Dawson Street North and 503 Mair Street, Ballarat Central	-	-	-	-	-	Yes Ref No H995	Yes	No
HO32	Former Baptist Church 9/3 Dawson Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H107	No	No
HO33	Lutheran Church 204A Doveton Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO36	St John of God Hospital (Bailey's House) Drummond Street North, Lake Wendouree	Yes	No	No	Yes	Yes - fence	No	No	No
HO37	House 217 Drummond Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO38	Former Ballarat-Buninyong Railway Land between Elizabeth and Forest Streets, Buninyong	Yes for all	Refer specific area	Refer specific area	Yes	Refer specific area	No	Refer specific area	No
HO39	Montrose Cottage 111 Eureka Street, Ballarat East	-	-	-	-	-	Yes Ref No H108	Yes	No

**BALLARAT PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO40	House 1104 Eyre Street, Newington	Yes	No	No	Yes	No	No	No	No
HO41	Former Water and Sewerage Authority Office 6 Grenville Street South (Lots 1-4 on PS 544004H) (South Western Cnr Grenville and Lewis Streets), Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO42	Manchester Unity Hall 9 Grenville Street South, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO43	Former Protestant Hall 10 Grenville Street South, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO44	Former Ballarat Woollen & Worsted Mill 14 Hill Street (Cnr Humffray Street South), Mount Pleasant	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO45	Former Myer Woollen Mills 502 Howitt Street, Ballarat North	Yes	No	No	Yes	No	No	No	No
HO46	Former Methodist Church 116-118 Humffray Street North, Brown Hill	Yes	No	No	Yes	No	No	No	No
HO48	House 328 Ligar Street, Soldiers Hill	Yes	No	No	Yes	No	No	No	No
HO50	Christ Church Anglican Cathedral & Christ Church Hall	Yes	No	No	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	49 and 49A Lydiard Street South, Ballarat Central						(On National Estate Register)		
HO53	Gas Lamps In front of 10-16 Lydiard Street South and outside Craig's Royal Hotel, Ballarat Central	-	-	-	-	-	Yes Ref No H977 and part Yes Ref No H111	No	No
HO54	Ballarat School of Mines (Federation University Australia) 107 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H1463	No	No
HO57	Former Ballarat Post Office 2-6 Lydiard Street North (NE Cnr Lydiard Street North and Sturt Street), Ballarat Central	-	-	-	-	-	Yes Ref No H1018	Yes	No
HO59	Ballarat Railway Complex 140 Lydiard Street North, Ballarat Central, 75 Humffray Street North, Bakery Hill, 60 Corbett Street, Ballarat East, 202 Lydiard Street North, Soldiers Hill, Scott Parade, Ballarat East and Nolan Street, Soldiers Hill.	-	-	-	-	-	Yes Ref No H902	Yes	No
HO62	Former National Mutual Building 2 Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO63	Former National Bank of Australasia 5 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO64	Former Union Bank Building 4-6 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H109	No	No

**BALLARAT PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO65	Former Mining Exchange 8-14 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H391	Yes	No
HO66	Former ANZ Bank (also known as ES&A Bank (Ballarat)) 9 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H110	No	No
HO67	Craig's Royal Hotel 10-16 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H111 and part Yes Ref No H977	No	No
HO68	Former Bank of New South Wales 13 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H112	No	No
HO69	Old Colonists Association 16-24 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H116	Yes	No
HO70	Her Majesty's Theatre Royal South Street Memorial Theatre, Academy of Music 17 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H648	Yes	No
HO71	George Hotel 25 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H113	No	No
HO72	Alexandria Tea Rooms 26-34 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H115	Yes	No
HO73	Counsel Chambers 26 Lydiard Street South, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO74	Furnival Chambers	Yes	Yes	No	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	28-36 Lydiard Street South, Ballarat Central								
HO75	Chancery House 38 Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO76	Fine Art Gallery, Ballarat 38-48 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H680	No	No
HO77	Former Neil W Jones Real Estate 50 Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO78	Land 53 Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO79	Shop 60 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO80	Office (Former Union Trustee Building) 101-103 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO81	Former J J Goller & Co 114 Lydiard Street North, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO82	Former Warehouse 118 - 122 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO83	Provincial Hotel 121 Lydiard Street North (Cnr Ararat Street), Ballarat Central	-	-	-	-	-	Yes Ref No H432	No	No
HO84	Former Reid's Coffee Palace	-	-	-	-	-	Yes	Yes	No

**BALLARAT PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	128 Lydiard Street North, Ballarat Central						Ref No H469		
HO85	St Patrick's Presbytery (3 Lyons Street South, Ballarat Central), and O'Collins Hall (8 Dawson Street South, Ballarat Central)	Yes	No	No	Yes	No	No	No	No
HO86	Ballarat Terrace 227-231 Lydiard Street North, Soldiers Hill	Yes	No	No	Yes	Yes - front fences	No	No	No
HO87	Former Terrace 18-20 Lyons Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO88	Ballarat Municipal Observatory 439 Cobden Street (Cnr Magpie Street), Mount Pleasant	-	-	-	-	-	Yes Ref No H936	Yes	No
HO89	Former Pratt's Warehouse 101-103 Mair Street (Cnr Camp Street), Ballarat Central	-	-	-	-	-	Yes Ref No H955	No	No
HO90	House 505 Mair Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO91	Verandah and Shop 805 Mair Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO92	Aquinas College 1200 Mair Street, Lake Wendouree	Yes	No	Yes	Yes	No	No	No	No
HO93	Former Titheridge and Growcott 15-19 Main Road, Bakery Hill	Yes	No	No	Yes	No	No	No	No
HO94	Ballarat East Post Office 21 Main Road, Bakery Hill	Yes	No	No	Yes	Yes	No	No	No

**BALLARAT PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO95	Nazareth House 218 Mill Street, Lake Wendouree	Yes	Yes	No	Yes	Yes - fence	No	No	No
HO96	House 411A Neill Street, Soldiers Hill	Yes	No	Yes	Yes	Yes - lantern	No	No	No
HO97	Cemetery, Chinese Section, Alter 1250 Doveton Street North, Invermay Park	Yes	No	No	Yes	No	No	No	No
HO98	Cemetery, Chinese Section, Oven 1250 Doveton Street North, Invermay Park	Yes	No	No	Yes	No	No	No	No
HO100	Old Curiosity Shop 7 Queen Street South, Ballarat East	-	-	-	-	-	Yes Ref No H1982	No	No
HO101	House 14 Seymour Crescent, Soldiers Hill	Yes	No	No	Yes	No	No	No	No
HO102	House 16 Seymour Crescent, Soldiers Hill	Yes	No	No	Yes	Yes - fence, retaining wall and plinth	No	No	No
HO104	Ballarat Town Hall 225 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H978	Yes	No
HO105	Titanic Memorial Bandstand Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H971	No	No
HO106	Queen Alexandra Bandstand Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H972	No	No
HO107	St Patrick's Cathedral and Hall	-	-	-	-	-	Yes	No	No

**BALLARAT PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	501 Sturt Street, south-west corner of Dawson Street, Ballarat Central						Ref No H997		
HO108	Grandstand City Oval, 1402-1406 Sturt Street, Lake Wendouree	Yes	Yes	No	Yes	No	No (On National Estate Register)	No	No
HO109	Union Hotel 11 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO110	Former The Log Tavern 23 Sturt Street, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO111	Camp Hotel 36-38 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO112	Former Chamber of Commerce 42-46 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO113	Former State Savings Bank 48 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO114	Ballaarat Mechanics Institute 113-121 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H987	Yes	No
HO115	Former Unicorn Hotel façade and verandah	-	-	-	-	-	Yes	No	No

**BALLARAT PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	127 Sturt Street, Ballarat Central						Ref No H1911		
HO116	Former ANZ Bank 200-202 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H114	No	No
HO117	Myer (Mitchell's Building) 301-305 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO118	St Andrews Uniting Church 502 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H44	No	No
HO119	Former Broadwood Flats 608-608A Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO120	Former Ballarat City Fire Station 702 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H2236	Yes	No
HO121	House 704 Sturt Street, Ballarat Central	Yes	No	No	Yes	Yes - fence, coach house/stable	No (On National Estate Register)	No	No
HO122	Former Residence 802 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H529	Yes	No
HO123	St Peter's Church of England 1307 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO124	House and Garden	Yes	No	Yes	Yes	Yes - fence	No	No	No

**BALLARAT PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	1421 Sturt Street, Newington						(Garden on National Estate Register)		
HO125	Former Bishop's Palace 1444 Sturt Street, Lake Wendouree	-	-	-	-	-	Yes Ref No H413	Yes	No
HO126	Former Mary's Mount Convent (Loreto Abbey) 1600 Sturt Street, Lake Wendouree	-	-	-	-	-	Yes Ref No H1017	Yes	No
HO127	Former Primary School 602 Urquhart Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO129	Terrace Houses 21, 23, 25 Victoria Avenue, Lake Wendouree	Yes	No	No	Yes	No	No	No	No
HO131	House and garden 111 Webster Street, Lake Wendouree	Yes	No	Yes	Yes	No	No (Garden on National Estate Register)	No	No
HO132	Lakeview Hotel 22 Wendouree Parade, Lake Wendouree	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO133	Ballantrae 7208 Midland Hwy, Buninyong	-	-	-	-	-	Yes Ref No H551	No	No
HO134	Buninyong Town Hall and Court House	-	-	-	-	-	Yes	No	No

**BALLARAT PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	313 Learmonth Street, Buninyong						Ref No H758		
HO135	Former Library 408 Warrenheip Street, Buninyong	-	-	-	-	-	Yes Ref No H488	No	No
HO136	Former Primary School No. 668 456 Remembrance Drive (Cnr Draffins Road), Windermere	-	-	-	-	-	Yes Ref No H763	No	No
HO137	Former Ballarat Shire Hall 326 High Street, Learmonth	Yes	Yes	No	Yes	No	No (On National Estate Register)	No	No
HO138	Barnfield Cottage and Barn 195 Kennedys Road, Miners Rest	No	No	No	Yes	No	No (On National Estate Register)	No	No
HO139	Progress Hall (Former Methodist Church) 24 Church Street (Cnr Hillcrest Road), Nerrina	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO140	St James Church of England 120 Hillcrest Road, Nerrina	Yes	No	No	Yes	No	No	No	No
HO141	Primary School No. 2093 Little Bendigo State School 8 Monte Street, Nerrina	-	-	-	-	-	Yes Ref No H1632	No	No



**BALLARAT PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO142	Former St Joseph's Orphanage 208-240 Grant Street (Crown Allotments 2, 3 & 4, Section 35, Township of Sebastopol), Sebastopol	Yes, All face brick and stone buildings	Yes, ground floor entrance and stair hall (north end) and central passage of the former Orphanage building (building 2)	Yes, Front garden setting include the fir trees, and the rear cypress and pine trees forming part of the setting to the lake	Yes	Yes	No	No	No
HO143	Yuille Cairn, Yuille Station Park, 37 Vickers Street, Sebastopol	Yes, Yuille Cairn only	No	No	Yes	No	No	No	No
HO144	MUIOOF(Manchester Unity Independent Order of Oddfellows) Lodge (former Southern Star Mine Office), 113 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO145	Sebastopol State School No. 1167 (former), 185-187 Yarrowee Street, Sebastopol	Yes	No	Yes, English Oaks, English Elms, Bhutan Cypress boundary plantings	Yes	No	No	No	No
HO151	Gnarr Creek Air Vent Tower Corner Creswick Road and Doveton Street North, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO153	Old Ballarat Cemetery	Yes	No	No	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	904 Macarthur Street (Cnr Creswick Road), Lake Wendouree								
HO154	Avenue of Honour and Arch of Victory Including all memorial name plaques, the Memorial Cairn and Cross of Remembrance, the Memorial Rotunda and Roll of Honour, and the Memorial Wall. Ballarat-Burrumbeet Road, Alfredton, Cardigan, Windermere, Weatherboard, Burrumbeet and Lucas.	-	-	-	-	-	Yes Ref No H2089	No	No
HO155	Stone Mileposts Glennelg Highway (between Ballarat and Scarsdale), Smythes Creek and Delacombe	-	-	-	-	-	Yes Ref No H1701	No	No
HO156	Former Redemptorist Monastery 300 and 300B Gillies Street North, 1320 and 1322 Howitt Street, and 11-37 Monastery Drive (NE Corner Howitt and Gillies Streets), Wendouree	Yes	No	No	Yes	No	No	No	No
HO157	House 301 Wendouree Parade, Lake Wendouree	Yes	No	No	Yes	No	No	No	No
HO158	Buninyong Botanic Gardens Gong Reservoir 201-209 Scott Street and 705 Inglis Street, Buninyong	-	-	-	-	-	Yes Ref No H1826	No	No
HO159	Former Female Refuge Complex 183 Scott Parade, Ballarat East	-	-	-	-	-	Yes Ref No H1893	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO160	Eureka Historic Precinct 501-525 Eureka Street, Eureka	-	-	-	-	-	Yes Ref No H1874	No	No
HO161	Ballarat High School 25 Gillies Street North (Cnr Sturt Street West), Lake Gardens	-	-	-	-	-	Yes Ref No H1797	No	No
HO162	House 108 Pleasant Street North, Lake Wendouree	Yes	No	No	Yes	No	No	No	No
HO163	Lake Wendouree Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control 2004 (Ballarat City Council, 2015 revised December 2023)</i> <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance (Ballarat City Council, August 2014 revised May 2023)</i>	No	No	Yes	Yes	No	No	No	No
HO164	West Ballarat Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control 2004 (Ballarat City Council, 2015 revised December 2023)</i> <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance (Ballarat City Council, August 2014 revised May 2023)</i>	No	No	Yes	Yes	No	No	No	No
HO165	Victoria Park Heritage Precinct	No	No	Yes	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p><b>Incorporated plan:</b>  <i>Ballarat Planning Scheme Heritage Control 2004 (Ballarat City Council, 2015 revised December 2023)</i></p> <p><b>Statement of significance:</b>  <i>Ballarat Heritage Precincts Statements of Significance (Ballarat City Council, August 2014 revised May 2023)</i></p>								
HO166	<p>Central Ballarat Heritage Precinct</p> <p><b>Incorporated plan:</b>  <i>Ballarat Planning Scheme Heritage Control 2004 (Ballarat City Council, 2015 revised December 2023)</i></p> <p><b>Statement of significance:</b>  <i>Ballarat Heritage Precincts Statements of Significance (Ballarat City Council, August 2014 revised May 2023)</i></p>	No	No	Yes	Yes	No	No	No	No
HO167	<p>Sturt Street Heritage Precinct</p> <p><b>Incorporated plan:</b>  <i>Ballarat Planning Scheme Heritage Control 2004 (Ballarat City Council, 2015 revised December 2023)</i></p> <p><b>Statement of significance:</b>  <i>Ballarat Heritage Precincts Statements of Significance (Ballarat City Council, August 2014 revised May 2023)</i></p>	Yes	No	Yes	Yes	No	No	No	No
HO168	<p>South Ballarat Heritage Precinct</p> <p><b>Incorporated plan:</b></p>	No	No	Yes	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p><i>Ballarat Planning Scheme Heritage Control 2004 (Ballarat City Council, 2015 revised December 2023)</i></p> <p><b>Statement of significance:</b></p> <p><i>Ballarat Heritage Precincts Statements of Significance (Ballarat City Council, August 2014 revised May 2023)</i></p>								
HO169	<p>Waller Estate Heritage Precinct</p> <p><b>Incorporated plan:</b></p> <p><i>Ballarat Planning Scheme Heritage Control 2004 (Ballarat City Council, 2015 revised December 2023)</i></p> <p><b>Statement of significance:</b></p> <p><i>Ballarat Heritage Precincts Statements of Significance (Ballarat City Council, August 2014 revised May 2023)</i></p>	No	No	Yes	Yes	No	No	No	No
HO170	<p>Soldiers Hill Heritage Precinct</p> <p><b>Incorporated plan:</b></p> <p><i>Ballarat Planning Scheme Heritage Control 2004 (Ballarat City Council, 2015 revised December 2023)</i></p> <p><b>Statement of significance:</b></p> <p><i>Ballarat Heritage Precincts Statements of Significance (Ballarat City Council, August 2014 revised May 2023)</i></p>	No	No	Yes	Yes	No	No	No	No
HO171	<p>Lydiard Street Heritage Precinct</p> <p><b>Incorporated plan:</b></p>	Yes	No	Yes	Yes	No	No (Ballarat Central Conservation)	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p><i>Ballarat Planning Scheme Heritage Control 2004 (Ballarat City Council, 2015 revised December 2023)</i></p> <p><b>Statement of significance:</b></p> <p><i>Ballarat Heritage Precincts Statements of Significance (Ballarat City Council, August 2014 revised May 2023)</i></p>						Area on National Estate Register)		
HO172	<p>Creeks and River Channels Heritage Precinct</p> <p><b>Incorporated plan:</b></p> <p><i>Ballarat Planning Scheme Heritage Control 2004 (Ballarat City Council, 2015 revised December 2023)</i></p> <p><b>Statement of significance:</b></p> <p><i>Ballarat Heritage Precincts Statements of Significance (Ballarat City Council, August 2014 revised May 2023)</i></p>	No	No	Yes	Yes	No	No	No	No
HO173	<p>Mount Pleasant / Golden Point Heritage Precinct</p> <p><b>Incorporated plan:</b></p> <p><i>Ballarat Planning Scheme Heritage Control 2004 (Ballarat City Council, 2015 revised December 2023)</i></p> <p><b>Statement of significance:</b></p> <p><i>Ballarat Heritage Precincts Statements of Significance (Ballarat City Council, August 2014 revised May 2023)</i></p>	No	No	Yes	Yes	No	No	No	No
HO174	<p>Black Hill Heritage Precinct</p> <p><b>Incorporated plan:</b></p>	No	No	Yes	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p><i>Ballarat Planning Scheme Heritage Control 2004 (Ballarat City Council, 2015 revised December 2023)</i></p> <p><b>Statement of significance:</b></p> <p><i>Ballarat Heritage Precincts Statements of Significance (Ballarat City Council, August 2014 revised May 2023)</i></p>								
HO175	<p>Humffray Street Heritage Precinct</p> <p><b>Incorporated plan:</b></p> <p><i>Ballarat Planning Scheme Heritage Control 2004 (Ballarat City Council, 2015 revised December 2023)</i></p> <p><b>Statement of significance:</b></p> <p><i>Ballarat Heritage Precincts Statements of Significance (Ballarat City Council, August 2014 revised May 2023)</i></p>	No	No	Yes	Yes	No	No	No	No
HO176	<p>Bridge Mall / Bakery Hill Heritage Precinct</p> <p><b>Incorporated plan:</b></p> <p><i>Ballarat Planning Scheme Heritage Control (Ballarat City Council, 2015 revised December 2023)</i></p> <p><b>Statement of significance:</b></p> <p><i>Bridge Mall/Bakery Hill Heritage Precinct: Revised Statement of Significance</i></p> <p><i>Ballarat Heritage Precincts Statements of Significance Significance, March 2023 (Ballarat City Council, August 2014)</i></p>	YesNo	No	YesNo	Yes	No	No	No	No
HO177	<p>Victoria Street Heritage Precinct</p>	No	No	Yes	Yes	No	No	No	Yes



BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p><b>Incorporated plan:</b>  <i>Ballarat Planning Scheme Heritage Control 2004 (Ballarat City Council, 2015 revised December 2023)</i></p> <p><b>Statement of significance:</b>  <i>Ballarat Heritage Precincts Statements of Significance (Ballarat City Council, August 2014 revised May 2023)</i></p>								VAHR 7622-0186
HO178	<p>Ballarat East Civic Heritage Precinct</p> <p><b>Incorporated plan:</b>  <i>Ballarat Planning Scheme Heritage Control 2004 (Ballarat City Council, 2015 revised December 2023)</i></p> <p><b>Statement of significance:</b>  <i>Ballarat Heritage Precincts Statements of Significance (Ballarat City Council, August 2014 revised May 2023)</i></p>	No	No	Yes	Yes	No	No	No	No
HO179	<p>Eureka Street Heritage Precinct</p> <p><b>Incorporated plan:</b>  <i>Ballarat Planning Scheme Heritage Control 2004 (Ballarat City Council, 2015 revised December 2023)</i></p> <p><b>Statement of significance:</b>  <i>Ballarat Heritage Precincts Statements of Significance (Ballarat City Council, August 2014 revised May 2023)</i></p>	No	No	Yes	Yes	No	No	No	No
HO180	<p>Learmonth Heritage Precinct</p> <p><b>Incorporated plan:</b></p>	No	No	Yes	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p><i>Ballarat Planning Scheme Heritage Control 2004 (Ballarat City Council, 2015 revised December 2023)</i></p> <p><b>Statement of significance:</b></p> <p><i>Ballarat Heritage Precincts Statements of Significance (Ballarat City Council, August 2014 revised May 2023)</i></p>								
HO181	<p>Buninyong Heritage Precinct</p> <p><b>Incorporated plan:</b></p> <p><i>Ballarat Planning Scheme Heritage Control 2004 (Ballarat City Council, 2015 revised December 2023)</i></p> <p><b>Statement of significance:</b></p> <p><i>Ballarat Heritage Precincts Statements of Significance (Ballarat City Council, August 2014 revised May 2023)</i></p>	Yes	No	Yes	Yes	No	No	No	No
HO182	<p>Eureka Memorials, Old Ballarat Cemetery</p> <p>904 Macarthur Street (cnr Creswick Road), Ballarat Central</p>	-	-	-	-	-	Yes Ref No H1007	No	No
HO183	<p>St Aidan's Heritage Precinct</p> <p><b>Incorporated plan:</b></p> <p><i>Ballarat Heritage Precincts Study Part A Incorporated Plan (August 2014)</i></p> <p><b>Statement of significance:</b></p> <p><i>Ballarat Heritage Precincts Study Part A Statements of Significance (Ballarat City Council, 2006)</i></p> <p><b>Heritage design guidelines:</b></p>	No	No	Yes	Yes	No	No	No	

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>St Aidan's Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)								
HO184	Colpin Avenue Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) <b>Heritage design guidelines:</b> <i>Colpin Avenue Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	No	No	Yes	Yes	No	No	No	No
HO185	Dowling Street Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) <b>Heritage design guidelines:</b> <i>Dowling Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	No	No	Yes	Yes	No	No	No	No
HO186	Old Showgrounds Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014)	No	No	Yes	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p><b>Statement of significance:</b>  <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006)</p> <p><b>Heritage design guidelines:</b>  <i>Old Showgrounds Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)</p>								
HO187	<p>Creswick Road/Macarthur Street Heritage Precinct</p> <p><b>Incorporated plan:</b>  <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014)</p> <p><b>Statement of significance:</b>  <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006)</p> <p><b>Heritage design guidelines:</b>  <i>Creswick Road/Macarthur Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)</p>	No	No	Yes	Yes	No	No	No	No
HO188	<p>Barkly Street/Humffray Street South Heritage Precinct</p> <p><b>Incorporated plan:</b>  <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014)</p> <p><b>Statement of significance:</b>  <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006)</p>	No	No	Yes	Yes	No	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<b>Heritage design guidelines:</b> <i>Barkly Street and Humffray Street South Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)								
HO189	Scar Tree Lot S2 Cuthberts Road, Alfredton	No	No	Yes	Yes	No	No	No	Yes
HO190	Former Ballarat RAAF Base 1 Airport Access Road, Mitchell Park	-	-	-	-	-	Yes Ref No H2113	Yes	No
HO191	St Pauls Anglican Church 3 Humffray Street South, Bakery Hill	-	-	-	-	-	Yes Ref No H401	Yes	No
HO192	Regent Picture Theatre 51-57 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H2221	Yes	No
HO194	Former Prince of Wales & Bonshaw Company gold mining site and residence 362 Albert St, Sebastopol	No	No	No	Yes	No	No	No	No
HO195	Former St. James Presbyterian Church 10 Creswick Street, Miners Rest	Yes	No	No	Yes	No	No	Yes	No
HO196	Selkirk House 436 Wendouree Parade, Ballarat	Yes	No	No	Yes	No	No	No	No
HO197	Gateway and curtilage including two mature trees (elm trees), driveway and four mature trees (three elm trees and a pine tree) Arranmore, Howe Street, Miners Rest	Yes	No	Yes	Yes	No	No	No	No

**BALLARAT PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO198	House 'Edale', 99 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO199	Clontarf (former Southern Star Mine Managers Residence), 122 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO200	Sebastopol Post Office (former), 176 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO201	Melbourne House store, 186A Albert Street, Sebastopol	Yes	No	No	Yes	No	No	No	No
HO202	Bank of Victoria (former), 197 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO203	Holy Trinity Church Complex (Church, Hall, Sunday School and trees), 227 Albert Street, Sebastopol	No	No	Yes 2 English Elms on rear property boundary	Yes	No	No	No	No
HO204	Ballarat South Uniting Church Mission Centre, 104-6 Albert Street, Sebastopol	No	No	No	Yes	Yes, low brick front fence and iron gates	No	No	No
HO205	Masonic Lodge, 173-175 Albert Street, Sebastopol	Yes	No	No	Yes	No	No	No	No
HO206	Sebastopol Town Hall Complex, 183-185 Albert Street, Sebastopol	No	No	Yes, English Elm fronting Wilson Lane	Yes	No	No	No	No
HO207	Row of 1920s Shops, 206, 206a-c Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO208	Carmel Welsh Presbyterian Church Complex, including former manse and trees, 261- 265 Albert Street, Sebastopol	No	No	Yes, All mature trees within the	Yes	Yes,	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
				complex - English Oak, Giant Redwood and English Elms		Memorial entrance to church including brick piers; low brick fence to manse at 261 Albert Street.			
HO209	Royal Mail Hotel, 288-290 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO210	1940s Garage, 129 Beverin Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO211	RSL Memorial Hall, 10 Birdwood Avenue, Sebastopol	No	No	No	Yes	No	No	No	No
HO212	Roxburgh Dairy Farm (former) 624 Glenelg Highway, Smythes Creek  The curtilage contains the c1850s cottage, 1870s farmhouse, a pair of Canary Island Palms, a collection of farm outbuildings from the late 19 <sup>th</sup> C and early 20 <sup>th</sup> C and the archaeological site of a third farmhouse of c1890s on the east side of the entrance drive.	No	No	Yes, 2 Canary Island Palms	Yes	No	No	No	No
HO213	Smythes Creek State School No. 1504 (former), 606 Glenelg Highway, Smythes Creek	No	No	No	Yes	No	No	No	No
HO214	House, 4 Hertford Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO215	Redan State School No. 1289, 32-48 Hertford Street, Sebastopol	No	No	Yes, Lawson's Cypress planted in 1953	Yes	Yes – Jubilee Gates (cnr. Hertford & Albert Streets)	No	No	No

**BALLARAT PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO216	Copernicus Hall, 26-28 Orion Street, Sebastopol	No	No	No	Yes	Yes	No	No	No
HO217	Ploughman's Arms Hotel (former), 300 Tait Street, Bonshaw  The curtilage includes the extent of the fabric dating 1880s – 1920s including the larger timber building and rear timber extension and stables.	No	No	No	Yes	No	No	Yes	No
HO218	Interwar Bungalow Heritage Precinct 2: 90, 92, 94, 96, 98, 100 Albert Street, Sebastopol	No	No	No	Yes	Yes, All front fences	No	No	No
HO219	Cornish Row Heritage Precinct 363-377 Albert Street, Sebastopol	Yes, 371 & 373 Albert Street	No	No	Yes	No	No	No	No
HO220	Timber Mining Cottage Series: 133 Albert Street, Sebastopol 9, 37 & 49-51 Birdwood Avenue, Sebastopol 32 & 38 Charlotte Street, Sebastopol 21 & 23 Victoria Street, Sebastopol 10 Walker Street, Sebastopol 49 Wilsons Lane, Sebastopol 197 & 209 Yarrowee Street, Sebastopol	No	No	No	Yes	Yes	No	No	No
HO221	Late Victorian Timber Residence Series: 77, 102, 155, 160, 168, 193, 208, 230, 240, 280 Albert Street, Sebastopol 140 Beverin Street, Sebastopol 3 Bridge Street, Sebastopol	No	No	Yes, three Canary Island Palms at 73, 160 and 168 Albert Street	Yes	Yes	No	No	No



BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	100 & 114 Grant Street Sebastopol 1 & 7 Kent Street Sebastopol 101 & 103 Vickers Street, Sebastopol 62 & 73 Yarrowee Street, Sebastopol								
HO222	Late Federation Residence Series: 166 & 226 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO223	Redan Prince of Wales Store (former) 2 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO224 Interim control Expiry date: 31 March 2021	Former Eureka Lead Gold Sluicing Company Pumping Site 113 Lofven Street and Crown Allotment 22C Section AA, Nerrina <b>Statement of Significance:</b> Former Eureka Lead Gold Sluicing Company Pumping Site Statement of Significance, 2019	No	No	No	Yes	No	No	No	No
HO225	Ballarat Saleyards (former) 1020 La Trobe Street, Delacombe <b>Statement of Significance:</b> Ballarat Saleyards (former) - Statement of Significance, November 2019	Yes	Yes	No	Yes	Yes	No	No	No
HO232	Lintel Grange Homestead Complex 127 Edmonston Road, Addington <b>Statement of Significance:</b>	No	No	Yes - mature Privet hedge, mature Ash, Walnut tree	Yes	Yes - granite piers and slabs at entry, the pre-1900 outbuildings	No	No	No

BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Lintel Grange Homestead Complex Statement of Significance</i> (City of Ballarat, May 2024)			and Weeping Nootka Cypress		constructed of brick, bluestone, granite, galvanised iron and timber located to the north and east of the homestead.			
HO233	Lake Wendouree Wendouree Parade, Lake Wendouree	-	-	-	-	-	Yes Ref No H2419 and part Yes Ref No 2252	Yes	No
HO234 Interim control Expiry date: 1 August 2025	Osborne House 214 Creswick Road, Ballarat Central	No	No	No	Yes	Yes - iron palisade front fence	No	No	No

## BALLARAT PLANNING SCHEME

15/01/2024  
VC249

## SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

## 1.0 Incorporated documents

15/01/2024  
VC249 Proposed C243ball  
(Part 1)

Name of document	Introduced by:
Alfredton West Precinct Structure Plan 2011	C150
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited, 2015	VC107
Ballarat & Queen's Anglican Grammar School Foundation Ltd, Lot 2 (PS622085) Gillies Road, Mount Rowan 9 April 2013	C169
Ballarat Base Hospital New Facilities Project, April 2013	C171
Ballarat GovHub Incorporated Document, January 2018	C209
Ballarat Heritage Precincts – Statements of Significance, 2006 (revised <del>August 2014</del> <u>May 2023</u> )	C164
Ballarat Heritage Precincts Study Part A 2006 – Incorporated Plan (revised June 2014)	C182
Ballarat Heritage Precincts Study Part A 2006 – Statements of Significance	C107
Ballarat Line Upgrade Incorporated Document, August 2018	GC95
Ballarat Planning Scheme Heritage Control 2004 – Incorporated Plan (revised <del>October 2015</del> <u>December 2023</u> )	<del>E499</del> <u>C243ball (Part 1)</u>
Ballarat Saleyards (former) - Statement of Significance, November 2019	C222ball
Ballarat Station Precinct Redevelopment Incorporated Document, August 2016 (Amended April 2021)	C229ball
Ballarat Strategy Plan 1998	NPS1
Ballarat Terminal Station Incorporated Document September 2017	C208
Ballarat Tourism Marketing Strategy 1995	NPS1
<i>Ballarat West Development Contributions Plan</i> (Urban Enterprise, December 2023)	VC249
Ballarat West Groundwater Supply Project - Incorporated Plan	C112
Ballarat West Native Vegetation Precinct Plan 8 March 2012	C158
Ballarat West Precinct Structure Plan October 2016	C203
Ballarat Western Link Road (Stage 2) Incorporated Document, September 2016	C170
<u>Bridge Mall/Bakery Hill Precinct: Revised Statement of Significance, March 2023</u>	<u>C243ball (Part 1)</u>
Burrumbeet Creek Catchment Local Floodplain Development Plan 2015 – Incorporated Document	C178
Central Victoria Livestock Exchange, Ballarat October 2015	C185
Eureka Stadium Upgrade Project Incorporated Document, March 2016	C197
Former Eureka Gold Sluicing Company pumping site Statement of Significance, 2019	C211ball
Goulburn-Murray Water Native Vegetation Code of Practice, February 2011	C153
Invermay Miniature Railway July 2002 - Incorporated Plan	C50
Invermay Regional Study and Land Management Plan 1991	NPS1
Koala Plan of Management - Koala Planning Map July 2006	C95

**BALLARAT PLANNING SCHEME**

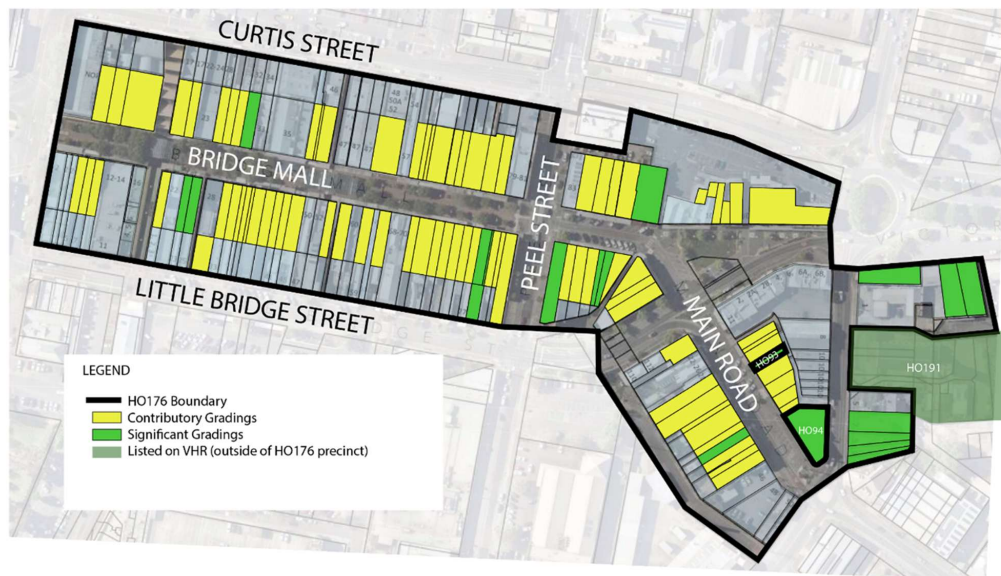
<b>Name of document</b>	<b>Introduced by:</b>
Lake Federation Resort Draft Master Plan A C511 CP 055b, dated August 2004	C64
Lake Federation Resort Main Components Plan C511 CP 039c dated August 2004	C64
Lake Federation Resort Staging Plan C511 CP 037b dated August 2004	C64
Plan for the future development of the Western Freeway titled "Proposed Works Area" and dated 26/7/2000	C13

**Bridge Mall / Bakery Hill Heritage Precinct:  
REVISED Statement of Significance, October 2024**

<p><b>Heritage place:</b> Bridge Mall / Bakery Hill Heritage Precinct [Bridge Mall, Ballarat Central &amp; Bakery Hill; Coliseum Walk, Ballarat Central; Curtis Street (part), Ballarat Central; Humffray Street South (part), Bakery Hill; Little Bridge Street (part), Ballarat Central &amp; Bakery Hill; Main Road (part), Bakery Hill; Norwich Plaza, Ballarat Central; Peel Street South (part), Ballarat Central &amp; Bakery Hill; Victoria Street (part), Bakery Hill.</p>	<p><b>PS ref no.:</b> HO176</p>
---	---------------------------------



*Looking west towards Bridge Mall from Bakery Hill (GJM Heritage, June 2021).*



*Boundary and gradings map for precinct HO176.*

### ***What is significant?***

The Bridge Mall / Bakery Hill Heritage Precinct, Ballarat Central and Bakery Hill.

The precinct is bordered by Curtis Street to the north, Grenville Street to the west, Little Bridge Street and Porter Street to the south and properties on the eastern side of Humffray Street to the east. Properties at 1 and 14 Victoria Street, east of Humffray Street, are included within the precinct.

Elements that contribute to the significance of the place include (but are not limited to):

- Commercial buildings that demonstrate the precinct's development from the 1850s to the 1950s, including Victorian, Federation, Interwar and a small number of early Postwar buildings.
- Civic, institutional and residential buildings dating from the late nineteenth to the mid-twentieth century at the eastern end of the precinct.
- Original and remodelled facades, including those currently concealed by late twentieth-century metal overcladding, and early or original shopfronts and cantilevered awnings.
- Largely intact rear building elevations visible from the public realm, some featuring ghost signage and outbuildings.
- Largely intact roofscapes, including roof form and chimneys, which illustrate the era in which each building was constructed, including those whose front facades were remodelled during the interwar and early postwar periods, or more recently hidden behind metal overcladding.
- Intact bluestone lanes, channels and kerbs, including remnant fixing points on kerbs from past posted verandahs.
- The irregular subdivision pattern and street layout of the eastern part of the precinct, a legacy of gold mining activity and the unplanned nature of the early development.
- The alignment of the Yarrowee River expressed in the north-south link through the precinct.
- The archaeological potential where low-lying land around the Yarrowee River was infilled in the 1860s up to two metres deep, and the Main Road area where ground levels were raised multiple times (up to four metres in all) in the 1850s and '60s in response to a deluge of sludge from nearby gold diggings.

- Its location as the historic entry point to the City of Ballarat when travelling by road from Melbourne and Geelong.
- The connection of Bakery Hill to the 1854 Eureka Rebellion, as the site where miners met and organised prior to the uprising.
- Key views from within and through the precinct, including towards the significant civic landmarks on Sturt Street and Lydiard Street towards the west, and St Paul's Anglican Church and Mount Warrenheip to the east.

The following properties are individually Significant: 24-26, 31, 86, 95-99 & 100 Bridge Mall; 7 & 9 Humffray Street South; 77 Little Bridge Street; 38 Main Road; 1-6/3 Peel Street South; and 10 & 14 Victoria Street. In addition, these locally and State-significant places are located within the precinct and are related to its themes, but have site-specific listings: 1A Humffray Street South (VHR H401), as well as 2/15-19 (HO93) and 21 (HO94) Main Road.

Later buildings, street infrastructure, paving and alterations and additions to the properties are not significant.

#### ***How is it significant?***

---

The Bridge Mall / Bakery Hill Heritage Precinct is of local historical, representative (architectural), aesthetic, and scientific (archaeological) significance to the City of Ballarat.

#### ***Why is it significant?***

---

The Bridge Mall / Bakery Hill Heritage Precinct is of historical significance as the oldest commercial centre in East Ballarat and one of the oldest in the City of Ballarat. Developed from the 1850s as a result of gold discoveries in the area, the irregular subdivision pattern and street layout is a legacy of the unplanned development that took place as a result of the chaotic gold mining activities of the time, as well as being dictated by the crossing point for the Yarrowee River. The buildings and early street fabric within the Bridge Mall / Bakery Hill Heritage Precinct illustrate the key phases in the City of Ballarat's development – from the area's early gold mining activities, to the boom-era of the late nineteenth century, renewed prosperity and modernisation in the interwar era, and the slower development in the early Postwar period – and demonstrate the precinct's continuous and important role as a vibrant commercial centre for the City of Ballarat. The rear elevations and roofscapes illustrate changes over time, including the many Victorian buildings remodelled in the interwar period. The eastern end of the precinct (centred on Humffray Street) demonstrates the area's important civic and institutional role through the former East Ballarat Post Office, St Paul's Anglican Church and Hall and the Australian Natives Association building. When travelling by road from Melbourne and Geelong, the precinct has served as the primary gateway to what is now the City of Ballarat since the mid-1800s. (Criterion A)

Bakery Hill is of historical significance for its association with the 1854 Eureka Rebellion, as the place where thousands of miners rallied during the Rebellion and as the location where Peter Lalor first raised the Eureka flag. (Criterion A)

The Bridge Mall / Bakery Hill Heritage Precinct is of significance for its research potential, due to major ground-raising in this area in the 1850s and '60s. Ground levels along Main Road were raised multiple times, to a combined four metres, in response to the influx of sludge runoff from nearby gold mining works. And there were engineering works carried out in the 1860s to raise the level of the street around the boggy Yarrowee River, by up to two metres. This indicates the possible survival of highly intact archaeological deposits, even buried ground floors of buildings in these two areas. (Criterion C)

The Bridge Mall / Bakery Hill Heritage Precinct is of significance as a substantially intact and visually cohesive representative example of a predominantly Victorian-era commercial centre, with some intact development and remodelled facades from the Federation, Interwar and early Postwar periods. Main Road and the eastern

end of the precinct in particular demonstrate a high degree of uniformity in scale and form. Typical characteristics of such precincts – including a predominantly two-storey street wall (interspersed with some single and three-storey buildings), parapeted rendered or red brick facades with repetitive upper floor fenestration, some original or early ground floor shopfronts with some original cantilevered awnings or reconstructed posted verandahs and bluestone kerbs and channels – are displayed in the original forms, fabric and detailing of many of the buildings. (Criterion D)

The Bridge Mall / Bakery Hill Heritage Precinct is of aesthetic significance as a distinctive and irregularly planned precinct that contrasts markedly to the highly ordered street and subdivision patterns to the west of Grenville Street. The precinct features commercial and civic buildings of high design quality dating from the Victorian and Federation periods, with some refacing of Victorian shopfronts in the 1930s in a Moderne style, and a small number of restrained buildings from the early Postwar period. Key examples from the Victorian era include the Classical Revival Munster Arms Hotel at 10 Victoria Street designed by Henry R Caselli in 1864, the Venetian Gothic former East Ballarat Post Office at 21 Main Street (HO94), the three-storey Classical Revival building at 24-26 Bridge Mall, the Anglo-Dutch gabled shop at 31 Bridge Mall, the High Victorian former North Grant Hotel at 3 Peel Street South, and the former Titheridge & Grocott real estate office at 15-19 Main Road (HO93). While there are few Federation-era buildings in the precinct, they are of high quality, including the W Mew Gun herbalist shop at 38 Main Road, and the Federation bungalow at 9 Humffray Street South. Fine examples of interwar architecture include the Jazz Moderne remodelling and shopfront of the Walter Davis women’s clothing store at 86 Bridge Road and the warehouse wing to the rear (77 Little Bridge Street), and the Jazz Moderne former State Savings Bank of Victoria at 95-99 Bridge Mall. Within the precinct there are highly intact shopfronts that feature details such as lead lighting, such as the ornate Gears’ shopfront at 100 Bridge Mall. Many of the buildings have highly intact rear elevations, often visible from the public realm. In particular, buildings to the rear of 101-121 Bridge Mall form a picturesque collection of highly intact rear wings some with remnant historic signage. Within this group there are some sites that retain a Victorian rear wing while the front section has been rebuilt in the late twentieth century. (Criterion E)

The precinct forms and important part of the linear views from Sturt Street to Mount Warrenheip, St Paul’s Anglican Church and the East Ballarat Fire Station tower. The Bakery Hill end of the precinct offers panoramic views of Central Ballarat and views of the grand landmark civic buildings located in the Sturt Street and Lydiard Street Precincts, including the former Ballarat Post Office, Ballarat Town Hall, St Andrew’s Uniting Church, the former Ballarat Fire Station and Ballarat Railway Station. (Criterion E)

The Stone’s Department Store at 2-4 Main Road had a long association with the Stone family, and in particular prominent local figure and designer Jessica Simon (née Stone; 1906-1982). Stone’s Drapery Store first traded on the site in 1860 and became an enduring local landmark. By the mid-twentieth century Stone’s had evolved to become a ‘select ladies dress shop’ under the directorship of Jessica Simon. Jessica was a well-known local identity recognised as a fashion designer, philanthropist and local style icon, known for her media appearances and charity work in the local community. The store closed in 1966 and Jessica, with her husband Paul, continued to be prominent figures in the local community. In 1979 Jessica was awarded the British Empire Medal honouring her lifetime commitment to philanthropic work. (Criterion H)

**Primary sources:**

*Ballarat Heritage Study Stage 2*, by Hansen Partnership P/L, Wendy Jacobs et al., 2003

Review by GJM Heritage 2021

Peer review by Landmark Heritage 2023

**Gradings:**

Address	Name	Grading	Era	Comments
2 Bridge Mall		Non-contributory	Contemporary	



Address	Name	Grading	Era	Comments
6 Bridge Mall	Song Chinese Massage	Contributory	Early postwar	6-8 are a pair of two-storey buildings
8 Bridge Mall		Contributory	Early postwar	6-8 are a pair of two-storey buildings
10 Bridge Mall		Contributory	Interwar	
12-14 Bridge Mall		Non-contributory	Contemporary	
16 Bridge Mall		Non-contributory	Contemporary	
17 Bridge Mall	Messer and Opie	Contributory	Interwar	
18 Bridge Mall	OPSM	Contributory	Victorian	
22 Bridge Mall	Fauls Shoes	Non-contributory	Contemporary	
23 Bridge Mall	Cotton on Clothing	Non-contributory	Contemporary	
24 Bridge Mall		Significant	Victorian	24-26 are a pair of three-storey buildings; retains painted ghost sign on west side elevation
25 Bridge Mall	Country Kids	Contributory	Victorian	
26 Bridge Mall	Riot Art & Craft	Significant	Victorian	24-26 are a pair of three-storey buildings; 26 has neo-Victorian shopfront
27 Bridge Mall	Endee's Fashion	Contributory	Victorian	27-29 pair of Victorian two-storey shops
28 Bridge Mall	Specsavers	Non-contributory	Contemporary	
29 Bridge Mall	Denim Culture	Contributory	Victorian	27-29 pair of Victorian two-storey shops
30 Bridge Mall	Lorna Jane	Contributory	Victorian?	Façade hidden beneath post-war metal cladding
31 Bridge Mall		Significant	Victorian	1891 on parapet
32 Bridge Mall	Sportsgirl	Contributory	Interwar	
33 Bridge Mall	Sussan	Non-contributory	c1960s	
34 Bridge Mall	Black Pepper	Contributory	Victorian	
35 Bridge Mall	The Reject Shop	Non-contributory	Contemporary	
38-40 Bridge Mall	UFS Dispensary	Contributory	Interwar	
2/40 Bridge Mall	Treloars Coffee House	Non-contributory	Contemporary	
42 Bridge Mall	Betta Bargains	Contributory	Victorian?	Façade hidden beneath post-war metal cladding
43 Bridge Mall	Capri Cafe	Contributory	Victorian	
45 Bridge Mall	Better Bargains	Contributory	Victorian	
46 Bridge Mall	Greens Hot Line Bakery	Contributory	Victorian?	Façade hidden beneath post-war metal cladding

Address	Name	Grading	Era	Comments
47 Bridge Mall	Best and Less	Non-contributory	Contemporary	
48 Bridge Mall	Darrell Lea Chocolate	Contributory	Victorian?	Façade hidden beneath post-war metal cladding
50 Bridge Mall	Jacquie E	Non-contributory	Contemporary	
52 Bridge Mall	Wen & Ware Living	Non-contributory	Contemporary	
53 Bridge Mall	Lash Brow & Co	Contributory	Interwar	53-55 are a single building
54 Bridge Mall	The Lingerie Shop	Contributory	Victorian	Neo-Victorian shopfront
55 Bridge Mall	Collins Booksellers	Contributory	Interwar	53-55 are a single building
56-58 Bridge Mall	Inhabit Homewares	Contributory	Victorian	
57 Bridge Mall		Non-contributory	c1960s	
59 Bridge Mall	A La Mode	Contributory	Victorian	Neo-Victorian shopfront
60 Bridge Mall		Non-contributory	Contemporary	
62 Bridge Mall	LV Nails	Contributory	Interwar	
62A Bridge Mall	Bridge Mall Centre Management Office	Contributory	Interwar	62A appears to be the rear of No. 62
63 Bridge Mall	Ghanda Clothing	Contributory	Interwar	63-65 are a single building; a former Coles store
64 Bridge Mall	Just About Frames & Prints	Non-contributory	Contemporary	
65 Bridge Mall	Aussie Disposals	Contributory	Interwar	63-65 are a single building; a former Coles store
66 Bridge Mall		Contributory	Victorian	
67-69 Bridge Mall		Contributory	Victorian	67-73 are a single building; only 73 intact
68-70 Bridge Mall	Nextra Bridge Mall Newsagency	Non-contributory	very altered Victorian?	
71 Bridge Mall	Metro Hair Design	Contributory	Victorian	67-73 are a single building; only 73 intact
72 Bridge Mall		Contributory	Victorian	
73 Bridge Mall	Tunbridges	Contributory	Victorian	67-73 are a single building; only 73 intact
74 Bridge Mall	Linen & Living	Contributory	Victorian	
75 Bridge Mall		Contributory	Victorian	75-77 are a single building
76 Bridge Mall	Optus World	Contributory	Victorian	
77 Bridge Mall	Off Ya Tree	Contributory	Victorian	75-77 are a single building

Address	Name	Grading	Era	Comments
78 Bridge Mall	Savoy Coffee Lounge	Contributory	Victorian	
79-81 Bridge Mall	ANZ Bank (former)	Non-contributory	late 20th century	
80 Bridge Mall		Contributory	Victorian	
82 Bridge Mall	Vodafone	Contributory	Victorian	
83 Bridge Mall	Axis Employment	Non-contributory	Contemporary	
84 Bridge Mall	ETek Phone Repairs	Contributory	Early postwar	
85 Bridge Mall	Boba Central	Contributory	Interwar	Retains interwar or early postwar shopfront
85A Bridge Mall	River Bamboo Massage	Contributory	Interwar	85-85A are a pair; retains interwar or early postwar shopfront
86 Bridge Mall	Salvos Store	Significant	Interwar	Fine Jazz Moderne building with elaborate original shopfront (Walter Davis women's clothing)
87 Bridge Mall	Just Pawn It	Contributory	Victorian	87-89 are a pair; retains early postwar shopfront; retains painted ghost sign on rear elevation
88 Bridge Mall	The Athlete's Foot	Contributory	Interwar	
89 Bridge Mall	Coins and Stamps Bought & Sold	Contributory	Victorian	87-89 are a pair; retains early postwar shopfront; retains painted ghost sign on rear elevation
90 Bridge Mall	Telstra Shop	Contributory	Interwar	Retains part of fine quality Victorian building to rear, visible along Peel Street
91 Bridge Mall	T and C Nails	Contributory	Interwar	91 & 93 are a pair
93 Bridge Mall	93's Giftware & Tobacconist Accessories	Contributory	Interwar	91 & 93 are a pair
94-96 Bridge Mall	Skin Ski and Surf	Contributory	Victorian	
95 Bridge Mall		Significant	Interwar	95-99 a single building; original shopfront & awning
97 Bridge Mall		Significant	Interwar	95-99 a single building
98 Bridge Mall		Contributory	Victorian	

Address	Name	Grading	Era	Comments
99 Bridge Mall	Tatts for the Memory	Significant	Interwar	95-99 a single building; original shopfront & awning
100 Bridge Mall		Significant	Victorian & Interwar	Grand Victorian shop (Gears ghost sign at top of parapet) with elaborate and intact c1910 shopfront
101 Bridge Mall	Capricho Grilled Chicken	Non-contributory	Contemporary	neo-Victorian
103-107 Bridge Mall	Crazy Asian	Contributory (rear only)	Victorian	Two single-storey buildings: both have Non-contributory neo-Victorian front section and Contributory Victorian rear section
104 Bridge Mall	The 180 Shop	Contributory	Victorian	aka 102
109 Bridge Mall	Tokyo Grill House	Contributory	Victorian	Two 2-storey buildings in a terrace of three (with 113); neo-Victorian shopfronts
113 Bridge Mall	The Ballarat Curry House	Contributory	Victorian	2-storey building in terrace with 103-107; neo-Victorian shopfronts. Two-storey rear wing (113A?) with hipped roof and corbelled eaves pre-dates the terrace at the front of the site
119-121 Bridge Mall	McDonalds Family Restaurant	Contributory	Victorian	From west to east: single-storey doublefronted rendered building; Victorian (?) single-storey timber building; terrace of 5 two-storey brick buildings (originally tuckpointed, now sandblasted); all have neo-Victorian shopfronts and verandahs
1 Coliseum Walk	Mocha Shop and Cafe	Non-contributory	Contemporary	
4 Coliseum Walk		Non-contributory	Contemporary	
5 Coliseum Walk	Your Mantra	Non-contributory	Contemporary	

Address	Name	Grading	Era	Comments
6 Coliseum Walk	The Charcoal Pit	Non-contributory	Contemporary	
22-24 Curtis Street	Melissa E Bridal	Non-contributory	Contemporary	
28 Curtis Street		Non-contributory	Contemporary	
30 Curtis Street	Ballarat Baber Shop	Non-contributory	Contemporary	
32 Curtis Street	Complete Bowls Specialist	Non-contributory	Contemporary	
34 Curtis Street	Book Bazaar	Non-contributory	Contemporary	
46 Curtis Street	Bedding Wholesalers	Non-contributory	Contemporary	
48 Curtis Street		Non-contributory	Contemporary	
Lv 1/50A Curtis Street	Ballarat Martial Arts Centre	Non-contributory	Contemporary	
52 Curtis Street	Cigarette	Non-contributory	Contemporary	
54 Curtis Street	CKs Bridal Recycle	Non-contributory	Contemporary	
1 Humffray Street South	Bakery Hill Motel	Non-contributory	Contemporary	
5 Humffray Street South	Manse	Non-contributory	Post-war	
7 Humffray Street South	ANA Hall, former 7th Day Adventist Church	Significant	Victorian & interwar	Victorian gabled former church, behind 1920s ANA façade
8 Humffray Street South	Maceys Carpet Choice	Non-contributory	Contemporary	
9 Humffray Street South	Villa	Significant	Federation	Retains original concrete front fence posts
10 Humffray Street South	Maceys Carpet Choice	Non-contributory	Contemporary	
5 Little Bridge Street	Burkes Florist	Non-contributory	Contemporary	
7 Little Bridge Street		Non-contributory	Contemporary	
11 Little Bridge Street		Non-contributory	Contemporary	
Lv 1/11 Little Bridge Street		Non-contributory	Contemporary	
23 Little Bridge Street	Jonahs Seafoods	Non-contributory	Contemporary	
25 Little Bridge Street	Chokolat Solarium	Non-contributory	Contemporary	
27 Little Bridge Street	Dyers Steak Stable	Contributory	Victorian	former stables or coach house

Address	Name	Grading	Era	Comments
33 Little Bridge Street	City Finance	Non-contributory	Contemporary	
41 Little Bridge Street	Song Chinese Massage	Non-contributory	Contemporary	
45 Little Bridge Street	Kool Kuts 4 Kids	Non-contributory	Contemporary	
47 Little Bridge Street		Non-contributory	Contemporary	
59 Little Bridge Street	Noodle Canteen	Non-contributory	Contemporary	
61 Little Bridge Street	Cutz Above the Rest Hair & Beauty	Non-contributory	Contemporary	
77 Little Bridge Street		Significant	Interwar	Rear part of Walter Davis store (86 Bridge Mall), featuring leadlight windows
89 Little Bridge Street		Non-contributory	Contemporary	
110 Little Bridge Street		Non-contributory	Contemporary	
112 Little Bridge Street	Body Works Beauty Therapy	Non-contributory	Contemporary	
2 Main Road	Sportsbiz	Contributory		Former Stones store; retains early post-war shopfront, cantilevered awning, and terrazzo entry floors
4 Main Road	Sportsbiz	Contributory		Former Stones store; retains early post-war shopfront, cantilevered awning, and terrazzo entry floors
11 Main Road	QBE Insurance	Non-contributory	1988	neo-Victorian
13 Main Road	The Main Emporium	Contributory	Victorian	Retains original Victorian timber shopfront
15-19 Main Road	Michaela Settle MP	Contributory	Victorian & c1940	Bluestone north wall; stained glass to front façade plus c1940 remodelling
1/15-19 Main Road	PACT Community Support	Contributory	Victorian	
2A/15-19 Main Road	Upstairs Commercial Section	Contributory	Victorian & c1940	

Address	Name	Grading	Era	Comments
20 Main Road	Vintage Corner	Contributory	Victorian	
22-26 Main Road		Non-contributory	Contemporary	neo-Victorian timber two-storey buildings
28 Main Road	The Known World Bookshop	Contributory	Victorian	Retains original Victorian timber shopfront
30 Main Road		Contributory	Victorian	1892 on parapet
32A Main Road	BeFinancial	Contributory	Victorian	
34-36 Main Road	Antiques	Contributory	Victorian	
36A Main Road	Nicola Cerini	Contributory	Victorian	
38 Main Road	King Kongs Tattoo Shop	Significant	Federation	Retains original shopfront; "W. Mew Gun" on parapet (a herbalist)
40 Main Road		Contributory	Early postwar	Intact shop with cream brick and glazed tiles, intact shopfront
42-44 Main Road	Mr Jones	Contributory	Victorian	
46 Main Road		Non-contributory		carpark
48 Main Road		Non-contributory		carpark
50 Main Road		Non-contributory	Contemporary	
Norwich Plaza (part)		Contributory	c1952	Row of 6 Vic shops given new façade c1952, at south-eastern corner of Norwich Plaza
Norwich Plaza (part)		Non-contributory	1980s	See precinct map for details
1-6/3 Peel Street South		Significant	Victorian	Former North Grant Hotel
2 Victoria Street		Non-contributory	1988	neo-Victorian
4 Victoria Street		Non-contributory	1988	neo-Victorian
2A Victoria Street	Bakery Hill Apartments	Non-contributory	1988	neo-Victorian
2B Victoria Street	Bakery Hill Apartments	Non-contributory	1988	neo-Victorian
6 Victoria Street		Non-contributory	1988	neo-Victorian
6A Victoria Street		Non-contributory	1988	neo-Victorian
6B Victoria Street		Non-contributory	1988	neo-Victorian
8 Victoria Street	Hog's Breath Cafe	Non-contributory	1988	neo-Victorian
10 Victoria Street	Munster Arms Hotel	Significant	Victorian	1862 date on parapet
14 Victoria Street	St Paul's Church Hall	Significant	Federation	1903 date on foundation stone



**REVISED HERITAGE CITATION:**

**Bridge Mall/Bakery Hill Heritage Precinct, Ballarat Central & Bakery Hill (HO176)**



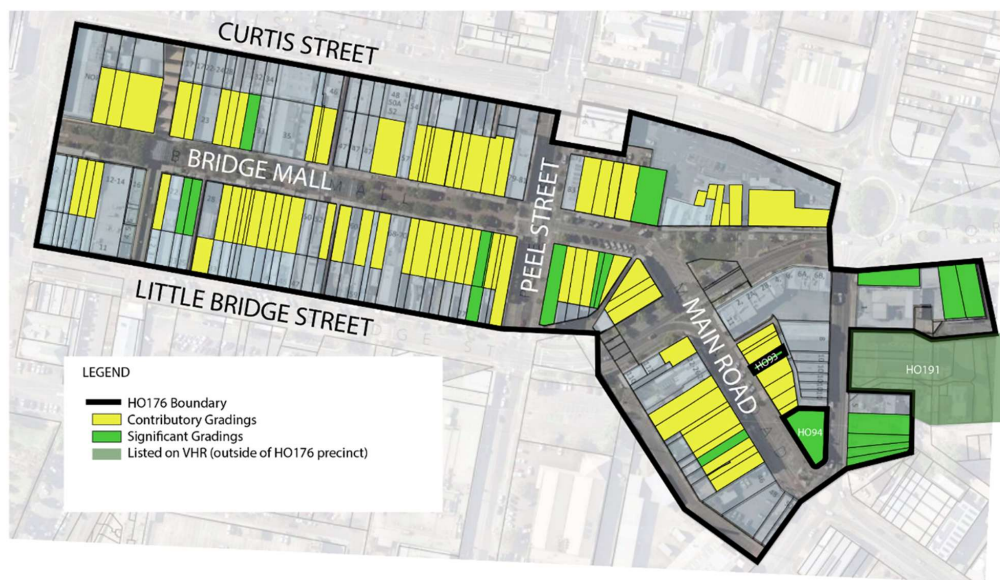
*Figure 1. View looking west towards Bridge Mall from Bakery Hill (GJM Heritage, June 2021).*

DATE: December 2021, revised by Landmark Heritage PL March 2023 and October 2024



**Bridge Mall / Bakery Hill Heritage Precinct, Ballarat Central & Bakery Hill (HO176)**

Place type: Commercial Precinct	Architect: Various
Construction Date: Victorian, Federation, Interwar, early Postwar	Builder: Various
Recommendation: Retain in the Heritage Overlay with amendments	Extent of Overlay: See Figure 2



**Figure 2.** Boundary and gradings map for precinct HO176.

**Locality History**

*The following is informed by the City of Ballarat and Victorian Places websites.*

At least 40,000 years ago the Wadawurung and Dja Dja Wurrung Indigenous people called this country home. Their words 'balla arat' mean 'resting place' or 'bent elbow'.

The first European to move to the area was Archibald Yuille, who called his property 'Ballaarat' in 1837. Gold was discovered at Clunes and Buninyong in 1851 and within three years Ballarat had an estimated population of 25,000 as a result of the gold rushes, fast establishing itself as an important commercial centre.

The Eureka Rebellion, one of Australia's defining historic and democratic moments, took place in Ballarat. At daybreak on 3 December 1854 120 gold miners, who sought various reforms, clashed with government forces. The Eureka Stockade rising accelerated the enactment of reforms, which followed in 1855.

Ballarat was connected to Geelong by rail in 1862. The influx of people and revenue from gold mining activities enabled local institutions and grand civic buildings to be established in the decades following the discovery of

gold, including the Ballarat Railway Station complex (1862-88), the School of Mines (1870), the Royal South Street Memorial Theatre (1874 and 1898), the Mining Exchange (1887) and the Ballarat Art Gallery (1887), to name a few.

Ballarat continued to maintain its position as Australia's most populous inland city until the time of the Second World War when the city began to experience a decline in population. In the postwar years Ballarat became home to a number of immigrant communities, and in recent years the city's population has continued to increase. A recognition of Ballarat's rich cultural heritage has driven the local tourism sector; the city's built heritage, Sovereign Hill and the Eureka Centre attract tourists specifically seeking cultural heritage experiences.

### **Precinct History**

*The following history is informed by the Ballarat Heritage Precincts Statements of Significance 2006 (revised August 2014) Incorporated Document, and the 2003 Ballarat Heritage Study Stage 2, by Hansen Partnership P/L, Wendy Jacobs et al and supplemented by original research.*

The precinct comprises one of the oldest commercial areas in Ballarat. Bridge Mall (originally part of Main Road, later called Bridge Street; see Figure 4) was originally the main thoroughfare between the official township in Ballarat West, and the diggings in Ballarat Flats to the east. It was the intersection of Victoria Street (previously known as Melbourne Road), the main route from Melbourne, and Main Road, the main route from Geelong.

The western end of the precinct was originally located in the river flats of the Yarrowee River (now channelled underground), while the eastern end ascends to Bakery Hill. From the 1850s, this area was the commercial and civic centre for Ballarat East. As opposed to the ordered axial plan of Ballarat West, Ballarat East was dominated by early haphazard development amongst the gold mining activity. Bakery Hill was the site of an important deep lead, Bakery Hill Lead, which although rich, was difficult to work due to high water levels.

Bakery Hill has an important place in Australian history as the rallying point for mass meetings of Ballarat gold miners in November 1854, during the Eureka Rebellion, which led to the Eureka 'uprising' in December 1854. 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, seeking reforms. They rallied on Bakery Hill as Peter Lalor symbolically raised the Eureka Flag, with its design modelled on the stars of the Southern Cross. Plaques and flagpoles commemorate the Rebellion in nearby locations, outside of the precinct.

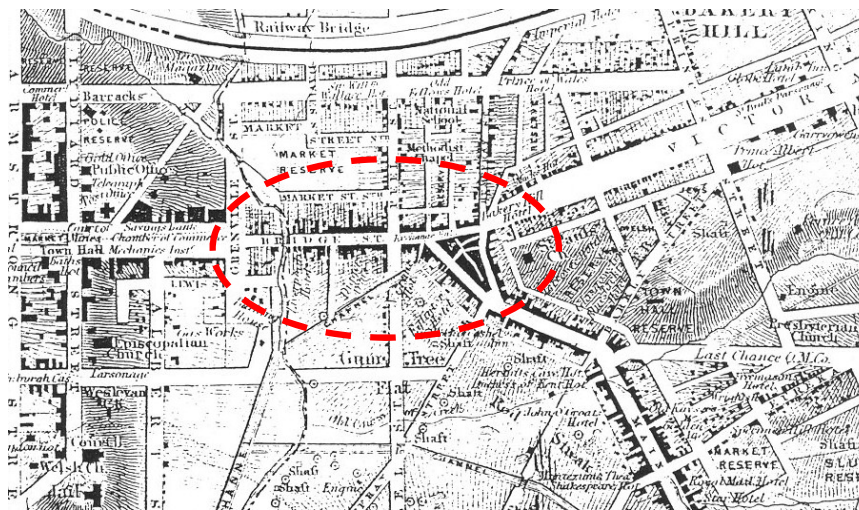
Ballarat West was surveyed in 1851, while the precinct area was officially surveyed in late 1857. Main Road (within the precinct; now Bridge Mall) existed prior to the official surveys, and originally extended to Grenville Street. The earliest buildings in the precinct are suggested to date to the early 1850s. The first official sale of properties fronting Main Road took place in February 1857.

Shopkeepers on Main Road were almost immediately beset with trouble from nearby diggings in Ballarat East, and the sludge run-off created when alluvial soil was dug up and washed to find gold. According to Lawrence and Davies (2019:19) the worst years were in the late 1850s, with so much sludge running onto the flats of the Yarrowee River valley that the road was raised several times and early timber shops were built on high stumps. The ground level was raised up to four metres in some locations. It was not until 1859 that the Ballarat Sludge Commission was charged with building channels to contain and direct the mining waste, but it was only when the sludge was redirected into the Yarrowee River that mining runoff ceased to impact Main Road.

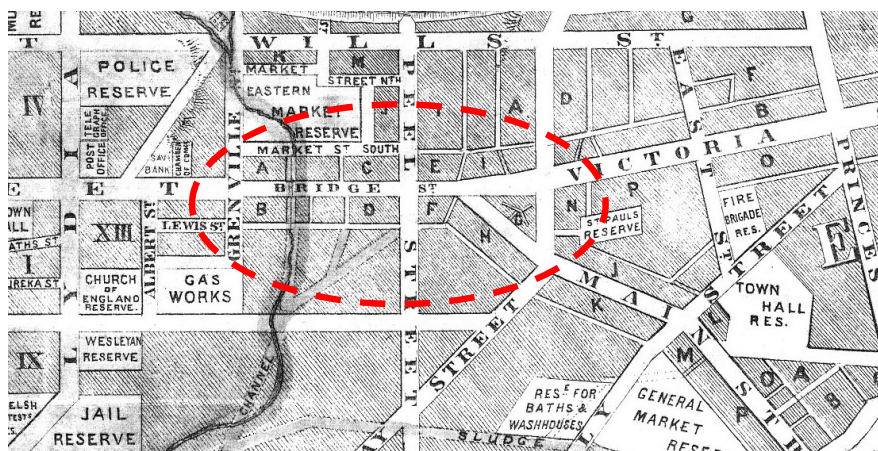
Apart from the issues with sludge, the section of Main Road near Grenville Street was notoriously swampy, near Yarrowee River. A basic bridge was erected in the early 1860s to provide passage over this area, after which the name Bridge Street was applied. The width of the bridge reportedly determined the narrow width

of Bridge Street, with traders building their premises in alignment. Throughout the 1850s and 1860s, flash floods regularly affected retailers in the low-lying portions of Bridge Street. In the 1860s engineering works were carried out to raise the level of the street, up to six feet (two metres) in some places.

Due to these two separate phenomena, it is possible that road raising along Main Road and Bridge Street has created well-preserved archaeological sites, comparable to the “buried block” phenomenon in Melbourne’s CBD where early fill events in low-lying areas preserved the ground floors of early buildings along with rich artefact scatters (Alliance Archaeology, 2019). The precinct continued to develop as a retail centre, alongside mining and its associated activities, which remained active in the area in the 1860s.



**Figure 3.** (above) Detail of an 1861 map of Ballarat. Building footprints illustrate the development along Bridge Street and Main Road by this date. The precinct area is indicated by the red circle (Source: J Brache, Map of Ballarat, 21 October 1861).



**Figure 4.** Detail of a c.1860s plan of Ballarat. The precinct area is indicated by the red circle. Sludge channels are visible at the bottom. (Source: H Deutsch, Plan of Ballarat Municipalities, c.1860s).

The improved access provided by the bridge over Yarrowee River, and the (primarily residential) development of Victoria Street to the east, encouraged retailers to relocate to Bridge Street from further down Main Road,

consolidating it as the main commercial hub for the area. As development continued, brick buildings replaced many of the earlier wooden buildings along Bridge Street.

The key development of the precinct occurred during the Victorian period. Along Bridge Street (now Bridge Mall), narrow deep allotments extended to either Market Street South (now Curtis Street) to the north or the laneway to the south (now Little Bridge Street); today many of these lots provide two frontages or rear views, while some have been subdivided. Between some buildings walkways link to the parallel streets. The oldest buildings in the precinct are thought to remain at the eastern (Bakery Hill) end of the precinct, near the junction of Bridge Street, Main Road and Victoria Street.

On top of Bakery Hill, St Paul's Anglican Church (1861, 1864) dates from the early establishment of the area (HO191/VHR H0401; outside of the precinct). Its associated buildings are located within the precinct, including the rectory at 5 Humffray Street South (1963) and the Parish Hall at 14 Victoria Street (1903).



**Figure 5.** Bridge Street looking east towards Bakery Hill, c1866 (SLV, ID 1769783).

Key examples of Victorian-period development include the Munster Arms Hotel at 10 Victoria Street (established 1862, rebuilt in 1864 to a design by architect Henry R Caselli; *Ballarat Star*, 17 Oct. 1864); the pair of 3-storey buildings at 24-26 Bridge Mall (1890); the former Ballarat East Post Office, 21 Main Road (HO94); the former Titheridge and Growcott real estate office, 15-19 Main Road (HO93); the former stables at 27 Little Bridge Street; and the former North Grant Hotel at 3 Peel Street (formerly 92 Bridge Mall; 1893). The original, timber, North Grant Hotel 'was partially destroyed by fire' in 1893, and then rebuilt in a 'striking and attractive appearance' to a design by architect William Brazenor (*Ballarat Star*, 24 Feb. 1894:1).

Access to Bridge Street was improved following the establishment of the horse drawn tram service in 1887, and the electrification of the tram network in 1904. The initial network focussed on West Ballarat, but following electrification, a route was introduced along Bridge Street to Victoria Street. Public transport also enabled shopkeepers to relocate their families further out of the central Ballarat area.



Only a small number of buildings within the precinct date to the Federation period. Apart from the timber 1903 St Pauls' Church Hall, these include the two-storey shop at 38 Main Road and the Federation bungalow at 9 Humffray Street South.



**Figure 6.** Looking west down Bridge Street from Bakery Hill. On the right are the buildings currently occupied by McDonald's restaurant. Note bluestone kerbs with verandah posts fixed to them and wide bluestone channels along the street [photo undated, prior to Bridge Street tramline installed post-1904] (Source: Victorian Collections, ID 3323).



**Figure 7.** Looking west down Bridge Street, c1920s/30s (SLV, Rose Series P3165, ID 1768215).



Figure 8. Looking east up Bridge Street from Sturt Street, c1920s/30s (SLV, Rose Series P1711, ID 1763805).



Figure 9. Looking east up Bridge Street from Sturt Street, c1950s. Note the replacement of the shops on the left in Figure 8 with the new Morshead's Department Store. (SLV, Rose Series P10709, Image H32492/7418).

A second flush of wealth is apparent in Ballarat after World War I, making the interwar period the second most dominant in the precinct's architectural expression. Along Bridge Street this was mostly high-quality remodelling of Victorian buildings, giving them stylish new Moderne facades. Examples include the row at 86-90 Bridge Mall, which retains an outstanding Moderne shopfront at No. 86 as well as an intact rear warehouse

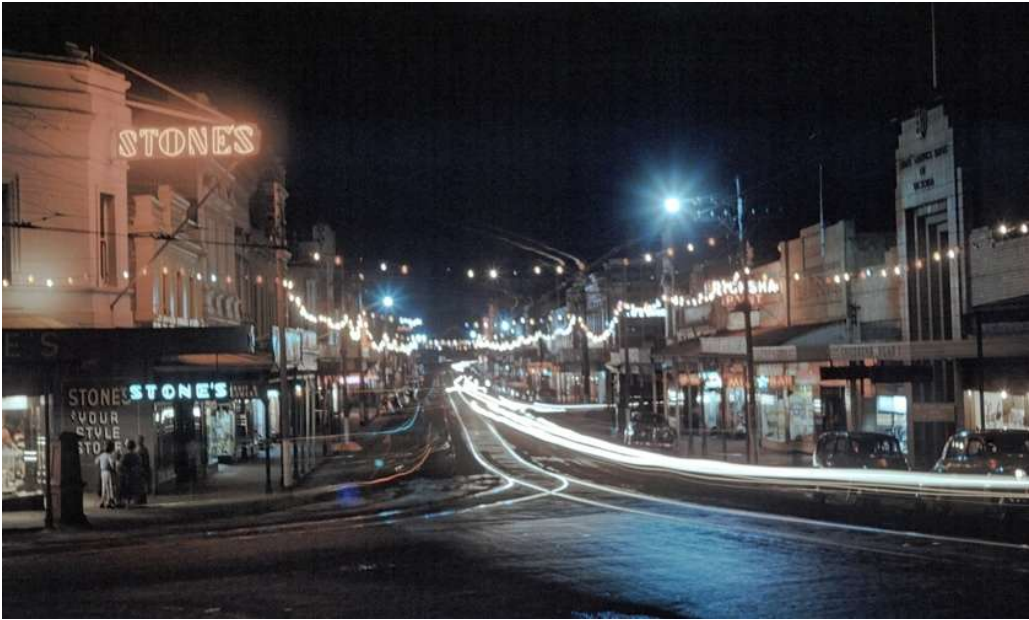
wing featuring leadlight windows. These remodelling and the new façade for the Messer & Opie store at 17 Bridge Mall were designed by Ballarat architect H.L. Coburn. Another Ballarat firm, Clegg, Morrow and Cameron, designed the remodelled shop at 28 Bridge Mall in 1928. A more unusual example is the former Seventh Day Adventist Church, a Victorian gabled timber building at 7 Humffray Street South, given a new brick front wing when converted to an Australian Natives Association Hall. Most entirely new development of this period was seen at the east end of Bridge Street, including the standout Moderne State Savings Bank of Victoria at 95-99 Bridge Mall (1940).

A significant remodelling in the early postwar period was Morshead's Department Store. W.R. Morshead Snr. established his first store at the west end of Bridge Street in 1908. Over the years, the store was expanded, occupying several shopfronts, and became known for its window displays. In c.1952, several shops were combined to create a single store, which was given a stylish late Moderne-style façade to Bridge Street. By 1960, Morshead's had become part of the Foy & Gibson retail organisation and in 1962 they expanded further, opening a new £250,000 department store on the adjoining site at the corner of Grenville Street (University of Melbourne).

Other early postwar remodellings occurred at 6-8 and 84 Bridge Mall.

Later twentieth-century change tended to be of a lower quality. Shopfront verandahs were removed; though bluestone kerbs surviving in the eastern part of the precinct often show the former position of verandah structures. Many early shopfronts were replaced, and the upper levels of some front facades were covered with metal sheeting (30, 42, 46 & 48 Bridge Mall).

The main façade of the Stones Department Store at 2-4 Main Road was over-clad with stylish metal panels in the early 1960s. Stones is an enduring local landmark, first trading as a Stone's Drapery Store in 1860, it evolved to become a 'select ladies dress shop' under the directorship of Jessica Simon (née Stone; 1906-1982). Jessica Stone has been described as 'fashion director, clothing designer, philanthropist and local style icon in her own right', taking on media appearances and charity work in the local community; a 1956 newspaper story in *The Argus* reported that she had raised by that time £75,000 for local charities. The 1950s saw the creation of the inhouse 'Jessica' label, created and manufactured in the workroom above the shop. The store closed in 1966 and Jessica, with her husband Paul, continued to be prominent figures in the local community. In 1979 Jessica Stone was awarded the British Empire Medal honouring her lifetime commitment to philanthropic work. When 'Jessica of Stone's' died in 1982 her large collection of costumes, photographs, documents and ephemera were donated to the Ballarat Gold Museum.



**Figure 10.** Looking west down Bridge Street from the intersection of Main Road, c. late 1950s. Left is Stone’s Store, prior to the over-cladding of the façade (Source: Victorian Collections, ID Bon8).

In the 1970s the community took action to save key buildings in Bakery Hill. The McDonalds food chain proposed to demolish buildings at the top of Bakery Hill for a new restaurant in 1977. Community action resulted in the chain converting existing historic buildings, which continue to be occupied by the chain today. At the same time, lobby groups sought to replace modern shopfronts with historical replicas, such as at 113 Bridge Mall.

Patronage of the Bridge Street retail strip reduced with the opening of the Wendouree Village shopping centre in 1978. In response, Bridge Street was closed to vehicular traffic and the pedestrian shopping mall was opened in 1981. East bound traffic was diverted to Curtis Street and west bound traffic to Little Bridge Street (which appear to have both been extended east of Peel Street to meet Victoria Street). Interestingly, the majority of the bitumen road surface of Bridge Mall was left in situ, other than the holes dug for trees, as were the tram tracks which ran through the area. New base and paving were laid over the top, and while bluestone kerbing was largely removed in the western part of the street, it was retained in the eastern portion.





**Figure 11.** Morshead's Department Store showing the c.1952 façade and their famous illuminated window displays (Source: Victorian Collections <https://victoriancollections.net.au/items/595f2b9ed0cdd325c0a4e53c>, accessed 7 July 2024).



**Figure 12.** Morsheads Department Store, 1962, showing the new store at the corner of Grenville Street, and adjacent c.1952 building. (Source: Victorian Collections, ID CB\_Photo\_615a).

### Description

The following includes information sourced from the Incorporated Document *Ballarat Heritage Precincts Statements of Significance 2006* (revised August 2014).

The Bridge Mall / Bakery Hill Heritage Precinct developed from the 1850s in conjunction with the local gold mining activity, serving as the commercial centre for Ballarat East and as the primary gateway to Ballarat West (now Ballarat Central) when travelling by road from Melbourne or Geelong.

Early gold mining activities in the Yarrowee River valley resulted in a haphazard subdivision and street layout in the eastern part of the precinct around Main Road. The narrow width of Bridge Mall can be attributed to the bridge that first crossed the Yarrowee River near Grenville Street. The precinct is bound by Curtis Street to the north, Grenville Street to the west, Little Bridge Street and Porter Street to the south and to the east includes properties on the east side of Humffray Street and south side of Victoria Street. The Bridge Mall and Main Street shopping strips provide the commercial spine, and present as a predominantly Victorian-era streetscape made up of commercial buildings of mostly two storeys, interspersed with some one- and three-storey buildings.

A small number of civic and institutional buildings are found at the eastern end of the precinct centred on Humffray Street, including the former East Ballarat Post Office (HO94), St Paul's Anglican Church (VHR H401) and Hall, and the Australian Natives Association (ANA) building. The former Post Office is a fine two-storey brick Venetian Gothic building, on a prominent corner site. While St Paul's Anglican Church is not formally a part of the precinct, it is surrounded by the precinct to the north, south and west, and forms a landmark within it. It is a red brick Victorian Transitional Decorated and Perpendicular Gothic Revival church constructed in 1864 to a design by Victorian architect Leonard Terry. To its north, at 14 Victoria Street, is the Church Hall. It may have been built in two stages, with a timber body to the rear and a wide brick parapeted front featuring the date 1903 on its foundation stone. While relatively simple in design, with bays divided by engaged piers which surmount the parapet, the façade is distinguished by terracotta embellishment to the gable apex (a diaper pattern) and the tops of the piers (an Art Nouveau floral relief). A brick fence was constructed around the side and rear at the same time, with curved brick coping. The ANA building was also built in two stages, with a steeply gabled timber body (originally a Seventh Day Adventist church). In the 1920s, the ANA added a new front room and façade of red brick in the Neo Grec style.



**Figure 13.** Looking north along Main Road. Right is the former East Ballarat Post Office [HO94] at 21 Main Road (GJM Heritage, June 2021).



**Figure 14.** (left) St Paul's Anglican Church Hall, 14 Victoria Street (Landmark Heritage, October 2022).

**Figure 15.** (right) ANA Hall, 7 Humffray Street South. (Landmark Heritage, October 2022).

The precinct demonstrates a number of architectural styles, owing to its development across a number of decades from the 1850s until the 1950s. This includes examples from the Victorian, Federation and Interwar periods with a small number from the early Postwar era. During the Interwar period, a number of shop facades were remodelled, and this continued in the decades immediately following the Second World War.

Later examples, however, sought to update earlier buildings by less expensive and less permanent methods, covering parapets and first floor facades with metal cladding that remains in place today. Most such overcladding efforts were of low architectural quality, such as the small shops at 30, 42, 46 & 48 Bridge Mall, though they are likely to conceal unaltered earlier facades beneath. A notable exception is the former Stone's Store at 2-4 Main Road, which is an example of metal overcladding that is of high design quality. In this case, the upper level of a Victorian building (visible in Figure 10) was overclad in the early 1960s with profiled square metal panels and raised lettering signage across the east elevation. Earlier terrazzo flooring at the entrances and early postwar shop windows with stylish canted stallboards were retained.

Buildings within the precinct present as a visually cohesive streetscape of consistent scale, particularly in the Main Road and Bridge Mall shopping strips. Many of the rear elevations are visible from the public realm and remain intact, demonstrating key periods of development. A striking example of this can be seen at 90 Bridge Mall. Originally a two-storey Victorian building, its front façade was given a high-quality Jazz Moderne

remodelling in the 1930s, while its single-storey side elevation to Peel Street retains a high level of Victorian detail, including rusticated walls and pilasters, incised enrichments, and a balustraded parapet. Other remnants of past uses are apparent in the survival of painted signage on rear and side elevations, naming past occupants. Such “ghost signs” are visible on the west side of the Victorian building at 24 Bridge Mall (word not legible), and on the rear of Victorian shops at 87 & 89 Bridge Mall (respectively, ‘Work Wear Specialists’ and ‘C.W. Pennant’). In other cases, raised lettering at the top of parapets indicates the former business, for example, ‘Gear’s’ chemist’s at 100 Bridge Mall.



**Figure 16.** (left) Intersection of Bridge Mall, Grenville Street and Sturt Street. Norwich Plaza to the centre left of image (GJM Heritage, June 2021).

**Figure 17.** (right) Former Stone’s Store, 2-4 Main Road (GJM Heritage, November 2021).



**Figure 18.** (left) Nos. 44-22 Main Road (left to right) (GJM Heritage, November 2021).

**Figure 19.** (right) Rear of Nos. 101-121 Bridge Mall. (GJM Heritage, November 2021).



**Figure 20.** (left) No. 90 Bridge Mall, showing Peel Street elevation (Landmark Heritage, October 2022).

**Figure 21.** (right) 86-90 Bridge Mall (Landmark Heritage, October 2022).

The public realm has also seen a number of changes over time; the Yarrowee River provides a north–south pedestrian connection through Bridge Mall where the river is channelled belowground. The conversion of Bridge Street to a pedestrian mall in 1981 necessitated the realignment of Little Bridge Street between Peel Street and Humffray Street to provide a through carriageway for westbound traffic, Curtis Street provides a similar function for eastbound traffic to the north of Bridge Mall.

Despite these changes, some nineteenth-century elements remain in the public realm. These include the north-south bluestone pitched Drury Lane (at 45-47 Bridge Mall) and another bluestone laneway next to 113-113A Bridge Mall. There is also extensive survival of bluestone kerbs and broad channels (up to six pitches wide) along Main Road, and bluestone kerbs along Bridge Mall between Peel Street South and Main Road. On both of these streets, the kerb blocks retain the impressions and sometimes fixings from the cast-iron verandah posts once affixed to them. In some cases circular indents were carved to allow drainage (from posts that doubled as downpipes), and in others there is a particularly large kerb block for fixing posts.





**Figure 22.** (left) Bluestone kerb and wide channel, Main Road (City of Ballarat, January 2023).

**Figure 23.** (right) Large kerb block with remnant marks where a verandah post was fixed (City of Ballarat, January 2023).

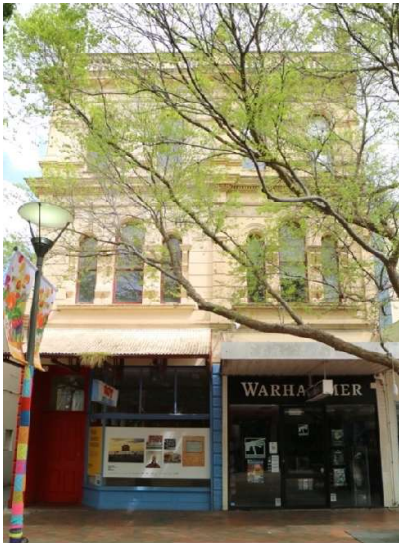
The topography of the precinct provides views to significant landmarks from within and through the precinct as the lower elevation of Bridge Mall allows for uninterrupted views of the grand civic and commercial buildings on Sturt and Lydiard streets to the west and conversely Mount Warrenheip can be seen from this vantage point when looking west and back towards the precinct.



**Figure 24.** (left) Coliseum Walk north-south pedestrian connection, the Yarrowee River here is channelled underground (GJM Heritage, June 2021).

**Figure 25.** (right) View from Bakery Hill looking west towards Bridge Mall and Sturt Street / Lydiard Street Precincts (GJM Heritage, June 2021).

Intact Victorian buildings that demonstrate high quality architectural design and aesthetic characteristics within the precinct include the Venetian Gothic former East Ballarat Post Office at 21 Main Street (HO94), the three storey Classical revival building at 24-26 Bridge Mall, Anglo-Dutch gabled shop at 31 Bridge Mall, and the High Victorian former North Grant Hotel at 3 Peel Street (formerly 92 Bridge Mall). The former North Grant Hotel is an imposing three-storey building on a corner site with a narrow frontage to Bridge Mall and a long side elevation to Peel Street South. The upper facades remain intact and are notable for the unusual arcaded chimneys, ornate pediments to the splayed corners to Bridge Mall and Little Bridge Steet, and other details including stilted segmental arches, stringcourses, hood moulding and rendered banding.



**Figure 26.** (left) 24-26 Bridge Mall (GJM Heritage, November 2021).



**Figure 27.** (right) 31 Bridge Mall (GJM Heritage, November 2021).



**Figure 28.** (left) Former North Grant Hotel, 3 Peel Street (GJM Heritage, November 2021).



**Figure 29.** (right) Former State Savings Bank, 95-99 Bridge Mall (GJM Heritage, November 2021).

The Munster Arms Hotel at 10 Victoria Street, the former Titheridge and Growcott shop, 15-19 Main Road (H093), and the former stables, 27 Little Bridge Street, provide other intact examples of Victorian buildings to serve the commercial precinct. The two-storey Hotel stands on a corner, and has the foundation date “1862” recorded on its parapet. It has a simple Classical revival expression, with bay divided by giant-order pilasters, and arched window openings with heavy moulded surrounds. The parapet retains a dentilated cornice, but has otherwise been stripped of detail.

Only two original Victorian-era shopfronts to survive in the precinct, at 13 and 28 Main Road. They have timber-framed windows with deep lambs-tongue mouldings and panelled doors. No Victorian-era posted verandahs survive in the precinct. There are many reproductions of Victorian shopfronts and verandahs.



**Figure 30.** Munster Arms Hotel, 10 Victoria Street (GJM Heritage, November 2021).



**Figure 31.** (left) Former Titheridge and Growcott real estate office, 15-19 Main Road [H093] (GJM Heritage, November 2021).

**Figure 32.** (right) Former stables, at 27 Little Bridge Street (GJM Heritage, November 2021).

A small number of buildings within the precinct date to the Federation period. These include the shop at 38 Main Road, and the Federation bungalow at 9 Humffray Street South. The two-storey shop at 38 Main Road was constructed for herbalist W Mew Gun, and it retains its original unpainted render finish, Art Nouveau leadlight windows, as well as an ornate shopfront featuring curves, tiles and leadlights. The Federation bungalow exhibits a form characteristic of the style, with a high hipped roof and Z-plan (projecting gables to two elevations with a return verandah between them), the verandah continuous with the main roof, terracotta roof cresting and finials, and corbel red brick chimneys. Walls are of face brick below the windowsills, and roughcast render above. The bungalow exhibits fine details such as Art Nouveau leadlight windows, Gothic-flavoured joinery to the front window hood, and concrete front fence posts.





**Figure 33.** 38 Main Road, which retains its original shopfront (Landmark Heritage, October 2022).



**Figure 34.** (left) ANA Hall, 7 Humffray Street (Landmark Heritage, October 2022).

**Figure 35.** (right) 9 Humffray Street (Landmark Heritage, October 2022).



**Figure 36.** (left) Shopfront of 86 Bridge Mall (Landmark Heritage, October 2022).

**Figure 37.** (right) 86-90 Bridge Mall (GJM Heritage, June 2021).

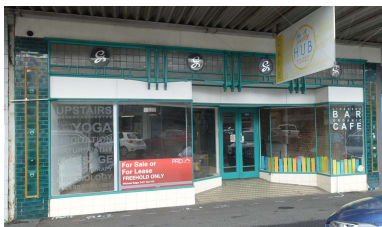
The Interwar period is better represented than the Edwardian, though many examples are in fact remodelled Victorian buildings. A notable example is the row at 86-90 Bridge Mall. Originally constructed in the nineteenth century, these three buildings were given fine Jazz Moderne facades in the 1930s, rendered with geometric relief decoration. The former Colin’s News Agency (No. 88) features the stylised business name and open books indicating the original use. The former Walter Davis & Co Pty Ltd next door (No. 86, now the Salvos) features the same Art Deco font for its name. The original wares of this store are beautifully illustrated by its intact 1930s shopfront, which features silhouettes of eighteenth-century ladies in fine dress. The shopfront also retains deep display cases with black glass stallboards and a streamlined metal cornice, and a black and white terrazzo entrance floor with a geometric pattern.



In other cases, only the shopfront itself was replaced during the interwar period, with an unusual and highly intact example seen at 100 Bridge Mall. This double-width shopfront is framed by teal tiled piers (with Art Nouveau feature tiles), a band of leadlight highlights set in intricate Arts & Crafts joinery, a wide tiled entry, glazed timber doors, and drawn metal window frames. The leadlights feature the letter “G” in rondels, for “Gear’s” Chemist’s, as recorded in raised letters on the parapet.

The former Coles Store at 63-65 Bridge Mall is another interwar ‘new build’ of c.1935. The Streamline Moderne detailing of the upper façade and the steel frame windows are typical of Coles stores of the period. The Messer & Opie Men’s and Boys’ Wear store, of 1939, is more stripped back in keeping with the Functionalist style, with the key decorative features the raised signage, and a narrow hood over the glass-block windows (a new product, introduced in 1936).

One of the finest interwar buildings in the precinct, and a new-build, is the Jazz Moderne former State Savings Bank of Victoria at 95-99 Bridge Mall. It features a stepped tower at its centre, clad in mottle brown terracotta veneer, with the date “1940” and a flagpole at the top. To either side is a shop with a stepped cream-brick parapet. Both shops retain their original shopfront, with mottle brown tiled stallboards, terrazzo entrance floor, glazed timber door, ribbed-glass highlights, and decorative pressed metal soffit to the awning.



**Figure 38.** (left) Shopfront at 100 Bridge Mall (Landmark Heritage, October 2022).

**Figure 39.** (right) Shopfront at 95 Bridge Mall (Landmark Heritage, October 2022).

During the early postwar period, the comprehensive remodelling of Victorian buildings continued, as seen at 6-8 & 84 Bridge Mall, 40 Main Road, and the c.1952 former Morshead’s Department Store at 12 Norwich Plaza. Stylistically, most have a restrained Moderne expression, with rendered facades, a horizontal emphasis created by bands of windows, incised lines and projecting hoods. The former Morshead’s Department Store is a good example, with its asymmetrical massing featuring an expressed corner bay with an incised grid pattern that returns along the side elevation, an ‘M’ logo in cast cement, and parapet capping with a shadowline detail. No. 40 Main Road is unusual among them, with a façade finishes in cream bricks and brown tiles to the parapet and around the shopfront. As before, the Victorian origins of these buildings are generally only indicated by chimneys and original rear facades.



**Figure 40.** (left) 17 Bridge Mall (Landmark Heritage, October 2022).

**Figure 41.** (right) 6-8 Bridge Mall (Landmark Heritage, October 2022).

The largest group of original shopfronts in the precinct survive from the late interwar and early postwar periods. They are found in the east end of the precinct, at 86, 85-89 & 95-99 Bridge Mall, and 2-4 & 40 Main Road. Interwar examples tend to have drawn-metal window frames above a tiled stallboard, terrazzo entry floors and glazed timber-framed doors (85-85A & 95-99 Bridge Mall). Later examples, from the 1950s, feature chrome frames to windows (91 Bridge Mall) and even chrome-framed doors (87 Bridge Mall), some with stallboards set at an angle (2-4 Main Road). Many shops built or remodelled in these periods also retain their original cantilevered awnings.

Key features:

- Commercial buildings that demonstrate the period of development from the 1850s to the 1950s, including Victorian, Federation, Interwar and a small number of early Postwar buildings.
- Civic, institutional and residential buildings dating from the late nineteenth to the mid-twentieth century at the eastern end of the precinct.
- Original and remodelled facades, including those currently concealed by late twentieth-century metal overcladding, and early or original shopfronts and cantilevered awnings.
- Largely intact rear building elevations visible from the public realm, some featuring ghost signage and outbuildings.
- Largely intact roofscapes, including roof form and chimneys, which illustrate the era in which each building was constructed, including those whose front facades were remodelled during the interwar and early postwar periods, or more recently hidden behind metal overcladding.
- Intact bluestone lanes, channels and kerbs, including remnant fixing points on kerbs from past posted verandahs.
- The irregular subdivision pattern and street layout of the eastern part of the precinct, a legacy of gold mining activity and the unplanned nature of early development.
- The alignment of the Yarrowee River expressed in the north-south link through the precinct.
- The archaeological potential where low-lying land around the Yarrowee River was infilled in the 1860s up to two metres deep, and the Main Road area where ground levels were raised multiple times (up to four metres in all) in the 1850s and '60s in response to a deluge of sludge from nearby gold diggings.
- Its location as the historic entry point to the City of Ballarat when travelling by road from Melbourne and Geelong.

- The connection of Bakery Hill to the 1854 Eureka Rebellion, as the site where miners met and organised prior to the uprising.
- Key views from within and through the precinct, including towards the significant civic landmarks on Sturt Street and Lydiard Street towards the west and St Paul's Anglican Church and Mount Warrenheip to the east.

### **Intactness/Integrity**

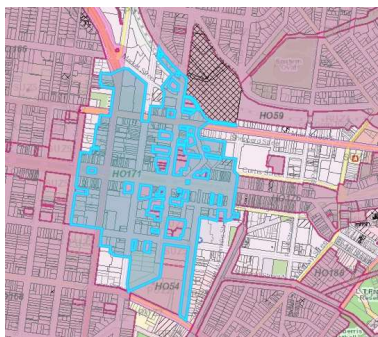
Substantial redevelopment has occurred of a number of properties, particularly at the western end and at Curtis and Little Bridge Streets. Predominantly made up of long narrow lots, many have contributory buildings addressing Bridge Mall or Main Street with non-contributory structures addressing Curtis, Little Bridge and Porter Streets. Bridge Mall and Main Street retain a higher proportion of contributory buildings and have a high degree of visual consistency and scale.

### **Comparative Analysis**

The Bridge Mall/Bakery Hill Precinct can be compared with other commercial and retail precincts within Ballarat and regional towns within the municipality.

The following precinct summaries are taken from Incorporated Document *Ballarat Heritage Precincts Statements of Significance 2006 (revised August 2014)*.

#### Lydiard Street Heritage Precinct HO171



**Figure 42.** Lydiard Street Heritage Precinct [indicated by blue polygon] (Adapted from VicPlan, September 2021).

Lydiard Street Heritage Precinct includes Ballarat's significant civic, institutional, religious and commercial buildings and monuments, developed from the 1850's.

The Precinct is architecturally significant for the outstanding collection of 19th century civic and commercial buildings associated with the commercial life of Ballarat. The Precinct is architecturally significant for its high quality of substantially intact buildings with examples by notable contemporary architects from all periods ranging from 1860s-1950s. The predominantly symmetrical design of Renaissance Revival Victorian and Beaux Arts Federation architecture with elaborately ornate street verandahs, tree lined avenues, asphalt footpaths and 19th century engineering infrastructure have created an historic centre of great unity and visual coherence. The Precinct is aesthetically and architecturally significant as an excellent model representing 19th century neo-classical town planning based on a new order, hygiene and services that sharply distinguishes it from East Ballarat.

#### Sturt Street Heritage Precinct HO167



Figure 43. Sturt Street Heritage Precinct [indicated by blue polygon] (Adapted from VicPlan, September 2021).

Sturt Street Heritage Precinct demonstrates many original and intact urban design and fine architectural qualities associated with the ecclesiastical, civic, commercial and residential development of the Ballarat township between the 1850s and early 1900s.

The Precinct is architecturally important for its range of fine examples of Victorian and Federation styled buildings displaying many eclectic architectural motifs such as Jacobean, Gothic and Tudor detailing. The residential and commercial buildings are generally one to two storeys, with civic buildings contrasting in height and scale. The main civic buildings are unique in design and scale but are consistent in their use of stone for construction. The Precinct is historically important as it shows evidence of the creation of a grand elegant boulevard in the European tradition, within a rectilinear street layout pattern based on hierarchy and axial ordering. Sturt Street with its counterpart Victoria Street in East Ballarat, part of the former cattle stock route between Geelong and Adelaide, are the only surveyed roads in Ballarat that were substantially wider and longer than other streets.

HO173 Mount Pleasant/Golden Point Heritage Precinct

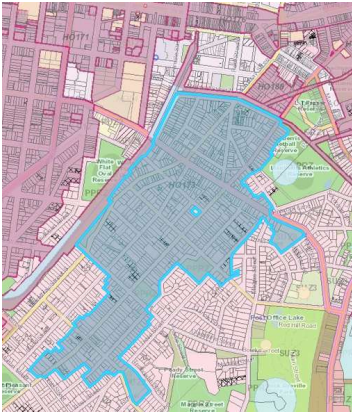


Figure 44. Mount Pleasant/Golden Point Heritage Precinct [indicated by blue polygon] (Adapted from VicPlan, September 2021).

Mount Pleasant/Golden Point Heritage Precinct features a mix of residential, commercial and cultural and community buildings in a range of styles from the 1850s to the 1940s including Victorian, Federation and Interwar periods. The Precinct is a significant, highly heterogeneous mix of mid-19th century to early 20th century residential, commercial and institutional buildings developed within an intensely worked gold mining area.

Precincts with a small number of commercial buildings, developed from the 1850s onwards, include:

- Victoria Street Heritage Precinct HO177

- Central Ballarat Heritage Precinct HO166
- Humffray Street Heritage Precinct HO175
- Eureka Street Heritage Precinct HO179.

Townships outside of Ballarat, which include commercial development:

Learmonth Heritage Precinct HO180

The rural precinct 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. A defining characteristic of the Precinct is its small scale nature of the buildings and dominance of the tree lined avenue. Most of the buildings have similar massing, form, are single storey height and are of a traditional form.

Buninyong Heritage Precinct HO181

Buninyong Precinct is important for its collection of buildings, architecture and overall development 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 Precinct demonstrates many original and intact design qualities associated with the commercial, civic, cultural/community and educational developments in the township between the 1850s and early decades of the 20th century.

Conclusion

While modest in its appearance and of smaller size, the Bridge Mall / Bakery Hill Precinct is comparable in historical significance to Lydiard Street Heritage Precinct [HO171]. Both precincts developed contemporaneously from the 1850s onwards in the former municipalities of East Ballarat and Ballarat, respectively. The precincts are comparable in function and development timeframe.

The Bridge Mall / Bakery Hill Precinct is primarily commercial and significantly differs to Lydiard Street and surrounds in its street layout and subdivision, a legacy of early gold mining activities centred around the Yarrowee River. It grew to serve the distinct area associated with these activities and is associated with the Eureka Rebellion. The precinct has seen changes to its built form and public realm over time, particularly to later alterations and additions to building facades. It continues to be a clearly legible as a shopping precinct dating from the 1850s to the mid-20th century and displays a high consistency of built form.

**Assessment against Criteria**

**Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay (August 2018)*.**

**Criterion A: Importance to the course or pattern of our cultural or natural history**

The Bridge Mall / Bakery Hill Heritage Precinct is of historical significance as the oldest commercial centre in East Ballarat and one of the oldest in the City of Ballarat. Developed from the 1850s as a result of gold discoveries in the area, the irregular subdivision pattern and street layout is a legacy of the unplanned development that took place as a result of the chaotic gold mining activities of the time, as well as being dictated by the crossing point for the Yarrowee River. The buildings and early street fabric within the Bridge Mall / Bakery Hill Heritage Precinct illustrate the key phases in the City of Ballarat's development – from the area's early gold mining activities, to the boom-era of the late nineteenth century, renewed prosperity and modernisation in the interwar era, and the slower development in the early Postwar period – and demonstrate

the precinct's continuous and important role as a vibrant commercial centre for the City of Ballarat. The rear elevations and roofscapes illustrate changes over time, including the many Victorian buildings remodelled in the interwar period. The eastern end of the precinct (centred on Humffray Street) demonstrates the area's important civic and institutional role through the former East Ballarat Post Office, St Paul's Anglican Church and Hall and the Australian Natives Association building. When travelling by road from Melbourne and Geelong, the precinct has served as the primary gateway to what is now the City of Ballarat since the mid-1800s.

Bakery Hill is of historical significance for its association with the 1854 Eureka Rebellion, as the place where thousands of miners rallied during the Rebellion and as the location where Peter Lalor first raised the Eureka flag.

**Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history.**

The Bridge Mall / Bakery Hill Heritage Precinct is of significance for its research potential, due to major ground-raising in this area in the 1850s and '60s. Ground levels along Main Road were raised multiple times, to a combined four metres, in response to the influx of sludge runoff from nearby gold mining works. And there were engineering works carried out in the 1860s to raise the level of the street around the boggy Yarrowee River, by up to two metres. This indicates the possible survival of highly intact archaeological deposits, even buried ground floors of buildings in these two areas.

**Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments**

The Bridge Mall / Bakery Hill Heritage Precinct is of significance as a substantially intact and visually cohesive representative example of a predominantly Victorian-era commercial centre, with some intact development and remodelled facades from the Federation, Interwar and early Postwar periods. Main Road and the eastern end of the precinct in particular demonstrate a high degree of uniformity in scale and form. Typical characteristics of such precincts – including a predominantly two-storey street wall (interspersed with some single and three-storey buildings), parapeted rendered or red brick facades with repetitive upper floor fenestration, some original or early ground floor shopfronts with some original cantilevered awnings or reconstructed posted verandahs and bluestone kerbs and channels – are displayed in the original forms, fabric and detailing of many of the buildings.

**Criterion E: Importance in exhibiting particular aesthetic characteristics**

The Bridge Mall / Bakery Hill Heritage Precinct is of aesthetic significance as a distinctive and irregularly planned precinct that contrasts markedly to the highly ordered street and subdivision patterns to the west of Grenville Street. The precinct features commercial and civic buildings of high design quality dating from the Victorian and Federation periods, with some refacing of Victorian shopfronts in the 1930s in a Moderne style, and a small number of restrained buildings from the early Postwar period. Key examples from the Victorian era include the Classical Revival Munster Arms Hotel at 10 Victoria Street designed by Henry R Caselli in 1864, the Venetian Gothic former East Ballarat Post Office at 21 Main Street (HO94), the three-storey Classical Revival building at 24-26 Bridge Mall, the Anglo-Dutch gabled shop at 31 Bridge Mall, the High Victorian former North Grant Hotel at 3 Peel Street, and the former Titheridge & Grocott real estate office at 15-19 Main Road (HO93). While there are few Federation-era buildings in the precinct, they are of high quality, including the W Mew Gun herbalist shop at 38 Main Road, and the Federation bungalow at 9 Humffray Street South. Fine examples of interwar architecture include the Jazz Moderne remodelling and shopfront of the Walter Davis women's clothing store at 86 Bridge Road and the warehouse wing to the rear (77 Little Bridge Street), and

the former State Savings Bank of Victoria at 95-99 Bridge Mall. Within the precinct there are highly intact shopfronts that feature details such as lead lighting, such as the ornate Gears’ shopfront at 100 Bridge Mall. Many of the buildings have highly intact rear elevations, often visible from the public realm. In particular, buildings to the rear of 101-121 Bridge Mall form a picturesque collection of highly intact rear wings some with remnant historic signage. Within this group there are some sites that retain a Victorian rear wing while the front section has been rebuilt in the late twentieth century.

The precinct forms and important part of the linear views from Sturt Street to Mount Warrenheip, St Paul’s Anglican Church and the East Ballarat Fire Station tower. The Bakery Hill end of the precinct offers panoramic views of Central Ballarat and views of the grand landmark civic buildings located in the Sturt Street and Lydiard Street Precincts, including the former Ballarat Post Office, Ballarat Town Hall, St Andrew’s Uniting Church, the former Ballarat Fire Station and Ballarat Railway Station.

**Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history**

The Stone’s Department Store at 2-4 Main Road had a long association with the Stone family, and in particular prominent local figure and designer Jessica Simon (née Stone; 1906-1982). Stone’s Drapery Store first traded on the site in 1860 and became an enduring local landmark. By the mid-twentieth century Stone’s had evolved to become a ‘select ladies dress shop’ under the directorship of Jessica Simon. Jessica was a well-known local identity recognised as a fashion designer, philanthropist and local style icon, known for her media appearances and charity work in the local community. The store closed in 1966 and Jessica, with her husband Paul, continued to be prominent figures in the local community. In 1979 Jessica was awarded the British Empire Medal honouring her lifetime commitment to philanthropic work.

**Recommendations**

The precinct is included in the Heritage Overlay of the Ballarat Planning Scheme as HO176.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Ballarat Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Aboriginal Heritage Place?	No

**Gradings**

The gradings of properties within the precinct are as follows (three places with a site-specific HO/VHR within the precinct are also listed):

Address	Name	Grading	Era	Comments
2 Bridge Mall		Non-contributory	Contemporary	

Address	Name	Grading	Era	Comments
6 Bridge Mall	Song Chinese Massage	Contributory	Early postwar	6-8 are a pair of two-storey buildings
8 Bridge Mall		Contributory	Early postwar	6-8 are a pair of two-storey buildings
10 Bridge Mall		Contributory	Interwar	
12-14 Bridge Mall		Non-contributory	Contemporary	
16 Bridge Mall		Non-contributory	Contemporary	
17 Bridge Mall	Messer and Opie	Contributory	Interwar	
18 Bridge Mall	OPSM	Contributory	Victorian	
22 Bridge Mall	Fauls Shoes	Non-contributory	Contemporary	
23 Bridge Mall	Cotton on Clothing	Non-contributory	Contemporary	
24 Bridge Mall		Significant	Victorian	24-26 are a pair of three-storey buildings; retains painted ghost sign on west side elevation
25 Bridge Mall	Country Kids	Contributory	Victorian	
26 Bridge Mall	Riot Art & Craft	Significant	Victorian	24-26 are a pair of three-storey buildings; 26 has neo-Victorian shopfront
27 Bridge Mall	Endee's Fashion	Contributory	Victorian	27-29 pair of Victorian two-storey shops
28 Bridge Mall	Specsavers	Non-contributory	Contemporary	
29 Bridge Mall	Denim Culture	Contributory	Victorian	27-29 pair of Victorian two-storey shops
30 Bridge Mall	Lorna Jane	Contributory	Victorian?	Façade hidden beneath post-war metal cladding
31 Bridge Mall		Significant	Victorian	1891 on parapet
32 Bridge Mall	Sportsgirl	Contributory	Interwar	
33 Bridge Mall	Sussan	Non-contributory	c1960s	
34 Bridge Mall	Black Pepper	Contributory	Victorian	
35 Bridge Mall	The Reject Shop	Non-contributory	Contemporary	
38-40 Bridge Mall	UFS Dispensary	Contributory	Interwar	



Address	Name	Grading	Era	Comments
2/40 Bridge Mall	Treloars Coffee House	Non-contributory	Contemporary	
42 Bridge Mall	Betta Bargains	Contributory	Victorian?	Façade hidden beneath post-war metal cladding
43 Bridge Mall	Capri Cafe	Contributory	Victorian	
45 Bridge Mall	Better Bargains	Contributory	Victorian	
46 Bridge Mall	Greens Hot Line Bakery	Contributory	Victorian?	Façade hidden beneath post-war metal cladding
47 Bridge Mall	Best and Less	Non-contributory	Contemporary	
48 Bridge Mall	Darrell Lea Chocolate	Contributory	Victorian?	Façade hidden beneath post-war metal cladding
50 Bridge Mall	Jacquie E	Non-contributory	Contemporary	
52 Bridge Mall	Wen & Ware Living	Non-contributory	Contemporary	
53 Bridge Mall	Lash Brow & Co	Contributory	Interwar	53-55 are a single building
54 Bridge Mall	The Lingerie Shop	Contributory	Victorian	Neo-Victorian shopfront
55 Bridge Mall	Collins Booksellers	Contributory	Interwar	53-55 are a single building
56-58 Bridge Mall	Inhabit Homewares	Contributory	Victorian	
57 Bridge Mall		Non-contributory	c1960s	
59 Bridge Mall	A La Mode	Contributory	Victorian	Neo-Victorian shopfront
60 Bridge Mall		Non-contributory	Contemporary	
62 Bridge Mall	LV Nails	Contributory	Interwar	
62A Bridge Mall	Bridge Mall Centre Management Office	Contributory	Interwar	62A appears to be the rear of No. 62
63 Bridge Mall	Ghanda Clothing	Contributory	Interwar	63-65 are a single building; a former Coles store

Address	Name	Grading	Era	Comments
64 Bridge Mall	Just About Frames & Prints	Non-contributory	Contemporary	
65 Bridge Mall	Aussie Disposals	Contributory	Interwar	63-65 are a single building; a former Coles store
66 Bridge Mall		Contributory	Victorian	
67-69 Bridge Mall		Contributory	Victorian	67-73 are a single building; only 73 intact
68-70 Bridge Mall	Nextra Bridge Mall Newsagency	Non-contributory	very altered Victorian?	
71 Bridge Mall	Metro Hair Design	Contributory	Victorian	67-73 are a single building; only 73 intact
72 Bridge Mall		Contributory	Victorian	
73 Bridge Mall	Tunbridges	Contributory	Victorian	67-73 are a single building; only 73 intact
74 Bridge Mall	Linen & Living	Contributory	Victorian	
75 Bridge Mall		Contributory	Victorian	75-77 are a single building
76 Bridge Mall	Optus World	Contributory	Victorian	
77 Bridge Mall	Off Ya Tree	Contributory	Victorian	75-77 are a single building
78 Bridge Mall	Savoy Coffee Lounge	Contributory	Victorian	
79-81 Bridge Mall	ANZ Bank (former)	Non-contributory	late 20th century	
80 Bridge Mall		Contributory	Victorian	
82 Bridge Mall	Vodafone	Contributory	Victorian	
83 Bridge Mall	Axis Employment	Non-contributory	Contemporary	
84 Bridge Mall	ETek Phone Repairs	Contributory	Early postwar	
85 Bridge Mall	Boba Central	Contributory	Interwar	Retains interwar or early postwar shopfront
85A Bridge Mall	River Bamboo Massage	Contributory	Interwar	85-85A are a pair; retains interwar or early postwar shopfront

Address	Name	Grading	Era	Comments
86 Bridge Mall	Salvos Store	Significant	Interwar	Fine Jazz Moderne building with elaborate original shopfront (Walter Davis women's clothing)
87 Bridge Mall	Just Pawn It	Contributory	Victorian	87-89 are a pair; retains early postwar shopfront; retains painted ghost sign on rear elevation
88 Bridge Mall	The Athlete's Foot	Contributory	Interwar	
89 Bridge Mall	Coins and Stamps Bought & Sold	Contributory	Victorian	87-89 are a pair; retains early postwar shopfront; retains painted ghost sign on rear elevation
90 Bridge Mall	Telstra Shop	Contributory	Interwar	Retains part of fine quality Victorian building to rear, visible along Peel Street
91 Bridge Mall	T and C Nails	Contributory	Interwar	91 & 93 are a pair
93 Bridge Mall	93's Giftware & Tobacconist Accessories	Contributory	Interwar	91 & 93 are a pair
94-96 Bridge Mall	Skin Ski and Surf	Contributory	Victorian	
95 Bridge Mall		Significant	Interwar	95-99 a single building; original shopfront & awning
97 Bridge Mall		Significant	Interwar	95-99 a single building
98 Bridge Mall		Contributory	Victorian	
99 Bridge Mall	Tatts for the Memory	Significant	Interwar	95-99 a single building; original shopfront & awning
100 Bridge Mall		Significant	Victorian & Interwar	Grand Victorian shop (Gears ghost sign at top of parapet) with elaborate and intact c1910 shopfront
101 Bridge Mall	Capricho	Non-contributory	Contemporary	neo-Victorian

Address	Name	Grading	Era	Comments
103-107 Bridge Mall	Crazy Asian	Contributory (rear only)	Victorian	Two single-storey buildings: both have Non-contributory neo-Victorian front section and Contributory Victorian rear section
104 Bridge Mall	The 180 Shop	Contributory	Victorian	aka 102
109 Bridge Mall	Tokyo Grill House	Contributory	Victorian	Two 2-storey buildings in a terrace of three (with 113); neo-Victorian shopfronts
113 Bridge Mall	The Ballarat Curry House	Contributory	Victorian	2-storey building in terrace with 103-107; neo-Victorian shopfronts. Two-storey rear wing (113A?) with hipped roof and corbelled eaves pre-dates the terrace at the front of the site
119-121 Bridge Mall	McDonalds Family Restaurant	Contributory	Victorian	From west to east: single-storey double-fronted rendered building; Victorian (?) single-storey timber building; terrace of 5 two-storey brick buildings (originally tuckpointed, now sandblasted); all have neo-Victorian shopfronts and verandahs
1 Coliseum Walk	Mocha Shop and Cafe	Non-contributory	Contemporary	
4 Coliseum Walk		Non-contributory	Contemporary	
5 Coliseum Walk	Your Mantra	Non-contributory	Contemporary	
6 Coliseum Walk	The Charcoal Pit	Non-contributory	Contemporary	
22-24 Curtis Street	Melissa E Bridal	Non-contributory	Contemporary	
28 Curtis Street		Non-contributory	Contemporary	

Address	Name	Grading	Era	Comments
30 Curtis Street	Ballarat Baber Shop	Non-contributory	Contemporary	
32 Curtis Street	Complete Bowls Specialist	Non-contributory	Contemporary	
34 Curtis Street	Book Bazaar	Non-contributory	Contemporary	
46 Curtis Street	Bedding Wholesalers	Non-contributory	Contemporary	
48 Curtis Street		Non-contributory	Contemporary	
Lv 1/50A Curtis Street	Ballarat Martial Arts Centre	Non-contributory	Contemporary	
52 Curtis Street	Cigarette	Non-contributory	Contemporary	
54 Curtis Street	CKs Bridal Recycle	Non-contributory	Contemporary	
1 Humffray Street South	Bakery Hill Motel	Non-contributory	Contemporary	
1A Humffray Street South	St Paul's Anglican Church	- HO191/H401	Victorian	
5 Humffray Street South	Manse	Non-contributory	Post-war	
7 Humffray Street South	ANA Hall, former 7th Day Adventist Church	Significant	Victorian & interwar	Victorian gabled former church, behind 1920s ANA façade
8 Humffray Street South	Maceys Carpet Choice	Non-contributory	Contemporary	
9 Humffray Street South	Villa	Significant	Federation	Retains original concrete front fence posts
10 Humffray Street South	Maceys Carpet Choice	Non-contributory	Contemporary	
5 Little Bridge Street	Burkes Florist	Non-contributory	Contemporary	
7 Little Bridge Street		Non-contributory	Contemporary	
11 Little Bridge Street		Non-contributory	Contemporary	

Address	Name	Grading	Era	Comments
Lv 1/11 Little Bridge Street		Non-contributory	Contemporary	
23 Little Bridge Street	Jonahs Seafoods	Non-contributory	Contemporary	
25 Little Bridge Street	Chokolat Solarium	Non-contributory	Contemporary	
27 Little Bridge Street	Dyers Steak Stable	Contributory	Victorian	former stables or coach house
33 Little Bridge Street	City Finance	Non-contributory	Contemporary	
41 Little Bridge Street	Song Chinese Massage	Non-contributory	Contemporary	
45 Little Bridge Street	Kool Kuts 4 Kids	Non-contributory	Contemporary	
47 Little Bridge Street		Non-contributory	Contemporary	
59 Little Bridge Street	Noodle Canteen	Non-contributory	Contemporary	
61 Little Bridge Street	Cutz Above the Rest Hair & Beauty	Non-contributory	Contemporary	
77 Little Bridge Street		Significant	Interwar	Rear part of Walter Davis store (86 Bridge Mall), featuring leadlight windows
89 Little Bridge Street		Non-contributory	Contemporary	
110 Little Bridge Street		Non-contributory	Contemporary	
112 Little Bridge Street	Body Works Beauty Therapy	Non-contributory	Contemporary	
2 Main Road	Sportsbiz	Contributory		Former Stones store; retains early post-war shopfront, cantilevered awning, and terrazzo entry floors
4 Main Road	Sportsbiz	Contributory		Former Stones store; retains early post-war shopfront, cantilevered awning,

Address	Name	Grading	Era	Comments
				and terrazzo entry floors
11 Main Road	QBE Insurance	Non-contributory	1988	neo-Victorian
13 Main Road	The Main Emporium	Contributory	Victorian	Retains original Victorian timber shopfront
15-19 Main Road	Michaela Settle MP	Contributory	Victorian & c1940	Bluestone north wall; stained glass to front façade plus c1940 remodelling
1/15-19 Main Road	PACT Community Support	Contributory	Victorian	
2/15-19 Main Road	single-storey building	HO93	Victorian	Former Titheridge and Growcott real estate office; "1898" on parapet
2A/15-19 Main Road	Upstairs Commercial Section	Contributory	Victorian & c1940	
20 Main Road	Vintage Corner	Contributory	Victorian	
21 Main Road	Online Personnel	HO94	Victorian	former East Ballarat Post Office
22-26 Main Road		Non-contributory	Contemporary	neo-Victorian timber two-storey buildings
28 Main Road	The Known World Bookshop	Contributory	Victorian	Retains original Victorian timber shopfront
30 Main Road		Contributory	Victorian	1892 on parapet
32A Main Road	BeFinancial	Contributory	Victorian	
34-36 Main Road	Antiques	Contributory	Victorian	
36A Main Road	Nicola Cerini	Contributory	Victorian	
38 Main Road	King Kongs Tattoo Shop	Significant	Federation	Retains original shopfront; "W. Mew Gun" on parapet (a herbalist)
40 Main Road		Contributory	Early postwar	Intact shop with cream brick and glazed tiles, intact shopfront

Address	Name	Grading	Era	Comments
42-44 Main Road	Mr Jones	Contributory	Victorian	
46 Main Road		Non-contributory		carpark
48 Main Road		Non-contributory		carpark
50 Main Road		Non-contributory	Contemporary	
Norwich Plaza (part)		Contributory	c1952	Row of 6 Vic shops given new façade c1952, at south-eastern corner of Norwich Plaza
Norwich Plaza (part)		Non-contributory	1960s & 1980s	See precinct map for details
1-6/3 Peel Street South		Significant	Victorian	Former North Grant Hotel
2 Victoria Street		Non-contributory	1988	neo-Victorian
4 Victoria Street		Non-contributory	1988	neo-Victorian
2A Victoria Street	Bakery Hill Apartments	Non-contributory	1988	neo-Victorian
2B Victoria Street	Bakery Hill Apartments	Non-contributory	1988	neo-Victorian
6 Victoria Street		Non-contributory	1988	neo-Victorian
6A Victoria Street		Non-contributory	1988	neo-Victorian
6B Victoria Street		Non-contributory	1988	neo-Victorian
8 Victoria Street	Hog's Breath Cafe	Non-contributory	1988	neo-Victorian
10 Victoria Street	Munster Arms Hotel	Significant	Victorian	1862 date on parapet
14 Victoria Street	St Paul's Church Hall	Significant	Federation	1903 date on foundation stone



**Extent of the Heritage Overlay**

To the extent of the property boundaries, as shown in Figure 34 below. Note that three properties with individual HOs are considered to contribute to the HO176 precinct, though they are not covered by HO176. These are HO93 – 15-19 Main Road (part), HO94 – 21 Main Road, and HO191/VHR H401 – 1A Humffray Street South.



**Figure 34.** Extent of HO176 [indicated by black line] (adapted from data.vic.gov.au).

## References

Alliance Archaeology, 'Heritage in Ruins: an investigation into Melbourne's "buried blocks"', report to the Heritage Council of Victoria, 28 May 2019, <https://heritagecouncil.vic.gov.au/research-projects/heritage-in-ruins-an-investigation-into-melbournes-buried-blocks/>, accessed 16 December 2022.

Ballarat Planning Scheme, Incorporated Document *Ballarat Heritage Precincts Statements of Significance 2006 (Revised August 2014)*.

City of Ballarat, 'Entrance to Bridge Street', *Ballarat Revealed: Bridge Street corner, bottom of Sturt Street*, <[https://ballaratrevealed.com/tour.php?action=view\\_tour&tour\\_id=3](https://ballaratrevealed.com/tour.php?action=view_tour&tour_id=3)>, accessed November 2021. Image courtesy of Max Harris Image Collection, Ballarat Mechanics Institute.

City of Ballarat, 'Heritage', <<https://www.ballarat.vic.gov.au/city/strategic-planning/heritage>>, accessed November 2021.

Brache, J, *Map of Ballarat*, 21 October 1861. Cited in D Rowe & W Jacobs, *Ballarat Heritage Precincts Study, Part A*, 2006, Volume 2, Appendix 2.2.

Deutsch, H, *Plan of Ballarat Municipalities*, c1860s. Cited in D Rowe & W Jacobs, *Ballarat Heritage Precincts Study, Part A*, 2006, Volume 2, Appendix 2.2.

Lawrence, C and P Davies, *Sludge: Disaster of Victoria's Goldfields*, 2019, Carlton: LaTrobe University Press.

Monash University and the University of Queensland, 'Ballarat City', *Victorian Places*, <<https://www.victorianplaces.com.au/ballarat-city>>, accessed November 2021.

Rowe, D & W Jacobs, *Ballarat Heritage Precincts Study, Part A*, 2006.

State Library of Victoria (SLV), images as cited.

University of Melbourne: 'Foy's Melbourne Central. News Service of the Month'. Vol. 4, No. 5, June 1962, <https://rest.neptune-prod.its.unimelb.edu.au/server/api/core/bitstreams/efc26db2-f8f9-547c-8ffa-77acfa57059f/content>, viewed 7 July 2024.

Victorian Collections, Image Identifier Bon8, <<https://victoriancollections.net.au/>>, accessed November 2021. Image credited to City of Ballarat Libraries.

Victorian Collections, Image Identifier CB\_Photo\_615a, <<https://victoriancollections.net.au/>>, accessed November 2021. Image credited to City of Ballarat Libraries.

Victorian Collections, Image Identifier 3323, <<https://victoriancollections.net.au/>>, accessed September 2021. Image credited to Ballarat Heritage Services collection.

**'Ballarat Planning Scheme Heritage Control 2004 –  
Incorporated Plan (revised December 2023)  
~~October 2015~~'**

This incorporated plan applies to all land in Heritage Overlay Map References:

- HO163 'Lake Wendouree Heritage Precinct',
- HO164 'West Ballarat Heritage Precinct',
- HO165 'Victoria Park Heritage Precinct',
- HO166 'Central Ballarat Heritage Precinct',
- HO167 'Sturt Street Heritage Precinct',
- HO168 'South Ballarat Heritage Precinct',
- HO169 'Waller Estate Precinct';
- HO170 'Soldiers Hill Heritage Precinct',
- HO171 'Lydiard Street Heritage Precinct',
- HO172 'Creeks and River Channels Heritage Precinct',
- HO173 'Mount Pleasant/Golden Point Heritage Precinct',
- HO174 'Black Hill Heritage Precinct',
- HO175 'Humffray Street Heritage Precinct',
- HO176 'Bridge Mall/Bakery Hill Heritage Precinct',
- HO177 'Victoria Street Heritage Precinct',
- HO178 'Ballarat East Civic Heritage Precinct',
- HO179 'Eureka Street Heritage Precinct',
- HO180 'Learmonth Heritage Precinct', and
- HO181 'Buninyong Heritage Precinct'.

It does not apply to any other heritage place listed in the Heritage Overlay.

### **No Permit Required**

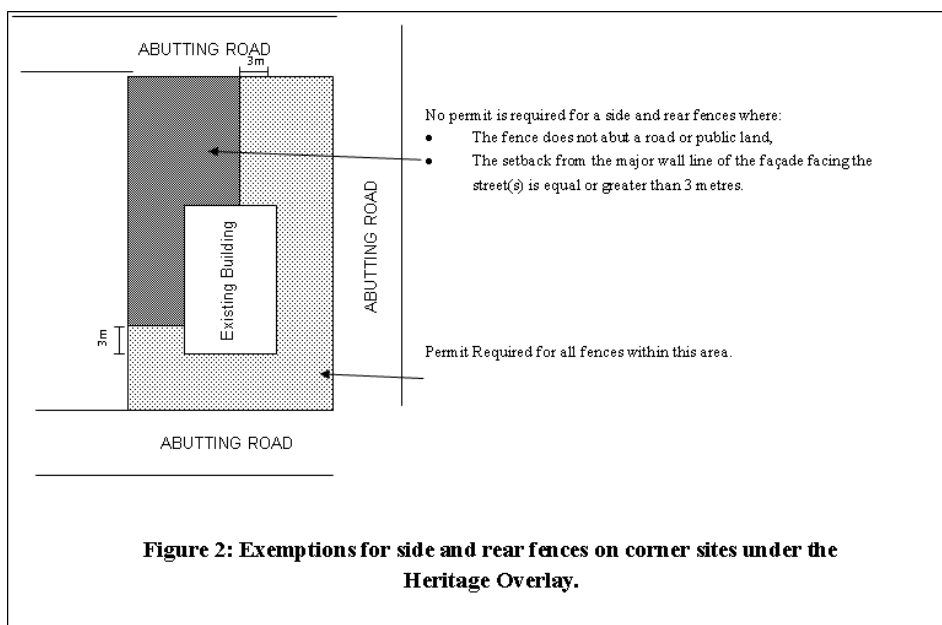
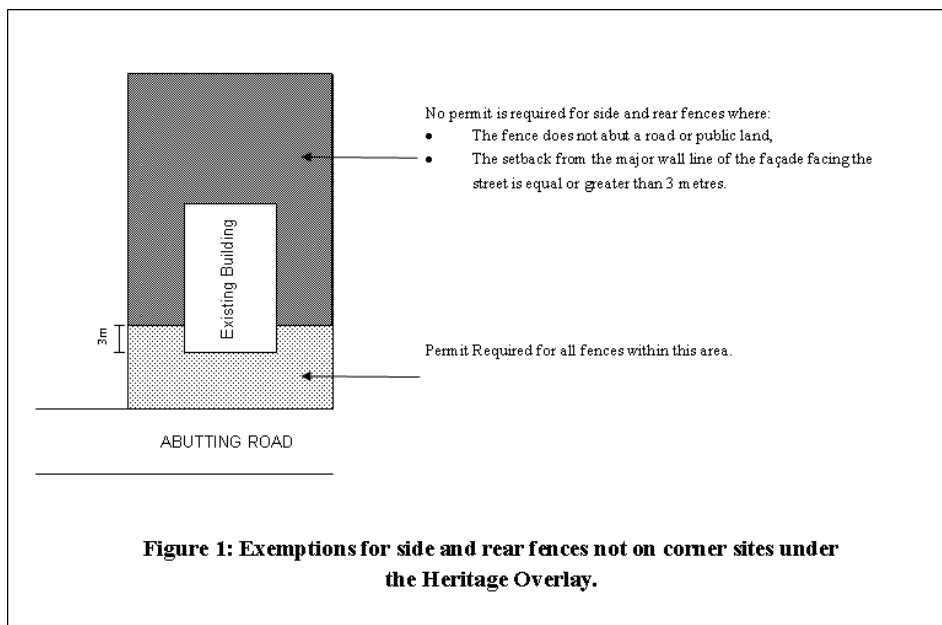
In addition to the provisions of 43.01-1 and 43.01-2, no permit is required to:

### **Demolition**

- Demolish a building and associated outbuildings and fences within a site identified as being 'not of heritage significance' within the incorporated document Ballarat Heritage Precincts – Statements of Significance (2006).

### **Front Fences**

- Construct a front fence 1.2 metres or less in height above footpath level except for the Waller Estate Precinct (HO169).



### External Painting

- Externally paint a building\* that:

- is located within that part of the Buninyong Heritage Precinct (HO181) identified within Map 1 to this incorporated plan.

\*This plan does not exempt the need for a permit to paint an unpainted surface or to externally paint a building if the painting constitutes an advertisement.

### Removal, lopping or pruning of trees

- Remove, lop or prune a tree in the following precincts with the exception of the following trees:

#### HO164 ‘West Ballarat Heritage Precinct’

Street trees of the following commonly named species:

Location	Tree Species
No specific location	Dutch Elm ( <i>Ulmus x hollandica</i> )
No specific location	Silver Poplar ( <i>Populus alba</i> )
No specific location	Lombardy Poplar
No specific location	Ash varieties
No specific location	Maple varieties
Alfred Street North - within the gravel shoulders on west side	Elms
Alfred Street South	Mature and juvenile Oak trees
Carlton Street - in grass/gravel shoulders on both sides	Mature trees and Oaks
City Oval - east, south and west sides	Mature trees including London Plane ( <i>Platanus acrifolius</i> ), English Oak ( <i>Quercus robur</i> ) Dutch, Elm ( <i>Ulmus x hollandica</i> )
Crocker Street - in grass/gravel shoulders on both sides	Variety of semi mature trees including Oak, Plane, Maple, Ash, Elm
Eyre Street – both sides within the grass/gravel shoulders and later formed nature strips	Mature trees and Elms
Pleasant Street South - within grass/gravel shoulders of both sides	Plane
Russell Street - within road shoulders of on north east side	Oak

Privately owned trees of the following species:

- Canary Island Palms in private gardens in Balaclava Street.

#### HO166 ‘Central Ballarat Heritage Precinct’,

Street trees of the following commonly named species:

<b>Location</b>	<b>Tree Species</b>
Frank Street	Mature Elm, Oak and Plane trees
Gnarr Street	Mature Elm, Oak and Plane trees
Johnson Street	Mature Elm, Oak and Plane trees
Mair Street – west end	Mature Elm, Oak and Plane trees
Mair Street –north side west of Ripon Street	Mature conifers
Mill Street (to east of Drummond Street)	Mature Elm, Oak and Plane trees
Pleasant Street North – north section	Mature Elm, Oak and Plane trees
Webster Street	Mature Elm, Oak and Plane trees

#### **HO167 ‘Sturt Street Heritage Precinct’**

Street trees of the following commonly named species:

<b>Location</b>	<b>Tree Species</b>
Sturt Street	Mature Plane, Ash, Chestnut, and Oak species trees

#### **HO168 ‘South Ballarat Heritage Precinct’**

Street trees of the following commonly named species:

<b>Location</b>	<b>Tree Species</b>
No specific location	Mature Elm, Oak and Plane species trees
Skipton Street, Lyons Street South and Dawson Street South. (triangulated open space formed at the intersections of these streets)	Mature trees
Urquhart Street and Ripon Street South (South west corner)	Deodar Cedars (Cedurs deodar)
Western Oval Reserve	Mature pines and rows of mature elm

#### **HO169 ‘Waller Estate Precinct’**

Street trees of the following commonly named species:

<b>Location</b>	<b>Tree Species</b>
No specific location	Mature Elm, Plane, Ash and Silver Birch

	species trees
West end Muir Crescent – both sides	Silver Birch trees

### HO170 ‘Soldiers Hill Heritage Precinct’

Street trees of the following commonly named species:

Location	Tree Species
Armstrong Street North (between Macarthur and Howard Streets)	Mature and semi mature trees including Elm, Oak and Plane species
Clarendon Street	Mature and semi mature trees including Elm, Oak and Plane species
Clissold Street (between Peel and Nicholson Streets),	Mature and semi mature trees including Elm, Oak and Plane species
Clyde Street	Mature and semi mature trees including Elm, Oak and Plane species
Crompton Street (between Howard and Brougham Streets)	Mature and semi mature trees including Elm, Oak and Plane species
Doveton Crescent,	Mature and semi mature trees including Elm, Oak and Plane species
Howard Street (west of intersection of Lydiard Street North) – within road shoulder	Mature native trees – predominantly Eucalypt species
Ligar Street (east side), north of its intersection with Seymour Street and Seymour Crescent	Mature conifers
Ligar Street, between Brougham and Howard Streets – within the central median strip	Semi-mature oak trees
Lydiard Street North (particularly between Macarthur and Brougham Streets)	Mature and semi mature trees including Elm, Oak and Plane species
Macarthur Street (between the railway line and Doveton Street North).	Mature and semi mature trees including Elm, Oak and Plane species
Neill Street (particularly between Clarendon and Macarthur Streets)	Mature and semi mature trees including Elm, Oak and Plane species
Peel Street – within nature strips	Native trees
Seymour Street (between Lydiard Street North and Neill Street)	Mature and semi mature trees including Elm, Oak and Plane species

Privately owned street trees of the following species:

- Two hoop Pines (*Araucaria cunninghamii*) at 16 Seymour Crescent.

- Weeping Elm (*Ulmus glabra* 'Camperdownii') at 108 Clarendon Street.

### HO171 'Lydiard Street Heritage Precinct'

Street trees of the following commonly named species:

Location	Tree Species
Albert and Dana Street road reserve	Mature and young Elm trees
Camp Street – north section	Mature Elm trees
Doveton Street north near corner of Market Street	Mature deciduous trees
Shoppee Square, Sturt Street	Oak and Cedar species
Sturt Street – within centre median	Mature trees

### HO173 Mount Pleasant/Golden Point Heritage Precinct'

Street trees of the following commonly named species:

Location	Tree Species
No specific location	Mature Elm and Plane trees
Steinfeld Street South – beside the Canadian Creek channel	Mature Elm and Plane trees

### HO175 'Humffray Street Heritage Precinct'

Street trees of the following commonly named species:

Location	Tree Species
No specific location	Mature Elm, Plane and Ash trees
Eastern Oval – north, east and south perimeter	Mature elm and plane trees
Eastern Oval (north east of the grandstand)	Mature Dutch Elm ( <i>Ulmus x hollandica</i> ) known as the W G Grace Tree
Princes Street – nature strip on east side between Humffray Street north and Morres Street	Mature Elm and Plane trees
Scotts Parade - alongside from west side of Stawell Street towards Rice Street	Semi mature Elms
Scotts Parade - between King Street and Princes Street	Mature trees including Elms
Scotts Parade – between Queen Street and King Street	Ash trees



Scotts Parade – east of Queen Street	Mature elms
Scotts Parade – south side	Mature trees and in particular the Tasmanian Blue Gum (Eucalyptus globulus subsp. Globulus)
Scotts Parade – within reserve on located alongside the railway line between Queen and King Streets	Mature pines including Monterey Pines (Pinus radiata) and Corsican Pines (Pinus nigra var. Corsicana)
Scotts Parade (Reserve opposite 119 Scotts Parade)	largest specimen of Corsican Pines (Pinus nigra var. Corsicana)
Yarrowee Channel (along)	Mature Elms and Eucalypt trees

#### ~~HO176 ‘Bridge Mall/Bakery Hill Heritage Precinct’~~

~~Privately owned trees of the following commonly named species:~~

- ~~• Single mature Elm Tree adjacent to the dwelling at the rear of St Paul’s Anglican Church, Humffray Street South.~~

#### HO177 ‘Victoria Street Heritage Precinct’

Street trees of the following commonly named species:

Location	Tree Species
No specific location	Mature trees English Oaks, Plane, Elm, Pin Oaks Claret Ash and other Ash varieties
Corbett Street - within the shoulders	Semi mature Ash trees
Dyte Parade - within grassed land between Dyte Parade and the railway line	Mature Oaks and native trees
East Street North – west side	Varieties of ornamental plum or pear species trees
Glazebrook Street – in the embankments north side between Queen, Otway and King Streets	Mature native trees, particularly meleleuca and eucalypt species
King Street North – east side within the shoulders	Semi mature Ash trees
King Street south – within grass/gravel shoulder east side (south of Hopetoun Street)	Mature trees, particularly Oaks
Mackenzie Reserve	Mature Lombardy Poplars, Plane tree and Ash trees
Oliver Street – within the grass/gravel shoulders	Semi mature Oak trees

Otway Street South - within the grass/gravel shoulders	Semi mature Oak and Elm trees
Pearse Street – within reserve adjacent to Pearse Street	Mature Tasmanian Blue Gum (Eucalyptus globulus subsp. Globulus)
Princes Street North – both sides	Mature and young Plane and Elm trees
Queen Street boundary of the former Ballarat east Primary School No. 1998	Mature Oak trees
Queen Street South - within the grass/gravel shoulders	Semi mature Oak and Elm trees
Rodier Street - within the grass/gravel shoulders	Semi mature Oak and Elm trees
Stawell Street South – east side within the grass/gravel shoulders	Mature trees, particularly Oaks
Trevor Street - nature strip of	Mature native trees, particularly mealeuca and eucalypt species
Victoria Street – adjacent to St Alipius Church.	Mature Maple and Conifer
Victoria Street - between East and Humffray Street	Mature English oaks
Victoria Street – between East Street and Princes Street	Mature English oaks
Victoria Street - between Princes Street and the bridge to the former Buninyong railway line.	Mature Plane, Elm and Pin Oak trees
Victoria Street – median strip between Princes Street and the bridge.	Semi mature Claret Ash, other Ash varieties, liquid ambers, Red Flowering Gums, Horse Chestnuts, ornamental Plums and Box Elders
Victoria Street – within grassed area between the railway reserve and Victoria Street near the divergence of Victoria Street.	Mature eucalyptus species

Privately owned trees of the following species:

- Mature Elm trees and Magnolia tree in the grounds of the former Ballarat Orphanage, 200 Victoria Street
- Mature Ash tree in front of the former Convent of the Sisters of Mercy

#### **HO178 ‘Ballarat East Civic Heritage Precinct’**

Privately owned trees of the following species:

- Mature Canary Island Pine associated with the Synagogue at 4 Barkly Street

- Mature Spanish Fir, Cedars and Oaks that remain as part of the former Ballarat East Town Hall gardens.

#### HO179 ‘Eureka Street Heritage Precinct’

Street trees of the following commonly named species:

Location	Tree Species
Bedford Street – west side	Semi mature Elm and Ash trees
Britannia Reserve (perimeter)	Mature exotic trees, predominantly Elm trees
George Street - south side within the grass/gravel shoulder	Mature Oak and Ash trees
Joseph Street – east side within the grass/gravel shoulders	Mature oak trees
King Street North – east side within the shoulder near the Specimen Vale channel	Mature Oak
Otway Street – both sides within shoulders	Oak trees
Queen Street South – both sides within nature strips	Semi mature Oak trees

#### HO180 ‘Learmonth Heritage Precinct’

Street trees of the following commonly named species:

Location	Tree Species
No specific location	Mature deciduous Elms, Plane and Oak trees
Learmonth Avenue of Honour, Sunraysia Highway – eastern approach to Learmonth township commencing at Queen Street and ends at the town signs at the Eastern end of Learmonth.	
ANA Avenue of Cypress trees along the Sunraysia Highway on the north western approach to town and the Redwood tree at the southern end of the Avenue.	Cypress and Redwood trees.

Privately owned trees of the following species:

- Monterey Cypress trees in the grounds of the All Saints Church of England.

**HO181 ‘Buninyong Heritage Precinct’**

Street trees of the following commonly named species:

<b>Location</b>	<b>Tree Species</b>
No specific location	Mature Elms, Oak and Ash trees
Learmonth Street – Avenue of Honour - west of Warrenheip Street, toward the golf course	Mature Silver Poplars, Oaks and Elms
Inglis Street – west side adjacent to the Uniting Church.	Mature Elms
Learmonth Street - east of Warrenheip Street between the service lanes and the main road within the grassed median strips	Mature oak trees
Learmonth Street – in front of former Shire Office and Court House	Mature Elms

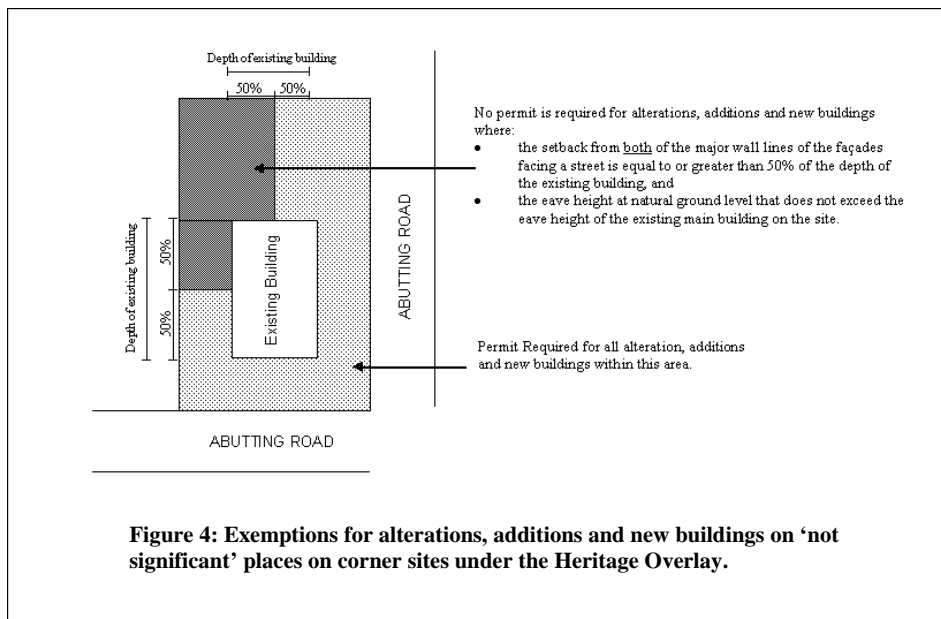
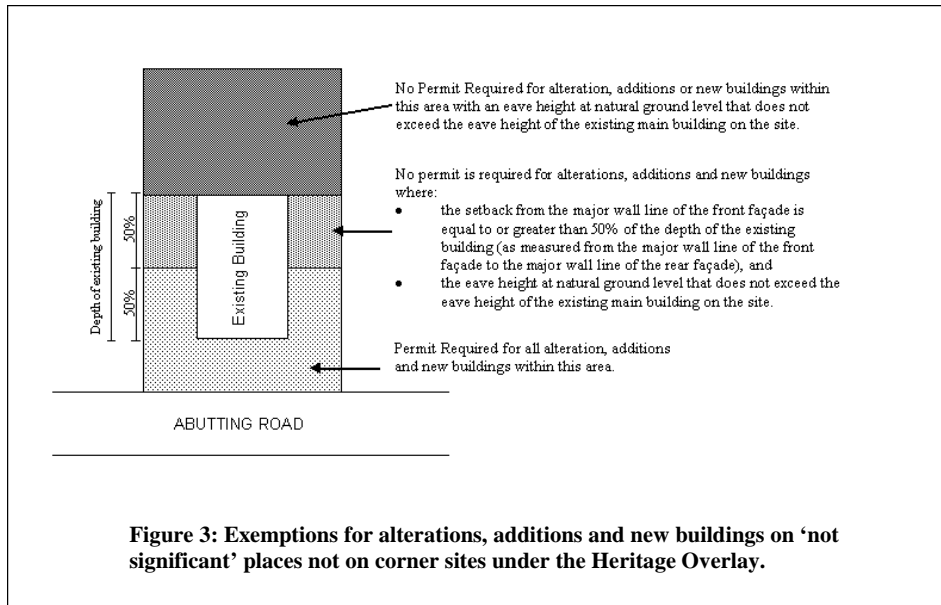
Privately owned trees of the following species:

- Mature Bunya Pine in the front garden of ‘Netherby’ at 606 Warrenheip Street.

**Alterations, Additions and New Buildings on ‘Not Significant’ Places**

- *Alterations* to the rear façade of the building or to those parts of the side facades which are a distance from the major wall line of the front façade which is equal to or greater than 50% of the depth of the existing building (see figures 3 and 4);
- *Additions* to the building which project beyond the major wall line of the rear façade of the building and which have an eave height no greater than the eave height of the existing building and/or which are set back from the major wall line of the front façade a distance that is equal to or greater than 50% of the depth of the existing building and which have an eave height no greater than the eave height of the existing building (see figures 3 and 4);
- *New buildings* setback beyond the major wall line of the rear façade of the building and which have an eave height no greater than the eave height of the existing building and/or which are set back from the major wall line of the front façade a distance that is equal to or greater than 50% of the depth of the existing building and which have an eave height no greater than the eave height of the existing building (see figures 3 and 4);

An abutting road shown in Figure 4 is also considered as a laneway.



### New Outbuildings (carports/garages/sheds) on 'Significant' Places

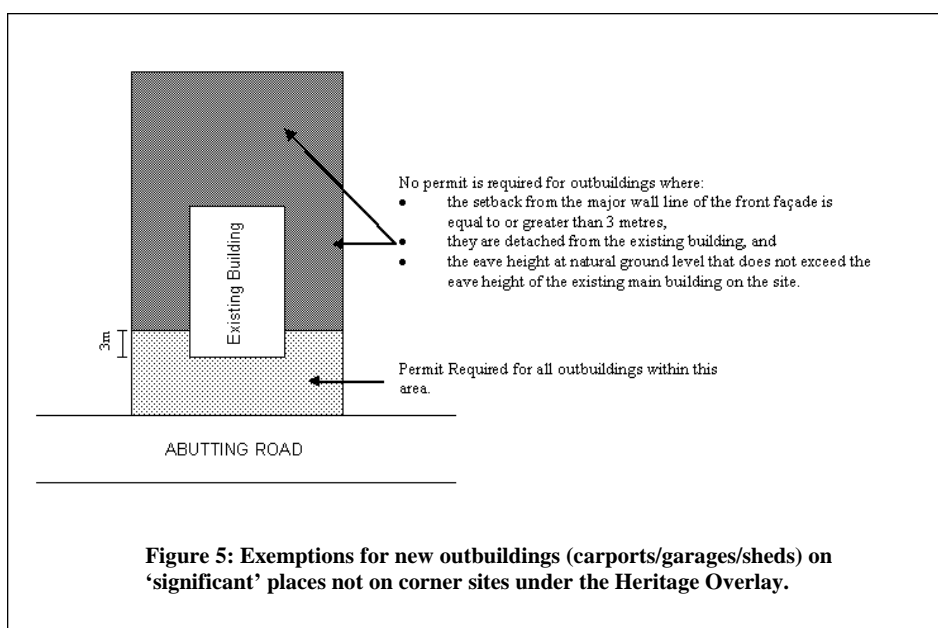
This exemption applies to all precincts with the exception of the Waller Estate Heritage Precinct (Ho169).

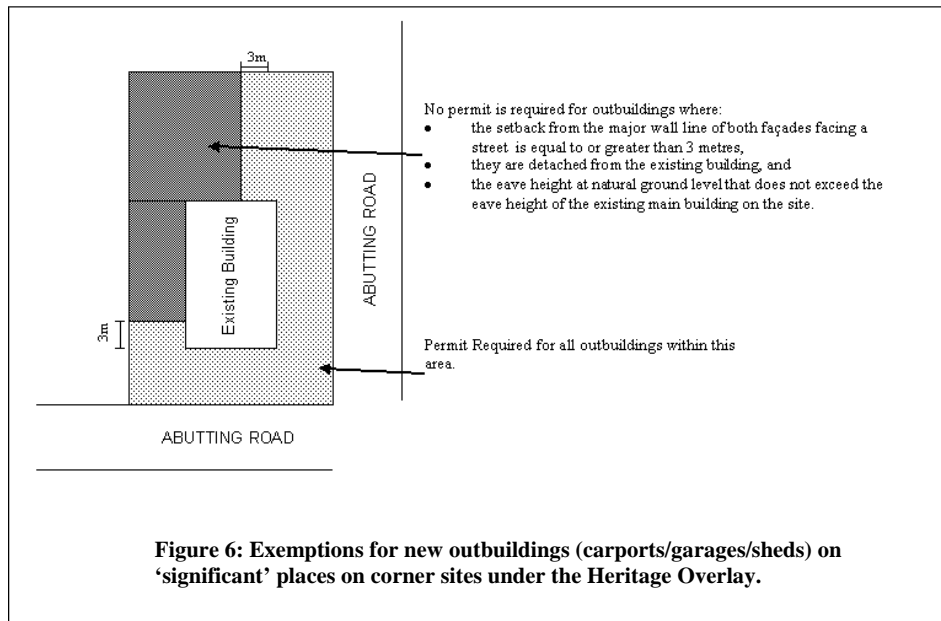
- Construct new *Outbuildings* where:

- the setback from the major wall line of the front façade is equal to or greater than 3 metres; and
- they are detached from the existing building; and
- the eave height at natural ground level does not exceed the eave height of the existing building on the site (see figures 5 and 6).

These provisions also apply to 'significant places' abutting a rear laneway.

An abutting road shown in Figure 6 is also considered as a laneway.





### Minor Development to 'Significant' Places

- Construct *Minor development*\* located beyond the major wall line of the rear façade of the building (see figures 7 and 8).

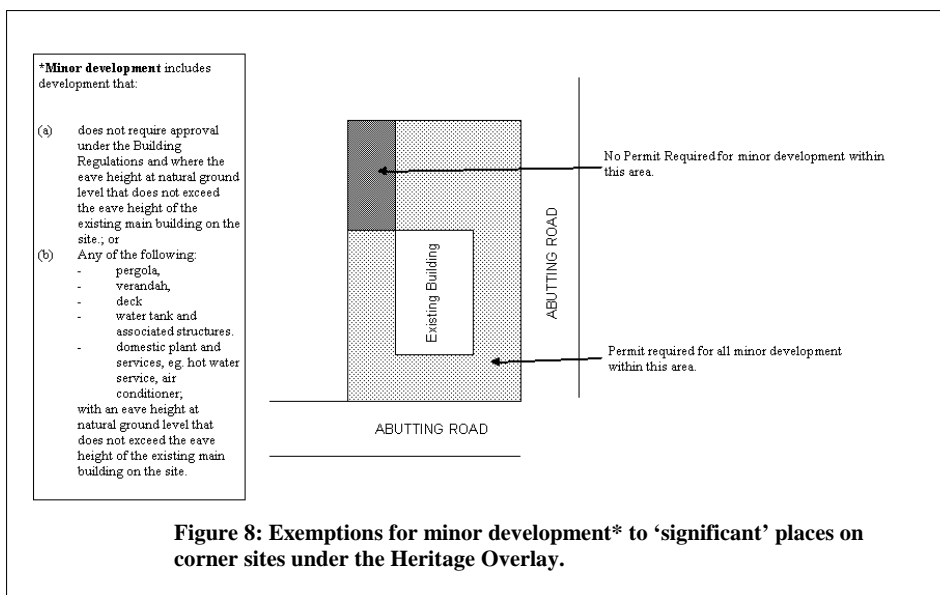
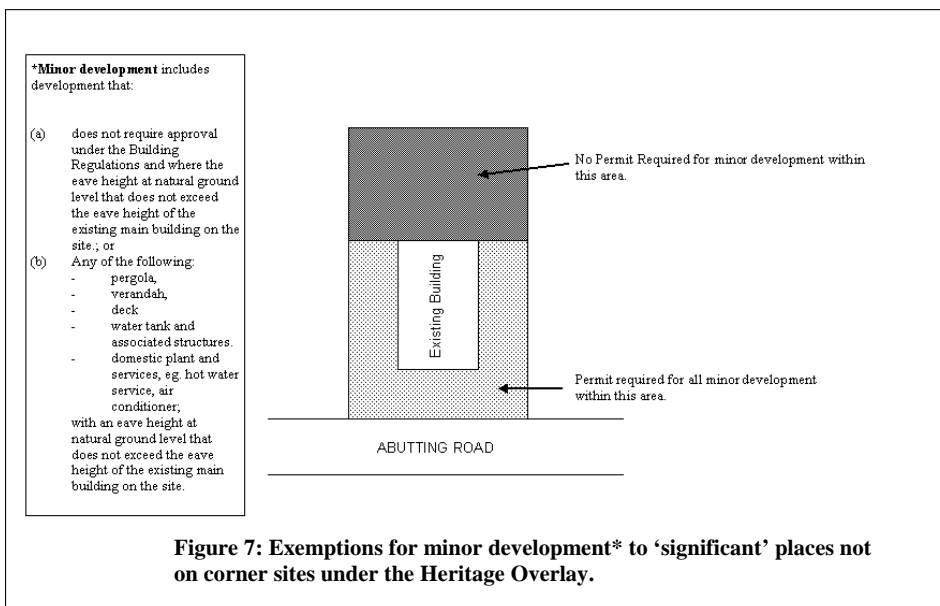
\**Minor Development* includes development that does not require approval under the Building Regulations and where the eave height at natural ground level that does not exceed the eave height of the existing main building on the site; or

Any of the following:

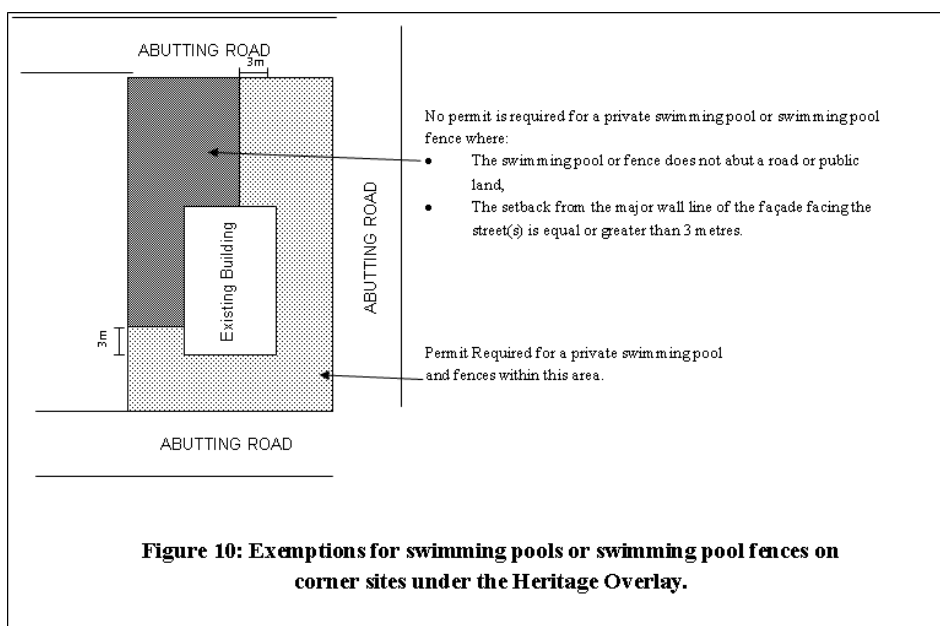
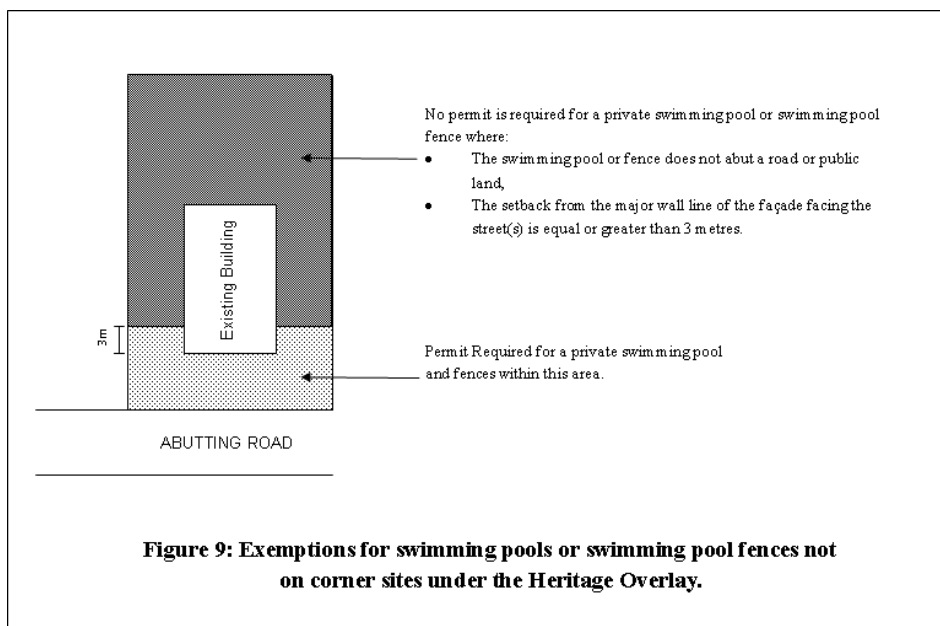
- pergola,
- verandah,
- deck
- water tank and associated structures.
- domestic plant and services, eg. hot water service, air conditioner; with an eave height at natural ground level that does not exceed the eave height of the existing main building on the site.

These provisions also apply to 'significant places' abutting a rear laneway.

An abutting road shown in Figure 8 is also considered as a laneway.







**Map 1 Exemption Area for External Paint Controls within the Buninyong Heritage Precinct**





**BALLARAT HERITAGE PRECINCTS  
STATEMENTS OF SIGNIFICANCE 2006  
(revised ~~August-May~~  
2023~~14~~)**

This document relates to the following Heritage Precincts in the Ballarat Planning Scheme Heritage Overlay:

Lake Wendouree	Map Ref	HO 163
West Ballarat	Map Ref	HO 164
Victoria Park	Map Ref	HO 165
Central Ballarat	Map Ref	HO 166
Sturt Street	Map Ref	HO 167
South Ballarat	Map Ref	HO 168
Waller Estate	Map Ref	HO 169
Soldiers Hill	Map Ref	HO 170
Lydiard Street	Map Ref	HO 171
Creeks & Rivers Channels	Map Ref	HO 172
Mount Pleasant/Golden Point	Map Ref	HO 173
Black Hill	Map Ref	HO 174
Humffray Street	Map Ref	HO 175
<del>Bridge Mall/Bakery Hill</del>	<del>Map Ref</del>	<del>HO 176</del>
Victoria Street	Map Ref	HO 177
Ballarat East Civic	Map Ref	HO 178
Eureka Street	Map Ref	HO 179
Learmonth	Map Ref	HO 180
Buninyong	Map Ref	HO 181

This document is to be used in conjunction with the draft *Guidelines for the Assessment of Heritage Planning Applications 2000*.

## Acknowledgements

Ballarat City Council wishes to acknowledge the contribution of the authors of the Ballarat Heritage Study Stage 2 , 2003 report.

- f* Hansen Partnership Pty Ltd.
- f* Wendy Jacobs, Architect and Heritage Consultant.
- f* Naga Services.
- f* Dr Jan Penney.
- f* Ms Vicki Johnson.

Ms Amanda Jean as the author of the revised Statements of Significance contained in this report. The Statement of Significance for the Victoria Street Precinct (HO177) was refreshed by Dr David Rowe following the recommendations in the Panel Report for Amendment C164 to the Ballarat Planning Scheme.

## Table of Contents

Introduction .....	1
LAKE WENDOUREE HERITAGE PRECINCT .....	2
Lake Wendouree Heritage Precinct Statement of Significance .....	4
Buildings Not Significant to a Precinct.....	7
WEST BALLARAT HERITAGE PRECINCT .....	8
West Ballarat Heritage Precinct Statement of Significance .....	11
Buildings Not Significant to a Precinct.....	15
VICTORIA PARK HERITAGE PRECINCT .....	19
Victoria Park Heritage Precinct Statement of Significance .....	26
Buildings Not Significant to a Precinct.....	28
CENTRAL BALLARAT HERITAGE PRECINCT .....	29
Central Ballarat Heritage Precinct Statement of Significance .....	32
Buildings Not Significant to a Precinct.....	36
STURT STREET HERITAGE PRECINCT .....	43
Sturt Street Heritage Precinct Statement of Significance .....	45
Buildings Not Significant to a Precinct.....	48
SOUTH BALLARAT HERITAGE PRECINCT .....	50
South Ballarat Heritage Precinct Statement of Significance .....	53
Buildings Not Significant to a Precinct.....	57
WALLER ESTATE HERITAGE PRECINCT .....	69
Waller Avenue Heritage Precinct Statement of Significance.....	71
Buildings Not Significant to a Precinct.....	73
SOLDIERS HILL HERITAGE PRECINCT .....	74
Soldiers Hill Heritage Precinct Statement of Significance.....	77
Buildings Not Significant to a Precinct.....	80
LYDIARD STREET HERITAGE PRECINCT .....	88
Lydiard Street Heritage Precinct Statement of Significance .....	90
Buildings Not Significant to a Precinct.....	95
CREEKS AND RIVER CHANNELS HERITAGE PRECINCT .....	96
Creeks and River Channels Heritage Precinct Statement of Significance.....	114
Buildings Not Significant to a Precinct.....	115
MOUNT PLEASANT GOLDEN POINT HERITAGE PRECINCT .....	116
Mount Pleasant Golden Point Heritage Precinct Statement Of Significance .....	118
Buildings Not Significant to a Precinct.....	121
BLACK HILL HERITAGE PRECINCT .....	124
Black Hill Heritage Precinct Statement of Significance.....	126
Buildings Not Significant to a Precinct.....	128

HUMFFRAY STREET HERITAGE PRECINCT.....	129
Humffray Street Heritage Precinct Statement of Significance.....	131
Buildings Not Significant to a Precinct.....	134
<del>BRIDGE MALL/BAKERY HILL HERITAGE PRECINCT.....</del>	<del>139</del>
<del>Bridge Mall/Bakery Hill Heritage Precinct Statement of Significance.....</del>	<del>141</del>
<del>Buildings Not Significant to a Precinct.....</del>	<del>145</del>
VICTORIA STREET HERITAGE PRECINCT.....	147
Victoria Street Heritage Precinct Statement of Significance.....	150
Buildings Not Significant to a Precinct.....	153
BALLARAT EAST CIVIC HERITAGE PRECINCT.....	156
Ballarat East Civic Heritage Precinct Statement of Significance.....	158
Buildings Not Significant to a Precinct.....	161
EUREKA STREET HERITAGE PRECINCT.....	162
Eureka Street Heritage Precinct Statement of Significance.....	164
Buildings Not Significant to a Precinct.....	167
LEARMONTH HERITAGE PRECINCT.....	170
Learmonth Heritage Precinct Statement of Significance.....	173
Buildings Not Significant to a Precinct.....	177
BUNINYONG HERITAGE PRECINCT.....	179
Buninyong Heritage Precinct Statement of Significance.....	183
Buildings Not Significant to a Precinct.....	189

## Introduction

This document is intended for use as an Incorporated Document within the Ballarat Planning Scheme in conjunction with the **Ballarat Planning Scheme Heritage Controls 2004 Incorporated Plan**, the Heritage Overlay provisions found in clause 43.01 of the Ballarat Planning Scheme, the Ballarat Planning Scheme Municipal Strategic Statement and local and state planning policies.

The document includes the description of each heritage precinct extracted from the *Ballarat Heritage Study Stage 2, 2003* (Hansen Partnership in association with Wendy Jacobs & Dr Jan Penney and Naga Services) and the Statements of Significance that relate to each precinct.

The Statements of Significance for each precinct in this document have been refined with some minor modifications and are based on those Statements of Significance included in the *Ballarat Heritage Study Stage 2 July 2003* prepared by Hansen Partnership et al.

The document also sets out on a precinct basis, those buildings considered to be 'not significant' to the heritage precinct. These places are subject to exemptions from the need to obtain planning permits for certain types of development. A full description of the exemptions can be found in the **Ballarat Planning Scheme Heritage Controls 2004 Incorporated Plan**.

## LAKE WENDOUREE HERITAGE PRECINCT

### Description / Precinct Boundaries

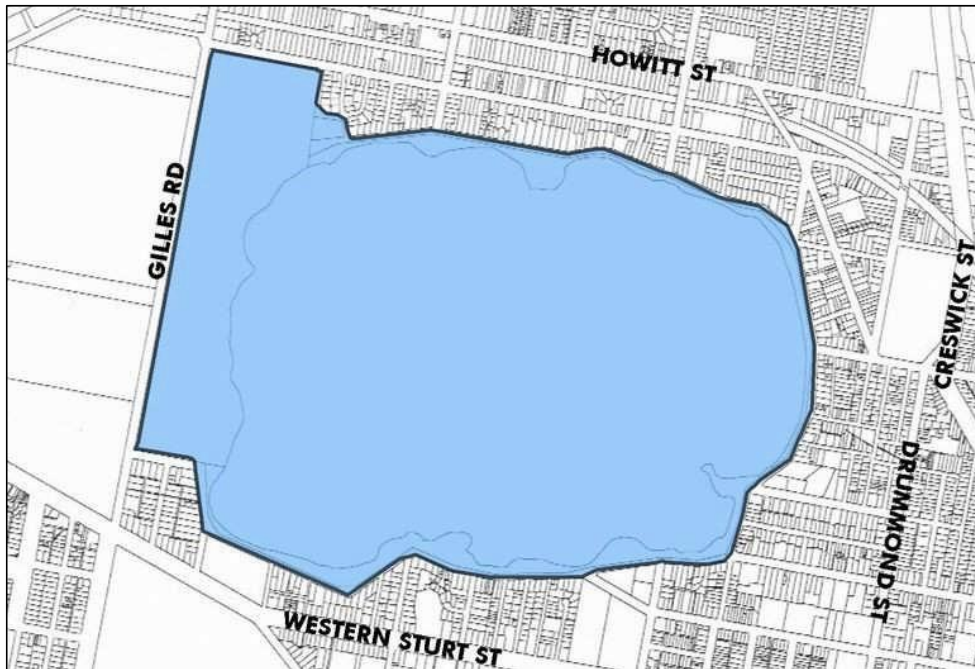


Figure 2

*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.

Lake Wendouree was originally known as Yuille's Swamp, as part of the Archibald and William Yuille pastoral run formed in 1839. The swamp was a favoured campsite for the regions indigenous inhabitants. The lake was also the water supply to urban Ballarat between 1852-1864.

Since that time the Lake has developed as a site for industrial and recreational uses. The Fry's Flourmill and the Rowlands and Lewis soda factory were established on the shores of the lake in the 1850's. The Ballarat Rowing Club (the 2<sup>nd</sup> oldest in Australia) was formed in 1861 and the Regatta rowing course was constructed in 1902. The Lake was also the site for the rowing, canoeing and kayaking events for the 1956 Olympic games and subsequent world championships. Paddle steamers commenced sailing the Lake in 1865, with the "Golden Steamer" the only survivor of 15 steamers that once serviced passengers in the Lake.

Ballarat Botanical gardens are the oldest inland botanical garden in Victoria. The land for the Gardens was set aside in 1857 and was previously used as the Ballarat Police horse paddock.

A competition was held in 1858 for the design of the gardens, won by Messrs Wright and Longley. An on site nursery was established in 1859 and used for the propagation of plant material from the Melbourne and Geelong Botanical Gardens. The principal tree plantings occurred in the 1860's.

The Botanical Gardens and Lake Wendouree are important historically. They are evidence of the changing community perceptions and values relating to recreational pursuits. The Gardens also reflect the social aspirations of early Ballarat and are also important for their 19<sup>th</sup> century layout.

The Gardens and Lake are important landmarks, reflecting the historical and cultural development of the City and contribute to the setting of the town. The gardens and the lake play an important passive recreational role for the community.

The collection of plant material in the Gardens and surrounding the Lake are important scientifically. Fifty-two trees in the gardens are of state significance. The Lake is also important for its role in the development of the early town's water supply and drainage and as a habitat for wildlife and its role with the fish acclimatisation society. The gardens also contained a zoological section similar to other botanical gardens developed in this era.

Key landmarks include the memorials, significant trees, pavilions, the Robert Clarke Horticultural Centre, the boatsheds, fountains; and vistas to the lake and along the pathways in the gardens.

## LAKE WENDOUREE HERITAGE PRECINCT STATEMENT OF SIGNIFICANCE

The Lake Wendouree Precinct is **historically** significant at a **STATE** Level. (AHC criteria A.4, H.1 and C.2).

- (a) the place's importance in the course, or pattern, of Australia's natural or cultural history;*
- (a.4) the 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;*
- (c) the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history;*
- (h) the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.*

The former Yuille swamp and environs, Lake Wendouree, is historically significant as an important campsite of the Wathawarrung, the Indigenous people of the region. Originally known as Yuille's swamp, the Lake was included in the run taken up by pastoralists Archibald and William Yuille in 1839, but renamed "Wendouree" by W.S. Urquhart, the first surveyor of Ballarat, who camped at Yuille's swamp in 1851. Since that time the Lake has developed as a site for industrial and recreational uses.

The evolution of the Lake as a pleasure garden and its associated manmade features are important for their ability to demonstrate changing community's perception and values in relation to the natural environment and recreational pursuits over 160 years.

Lake Wendouree was the source of the water supply to urban Ballarat between 1852 and 1864 prior to the formation of the West and East Ballarat Water Commissions. The Frys Flour Mill and the Rowlands and Lewis soda water factory were established on the shores of the lake in 1850s. The Ballarat rowing club (the second oldest rowing club in Australia) was established in 1861, and in 1902 a Regatta Rowing Course was established between Viewpoint and Gills Island. Paddle steamers commenced sailing the Lake in 1865, with the "Golden City" the only survivor of 15 steamers that once serviced passengers on the Lake. The Lake is of historical significance as the site for the rowing, canoeing and kayaking events for the regatta-rowing course in the 1956 Olympics, and subsequent world championships.

The Botanic Gardens developed from 1856-1858 on an extensive site overlooking Lake Wendouree are the oldest inland botanic gardens in Victoria, and one of the best known botanic gardens outside Australia's capital cities. The land set aside for the gardens in 1857, was previously used as the Ballarat Police horse paddock.

The Ballarat Botanical Gardens and Lake Wendouree are also historically significant as they reflect the social aspirations of early Ballarat and provide an excellent example of a gardenesque 19<sup>th</sup> century layout. A competition was held for the design of the Gardens in 1858, won by Messrs Wright and Armstrong. The first curator of the gardens was George Longley, a horticulturalist trained at Lowther Castle, England, who laid out the original design. A nursery was established in 1859, and used for

propagation of plant material received from the Melbourne and Geelong Botanical Gardens. The garden is important as confirmation of civic pride of Ballarat, whose gold riches were transformed into civic and cultural enhancement funded by both public and private benefactors. The chief glory was the "Wellington Walk", a superb avenue of *Sequoiadendron giganteum* (Giant Redwood) other conifers and deciduous exotic trees were freely planted during the early stages. In 1877 the first stages of the fernery was begun and from 1889 tuberous begonias were introduced into display beginning a glasshouse tradition highlighted by the annual Ballarat Begonia festival (1953). The collections of sculptures, in particular the 12 Italian sculptures donated by local stockbroker, Thomas Stoddart in 1887, housed in a statuary pavilion are outstanding.

The Lake Wendouree Precinct is **architecturally** significant at a **STATE** level (AHC Criteria D2, E1).

*(d) the place's 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; (e) the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.*

The Precinct demonstrates a variety of built forms associated with the recreational and cultural role of the Lake and environs. Of particular architectural significance is the collection of relatively low scale development typically simple vernacular timber structures of the mid to late 19<sup>th</sup> century and early 20<sup>th</sup> century boatsheds, picnic shelters, as well as the kiosks such as the Lake Lodge (1891), bandstands and tram shelter that abut the edge of the Lake.

The Lake Wendouree Precinct is **aesthetically** significant at a **STATE** Level. (AHC criteria D.2, E.1 and F.1).

*(d) the place's 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;*  
*(e) the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;*  
*(f) the place's importance in demonstrating a high degree of creative or technical achievement at a particular period.*

The Botanic Gardens and Lake Wendouree are important landmarks, forming a major urban foci of high aesthetic visual appeal that contributes to the historical and cultural setting of the City of Ballarat.

Lake Wendouree with an area of 259 hectares is surrounded by public reserve and is significant as a large shallow picturesque lake in the volcanic basalt plateau, located in the centre of the provincial city of Ballarat. The aesthetic significance derives from the panoramic skyline views across the lake and uncluttered landscape setting; the close visual relationship between the Lake and the Botanic Gardens; and the dominant groupings of mature exotic trees and floral bedding displays, as well as soft landscape treatment of the unsealed footpaths and blue stone kerbs and gutters that surround the Lake.

The Lake Wendouree Precinct is **scientifically** significant at a **STATE** Level. (AHC criteria F.1).

*(f) the place's importance in demonstrating a high degree of creative or technical achievement at a particular period.*

The collection of plant material in the Gardens and the plantings around the Lake are of botanical, horticultural as well as scientific significance. Fifty two trees within the garden are of state significance. The Lake is also important for its role in the development of the early town's water supply and drainage.

The Lake is of scientific importance as a habitat for wildlife and for the traditional management of reed beds within the Lake. The Lake and the Botanical Gardens are of scientific significance associated with the acclimatization and zoological gardens movement, and the presence of the Fish Hatchery, which is Victoria's oldest fish acclimatization organization.

The Lake Wendouree Precinct is **socially** significant at a **STATE** Level. (AHC criteria G.1).

*(g) the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.*

The Botanic Gardens and Lake Wendouree Precinct has social and cultural significance as an iconic landmark of Ballarat, well regarded for its visually aesthetic features and its recreational and horticultural history. It is a cultural landscape of great beauty, and has a long history as an important destination for tourism, recreation and leisure as well as for sporting events.

This area of Ballarat is highly valued by the community for cultural, aesthetic, natural and man-made landscape. It is also a significant destination for visitors from outside the local community, being the setting for one of the most visited provincial Botanic Gardens in Victoria.

### **Buildings Not Significant to a Precinct**

The following buildings are considered to be 'not of heritage significance' to a heritage place ('the precinct') based on their period of construction. All other buildings within the area identified as the 'heritage precinct' are considered to be prima facie contributory to the significance of the heritage place.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

**HO 163 LAKE WENDOUREE HERITAGE PRECINCT – NO SITES LISTED  
AS 'NOT SIGNIFICANT' TO THE PRECINCT.**

## WEST BALLARAT HERITAGE PRECINCT

### *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.

The West Ballarat precinct is south of Sturt Street and extends from Russell Street to Queen Victoria and Pleasant Streets. The history of the West Ballarat precinct is associated with the mining, residential, educational and religious themes in Ballarat's history.

The precinct was first surveyed in 1851 and the first private land sales occurred in July 1856. Sturt, Eyre, Pleasant, Mair, Russell, Carlton and Alfred Streets were laid out in 1851. Substantial residential development occurred in Ballarat in the 1860's-1870's, however, residential growth in this precinct occurred much later. This may be due to the continuing presence of deep lead mining, the large size of the initial crown allotments. Additional roads were laid out in the 1870's and by 1881, work began on installing the bluestone drainage channels in Sturt Street, between Gillies and Pleasant Street and street tree planting between Pleasant and Alfred Streets. In 1887, the horse drawn tram service was established along Sturt Street as far as Lake Wendouree, linking the central business area with outlying residential pockets. This spurred development in West Ballarat, which built on the precinct's reputation for a better class of housing, attracting businessmen and merchants. Further residential subdivisions occurred during the inter war period north and south of Sturt Street, forming lots in Crocker and Carlton Street and Hamilton Avenue.

The precinct also contains some of Ballarat's key educational institutions. Their beginnings commenced during the gold rush. The size and stability of the schools show the strength and influence of religious communities in the early nineteenth century and are an indication of the priorities and attitudes of the gold rush citizens. The success of the schools was consolidated with the withdrawal of state aid from church run schools in the 1880's. The schools offered boarding facilities as a means of assisting funding and came to play an important role in the western district. No secondary state school existed in Ballarat at this time.

The precinct also includes a number of recreational facilities that had an important role in the precinct. The City Oval is the site of the Royal Saxon Company's mine. The grandstand erected in 1898 is of high historical and architectural significance and the complex now encompasses the City Oval Bowling Club and the Croquet City club. Other croquet clubs and tennis facilities were nearby.

The precinct is important as it retains a high number of individually significant detached Victorian, Federation and Interwar era residences. Typically, residential buildings are single storey in the southern part of the precinct or predominantly 1 ½ to 2 storey in the northern part of the precinct. Houses feature hipped and/or gabled roofs, clad with corrugated iron, Marseilles pattern terracotta tiles or slate, horizontal weatherboard or brick, unpainted chimneys, eaves, projecting verandahs or porches, decorative detailing, timber doors and windows, with some original metal framed windows in inter war homes. The Victorian, Federation and Inter war educational and cultural/community buildings are generally more than one storey in height, a dominant scale, brick, with tile, slate or galvanised iron roof cladding, timber framed windows and generally complex and individual detailing and decoration.

The precinct also features a number of key landmarks and views including the boulevard form of Sturt and Pleasant Streets, to the Arch of Victory, Lake Wendouree, Victoria Park, Western Oval, the churches and educational institutions, the City Oval grandstand and its landscaped setting and the mullock heap situated on the department defence land in Russell street.

Mature and juvenile street tree planting and gardens in private residences, the grass median strips, gravel/grass road and pockets of open space in the school grounds and Department of Defence land are important features of the precinct. Together, these gardens and open space compliment the dominant garden setting of the precinct. Some other features are the early timber tram shelters along Sturt Street and the wrought iron drain guard railings and the bluestone kerb and channelling throughout the precinct.



## WEST BALLARAT HERITAGE PRECINCT STATEMENT OF SIGNIFICANCE

The West Ballarat Precinct is **historically** significant at a **LOCAL** level (AHC criteria A.4 and H.1).

(a) *The place's importance in the course, or pattern, of Australia's natural or cultural history;*

(b)

(a3) *Importance in exhibiting unusual richness or diversity of built landscapes and cultural features;*

(a4) & (h1) *Importance for association with events, developments, cultural phases and individuals which have had a significant role in the human occupation and evolution of the region.*

The urban development and character of the Precinct, founded in 1850s, has historic significance for its association with a number of significant activities that links together some of the main themes in the historical, social and architectural development of Ballarat.

The Precinct is historically significant for its associations with underground quartz mining that was sustained over a long period of time. The importance of the late expansion of quartz gold mining on the basalt plateau, in particular the rich Inkerman Lead that wound its way through the precinct and was the target of a variety of mining companies from the late 1850s onwards is fundamental to understanding the pattern of development in the area.

The Precinct is historically important as an early example of a highly desirable mid 19<sup>th</sup> to mid 20<sup>th</sup> century goldfields residential area. It was surveyed by the colonial Government Surveyor W.S.Urquhart in late 1851. Its historic values are associated with the rectilinear street layout pattern which reflects typical 19<sup>th</sup> century geometric neoclassical planning style based on public order. While the street pattern in Ballarat was the primary focus of city development, in this area a number of individual buildings have become hallmark features of Ballarat. Sturt Street, part of the former cattle stock route between Geelong and Adelaide, forms the back bone of the Precinct. It was one of the earliest roads to have been surveyed in Ballarat. Its grandeur and scale moderates the form and structure of the Precinct and provides the setting for many prestigious institutions in the city. Sturt Street has become an elegant boulevard, enhanced by a ceremonial approach to its design that is defined by four avenues of exotic street trees that line the central median strip and service roads. The Sturt Street boulevard is the focus of city design in this area as the formal western gateway to the centre of the city, and to the east, it links with the commemorative Ballarat Avenue of Honour, where between 1917 and 1921, over 3,000 trees were planted along the Western Highway for 22km.

The availability of substantial crown allotments and vacant former mining sites attracted many prominent educational and religious institutions to the area towards the late 19<sup>th</sup> century as well as private residential speculative subdivisions during the 20<sup>th</sup> century. The impressive nature of these developments that were mostly designed by leading Ballarat architects, have become important individual landmark symbols of the town. They illustrate the continued prosperity and progress of the gold

mining city of Ballarat throughout the 19<sup>th</sup> and 20<sup>th</sup> century, in contrast with many other Victorian 19<sup>th</sup> century gold mining areas.

The Precinct is important as it demonstrates the lasting continuity of civic pride and urban beautification schemes that had defined the 19<sup>th</sup> century structure of the city. This is illustrated by major avenue plantings, and infrastructure development such as the extensive network of significantly intact bluestone channel drains, gutters and kerbs from the 1880s. The combined works contribute to the creation of a stately provincial City with magnificent wide thoroughfares, tree-lined avenues, parks, gardens and substantial educational institutions.

The Precinct's reputation for a better class of housing was encouraged by the introduction in 1887 of a horse drawn tram service along Sturt Street as far as Lake Wendouree, linking the central business area with outlying residential pockets. Improved access promoted the attractiveness of the area for the successful merchants and business people, who had begun to establish separate residences from their places of work in central Ballarat. Many of the residences in the area were designed by leading Ballarat architects.

The West Ballarat Precinct is **aesthetically and architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1 and F.1).

*(d) its importance in demonstrating the principal characteristics of: (i) a class of Australia's Cultural places; or (ii) a class of Australia's cultural environments (including way of life, custom, process, land-use, function, design or technique);*

*(e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;*

*(f) its importance in demonstrating a high degree of creative design or artistic excellence, or technical achievement at a particular period.*

The Precinct is important for its outstanding collection of high quality denominational schools and associated buildings. They demonstrate a way of life and priorities of the gold rush citizens on which the reputation of Ballarat as a provincial city which excelled in educational institutions was founded. The size, architectural achievement 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 collection of buildings includes the first convent of the Loreto nuns in Australia, with the establishment of Loreto School in 1875. The development of the Bishop's Palace, built in 1876 as the home of the Roman Catholic Archbishop of the Ballarat Diocese. The construction of St. Patrick's College designed by Architects Tappin, Gilbert and Dennehy in 1889, the Ballarat and Clarendon College built in 1912 as well as the present Pleasant Street Primary School. The precinct contains three churches, the former St Cuthbert's Presbyterian Church (1911) and former Pleasant Street Wesleyan Church (c.1867) and the architecturally outstanding Spanish Mission Style Catholic Church, St Theresa of the Little Flower, in Wendouree Parade (1938).

The Precinct is architecturally important for its small groups of private residential development which consist of a wide variety of substantially intact residential buildings of outstanding architectural quality that are associated with Victorian, Federation and Inter-War eras.

Examples include development in Tennis Street which was laid out in 1888 and consolidated in the 1930s, Queen Victoria Street (between Pleasant Street South

and Malakoff Street) laid out in 1889, and Dawson Avenue laid out in 1894. Of particular architectural and aesthetic importance for their rarity value is the development in the western section of the Precinct, which includes a fine collection of Inter-War residences houses designed by local architectural firms including Richards, Coburn and Richards, and H.L. Coburn. These residences are of high integrity and condition and are important to the character of Ballarat. The developments occurred during the early 1920s and 1930s and include construction of houses along the north side of Sturt Street West between Gillies Street and Hamilton Avenue and Crocker Street in 1921, and on the south side of Sturt Street, west of Alfred Street in 1927 as well as adjacent land in the triangle between Sturt and Russell Streets, but individual examples are also scattered throughout the area.

The twentieth century residential developments found within the Precinct are examples of interwar prosperity in what was a growing provincial city. The harmony of colour and tone created by the predominate use of local clay textured bricks and red roof tiles, as well as individual interest provided by localized idiosyncratic detail and decoration of the residences form homogenous streetscapes of considerable aesthetic appeal. Many of the houses tend to be substantial brick residences, set in large mature gardens with rear garages. The houses are one and two storeys high, generally modeled on the English Domestic Revival style and Spanish Mission architecture of the mid 20<sup>th</sup> century with a notable absence of other architectural styles, such as American styled California Bungalow. Today these houses give us an indication of the prosperity of sections of the Ballarat community in the interwar years during periods of economic depression. While, to the south east of the Precinct, a defining factor of the urban fabric are the relatively narrow and short streets, the small allotments, scale, size and set backs and greater mix of residential architectural styles, which together with the narrow sealed pavements create distinctive changing internal streetscape views, which are unusual in Ballarat.

The Precinct has aesthetic significance for its outstanding visual qualities of its setting, urban layout and architecture. The important visual qualities reflect the historical, cultural and architectural development of the Precinct, and contribute to the contextual setting of Ballarat.

The important visual qualities of the Precinct are also enhanced by the street landscape design and layout that has contributed to the appearance of a gracious provincial City. These streetscape features include the tree-lined avenues, the soft landscaping of the gravel/grass road shoulders, turf nature strips and asphalt footpaths; the extensive network of bluestone drains, the extensive areas of grassed and landscaped public and private open space including the school grounds, parks, gardens with their mature canopy trees, all contribute to the outstanding wide thoroughfares and residential streets.

Other important aesthetic qualities include a variety of significant individual urban landmarks that stand out from the generally contextual appearance of the majority of buildings. A number of these individual buildings can be seen from outside of the Precinct such as the churches; the various educational institutions; the City Oval with its ornate grandstand and the mullock heap near the corner of Russell Street and Alfred Street South.

The West Ballarat Precinct is **scientifically** significant at a **LOCAL** level (AHC criteria F.1).

*(c) its potential to yield information that will contribute to an understanding of Australia's natural or cultural history.*

The Precinct 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 West Ballarat Precinct is **socially** significant at a **LOCAL** level (AHC criteria G.1).

*(g) the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.*

The Precinct is recognized and highly valued by the local community for residential, educational, religious, and recreational reasons. The City Oval, home to the Ballarat Football Club and including the grandstand, tennis and croquets clubs, is of considerable social significance. It was originally the site of the Royal Saxon Company's mine and has been used for recreational activities since the 1850s.

### Buildings Not Significant to a Precinct

The following buildings are considered to be 'not of heritage significance' to a heritage place ('the precinct') based on their period of construction. All other buildings within the area identified as the 'heritage precinct' are considered to be prima facie contributory to the significance of the heritage place.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

#### HO 164 WEST BALLARAT PRECINCT

NO.	STREET NAME	SUBURB & POSTCODE
2A	Ajax Street	NEWINGTON VIC 3350
9	Ajax Street	NEWINGTON VIC 3350
10	Ajax Street	NEWINGTON VIC 3350
17	Ajax Street	NEWINGTON VIC 3350
5	Alfred Street	LAKE WENDOUREE VIC 3350
7	Alfred Street	LAKE WENDOUREE VIC 3350
11	Alfred Street	LAKE WENDOUREE VIC 3350
1/1A	Balaclava Street	NEWINGTON VIC 3350
2/1A	Balaclava Street	NEWINGTON VIC 3350
5	Balaclava Street	NEWINGTON VIC 3350
14	Balaclava Street	NEWINGTON VIC 3350
1A	Carlton Street	LAKE WENDOUREE VIC 3350
3	Carlton Street	LAKE WENDOUREE VIC 3350
8	Crocker Street	LAKE WENDOUREE VIC 3350
16	Crocker Street	LAKE WENDOUREE VIC 3350
18	Crocker Street	LAKE WENDOUREE VIC 3350
2	Dawsons Avenue	LAKE WENDOUREE VIC 3350
4	Dawsons Avenue	LAKE WENDOUREE VIC 3350
4A	Dawsons Avenue	LAKE WENDOUREE VIC 3350
5	Dawsons Avenue	LAKE WENDOUREE VIC 3350
6	Dawsons Avenue	LAKE WENDOUREE VIC 3350
1	Duke Street	NEWINGTON VIC 3350
5A	Duke Street	NEWINGTON VIC 3350
6	Duke Street	NEWINGTON VIC 3350
7	Duke Street	NEWINGTON VIC 3350
16	Duke Street	NEWINGTON VIC 3350
21	Duke Street	NEWINGTON VIC 3350
26	Duke Street	NEWINGTON VIC 3350
27	Duke Street	NEWINGTON VIC 3350
31	Duke Street	NEWINGTON VIC 3350
40	Duke Street	NEWINGTON VIC 3350
1A	Durham Street	NEWINGTON VIC 3350
10-12	Durham Street	NEWINGTON VIC 3350
4	Durham Street	NEWINGTON VIC 3350

**HO 164 WEST BALLARAT PRECINCT**

<b>NO.</b>	<b>STREET NAME</b>	<b>SUBURB &amp; POSTCODE</b>
6	Durham Street	NEWINGTON VIC 3350
6A	Durham Street	NEWINGTON VIC 3350
8	Durham Street	NEWINGTON VIC 3350
9B	Durham Street	NEWINGTON VIC 3350
1/20	Durham Street	NEWINGTON VIC 3350
2/20	Durham Street	NEWINGTON VIC 3350
21	Durham Street	NEWINGTON VIC 3350
28	Durham Street	NEWINGTON VIC 3350
31	Durham Street	NEWINGTON VIC 3350
35	Durham Street	NEWINGTON VIC 3350
43	Durham Street	NEWINGTON VIC 3350
45	Durham Street	NEWINGTON VIC 3350
47	Durham Street	NEWINGTON VIC 3350
210	Durham Street	NEWINGTON VIC 3350
1102	Eyre Street	NEWINGTON VIC 3350
1105	Eyre Street	NEWINGTON VIC 3350
1110	Eyre Street	NEWINGTON VIC 3350
1112	Eyre Street	NEWINGTON VIC 3350
1122	Eyre Street	NEWINGTON VIC 3350
1125	Eyre Street	NEWINGTON VIC 3350
1127	Eyre Street	NEWINGTON VIC 3350
1/1131	Eyre Street	NEWINGTON VIC 3350
2/1131	Eyre Street	NEWINGTON VIC 3350
3/1131	Eyre Street	NEWINGTON VIC 3350
4/1131	Eyre Street	NEWINGTON VIC 3350
5/1131	Eyre Street	NEWINGTON VIC 3350
6/1131	Eyre Street	NEWINGTON VIC 3350
7/1131	Eyre Street	NEWINGTON VIC 3350
8/1131	Eyre Street	NEWINGTON VIC 3350
9/1131	Eyre Street	NEWINGTON VIC 3350
1145	Eyre Street	NEWINGTON VIC 3350
1159A	Eyre Street	NEWINGTON VIC 3350
1167	Eyre Street	NEWINGTON VIC 3350
2A	Inkerman Street	NEWINGTON VIC 3350
4	Inkerman Street	NEWINGTON VIC 3350
4A	Inkerman Street	NEWINGTON VIC 3350
2/20	Inkerman Street	NEWINGTON VIC 3350
1/39	Junction Street	NEWINGTON VIC 3350
2/39	Junction Street	NEWINGTON VIC 3350
2A	Junction Street	NEWINGTON VIC 3350
3	Junction Street	NEWINGTON VIC 3350
5	Junction Street	NEWINGTON VIC 3350
6	Junction Street	NEWINGTON VIC 3350
12	Junction Street	NEWINGTON VIC 3350
15	Junction Street	NEWINGTON VIC 3350

**HO 164 WEST BALLARAT PRECINCT**

<b>NO.</b>	<b>STREET NAME</b>	<b>SUBURB &amp; POSTCODE</b>
33	Junction Street	NEWINGTON VIC 3350
37	Junction Street	NEWINGTON VIC 3350
5	Malakoff Street	NEWINGTON VIC 3350
5A	Malakoff Street	NEWINGTON VIC 3350
2	Morrison Street	LAKE WENDOUREE VIC 3350
9A	Murray Street	NEWINGTON VIC 3350
2A	Nightingale Street	NEWINGTON VIC 3350
2/2	Nightingale Street	NEWINGTON VIC 3350
3/2	Nightingale Street	NEWINGTON VIC 3350
5	Nightingale Street	NEWINGTON VIC 3350
14	Nightingale Street	NEWINGTON VIC 3350
35	Nightingale Street	NEWINGTON VIC 3350
2	Pleasant Street South	NEWINGTON VIC 3350
1/4	Pleasant Street South	NEWINGTON VIC 3350
2/4	Pleasant Street South	NEWINGTON VIC 3350
3/4	Pleasant Street South	NEWINGTON VIC 3350
4/4	Pleasant Street South	NEWINGTON VIC 3350
5/4	Pleasant Street South	NEWINGTON VIC 3350
6/4	Pleasant Street South	NEWINGTON VIC 3350
1/20	Pleasant Street South	NEWINGTON VIC 3350
2/20	Pleasant Street South	NEWINGTON VIC 3350
3/20	Pleasant Street South	NEWINGTON VIC 3350
4/20	Pleasant Street South	NEWINGTON VIC 3350
38	Pleasant Street South	NEWINGTON VIC 3350
210	Pleasant Street South	NEWINGTON VIC 3350
5	Queen Victoria Street	NEWINGTON VIC 3350
1/24	Queen Victoria Street	NEWINGTON VIC 3350
2/24	Queen Victoria Street	NEWINGTON VIC 3350
29	Queen Victoria Street	NEWINGTON VIC 3350
31	Queen Victoria Street	NEWINGTON VIC 3350
1/1A	Redan Street	NEWINGTON VIC 3350
2/1A	Redan Street	NEWINGTON VIC 3350
11	Redan Street	NEWINGTON VIC 3350
13	Redan Street	NEWINGTON VIC 3350
1A	Service Street	LAKE WENDOUREE VIC 3350
18	Stewart Street	NEWINGTON VIC 3350
1401B	Sturt Street	NEWINGTON VIC 3350
1403	Sturt Street	NEWINGTON VIC 3350
1409	Sturt Street	NEWINGTON VIC 3350
1410	Sturt Street	LAKE WENDOUREE VIC 3350
1414	Sturt Street	LAKE WENDOUREE VIC 3350
1452	Sturt Street	LAKE WENDOUREE VIC 3350
1454	Sturt Street	LAKE WENDOUREE VIC 3350
1456	Sturt Street	LAKE WENDOUREE VIC 3350
2/1530	Sturt Street	LAKE WENDOUREE VIC 3350

**HO 164 WEST BALLARAT PRECINCT**

<b>NO.</b>	<b>STREET NAME</b>	<b>SUBURB &amp; POSTCODE</b>
1530A	Sturt Street	LAKE WENDOUREE VIC 3350
1530B	Sturt Street	LAKE WENDOUREE VIC 3350
1530C	Sturt Street	LAKE WENDOUREE VIC 3350
1532	Sturt Street	LAKE WENDOUREE VIC 3350
1532A	Sturt Street	LAKE WENDOUREE VIC 3350
1532B	Sturt Street	LAKE WENDOUREE VIC 3350
1532C	Sturt Street	LAKE WENDOUREE VIC 3350
1534	Sturt Street	LAKE WENDOUREE VIC 3350
2A	Tennis Street	LAKE WENDOUREE VIC 3350
8	Tennis Street	LAKE WENDOUREE VIC 3350
133	Wendouree Parade	LAKE WENDOUREE VIC 3350
133A	Wendouree Parade	LAKE WENDOUREE VIC 3350
203	Wendouree Parade	LAKE WENDOUREE VIC 3350
203A	Wendouree Parade	LAKE WENDOUREE VIC 3350
307	Wendouree Parade	LAKE WENDOUREE VIC 3350
307A	Wendouree Parade	LAKE WENDOUREE VIC 3350
307B	Wendouree Parade	LAKE WENDOUREE VIC 3350
309	Wendouree Parade	LAKE WENDOUREE VIC 3350
1	White Avenue	LAKE WENDOUREE VIC 3350



## VICTORIA PARK HERITAGE PRECINCT

### *Description / Precinct Boundaries*

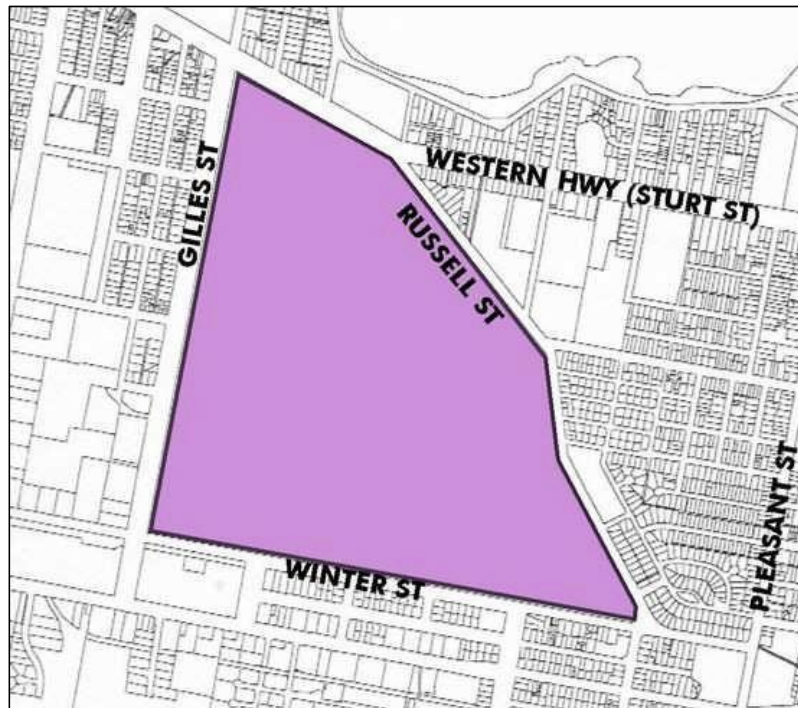


Figure 4 Victoria Park Heritage Precinct Map, shown as "C" on the Proposed Ballarat Urban Heritage Precincts Map

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.

### **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>1</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

<sup>1</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.

process, Council agreed to 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>2</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>3</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>4</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>5</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>6</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

<sup>2</sup> Reserve File 654, Department Natural Resources and Environment, Ballarat Office.

<sup>3</sup> R Brough Smyth, *The Gold Fields and Mineral Districts of Victoria*, 1980 edition, p489.

<sup>4</sup> Ibid, p489.

<sup>5</sup> M Harris & J Burrell, *Panoramas of Ballarat*, 1998, p78 and *The Ballarat Courier*, 25 September 1987.

<sup>6</sup> Copy of Crown Grant, Volume 2110, Folio 421926 in Reserve File 654, Department Natural Resources and Environment, Ballarat Office.

Association, the Trades and Labour Council, the Mining Board, the School of Mines, the Agricultural Society and the Horticultural Society.<sup>7</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>8</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>9</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>10</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>11</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>12</sup>, fences, hedges and a curator's residence.<sup>13</sup> The southern portions of Victoria Park were given over to commercial plantations of *pinus radiata* between 1917 and 1929.<sup>14</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

<sup>7</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 Ballarat*, 1998.

<sup>8</sup> *Ballarat Courier*, May 24 1890 quoted in M Harris & J Burrell, *Panoramas of Ballarat*, 1998, p79.

<sup>9</sup> The Ballarat City Council holds the original of this plan. A reproduction can be found in M Harris & J Burrell, *Panoramas of Ballarat*, 1998.

<sup>10</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>11</sup> M Harris & J Burrell, *Panoramas of Ballarat*, 1998, p79.

<sup>12</sup> City of Ballarat Mayor's Annual report 1909.

<sup>13</sup> Reserve File 654, Department Natural Resources and Environment, Ballarat Office.

<sup>14</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.

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 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.

#### Bibliography

##### *Maps*

- 'Proposed Reserve for Public Park Ballarat West', 29 June 1861, Reserve File 654, Department of Natural Resources and Environment, Ballarat Office.
- 'Public Park Boundaries', c1885, Reserve File 654, Department of Natural Resources and Environment, Ballarat Office.
- F W Niven & Co., 'Arbor Day Victoria Park', 1890, Planning Department, City of Ballarat.
- Record Plan B147, Department of Natural Resources and Environment, Lonsdale Street, Melbourne

##### *Primary Documents*

- Reserve File 654, Department of Natural Resources and Environment, Ballarat Office.

##### *Books, reports, articles*

- Bate, Weston *Lucky City. The First Generation at Ballarat: 1851-1901* Carlton: Melbourne University Press, 1978. Reprinted 1979.
- Bate, Weston, *Life After Gold. Twentieth Century Ballarat* Carlton: Melbourne University Press, 1993
- Brough Smyth, R *The Gold Fields and Mineral Districts of Victoria*, Carlton: Queensberry Hill Press, 1980.
- Harris, Max & Burrell, J *Panoramas of Ballarat*, Ballarat: Harris House of Photography, 1998
- Jacobs, Wendy; Lewis, Nigel; Vines, Elizabeth; Aitken, Richard *Ballarat. A Guide*

*to Buildings and Areas 1851-1940*, South Yarra: Jacobs Lewis Vines Architects and Conservation Planners, 1981

- Jacobs, Lewis, Vines, *Ballarat Conservation Study*, Part 1, (Vols 1&2), 1978 & Part 2, 1980
- 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

### **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.

### **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 Hotted 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.

### ***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 though 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 dirtfloor.

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 "VictoriaPark".

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)

### **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.

## VICTORIA PARK HERITAGE PRECINCT STATEMENT OF SIGNIFICANCE

The Victoria Park Precinct is **aesthetically and historically** significant at a **LOCAL** level (AHC criteria A, D, E, F).

- (a) the place's importance in the course, or pattern, of Australia's natural or cultural history;*
- (d) the place's importance in demonstrating the principal characteristics of (ii) a class of Australia's natural or cultural environments; D.2 Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique;*
- (e) the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;*
- (f) the place's importance in demonstrating a high degree of creative or technical achievement at a particular period.*

The area has important heritage values for its association with gold mining in the 1860s, which has been central to the development of Ballarat. An unusual feature of the park is the large mullock heap, which marks site of the former quartz mine, and is one of the few visible signs of the former presence of extensive gold mining activities in this area of Ballarat. The place is important for its association with early military manoeuvres in the late 19<sup>th</sup> century, and the use of the site as an army base to house United States servicemen during World War 2.

Victoria Park is significant as a landmark cultural landscape in the city of Ballarat. It a fine picturesque 19<sup>th</sup> century recreational park, that covers an area of 130 hectares at the corner of Sturt and Gillies Streets in the western area of Ballarat. It has both aesthetic and historic value as a substantially intact late 19<sup>th</sup> century parkland that has retained its original design layout and plantings that were established between 1890 and 1910. The designed parkland was modeled on popular English country estates and London Parks. In the fashionable picturesque landscape style, the park is designed with typically graceful curvilinear tree-lined avenues of different European exotic trees that create formal vistas offering glimpses of distant open landscape views of open grasslands, feature trees and densely planted woodland groves.

Like the Ballarat Botanic Gardens to the north, the area is significant as a fine example of late 19<sup>th</sup> century man-made cultural landscape that visually defines the limits of 19<sup>th</sup> century urban growth of West Ballarat and remains well preserved with a high degree of integrity without later intrusive development.

The Victoria Park Precinct is **socially** significant at a **LOCAL** level (AHC Criteria G.1) *(g) the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.*

The Victoria Park Precinct is important for its ability to demonstrate the civic pride of Ballarat citizens, whose gold riches were transformed into civic and cultural enhancement projects funded by both public and private benefactors. It is important as it illustrates the determination of the local community to transform the remnant eyesores of the mining era into fine public facilities, clearly continuing the tradition of civic beautification projects initiated by local authorities and community groups.



The parkland is significant to the local community as it has been continuously used as an open space for passive and active recreation with specific connections to equine pursuits, dog obedience, cricket, walking, jogging, cycling and motor sports since its development as a park.

The Victoria Park Precinct is **scientifically** significant at a **LOCAL** level (AHC Criteria F.1)

*(f) the place's importance in demonstrating a high degree of creative or technical achievement at a particular period.*

It is significant for its collection of exotic and early planted native trees including the three unusual specimens recorded on the Register of Significant Trees, as well as significant areas of native grasslands which have re-generated.

### **Buildings Not Significant to a Precinct**

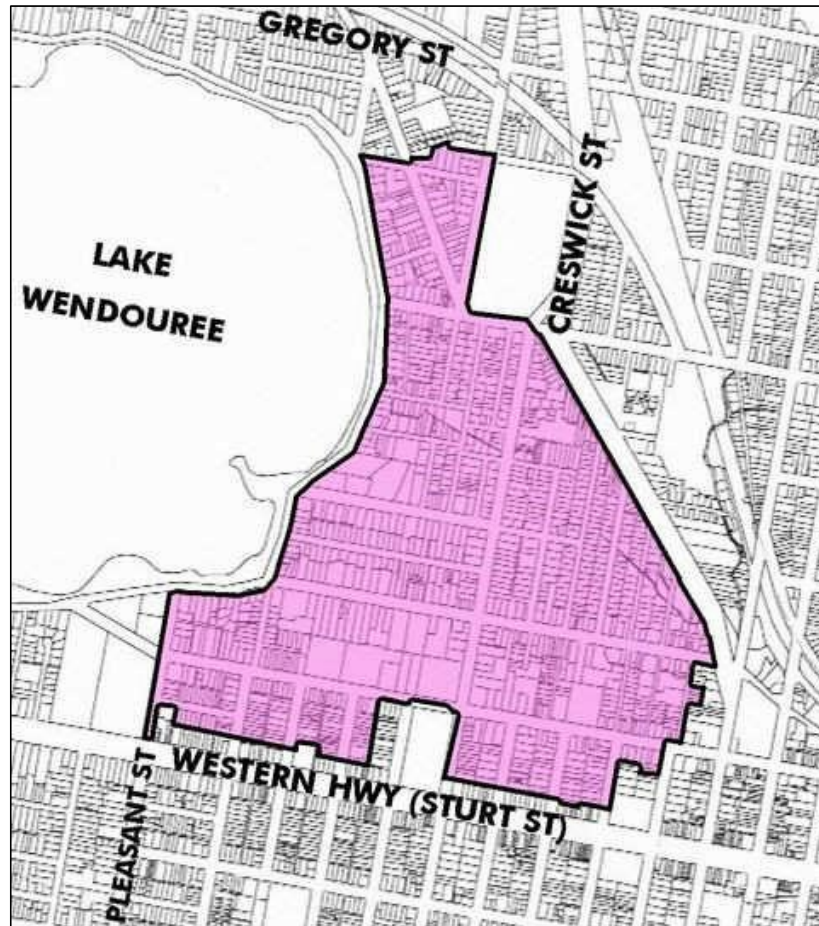
The following buildings are considered to be 'not of heritage significance' to a heritage place ('the precinct') based on their period of construction. All other buildings within the area identified as the 'heritage precinct' are considered to be prima facie contributory to the significance of the heritage place.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

**HO 165 VICTORIA PARK HERITAGE PRECINCT – NO SITES LISTED AS  
'NOT SIGNIFICANT' TO THE PRECINCT.**

## CENTRAL BALLARAT HERITAGE PRECINCT

### *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 Pigsaw 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.

The Central Ballarat precinct covers an area north of Sturt Street, south west of Lake Wendouree. The area was first surveyed in 1851 and 1852 with a formal grid layout and the first land sales occurred in 1852.

Residential and commercial development occurred amidst significant mining activity, although building development had not spread beyond Mair Street and the southern side of Webster Street. People were attracted by the close proximity to the commercial centre around Lydiard and Sturt Streets, the railway station, the recreational pursuits at Lake Wendouree. The residences reflected the prosperity of 1870-1880's Ballarat.

Small cottages appeared along the southern sections of Mair Street extending from central Ballarat to Pleasant Street. Most of the cottages were weatherboard and were predominantly owner occupied, again reflecting the prosperity of the town. Timber was preferred as it was plentiful and could be easily relocated if necessary. Housing in the northern sections of the precinct while still timber were more characteristic of workers cottages. The more modest homes can be attributed to the decline of mining from the 1870's, leading to a substantial increase in rented homes. The establishment of the railway workshops in 1914 may have been an added influence for the provision of affordable housing, within walking distance of the workshops. Some commercial businesses were also located in the precinct, including two flourmills and an electricity supply company on Wendouree Parade, taking advantage of the water supply. Hotels and breweries sprang up serving the miners working in the vicinity of Webster Street.

The precincts close proximity to the city centre made it a prime location for educational, religious and medical institutions such as the Australian Catholic University, St John of God and Ballarat Base Hospitals and Ballarat and Clarendon College.

The precinct is architecturally important as it contains many original and early examples of Victorian, Federation, Inter War and early Post War era residential, commercial and industrial buildings. These include key landmark buildings such as Nazareth House, the Ballarat Christian Fellowship Church and Hall especially the dominant spire, the educational buildings, shops, the three-storey terrace in Webster Street and the former William Bailey mansion in Drummond Street.

Typically, residential buildings in the precinct are single storey (although some are 1 ½ to 2 and rarely 3 storey), with hipped and/or gabled roofs clad in either galvanised corrugated iron, slate or terra cotta tiles.

Buildings were constructed of weatherboard, brick or bluestone and include verandahs or porches, eaves, unpainted chimneys, decorative detailing, timber framed doors and double hung or casement windows.

The commercial, educational, cultural/community buildings also show similar features as the residential buildings. However, they also have complex and individual detailing and decoration. Roofs are generally steeper and clad in slate or tiles. The buildings are one, two or three storey and constructed from brick with contrasting cement rendered details.

The important visual qualities of the precinct include views to Lake Wendouree and the City Oval, the Old Ballarat Cemetery, Mount Buninyong, Black Hill and the Soldiers Hill residential area. The precinct also features views of the highly significant Wendouree Creek Channel engineering infrastructure such as the extensive network of bluestone spoon or channel drains, bluestone inverted channel gutters, bluestone pitcher kerbs and deeper brick and bluestone storm water drains and wrought iron guard rails.

Other features of the precinct are the mature street plantings, grass/gravel shoulders, early tram shelters, the landscaped private and public open space, fences, private gardens and mature canopy trees.

## CENTRAL BALLARAT HERITAGE PRECINCT STATEMENT OF SIGNIFICANCE

The Central Ballarat Precinct is **historically** significant at a **LOCAL** level. (AHC criteria A.3, 4 and H.1).

- (a) the place's importance in the course, or pattern, of Australia's natural or cultural history;*
- (a3) importance in exhibiting unusual richness or diversity of built landscapes and cultural features;*
- (a4) & (h1) importance for association with events, developments, cultural phases and individuals which have had a significant role in the human occupation and evolution of the region.*

The urban development and character of the Precinct has historic significance for its association with a number of significant activities that links together some of the main themes in the historical, social and architectural development of Ballarat.

Aspects that contribute to the historic significance of the Precinct include its associations with underground quartz mining, particularly the main Inkerman Lead that wound its way through the precinct to the south.

The Precinct is historically important as an example of a highly desirable mid 19<sup>th</sup> century goldfields residential area, as evidenced by the physical fabric from the period 1870s-1890s. It is also associated with an unusually high incidence of home ownership in this period helped along by a policy of establishing residential areas with deep lead mining areas that has shaped the subsequent development of the area.

Its close proximity to the central business district of Ballarat made it a prime location for a number of educational, religious and medical institutions built from the early 1870s. 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 become a medical precinct 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.

The Precinct is historically important as the location for several early commercial and industrial enterprises that operated throughout the 1850s and 1860s. Two flour mills took advantage of the ready water supply of Lake Wendouree and located along Wendouree Parade. The Hassell and Monckton Mill included a substantial brick chimney and other buildings designed by architect Henry Caselli. In 1904, it became the site of the new powerhouse for the Electric Supply Company of Victoria. 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.

The Central Ballarat Precinct is **aesthetically and architecturally** significant at a **LOCAL** level. (AHC criteria D, E and F).

- (d) its importance in demonstrating the principal characteristics of: (i) a class of Australia's Cultural places; or (ii) a class of Australia's cultural environments (including way of life, custom, process, land-use, function, design or technique);*
- (e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;*
- (f) its importance in demonstrating a high degree of creative design or artistic excellence, or technical achievement at a particular period.*

The Precinct is architecturally significant for its many substantially intact residential, commercial, cultural/community and educational buildings and important early industrial buildings dating from the 1860s and 1940s, and into the early 1950s. Generally there is a good retention of original housing stock throughout the precinct with scattered examples of larger villas, terraces as well as small cottages (the latter predominantly erected in the Victorian era).

The historic urban design context of the Precinct is important for the harmony of the overall townscape derived from its rectilinear street layout pattern that reflects typical 19<sup>th</sup> century neoclassical planning ideals, the outstanding engineering infrastructure, in particular the bluestone drains, public street furniture, the landscape treatment of the streets, inclusive of European tree lined avenues and wide gravel/grass road shoulders. The success of a unifying aesthetic ideal derived from overseas 19<sup>th</sup> century and early 20<sup>th</sup> century architectural and planning ideas adapted to a provincial Australian model is evidenced by the diverse array of building styles in the Precinct which collectively contribute to a visually unified townscape of beauty.

The residential architecture of the area is aesthetically significant for its high degree of integrity and condition, and forms an important collection of Victorian, Federation, Inter-War and early Post-War buildings. While there is considerable variety across the area due in part to different allotment sizes, within the same street or sections of streetscapes, groups of houses are quite similar in size, scale, set back, with a unity of materials as well as design characteristics. The roofline throughout the Precinct, is characteristically dominated by a forest of brick chimneys, some with complex brick patterning or render detailing, others have notable features including cement rendered caps and chimney pots.

The Precinct is architecturally important for the significant numbers of quality houses that date to 1880s. The area experienced a period of brisk development between 1861 and 1871, when a number of lucrative deep leads were mined. The reputation of the area as a fashionable town address, especially within the vicinity of Webster Street after the mid 1860s attracted a number of local mining magnates to the area. Houses along Webster Street were characterized 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 Precinct is architecturally important for the number of terrace rows, or pairs of semi-detached residences scattered throughout the Precinct. The most notable of which is the three storey terrace at the east end of Webster Street. At the same time as these substantial residences were being erected, canvas dwellings had almost disappeared and almost ninety per cent of houses were wooden with between three

and four rooms. The existing houses in this precinct still tend to be timber with some fine examples of boom style Victorian villas and Edwardian and Federation style houses.

Wood was the chosen material for much of the housing in the 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. Numerous small cottages had appeared along the southern sections of the Precinct. While housing in the northern sections of the precinct, are often later examples of typical timber framed workman's cottage. This can be partly attributed to the changing status of miners and the general decline in the mining industry at the beginning of the 20<sup>th</sup> century. 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 western section of the Precinct including Wendouree Parade is architecturally significant for the collection of Inter-War houses that exhibit a great variety of individual architectural styles. These examples are aesthetically important as within a small locality it is possible to view a range of designs that illustrate the personal tastes and creative inspiration of a provincial mid 20<sup>th</sup> century Australian city.

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. The variety of framed and panoramic views, within the Precinct can be experienced in numerous directions and along streets as well as narrow rear access laneways or rights-of-way. The important visual qualities of the Precinct are also enhanced by the mature street tree plantings that are a significant component of many of the streetscapes; the soft landscaping of wider streets; landscaped public and private open spaces and the many private gardens with their mature canopy trees.

The residential gardens in the Precinct show a high degree of variety. Many gardens are well planted with native and exotic plants, expansive lawns and mature canopy trees which are often complemented by large, well-maintained front hedges. Some of the gardens 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 religious and educational institutions complement the treed lined avenues and contribute to an informal garden setting of the precinct.

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 Central Ballarat Precinct is **scientifically** significant at a **LOCAL** level (AHC criteria C and F).

*(c) its potential to yield information that will contribute to an understanding of Australia's natural or cultural history;*

*(f) importance for its technical, creative, design or artistic excellence, innovation or achievement.*



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. Many buildings and associated structures also demonstrate high standards of construction and craftsmanship.

The Central Ballarat Precinct is **socially** significant at a **LOCAL** level. (AHC criteria G).

*(g) the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.*

The Precinct is recognized and highly valued by the local community for its early and ongoing residential, commercial, religious, and educational associations.

### Buildings Not Significant to a Precinct

The following buildings are considered to be 'not of heritage significance' to a heritage place ('the precinct') based on their period of construction. All other buildings within the area identified as the 'heritage precinct' are considered to be prima facie contributory to the significance of the heritage place.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

#### HO166 CENTRAL BALLARAT

NO.	STREET NAME	SUBURB & POSTCODE
42	Webster Street	BALLARAT CENTRAL VIC 3350
46A	Webster Street	BALLARAT CENTRAL VIC 3350
59B	Webster Street	BALLARAT CENTRAL VIC 3350
71	Webster Street	BALLARAT CENTRAL VIC 3350
73	Webster Street	BALLARAT CENTRAL VIC 3350
119	Webster Street	LAKE WENDOUREE VIC 3350
128	Webster Street	LAKE WENDOUREE VIC 3350
144	Webster Street	LAKE WENDOUREE VIC 3350
1	Wendouree Parade	LAKE WENDOUREE VIC 3350
3	Wendouree Parade	LAKE WENDOUREE VIC 3350
5	Wendouree Parade	LAKE WENDOUREE VIC 3350
6	Wendouree Parade	LAKE WENDOUREE VIC 3350
7	Wendouree Parade	LAKE WENDOUREE VIC 3350
7A	Wendouree Parade	LAKE WENDOUREE VIC 3350
1/9	Wendouree Parade	LAKE WENDOUREE VIC 3350
2/9	Wendouree Parade	LAKE WENDOUREE VIC 3350
3/9	Wendouree Parade	LAKE WENDOUREE VIC 3350
10	Wendouree Parade	LAKE WENDOUREE VIC 3350
14	Wendouree Parade	LAKE WENDOUREE VIC 3350
20	Wendouree Parade	LAKE WENDOUREE VIC 3350
22	Wendouree Parade	LAKE WENDOUREE VIC 3350
112	Wendouree Parade	LAKE WENDOUREE VIC 3350
114	Wendouree Parade	LAKE WENDOUREE VIC 3350
2/114	Wendouree Parade	LAKE WENDOUREE VIC 3350
1/114B	Wendouree Parade	LAKE WENDOUREE VIC 3350
2/114B	Wendouree Parade	LAKE WENDOUREE VIC 3350
122	Wendouree Parade	LAKE WENDOUREE VIC 3350
124	Wendouree Parade	LAKE WENDOUREE VIC 3350
124A	Wendouree Parade	LAKE WENDOUREE VIC 3350
124B	Wendouree Parade	LAKE WENDOUREE VIC 3350
202	Wendouree Parade	LAKE WENDOUREE VIC 3350
204	Wendouree Parade	LAKE WENDOUREE VIC 3350
206A	Wendouree Parade	LAKE WENDOUREE VIC 3350
208	Wendouree Parade	LAKE WENDOUREE VIC 3350
214	Wendouree Parade	LAKE WENDOUREE VIC 3350
222	Wendouree Parade	LAKE WENDOUREE VIC 3350
5	Yuille Street	BALLARAT CENTRAL VIC 3350
9	Yuille Street	BALLARAT CENTRAL VIC 3350

19	Yuille Street	BALLARAT CENTRAL VIC 3350
23	Yuille Street	BALLARAT CENTRAL VIC 3350

**HO166 CENTRAL BALLARAT**

NO.	STREET NAME	SUBURB & POSTCODE
4	Ascot Street North	BALLARAT CENTRAL VIC 3350
5	Ascot Street North	BALLARAT CENTRAL VIC 3350
6	Ascot Street North	BALLARAT CENTRAL VIC 3350
9	Ascot Street North	BALLARAT CENTRAL VIC 3350
9A	Ascot Street North	BALLARAT CENTRAL VIC 3350
11	Ascot Street North	BALLARAT CENTRAL VIC 3350
11A	Ascot Street North	BALLARAT CENTRAL VIC 3350
1/18	Ascot Street North	BALLARAT CENTRAL VIC 3350
2/18	Ascot Street North	BALLARAT CENTRAL VIC 3350
3/18	Ascot Street North	BALLARAT CENTRAL VIC 3350
4/18	Ascot Street North	BALLARAT CENTRAL VIC 3350
5/18	Ascot Street North	BALLARAT CENTRAL VIC 3350
1/3	Burnbank Street	LAKE WENDOUREE VIC 3350
2/3	Burnbank Street	LAKE WENDOUREE VIC 3350
5	Burnbank Street	LAKE WENDOUREE VIC 3350
5A	Burnbank Street	LAKE WENDOUREE VIC 3350
10	Burnbank Street	LAKE WENDOUREE VIC 3350
1/12	Burnbank Street	LAKE WENDOUREE VIC 3350
2/12	Burnbank Street	LAKE WENDOUREE VIC 3350
14	Burnbank Street	LAKE WENDOUREE VIC 3350
15	Burnbank Street	LAKE WENDOUREE VIC 3350
17	Burnbank Street	LAKE WENDOUREE VIC 3350
27	Burnbank Street	LAKE WENDOUREE VIC 3350
28	Burnbank Street	LAKE WENDOUREE VIC 3350
1/30	Burnbank Street	LAKE WENDOUREE VIC 3350
2/30	Burnbank Street	LAKE WENDOUREE VIC 3350
3/30	Burnbank Street	LAKE WENDOUREE VIC 3350
5	Cardigan Street	LAKE WENDOUREE VIC 3350
101	Cardigan Street	
1	Claxton Street	BALLARAT CENTRAL VIC 3350
Pt CA 26	Collins Street	LAKE WENDOUREE VIC 3350
1/6	Cowan Street	LAKE WENDOUREE VIC 3350
2/6	Cowan Street	LAKE WENDOUREE VIC 3350
8	Cowan Street	LAKE WENDOUREE VIC 3350
10	Cowan Street	

**HO166 CENTRAL BALLARAT**

NO.	STREET NAME	SUBURB & POSTCODE
14	Cowan Street	LAKE WENDOUREE VIC 3350
144	Cowan Street	
101	Creswick Road	BALLARAT CENTRAL VIC 3350
105	Creswick Road	BALLARAT CENTRAL VIC 3350
107	Creswick Road	BALLARAT CENTRAL VIC 3350
109-117	Creswick Road	BALLARAT CENTRAL VIC 3350
121	Creswick Road	BALLARAT CENTRAL VIC 3350
319	Creswick Road	BALLARAT CENTRAL VIC 3350
321	Creswick Road	BALLARAT CENTRAL VIC 3350
4	Davey Street	
11	Davey Street	BALLARAT CENTRAL VIC 3350
16	Davey Street	BALLARAT CENTRAL VIC 3350
15	Dawson Street North	BALLARAT CENTRAL VIC 3350
8	Devon Street	LAKE WENDOUREE VIC 3350
10	Devon Street	LAKE WENDOUREE VIC 3350
10A	Devon Street	LAKE WENDOUREE VIC 3350
12	Devon Street	LAKE WENDOUREE VIC 3350
12A	Devon Street	LAKE WENDOUREE VIC 3350
16	Devon Street	LAKE WENDOUREE VIC 3350
6	Drummond Street North	BALLARAT CENTRAL VIC 3350
8	Drummond Street North	BALLARAT CENTRAL VIC 3350
12	Drummond Street North	BALLARAT CENTRAL VIC 3350
20	Drummond Street North	BALLARAT CENTRAL VIC 3350
101	Drummond Street North	LAKE WENDOUREE VIC 3350
103	Drummond Street North	LAKE WENDOUREE VIC 3350
105	Drummond Street North	LAKE WENDOUREE VIC 3350
110	Drummond Street North	BALLARAT CENTRAL VIC 3350
219	Drummond Street North	LAKE WENDOUREE VIC 3350
401	Drummond Street North	LAKE WENDOUREE VIC 3350
1/404	Drummond Street North	BALLARAT CENTRAL VIC 3350
2/404	Drummond Street North	BALLARAT CENTRAL VIC 3350
3/404	Drummond Street North	BALLARAT CENTRAL VIC 3350
4/404	Drummond Street North	BALLARAT CENTRAL VIC 3350
406	Drummond Street North	BALLARAT CENTRAL VIC 3350
408A	Drummond Street North	BALLARAT CENTRAL VIC 3350
409	Drummond Street North	LAKE WENDOUREE VIC 3350
18A/412	Drummond Street North	BALLARAT CENTRAL VIC 3350
18B/412	Drummond Street North	BALLARAT CENTRAL VIC 3350
412A	Drummond Street North	BALLARAT CENTRAL VIC 3350
412B	Drummond Street North	BALLARAT CENTRAL VIC 3350
415	Drummond Street North	LAKE WENDOUREE VIC 3350
419	Drummond Street North	LAKE WENDOUREE VIC 3350
1/16	Duncan Street	BALLARAT CENTRAL VIC 3350
2/16	Duncan Street	BALLARAT CENTRAL VIC 3350
3/16	Duncan Street	BALLARAT CENTRAL VIC 3350

**HO166 CENTRAL BALLARAT**

NO.	STREET NAME	SUBURB & POSTCODE
102	Duncan Street	LAKE WENDOUREE VIC 3350
15	Errard Street North	BALLARAT CENTRAL VIC 3350
20	Errard Street North	BALLARAT CENTRAL VIC 3350
6	Exeter Street	LAKE WENDOUREE VIC 3350
1/12	Exeter Street	LAKE WENDOUREE VIC 3350
2/12	Exeter Street	LAKE WENDOUREE VIC 3350
3/12	Exeter Street	LAKE WENDOUREE VIC 3350
13	Exeter Street	LAKE WENDOUREE VIC 3350
16	Exeter Street	LAKE WENDOUREE VIC 3350
22	Exeter Street	LAKE WENDOUREE VIC 3350
5	Fore Street	LAKE WENDOUREE VIC 3350
7A	Fore Street	LAKE WENDOUREE VIC 3350
9	Fore Street	LAKE WENDOUREE VIC 3350
13	Fore Street	LAKE WENDOUREE VIC 3350
13A	Fore Street	LAKE WENDOUREE VIC 3350
15	Fore Street	LAKE WENDOUREE VIC 3350
15A	Fore Street	LAKE WENDOUREE VIC 3350
17A	Fore Street	LAKE WENDOUREE VIC 3350
2	Frank Street	BALLARAT CENTRAL VIC 3350
20	Frank Street	BALLARAT CENTRAL VIC 3350
116	Frank Street	BALLARAT CENTRAL VIC 3350
2	Gnarr Street	LAKE WENDOUREE VIC 3350
3	Gnarr Street	LAKE WENDOUREE VIC 3350
4	Gnarr Street	LAKE WENDOUREE VIC 3350
1/5	Gnarr Street	LAKE WENDOUREE VIC 3350
2/5	Gnarr Street	LAKE WENDOUREE VIC 3350
3/5	Gnarr Street	LAKE WENDOUREE VIC 3350
8	Gnarr Street	LAKE WENDOUREE VIC 3350
9	Gnarr Street	LAKE WENDOUREE VIC 3350
10	Gnarr Street	LAKE WENDOUREE VIC 3350
2	High Street	LAKE WENDOUREE VIC 3350
10	High Street	LAKE WENDOUREE VIC 3350
19	High Street	LAKE WENDOUREE VIC 3350
1/21	High Street	LAKE WENDOUREE VIC 3350
2/21	High Street	LAKE WENDOUREE VIC 3350
3/21	High Street	LAKE WENDOUREE VIC 3350
4/21	High Street	LAKE WENDOUREE VIC 3350
5/21	High Street	LAKE WENDOUREE VIC 3350
1/1	Hotham Street	LAKE WENDOUREE VIC 3350
2/1	Hotham Street	LAKE WENDOUREE VIC 3350
2	Hotham Street	LAKE WENDOUREE VIC 3350
1/4	Hotham Street	LAKE WENDOUREE VIC 3350
2/4	Hotham Street	LAKE WENDOUREE VIC 3350
14	Hotham Street	LAKE WENDOUREE VIC 3350
1/20	Hotham Street	LAKE WENDOUREE VIC 3350

**HO166 CENTRAL BALLARAT**

NO.	STREET NAME	SUBURB & POSTCODE
2/20	Hotham Street	LAKE WENDOUREE VIC 3350
22	Hotham Street	LAKE WENDOUREE VIC 3350
23	Hotham Street	LAKE WENDOUREE VIC 3350
28	Hotham Street	LAKE WENDOUREE VIC 3350
29A	Hotham Street	LAKE WENDOUREE VIC 3350
34	Hotham Street	LAKE WENDOUREE VIC 3350
1/36	Hotham Street	LAKE WENDOUREE VIC 3350
2/36	Hotham Street	LAKE WENDOUREE VIC 3350
35	Johnson Street	BALLARAT CENTRAL VIC 3350
1/8	Lake Street	LAKE WENDOUREE VIC 3350
2/8	Lake Street	LAKE WENDOUREE VIC 3350
10	Lake Street	LAKE WENDOUREE VIC 3350
12	Lake Street	LAKE WENDOUREE VIC 3350
1/14	Lake Street	LAKE WENDOUREE VIC 3350
2/14	Lake Street	LAKE WENDOUREE VIC 3350
15	Lake Street	LAKE WENDOUREE VIC 3350
1/17	Lake Street	LAKE WENDOUREE VIC 3350
2/17	Lake Street	LAKE WENDOUREE VIC 3350
18	Lake Street	LAKE WENDOUREE VIC 3350
19	Lake Street	LAKE WENDOUREE VIC 3350
20	Lake Street	LAKE WENDOUREE VIC 3350
5	Lexton Street	LAKE WENDOUREE VIC 3350
7	Lexton Street	LAKE WENDOUREE VIC 3350
9	Lexton Street	LAKE WENDOUREE VIC 3350
11A	Lexton Street	LAKE WENDOUREE VIC 3350
103	Lexton Street	LAKE WENDOUREE VIC 3350
1/11	Little Raglan Street	BALLARAT CENTRAL VIC 3350
2/11	Little Raglan Street	BALLARAT CENTRAL VIC 3350
3/11	Little Raglan Street	BALLARAT CENTRAL VIC 3350
1/15	Little Raglan Street	BALLARAT CENTRAL VIC 3350
2/15	Little Raglan Street	BALLARAT CENTRAL VIC 3350
3/15	Little Raglan Street	BALLARAT CENTRAL VIC 3350
4/15	Little Raglan Street	BALLARAT CENTRAL VIC 3350
5/15	Little Raglan Street	BALLARAT CENTRAL VIC 3350
13	Loch Avenue	BALLARAT CENTRAL VIC 3350
15	Loch Avenue	BALLARAT CENTRAL VIC 3350
21	Loch Avenue	BALLARAT CENTRAL VIC 3350
36	Loch Avenue	BALLARAT CENTRAL VIC 3350
5	Lyons Street North	BALLARAT CENTRAL VIC 3350
7	Lyons Street North	BALLARAT CENTRAL VIC 3350
11	Lyons Street North	BALLARAT CENTRAL VIC 3350
23	Lyons Street North	BALLARAT CENTRAL VIC 3350
27	Lyons Street North	BALLARAT CENTRAL VIC 3350
106	Lyons Street North	BALLARAT CENTRAL VIC 3350
112	Lyons Street North	BALLARAT CENTRAL VIC 3350

**HO166 CENTRAL BALLARAT**

NO.	STREET NAME	SUBURB & POSTCODE
120	Lyons Street North	BALLARAT CENTRAL VIC 3350
202	Lyons Street North	BALLARAT CENTRAL VIC 3350
208	Lyons Street North	BALLARAT CENTRAL VIC 3350
211	Lyons Street North	BALLARAT CENTRAL VIC 3350
919	Macarthur Street	LAKE WENDOUREE VIC 3350
919A	Macarthur Street	LAKE WENDOUREE VIC 3350
921	Macarthur Street	LAKE WENDOUREE VIC 3350
1002	Macarthur Street	LAKE WENDOUREE VIC 3350
1002A	Macarthur Street	LAKE WENDOUREE VIC 3350
1002B	Macarthur Street	LAKE WENDOUREE VIC 3350
1002C	Macarthur Street	LAKE WENDOUREE VIC 3350
1002D	Macarthur Street	LAKE WENDOUREE VIC 3350
1/1015	Macarthur Street	LAKE WENDOUREE VIC 3350
2/1015	Macarthur Street	LAKE WENDOUREE VIC 3350
3/1015	Macarthur Street	LAKE WENDOUREE VIC 3350
4/1015	Macarthur Street	LAKE WENDOUREE VIC 3350
5/1015	Macarthur Street	LAKE WENDOUREE VIC 3350
1/522	Mair Street	BALLARAT CENTRAL VIC 3350
2/522	Mair Street	BALLARAT CENTRAL VIC 3350
507	Mair Street	BALLARAT CENTRAL VIC 3350
516	Mair Street	BALLARAT CENTRAL VIC 3350
606	Mair Street	BALLARAT CENTRAL VIC 3350
609	Mair Street	BALLARAT CENTRAL VIC 3350
1306	Mair Street	LAKE WENDOUREE VIC 3350
1/1313	Mair Street	BALLARAT CENTRAL VIC 3350
2/1313	Mair Street	BALLARAT CENTRAL VIC 3350
3/1313	Mair Street	BALLARAT CENTRAL VIC 3350
1314	Mair Street	BALLARAT CENTRAL VIC 3350
1315	Mair Street	BALLARAT CENTRAL VIC 3350
5	McWilliam Street	BALLARAT CENTRAL VIC 3350
6	McWilliam Street	BALLARAT CENTRAL VIC 3350
7	McWilliam Street	BALLARAT CENTRAL VIC 3350
9	McWilliam Street	BALLARAT CENTRAL VIC 3350
3	Mill Street	BALLARAT CENTRAL VIC 3350
5	Mill Street	BALLARAT CENTRAL VIC 3350
201	Mill Street	LAKE WENDOUREE VIC 3350
202	Mill Street	LAKE WENDOUREE VIC 3350
231	Mill Street	LAKE WENDOUREE VIC 3350
239	Mill Street	LAKE WENDOUREE VIC 3350
2	Oddie Street	LAKE WENDOUREE VIC 3350
6	Oddie Street	LAKE WENDOUREE VIC 3350
1	Parade Court	LAKE WENDOUREE VIC 3350
2	Parade Court	LAKE WENDOUREE VIC 3350
3	Parade Court	LAKE WENDOUREE VIC 3350
4	Parade Court	LAKE WENDOUREE VIC 3350



**HO166 CENTRAL BALLARAT**

NO.	STREET NAME	SUBURB & POSTCODE
5	Parade Court	LAKE WENDOUREE VIC 3350
14	Pleasant Street North	BALLARAT CENTRAL VIC 3350
3	Raglan Street North	BALLARAT CENTRAL VIC 3350
9	Raglan Street North	BALLARAT CENTRAL VIC 3350
19	Raglan Street North	BALLARAT CENTRAL VIC 3350
6	Ripon Avenue	LAKE WENDOUREE VIC 3350
9	Ripon Avenue	LAKE WENDOUREE VIC 3350
11	Ripon Avenue	LAKE WENDOUREE VIC 3350
13	Ripon Avenue	LAKE WENDOUREE VIC 3350
9	Ripon Street North	BALLARAT CENTRAL VIC 3350
9A	Ripon Street North	BALLARAT CENTRAL VIC 3350
12	Ripon Street North	BALLARAT CENTRAL VIC 3350
16	Ripon Street North	BALLARAT CENTRAL VIC 3350
16A	Ripon Street North	BALLARAT CENTRAL VIC 3350
102	Ripon Street North	LAKE WENDOUREE VIC 3350
108	Ripon Street North	LAKE WENDOUREE VIC 3350
109A	Ripon Street North	LAKE WENDOUREE VIC 3350
114	Ripon Street North	LAKE WENDOUREE VIC 3350
1/115	Ripon Street North	LAKE WENDOUREE VIC 3350
2/115	Ripon Street North	LAKE WENDOUREE VIC 3350
119	Ripon Street North	LAKE WENDOUREE VIC 3350
121	Ripon Street North	LAKE WENDOUREE VIC 3350
1/4	Sussex Street	BALLARAT CENTRAL VIC 3350
2/4	Sussex Street	BALLARAT CENTRAL VIC 3350
7	Sussex Street	BALLARAT CENTRAL VIC 3350
12	Sussex Street	BALLARAT CENTRAL VIC 3350
18	Sussex Street	BALLARAT CENTRAL VIC 3350
20	Talbot Street North	BALLARAT CENTRAL VIC 3350
23	Talbot Street North	BALLARAT CENTRAL VIC 3350
10	Victoria Avenue	LAKE WENDOUREE VIC 3350
49	Victoria Avenue	LAKE WENDOUREE VIC 3350
54	Victoria Avenue	LAKE WENDOUREE VIC 3350
63	Victoria Avenue	LAKE WENDOUREE VIC 3350
1/7	Webster Street	BALLARAT CENTRAL VIC 3350
2/7	Webster Street	BALLARAT CENTRAL VIC 3350
6	Webster Street	BALLARAT CENTRAL VIC 3350
8	Webster Street	BALLARAT CENTRAL VIC 3350
9	Webster Street	BALLARAT CENTRAL VIC 3350
10	Webster Street	BALLARAT CENTRAL VIC 3350
1/18	Webster Street	BALLARAT CENTRAL VIC 3350
22	Webster Street	BALLARAT CENTRAL VIC 3350
22A	Webster Street	BALLARAT CENTRAL VIC 3350
25	Webster Street	BALLARAT CENTRAL VIC 3350
27	Webster Street	BALLARAT CENTRAL VIC 3350
31	Webster Street	BALLARAT CENTRAL VIC 3350

## STURT STREET HERITAGE PRECINCT

### *Description / Precinct Boundaries*

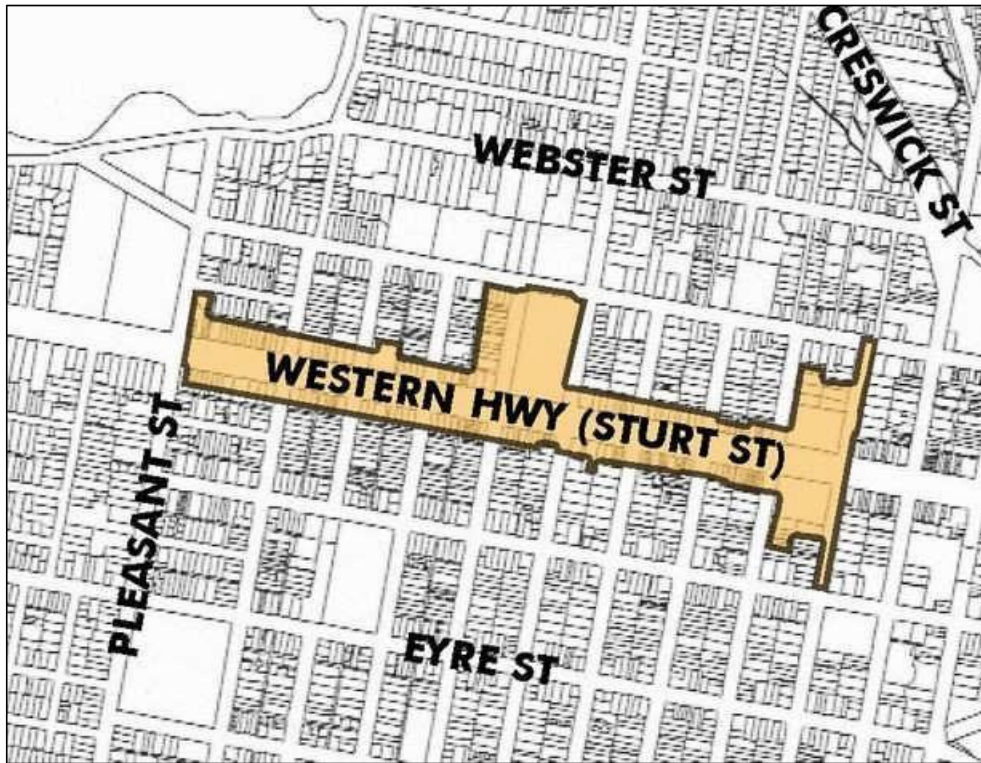


Figure 6 Sturt Street Heritage Precinct Map, shown as “E” on the Proposed Ballarat Urban Heritage Precincts Map

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.

The Sturt Street precinct extends from Dawson Street to Pleasant Street and includes the roadway and all the properties fronting Sturt Street.

Sturt Street was known as Raglan Road and was primarily part of the three chain stock route between Geelong and Adelaide. Development commenced in the precinct after the first survey undertaken in 1852, which laid out Sturt Street as a

cross over street. It is possible that the street was named after Evelyn Pitfield Shirley Sturt, brother of Charles Sturt.

By the end of the 1850's Sturt Street began to compete with Main Road for business importance and work began to improve the visual state of the streetscape. A dual roadway was developed with a central mudbank. The mudbank was planted with Tasmanian Bluegums grown from seed given to the City by Baron von Mueller. However, after complaints from shopkeepers that the trees shaded their shops in winter, the gums were replanted with elms and oaks. The median strip continues to feature mature trees and landscaping and is still used for recreation and commemorative events.

The precinct shows the consolidation of the township from the centre of the city towards west Ballarat and the important role Sturt street played in the commercial, civic, medical, religious and cultural life of Ballarat.

The precinct is architecturally important as it contains many original Victorian and Federation civic, commercial and residential buildings. These include the key landmark buildings such as the St Patrick's and St Andrew's Cathedrals and their associated buildings, Ballarat Fire Station, Ballarat Base Hospital and three doctors residences at 704, 708 and 802 Sturt Street. Other visual features are the gracious boulevard form of Sturt Street with its landscaped gardens and mature trees, the memorials and sculptures and the unobstructed views between the street and the abutting buildings.

The precinct also retains the early bluestone gutters and kerbing.

Typically, buildings are generally two storey, although some residences are 1 – 1 ½ story, are either brick or horizontal weatherboard, with verandahs or articulated facades, hipped and /or gabled roofs. Buildings also show substantial architectural decorative detailing and the commercial and some residential buildings are built onto the street frontage.

## STURT STREET HERITAGE PRECINCT STATEMENT OF SIGNIFICANCE

The Sturt Street Precinct is historically significant at a **LOCAL** level. (AHC criteria A3,4 and H.1).

- (a) the place's importance in the course, or pattern, of Australia's natural or cultural history;*  
*(a3) importance in exhibiting unusual richness or diversity of built landscapes and cultural features;*  
*(a4) & (h1) importance for association with events, developments, cultural phases and individuals which have had a significant role in the human occupation and evolution of the region.*

The Precinct, which mainly focuses on Sturt Street boulevard, is important for its association with William S. Urquhart, the Assistant Colonial Governor Surveyor at the time in 1851, and is an excellent example of the lasting influence of his work. It is historically important for its major contribution to the unified character of Ballarat's urban design that still retains the harmony of its foundation years.

The Precinct is historically important as it shows evidence of the creation of a grand elegant boulevard in the European tradition, within a rectilinear street layout pattern based on hierarchy and axial ordering, a neoclassical planning overlay on a once chaotic gold mining district. The geometric hierarchy was established by predetermined fixed street widths and block sizes that determined the length of streets and scale of intersections that allowed the character of each neighbourhood to change, whilst retaining the visual coherence of the whole.

The Precinct is historically important as it demonstrates the particular social structure of Ballarat during the 19<sup>th</sup> century which was conducive to a universally admired aesthetic. Sturt Street with its counterpart Victoria Street in East Ballarat, part of the former cattle stock route between Geelong and Adelaide, are the only surveyed roads in Ballarat that were substantially wider and longer than other streets. It was one of the earliest roads to have been surveyed in Ballarat and is important as the central spine of Urquhart's city plan. The Sturt Street boulevard is the focus of city design in this area as the formal western gateway to the centre of the city, and to the east, it links with the commemorative Ballarat Avenue of Honour, where between 1917-1921, over 3,000 trees were planted along the Western Highway for 22km.

The grandeur and scale of Sturt Street moderates the form and structure of the Precinct and provides the setting for many prestigious churches and institutions in the city. In this section of Sturt Street corner sites were reserved for important public buildings. There are three significant early churches of the Catholic, Anglican and Presbyterian faiths, which together with the Ballarat hospital and Fire Station have become hallmark features of the Ballarat vistas and skyline. The residential buildings and two-storey shops demonstrate the development of larger professional and commercial families' houses in the more prosperous western area of Ballarat.

The Sturt Street Heritage Precinct is **aesthetically and architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1, F).

*(d) its importance in demonstrating the principal characteristics of: (i) a class of Australia's Cultural places; or (ii) a class of Australia's cultural environments (including way of life, custom, process, land-use, function, design or technique);*

*(e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;*

*(f) its importance in demonstrating a high degree of creative design or artistic excellence, or technical achievement at a particular period.*

The Precinct is aesthetically and architecturally significant as a fine example of broad historical townscape founded in 1850s, the product of a European city building tradition. It demonstrates many original and intact urban design and fine architectural qualities associated with the ecclesiastical, civic, commercial and residential development of the Ballarat township between the 1850s and early 1900s.

These important aesthetic and architectural qualities include but are not limited to many local landmarks, such as ecclesiastical and civic buildings and their individual precincts as well as an outstanding collection of residences. Particularly significant examples include a remarkable group of churches. These are the eclectic English Gothic styled former Congregational Church on the corner Dawson and Mair Street, designed by local architects Caselli and Figgis (1881) and Molloy and Chandler (1906 rear additions), the English Norman styled St Andrew Kirk corner Sturt and Dawson Streets designed by local architects C.D. Cutherbert (nave 1862-64), C.D.Figgis (spire 1884) Figgis and Molloy (transept 1889), the English Gothic styled Roman Catholic St Patricks Cathedral located on the opposite corner of Sturt Street, designed by English architects Hansom brothers (1857 and modified by local architects Shaw and Dowden (1857) J.B. Denny (1870) and Melbourne architects Reed Smart and Tappin (1891) as well as their associated collection of buildings, specifically St Patrick's Hall and Presbytery, the individual church precincts and fencing, the former Baptist Church at 3 Dawson Street designed by local architect J.

A. Donne (1866-67) and the Lutheran Church and Manse located at 206 Doveton Street and the Manse at 105 Eyre Street designed by C.D. Figgis as well as architect F. Poeppel (1868-1876). These European styled ecclesiastical buildings with their tall towers dominate the area and form an impressive church precinct of great architectural and heritage visual importance to the city of Ballarat. Other landmark buildings which have considerable architectural and aesthetic significance include the bluestone two-storey Ballarat City Fire Station with its lookout tower located at 702 Sturt Street designed by H.R. Figgis in 1859, as well as the elegant neo-classic residences at 18-20 Lyons Street, which is important as one of the largest and most consistent Renaissance revival terraces in the State. In addition at 606-608 Sturt Street the 19<sup>th</sup> century neo-classic town house is an excellent example of the Grecian revival style. Further outstanding Italianate style residences are located at 704 Sturt Street which forms part of an important group of doctor's houses, amongst others.

The Precinct is architecturally important for its range of fine examples of Victorian and Federation styled buildings displaying many eclectic architectural motifs such as Jacobean, Gothic and Tudor detailing. The residential and commercial buildings are generally one to two storeys, with civic buildings contrasting in height and scale. The main civic buildings are unique in design and scale but are consistent in their use of stone for construction.

With respect to the gracious Sturt Street boulevard layout and landscaped central median strip with memorial, fountain and statues the landscape setting contributes to the overall architectural qualities of the streetscape, and demonstrates important aesthetic visual qualities that reflect the historical, cultural and architectural development of the Precinct, and contribute to the historic context of Ballarat.

The Sturt Street Precinct is **scientifically** significant at a **LOCAL** level (AHC criteria C.2).

*(c) its potential to yield information that will contribute to an understanding of Australia's natural or cultural history.*

The Precinct 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).

*(g) the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.*

Sturt Street is recognized and highly valued by the community for religious, civic, commercial, commemorative, and cultural reasons.

### Buildings Not Significant to a Precinct

The following buildings are considered to be 'not of heritage significance' to a heritage place ('the precinct') based on their period of construction. All other buildings within the area identified as the 'heritage precinct' are considered to be prima facie contributory to the significance of the heritage place.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

#### HO 167 STURT STREET PRECINCT

NO.	STREET NAME	SUBURB & POSTCODE
1	Ascot Street South	BALLARAT CENTRAL VIC 3350
1-2/2-12	Pleasant Street North	BALLARAT CENTRAL VIC 3350
3/2-12	Pleasant Street North	BALLARAT CENTRAL VIC 3350
4/2-12	Pleasant Street North	BALLARAT CENTRAL VIC 3350
5/2-12	Pleasant Street North	BALLARAT CENTRAL VIC 3350
6/2-12	Pleasant Street North	BALLARAT CENTRAL VIC 3350
8/2-12	Pleasant Street North	BALLARAT CENTRAL VIC 3350
10/2-12	Pleasant Street North	BALLARAT CENTRAL VIC 3350
619	Sturt Street	BALLARAT CENTRAL VIC 3350
627-629	Sturt Street	BALLARAT CENTRAL VIC 3350
631	Sturt Street	BALLARAT CENTRAL VIC 3350
701	Sturt Street	BALLARAT CENTRAL VIC 3350
711	Sturt Street	BALLARAT CENTRAL VIC 3350
713	Sturt Street	BALLARAT CENTRAL VIC 3350
715	Sturt Street	BALLARAT CENTRAL VIC 3350
717	Sturt Street	BALLARAT CENTRAL VIC 3350
808	Sturt Street	BALLARAT CENTRAL VIC 3350
815-819	Sturt Street	BALLARAT CENTRAL VIC 3350
822	Sturt Street	BALLARAT CENTRAL VIC 3350
925	Sturt Street	BALLARAT CENTRAL VIC 3350
927	Sturt Street	BALLARAT CENTRAL VIC 3350
1003	Sturt Street	BALLARAT CENTRAL VIC 3350
1008A	Sturt Street	BALLARAT CENTRAL VIC 3350
Rear of 1010	Sturt Street	BALLARAT CENTRAL VIC 3350
1012	Sturt Street	BALLARAT CENTRAL VIC 3350
1101-1107	Sturt Street	BALLARAT CENTRAL VIC 3350
1108	Sturt Street	BALLARAT CENTRAL VIC 3350
1112-1120	Sturt Street	BALLARAT CENTRAL VIC 3350
1113	Sturt Street	BALLARAT CENTRAL VIC 3350
1115-1117	Sturt Street	BALLARAT CENTRAL VIC 3350
1220	Sturt Street	BALLARAT CENTRAL VIC 3350
1301-1303	Sturt Street	BALLARAT CENTRAL VIC 3350
1302-1306	Sturt Street	BALLARAT CENTRAL VIC 3350
1315-1317	Sturt Street	BALLARAT CENTRAL VIC 3350
1318	Sturt Street	BALLARAT CENTRAL VIC 3350

**HO 167 STURT STREET PRECINCT**

NO.	STREET NAME	SUBURB & POSTCODE
1319-1321	Sturt Street	BALLARAT CENTRAL VIC 3350
1332	Sturt Street	BALLARAT CENTRAL VIC 3350
1342	Sturt Street	BALLARAT CENTRAL VIC 3350



## SOUTH BALLARAT HERITAGE PRECINCT

### *Description / Precinct Boundaries*

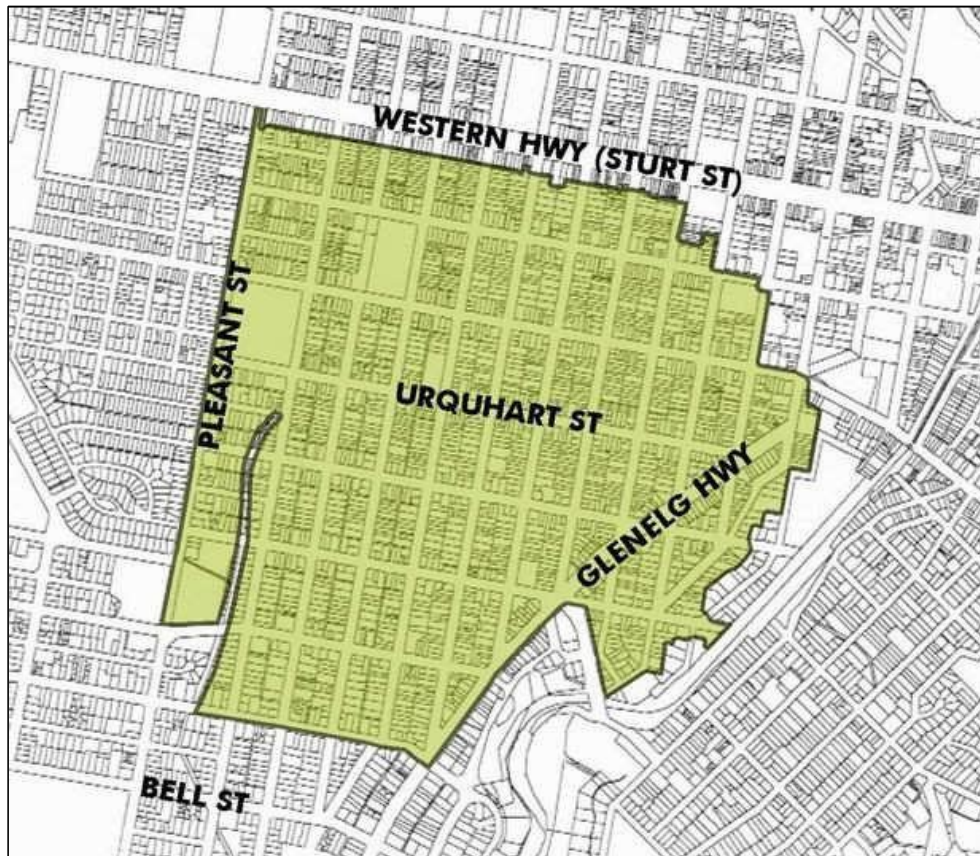


Figure 7 South Ballarat Heritage Precinct Map, shown as "F" on the Proposed Ballarat Urban Heritage Precincts Map

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.

The South Ballarat precinct is generally bounded by Pleasant Street, Darling Street, Skipton Street, Hill Street, east of Armstrong Street and adjoins the Lydiard and Sturt Street and West Ballarat heritage precincts.

William Urquhart the government surveyor first surveyed the precinct in 1851. By 1861, formal surveying of allotments within the township blocks in a dominant grid pattern seems to have extended through most of the precinct. However the blocks south of Eyre Street, particularly between Ripon and Drummond Streets and as far south as Sebastopol Street, were yet to be divided into formal allotments. By the mid 1870s a tree planting program had commenced to beautify the residential areas and construction of tar footpaths began.

Mining occurred throughout this precinct with greatest concentration of activity in the eastern portion of the precinct. There was also a major quarry in the location of the present Trekardo Park.

The precinct is important as it shows many original and early examples of Victorian, Federation, Inter War and early Post War era residential, commercial, cultural/community and educational buildings.

Typically, the residential buildings are mainly single storey, with hipped or gabled roofs clad with corrugated iron, slate or terracotta tiles. They were generally constructed from horizontal weatherboard or brick, and sometimes bluestone, with mostly unpainted chimneys. Houses display eaves, projecting verandahs, porches and timber doors and timber casement or double hung windows.

The commercial, educational and community/cultural buildings are either one or two storey and generally have the same characteristics as the residential buildings with the exception of the pitch of roofs, parapets, and the type of individual decorative detailing.

Key landmark buildings include the Churches and their associated buildings, the schools particularly the former Urquhart Street State School No. 2103, and the corner shops and hotels (both former and current). The Western Oval Reserve is also an important recreational landmark in the area.

The important visual qualities of the precinct include the view across and through the precinct, the uniform location of buildings in relation to the size of the allotment and consistent building setback, the positioning of garages towards the rear of properties and the style of fencing suited to the architectural style of the building.

Other features of importance are mature and semi mature street and private garden trees, the grass verges, the open space landscaped areas of the reserves and school grounds. These combine to form a garden setting for the precinct. The early square post boxes and concrete horse troughs are notable structures that contribute to the precinct.

Also important is the network of bluestone spoon drains which are an example of early construction technology and show an excellence in craftsmanship. The network also shows the history of infrastructure development in this area of the former West Ballarat municipality.

## **SOUTH BALLARAT HERITAGE PRECINCT STATEMENT OF SIGNIFICANCE**

The South Ballarat Precinct is **historically** significant at a **LOCAL** level (AHC criteria A.4 and H.1).

- (a) the place's importance in the course, or pattern, of Australia's natural or cultural history;*
- (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) the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.*

The Precinct is important for its association with William S. Urquhart, the Assistant Governor Surveyor at the time in 1851, and is an excellent example of the lasting influence of his work.

It is also historically significant as an example where intensive gold mining operations co-existed alongside residential development over a long period of time within a neoclassical urban framework of hierarchy and axial ordering, on which the official policies of urban planning in Australia were founded. It provides a strong contrast with the unplanned chaotic road system of East Ballarat. Three important factors contributed to the retention of the historic urban layout in this area. These include; a) the large open grid plan of the original Urquhart survey, b) the late arrival of quartz mining in the area which was mined extensively within the formal rectangular gridded streets, c) the particular nature of underground quartz mining of the area that led to much larger undertakings, and in consequence left the surface area relatively undisturbed. This is best illustrated by the contrasting street layout of the western and eastern section of the precinct. In the eastern area, Golden Point Lead with its branches of Malakoff, Milkmaids and Nightingale Leads was mined in the early 1850s prior to the town survey and in consequence the street pattern is notably irregular. While in the western section of the precinct, the rectilinear street pattern has emerged intact from history and the great 1870-90s quartz gold rush. The only indications of the former mines are the names of local streets and lanes.

The Precinct is historically important for its ability to illustrate the story of how a very heterogeneous early residential mining area has developed through major transitional stages of development that were marked by significant phases of re- building, upgrading and architectural consolidation during the late 19<sup>th</sup> century and early to mid 20<sup>th</sup> century. The resulting pattern of various mix of domestic architectural styles sharply juxtaposed is historically important. Through this process of consolidation and infill over the past 160 years, the original 1851 town plan characterized by its open grid pattern has been infilled, and the harmony of the overall townscape has been retained.

The Precinct is also associated with the establishment and development of several institutions including a number of historic 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 **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1).

*(d) the place's 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; (e) the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;*

The urban plan of South Ballarat is important as Ballarat was the first large goldfields town that W.S. Urquhart surveyed. It was also the project which he regarded as his favourite and most successful amongst all other many major mid 19<sup>th</sup> century goldfields town plans in Victoria for which he was responsible. The area is particularly significant because it has preserved its historic street pattern and urban fabric to a high degree.

The Precinct is architecturally noteworthy for its high quality of substantially intact buildings with examples of development from all periods ranging from 1860s-1950s. This together with 19<sup>th</sup> century urban beautification schemes associated with major street tree planting, construction of tar footpaths and engineering infrastructure program has created an area of great diversification contained within a unified urban plan.

Despite the diversity in architectural styles, the residences have similar orientation, and are of similar scale, although there are examples of larger villas as well as very small 19<sup>th</sup> century cottages scattered throughout the precinct. Although the majority of residences are single storey and detached, there are individual non-conforming examples dispersed throughout the precinct. These include houses with attic dormer windows and two storey Victorian residences to the north, some semidetached residences and terraces. Sometimes there is a range of different front and side setbacks to dwellings and in addition various frontage widths to allotments within one street. However, these variations are small the slight randomness does not create strong contrasts in the urban context rather they add richness and variety to the streetscape. The residences are usually set within well maintained private gardens, some of which contain notable mature tree specimens. There are a number of intact small corner shops, predominately erected in the Victorian era, and larger commercial buildings and hotels that are local landmarks. Predominantly located on corner sites, they define street intersections. Interspersed without the Precinct are a notable collection of architecturally important churches and educational buildings constructed from the 1850s.

The South Ballarat Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1).

*(d) its importance in demonstrating the principal characteristics of: (i) a class of Australia's Cultural places; or (ii) a class of Australia's cultural environments (including way of life, custom, process, land-use, function, design or technique); (e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;*

The Precinct demonstrates important visual qualities that reflect the historical, cultural and architectural development of the Precinct, and contribute to its visual setting. The Precinct is visually important as the grid pattern of its urban plan, laid out across the relatively flat topography of the grassy basalt plains of West Ballarat, is most fully appreciated here. The flat topography and constancy of scale of buildings, width and length of most streets combined with prominent display of intact blue stone gutters and mature elm, oak or plane tree planted in rows on both sides of the street

within gravel/grass shoulders provide the precinct with gracious historic internal viewscape that is unbroken by intrusive elements. The long views of tree lined avenues extend across and through the Precinct to other parts of Ballarat, including east or south-east (respectively) to Mount Warrenheip and Mount Buninyong in the far distance. 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 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 important visual qualities of the Precinct are also enhanced by absence of front garages and carports that provides consistency to the views of houses, which are clearly visible beneath the mature and semi-mature street tree plantings. The combination of deep landscaped grassy verges, extensive avenues of street trees, 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 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 20th century contribute to the aesthetically significant qualities of the Precinct.

The South Ballarat Precinct is **scientifically** significant at a **LOCAL** level (AHC criteria C.2 and F1).

*(c) the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history.*

*(f) the place's importance in demonstrating a high degree of creative or technical achievement at a particular period.*

The Precinct is of especially importance for contributing to a history of the infrastructure development of this area of the former municipality of Ballarat West, as identified by the substantially intact extensive network of original engineering infrastructure, in particular, the bluestone spoon drains and gutters that are readily visible alongside almost every road and rear lane in 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.

The South Ballarat Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1).

*(g) the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;*

The Precinct is recognized and highly valued by the local community for its early and ongoing residential, commercial, social, educational, and recreational associations.

### Buildings Not Significant to a Precinct

The following buildings are considered to be 'not of heritage significance' to a heritage place ('the precinct') based on their period of construction. All other buildings within the area identified as the 'heritage precinct' are considered to be prima facie contributory to the significance of the heritage place.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

#### HO 168 SOUTH BALLARAT HERITAGE PRECINCT

NO.	STREET NAME	SUBURB & POSTCODE
205	Armstrong Street South	BALLARAT CENTRAL VIC 3350
305	Armstrong Street South	BALLARAT CENTRAL VIC 3350
307	Armstrong Street South	BALLARAT CENTRAL VIC 3350
327	Armstrong Street South	BALLARAT CENTRAL VIC 3350
405	Armstrong Street South	BALLARAT CENTRAL VIC 3350
408	Armstrong Street South	BALLARAT CENTRAL VIC 3350
411	Armstrong Street South	BALLARAT CENTRAL VIC 3350
413	Armstrong Street South	BALLARAT CENTRAL VIC 3350
7	Ascot Street South	BALLARAT CENTRAL VIC 3350
8	Ascot Street South	BALLARAT CENTRAL VIC 3350
13	Ascot Street South	BALLARAT CENTRAL VIC 3350
11A	Ascot Street South	BALLARAT CENTRAL VIC 3350
11B	Ascot Street South	BALLARAT CENTRAL VIC 3350
1/103-105	Ascot Street South	BALLARAT CENTRAL VIC 3350
2/103-105	Ascot Street South	BALLARAT CENTRAL VIC 3350
3/103-105	Ascot Street South	BALLARAT CENTRAL VIC 3350
4/103-105	Ascot Street South	BALLARAT CENTRAL VIC 3350
208	Ascot Street South	BALLARAT CENTRAL VIC 3350
1/220	Ascot Street South	BALLARAT CENTRAL VIC 3350
2/220	Ascot Street South	BALLARAT CENTRAL VIC 3350
3/220	Ascot Street South	BALLARAT CENTRAL VIC 3350
222	Ascot Street South	BALLARAT CENTRAL VIC 3350
223	Ascot Street South	BALLARAT CENTRAL VIC 3350
225	Ascot Street South	BALLARAT CENTRAL VIC 3350
226	Ascot Street South	BALLARAT CENTRAL VIC 3350
229	Ascot Street South	BALLARAT CENTRAL VIC 3350
311	Ascot Street South	BALLARAT CENTRAL VIC 3350
313	Ascot Street South	BALLARAT CENTRAL VIC 3350
414	Ascot Street South	BALLARAT CENTRAL VIC 3350
421	Ascot Street South	BALLARAT CENTRAL VIC 3350
422	Ascot Street South	REDAN VIC 3350
423A	Ascot Street South	BALLARAT CENTRAL VIC 3350
427	Ascot Street South	BALLARAT CENTRAL VIC 3350
1/508	Ascot Street South	REDAN VIC 3350
2/508	Ascot Street South	REDAN VIC 3350



**HO 168 SOUTH BALLARAT HERITAGE PRECINCT**

<b>NO.</b>	<b>STREET NAME</b>	<b>SUBURB &amp; POSTCODE</b>
3/508	Ascot Street South	REDAN VIC 3350
512	Ascot Street South	REDAN VIC 3350
522	Ascot Street South	REDAN VIC 3350
2/602	Ascot Street South	REDAN VIC 3350
604	Ascot Street South	REDAN VIC 3350
605	Ascot Street South	REDAN VIC 3350
607	Ascot Street South	REDAN VIC 3350
608	Ascot Street South	REDAN VIC 3350
1/612	Ascot Street South	REDAN VIC 3350
2/612	Ascot Street South	REDAN VIC 3350
3/612	Ascot Street South	REDAN VIC 3350
613	Ascot Street South	REDAN VIC 3350
616	Ascot Street South	REDAN VIC 3350
617	Ascot Street South	REDAN VIC 3350
1/618	Ascot Street South	REDAN VIC 3350
2/618	Ascot Street South	REDAN VIC 3350
1/6	Church Street	BALLARAT CENTRAL VIC 3350
2/6	Church Street	BALLARAT CENTRAL VIC 3350
1/7	Church Street	BALLARAT CENTRAL VIC 3350
2/7	Church Street	BALLARAT CENTRAL VIC 3350
3/7	Church Street	BALLARAT CENTRAL VIC 3350
8	Church Street	BALLARAT CENTRAL VIC 3350
2/8	Church Street	BALLARAT CENTRAL VIC 3350
3/8	Church Street	BALLARAT CENTRAL VIC 3350
13	Church Street	BALLARAT CENTRAL VIC 3350
1/21	Church Street	BALLARAT CENTRAL VIC 3350
2/21	Church Street	BALLARAT CENTRAL VIC 3350
3/21	Church Street	BALLARAT CENTRAL VIC 3350
701	Cosmopolitan Place	BALLARAT CENTRAL VIC 3350
703	Cosmopolitan Place	BALLARAT CENTRAL VIC 3350
801	Cosmopolitan Place	BALLARAT CENTRAL VIC 3350
803	Cosmopolitan Place	BALLARAT CENTRAL VIC 3350
805	Cosmopolitan Place	BALLARAT CENTRAL VIC 3350
501	Dana Street	BALLARAT CENTRAL VIC 3350
511	Dana Street	BALLARAT CENTRAL VIC 3350
1/604	Dana Street	BALLARAT CENTRAL VIC 3350
2/604	Dana Street	BALLARAT CENTRAL VIC 3350
3/604	Dana Street	BALLARAT CENTRAL VIC 3350
605	Dana Street	BALLARAT CENTRAL VIC 3350
702	Dana Street	BALLARAT CENTRAL VIC 3350
707	Dana Street	BALLARAT CENTRAL VIC 3350
715	Dana Street	BALLARAT CENTRAL VIC 3350
902	Dana Street	BALLARAT CENTRAL VIC 3350
904	Dana Street	BALLARAT CENTRAL VIC 3350
906A	Dana Street	BALLARAT CENTRAL VIC 3350
1/913	Dana Street	BALLARAT CENTRAL VIC 3350

**HO 168 SOUTH BALLARAT HERITAGE PRECINCT**

<b>NO.</b>	<b>STREET NAME</b>	<b>SUBURB &amp; POSTCODE</b>
1003	Dana Street	BALLARAT CENTRAL VIC 3350
1010	Dana Street	BALLARAT CENTRAL VIC 3350
1/1110	Dana Street	BALLARAT CENTRAL VIC 3350
2/1110	Dana Street	BALLARAT CENTRAL VIC 3350
3/1110	Dana Street	BALLARAT CENTRAL VIC 3350
4/1110	Dana Street	BALLARAT CENTRAL VIC 3350
1114	Dana Street	BALLARAT CENTRAL VIC 3350
1207A	Dana Street	BALLARAT CENTRAL VIC 3350
1209	Dana Street	BALLARAT CENTRAL VIC 3350
1316	Dana Street	BALLARAT CENTRAL VIC 3350
1310	Dana Street	BALLARAT CENTRAL VIC 3350
1306-1308	Dana Street	BALLARAT CENTRAL VIC 3350
204	Darling Street	REDAN VIC 3350
206	Darling Street	REDAN VIC 3350
1/408	Darling Street	REDAN VIC 3350
2/408	Darling Street	REDAN VIC 3350
3/408	Darling Street	REDAN VIC 3350
4/408	Darling Street	REDAN VIC 3350
5/408	Darling Street	REDAN VIC 3350
6/408	Darling Street	REDAN VIC 3350
502	Darling Street	REDAN VIC 3350
506	Darling Street	REDAN VIC 3350
2/606A	Darling Street	REDAN VIC 3350
1/221	Dawson Street South	BALLARAT CENTRAL VIC 3350
2/221	Dawson Street South	BALLARAT CENTRAL VIC 3350
3/221	Dawson Street South	BALLARAT CENTRAL VIC 3350
229	Dawson Street South	BALLARAT CENTRAL VIC 3350
308	Dawson Street South	BALLARAT CENTRAL VIC 3350
314	Dawson Street South	BALLARAT CENTRAL VIC 3350
324	Dawson Street South	BALLARAT CENTRAL VIC 3350
404	Dawson Street South	BALLARAT CENTRAL VIC 3350
413	Dawson Street South	BALLARAT CENTRAL VIC 3350
418	Dawson Street South	BALLARAT CENTRAL VIC 3350
420	Dawson Street South	BALLARAT CENTRAL VIC 3350
112	Doveton Street South	BALLARAT CENTRAL VIC 3350
1/207	Doveton Street South	BALLARAT CENTRAL VIC 3350
2/207	Doveton Street South	BALLARAT CENTRAL VIC 3350
3/207	Doveton Street South	BALLARAT CENTRAL VIC 3350
4/207	Doveton Street South	BALLARAT CENTRAL VIC 3350
5/207	Doveton Street South	BALLARAT CENTRAL VIC 3350
210	Doveton Street South	BALLARAT CENTRAL VIC 3350
212	Doveton Street South	BALLARAT CENTRAL VIC 3350
305	Doveton Street South	BALLARAT CENTRAL VIC 3350
323	Doveton Street South	BALLARAT CENTRAL VIC 3350
2	Drummond Street South	BALLARAT CENTRAL VIC 3350
4	Drummond Street South	BALLARAT CENTRAL VIC 3350

**HO 168 SOUTH BALLARAT HERITAGE PRECINCT**

<b>NO.</b>	<b>STREET NAME</b>	<b>SUBURB &amp; POSTCODE</b>
2/6	Drummond Street South	BALLARAT CENTRAL VIC 3350
3/6	Drummond Street South	BALLARAT CENTRAL VIC 3350
18	Drummond Street South	BALLARAT CENTRAL VIC 3350
1/20-22	Drummond Street South	BALLARAT CENTRAL VIC 3350
2/20-22	Drummond Street South	BALLARAT CENTRAL VIC 3350
3/20-22	Drummond Street South	BALLARAT CENTRAL VIC 3350
4/20-22	Drummond Street South	BALLARAT CENTRAL VIC 3350
5/20-22	Drummond Street South	BALLARAT CENTRAL VIC 3350
1/103	Drummond Street South	BALLARAT CENTRAL VIC 3350
2/103	Drummond Street South	BALLARAT CENTRAL VIC 3350
1/114-116	Drummond Street South	BALLARAT CENTRAL VIC 3350
2/114-116	Drummond Street South	BALLARAT CENTRAL VIC 3350
3/114-116	Drummond Street South	BALLARAT CENTRAL VIC 3350
126	Drummond Street South	BALLARAT CENTRAL VIC 3350
132	Drummond Street South	BALLARAT CENTRAL VIC 3350
204	Drummond Street South	BALLARAT CENTRAL VIC 3350
214	Drummond Street South	BALLARAT CENTRAL VIC 3350
1/220	Drummond Street South	BALLARAT CENTRAL VIC 3350
2/220	Drummond Street South	BALLARAT CENTRAL VIC 3350
3/220	Drummond Street South	BALLARAT CENTRAL VIC 3350
4/220	Drummond Street South	BALLARAT CENTRAL VIC 3350
5/220	Drummond Street South	BALLARAT CENTRAL VIC 3350
221	Drummond Street South	BALLARAT CENTRAL VIC 3350
301	Drummond Street South	BALLARAT CENTRAL VIC 3350
314	Drummond Street South	BALLARAT CENTRAL VIC 3350
322	Drummond Street South	BALLARAT CENTRAL VIC 3350
1/406	Drummond Street South	BALLARAT CENTRAL VIC 3350
3/406	Drummond Street South	BALLARAT CENTRAL VIC 3350
2/406	Drummond Street South	BALLARAT CENTRAL VIC 3350
1/411	Drummond Street South	BALLARAT CENTRAL VIC 3350
2/411	Drummond Street South	BALLARAT CENTRAL VIC 3350
3/411	Drummond Street South	BALLARAT CENTRAL VIC 3350
1/417	Drummond Street South	BALLARAT CENTRAL VIC 3350
2/417	Drummond Street South	BALLARAT CENTRAL VIC 3350
3/417	Drummond Street South	BALLARAT CENTRAL VIC 3350
4/417	Drummond Street South	BALLARAT CENTRAL VIC 3350
421	Drummond Street South	BALLARAT CENTRAL VIC 3350
422	Drummond Street South	BALLARAT CENTRAL VIC 3350
425	Drummond Street South	BALLARAT CENTRAL VIC 3350
1/511	Drummond Street South	REDAN VIC 3350
3/511	Drummond Street South	REDAN VIC 3350
2/511	Drummond Street South	REDAN VIC 3350
525	Drummond Street South	REDAN VIC 3350
603	Drummond Street South	REDAN VIC 3350
604	Drummond Street South	REDAN VIC 3350
612	Drummond Street South	REDAN VIC 3350

**HO 168 SOUTH BALLARAT HERITAGE PRECINCT**

<b>NO.</b>	<b>STREET NAME</b>	<b>SUBURB &amp; POSTCODE</b>
3	Errard Street South	BALLARAT CENTRAL VIC 3350
16	Errard Street South	BALLARAT CENTRAL VIC 3350
17	Errard Street South	BALLARAT CENTRAL VIC 3350
17A	Errard Street South	BALLARAT CENTRAL VIC 3350
104	Errard Street South	BALLARAT CENTRAL VIC 3350
121	Errard Street South	BALLARAT CENTRAL VIC 3350
1/207	Errard Street South	BALLARAT CENTRAL VIC 3350
2/207	Errard Street South	BALLARAT CENTRAL VIC 3350
3/207	Errard Street South	BALLARAT CENTRAL VIC 3350
209	Errard Street South	BALLARAT CENTRAL VIC 3350
1/210	Errard Street South	BALLARAT CENTRAL VIC 3350
2/210	Errard Street South	BALLARAT CENTRAL VIC 3350
3/210	Errard Street South	BALLARAT CENTRAL VIC 3350
4/210	Errard Street South	BALLARAT CENTRAL VIC 3350
5/210	Errard Street South	BALLARAT CENTRAL VIC 3350
214	Errard Street South	BALLARAT CENTRAL VIC 3350
215	Errard Street South	BALLARAT CENTRAL VIC 3350
217	Errard Street South	BALLARAT CENTRAL VIC 3350
225A	Errard Street South	BALLARAT CENTRAL VIC 3350
225B	Errard Street South	BALLARAT CENTRAL VIC 3350
227	Errard Street South	BALLARAT CENTRAL VIC 3350
314	Errard Street South	BALLARAT CENTRAL VIC 3350
304	Errard Street South	BALLARAT CENTRAL VIC 3350
306	Errard Street South	BALLARAT CENTRAL VIC 3350
327	Errard Street South	BALLARAT CENTRAL VIC 3350
417	Errard Street South	BALLARAT CENTRAL VIC 3350
408A	Errard Street South	BALLARAT CENTRAL VIC 3350
408B	Errard Street South	BALLARAT CENTRAL VIC 3350
415	Errard Street South	BALLARAT CENTRAL VIC 3350
415A	Errard Street South	BALLARAT CENTRAL VIC 3350
501	Errard Street South	REDAN VIC 3350
1/503	Errard Street South	REDAN VIC 3350
2/503	Errard Street South	REDAN VIC 3350
520	Errard Street South	REDAN VIC 3350
4	Essex Street	BALLARAT CENTRAL VIC 3350
5A	Essex Street	BALLARAT CENTRAL VIC 3350
12	Essex Street house only (excepting the outbuildings)	BALLARAT CENTRAL VIC 3350
15	Essex Street	BALLARAT CENTRAL VIC 3350
207	Eyre Street	BALLARAT CENTRAL VIC 3350
211	Eyre Street	BALLARAT CENTRAL VIC 3350
306	Eyre Street	BALLARAT CENTRAL VIC 3350
317	Eyre Street	BALLARAT CENTRAL VIC 3350
406	Eyre Street	BALLARAT CENTRAL VIC 3350
411	Eyre Street	BALLARAT CENTRAL VIC 3350
414	Eyre Street	BALLARAT CENTRAL VIC 3350
507	Eyre Street	BALLARAT CENTRAL VIC 3350

**HO 168 SOUTH BALLARAT HERITAGE PRECINCT**

<b>NO.</b>	<b>STREET NAME</b>	<b>SUBURB &amp; POSTCODE</b>
602	Eyre Street	BALLARAT CENTRAL VIC 3350
605	Eyre Street	BALLARAT CENTRAL VIC 3350
609	Eyre Street	BALLARAT CENTRAL VIC 3350
610	Eyre Street	BALLARAT CENTRAL VIC 3350
703	Eyre Street	BALLARAT CENTRAL VIC 3350
705	Eyre Street	BALLARAT CENTRAL VIC 3350
707	Eyre Street	BALLARAT CENTRAL VIC 3350
712	Eyre Street	BALLARAT CENTRAL VIC 3350
714	Eyre Street	BALLARAT CENTRAL VIC 3350
805	Eyre Street	BALLARAT CENTRAL VIC 3350
805A	Eyre Street	BALLARAT CENTRAL VIC 3350
813	Eyre Street	BALLARAT CENTRAL VIC 3350
913	Eyre Street	BALLARAT CENTRAL VIC 3350
914	Eyre Street	BALLARAT CENTRAL VIC 3350
914A	Eyre Street	BALLARAT CENTRAL VIC 3350
1/915	Eyre Street	BALLARAT CENTRAL VIC 3350
2/915	Eyre Street	BALLARAT CENTRAL VIC 3350
1010	Eyre Street	BALLARAT CENTRAL VIC 3350
1/1014	Eyre Street	BALLARAT CENTRAL VIC 3350
2/1014	Eyre Street	BALLARAT CENTRAL VIC 3350
3/1014	Eyre Street	BALLARAT CENTRAL VIC 3350
7	Fawkner Street	BALLARAT CENTRAL VIC 3350
9	Fawkner Street	BALLARAT CENTRAL VIC 3350
10	Fawkner Street	BALLARAT CENTRAL VIC 3350
18	Fawkner Street	BALLARAT CENTRAL VIC 3350
3B	Hill Street	BALLARAT CENTRAL VIC 3350
7	Kent Street	BALLARAT CENTRAL VIC 3350
1/107	La Trobe Street	REDAN VIC 3350
2/107	La Trobe Street	REDAN VIC 3350
3/107	La Trobe Street	REDAN VIC 3350
4/107	La Trobe Street	REDAN VIC 3350
203	La Trobe Street	REDAN VIC 3350
206	La Trobe Street	REDAN VIC 3350
208	La Trobe Street	REDAN VIC 3350
1/302	La Trobe Street	REDAN VIC 3350
2/302	La Trobe Street	REDAN VIC 3350
303	La Trobe Street	REDAN VIC 3350
304	La Trobe Street	REDAN VIC 3350
309	La Trobe Street	REDAN VIC 3350
311	La Trobe Street	REDAN VIC 3350
401	La Trobe Street	REDAN VIC 3350
8	Lyons Street South	BALLARAT CENTRAL VIC 3350
103	Lyons Street South	BALLARAT CENTRAL VIC 3350
122	Lyons Street South	BALLARAT CENTRAL VIC 3350
124	Lyons Street South	BALLARAT CENTRAL VIC 3350
208	Lyons Street South	BALLARAT CENTRAL VIC 3350

**HO 168 SOUTH BALLARAT HERITAGE PRECINCT**

<b>NO.</b>	<b>STREET NAME</b>	<b>SUBURB &amp; POSTCODE</b>
220	Lyons Street South	BALLARAT CENTRAL VIC 3350
222	Lyons Street South	BALLARAT CENTRAL VIC 3350
224A	Lyons Street South	BALLARAT CENTRAL VIC 3350
311	Lyons Street South	BALLARAT CENTRAL VIC 3350
314	Lyons Street South	BALLARAT CENTRAL VIC 3350
312	Lyons Street South	BALLARAT CENTRAL VIC 3350
505	Lyons Street South	BALLARAT CENTRAL VIC 3350
509	Lyons Street South	BALLARAT CENTRAL VIC 3350
517	Lyons Street South	BALLARAT CENTRAL VIC 3350
1/9A	Pleasant Street South	BALLARAT CENTRAL VIC 3350
2/9A	Pleasant Street South	BALLARAT CENTRAL VIC 3350
15	Pleasant Street South	BALLARAT CENTRAL VIC 3350
2/305	Pleasant Street South	BALLARAT CENTRAL VIC 3350
3/305	Pleasant Street South	BALLARAT CENTRAL VIC 3350
311	Pleasant Street South	BALLARAT CENTRAL VIC 3350
315	Pleasant Street South	BALLARAT CENTRAL VIC 3350
403	Pleasant Street South	BALLARAT CENTRAL VIC 3350
2/403	Pleasant Street South	BALLARAT CENTRAL VIC 3350
407	Pleasant Street South	BALLARAT CENTRAL VIC 3350
501	Pleasant Street South	REDAN VIC 3350
9	Raglan Street South	BALLARAT CENTRAL VIC 3350
201	Raglan Street South	BALLARAT CENTRAL VIC 3350
203	Raglan Street South	BALLARAT CENTRAL VIC 3350
205	Raglan Street South	BALLARAT CENTRAL VIC 3350
212	Raglan Street South	BALLARAT CENTRAL VIC 3350
213	Raglan Street South	BALLARAT CENTRAL VIC 3350
327	Raglan Street South	BALLARAT CENTRAL VIC 3350
331	Raglan Street South	BALLARAT CENTRAL VIC 3350
402	Raglan Street South	BALLARAT CENTRAL VIC 3350
405	Raglan Street South	BALLARAT CENTRAL VIC 3350
412	Raglan Street South	BALLARAT CENTRAL VIC 3350
424	Raglan Street South	BALLARAT CENTRAL VIC 3350
9A	Ripon Street South	BALLARAT CENTRAL VIC 3350
16	Ripon Street South	BALLARAT CENTRAL VIC 3350
1/109	Ripon Street South	BALLARAT CENTRAL VIC 3350
2/109	Ripon Street South	BALLARAT CENTRAL VIC 3350
1/111	Ripon Street South	BALLARAT CENTRAL VIC 3350
2/111	Ripon Street South	BALLARAT CENTRAL VIC 3350
3/111	Ripon Street South	BALLARAT CENTRAL VIC 3350
113	Ripon Street South	BALLARAT CENTRAL VIC 3350
113A	Ripon Street South	BALLARAT CENTRAL VIC 3350
115	Ripon Street South	BALLARAT CENTRAL VIC 3350
115A	Ripon Street South	BALLARAT CENTRAL VIC 3350
1/117	Ripon Street South	BALLARAT CENTRAL VIC 3350
2/117	Ripon Street South	BALLARAT CENTRAL VIC 3350
3/117	Ripon Street South	BALLARAT CENTRAL VIC 3350

**HO 168 SOUTH BALLARAT HERITAGE PRECINCT**

<b>NO.</b>	<b>STREET NAME</b>	<b>SUBURB &amp; POSTCODE</b>
118	Ripon Street South	BALLARAT CENTRAL VIC 3350
1/124	Ripon Street South	BALLARAT CENTRAL VIC 3350
2/124	Ripon Street South	BALLARAT CENTRAL VIC 3350
126	Ripon Street South	BALLARAT CENTRAL VIC 3350
1/203	Ripon Street South	BALLARAT CENTRAL VIC 3350
2/203	Ripon Street South	BALLARAT CENTRAL VIC 3350
3/203	Ripon Street South	BALLARAT CENTRAL VIC 3350
4/203	Ripon Street South	BALLARAT CENTRAL VIC 3350
4/215	Ripon Street South	BALLARAT CENTRAL VIC 3350
3/217	Ripon Street South	BALLARAT CENTRAL VIC 3350
2/219	Ripon Street South	BALLARAT CENTRAL VIC 3350
1/221	Ripon Street South	BALLARAT CENTRAL VIC 3350
308	Ripon Street South	BALLARAT CENTRAL VIC 3350
309	Ripon Street South	BALLARAT CENTRAL VIC 3350
313	Ripon Street South	BALLARAT CENTRAL VIC 3350
319	Ripon Street South	BALLARAT CENTRAL VIC 3350
315	Ripon Street South	BALLARAT CENTRAL VIC 3350
315A	Ripon Street South	BALLARAT CENTRAL VIC 3350
1/317	Ripon Street South	BALLARAT CENTRAL VIC 3350
2/317	Ripon Street South	BALLARAT CENTRAL VIC 3350
3/317	Ripon Street South	BALLARAT CENTRAL VIC 3350
4/317	Ripon Street South	BALLARAT CENTRAL VIC 3350
1/321	Ripon Street South	BALLARAT CENTRAL VIC 3350
403	Ripon Street South	BALLARAT CENTRAL VIC 3350
411	Ripon Street South	BALLARAT CENTRAL VIC 3350
417	Ripon Street South	BALLARAT CENTRAL VIC 3350
1/421	Ripon Street South	BALLARAT CENTRAL VIC 3350
2/421	Ripon Street South	BALLARAT CENTRAL VIC 3350
423	Ripon Street South	BALLARAT CENTRAL VIC 3350
509A	Ripon Street South	REDAN VIC 3350
510	Ripon Street South	REDAN VIC 3350
515	Ripon Street South	REDAN VIC 3350
517	Ripon Street South	REDAN VIC 3350
604	Ripon Street South	REDAN VIC 3350
610	Ripon Street South	REDAN VIC 3350
613	Ripon Street South	REDAN VIC 3350
614	Ripon Street South	REDAN VIC 3350
1/618	Ripon Street South	REDAN VIC 3350
2/618	Ripon Street South	REDAN VIC 3350
3/618	Ripon Street South	REDAN VIC 3350
620	Ripon Street South	REDAN VIC 3350
101	Sebastopol Street	BALLARAT CENTRAL VIC 3350
103	Sebastopol Street	BALLARAT CENTRAL VIC 3350
109	Sebastopol Street	BALLARAT CENTRAL VIC 3350
405	Sebastopol Street	REDAN VIC 3350
602	Sebastopol Street	BALLARAT CENTRAL VIC 3350

**HO 168 SOUTH BALLARAT HERITAGE PRECINCT**

<b>NO.</b>	<b>STREET NAME</b>	<b>SUBURB &amp; POSTCODE</b>
602B	Sebastopol Street	BALLARAT CENTRAL VIC 3350
609	Sebastopol Street	REDAN VIC 3350
902A	Sebastopol Street	BALLARAT CENTRAL VIC 3350
906	Sebastopol Street	BALLARAT CENTRAL VIC 3350
908	Sebastopol Street	BALLARAT CENTRAL VIC 3350
2/910	Sebastopol Street	BALLARAT CENTRAL VIC 3350
3/910	Sebastopol Street	BALLARAT CENTRAL VIC 3350
4/910	Sebastopol Street	BALLARAT CENTRAL VIC 3350
2	Skipton Street	BALLARAT CENTRAL VIC 3350
19	Skipton Street	BALLARAT CENTRAL VIC 3350
115	Skipton Street	BALLARAT CENTRAL VIC 3350
119	Skipton Street	BALLARAT CENTRAL VIC 3350
212	Skipton Street	BALLARAT CENTRAL VIC 3350
214	Skipton Street	BALLARAT CENTRAL VIC 3350
200	Skipton Street	BALLARAT CENTRAL VIC 3350
313	Skipton Street	BALLARAT CENTRAL VIC 3350
400	Skipton Street	REDAN VIC 3350
412	Skipton Street	REDAN VIC 3350
514-516	Skipton Street	REDAN VIC 3350
305	South Street	BALLARAT CENTRAL VIC 3350
405	South Street	BALLARAT CENTRAL VIC 3350
406	South Street	BALLARAT CENTRAL VIC 3350
407	South Street	BALLARAT CENTRAL VIC 3350
507	South Street	BALLARAT CENTRAL VIC 3350
608	South Street	BALLARAT CENTRAL VIC 3350
610	South Street	BALLARAT CENTRAL VIC 3350
701	South Street	BALLARAT CENTRAL VIC 3350
703	South Street	BALLARAT CENTRAL VIC 3350
707	South Street	BALLARAT CENTRAL VIC 3350
803	South Street	BALLARAT CENTRAL VIC 3350
809	South Street	BALLARAT CENTRAL VIC 3350
908	South Street	BALLARAT CENTRAL VIC 3350
2/1005	South Street	BALLARAT CENTRAL VIC 3350
1009	South Street	BALLARAT CENTRAL VIC 3350
1011	South Street	BALLARAT CENTRAL VIC 3350
1012	South Street	BALLARAT CENTRAL VIC 3350
1/1016	South Street	BALLARAT CENTRAL VIC 3350
2/1016	South Street	BALLARAT CENTRAL VIC 3350
3/1016	South Street	BALLARAT CENTRAL VIC 3350
4/1016	South Street	BALLARAT CENTRAL VIC 3350
2	Surrey Street	BALLARAT CENTRAL VIC 3350
13	Talbot Street South	BALLARAT CENTRAL VIC 3350
16	Talbot Street South	BALLARAT CENTRAL VIC 3350
19	Talbot Street South	BALLARAT CENTRAL VIC 3350
19A	Talbot Street South	BALLARAT CENTRAL VIC 3350
21	Talbot Street South	BALLARAT CENTRAL VIC 3350



**HO 168 SOUTH BALLARAT HERITAGE PRECINCT**

<b>NO.</b>	<b>STREET NAME</b>	<b>SUBURB &amp; POSTCODE</b>
24	Talbot Street South	BALLARAT CENTRAL VIC 3350
201	Talbot Street South	BALLARAT CENTRAL VIC 3350
204	Talbot Street South	BALLARAT CENTRAL VIC 3350
1/206	Talbot Street South	BALLARAT CENTRAL VIC 3350
2/206	Talbot Street South	BALLARAT CENTRAL VIC 3350
1/208	Talbot Street South	BALLARAT CENTRAL VIC 3350
2/208	Talbot Street South	BALLARAT CENTRAL VIC 3350
3/208	Talbot Street South	BALLARAT CENTRAL VIC 3350
1/210	Talbot Street South	BALLARAT CENTRAL VIC 3350
2/210	Talbot Street South	BALLARAT CENTRAL VIC 3350
220	Talbot Street South	BALLARAT CENTRAL VIC 3350
220A	Talbot Street South	BALLARAT CENTRAL VIC 3350
220B	Talbot Street South	BALLARAT CENTRAL VIC 3350
1/221	Talbot Street South	BALLARAT CENTRAL VIC 3350
2/221	Talbot Street South	BALLARAT CENTRAL VIC 3350
3/221	Talbot Street South	BALLARAT CENTRAL VIC 3350
1/301	Talbot Street South	BALLARAT CENTRAL VIC 3350
2/301	Talbot Street South	BALLARAT CENTRAL VIC 3350
3/301	Talbot Street South	BALLARAT CENTRAL VIC 3350
304	Talbot Street South	BALLARAT CENTRAL VIC 3350
1/308	Talbot Street South	BALLARAT CENTRAL VIC 3350
2/308	Talbot Street South	BALLARAT CENTRAL VIC 3350
320	Talbot Street South	BALLARAT CENTRAL VIC 3350
407	Talbot Street South	BALLARAT CENTRAL VIC 3350
508	Talbot Street South	REDAN VIC 3350
1/517	Talbot Street South	REDAN VIC 3350
2/517	Talbot Street South	REDAN VIC 3350
3/517	Talbot Street South	REDAN VIC 3350
1/518	Talbot Street South	REDAN VIC 3350
2/518	Talbot Street South	REDAN VIC 3350
3/518	Talbot Street South	REDAN VIC 3350
511	Talbot Street South	REDAN VIC 3350
515	Talbot Street South	REDAN VIC 3350
519	Talbot Street South	REDAN VIC 3350
603	Talbot Street South	REDAN VIC 3350
605	Talbot Street South	REDAN VIC 3350
606	Talbot Street South	REDAN VIC 3350
1/607	Talbot Street South	REDAN VIC 3350
2/607	Talbot Street South	REDAN VIC 3350
3/607	Talbot Street South	REDAN VIC 3350
5/607	Talbot Street South	REDAN VIC 3350
6/607	Talbot Street South	REDAN VIC 3350
7/607	Talbot Street South	REDAN VIC 3350
608	Talbot Street South	REDAN VIC 3350
1/609	Talbot Street South	REDAN VIC 3350
2/609	Talbot Street South	REDAN VIC 3350

**HO 168 SOUTH BALLARAT HERITAGE PRECINCT**

<b>NO.</b>	<b>STREET NAME</b>	<b>SUBURB &amp; POSTCODE</b>
3/609	Talbot Street South	REDAN VIC 3350
4/609	Talbot Street South	REDAN VIC 3350
5/609	Talbot Street South	REDAN VIC 3350
610	Talbot Street South	REDAN VIC 3350
611	Talbot Street South	REDAN VIC 3350
612	Talbot Street South	REDAN VIC 3350
1/613	Talbot Street South	REDAN VIC 3350
2/613	Talbot Street South	REDAN VIC 3350
3/613	Talbot Street South	REDAN VIC 3350
4/613	Talbot Street South	REDAN VIC 3350
1/615	Talbot Street South	REDAN VIC 3350
2/615	Talbot Street South	REDAN VIC 3350
3/615	Talbot Street South	REDAN VIC 3350
617	Talbot Street South	REDAN VIC 3350
8	La Trobe Street	REDAN VIC 3350
16	Urquhart Street	BALLARAT CENTRAL VIC 3350
303	Urquhart Street	BALLARAT CENTRAL VIC 3350
309	Urquhart Street	BALLARAT CENTRAL VIC 3350
1/312	Urquhart Street	BALLARAT CENTRAL VIC 3350
2/312	Urquhart Street	BALLARAT CENTRAL VIC 3350
314	Urquhart Street	BALLARAT CENTRAL VIC 3350
406	Urquhart Street	BALLARAT CENTRAL VIC 3350
504A	Urquhart Street	BALLARAT CENTRAL VIC 3350
510	Urquhart Street	BALLARAT CENTRAL VIC 3350
704	Urquhart Street	BALLARAT CENTRAL VIC 3350
706	Urquhart Street	BALLARAT CENTRAL VIC 3350
804	Urquhart Street	BALLARAT CENTRAL VIC 3350
807	Urquhart Street	BALLARAT CENTRAL VIC 3350
813	Urquhart Street	BALLARAT CENTRAL VIC 3350
815	Urquhart Street	BALLARAT CENTRAL VIC 3350
901	Urquhart Street	BALLARAT CENTRAL VIC 3350
2/907	Urquhart Street	BALLARAT CENTRAL VIC 3350
4	Watermans Place	BALLARAT CENTRAL VIC 3350
6	Watermans Place	BALLARAT CENTRAL VIC 3350
4	Windermere Street	BALLARAT CENTRAL VIC 3350
6	Windermere Street	BALLARAT CENTRAL VIC 3350
8	Windermere Street	BALLARAT CENTRAL VIC 3350
2/101	Windermere Street	BALLARAT CENTRAL VIC 3350
108	Windermere Street	BALLARAT CENTRAL VIC 3350
109	Windermere Street	BALLARAT CENTRAL VIC 3350
110-112	Windermere Street	BALLARAT CENTRAL VIC 3350
111	Windermere Street	BALLARAT CENTRAL VIC 3350
113	Windermere Street	BALLARAT CENTRAL VIC 3350
118	Windermere Street	BALLARAT CENTRAL VIC 3350
118A	Windermere Street	BALLARAT CENTRAL VIC 3350
120	Windermere Street	BALLARAT CENTRAL VIC 3350

**HO 168 SOUTH BALLARAT HERITAGE PRECINCT**

<b>NO.</b>	<b>STREET NAME</b>	<b>SUBURB &amp; POSTCODE</b>
120A	Windermere Street	BALLARAT CENTRAL VIC 3350
134	Windermere Street	BALLARAT CENTRAL VIC 3350
136	Windermere Street	BALLARAT CENTRAL VIC 3350
202	Windermere Street	BALLARAT CENTRAL VIC 3350
203	Windermere Street	BALLARAT CENTRAL VIC 3350
204	Windermere Street	BALLARAT CENTRAL VIC 3350
219	Windermere Street	BALLARAT CENTRAL VIC 3350
301	Windermere Street	BALLARAT CENTRAL VIC 3350
1/320	Windermere Street	BALLARAT CENTRAL VIC 3350
2/320	Windermere Street	BALLARAT CENTRAL VIC 3350
3/320	Windermere Street	BALLARAT CENTRAL VIC 3350
403	Windermere Street	BALLARAT CENTRAL VIC 3350
405	Windermere Street	BALLARAT CENTRAL VIC 3350
407	Windermere Street	BALLARAT CENTRAL VIC 3350
410	Windermere Street	BALLARAT CENTRAL VIC 3350
1/420	Windermere Street	BALLARAT CENTRAL VIC 3350
2/420	Windermere Street	BALLARAT CENTRAL VIC 3350
3/420	Windermere Street	BALLARAT CENTRAL VIC 3350
422	Windermere Street	BALLARAT CENTRAL VIC 3350
425	Windermere Street	BALLARAT CENTRAL VIC 3350
505	Windermere Street	REDAN VIC 3350
508	Windermere Street	REDAN VIC 3350
520	Windermere Street	REDAN VIC 3350
1/512	Windermere Street	REDAN VIC 3350
2/512	Windermere Street	REDAN VIC 3350
3/512	Windermere Street	REDAN VIC 3350
1/514	Windermere Street	REDAN VIC 3350
2/514	Windermere Street	REDAN VIC 3350
3/514	Windermere Street	REDAN VIC 3350
516	Windermere Street	REDAN VIC 3350
602B	Windermere Street	REDAN VIC 3350
608A	Windermere Street	REDAN VIC 3350
608B	Windermere Street	REDAN VIC 3350
611	Windermere Street	REDAN VIC 3350
619	Windermere Street	REDAN VIC 3350

## WALLER ESTATE HERITAGE PRECINCT

### *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.

The Waller Estate Precinct is characterised by a 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.

These four roads 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 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. The majority of

houses within the Waller Estate were built by the 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.

Mining occurred throughout the precinct 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. Today, the Waller Estate Precinct contains no evidence of this early mining activity.

The Waller Estate Precinct is historically significant as the earliest example in Ballarat of the type of entrepreneurial private property development that began to take hold in post war Australia. The syndicate 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 Precinct is architecturally significant as 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. The buildings within the subdivision are a consistent Post-War Suburban architectural style. The important design qualities which contribute to the significance of the precinct include detached siting within the allotments, front setbacks of generally 5-10 metres and side setbacks generally ranging from 1.5-6 metres, single storey height, brick construction, low front fences; and the single brick garages located at the end of side driveway.

The Waller precinct is significant aesthetically 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 emphasise the consistency of both form and style of 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.

## WALLER AVENUE HERITAGE PRECINCT STATEMENT OF SIGNIFICANCE

The Waller Estate Precinct is **historically** significant at a **Local** level. (AHC criteria A.4 and H.1).

- (a) the place's importance in the course, or pattern, of Australia's natural or cultural history;*
- (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) the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.*

The Precinct is important for its association 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. 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. The Precinct stands on land that was mostly undeveloped for residential purposes until after World War II. Its subsequent development illustrates a typical pattern of residential infill development that was common in Ballarat.

The Precinct is historically significant as the earliest and most intact example in Ballarat of an entrepreneurial private property development that had begun to become popular in post war Australia. The development of the Waller Estate occurred at a time of severe housing shortage in Australia after World War II and is comparable with similar contemporary projects undertaken by companies such as A V Jennings that radically changed the pattern of residential development in Australia. The Waller Estate is a forerunner of the modern housing estate development that is now common in Ballarat.

The 1950 Waller Estate subdivision is an important local example, albeit on a small scale, and is essentially unchanged from when the original subdivision plan LP20105, was formally lodged in June 1950. The original appearance and character of the houses that were predominantly constructed by the developer/builder Roy Waller and his Ballarat based Waller Syndicate from 1945 to 1961 remains substantially intact.

The Waller Estate Precinct is **architecturally** significant at a **Local** level (AHC criteria D.2, E.1).

- (d) the place's 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; (e) the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;*

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 distinctive layout of the inner roads of the Waller Estate is based on typical 1950s town planning principles, and includes a curvilinear layout created by avenues, crescents and cul-de-sacs that catered for the motor car as a primary means of transport. The development established within the surrounding rigid grid street pattern demonstrates a notable departure from the neo-classical 19<sup>th</sup> century town planning principles of early Ballarat.

The physical attributes of the Waller Estate express the values of the Waller Syndicate. This included the promotion and sale of a variety of quality modern Post-War Suburban houses designed by John Muir, of Muir and Shepherd Architects. By 1950 contemporary critics regarded the Waller Estate as a significant housing venture in the City of Ballarat.

The Precinct is important for its coherent architectural form and the high concentration of detached double or triple fronted brick veneer residences with terracotta tile or corrugated asbestos cement sheet roofs built between 1941 and 1961. The design is distinctively post-World War II and stands in contrast to the mix of timber and brick Victorian, Federation and Inter-War style housing of the neighbourhood. Other important design features include wide front and side setbacks; and single storey face brick construction, and a notable range of low front fences, particularly those constructed of brick with wrought iron panels, as well as single rear brick garages located at the end of side driveways.

The Waller Estate Precinct is **aesthetically** significant at a **Local** level. (AHC criteria D.2, E.1).

*(d) the place's 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; (e) the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;*

The Waller Estate heritage Precinct is important for its ability to demonstrate distinctive aesthetic ideas with an eclectic amalgam of traditional and modern design elements and materials which were highly regarded at the time. This is expressed visually by the substantially intact 1950s-1960s architecture and urban design layout that contains substantial public open space in Waller Avenue and for the picturesque curvilinear street pattern. This adds visual interest to the streetscape and, was intended to demonstrate to potential clients that the Estate was 'modern' and 'attractive', both sought-after characteristics in the post-war era.

### Buildings Not Significant to a Precinct

The following buildings are considered to be 'not of heritage significance' to a heritage place ('the precinct') based on their period of construction. All other buildings within the area identified as the 'heritage precinct' are considered to be prima facie contributory to the significance of the heritage place.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

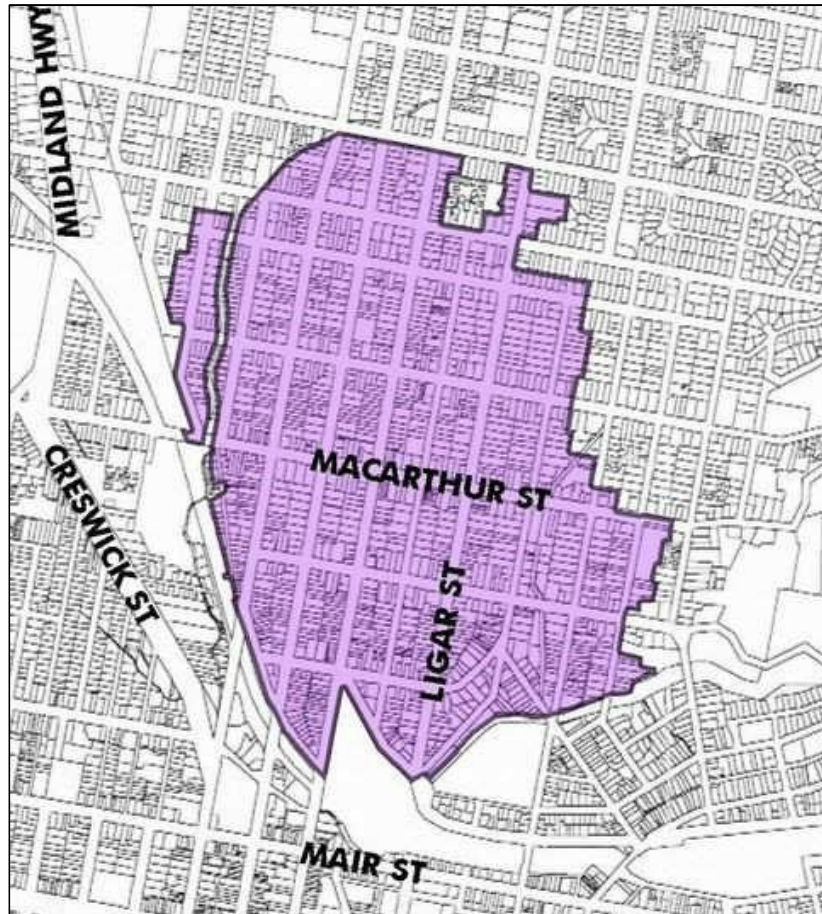
#### HO 169 WALLER ESTATE PRECINCT

NO.	STREET NAME	SUBURB & POSTCODE
35	Inkerman Street	Waller Estate Heritage Precinct
505	Russell Street	Waller Estate Heritage Precinct
507	Russell Street	Waller Estate Heritage Precinct
6A	Waller Avenue	Waller Estate Heritage Precinct
40	Waller Avenue	Waller Estate Heritage Precinct
41	Waller Avenue	Waller Estate Heritage Precinct
48	Waller Avenue	Waller Estate Heritage Precinct
2	Winter Street	Waller Estate Heritage Precinct
4	Winter Street	Waller Estate Heritage Precinct
6	Winter Street	Waller Estate Heritage Precinct



## SOLDIERS HILL HERITAGE PRECINCT

### *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.

The Ballarat North precinct generally includes land bounded by Ligar, Howard, Havelock, Napier and Nicholson Streets and the Yarrowee River Channel. The area became known as Soldiers Hill as it housed a second military camp for additional police and military at the height of the goldrush.

Land at Soldiers Hill was first sold in 1859. By 1862 the high land around Seymour Crescent had been developed residentially. The area was attractive for residential use as it was elevated above the city and away from much of the major industrial activity.

The local population was catered for by local shops in Macarthur Street and hotels scattered throughout the precinct. The Macarthur Street School was constructed in 1877 and the local churches in the mid 1860's. The St Johns Anglican Church is of particular interest for its west window, chancel and the Fincham and Hobday pipe organ.

Many of the buildings and street plantings were completed by the late 1890's and early 1900's. The precinct still retains some of the early evidence of the commercial and light industry such as the Macarthur Street shops, the North Star Hotel, the former chaff mill on the corner of Doveton and Brougham Street and the former Boot factory in Nolan Street. The precinct also retains essentially the same street pattern as subdivided in the 1860's and the allotments are based on the 19<sup>th</sup> century government survey.

The precinct is architecturally important for its original and intact Victorian, Federation and Interwar and early Post War era residential buildings. Typically these are single storey (although some 1 ½ and 2 storey residences exist), roofs are hipped and/or gabled and clad with corrugated galvanised iron, slate or Marseilles tile terra cotta tiles. The buildings are either weatherboard or brick construction with unpainted brick chimneys, include eaves and verandahs, decorative detailing, timber doors and double hung or casement windows.

The precinct also includes original and intact Victorian, Federation and Inter war commercial, educational and cultural/community buildings. These buildings display similar characteristics to the residential buildings but have parapets, predominantly brick. Commercial buildings also have recessed entries and display early signage painted on sidewalls and complex and individual detailing and decoration. The cultural/community and educational buildings have steeper roofs and complex and individual detailing and decoration.

The important visual qualities of the precinct include the views toward the city centre, to Black Hill, the surrounding residential areas in the east, west and south of the Soldiers Hill. Also important are the views towards the former Myer Woollen Mills and Selkirk Bricks and the Railway Station.

Key landmarks in the precinct are the Scots and Presbyterian Church with its spire, the St Columba's Church with its campanile tower, the schools and associated buildings. The shops provide a focal interest in the streetscape and help to define many of the street intersections. The open landscape of Walter Reserve and the stand of mature cypress trees provide a scenic garden focus in a residential setting.

The precinct also includes mature and juvenile street tree plantings and private gardens with mature canopy trees, private and public open space, grass/gravel road shoulders and turf footpaths and nature strips. These create a varied garden setting for the precinct. The substantial integrity of the original engineering infrastructure shows an early and now rarely used construction technology and the excellence of traditional craftsmanship. This is displayed in the extensive network of bluestone spoon or channel drains and bluestone inverted gutters with bluestone pitcher kerbs and wrought iron guards.

## SOLDIERS HILL HERITAGE PRECINCT STATEMENT OF SIGNIFICANCE

The Soldiers Hill Precinct is **historically** significant at a **LOCAL** level (AHC criteria A.4 and H.1).

- (a) the place's importance in the course, or pattern, of Australia's natural or cultural history;*
- (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) the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.*

The Precinct is a broad historical townscape founded in 1850s, associated with the expansion of military presence on the Ballarat gold fields following the Eureka uprising in 1854, when the original Police Camp, located in Lydiard Street, was reinforced by the establishment of a large military and police encampment nearby, on Soldiers Hill.

The Soldiers Hill Precinct was laid out under neoclassical auspices of hierarchy and axial ordering. It was surveyed by the colonial Government Surveyor W.S.Urquhart in late 1851, and the first lands sales took place in 1859 to the late 1860s. The area is historically important as it is an early example of a highly desirable mid 19<sup>th</sup> century goldfields residential area. Its popularity was due to its elevated position away from nearby gold mining activities and noxious industries. The early phase of development with its rectilinear street layout pattern reflects typical 19<sup>th</sup> century geometric neoclassical planning style based on public order with scattered clusters of commercial activities sited on major road intersections, interspersed with a range of denominational landmark ecclesiastical buildings and schools and uniform residential allotments. There was a significant phase of re-building and architectural consolidation during the late 19<sup>th</sup> century together with urban beautification schemes associated with major avenue re-planting of gums and pines with elms and plane trees, and infrastructure development identified by the extensive network of significantly intact bluestone channel drains, gutters and kerbs. The area remains predominately residential although later architectural development and infill became more eclectic in style. Through this process of consolidation and infill over the past 120 years, the urban fabric has been extended on the same pattern as the first mid 19<sup>th</sup> century layout and the harmony of the overall townscape has been retained.

The Soldiers Hill Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1).

- (d) the place's 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;* *(e) the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;*

The Precinct is a significant 19<sup>th</sup> and early 20<sup>th</sup> century example of residential area representing the development of modern urbanism, initiated by the 1850s gold rush in rural Victoria. The economic success of the town due to gold mining allowed for the development of a city that responded to the needs of a rising middle class. The new ideas that underpinned the urban plan of Soldiers Hill Precinct, resulting from

concern of the civic role of public spaces and the need for natural light and ventilation to foster public hygiene, is also reflected by its collection of architectural buildings. The buildings demonstrates many original and intact design qualities associated with a diverse range of small scale predominately single-storey residential Victorian, Federation, and later Inter-War and early Post-War era buildings as well as a notable ensemble of commercial, cultural/community and educational development constructed between the 1860s and 1940s, and into the early 1950s. Many of the churches were designed by leading Victorian architects such as those designed by architects, J. A Doane (Weslyan Church), Leonard Terry (St. John's Anglican Church) and Figgis & Molloy (Scots Church). In contrast to the dominant elements of the churches other landmark structures in the precinct include examples of former industrial buildings such as the galvanised corrugated iron walling of the former Chaff Mill. Of particular significance in the hierarchical ordering of space and elements in the precinct is the adaptation of the urban plan to the introduction of the motor vehicle in the early 20<sup>th</sup> century and resulting design response to private garages which are sited at the rear of dwellings. The success of a unifying aesthetic ideal derived from overseas 19<sup>th</sup> century and early 20<sup>th</sup> century architectural and planning ideas adapted to a provincial Australian model is evidenced by the diverse array of often eclectic building styles in the precinct which collectively contribute to a visually unified townscape of beauty.

The Soldiers Hill Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1).

*(d) the place's 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; (e) the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;*

The Precinct demonstrates important visual qualities that reflect the historical, cultural and architectural development of the precinct, and contribute to its 19<sup>th</sup> century urban plan and townscape setting. The 19<sup>th</sup> century neo-classical town planning concepts based on a regular grid with wide streets and absolute regularity of its grid gives way in the west and south to a number of crescents in response to abrupt changes in topography and introduction of the railway reserve. These features provide its special visual qualities, including complex views across and through the Precinct to other parts of Ballarat as well as east to Black Hill and further south-east to Mount Warrenheip. Despite a considerably variation in allotment sizes and topography, important internal urban and architectural views are created by the harmonious collection of a diverse range of residential architectural styles of similar scale, setback, orientation and construction material set within in a rigid geometric layout of tree lined avenues. Also of importance are the views of highly significant 19<sup>th</sup> century engineering infrastructure, including 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 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 drainguards.

The Soldiers Hill Precinct is **scientifically** significant at a **LOCAL** level (AHC criteria C.2 and F1).

*(c) the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history.*

*(f) the place's importance in demonstrating a high degree of creative or technical achievement at a particular period.*

The substantial integrity of the original engineering infrastructure, particularly as identified by the extensive network of bluestone drains is of importance for demonstrating the modern concepts of urban planning based on new order, hygiene and services. 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).

*(g) the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;*

The Precinct is recognized and highly valued by the local community for its early and ongoing residential, commercial, social, educational, and recreational associations. It is furthermore recognized and highly valued by the local community for its past industrial associations.

### Buildings Not Significant to a Precinct

The following buildings are considered to be 'not of heritage significance' to a heritage place ('the precinct') based on their period of construction. All other buildings within the area identified as the 'heritage precinct' are considered to be prima facie contributory to the significance of the heritage place.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

#### HO 170 SOLDIERS HILL PRECINCT

NO.	STREET NAME	SUBURB & POSTCODE
201	Armstrong Street North	SOLDIERS HILL VIC 3350
204-206	Armstrong Street North	SOLDIERS HILL VIC 3350
302	Armstrong Street North	SOLDIERS HILL VIC 3350
306	Armstrong Street North	SOLDIERS HILL VIC 3350
313	Armstrong Street North	SOLDIERS HILL VIC 3350
317	Armstrong Street North	SOLDIERS HILL VIC 3350
319	Armstrong Street North	SOLDIERS HILL VIC 3350
406	Armstrong Street North (not including the front fence)	SOLDIERS HILL VIC 3350
407	Armstrong Street North	SOLDIERS HILL VIC 3350
409	Armstrong Street North	SOLDIERS HILL VIC 3350
409A	Armstrong Street North	SOLDIERS HILL VIC 3350
506	Armstrong Street North	SOLDIERS HILL VIC 3350
1/509	Armstrong Street North	SOLDIERS HILL VIC 3350
2/509	Armstrong Street North	SOLDIERS HILL VIC 3350
3/509	Armstrong Street North	SOLDIERS HILL VIC 3350
514	Armstrong Street North	SOLDIERS HILL VIC 3350
516	Armstrong Street North	SOLDIERS HILL VIC 3350
517	Armstrong Street North	SOLDIERS HILL VIC 3350
518	Armstrong Street North	SOLDIERS HILL VIC 3350
519	Armstrong Street North	SOLDIERS HILL VIC 3350
527	Armstrong Street North	SOLDIERS HILL VIC 3350
603	Armstrong Street North	SOLDIERS HILL VIC 3350
609	Armstrong Street North	SOLDIERS HILL VIC 3350
612	Armstrong Street North	SOLDIERS HILL VIC 3350
613	Armstrong Street North	SOLDIERS HILL VIC 3350
621	Armstrong Street North	SOLDIERS HILL VIC 3350
814A	Armstrong Street North	SOLDIERS HILL VIC 3350
815B	Armstrong Street North	SOLDIERS HILL VIC 3350
817	Armstrong Street North	SOLDIERS HILL VIC 3350
106	Brougham Street	SOLDIERS HILL VIC 3350
202	Brougham Street	SOLDIERS HILL VIC 3350
207	Brougham Street	SOLDIERS HILL VIC 3350
1	Chesterfield Court	SOLDIERS HILL VIC 3350
2	Chesterfield Court	SOLDIERS HILL VIC 3350
3	Chesterfield Court	SOLDIERS HILL VIC 3350
4	Chesterfield Court	SOLDIERS HILL VIC 3350
1/8	Chisholm Street	SOLDIERS HILL VIC 3350
2/8	Chisholm Street	SOLDIERS HILL VIC 3350

**HO 170 SOLDIERS HILL PRECINCT**

NO.	STREET NAME	SUBURB & POSTCODE
3/8	Chisholm Street	SOLDIERS HILL VIC 3350
4/8	Chisholm Street	SOLDIERS HILL VIC 3350
5/8	Chisholm Street	SOLDIERS HILL VIC 3350
6/8	Chisholm Street	SOLDIERS HILL VIC 3350
9	Chisholm Street	SOLDIERS HILL VIC 3350
2/107	Chisholm Street	SOLDIERS HILL VIC 3350
201	Chisholm Street	SOLDIERS HILL VIC 3350
201	Chisholm Street	SOLDIERS HILL VIC 3350
1/204	Chisholm Street	SOLDIERS HILL VIC 3350
2/204	Chisholm Street	SOLDIERS HILL VIC 3350
3/204	Chisholm Street	SOLDIERS HILL VIC 3350
305	Chisholm Street	BLACK HILL VIC 3350
306	Chisholm Street	BLACK HILL VIC 3350
4	Clarendon Street	SOLDIERS HILL VIC 3350
7	Clarendon Street	SOLDIERS HILL VIC 3350
12	Clarendon Street	SOLDIERS HILL VIC 3350
203	Clarendon Street	SOLDIERS HILL VIC 3350
304A	Clarendon Street	SOLDIERS HILL VIC 3350
305	Clarendon Street	SOLDIERS HILL VIC 3350
408	Clarendon Street	SOLDIERS HILL VIC 3350
1/410	Clarendon Street	SOLDIERS HILL VIC 3350
2/410	Clarendon Street	SOLDIERS HILL VIC 3350
2	Clissold Street	BLACK HILL VIC 3350
4	Clissold Street	BLACK HILL VIC 3350
6	Clissold Street	BLACK HILL VIC 3350
8	Clissold Street	BLACK HILL VIC 3350
107	Clissold Street	BLACK HILL VIC 3350
113	Clyde Street	SOLDIERS HILL VIC 3350
1/121	Clyde Street	SOLDIERS HILL VIC 3350
2/121	Clyde Street	SOLDIERS HILL VIC 3350
128	Clyde Street	SOLDIERS HILL VIC 3350
205	Clyde Street	SOLDIERS HILL VIC 3350
208	Clyde Street	SOLDIERS HILL VIC 3350
209	Clyde Street	SOLDIERS HILL VIC 3350
212	Clyde Street	SOLDIERS HILL VIC 3350
218	Clyde Street	SOLDIERS HILL VIC 3350
307	Clyde Street	SOLDIERS HILL VIC 3350
20	Crompton Street	SOLDIERS HILL VIC 3350
116	Crompton Street	SOLDIERS HILL VIC 3350
201	Crompton Street	SOLDIERS HILL VIC 3350
1/204	Crompton Street	SOLDIERS HILL VIC 3350
2/204	Crompton Street	SOLDIERS HILL VIC 3350
3/204	Crompton Street	SOLDIERS HILL VIC 3350
4/204	Crompton Street	SOLDIERS HILL VIC 3350
5/204	Crompton Street	SOLDIERS HILL VIC 3350
6/204	Crompton Street	SOLDIERS HILL VIC 3350
208	Doveton Crescent	SOLDIERS HILL VIC 3350
1/612	Doveton Street North	SOLDIERS HILL VIC 3350
2/612	Doveton Street North	SOLDIERS HILL VIC 3350



**HO 170 SOLDIERS HILL PRECINCT**

NO.	STREET NAME	SUBURB & POSTCODE
3/612	Doveton Street North	SOLDIERS HILL VIC 3350
32	Doveton Street North	BALLARAT CENTRAL VIC 3350
227	Doveton Street North	SOLDIERS HILL VIC 3350
303	Doveton Street North	SOLDIERS HILL VIC 3350
503	Doveton Street North	SOLDIERS HILL VIC 3350
504	Doveton Street North	SOLDIERS HILL VIC 3350
509	Doveton Street North	SOLDIERS HILL VIC 3350
513	Doveton Street North	SOLDIERS HILL VIC 3350
514	Doveton Street North	SOLDIERS HILL VIC 3350
516	Doveton Street North	SOLDIERS HILL VIC 3350
519	Doveton Street North	SOLDIERS HILL VIC 3350
525	Doveton Street North	SOLDIERS HILL VIC 3350
601A	Doveton Street North	SOLDIERS HILL VIC 3350
1/618	Doveton Street North	SOLDIERS HILL VIC 3350
2/618	Doveton Street North	SOLDIERS HILL VIC 3350
3/618	Doveton Street North	SOLDIERS HILL VIC 3350
619	Doveton Street North	SOLDIERS HILL VIC 3350
1/620	Doveton Street North	SOLDIERS HILL VIC 3350
2/620	Doveton Street North	SOLDIERS HILL VIC 3350
3/620	Doveton Street North	SOLDIERS HILL VIC 3350
621	Doveton Street North	SOLDIERS HILL VIC 3350
622	Doveton Street North	SOLDIERS HILL VIC 3350
623	Doveton Street North	SOLDIERS HILL VIC 3350
632	Doveton Street North	SOLDIERS HILL VIC 3350
711	Doveton Street North	SOLDIERS HILL VIC 3350
713	Doveton Street North	SOLDIERS HILL VIC 3350
1/802	Doveton Street North	SOLDIERS HILL VIC 3350
2/802	Doveton Street North	SOLDIERS HILL VIC 3350
3/802	Doveton Street North	SOLDIERS HILL VIC 3350
813	Doveton Street North	SOLDIERS HILL VIC 3350
815	Doveton Street North	SOLDIERS HILL VIC 3350
207	Gregory Street	SOLDIERS HILL VIC 3350
209	Gregory Street	SOLDIERS HILL VIC 3350
210	Gregory Street	SOLDIERS HILL VIC 3350
212	Gregory Street	SOLDIERS HILL VIC 3350
214	Gregory Street	SOLDIERS HILL VIC 3350
218	Gregory Street	SOLDIERS HILL VIC 3350
1/501	Gregory Street	SOLDIERS HILL VIC 3350
2/501	Gregory Street	SOLDIERS HILL VIC 3350
3/501	Gregory Street	SOLDIERS HILL VIC 3350
4/501	Gregory Street	SOLDIERS HILL VIC 3350
507	Gregory Street	SOLDIERS HILL VIC 3350
4	Havelock Street	BALLARAT EAST VIC 3350
10	Havelock Street	BLACK HILL VIC 3350
201A	Havelock Street	SOLDIERS HILL VIC 3350
209	Havelock Street	SOLDIERS HILL VIC 3350
211	Havelock Street	SOLDIERS HILL VIC 3350
211A	Havelock Street	SOLDIERS HILL VIC 3350
211B	Havelock Street	SOLDIERS HILL VIC 3350

**HO 170 SOLDIERS HILL PRECINCT**

NO.	STREET NAME	SUBURB & POSTCODE
215	Havelock Street	SOLDIERS HILL VIC 3350
300	Havelock Street	BLACK HILL VIC 3350
1/301	Havelock Street	SOLDIERS HILL VIC 3350
2/301	Havelock Street	SOLDIERS HILL VIC 3350
3/301	Havelock Street	SOLDIERS HILL VIC 3350
4/301	Havelock Street	SOLDIERS HILL VIC 3350
303	Havelock Street	SOLDIERS HILL VIC 3350
306	Havelock Street	BLACK HILL VIC 3350
406	Havelock Street	BLACK HILL VIC 3350
411	Havelock Street	SOLDIERS HILL VIC 3350
415	Havelock Street	SOLDIERS HILL VIC 3350
1/417	Havelock Street	SOLDIERS HILL VIC 3350
2/417	Havelock Street	SOLDIERS HILL VIC 3350
3/417	Havelock Street	SOLDIERS HILL VIC 3350
4/417	Havelock Street	SOLDIERS HILL VIC 3350
501	Havelock Street	SOLDIERS HILL VIC 3350
505	Havelock Street	SOLDIERS HILL VIC 3350
510	Havelock Street	BLACK HILL VIC 3350
511B	Havelock Street	SOLDIERS HILL VIC 3350
511A	Havelock Street	SOLDIERS HILL VIC 3350
513	Havelock Street	SOLDIERS HILL VIC 3350
517	Havelock Street	SOLDIERS HILL VIC 3350
518	Havelock Street	BLACK HILL VIC 3350
602A	Havelock Street	BLACK HILL VIC 3350
616	Havelock Street	SOLDIERS HILL VIC 3350
618	Havelock Street	BLACK HILL VIC 3350
701	Havelock Street	SOLDIERS HILL VIC 3350
1	Howard Street	SOLDIERS HILL VIC 3350
1A	Howard Street	SOLDIERS HILL VIC 3350
4A	Howard Street	SOLDIERS HILL VIC 3350
4	Howard Street	SOLDIERS HILL VIC 3350
101	Howard Street	SOLDIERS HILL VIC 3350
102	Howard Street	SOLDIERS HILL VIC 3350
105	Howard Street	SOLDIERS HILL VIC 3350
106	Howard Street	SOLDIERS HILL VIC 3350
204	Howard Street	SOLDIERS HILL VIC 3350
208	Howard Street	SOLDIERS HILL VIC 3350
304	Howard Street	SOLDIERS HILL VIC 3350
1/305	Howard Street	SOLDIERS HILL VIC 3350
2/305	Howard Street	SOLDIERS HILL VIC 3350
3/305	Howard Street	SOLDIERS HILL VIC 3350
402A	Howard Street	SOLDIERS HILL VIC 3350
404	Howard Street	SOLDIERS HILL VIC 3350
405	Howard Street	SOLDIERS HILL VIC 3350
407	Howard Street	SOLDIERS HILL VIC 3350
502	Howard Street	SOLDIERS HILL VIC 3350
508	Howard Street	SOLDIERS HILL VIC 3350
601	Howard Street	SOLDIERS HILL VIC 3350
603	Howard Street	SOLDIERS HILL VIC 3350

**HO 170 SOLDIERS HILL PRECINCT**

NO.	STREET NAME	SUBURB & POSTCODE
606	Howard Street	SOLDIERS HILL VIC 3350
704A	Howard Street	SOLDIERS HILL VIC 3350
707	Howard Street	SOLDIERS HILL VIC 3350
207	Ligar Street	SOLDIERS HILL VIC 3350
208	Ligar Street	SOLDIERS HILL VIC 3350
212	Ligar Street	SOLDIERS HILL VIC 3350
215	Ligar Street	SOLDIERS HILL VIC 3350
330	Ligar Street	SOLDIERS HILL VIC 3350
403	Ligar Street	SOLDIERS HILL VIC 3350
415	Ligar Street	SOLDIERS HILL VIC 3350
422	Ligar Street	SOLDIERS HILL VIC 3350
1/430	Ligar Street	SOLDIERS HILL VIC 3350
2/430	Ligar Street	SOLDIERS HILL VIC 3350
3/430	Ligar Street	SOLDIERS HILL VIC 3350
4/430	Ligar Street	SOLDIERS HILL VIC 3350
506A	Ligar Street	SOLDIERS HILL VIC 3350
510	Ligar Street	SOLDIERS HILL VIC 3350
511	Ligar Street	SOLDIERS HILL VIC 3350
1/513	Ligar Street	SOLDIERS HILL VIC 3350
2/513	Ligar Street	SOLDIERS HILL VIC 3350
3/513	Ligar Street	SOLDIERS HILL VIC 3350
518	Ligar Street	SOLDIERS HILL VIC 3350
602	Ligar Street	SOLDIERS HILL VIC 3350
614	Ligar Street	SOLDIERS HILL VIC 3350
618	Ligar Street	SOLDIERS HILL VIC 3350
801A	Ligar Street	SOLDIERS HILL VIC 3350
10	Little Clyde Street	SOLDIERS HILL VIC 3350
2/11	Little Clyde Street	SOLDIERS HILL VIC 3350
3/11	Little Clyde Street	SOLDIERS HILL VIC 3350
21	Little Clyde Street	SOLDIERS HILL VIC 3350
31	Little Clyde Street	SOLDIERS HILL VIC 3350
37	Little Clyde Street	SOLDIERS HILL VIC 3350
37A	Little Clyde Street	SOLDIERS HILL VIC 3350
201	Lydiard Street North	SOLDIERS HILL VIC 3350
308	Lydiard Street North	SOLDIERS HILL VIC 3350
313	Lydiard Street North	SOLDIERS HILL VIC 3350
325	Lydiard Street North	SOLDIERS HILL VIC 3350
406	Lydiard Street North	SOLDIERS HILL VIC 3350
412B	Lydiard Street North	SOLDIERS HILL VIC 3350
425	Lydiard Street North	SOLDIERS HILL VIC 3350
1/502	Lydiard Street North	SOLDIERS HILL VIC 3350
2/502	Lydiard Street North	SOLDIERS HILL VIC 3350
3/502	Lydiard Street North	SOLDIERS HILL VIC 3350
4/502	Lydiard Street North	SOLDIERS HILL VIC 3350
5/502	Lydiard Street North	SOLDIERS HILL VIC 3350
1/503	Lydiard Street North	SOLDIERS HILL VIC 3350
2/503	Lydiard Street North	SOLDIERS HILL VIC 3350
3/503	Lydiard Street North	SOLDIERS HILL VIC 3350
4/503	Lydiard Street North	SOLDIERS HILL VIC 3350

**HO 170 SOLDIERS HILL PRECINCT**

NO.	STREET NAME	SUBURB & POSTCODE
1/504	Lydiard Street North	SOLDIERS HILL VIC 3350
2/504	Lydiard Street North	SOLDIERS HILL VIC 3350
3/504	Lydiard Street North	SOLDIERS HILL VIC 3350
601	Lydiard Street North	SOLDIERS HILL VIC 3350
604	Lydiard Street North	SOLDIERS HILL VIC 3350
604A	Lydiard Street North	BALLARAT CENTRAL VIC 3350
1/606	Lydiard Street North	SOLDIERS HILL VIC 3350
2/606A	Lydiard Street North	SOLDIERS HILL VIC 3350
3/606B	Lydiard Street North	SOLDIERS HILL VIC 3350
4/606C	Lydiard Street North	SOLDIERS HILL VIC 3350
608	Lydiard Street North	SOLDIERS HILL VIC 3350
624	Lydiard Street North	SOLDIERS HILL VIC 3350
626	Lydiard Street North	SOLDIERS HILL VIC 3350
706	Lydiard Street North	SOLDIERS HILL VIC 3350
805	Lydiard Street North	SOLDIERS HILL VIC 3350
807	Lydiard Street North	SOLDIERS HILL VIC 3350
808	Lydiard Street North	SOLDIERS HILL VIC 3350
810	Lydiard Street North	SOLDIERS HILL VIC 3350
812	Lydiard Street North	SOLDIERS HILL VIC 3350
812A	Lydiard Street North	SOLDIERS HILL VIC 3350
3	Macarthur Street	SOLDIERS HILL VIC 3350
4	Macarthur Street	SOLDIERS HILL VIC 3350
110	Macarthur Street	SOLDIERS HILL VIC 3350
1/408	Macarthur Street	SOLDIERS HILL VIC 3350
2/408	Macarthur Street	SOLDIERS HILL VIC 3350
414	Macarthur Street	SOLDIERS HILL VIC 3350
2	Napier Street	BLACK HILL VIC 3350
9	Napier Street	BLACK HILL VIC 3350
13	Napier Street	BLACK HILL VIC 3350
14	Napier Street	BLACK HILL VIC 3350
16	Napier Street	BLACK HILL VIC 3350
16A	Napier Street	BLACK HILL VIC 3350
201	Neill Street	SOLDIERS HILL VIC 3350
203	Neill Street	SOLDIERS HILL VIC 3350
205	Neill Street	SOLDIERS HILL VIC 3350
207	Neill Street	SOLDIERS HILL VIC 3350
208	Neill Street	SOLDIERS HILL VIC 3350
210	Neill Street	SOLDIERS HILL VIC 3350
212	Neill Street	SOLDIERS HILL VIC 3350
1/301	Neill Street	SOLDIERS HILL VIC 3350
2/301	Neill Street	SOLDIERS HILL VIC 3350
3/301	Neill Street	SOLDIERS HILL VIC 3350
314-316	Neill Street	SOLDIERS HILL VIC 3350
412	Neill Street	SOLDIERS HILL VIC 3350
415	Neill Street	SOLDIERS HILL VIC 3350
416	Neill Street	SOLDIERS HILL VIC 3350
418	Neill Street	SOLDIERS HILL VIC 3350
420	Neill Street	SOLDIERS HILL VIC 3350
422	Neill Street	SOLDIERS HILL VIC 3350

**HO 170 SOLDIERS HILL PRECINCT**

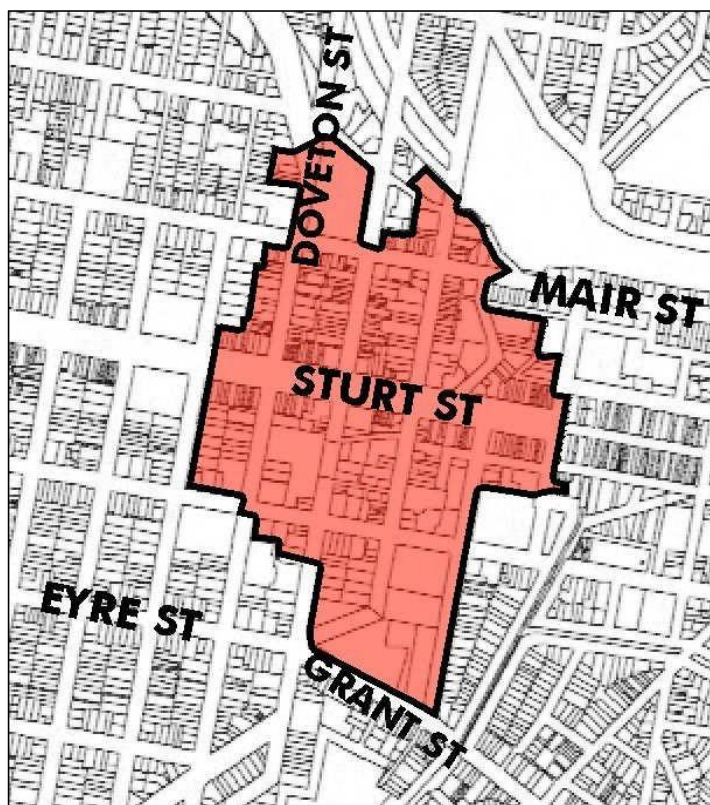
NO.	STREET NAME	SUBURB & POSTCODE
424	Neill Street	SOLDIERS HILL VIC 3350
426	Neill Street	SOLDIERS HILL VIC 3350
428	Neill Street	SOLDIERS HILL VIC 3350
430	Neill Street	SOLDIERS HILL VIC 3350
432	Neill Street	SOLDIERS HILL VIC 3350
507	Neill Street	SOLDIERS HILL VIC 3350
512	Neill Street	SOLDIERS HILL VIC 3350
516	Neill Street	SOLDIERS HILL VIC 3350
518	Neill Street	SOLDIERS HILL VIC 3350
607	Neill Street	SOLDIERS HILL VIC 3350
609	Neill Street	SOLDIERS HILL VIC 3350
1/611	Neill Street	SOLDIERS HILL VIC 3350
2/611	Neill Street	SOLDIERS HILL VIC 3350
3/611	Neill Street	SOLDIERS HILL VIC 3350
616	Neill Street	SOLDIERS HILL VIC 3350
618	Neill Street	SOLDIERS HILL VIC 3350
618A	Neill Street	SOLDIERS HILL VIC 3350
1/619	Neill Street	SOLDIERS HILL VIC 3350
2/619	Neill Street	SOLDIERS HILL VIC 3350
3/619	Neill Street	SOLDIERS HILL VIC 3350
4/619	Neill Street	SOLDIERS HILL VIC 3350
5/619	Neill Street	SOLDIERS HILL VIC 3350
704A	Neill Street	SOLDIERS HILL VIC 3350
309	Nicholson Street	BLACK HILL VIC 3350
310	Nicholson Street	BLACK HILL VIC 3350
315	Nicholson Street	BLACK HILL VIC 3350
318	Nicholson Street	BLACK HILL VIC 3350
321	Nicholson Street	BLACK HILL VIC 3350
403	Nicholson Street	BLACK HILL VIC 3350
414-418	Nicholson Street	BLACK HILL VIC 3350
420	Nicholson Street	BLACK HILL VIC 3350
422	Nicholson Street	BLACK HILL VIC 3350
424	Nicholson Street	BLACK HILL VIC 3350
304	Peel Street North	BLACK HILL VIC 3350
305	Peel Street North	BLACK HILL VIC 3350
1/312	Peel Street North	BLACK HILL VIC 3350
2/312	Peel Street North	BLACK HILL VIC 3350
3/312	Peel Street North	BLACK HILL VIC 3350
1/314	Peel Street North	BLACK HILL VIC 3350
2/314	Peel Street North	BLACK HILL VIC 3350
1/324-326	Peel Street North	BLACK HILL VIC 3350
2/324-326	Peel Street North	BLACK HILL VIC 3350
3/324-326	Peel Street North	BLACK HILL VIC 3350
4/324-326	Peel Street North	BLACK HILL VIC 3350
5/324-326	Peel Street North	BLACK HILL VIC 3350
6/324-326	Peel Street North	BLACK HILL VIC 3350
330	Peel Street North	BLACK HILL VIC 3350
406	Peel Street North	BLACK HILL VIC 3350
409	Peel Street North	BLACK HILL VIC 3350

**HO 170 SOLDIERS HILL PRECINCT**

NO.	STREET NAME	SUBURB & POSTCODE
415	Peel Street North	BLACK HILL VIC 3350
1/416	Peel Street North	BLACK HILL VIC 3350
2/416	Peel Street North	BLACK HILL VIC 3350
3/416	Peel Street North	BLACK HILL VIC 3350
4/416	Peel Street North	BLACK HILL VIC 3350
417	Peel Street North	BLACK HILL VIC 3350
418	Peel Street North	BLACK HILL VIC 3350
422	Peel Street North	BLACK HILL VIC 3350
502	Peel Street North	BLACK HILL VIC 3350
506	Peel Street North	BLACK HILL VIC 3350
509	Peel Street North	BLACK HILL VIC 3350
511	Peel Street North	BLACK HILL VIC 3350
27B	Rowe Street	BLACK HILL VIC 3350
33	Rowe Street	BLACK HILL VIC 3350
60	Rowe Street	BLACK HILL VIC 3350
7	Seymour Crescent	SOLDIERS HILL VIC 3350
9	Seymour Crescent	SOLDIERS HILL VIC 3350
12	Seymour Crescent	SOLDIERS HILL VIC 3350
102	Seymour Street	SOLDIERS HILL VIC 3350
104	Seymour Street	SOLDIERS HILL VIC 3350
106	Seymour Street	SOLDIERS HILL VIC 3350
201	Seymour Street	SOLDIERS HILL VIC 3350
203	Seymour Street	SOLDIERS HILL VIC 3350
205	Seymour Street	SOLDIERS HILL VIC 3350
207	Seymour Street	SOLDIERS HILL VIC 3350
209	Seymour Street	SOLDIERS HILL VIC 3350
1/408	Seymour Street	SOLDIERS HILL VIC 3350
2/408	Seymour Street	SOLDIERS HILL VIC 3350

## LYDIARD STREET HERITAGE PRECINCT

### *Description / Precinct Boundaries*



*Figure 10 Lydiard Street Heritage Precinct Map, shown as "I" 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 Cattan 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.

The Lydiard Street precinct is of state significance.

The precinct was first surveyed by the government surveyor William Urquart, who laid out the city centre on the plateau using a four-block grid pattern. In that plan, Lydiard and Armstrong Streets were main thoroughfares and Mair, Dana and Sturt Streets were cross streets. The survey did not extend east beyond Lydiard Street being the site of the government camp. The camp was the administrative centre established to keep order on the goldfields and was strategically located at the edge of the township where it had views across the diggings.

The precinct includes Ballarat's significant civic, institutional, religious and commercial buildings and monuments. The collection of buildings reflects the wealth that the 1851 gold discoveries brought to Ballarat influenced by the Anglo Saxon immigrants who diversified into other occupations following the gold rush.

Buildings and features in the precinct show the features associated with the civic and commercial development of the area from the 1850's. Notable contemporary architects, such as Casselli & Figgis and Leonard Terry designed many of the civic and commercial buildings. The significant and contributory buildings are predominantly Victorian, Federation, Edwardian and Inter War styles and feature ornate detailing, verandahs and intact interiors and exteriors.

Subdivision of parts of the government camp in the late to mid 1880's was followed by the construction of 'boom style' architecture on the new lots which included the Ballarat Fine Art Gallery, the Old Colonialists Hall, the Mining Exchange, the Ballarat Commercial Club and Bones Buildings. Together with the Post Office and the Victorian buildings on the west side of Lydiard Street, this group of buildings created a distinctive 'boom style' streetscape.

The opening of the railway line attracted hospitality businesses and warehouses to Lydiard Street north, while Lydiard Street South became the focus for the legal and financial businesses. The oldest operating theatre in mainland Australia, Her Majesty's theatre is a substantial presence in Lydiard Street south. Substantial churches were established at the corner of Dana and Lydiard Streets and added to the importance of Lydiard Street.

The character of Sturt Street was being defined in the 1860's with the development of the dual carriageway divided by a mudbank, later planted with shrubs and trees known as the Camp Street gardens. The central median strip provided a civic space for structures, monuments and memorials.

Sturt Street originally housed timber buildings but by the 1870's these were replaced by brick shops. Other significant commercial and institutional buildings include the Town Hall, the Myer building and Golden City Hotel.

Key features of the precinct include the retention of the original street grid pattern, the topographical setting of the escarpment, the gracious boulevard of Sturt Street, and significant landmarks. Also included are the intact bluestone kerbs and gutters and remnants of cobblestone paved lanes, two areas of original street paving of large bluestone flagstones, 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, an early cast iron post box in Lydiard Street.



## LYDIARD STREET HERITAGE PRECINCT STATEMENT OF SIGNIFICANCE

The Lydiard Street Heritage Precinct is **architecturally and aesthetically** significant at a **STATE** level (AHC criteria D.2, E.1 and F).

*(d) the place's 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;*  
*(e) the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;*  
*(f) the place's importance in demonstrating a high degree of creative or technical achievement at a particular period.*

The Precinct is aesthetically and architecturally significant as an outstanding example of 19<sup>th</sup> century provincial city centre representing the development of modern urbanism, initiated by the 1850s gold rush in rural Victoria. As a model of a mid 19<sup>th</sup> century classical European city it is an excellent testament of European colony planning where urban design and perspective views were adapted to the local context and can be appreciated in all its magnitude. The natural physical framework along with the built is used as a theatrical backdrop with rectilinear streets lined by buildings of similar neo-classical facades and similar heights that define the socio- political functions and cultural centre of Ballarat.

The historic urban development and character of the Precinct is architecturally important to Ballarat, as the first large goldfields town surveyed by W.S. Urquhart, which is regarded as his most successful in Victoria. The primary focus of the British Colonial Office was the design and layout of streets as well as provision of law and order on the goldfields, with local private capital generated by the gold fields financing the buildings.

The Precinct is aesthetically and architecturally significant as an excellent model representing 19<sup>th</sup> century neo-classical town planning based on a new order, hygiene and services that sharply distinguishes it from East Ballarat. The absolute regularity of the grid street pattern gives way dramatically in the east to a basalt escarpment, which overlooks the former chaotic gold mining area along Yarrowee Creek and East Ballarat. The juxtaposition between order and chaos is further reinforced by the street names which were all named after Police Commissioners and Officers of the Native Police controlling the goldfields and comprise the following, Sturt (Commandant of the Melbourne City Police), Lydiard (Officer Lydiard of the Native Police from Goulburn area, later full Commissioner), Dana (Captain Dana of the Native Police), Mair (Melbourne Police Magistrate and Inspector of Police), Doveton (Commissioner Doveton), Armstrong (Assistant to Commissioner Doveton).

The creation of the Precinct between 1850 and 1880s is particularly significant as it coincided with the early boom of the gold fields and because the legacy of mid 19<sup>th</sup> century historic street pattern, urban fabric and buildings have retained their authenticity and integrity to a high degree, in terms of the historic architecture and types of function. The historic area is one of a few examples of this type in Australia where the early collection of grand buildings and infrastructure are well protected and well managed. Although the Precinct has been subject to urban growth which still continues, the urban fabric has been extended on the same pattern as the first plan and the historic core has not been subject to drastic transformations.

Ballarat architecture in Lydiard and Sturt Streets represented its *éclat*, its style. The architecture best symbolized the *belle époque* of the gold mining boom, it was initiated by the wealth generated from the alluvial and deep leads and sustained by the growth of quartz gold mining from the late 1850s. This was emphasized by major landmark buildings that defined the focal point of the major intersections of the grids.

The economic success of the town allowed for the development of a city that responded to the social aspirations of a rising middle class and serviced the needs of the mining industry. The success of a unifying aesthetic ideal derived from overseas 19<sup>th</sup> century and early 20<sup>th</sup> century architectural and planning ideas adapted to a provincial Australian model is evidenced by the remarkable collection of landmark neo-classical building styles in the precinct which collectively contribute to a visually unified streetscape of great classical beauty.

The early construction of opulent buildings in Lydiard Street was due to the specific characteristics of the Ballarat gold fields. It was the discovery of gold at Ballarat in 1851 that resulted in Victoria's gold boom. Ballarat was recognized as probably the richest alluvial goldfields in the world at its peak between 1852 and 53. Unlike the great alluvial goldfield at Mt Alexander, Castlemaine, Ballarat was a unique field. It had both surface alluvial, deep lead and quartz mining that led to a more permanent stable population than most other mining areas, where the rise of syndicates and companies became common. It also led to increased tension between government authorities and miners which after the Eureka Rebellion in 1854, provided for the development of new courts of mines and mining legislation that underpins mining activities throughout Australia today. It also paved the way for rapid and orderly growth of capitalist mining and accumulation of vast wealth.

The Precinct is also architecturally and historically significant for its associational links with the development of mining law related to underground mining practices. The many disputed claims in the area gave rise to a substantial growth in legal chambers and fine architectural buildings that lined Lydiard Street by 1860s. A gaol (1857) and Supreme Court (1868) were built in Lydiard Street South and the area became the centre of legal and business offices and many buildings still house these functions today. A Church Precinct at the corner of Lydiard and Dana Streets contributed to the importance of this area of Lydiard Street and creates a spectacular backdrop to the centre city.

The Precinct is also architecturally and historically significant for its group of six outstanding neo-classical banks in Lydiard Street designed by notable Melbourne architect Leonard Terry in the 1860s, clustered around the corner of Lydiard and Sturt Streets. These include from the northern corner the former Bank of Australasia, the National Bank, former Colonial Bank of Australasia and the Bank of New South Wales which were all built in a row. On the southern corner, the London Chartered Bank and the nearby Union Bank buildings continued the theme. It is also the site of the Mining Exchange (1887-89) which 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.

In the early 1860s the Government Camp (the site of the former Gold Commissioners Police Camp in Camp Street) was subdivided and other uses were located there. These include, 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, and a Library (1895- 1901). However the former function of area was reinstated when the Police Court (1903-4) and new State Government Offices and Courthouse were erected in Camp Street in 1941. The Chief Government Architect, Percy Everett, designed a building which became a “*dramatic new element in the street.*” The Police Station (1961) was the only new building built in the Camp Street area in the post World War II period.

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, all with frontages along Lydiard Street. 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. 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 Sturt Street. By the 1870s timber shops had been replaced by brick shops. By the 1860s the boulevard character of Sturt Street was being defined with the development of a dual carriageway.

Around 1862, the northern end of Lydiard Street became the focus of a specific type of buildings which addressed the needs of the new railway station and the grand neo-classical styled Railway Hall. 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. Hotels already established in the area included the George in 1852 and William Irwin’s Provincial Hotel in 1863, later relocated and rebuilt nearby others include the Alexandra Tea Rooms and Reid’s Coffee Palace. The Craig’s Hotel was established in 1852 in Lydiard Street South. Between 1865 and 1890 the sites were developed into a “*series of distinctive two-storey commercial and civic buildings.*”

The Precinct is architecturally significant for the outstanding collection of 19<sup>th</sup> century civic and commercial buildings associated with the commercial life of Ballarat. These include, 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. 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 buildings located at 50, 54 and 56 Lydiard 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.

The Precinct is architecturally significant for its high quality of substantially intact buildings with examples by notable contemporary architects from all periods ranging from 1860s-1950s. It demonstrates many original and early architectural design

qualities associated with the civic and commercial development of the area from the 1850s. The main building characteristics include a solid masonry form of usually stone or ashlar render, similar heights and scale, Italianate detailing and other strongly related elements which constituted a single "composition." This together with a commonly held aesthetic ideal, where the hierarchy of decoration and ornaments, columns, cornices, framing of windows and sculpted motifs delineated spatial composition, contributed to the unity of a monumental streetscape. The predominantly symmetrical design of Renaissance Revival Victorian and Beaux Arts Edwardian architecture with elaborately ornate street verandahs, tree lined avenues, asphalt footpaths and 19<sup>th</sup> century engineering infrastructure have created an historic centre of great unity and visual coherence.

The Precinct has aesthetic significance for its outstanding visual qualities of its setting, urban layout and architecture. The important visual qualities reflect the historical, cultural and architectural development of the precinct, and contribute to the contextual setting of Ballarat.

The qualities include the urban foci, notably many prominent and larger civic buildings, the dramatic topographical setting on the escarpment, intact Victorian streetscapes, the grid street pattern and gracious boulevard of Sturt Street. The important visual qualities of the Precinct are also enhanced by the street landscape design and layout that has contributed to the appearance of a gracious provincial City.

The Lydiard Street Precinct is **historically** significant at a **LOCAL** level (AHC criterion A, A4, Band H.1).

- (a) the place's importance in the course, or pattern, of Australia's natural or cultural history;*
- (a.4) the 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;*
- (b) the place's possession of uncommon, rare or endangered aspects of Australia's cultural history;*
- (h) the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.*

The Precinct was surveyed by the colonial Government Surveyor W.S.Urquhart in late 1851 and is an excellent example of the lasting influence of his work.

The Precinct is historically important for its association with the discovery of gold in the early 1850s. The alluvial rushes in Victoria commenced in August 1851 in the Ballarat area and were of major national and international significance. The Precinct is significant as the site of the Gold Commissioners Camp and the activities of the Native Police, the first police force on the goldfields. It provides the historical context and setting for Eureka Stockade rebellion in 1854 which was an outstanding event in Australia. The Eureka Rebellion as an historical event and the associated rebel miners' Southern Cross flag, have become symbols for democracy in Australia. The original Southern Cross flag is held in the Ballarat Fine Art Gallery located in the Precinct. The area is significant because of its potential to yield archaeological evidence of underground deposits or artifacts associated with the Government Camp.

The Precinct is historically important for its major contribution to the unified character of Ballarat's urban design that still retains the harmony of its foundation years. It has historic significance for its association with a number of significant activities that links together some of the main themes in the historical, social and architectural development of Ballarat.

The Precinct 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 and F).

*(c) the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history;*

*(f) the place's importance in demonstrating a high degree of creative or technical achievement at a particular period.*

The Precinct 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).

*(g) the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.*

The Precinct is recognized and highly valued by the wider community for civic, commercial and religious reasons. The Precinct is culturally important as it demonstrates the particular social structure of Ballarat during the 19<sup>th</sup> century which was conducive to a universally admired aesthetic.

### Buildings Not Significant to a Precinct

The following buildings are considered to be 'not of heritage significance' to a heritage place ('the precinct') based on their period of construction. All other buildings within the area identified as the 'heritage precinct' are considered to be prima facie contributory to the significance of the heritage place.

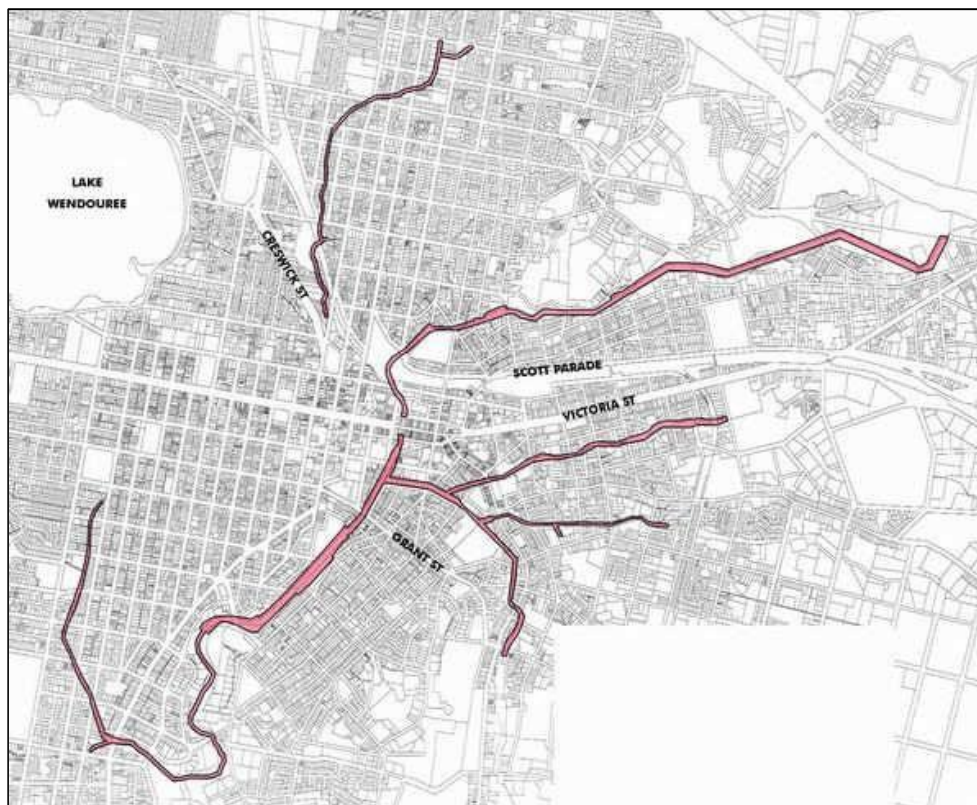
The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

#### HO 171 LYDIARD STREET PRECINCT

NO.	STREET NAME	SUBURB & POSTCODE
	Phoenix Foundry Mall	BALLARAT CENTRAL VIC 3350
104	Armstrong Street South	BALLARAT CENTRAL VIC 3350
5	Doveton Street North	BALLARAT CENTRAL VIC 3350
5A	Doveton Street North	BALLARAT CENTRAL VIC 3350
5B	Doveton Street North	BALLARAT CENTRAL VIC 3350
19	Doveton Street North	BALLARAT CENTRAL VIC 3350
25	Doveton Street South	BALLARAT CENTRAL VIC 3350
305	Dana Street	BALLARAT CENTRAL VIC 3350
406-408	Dana Street	BALLARAT CENTRAL VIC 3350
43	Lydiard Street North	BALLARAT CENTRAL VIC 3350
8	Mair Street (excepting the bluestone retaining wall at south east corner of the property abutting Mair Street)	BALLARAT CENTRAL VIC 3350
37	Mair Street	BALLARAT CENTRAL VIC 3350
43	Mair Street	BALLARAT CENTRAL VIC 3350
401	Mair Street	BALLARAT CENTRAL VIC 3350
308	Sturt Street	BALLARAT CENTRAL VIC 3350
310	Sturt Street	BALLARAT CENTRAL VIC 3350
312	Sturt Street	BALLARAT CENTRAL VIC 3350
329	Sturt Street	BALLARAT CENTRAL VIC 3350
3/315	Sturt Street	BALLARAT CENTRAL VIC 3350
302-306	Sturt Street	BALLARAT CENTRAL VIC 3350
401	Sturt Street	BALLARAT CENTRAL VIC 3350
403A	Sturt Street	BALLARAT CENTRAL VIC 3350
403B	Sturt Street	BALLARAT CENTRAL VIC 3350
405	Sturt Street	BALLARAT CENTRAL VIC 3350
405A	Sturt Street	BALLARAT CENTRAL VIC 3350

## CREEKS AND RIVER CHANNELS HERITAGE PRECINCT

### *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.

### **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>15</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

<sup>15</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.



with lines of men working shoulder to shoulder, washing their dirt for gold, along the course of the creek.<sup>16</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>17</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>18</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>19</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>20</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>21</sup>*

<sup>16</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>17</sup> *Ibid.*, pp16-17.

<sup>18</sup> W Bate, *Lucky City*, op.cit., p.25

<sup>19</sup> W.B. Withers, *History of Ballarat*, op.cit, p.157 & 221.

<sup>20</sup> W.Bate, *Lucky City*, op.cit., p.30

<sup>21</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 Ballarat.

Before 1921, the City of Ballarat was responsible for works on the Gnarr Creek, the Redan Creek, the Wendouree Creek and, jointly with the Town of Ballarat 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 Ballarat), 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>22</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>23</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 midway 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>24</sup> and appear to have been used in part to drain

<sup>22</sup> Engineering Drawing 1861/009.01, 'Sludge Channels at Ballarat', dated September 1861; and Engineering Drawing 1862/003.

<sup>23</sup> See Engineering Drawings 1862/006, 007, 008, and 022 for these early lines

<sup>24</sup> 'Surveyor General's Office by J Brache, 21<sup>st</sup> October 1861', Central Highlands Library, Australiana Collection, Ballarat Branch.

large sludge reserves that had been formed on the eastern side of Main Road. Water, brought in by 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>25</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>26</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>27</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

<sup>25</sup> W. Bate, *Lucky City*, op cit, p.165

<sup>26</sup> City Council of Ballarat, *Mayor's Annual Report*, November 1870

<sup>27</sup> W Bate, *Lucky City*, op cit, p174.

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 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>28</sup>

By 1880, the need to further channel and line the Gnarr Creek had become of major concern to the City of Ballarat. 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>29</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>30</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.

<sup>28</sup> City Council of Ballarat, *Mayor's Annual Report*, August 1878

<sup>29</sup> City Council of Ballarat, *Mayor's Annual Report*, August 1880, p.4.

<sup>30</sup> City Council of Ballarat, *Mayor's Annual Report*, August 1883, p.1.

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 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>31</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

<sup>31</sup> City Council of Ballarat, *Mayor's Annual Report*, August 1882, p.3.

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 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>32</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>33</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>34</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>35</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

<sup>32</sup> Andrew C. Ward and Associates, 'Review of Railway Sites of Cultural Significance within the City of Ballarat', February 1991, p.82

<sup>33</sup> City Council of Ballarat, *Mayor's Annual Report*, August 1889, p.1.

<sup>34</sup> City Council of Ballarat, *Mayor's Annual Report*, August 1899, p.3.

<sup>35</sup> City Council of Ballarat, *Mayor's Annual Report*, August 1901, p.7.

Redan Creek - a great work of sanitation.<sup>36</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 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 Ballarat 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 Ballarat East, either singly or as joint works with the City of Ballarat. 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 Ballarat East saw this as 'the most important work undertaken by the City and Town Councils for some time'.<sup>37</sup>

In the early 1890s the Town of Ballarat 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 Ballarat 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

<sup>36</sup> City Council of Ballarat, *Mayor's Annual Report*, August 1890, p.1

<sup>37</sup> Town of Ballarat East, *Mayor's Annual Report*, August 1891, p.4

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 Ballarat 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 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>38</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>39</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

<sup>38</sup> Town of Ballarat East, *Mayor's Annual Report*, August 1901, p.12-13

<sup>39</sup> City Council of Ballarat, *Mayor's Annual Report*, August 1901, p.7



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:

*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 Ballarat 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>40</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

<sup>40</sup>Town of Ballarat East, *Mayor's Annual Report*, August 1906, p.22

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>41</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 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>42</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>43</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>44</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

<sup>41</sup> Town of Ballarat East, *Mayor's Annual Report*, August 1908, pp.14-15

<sup>42</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>43</sup> Town of Ballarat East, *Mayor's Annual Report*, August 1916, p.23

<sup>44</sup> City Council of Ballarat, *Mayor's Annual Report*, August 1915, p.9

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>45</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>46</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 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.*

<sup>45</sup> City Council of Ballarat, *Mayor's Annual Report*, August 1916, p.11

<sup>46</sup> *Ibid.*, p.7

*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>47</sup>*

The Ballarat City Council supervised these, and other, projects on behalf of the Public Works Department.<sup>48</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 Ballarat to be constructed solely of concrete, though several smaller channels have been similarly constructed.'<sup>49</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, 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 Ballarat North and . . . a great improvement to the locality'.<sup>50</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>51</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

<sup>47</sup> City Council of Ballarat, *Mayor's Annual Report*, August 1930, p.30.

<sup>48</sup> *Ibid.*, pp14-15.

<sup>49</sup> City Council of Ballarat, *Mayor's Annual Report*, August 1931, p.13.

<sup>50</sup> City Council of Ballarat, *Mayor's Annual Report*, August 1933, p.12.

<sup>51</sup> City Council of Ballarat, *Mayor's Annual Report*, August 1938, p.20.

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 Ballarat 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>52</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>53</sup> The wooden deck appears to have been constructed a little like a pier - with gaps between the planks.

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>54</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.

<sup>52</sup> Town of Ballarat East, *Mayor's Annual Report*, August 1904, p.12

<sup>53</sup> *The Australasian*, 29 February 1908, p.523

<sup>54</sup> W.Bate, *Lucky City*, op.cit., p.249.

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.

#### **BIBLIOGRAPHY**

- Weston Bate, *Lucky City. The First Generation at Ballarat: 1851-1901* Carlton: Melbourne University Press, 1978. Reprinted 1979.
- Jacobs, Lewis, Vines, *Ballarat Conservation Study*, Part 1, 1978 & Part 2, 1980
- Peter Lumley, John Dyke, Roger Spencer, Eve Almond, *Ballarat Historic Landscapes, Trees and Gardens*, Royal Botanic Gardens, Melbourne & Department of Crown Lands & Survey, 1983
- Mayor's Annual Reports for the City of Ballarat and the Town of Ballarat East held in the Australian Collection, Central Highlands Library, Ballarat Branch.
- See also the notes taken from additional historical source material and chronologically listed according to the channel name in the associated Appendix.

#### ***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.

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 .

***Significant Landmarks 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.

**For further information on individual channel descriptions , refer to the *Ballarat Heritage Study Stage 2, July 2003.***



## **CREEKS AND RIVER CHANNELS HERITAGE PREICNCT STATEMENT OF SIGNIFICANCE**

(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.

### **Buildings Not Significant to a Precinct**

The following buildings are considered to be 'not of heritage significance' to a heritage place ('the precinct') based on their period of construction. All other buildings within the area identified as the 'heritage precinct' are considered to be prima facie contributory to the significance of the heritage place.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

**HO 172 CREEKS AND RIVER CHANNELS HERITAGE PRECINCT – NO SITES LISTED AS 'NOT SIGNIFICANT' TO THE PRECINCT.**

## MOUNT PLEASANT GOLDEN POINT HERITAGE PRECINCT

### Description / Precinct Boundaries

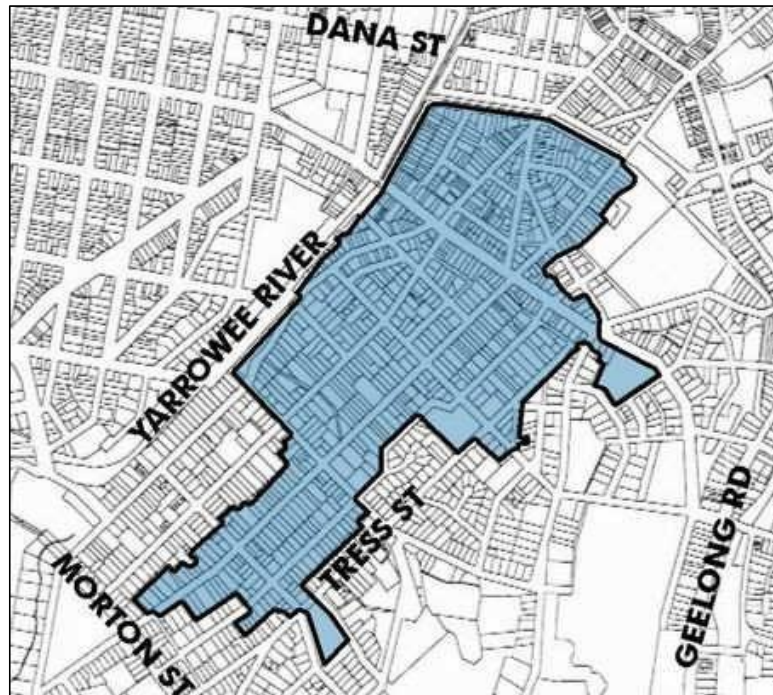


Figure 12 Mount Pleasant Golden Point Heritage Precinct Map, shown as "K" on the Proposed Ballarat Urban Heritage Precincts Map

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.

The Mount Pleasant – Golden Point precinct was settled from the 1850's as a result of gold discoveries in the area. Golden Point, discovered in 1851, was one of the richest alluvial fields in the Ballarat Goldfields. A rough and ready tent town soon sprang up, providing access to such services as butchers, tradesmen and sly grog

tents. By the late 1850's underground quartz mining was occurring in Barkly Street at Gum Tree Flat and nearby.

By 1870, Golden Point was part of the urban structure of Ballarat. Once the mines began to close, the precinct consolidated into a residential area. Further residential development occurred following the electrification of the former horse drawn trams in 1904. However, the tramline was used more for recreational purposes by allowing people to access Lake Wendouree. As most people travelled to work on foot or on bicycle, there was little real benefit in having the tram line to the people of Ballarat East, although the route was extended to include a spur line along Barkly Street to Cobden Street.

The main road network was laid out by 1861 while the local roads were laid out by 1870. The layout of roads reflected the undulating topography and the presence of mining and essentially remains unchanged from the 1880's.

The precinct features a mix of residential, commercial and cultural and community building in a range of styles from the 1850's to the 1940's including Victorian, Federation and Interwar periods. Typically buildings were either weatherboard or brick, with hipped or gabled rooves, clad with galvanised iron or terra cotta tiles.

The precinct is important visually as it allows for uninterrupted views across and through the precinct to trees. Buildings also had decorative detailing, verandahs and fences appropriate to the style of the building. Landmarks such as the corner shops and pubs along Grant Street, the Mount Pleasant and the former Golden Point schools, Pearces Park and the tree-lined ridge of Magazine Hill. Views along the local roads and the rear of buildings are also visually attractive. Other features of importance are the grass verges and bluestone kerb and channels and the mature exotic street trees.

## MOUNT PLEASANT GOLDEN POINT HERITAGE PRECINCT STATEMENT OF SIGNIFICANCE

The Mount Pleasant/Golden Point Precinct is **historically** significant at a **LOCAL** level (AHC criterion A,1,3 and H.1).

*(a) the place's importance in the course, or pattern, of Australia's natural or cultural history;*

*(a3) importance in exhibiting unusual richness or diversity of built landscapes and cultural features;*

*(a4) & (h1) importance for association with events, developments, cultural phases and individuals which have had a significant role in the human occupation and evolution of the region.*

The Precinct is significant as it illustrates the transition from early alluvial mining practices to highly sophisticated large engineering companies involved in quartz mining that sustained Ballarat's prosperity well into the 20<sup>th</sup> and 21<sup>st</sup> century. It is associated with three different phases of gold mining in the Ballarat region, alluvial (1851-52), Deep Lead (1853-75) and quartz mining (1854-1914). To the north east on Golden Point, lies Old Post Office Hill, the scene of the original gold discovery, which formed together with the flats along the Yarrowee Creek, the earliest and one of the richest alluvial fields on the Ballarat goldfields. The area was part of the main diggings area of Ballarat, although rivaled by Eureka and Canadian Gully fields shortly afterwards. The hilly spur of Golden Point, Mt Pleasant and the White Horse Ranges stretching south, gave rise to a series of gullies and rich Deep Leads that ran both east towards the main north-south Canadian Lead and west to Yarrowee Creek and the north-south Golden Point Lead. This latter Lead was the main stream under the basalt plateau of West Ballarat that ran south to Sebastopol. By the 1850s Golden Point was seriously mined for quartz, especially the area called Gum Tree Flat.

The Precinct is also historically significant for its associational links with the development of mining law related to underground mining practices. The many disputed claims in the Precinct gave rise to a substantial growth in legal chambers and fine architectural buildings that lined Lydiard Street by 1860s. Many of these mining claims were the subject of landmark mining legal decisions. The decisions covered the changing regulations that governed alluvial diggers and the practice of shepherding, the introduction of Frontage Regulations that controlled the register and sizes of claims allowing small parties of men to introduce larger scale mining activities that were vital to Deep Lead mining operations. It paved the way for large scale operations associated with quartz mining within the area that called for outside financial, organizational and engineering skills.

The Precinct is also historically important for its ability to add to our understanding of the many layering and complexities associated with the steady influx of a cosmopolitan mining population, including a large Chinese group of miners, in the development of an increasingly more formal built environment that became dominated by Cornish and Welsh miners, experts in quartz mining. In particular the area is associated with the Welshman, Thomas Jones who mined the No 1 Lannberris Mine, and pioneered the techniques of early quartz mining. The early road system and subsequent consolidation as a residential area from the 1850s followed a typical pattern of developing land left vacant by mine closures. In consequence, the

urban fabric and local roads developed into a distorted grid that reflected the underlying auriferous deposits and geology of the area, and aspirations of a changing local community. The majority of roads were laid out in 1870s and 1880s. 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 potential for archaeological investigation extends to the former Old Post Office Hill and former Chinese miners village.

The Mount Pleasant/Golden Point Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1).

*(d) its importance in demonstrating the principal characteristics of: (i) a class of Australia's Cultural places; or (ii) a class of Australia's cultural environments (including way of life, custom, process, land-use, function, design or technique); (e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.*

The Precinct is a significant, highly heterogeneous mix of mid 19<sup>th</sup> century to early 20<sup>th</sup> century residential, commercial and institutional buildings developed within an intensely worked gold mining area. The predominance of residential buildings is a powerful illustration of the impact of new mining laws that were introduced following the nearby Eureka Rebellion and Commission of Inquiry in 1854 and 1855. This included permitting residential development to co-exist alongside industrial mining activities. The resulting security of tenure made possible by the introduction of Miners Rights (later termed Residential Area Right Leases) encouraged a more permanent settlement to occur. The many original and intact residential, commercial, and cultural/community development of the Mount Pleasant/Golden Point are important as a collection of buildings that testify to an area in a state of constant change between 1850s and the 1940s. Generally, as miners lived within close proximity to their mine operations, the wide range of sizes and styles of houses in close juxtaposition reflects the status and occupation of their residents, with wealthy mine managers and owners acquiring the largest and best sites for their homes. The most rudimentary cottages reflect the transitory nature of the early mining settlement in the northern area around Golden Point. In contrast, the predominately substantial later Victorian and Edwardian residences are associated with quartz mining and are dispersed evenly throughout the precinct. There is a strong correlation between different sized allotments, different architectural styles, various front and side setbacks, changing orientation of dwellings and apparent randomness in the location of cultural buildings and parks, with different types, prosperity, duration and location of former gold mining operations, and the subsequent speculative development that followed. In contrast with West Ballarat, the cultural significance of the architecture fabric of the precinct reflects the impact and vagaries of alluvial, Deep Lead and quartz gold mining operations, rather than an over arching urban planning ideal.

The Mount Pleasant/Golden Point Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1).

*(d) its importance in demonstrating the principal characteristics of: (i) a class of Australia's Cultural places; or (ii) a class of Australia's cultural environments (including way of life, custom, process, land-use, function, design or technique); (e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.*

The important visual qualities of the heritage landscape of Golden Point and its surrounds in conjunction with the former Flats of Yarrowee Creek, illustrates the evolution and development of a largely spontaneous unplanned historic 19<sup>th</sup> century mining precinct, a contextual landscape for the major historic mining tourist site of Sovereign Hill. In particular these qualities include the complex views from the elevated undulating hills of Mt Pleasant/Golden Point and the White Horse Ranges across the alluvial flats inclusive of Winters, Golden Point, Gum Tree Flats and Yarrowee Creek through the Precinct to other parts of Ballarat; especially the escarpment defining the edge of the basalt plateau of West Ballarat. The area itself forms a visually important contextual setting from many historic vantage points around the City of Ballarat. There are panoramic views of the area from the escarpment as well as Camp Street, the site of the former Police Camp, which overlooked the generally centralized alluvial diggings. As there are no large scale developments that dominate the skyline, early views remain, and it is possible to clearly see different aspects of the areas that were the subject of mid 19<sup>th</sup> century illustrations depicting life on the early gold diggings. The area provides a unique visual insight into the architectural aspirations that represent the changing life styles of different types of miners towards residential buildings during the transition from alluvial, Deep Lead and underground quartz mining. These examples include differing treatment of civic infrastructure development, including the design of road layout, kerbs, gutters and street planting. Other important aesthetic qualities include notably the corner shops, Grapes Hotel along Grant Street; Mount Pleasant and former Golden Point schools; Pearces Park and 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).

*(g) the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.*

The Precinct is recognized and highly valued by the local community for residential, commercial, cultural, religious, and recreational reasons. The area is socially and culturally significant for the legacy of paintings, illustrations and wealth of historical records that document the gold mining history of the area and its many mining disputes.

The Central Ballarat Precinct is **scientifically** significant at a **LOCAL** level (AHC criteria C and F).

*(c) its potential to yield information that will contribute to an understanding of Australia's natural or cultural history;*

*(f) importance for its technical, creative, design or artistic excellence, innovation or achievement.*

The Precinct is of importance for contributing to a history of the infrastructure development of this area 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 much of this engineering infrastructure also demonstrates an early, and now rarely used construction technology, as well as the excellence of traditional craftsmanship. Many buildings and associated structures also demonstrate high standards of construction and craftsmanship.

### Buildings Not Significant to a Precinct

The following buildings are considered to be 'not of heritage significance' to a heritage place ('the precinct') based on their period of construction. All other buildings within the area identified as the 'heritage precinct' are considered to be prima facie contributory to the significance of the heritage place.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

#### HO 173 MOUNT PLEASANT/GOLDEN POINT PRECINCT

NO.	STREET NAME	SUBURB & POSTCODE
5-7	Albion Street	GOLDEN POINT VIC 3350
8	Albion Street	GOLDEN POINT VIC 3350
10	Albion Street	GOLDEN POINT VIC 3350
11	Albion Street	GOLDEN POINT VIC 3350
12	Albion Street	GOLDEN POINT VIC 3350
11	Anderson Street East	GOLDEN POINT VIC 3350
301	Barkly Street	GOLDEN POINT VIC 3350
316	Barkly Street	GOLDEN POINT VIC 3350
319	Barkly Street	GOLDEN POINT VIC 3350
321	Barkly Street	GOLDEN POINT VIC 3350
403	Barkly Street	GOLDEN POINT VIC 3350
524	Barkly Street	GOLDEN POINT VIC 3350
611	Barkly Street	GOLDEN POINT VIC 3350
613	Barkly Street	GOLDEN POINT VIC 3350
616-620	Barkly Street	GOLDEN POINT VIC 3350
617	Barkly Street	GOLDEN POINT VIC 3350
634A	Barkly Street	GOLDEN POINT VIC 3350
640-642	Barkly Street	GOLDEN POINT VIC 3350
1/823	Barkly Street	MOUNT PLEASANT VIC 3350
2/823	Barkly Street	MOUNT PLEASANT VIC 3350
3/823	Barkly Street	MOUNT PLEASANT VIC 3350
825	Barkly Street	MOUNT PLEASANT VIC 3350
825A	Barkly Street	MOUNT PLEASANT VIC 3350
4A	Blair Street	GOLDEN POINT VIC 3350
8	Blair Street	GOLDEN POINT VIC 3350
14	Blair Street	GOLDEN POINT VIC 3350
502	Bond Street	GOLDEN POINT VIC 3350
504	Bond Street	GOLDEN POINT VIC 3350
628	Bond Street	GOLDEN POINT VIC 3350
1/628	Bond Street	GOLDEN POINT VIC 3350
629-631	Bond Street	GOLDEN POINT VIC 3350
630	Bond Street	GOLDEN POINT VIC 3350
2	Boyle Street	GOLDEN POINT VIC 3350
4	Boyle Street	GOLDEN POINT VIC 3350



**HO 173 MOUNT PLEASANT/GOLDEN POINT PRECINCT**

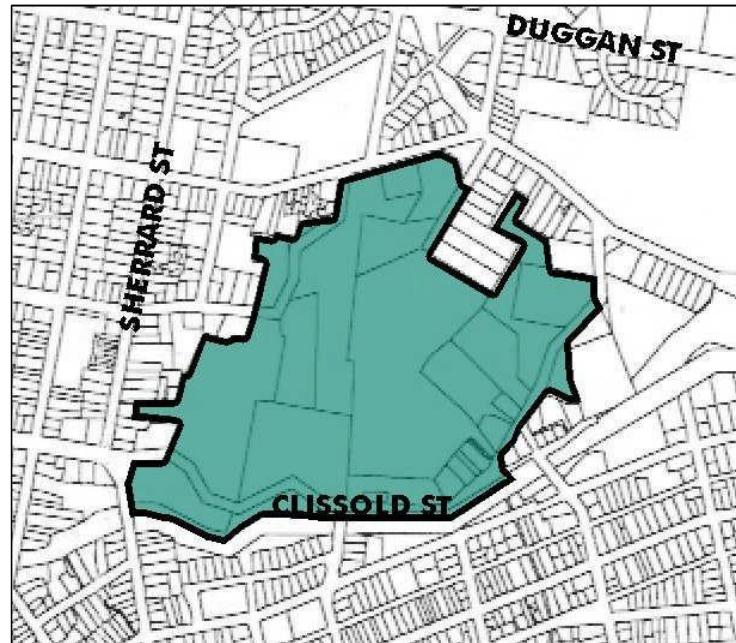
1/6	Boyle Street	GOLDEN POINT VIC 3350
2/6	Boyle Street	GOLDEN POINT VIC 3350
3/6	Boyle Street	GOLDEN POINT VIC 3350
4/6	Boyle Street	GOLDEN POINT VIC 3350
8	Boyle Street	GOLDEN POINT VIC 3350
7	Bradshaw Street	GOLDEN POINT VIC 3350
1/8	Bradshaw Street	GOLDEN POINT VIC 3350
2/8	Bradshaw Street	GOLDEN POINT VIC 3350
3/8	Bradshaw Street	GOLDEN POINT VIC 3350
4/8	Bradshaw Street	GOLDEN POINT VIC 3350
106	Bradshaw Street	GOLDEN POINT VIC 3350
402	Bradshaw Street	GOLDEN POINT VIC 3350
403A	Bradshaw Street	GOLDEN POINT VIC 3350
13	Cameron Street	GOLDEN POINT VIC 3350
110	Cobden Street	MOUNT PLEASANT VIC 3350
8	Eddy Street	GOLDEN POINT VIC 3350
9	Eddy Street	GOLDEN POINT VIC 3350
104	Grant Street	GOLDEN POINT VIC 3350
1/216	Grant Street	GOLDEN POINT VIC 3350
2/216	Grant Street	GOLDEN POINT VIC 3350
208	Grant Street	GOLDEN POINT VIC 3350
211	Grant Street	GOLDEN POINT VIC 3350
217	Grant Street	GOLDEN POINT VIC 3350
221	Grant Street	GOLDEN POINT VIC 3350
302	Grant Street	GOLDEN POINT VIC 3350
305	Grant Street	GOLDEN POINT VIC 3350
408	Grant Street	GOLDEN POINT VIC 3350
411	Grant Street	GOLDEN POINT VIC 3350
502	Grant Street	GOLDEN POINT VIC 3350
309	Humffray Street South	GOLDEN POINT VIC 3350
408	Humffray Street South	GOLDEN POINT VIC 3350
506	Humffray Street South	GOLDEN POINT VIC 3350
516	Humffray Street South	GOLDEN POINT VIC 3350
522	Humffray Street South	GOLDEN POINT VIC 3350
524	Humffray Street South	GOLDEN POINT VIC 3350
602A	Humffray Street South	GOLDEN POINT VIC 3350
604	Humffray Street South	GOLDEN POINT VIC 3350
606	Humffray Street South	GOLDEN POINT VIC 3350
609	Humffray Street South	GOLDEN POINT VIC 3350
610	Humffray Street South	GOLDEN POINT VIC 3350
615	Humffray Street South	GOLDEN POINT VIC 3350
617	Humffray Street South	GOLDEN POINT VIC 3350
627	Humffray Street South	GOLDEN POINT VIC 3350
2A	James Street	GOLDEN POINT VIC 3350
6	James Street	GOLDEN POINT VIC 3350
8	James Street	GOLDEN POINT VIC 3350
12	James Street	GOLDEN POINT VIC 3350

**HO 173 MOUNT PLEASANT/GOLDEN POINT PRECINCT**

CA 3C	Magpie Street	GOLDEN POINT VIC 3350
1/8	Peake Street	GOLDEN POINT VIC 3350
2/8	Peake Street	GOLDEN POINT VIC 3350
53	Peel Street South	GOLDEN POINT VIC 3350
54	Peel Street South	GOLDEN POINT VIC 3350
65	Peel Street South	GOLDEN POINT VIC 3350
77	Peel Street South	GOLDEN POINT VIC 3350
79	Peel Street South	GOLDEN POINT VIC 3350
6	Steinfeld Street South	GOLDEN POINT VIC 3350
8	Steinfeld Street South	GOLDEN POINT VIC 3350
1/10	Steinfeld Street South	GOLDEN POINT VIC 3350
20	Steinfeld Street South	GOLDEN POINT VIC 3350
1	Stocks Street	GOLDEN POINT VIC 3350
3	Stocks Street	GOLDEN POINT VIC 3350

## BLACK HILL HERITAGE PRECINCT

### *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.

The Black Hill precinct includes the Black Hill public reserve and some privately owned land in Clissold and Chisholm Streets. Black Hill was originally known as ‘Bowdun’ by the Watha Wurrung people and was described as “Black Hill” by William Urquart the government surveyor who surveyed the region in 1851.

Black Hill forms part of the auriferous quartz ranges in the Ballarat region. The post contact history of Black Hill was characterised by gold mining over three different eras. Shallow alluvial mining occurred in 1851 – 1852, followed by the working of deep alluvial lead form 1853 – 1875 and finally the development and working of quartz reefs in the underlying bedrock in 1854-1918.

Black Hill was a difficult area to mine, as the area had no water supply to wash dirt and remove the gold. Miners had to bag the dirt, roll the bags down the hill and wash it in the Yarrowee Creek. By 1853/54 a windmill was erected to supply power to drive a four-head battery. In 1855 the battery was relocated to the Historical Overview

bottom of the hill and converted to run on steam power. It is thought that this battery was the first to be erected in Australia. Changes in technology also wrought changes to the landscape. From the late 1850's to early 1900's the landscape was pitted with shafts, mullock heaps, debris, tramway trestle bridges over the Yarrowee Creek and almost bare of vegetation. South of the Yarrowee Creek contained water reservoirs and mullock heaps on land now bounded by Princes, Morres and Newman Streets. Six companies were working the area by 1860.

Open cut mining commenced in earnest in the late 1850's by the Black Hill Quartz Crushing Company, later became the Black Hill Company Limited. Open cut mining became the sole method of mining until 1864. In 1861, a new sixty-head battery was installed and the Black Hill Company was processing 100 tons of quartz per week. The company purchased the surrounding claims and held about 40 acres, encompassing much of the hill and land to the south of Yarrowee Creek.

Open cut mining continued with tunnels extended more than half a mile long and the distinctive cliff began appearing from about 1863. Between 1862 and 1870, the company produced 1019 kg of gold, the processing site included a large steam driven battery which would have been located opposite the present Newman Street footbridge, a transport railway and foundry. By 1907 mining operations decreased and the area became popular as a public recreation facility. Reservation of land to form the reserve began in 1907 and the last reservation occurred in 1983. A brickworks and the Davey's Paint Factory also co-located on the Hill and as the ceased operations, became incorporated into the public reserve.

Revegetation activities occurred at various sites in the reserve. On Arbor Day in 1913, boys from state schools planted trees to make the hill "a more sheltered and attractive lookout". The Black Hill Progress Association was formed in 1917 with the aim of the beautification of the locality. On Arbor Day 1917, boys from Humffray Street, Black Hill and Queen Street State Schools planted over 1,000 pines in avenues. A lookout was also erected and paths formed from the streets to the reserve and lookout.

Further tree planting occurred to the 1980's by various community groups and the Council. The reserve also benefited from sustenance and relief work between 1927 and 1932, constructing pathways, planting trees and fencing. The tourist roadway was constructed in 1940 to provide a scenic look to the Reserve.

Key remnants of mining activity remains including the visible scarring and debris from the open cut era, vertical and horizontal shafts, foundations that may be attributed to the crushing battery, two concrete structures possibly used to house explosives and brick kerbing. A few residential buildings are located in the south east of the precinct and are Victorian vernacular in style. It is possible that one or two may date as early from the 1860's.

The Black Hill precinct is important as one of the few visible and generally untouched mining sites left in Ballarat. The site is pivotal in its role in the economic and social development of Ballarat from 1851 and for the remaining artifacts that can contribute to a better understanding of the place and the technology used. The site is important

for the views from the precinct to Ballarat and as a significant landmark. afforestation. The precinct is also important as a location for public recreation and culturally important for its association with community groups.

## **BLACK HILL HERITAGE PRECINCT STATEMENT OF SIGNIFICANCE**

The Black Hill Precinct is **historically** and **scientifically** significant at a **LOCAL** level (AHC criterion A, C.2 and H.1).

- (a) the place's importance in the course, or pattern, of Australia's natural or cultural history;*
- (a3) importance in exhibiting unusual richness or diversity of built landscapes and cultural features;*
- (a4) & (h1) importance for association with events, developments, cultural phases and individuals which have had a significant role in the human occupation and evolution of the region.*
- (c) its potential to yield information that will contribute to an understanding of Australia's natural or cultural history;*

The Precinct is particularly significant as a cultural landscape that possesses mining sites which reflect the whole period of gold mining activity that characterized the Ballarat goldfields, including three different mining operations, alluvial mining between 1851-52, followed by deep alluvial lead mining from 1853-75 and the development of quartz reef mining from 1854-1918. In this regard the Precinct is significant as one of the few sites left in Ballarat with such visible evidence of gold mining operations, and one which has been largely untouched by later residential infill development.

The Precinct is associated with the auriferous quartz ranges that spawned a number of important gold leads in Ballarat's mining history which played a pivotal role since 1851 in the economic and social development of Ballarat, as well as the rest of Victoria.

The hill itself is of significance as it provides key examples of early open-cut quartz gold mining, ranging from an immense cutting, a deep gorge created by the open cut mining that was blasted out of the sides of the hill, to remnant tunnels and shafts, and foundations. The Precinct is also important for its association with various gold mining companies, particularly the Black Hill Quartz Mining Company, which later became the Black Hill Mining Company and was integrated into the Victoria United Mining Company that operated on Black Hill between c.1854 and c.1915.

The Precinct is of archaeological importance for its potential to yield artefacts and technology evidence associated with quartz mining, and later for its association with a Brickworks industry that operated on or near the site of the former Black Hill Quartz Mining Company crushing battery.

The Black Hill Precinct is **aesthetically and socially** significant at a **LOCAL** level (AHC criteria D.2, E.1 G.1).

*(d) its importance in demonstrating the principal characteristics of: (i) a class of Australia's Cultural places; or (ii) a class of Australia's cultural environments (including way of life, custom, process, land-use, function, design or technique);*  
*(e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.*  
*(g) the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.*

The Black Hill Precinct is a place of strong aesthetic value and is a significant foci of the Ballarat area. The attributes include the undeveloped park-like character of the hill itself, in such close proximity to the centre of Ballarat, the very visible south face of the hill with its dramatic appearance brought about by years of open-cut mining, and dark patches of *Pinus radiata*, re-forestation. The man-made cultural landscape visually defines the limits of 19<sup>th</sup> century urban growth of Ballarat in this area. The Black Hill Reserve also provides a unique vantage point, a popular lookout spot providing panoramic across the city of Ballarat and the surrounding districts to Mount Warrenheip and distant countryside views.

The Precinct is highly valued for recreational purposes by the local community. The area was reserved as early as 1907 as a public recreation area by the East Ballarat Council who wanted to ensure the land remained free from urban development. Various community groups in particular the Black Hill Progress Association. Black Hill, a community based voluntary association, with the aim of 'beautification of the locality' began re-forestation of parts of Black Hill, using predominantly *Pinus radiata*, not long afterwards. In 1917 in collaboration with local schools, they planted over 1000 pines in avenues and in 1940 a tourist road was constructed to the Black Hill lookout.

### **Buildings Not Significant to a Precinct**

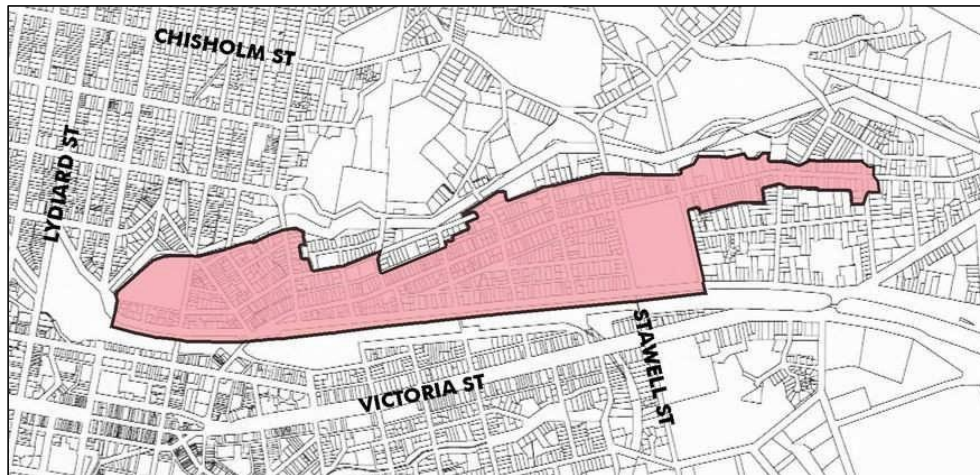
The following buildings are considered to be 'not of heritage significance' to a heritage place ('the precinct') based on their period of construction. All other buildings within the area identified as the 'heritage precinct' are considered to be prima facie contributory to the significance of the heritage place.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

**HO 174 BLACK HILL PRECINCT – NO SITES LISTED AS 'NOT SIGNIFICANT' TO THE PRECINCT.**

## HUMFFRAY STREET HERITAGE PRECINCT

### *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.

Humffray Street was formerly an early established bullock track but was once the main entry into Ballarat in the 1850's and 1860's. The precinct runs parallel to the railway line and the Yarrowee River channel and extends from near the Eastern Oval to the corner of Humffray and Thompson Streets. The precinct includes a mixture of commercial, cultural, educational and recreational places.

Parts of Humffray Street precinct was first surveyed by the government surveyor in the 1850's. Sections were subdivided into residential lots by Government and private subdivision. The layout of the regular lots reflects area surveyed by the government. The irregular shaped lots were in the areas where Miners Rights leases dominated.

The precinct is important as it contains many original and early examples of Victorian, Federation and Interwar residential, educational, community and cultural buildings. The residential buildings are typically one storey in height with hipped and /or gabled roofs, mostly clad in corrugated galvanised iron. They are predominantly made of horizontal weatherboard, occasionally brick, with either polychromatic or unpainted brick chimneys and verandahs. Other features are decorative detailing, timber doors and timber framed double hung or casement windows. The commercial and cultural/community buildings are typified by their domestic scale and one or two storey height, clad with galvanised corrugated iron or Marseilles pattern terra cotta tiles, horizontal weatherboards or brick walls, parapeted facades, timber doors and windows and decorative detailing.

Some of the key landmark buildings include the Brown Hill Uniting Church, the Eastern Oval Reserve and grandstand, the former Eastern Station Hotel, smaller shops along Humffray Street, the former Ballarat Female Refuge and former Alexandra Babies Home and the Greek Orthodox Church Hall. Also visually important are the significant mature trees in the precinct.

Other features of the precinct are the grass/gravel road shoulders and turf nature strips, open landscaped or treed reserves and stretches of unmade road, combine to provide a less urbanised setting. The retention of much of the original bluestone or brick spoon drains and bluestone or brick kerb and channelling is also a feature.

## HUMFFRAY STREET HERITAGE PRECINCT STATEMENT OF SIGNIFICANCE

The Humffray Street Precinct is **historically** significant at a **LOCAL** level (AHC criterion A and H.1).

*(a) the place's importance in the course, or pattern, of Australia's natural or cultural history;*

*(a3) importance in exhibiting unusual richness or diversity of built landscapes and cultural features;*

*(a4) & (h1) importance for association with events, developments, cultural phases and individuals which have had a significant role in the human occupation and evolution of the region.*

The Precinct is associated with the early track, Humffray Street, the main access route that followed the Yarrowee River to the major alluvial gold finds near Black Hill and the northern-eastern section of Eureka Lead at Brown Hill, later known as Little Bendigo.

The Precinct is also of historical importance for its association with the rich quartz and open cut company mining at Black Hill, which was first exploited by a group of French miners, and the environmental degradation of the Yarrowee River and flats that followed. The environmental impact of the mining in this area had major repercussions with sludge, debris that contaminated dams and polluted water, causing havoc with flash flooding down stream. Water Boards were set up early in 1860s to provide safe and secure water supplies, and to reduce the high rates of diseases. Major engineering infrastructure projects were undertaken to control water courses. It included the construction of a vast network of bluestone and brick channels, storm water drains as well as bluestone, kerbs and deep gutters that are a vital part of Ballarat's heritage. The northern section of the Precinct (in the general area now bounded by Princes, Morres and Newman Streets) is historical important as an example of environmentally degraded mining wasteland land that was only reclaimed recently for the construction of Housing Commission houses in the 1950s, while other areas along the Yarrowee River channel remain vacant.

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 Yarrowee Creek that runs around the oval is an important example of early timber lined canalization project in 1860s which was later upgraded with bluestone in 1880s.

The Humffray Street/Ballarat East Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1).

*(d) its importance in demonstrating the principal characteristics of: (i) a class of Australia's Cultural places; or (ii) a class of Australia's cultural environments (including way of life, custom, process, land-use, function, design or technique);*

*(e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.*

The Precinct demonstrates many original and intact design qualities associated with the residential, educational, and cultural/community development of this early mining area of East Ballarat between the 1860s and the 1940s.

The particular mining character of this area is important to Ballarat as it retains the atmosphere of an early mining settlement more strongly than elsewhere. By the late 1850s Humffray Street had progressed from a rough bullock-dray track following the ridge line above Yarrowee River to a wide thoroughfare fronted with houses and the occasional store and hotel. The urban consolidation of the 1860s was based on a town layout plan prepared by the town surveyor John Curruthers. By 1880s the area included a mixed collection of housing, hotels, industry such as brick kilns and tanneries, shops, schools and a Female Refuge, and associated Alexander Steam Laundry and Alexander Babies Home. There are several notable Churches; the Primitive Methodist Church designed by J.A Doane (1860 2) the Bible Christian Church designed by carpenter S. H. Lugg, (1867) and Methodist Brown Hill Church, designed by J.A Doane (1869).

The built form and urban appearance of Humffray Street is important as it still retains the organic form of an unplanned commercial thoroughfare, typical of many ephemeral 19<sup>th</sup> century mining settlement, featuring long winding roads and closed vistas. These particular historic streetscape qualities are created by commercial buildings with post verandahs located at street corners interspersed by a diverse collection of largely 19<sup>th</sup> century modest vernacular timber weatherboard cottages. Many of the rear lanes and side streets remain undeveloped, others contain evidence of very small early miners cottages.

Despite the quite varied residential allotment sizes and widths, the Precinct is architecturally important for its high numbers of substantially intact examples of small scale Victorian, Edwardian and Inter War style cottages and villas set in mature gardens. The subdivision pattern varies considerably with local streets of varying widths in the western sector of the Precinct, which also contains the smallest allotment sizes and dense small scale residential development, characterized by predominately single-storey timber weatherboard cottages.

The Humffray Street/Ballarat East Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1).

*(d) its importance in demonstrating the principal characteristics of: (i) a class of Australia's Cultural places; or (ii) a class of Australia's cultural environments (including way of life, custom, process, land-use, function, design or technique); (e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.*

The Precinct demonstrates important visual qualities that reflect the historical, cultural and architectural development of the Precinct, that contribute to its historic mining landscape setting. These qualities include the complex views across and through the Precinct to other parts of Ballarat including north to Black Hill. 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 but are not limited to the Brown Hill Uniting Church, the Eastern Oval reserve with its notable grandstand and mature trees including the W.G.Grace Dutch Elm, the former Eastern Station Hotel and various commercial and cultural/community buildings along Humffray Street North as well as the former Ballarat Female Refuge and former Alexandra Babies Home in Scotts Parade. Exotic trees such as mature Corsican and Monterey Pines mature oaks and other pines dominate many viewsapes, which

together with a number of grassy ovals provide 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 C.2 and F).

*(c) its potential to yield information that will contribute to an understanding of Australia's natural or cultural history;*

*(f) importance for its technical, creative, design or artistic excellence, innovation or achievement.*

The Precinct is of importance for contributing to our knowledge of the infrastructure development of East Ballarat associated with efforts to minimize the environmental degradation caused by mining operations. This is evidenced by intact stretches of bluestone and brick spoon drains, kerbing and channel gutters, and 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 Corsican Pine (*Pinus nigra var. corsicana*). 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).

*(g) the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.*

The Precinct is recognized and highly valued by the local community for residential, religious, and recreational reasons.

### Buildings Not Significant to a Precinct

The following buildings are considered to be 'not of heritage significance' to a heritage place ('the precinct') based on their period of construction. All other buildings within the area identified as the 'heritage precinct' are considered to be prima facie contributory to the significance of the heritage place.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

#### HO 175 HUMFFRAY STREET PRECINCT

NO.	STREET NAME	SUBURB & POSTCODE
1	Coffield Street	BALLARAT EAST VIC 3350
2	Coffield Street	BALLARAT EAST VIC 3350
3	Coffield Street	BALLARAT EAST VIC 3350
4	Coffield Street	BALLARAT EAST VIC 3350
5	Coffield Street	BALLARAT EAST VIC 3350
6	Coffield Street	BALLARAT EAST VIC 3350
8	Coffield Street	BALLARAT EAST VIC 3350
10	Coffield Street	BALLARAT EAST VIC 3350
12	Coffield Street	BALLARAT EAST VIC 3350
14	Coffield Street	BALLARAT EAST VIC 3350
4	Davies Street	BALLARAT EAST VIC 3350
11	Ebden Street	BALLARAT EAST VIC 3350
13	Ebden Street	BALLARAT EAST VIC 3350
20	Ebden Street	BALLARAT EAST VIC 3350
32	Ebden Street	BALLARAT EAST VIC 3350
302	Finch Street	BALLARAT EAST VIC 3350
303	Finch Street	BALLARAT EAST VIC 3350
311	Finch Street	BALLARAT EAST VIC 3350
326	Finch Street	BALLARAT EAST VIC 3350
406	Finch Street	BALLARAT EAST VIC 3350
408	Finch Street	BALLARAT EAST VIC 3350
410	Finch Street	BALLARAT EAST VIC 3350
413	Finch Street	BALLARAT EAST VIC 3350
415	Finch Street	BALLARAT EAST VIC 3350
1/501	Finch Street	BALLARAT EAST VIC 3350
514	Finch Street	BALLARAT EAST VIC 3350
112	Haines Street	BROWN HILL VIC 3350
114	Haines Street	BROWN HILL VIC 3350
1/66	Humffray Street North	BALLARAT EAST VIC 3350
2/66	Humffray Street North	BALLARAT EAST VIC 3350
72	Humffray Street North	BALLARAT EAST VIC 3350
75	Humffray Street North	BALLARAT EAST VIC 3350
81	Humffray Street North	BALLARAT EAST VIC 3350
82	Humffray Street North	BALLARAT EAST VIC 3350
86	Humffray Street North	BALLARAT EAST VIC 3350

NO.	STREET NAME	SUBURB & POSTCODE
88	Humffray Street North	BALLARAT EAST VIC 3350
96	Humffray Street North	BALLARAT EAST VIC 3350
97	Humffray Street North	BALLARAT EAST VIC 3350
115	Humffray Street North	BALLARAT EAST VIC 3350
126	Humffray Street North	BALLARAT EAST VIC 3350
128	Humffray Street North	BALLARAT EAST VIC 3350
1/130	Humffray Street North	BALLARAT EAST VIC 3350
2/130	Humffray Street North	BALLARAT EAST VIC 3350
3/130	Humffray Street North	BALLARAT EAST VIC 3350
154	Humffray Street North	BALLARAT EAST VIC 3350
1/160	Humffray Street North	BALLARAT EAST VIC 3350
172	Humffray Street North	BALLARAT EAST VIC 3350
187	Humffray Street North	BALLARAT EAST VIC 3350
192	Humffray Street North	BALLARAT EAST VIC 3350
193	Humffray Street North	BALLARAT EAST VIC 3350
213	Humffray Street North	BALLARAT EAST VIC 3350
224	Humffray Street North	BALLARAT EAST VIC 3350
225B	Humffray Street North	BALLARAT EAST VIC 3350
229	Humffray Street North	BALLARAT EAST VIC 3350
1/232	Humffray Street North	BROWN HILL VIC 3350
2/232	Humffray Street North	BROWN HILL VIC 3350
3/232	Humffray Street North	BROWN HILL VIC 3350
4/232	Humffray Street North	BROWN HILL VIC 3350
5/232	Humffray Street North	BROWN HILL VIC 3350
6/232	Humffray Street North	BROWN HILL VIC 3350
1/238	Humffray Street North	BROWN HILL VIC 3350
2/238	Humffray Street North	BROWN HILL VIC 3350
3/238	Humffray Street North	BROWN HILL VIC 3350
4/238	Humffray Street North	BROWN HILL VIC 3350
5/238	Humffray Street North	BROWN HILL VIC 3350
249	Humffray Street North	BALLARAT EAST VIC 3350
252A	Humffray Street North	BROWN HILL VIC 3350
258B	Humffray Street North	BROWN HILL VIC 3350
261	Humffray Street North	BALLARAT EAST VIC 3350
267	Humffray Street North	BALLARAT EAST VIC 3350
276	Humffray Street North	BROWN HILL VIC 3350
287	Humffray Street North	BALLARAT EAST VIC 3350
289-291	Humffray Street North	BALLARAT EAST VIC 3350
293	Humffray Street North	BROWN HILL VIC 3350
295	Humffray Street North	BROWN HILL VIC 3350
299	Humffray Street North	BROWN HILL VIC 3350
317	Humffray Street North	BROWN HILL VIC 3350
319	Humffray Street North	BROWN HILL VIC 3350
321	Humffray Street North	BROWN HILL VIC 3350
323	Humffray Street North	BROWN HILL VIC 3350
339	Humffray Street North	BROWN HILL VIC 3350
341A	Humffray Street North	BROWN HILL VIC 3350

NO.	STREET NAME	SUBURB & POSTCODE
345A	Humffray Street North	BROWN HILL VIC 3350
349B	Humffray Street North	BROWN HILL VIC 3350
349	Humffray Street North	BROWN HILL VIC 3350
349A	Humffray Street North	BROWN HILL VIC 3350
355	Humffray Street North	BROWN HILL VIC 3350
359	Humffray Street North	BROWN HILL VIC 3350
4	Hunt Street	BALLARAT EAST VIC 3350
13	Hunt Street	BALLARAT EAST VIC 3350
2	Johns Street	BALLARAT EAST VIC 3350
101	Johns Street	BALLARAT EAST VIC 3350
116	Johns Street	BALLARAT EAST VIC 3350
122	Johns Street	BALLARAT EAST VIC 3350
203	Johns Street	BALLARAT EAST VIC 3350
205	Johns Street	BALLARAT EAST VIC 3350
302	Johns Street	BALLARAT EAST VIC 3350
304	Johns Street	BALLARAT EAST VIC 3350
21	King Street North	BALLARAT EAST VIC 3350
23	King Street North	BALLARAT EAST VIC 3350
8	Morres Street	BALLARAT EAST VIC 3350
17	Morres Street	BALLARAT EAST VIC 3350
20	Morres Street	BALLARAT EAST VIC 3350
23	Morres Street	BALLARAT EAST VIC 3350
29	Morres Street	BALLARAT EAST VIC 3350
104-106	Morres Street	BALLARAT EAST VIC 3350
108-110	Morres Street	BALLARAT EAST VIC 3350
118-120	Morres Street	BALLARAT EAST VIC 3350
618	Morres Street	BROWN HILL VIC 3350
712	Morres Street	BROWN HILL VIC 3350
714	Morres Street	BROWN HILL VIC 3350
716	Morres Street	BROWN HILL VIC 3350
720	Morres Street	BROWN HILL VIC 3350
103	Nelson Street	BALLARAT EAST VIC 3350
107	Nelson Street	BALLARAT EAST VIC 3350
1/109	Nelson Street	BALLARAT EAST VIC 3350
2/109	Nelson Street	BALLARAT EAST VIC 3350
116	Nelson Street	BALLARAT EAST VIC 3350
118	Nelson Street	BALLARAT EAST VIC 3350
208	Nelson Street	BALLARAT EAST VIC 3350
218	Nelson Street	BALLARAT EAST VIC 3350
301	Nelson Street	BALLARAT EAST VIC 3350
302	Nelson Street	BALLARAT EAST VIC 3350
304	Nelson Street	BALLARAT EAST VIC 3350
305	Nelson Street	BALLARAT EAST VIC 3350
306	Nelson Street	BALLARAT EAST VIC 3350
311	Nelson Street	BALLARAT EAST VIC 3350

NO.	STREET NAME	SUBURB & POSTCODE
313	Nelson Street	BALLARAT EAST VIC 3350
1/315	Nelson Street	BALLARAT EAST VIC 3350
2/315	Nelson Street	BALLARAT EAST VIC 3350
302	Nicholson Street	BALLARAT EAST VIC 3350
1A	Nunn Street	BALLARAT EAST VIC 3350
4	Nunn Street	BALLARAT EAST VIC 3350
4A	Nunn Street	BALLARAT EAST VIC 3350
7	Nunn Street	BALLARAT EAST VIC 3350
8	Nunn Street	BALLARAT EAST VIC 3350
4	Oliver Street	BALLARAT EAST VIC 3350
1/7	Oliver Street	BALLARAT EAST VIC 3350
2/7	Oliver Street	BALLARAT EAST VIC 3350
3/7	Oliver Street	BALLARAT EAST VIC 3350
11	Oliver Street	BALLARAT EAST VIC 3350
15	Oliver Street	BALLARAT EAST VIC 3350
18	Oliver Street	BALLARAT EAST VIC 3350
16	Otway Street North	BALLARAT EAST VIC 3350
202	Peel Street North	BALLARAT EAST VIC 3350
210	Peel Street North	BALLARAT EAST VIC 3350
1/222	Peel Street North	BALLARAT EAST VIC 3350
2/222	Peel Street North	BALLARAT EAST VIC 3350
3/222	Peel Street North	BALLARAT EAST VIC 3350
4/222	Peel Street North	BALLARAT EAST VIC 3350
232	Peel Street North	BALLARAT EAST VIC 3350
5	Princes Street North	BALLARAT EAST VIC 3350
15	Princes Street North	BALLARAT EAST VIC 3350
22	Princes Street North	BALLARAT EAST VIC 3350
23	Princes Street North	BALLARAT EAST VIC 3350
28	Princes Street North	BALLARAT EAST VIC 3350
32	Princes Street North	BALLARAT EAST VIC 3350
38	Princes Street North	BALLARAT EAST VIC 3350
1A	Rice Street	BALLARAT EAST VIC 3350
2	Rice Street	BALLARAT EAST VIC 3350
2A	Rice Street	BALLARAT EAST VIC 3350
4	Rice Street	BALLARAT EAST VIC 3350
6A	Rice Street	BALLARAT EAST VIC 3350
9A	Rice Street	BALLARAT EAST VIC 3350
10A	Rice Street	BALLARAT EAST VIC 3350
11	Rice Street	BALLARAT EAST VIC 3350
16	Rice Street	BALLARAT EAST VIC 3350
19	Rice Street	BALLARAT EAST VIC 3350
2-6	Rowe Street	BALLARAT EAST VIC 3350
5	Rowe Street	BALLARAT EAST VIC 3350
11	Rowe Street	BALLARAT EAST VIC 3350
14	Rowe Street	BALLARAT EAST VIC 3350
16	Rowe Street	BALLARAT EAST VIC 3350
17A	Rowe Street	BALLARAT EAST VIC 3350



NO.	STREET NAME	SUBURB & POSTCODE
1/36	Rowe Street	BALLARAT EAST VIC 3350
2/36	Rowe Street	BALLARAT EAST VIC 3350
34	Rowe Street	BALLARAT EAST VIC 3350
35	Scott Parade	BALLARAT EAST VIC 3350
41	Scott Parade	BALLARAT EAST VIC 3350
43	Scott Parade	BALLARAT EAST VIC 3350
45	Scott Parade	BALLARAT EAST VIC 3350
61-63	Scott Parade	BALLARAT EAST VIC 3350
65	Scott Parade	BALLARAT EAST VIC 3350
67	Scott Parade	BALLARAT EAST VIC 3350
69-71	Scott Parade	BALLARAT EAST VIC 3350
97	Scott Parade	BALLARAT EAST VIC 3350
103	Scott Parade	BALLARAT EAST VIC 3350
105	Scott Parade	BALLARAT EAST VIC 3350
111A	Scott Parade	BALLARAT EAST VIC 3350
113	Scott Parade	BALLARAT EAST VIC 3350
119	Scott Parade	BALLARAT EAST VIC 3350
135	Scott Parade	BALLARAT EAST VIC 3350
155	Scott Parade	BALLARAT EAST VIC 3350
157	Scott Parade	BALLARAT EAST VIC 3350
161	Scott Parade	BALLARAT EAST VIC 3350
195	Scott Parade	BALLARAT EAST VIC 3350
201	Scott Parade	BALLARAT EAST VIC 3350
221	Scott Parade	BALLARAT EAST VIC 3350
105	Stawell Street North	BALLARAT EAST VIC 3350
111	Stawell Street North	BALLARAT EAST VIC 3350
113	Stawell Street North	BALLARAT EAST VIC 3350
115	Stawell Street North	BALLARAT EAST VIC 3350
117	Stawell Street North	BALLARAT EAST VIC 3350
119	Stawell Street North	BALLARAT EAST VIC 3350
201	Stawell Street North	BALLARAT EAST VIC 3350
206	Stawell Street North	BROWN HILL VIC 3350
33	Thompson Street	BROWN HILL VIC 3350
37	Thompson Street	BROWN HILL VIC 3350
101	Thompson Street	BROWN HILL VIC 3350

## BRIDGE MALL/BAKERY HILL HERITAGE PRECINCT

### Description / Precinct Boundaries

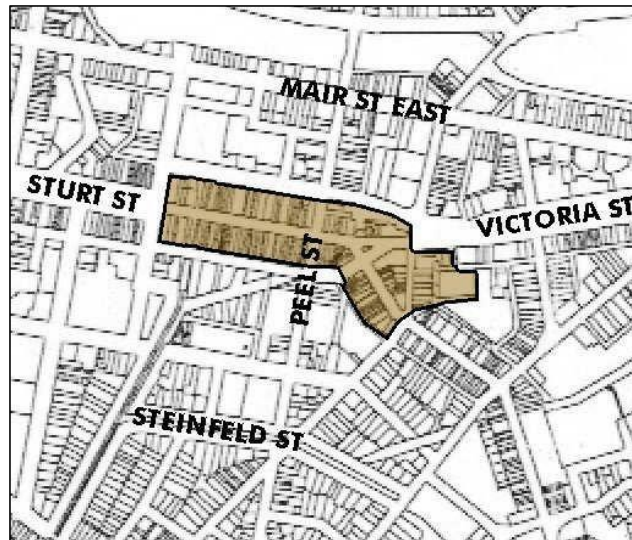


Figure 15 Bridge Mall / Bakery Hill Heritage Precinct Map, shown as "N" on the Proposed Ballarat Urban Heritage Precincts Map

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.

Bridge Mall/Bakery Hill is one of the oldest commercial areas in Ballarat. The area was the main thoroughfare between the diggings in Ballarat Flat and the official township in Ballarat in the west. Bakery Hill played an important place in Australian history as being the meeting place for miners during the Eureka rebellion.

Buildings were known to exist along Main Road early as 1852. The first sale of land in Main Road occurred in February 1857. The government survey taken in 1857 shows mining activity occurring in this area.

Prior to 1862, Main Road extended to Grenville Street. The construction of the basic bridge over the Yarrowee Creek and the road became known as Bridge Street. The width of the bridge determined the narrow width of the road and traders built their premises in line with the road frontage. Regular flooding in the 1850's—1860's required the level of Bridge Street to be raised by six feet during that time.

The improved access Bridge Street afforded and improvements to Victoria Street encouraged traders to relocate from the further end of Main Road, consolidating Bridge Street as the main commercial focus. The horse drawn tram service and its

~~later electrification opened Bridge Street to the Ballarat west population. Public transport also enabled shopkeepers to relocate their families further out of the central Ballarat area.~~

~~By the 1960's Bridge Street had changed substantially and the verandahs were removed at this time and shopfronts altered. The pedestrian mall was created in 1981. Typically, the commercial and cultural/commercial buildings are 2 storey (some are 1 and 3 storey), constructed from brick or horizontal weatherboard, with hipped and/or gabled roof forms clad in galvanised corrugated iron; or tile and slate for cultural/community buildings. The buildings also feature dominant parapeted front facades, substantial clerestory rooflights, unpainted or rendered chimneys, early or original recessed shop fronts, timber or metal framed windows and individual detailing and decorations.~~

~~The key features of the precinct are the boulevard views west along Sturt Street and narrowed views east along Bridge Mall. Views to the rear of the buildings are seen from Little Bridge Street, Curtis, Victoria and Peel Streets. The precinct also retains some of the intact bluestone lanes, channels, gutters and kerbs. The kerbstones also important for the markings left in them by former verandah posts.~~

~~The precinct is architecturally important as it contains many original and early examples of Victorian, Federation and Interwar era commercial, cultural/community and residential buildings.~~

~~These include key landmark buildings such as the former Ballarat East Post Office, the former Munster Arms Hotel, the stepped series of brick buildings at 19–27 Victoria Street, the Bridge Mall Tavern, the former State Savings Bank of Victoria at 95–99 Bridge Mall and the 3 storey pair of buildings at 24–26 Bridge Mall.~~

## **BRIDGE MALL/BAKERY HILL HERITAGE PREICNCT STATEMENT OF SIGNIFICANCE**

The Bridge Mall/Bakery Hill Precinct is **historically** significant at a **LOCAL** level (AHC criterion A & H.1).

*A The place's importance in the course, or pattern, of Australia's natural or cultural history;*

*A.1 & H.1 Importance for association with events, developments, cultural phases and individuals which have had a significant role in the human occupation and evolution of the region.*

The Precinct is historically significant as the oldest commercial retail area in Ballarat, located in the river flats of Yarrowee River. The Precinct was the narrow pivotal meeting point in the 1850s, between Main Road and the chaotic alluvial mining and commercial centre which spread over Ballarat Flats, Yarrowee Creek and Golden Point, and the official government township surveyed in 1851 and the police camp on the high basalt escarpment overlooking Yarrowee River to the west.

The Precinct is historically significant for its association 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 in contrast with the contemporary government town that was being established under neoclassical auspices of hierarchy and axial ordering in West Ballarat.

The Precinct is historically significant for its association with Bakery Hill located on the high ground at the eastern end of the precinct, the site of the 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. 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 to high water levels.

The Precinct is historically significant for its association with the early un-planned area of East Ballarat that was subject to major flooding, noise, proliferation of mine shafts, pudding machines, debris, noxious fumes, polluted water and general environmental degradation associated with gold mining. A basic bridge was erected across Yarrowee River in 1862 to provide passage over this area. 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. 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. The present day level of Bridge Street is considerably higher than it was during the 1850s and 1860s.

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).

*(d) the place's 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; (e) the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;*

The Precinct is architecturally important because it demonstrates many original and intact historic architectural design qualities associated with the commercial and cultural/community development of the area between the 1850s and the late 1930s.

The 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 19<sup>th</sup>-century facades have been remodeled. There is an outstanding group of very early-19<sup>th</sup>-century two-storey shops in the eastern area, which may date to the 1850s/60s and which are a scarce example of a particular type of shop design that is no longer common. Although most of the commercial buildings are two-storey in height there are a number of historic single-storey buildings within the precinct. 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). Many of the historic commercial buildings feature parapets, which are a dominant element in the streetscape. The dominant style of heritage buildings in this precinct is commercial Victorian erected from c.1865-c.1900. There is also a small number of commercial-Federation styled buildings erected from c.1890-c.1918 and a small number of commercial Inter-war styled buildings. Some of these 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 Precinct is architecturally important for the fine example of St Paul's Anglican Church in Humffray Street South, which forms a dramatic landmark on the skyline. Its architectural development is also important as an example of how the design and construction of buildings in this area were adapted to the risks associated with mining conditions of its site.

The Bridge Mall/Bakery Hill Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1).

*(d) the place's 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; (e) the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;*

The Precinct is aesthetically significant for its distinctive heritage visual qualities that assist in understanding the historical, cultural and architectural development of the area, particularly in contrast with Ballarat West, and contribute to the gold mining townscape of Ballarat. These views include the dramatic rear views of the buildings on the western basalt escarpment of Lydiard Street and Camp Street as well as internal rear views of the buildings within the precinct.

~~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).~~

~~*(e) the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history.*~~

~~*(f) the place's importance in demonstrating a high degree of creative or technical achievement at a particular period.*~~

~~The Precinct 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).

~~(g) the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;~~

~~The Precinct is recognized and highly valued by the local community for commercial and religious reasons.~~

### Buildings Not Significant to a Precinct

The following buildings are considered to be 'not of heritage significance' to a heritage place ('the precinct') based on their period of construction. All other buildings within the area identified as the 'heritage precinct' are considered to be prima facie contributory to the significance of the heritage place.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

#### HO 176 BRIDGE MALL/BAKERY HILL PRECINCT

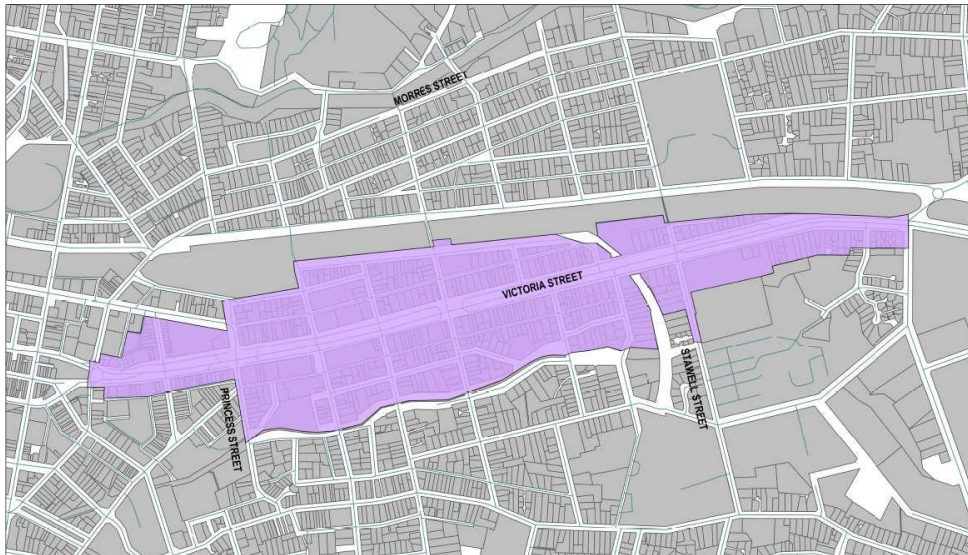
NO.	STREET NAME	SUBURB & POSTCODE
Rear 40	Bridge Mall	BALLARAT CENTRAL VIC 3350
Rear 34-40	Bridge Mall	BALLARAT CENTRAL VIC 3350
Rear 20-22	Bridge Mall	BALLARAT CENTRAL VIC 3350
Rear 34	Bridge Mall	BALLARAT CENTRAL VIC 3350
Rear 52	Bridge Mall (49 Bridge Street)	BALLARAT CENTRAL VIC 3350
Rear 54	Bridge Mall (49 Bridge Street)	BALLARAT CENTRAL VIC 3350
Rear 57	Bridge Mall (fronting Curtis Street)	BALLARAT CENTRAL VIC 3350
2-4	Bridge Mall	BALLARAT CENTRAL VIC 3350
14	Bridge Mall (extending to 11-15 Little Bridge Street frontage)	
16	Bridge Mall	BALLARAT CENTRAL VIC 3350
21	Bridge Mall	BALLARAT CENTRAL VIC 3350
23	Bridge Mall	BALLARAT CENTRAL VIC 3350
38-40	Bridge Mall (extending to Little Bridge Street frontage)	
47-49	Bridge Mall (extending to Curtis Street frontage)	BALLARAT CENTRAL VIC 3350
63-65	Bridge Mall	BALLARAT CENTRAL VIC 3350
79-81	Bridge Mall	BALLARAT CENTRAL VIC 3350
83	Bridge Mall	BAKERY HILL VIC 3350
Shop 3	Coliseum Walk	BALLARAT CENTRAL VIC 3350
Shop 5	Coliseum Walk	BALLARAT CENTRAL VIC 3350
26	Curtis Street	BALLARAT CENTRAL VIC 3350
28	Curtis Street	BALLARAT CENTRAL VIC 3350
30	Curtis Street	BALLARAT CENTRAL VIC 3350
32	Curtis Street	BALLARAT CENTRAL VIC 3350
34	Curtis Street	BALLARAT CENTRAL VIC 3350
22-24	Curtis Street	BALLARAT CENTRAL VIC 3350
58	Curtis Street	BALLARAT CENTRAL VIC 3350
102	Curtis Street	BALLARAT CENTRAL VIC 3350
46	Curtis Street (extending to a depth of 13 metres)	BALLARAT CENTRAL VIC 3350



NO.	STREET NAME	SUBURB & POSTCODE
1	Humffray Street	BAKERY HILL
8	Humffray Street	BAKERY HILL
5	Little Bridge Street	BALLARAT CENTRAL VIC 3350
23	Little Bridge Street	BALLARAT CENTRAL VIC 3350
26	Little Bridge Street	BALLARAT CENTRAL VIC 3350
28	Little Bridge Street	BALLARAT CENTRAL VIC 3350
30	Little Bridge Street	BALLARAT CENTRAL VIC 3350
32	Little Bridge Street	BALLARAT CENTRAL VIC 3350
33	Little Bridge Street	BALLARAT CENTRAL VIC 3350
45	Little Bridge Street	BALLARAT CENTRAL VIC 3350
47	Little Bridge Street	BALLARAT CENTRAL VIC 3350
110	Little Bridge Street	BALLARAT CENTRAL VIC 3350
112	Little Bridge Street	BALLARAT CENTRAL VIC 3350
25	Little Bridge Street	BALLARAT CENTRAL VIC 3350
11	Main Road	BAKERY HILL
CA1	Norwich Plaza Bridge Mall	BALLARAT CENTRAL VIC 3350
2	Victoria Street	BAKERY HILL
2A	Victoria Street	BAKERY HILL
4	Victoria Street	BAKERY HILL
6	Victoria Street	BAKERY HILL
6A	Victoria Street	BAKERY HILL
6B	Victoria Street	BAKERY HILL
8	Victoria Street	BAKERY HILL

## VICTORIA STREET HERITAGE PRECINCT

### *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 except for the land known as the former Ballarat Orphanage, 200 Victoria Street where the southern boundary runs approximately through the centre of this property which is along the southern boundary of the future Diary Lane. 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.

The Victoria Street precinct extends from Humffray Street to Fussell Street, generally between the railway line and the Specimen Vale Creek channel.

Development in the Victoria Street area was hastened by the gold discoveries. Travellers from Melbourne crossed over Woodman's Hill, towards the Yarrowee Creek along ground that became the line of Eureka Street and then along the ridge line between Specimen Creek and the Yarrowee Creek which later became the line of Victoria Street. The street is the main entry point into Ballarat from Melbourne since the 1850's.

Settlements clustered around the gold leads in the area, populated mostly from the Irish community. In 1854, the western end of Victoria Street at Bakery Hill was the site of a large meeting that was the prelude to the Eureka Stockade uprising. By the late 1850's, Victoria Street had changed from a rough track to a wide thoroughfare fronted with houses and the occasional store or hotel.

The dominant tree lined character of Victoria Street commenced in the 1860's with the planting of Tasmanian Blue gums, grown from seeds obtained by Baron von Meuller. The plantings extended from Princes Street to the Caledonian Bridge. All but one was later replaced with oaks in 1891.

Throughout the 1880's – 1890's most of the streets in the area were formed and substantial bluestone drains constructed, while from the mid 1890's – 1900's, substantial investment was made into beautifying Victoria Street. The area remains mostly as surveyed in the 1870's. Allotments were mainly regular in shape but some of those in the southern section of the precinct reflect the undulating topography and tenure held under Miners Right leases for many years.

The precinct is important as it shows many original and early examples of Victorian, Federation and Inter War era residential, educational, cultural/community places built between 1860's – 1940's. The precinct is also important as the site of the earliest establishment of a place for Catholic worship in the district, being the St Alipius group of buildings.

Typically, the residential buildings, associated shops and the former hotel are single storey in height, with hipped and/or gabled roofs clad in either corrugated galvanised iron, slate or Marseilles pattern terra cotta tiles and have eaves and verandahs. Homes were generally constructed from weatherboard or brick, with unpainted brick chimneys, decorative detailing, timber doors and timber double hung or casement windows. The educational and cultural/community buildings are one or two storey in height, steeper hipped or gabled roofs clad in corrugated galvanised iron, constructed from brick, bluestone or weatherboard, with timber windows and doors and complex and individual detailing and decoration.

Key landmark buildings include the former Baptist Church, former Sisters of Mercy convent, the St Alipius church, presbytery, hall and kindergarten. Other landmarks include the Ballarat East School No. 1998, the former hotel at the eastern end of Victoria Street, the road bridge and footbridge over the Buninyong branch line, the remains of the Sunshine Biscuit factory, the Old Curiosity shop at 7 Queen Street.

The important visual qualities of the precinct include the formal landscape treatments in Victoria Street and the mature and juvenile street tree planting (consisting of English oak, plane, Pin Oaks, claret and other ash varieties, liquid ambers, Red Flowering Gums, Horse Chestnut, ornamental plum and Box Elders), the grass/gravel road shoulders, open grassed landscaped private and public open spaces and private gardens with mature canopy trees. The landscaped and treed areas give the precinct a garden setting, particularly along Victoria Street. The intact bluestone channels, gutters and kerbs, early short span integrated concrete spoon drains and asphalt footpaths are scientifically important as they show the development of Ballarat's East engineering infrastructure.

## Victoria Street Heritage Precinct Statement of Significance

The Victoria Street Precinct is **historically** significant at a **LOCAL** level (AHC criterion H.1).

*A The place's importance in the course, or pattern, of Australia's natural or cultural history;*  
*A.3 Importance in exhibiting unusual richness or diversity of built landscapes and cultural features.*  
*A.4 & H.1 Importance for association with events, developments, cultural phases and individuals which have had a significant role in the human occupation and evolution of the region.*

The Precinct is particularly significant as a cultural landscape that is associated with the whole period of gold mining activity that once characterized the Ballarat goldfields, and in particular the spontaneous clustered settlements of the early alluvial miners on the Eureka Lead, Black Hill Lead and Old Gravel Pit Lead which prompted one of the richest alluvial gold mining rushes in the world between 1852-53.

The Precinct is historically important for its association with the site at western end of Victoria Street at Bakery Hill of a large meeting in 1854 of thousands of miners, which was the prelude to the Eureka Stockade uprising later that year.

The Precinct, in particular Victoria Street boulevard, is historically important as an early example of civic beautification movement that characterized the development of the whole of Ballarat and resulted in a visually unified townscape of beauty. The creation of a wide elegant boulevard designed in the European tradition, through a chaotic early alluvial and deep lead gold mining area reflects the community's social aspirations and universally admired aesthetic. The subsequent layout of many of the other roads during the 1870s in a partly distorted grid pattern is important as it illustrates attempts by bureaucracy to introduce a formal urban plan over the haphazard development of the area that was dominant by mining for many years in the alluvial creeks and flats and quartz-rich hills.

Victoria Street, unlike Sturt Street its counterpart in West Ballarat, which was also originally a rough cattle stock route, was not part of W.S. Urquhart's city plan. By the late 1850s, although Victoria Street had progressed to a wide thoroughfare with houses, the occasional store and hotels, the allotments remained un-surveyed. But by 1861 a map compiled by surveyor 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.

The dominant tree lined boulevard design of Victoria Street commenced in the 1860s when Tasmanian Blue Gums were planted. Blue Gum seeds were sent from Dr Mueller of the Melbourne Botanic gardens but by 1891 they were replaced with European oaks. The beautification project continued throughout the 1880s and 1890s when most of the streets in the area were formed and substantial bluestone spoon drains constructed. Early in 1900s the newly electrified tram system ran along Victoria Street to the Stawell Street terminus and by 1914 the street was regarded as the formal entrance to Ballarat from Melbourne, designed in a manner to compare

favourably with beautiful streets of the world. In 1917 planting began for Avenue of Honour with plantings continuing to 1930.

The Precinct is historically important as it demonstrates a continuous progression of urban development from the 1860s- early 1960s. The Precinct is important for its association with the earliest establishment of a place for Catholic worship in the district and development of the St Alipius Catholic parish as well as the Sisters of Mercy convent and school. Many significant historic sites are located along Victoria Street and include the sites of the St Alipius complex (church, presbytery and kindergarten), the St Alipius School, former Convent of Sisters of Mercy, and the Victoria Bowling Club and greens. It is also identified by the former Ballarat Orphanage first established in 1865 (but limited to the former Toddlers' Block; former Ballarat Orphanage State School No. 1256; memorial front garden with the Magnolia tree; two Dutch Elm trees near the front boundary; western brick boundary wall; foundation stone to the former Administrative Block, foundation stone to the former William Farrell Cottage; memorial obelisk in front of the former William Farrell Cottage with the lower plaque from 1974; along with the foundation stone to the former Service Block, Dining Room, Intermediate Cottage & Swimming Pool). Other significant larger sites include the former Ballarat East (Queen Street) Primary School No.1998 on the corner of Queen Street and Dyte Parade, the St Alipius Hall and tennis courts in Hopetoun Street, McKenzie Reserve in King Street South, and reserve adjacent to Pearse Street. The extension of the tram system in the early 1900s encouraged wealthy residential development in the area, especially the small scale retail corner shops.

The Victoria Street Precinct is **architecturally and aesthetically** significant at a **LOCAL** level.(AHC criteria D.2, E.1).

*(d) the place's 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; (e) the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;*

The Precinct is architecturally important as it demonstrates many original and intact architectural design qualities associated with the residential, educational, and cultural/community development of this area of East Ballarat between the 1860s and the 1940s as well as some early 1960s residences.

It is important for its heterogeneous mixture of substantially intact residential buildings of varying styles which were constructed from the late 1850s to 1940s/50s, and which are distributed almost equally throughout the Precinct. Although constructed in different eras, the residences tend to be similar in scale, of a small size and simple form with dominant chimneys. There is an important collection of early small Victorian cottages and vernacular styled timber miners cottages scattered throughout the precinct, which reinforces the visually dominant historic mining character of the area and its historical context with Eureka Stockade.

The residential allotment sizes vary considerably, many are based on the 19th century Government survey 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-19th century onwards. In the southern section, adjacent to the Specimen Vale Creek Channel allotment sizes are predominantly irregular and reflect the distinctly undulating topography, as well as Crown land held under Miner's Right lease for many decades. While the most regular, government surveyed allotments can be seen along the axial line of Victoria Street.

The Precinct is aesthetically significant as it demonstrates important visual qualities that reflect the historical, cultural and architectural development of the Precinct, and contribute to the setting of Ballarat. Victoria Street is a place of strong aesthetic value and is a significant focus of the Ballarat area and provides the setting for a variety of significant urban landmarks, a number of which can be seen from outside of the Precinct. Other attributes 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.

The important visual qualities of the Precinct are also enhanced by the mature street trees 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 landscaped public open spaces including school grounds and 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. The 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

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 architectural and aesthetic important features of the Precinct are associated with many educational and cultural/community buildings including, but not limited to, the former Baptist Church, the former convent of the Sisters of Mercy, the distinctive complex of buildings associated with the St Alipius parish - the presbytery, church, and kindergarten 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 former Toddlers' Block, front memorial garden with Magnolia tree and two Dutch Elm trees, western brick boundary wall and various plaques and foundation stones at the former Ballarat Orphanage site, which has a distinctive presence in this part of Victoria Street; the road bridge 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 and the shops at the various corner intersections with Victoria Street.

The Victoria Street Precinct is **scientifically** significant at a **LOCAL** level (AHC criteria C2).

*(c) the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history.*

*(f) the place's importance in demonstrating a high degree of creative or technical achievement at a particular period.*

The Precinct 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).

*(g) the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;*

The Precinct is recognized and highly valued by the local community for residential, educational, religious, and recreational reasons. Of particular social significance is the surviving fabric at the former Ballarat Orphanage site (particularly the former Toddlers' Block and former Ballarat Orphanage State School No. 1256, memorial garden with Magnolia tree and the western brick boundary wall facing Stawell Street), which engenders strong personal associations for the thousands of former child residents and their families, as well as others that were part of the orphanage and wider communities, for its previous long-serving function as a welfare facility. It also has significance for the Aboriginal community of Ballarat, for the role it played in the history of the stolen generations.



### Buildings Not Significant to a Precinct

The following buildings are considered to be 'not of heritage significance' to a heritage place ('the precinct') based on their period of construction. All other buildings within the area identified as the 'heritage precinct' are considered to be prima facie contributory to the significance of the heritage place.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

#### HO 177 VICTORIA STREET PRECINCT

NO.	STREET NAME	SUBURB & POSTCODE
2	Chamberlain Street	BALLARAT EAST VIC 3350
6	Chamberlain Street	BALLARAT EAST VIC 3350
8	Chamberlain Street	BALLARAT EAST VIC 3350
CA 1	Corbett Street	BALLARAT EAST VIC 3350
3	Corbett Street	BALLARAT EAST VIC 3350
40	Corbett Street	BALLARAT EAST VIC 3350
42	Corbett Street	BALLARAT EAST VIC 3350
4	Dyte Parade	BALLARAT EAST VIC 3350
12	Dyte Parade	BALLARAT EAST VIC 3350
18	Dyte Parade	BALLARAT EAST VIC 3350
48	Dyte Parade	BALLARAT EAST VIC 3350
50	Dyte Parade	BALLARAT EAST VIC 3350
56	Dyte Parade	BALLARAT EAST VIC 3350
4	East Street North	BALLARAT EAST VIC 3350
6	East Street North	BALLARAT EAST VIC 3350
8	East Street North	BALLARAT EAST VIC 3350
10	East Street North	BALLARAT EAST VIC 3350
12	East Street North	BAKERY HILL VIC 3350
14	East Street North	BALLARAT EAST VIC 3350
16	East Street North	BALLARAT EAST VIC 3350
18	East Street North	BALLARAT EAST VIC 3350
20	East Street North	BALLARAT EAST VIC 3350
22	East Street North	BALLARAT EAST VIC 3350
24	East Street North	BALLARAT EAST VIC 3350
1	Gent Street	BALLARAT EAST VIC 3350
5	Gent Street	BALLARAT EAST VIC 3350
8	Gent Street	BALLARAT EAST VIC 3350
20	Gent Street	BALLARAT EAST VIC 3350
23	Gent Street	BALLARAT EAST VIC 3350
28	Gent Street	BALLARAT EAST VIC 3350
30	Gent Street	BALLARAT EAST VIC 3350
1/60	Gent Street	BALLARAT EAST VIC 3350
2/60	Gent Street	BALLARAT EAST VIC 3350
1	Glazebrook Street	BALLARAT EAST VIC 3350

5	Glazebrook Street	BALLARAT EAST VIC 3350
---	-------------------	------------------------

**HO 177 VICTORIA STREET PRECINCT**

NO.	STREET NAME	SUBURB & POSTCODE
17	Glazebrook Street	BALLARAT EAST VIC 3350
24	Glazebrook Street	BALLARAT EAST VIC 3350
28	Glazebrook Street	BALLARAT EAST VIC 3350
29	Glazebrook Street	BALLARAT EAST VIC 3350
30	Glazebrook Street	BALLARAT EAST VIC 3350
31	Glazebrook Street	BALLARAT EAST VIC 3350
34	Glazebrook Street	BALLARAT EAST VIC 3350
38	Glazebrook Street	BALLARAT EAST VIC 3350
2	Hopetoun Street	BALLARAT EAST VIC 3350
3	Hopetoun Street	BALLARAT EAST VIC 3350
8	Hopetoun Street	BALLARAT EAST VIC 3350
10	Hopetoun Street	BALLARAT EAST VIC 3350
10A	Hopetoun Street	BALLARAT EAST VIC 3350
12	Hopetoun Street	BALLARAT EAST VIC 3350
18	Hopetoun Street	BALLARAT EAST VIC 3350
28	Hopetoun Street	BALLARAT EAST VIC 3350
38	Hopetoun Street	BALLARAT EAST VIC 3350
48	Hopetoun Street	BALLARAT EAST VIC 3350
56	Hopetoun Street	BALLARAT EAST VIC 3350
58	Hopetoun Street	BALLARAT EAST VIC 3350
18	Humffray Street North	BAKERY HILL VIC 3350
7	King Street North	BALLARAT EAST VIC 3350
6	King Street South	BALLARAT EAST VIC 3350
88	Mair Street East	BAKERY HILL VIC 3350
2	Otway Street North	BALLARAT EAST VIC 3350
2A	Otway Street North	BALLARAT EAST VIC 3350
4	Otway Street North	BALLARAT EAST VIC 3350
5	Otway Street North	BALLARAT EAST VIC 3350
7	Otway Street South	BALLARAT EAST VIC 3350
13	Otway Street South	BALLARAT EAST VIC 3350
2	Princes Street North	BALLARAT EAST VIC 3350
13	Princes Street South	BALLARAT EAST VIC 3350
1	Queen Street North	BALLARAT EAST VIC 3350
2	Queen Street South	BALLARAT EAST VIC 3350
15	Queen Street South	BALLARAT EAST VIC 3350
2	Rodier Street	BALLARAT EAST VIC 3350
8	Rodier Street	BALLARAT EAST VIC 3350
15	Rodier Street	BALLARAT EAST VIC 3350
21	Rodier Street	BALLARAT EAST VIC 3350
1	Stawell Street North	BALLARAT EAST VIC 3350
6	Trevor Street	BALLARAT EAST VIC 3350
31-47	Victoria Street	BAKERY HILL VIC 3350
75-77	Victoria Street	BALLARAT EAST VIC 3350
1/242	Victoria Street	BALLARAT EAST VIC 3350
1/219	Victoria Street	BALLARAT EAST VIC 3350
1/206	Victoria Street	BALLARAT EAST VIC 3350

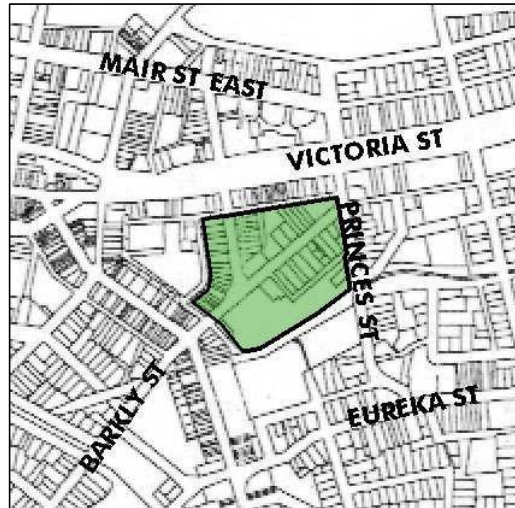
**HO 177 VICTORIA STREET PRECINCT**

NO.	STREET NAME	SUBURB & POSTCODE
1/137	Victoria Street	BALLARAT EAST VIC 3350
2/137	Victoria Street	BALLARAT EAST VIC 3350
3/137	Victoria Street	BALLARAT EAST VIC 3350
200	Victoria Street Former Ballarat Orphanage. The fabric of no significance is: <ul style="list-style-type: none"> <li>• Former Administration Block (except foundation stone).</li> <li>• Former William Farrell Cottage (except for memorial obelisk in the front garden with the lower plaque from 1974 and foundation stone).</li> <li>• Former Albert Leach Cottage incorporating the Tulloch/John Wing Unit.</li> <li>• Former Sloyd Room.</li> <li>• Former Service Block, Dining Room, Gymnasium, Intermediate Cottage &amp; Swimming Pool (except foundation stone).</li> <li>• Former Bluebirds Cottage including covered area and portable classrooms.</li> </ul>	BALLARAT EAST VIC 3350
200A	Victoria Street	BALLARAT EAST VIC 3350
200B	Victoria Street	BALLARAT EAST VIC 3350
2/206	Victoria Street	BALLARAT EAST VIC 3350
3/206	Victoria Street	BALLARAT EAST VIC 3350
4/206	Victoria Street	BALLARAT EAST VIC 3350
2/219	Victoria Street	BALLARAT EAST VIC 3350
2/242	Victoria Street	BALLARAT EAST VIC 3350
3/242	Victoria Street	BALLARAT EAST VIC 3350
4/242	Victoria Street	BALLARAT EAST VIC 3350
16	Victoria Street	BAKERY HILL VIC 3350
18	Victoria Street	BAKERY HILL VIC 3350
23	Victoria Street	BALLARAT EAST VIC 3350
29	Victoria Street	BAKERY HILL VIC 3350
53	Victoria Street	BAKERY HILL VIC 3350
60	Victoria Street	BALLARAT EAST VIC 3350
63	Victoria Street	BAKERY HILL VIC 3350
67	Victoria Street	BAKERY HILL VIC 3350
69	Victoria Street	BALLARAT EAST VIC 3350
84	Victoria Street	BALLARAT EAST VIC 3350
87	Victoria Street	BALLARAT EAST VIC 3350
109	Victoria Street	BALLARAT EAST VIC 3350
143	Victoria Street	BALLARAT EAST VIC 3350
159	Victoria Street	BALLARAT EAST VIC 3350
167	Victoria Street	BALLARAT EAST VIC 3350
169	Victoria Street	BALLARAT EAST VIC 3350
184	Victoria Street	BALLARAT EAST VIC 3350
186	Victoria Street	BALLARAT EAST VIC 3350
190A	Victoria Street	BALLARAT EAST VIC 3350
190B	Victoria Street	BALLARAT EAST VIC 3350

201	Victoria Street	BALLARAT EAST VIC 3350
214	Victoria Street	BALLARAT EAST VIC 3350
236	Victoria Street	BALLARAT EAST VIC 3350
238	Victoria Street	BALLARAT EAST VIC 3350
239	Victoria Street	BALLARAT EAST VIC 3350
240	Victoria Street	BALLARAT EAST VIC 3350
240A	Victoria Street	BALLARAT EAST VIC 3350
246	Victoria Street	BALLARAT EAST VIC 3350
257	Victoria Street	BALLARAT EAST VIC 3350
259	Victoria Street	BALLARAT EAST VIC 3350

## BALLARAT EAST CIVIC HERITAGE PRECINCT

### *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.

The Ballarat East Civic precinct is characterised by Victorian, Federation and Inter-war residential, civic and cultural buildings built between the 1850's and the 1930's.

This area was settled in the 1850's as a result of gold discoveries in the area. The precinct is also important being the centre for administration for the now defunct Ballarat East municipality. The remaining civic and cultural buildings are a reminder of the separate historic foundations of the municipalities of East and West Ballarat.

The area was chosen as the focus for the new municipality of East Ballarat, being one of the highest points in the area. The site commanded a view over much of the new municipality. The grandeur of the civic and cultural buildings symbolised order and civilisation of cultivated European society in the 19<sup>th</sup> century against the ad hoc nature of life below in the diggings.

The precinct contains individually significant and contributory places. Significant places include the Former Ballarat East Library, the Ballarat Fire Station, the

Synagogue and associated hall and residence and the Methodist Church and associated hall and residence.

Residential buildings within the precinct are characterised by their single storey, hipped and gabled roofs clad in corrugated iron, slate or tiles, weatherboard or brick construction, timber windows, verandahs, timber fences and regular setbacks.

The precinct is aesthetically important in that it has retained views to significant landmarks such as the Synagogue and the Canary Island pine in its grounds. These are an important focus as you come into the area from the east. Also visually important is the Ballarat East fire station, seen from many vantage points within and outside the precinct.

These features also combine with the strong streetscape features of the Methodist buildings, the Ballarat Free Library and the remains of its original fencing, the mature exotic trees in the former Ballarat East Town Hall gardens and the intact and well maintained residential buildings.

The precinct is also important scientifically as it shows the history of infrastructure development in the region, notably the intact bluestone channels, gutters, kerbs and asphalt footpaths.

## BALLARAT EAST CIVIC HERITAGE PRECINCT STATEMENT OF SIGNIFICANCE

The Ballarat East Civic Precinct is **historically** significant at a **LOCAL** level (AHC criterion A and H).

*9a) The place's importance in the course, or pattern, of Australia's natural or cultural history;*  
*(a4) &(h1) Importance for association with events, developments, cultural phases and individuals which have had a significant role in the human occupation and evolution of the region.*

The Precinct has historical importance for its association with the discovery of gold in the early 1850s and for its close relationship with the early development of Main Road, recognized as the commercial centre of the alluvial and deep lead mining area by 1853-1854. The profits generated from the sale of services and goods from the many commercial and retail ventures stretched along the length of Main Road from Bridge Street in the north through to Golden Point in the south were often reinvested among small co-operatives of miners. This helped to facilitate the commercial cooperation between miners and storekeepers that was so crucial while exploration of the Ballarat goldfields continued. It also created an integrated social and commercial system that helped to create the municipal framework of early East Ballarat.

The Precinct has historical importance for its association with the early development of East Ballarat as a municipality, with a separate political and social identity from West Ballarat. In spite of the many difficulties associated with its development on the main alluvial diggings site, in February 1857 sale of frontages (freehold land) in Main Road provided the basis for ratepayer to elect a local government and form the municipality of Ballarat East in 1857. Plans began shortly afterwards for a collection of civic and cultural buildings in Barkly Street off Main Road including a Town Hall, Police Court, Mechanics Institute, Museum and Public Library.

The Precinct has historical importance for its substantially intact physical evidence, scarce examples of the now defunct transient mining development along Main Road which because of its flood prone, low lying ground made it a most unsuitable site for a permanent commercial centre. The priority given to alluvial and deep lead mining interests in this area helps to explain the distinctive street pattern through the Ballarat East Civic precinct. Streets and lanes developed organically from the main arteries and the urban pattern is in stark contrast to the formal surveyed grid layout of Ballarat West.

The Ballarat East Civic Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1).

*(g) the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;*

The Precinct is recognised and highly valued by the local community for civic, religious and educational reasons. Collectively, the civic buildings surviving in East Ballarat 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 Ballarat East Civic Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1).

*(d) the place's 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; (e) the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;*

The Precinct is architecturally important for its association with the location of the new civic centre and municipality of East Ballarat, which was built on one of the highest points in the area with commanding views over much of mining activity in Yarrowee creek below. The new town hall (1861 demolished 1949) with its later formal botanic garden glasshouse and fernery was a symbol of order and civilization in contrast with the ad hoc transient nature of life on the diggings. The associated civic buildings incorporated the full range of facilities symbolic of cultivated European society in the nineteenth century inclusive of a museum and library for education and self-improvement and a police court as an instrument of law and order. Contemporary maps show that the site was one of few locations left relatively untouched by direct mining works such as the nearby shafts of the Britannia United Shaft, Eastern Star Extension and Sulieman Pasha No. 2 mining sites. Although the Town Hall was demolished in 1949, other buildings in the civic precinct remain. These include 1867 the Ballarat East Free Library (1867) and the Ballarat Fire Station and brick tower (1864-67) which has historical significance as one of the few remaining examples of nineteenth century fire stations. Other buildings include the Wesleyan Methodist Church and the Jewish Synagogue, hall and Rabbi's residences which are among the oldest buildings in the Precinct, constructed in 1860 and 1861 respectively.

The Precinct is architecturally important for it demonstrates many original and intact architectural design qualities associated with the residential, civic, and cultural/community development of the area between the 1850s and the late 1930s.

While civic and cultural life was the primary function of buildings within this precinct, scattered pockets of residential buildings developed from the late 1850s onwards. 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 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. 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

The Ballarat East Civic Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1).

*(d) the place's 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; (e) the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;*

The Precinct has aesthetic significance as a 19<sup>th</sup> century gold mining townscape which demonstrates important visual qualities that reflect the historical, cultural and architectural development of the Precinct, and contribute to the setting of Ballarat. 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).

*(c) the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history.*

The Precinct 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.

### Buildings Not Significant to a Precinct

The following buildings are considered to be 'not of heritage significance' to a heritage place ('the precinct') based on their period of construction. All other buildings within the area identified as the 'heritage precinct' are considered to be prima facie contributory to the significance of the heritage place.

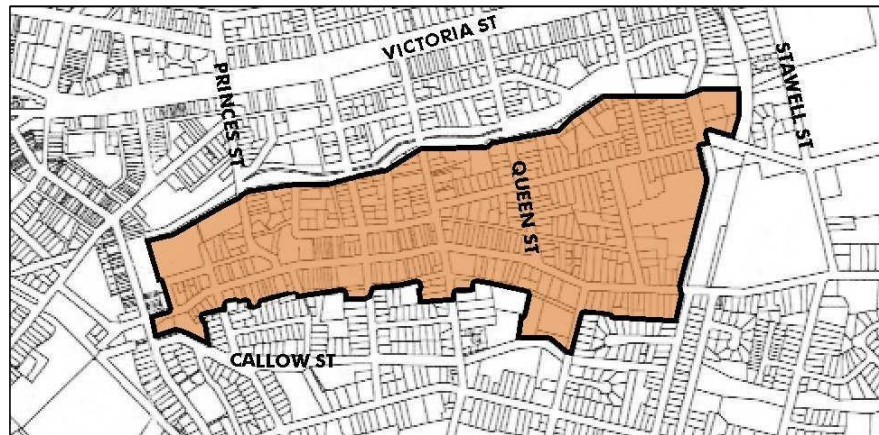
The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

#### HO 178 BALLARAT EAST/CIVIC PRECINCT

NO.	STREET NAME	SUBURB & POSTCODE
1/9	Barkly Street	BALLARAT EAST VIC 3350
2/9	Barkly Street	BALLARAT EAST VIC 3350
3/9	Barkly Street	BALLARAT EAST VIC 3350
14	Barkly Street	BALLARAT EAST VIC 3350
13-15	Barkly Street	BALLARAT EAST VIC 3350
30	Barkly Street	BAKERY HILL VIC 3350
3	East Street South	BALLARAT EAST VIC 3350
6	East Street South	BAKERY HILL VIC 3350
11	East Street South	BALLARAT EAST VIC 3350
12-14	East Street South	BAKERY HILL VIC 3350

## EUREKA STREET HERITAGE PRECINCT

### *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.

Eureka Street was originally part of the route to the goldfields. Development of the Eureka Street area accelerated following the discovery of the Eureka lead. Settlements clustered around the leads, mainly drawn from the Irish community. In 1854 the western end of Victoria Street was the site of a meeting that was the prelude to the Eureka Stockade Uprising. The uprising occurred on 4 December 1854, resulting in 21 men killed and was the first time arms had been raised against lawful government in Australia.

Building developed rapidly along Eureka Street but was slower away from the road due to mining activities. Over the years, the timber buildings were replaced with new buildings. The early development left the legacy of the winding road and irregular shaped lots, following the placement of mining and building sites and the ridge line between the Specimen Vale and Warrenheip Gully Creeks.

The precinct is architecturally important as it contains many original and early examples of Victorian, Federation and Interwar era residential, commercial, industrial and cultural/community buildings. These include key landmark buildings such as Town and City Mission building, the former Ballarat (Eureka Street) State School No. 1071, Montrose Cottage, Farmers Ham and Bacon Factory

Typically, residential buildings in the precinct are single storey, with hipped and/or gabled rooves, predominantly clad with galvanised corrugated iron or Marsellies pattern terracotta tiles, horizontal weatherboard or brick with polychromatic detailing, projecting verandahs or porches, decorative detailing and timber framed doors and timber casement or double hung windows.

The industrial and cultural/community buildings generally follow the same style as the residential buildings but are either single or double storied.

Other key features in the precinct is the distinctive weatherboard Federation House and the two notable weeping elm trees at 315 Eureka Street, the small shops along Eureka Street, the former Cowley's Eureka Iron Works in Rodier Street and Britannia Reserve. The mature trees in Britannia Reserve and Joseph Street and the worked over Mullock Heap from which most of the reserve was formed.

The important visual qualities of the precinct include the view across and through the precinct such as to Black Hill Reserve, to Specimen Vale Creek and Warrenheip Gully Channels, views to the civic area of Ballarat East and to the Eureka Centre and historic reserve. The views along roads running in different directions allow views of the rear of many houses and other buildings within the precinct. The visual qualities of the precinct are enhanced by the retention of original engineering infrastructure such as the bluestone or brick spoon drains and bluestone or brick kerbing.

## EUREKA STREET HERITAGE PRECINCT STATEMENT OF SIGNIFICANCE

The Eureka Street/Ballarat East Precinct is **historically** significant at a **LOCAL** level (AHC criteria A, B H.1, G).

- (a) the place's importance in the course, or pattern, of Australia's natural or cultural history;*
- (b) the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history;*
- (c) the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history;*
- (g) the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.*

The Precinct is associated with the discovery of gold in the early 1850s, in particular the alluvial and quartz mining of the Eureka and Black Hill Leads. It is significant because it provides the historical context and setting for Eureka Stockade Garden which is included on the National Heritage List for its association with Eureka Stockade rebellion. *"The gold miners' revolt against the goldfield administration, and particularly the loss of life (33 miners and 5 soldiers) resulting from the insurrection, is a major event in Australia's political and social history. While there is little above ground evidence of the event that took place at Ballarat and while the exact location is not agreed upon, Eureka Stockade Gardens is important for its association with this uncommon and highly significant event in the nation's past."* The precinct is significant because of its potential to yield archaeological evidence of the rebellion in 1854 and the likelihood of underground deposits or artifacts associated with Eureka, participants of the battle who traversed the area and the associated Eureka Lead, and other auriferous deposits being worked by the miners at the time of the revolt.

Eureka Street, the early winding road that runs through the precinct along a ridgeline between the valleys of two separate waterways, Specimen Vale and Warrenheip Creeks, is historically important as the main track to Melbourne, built at the commencement of Victoria's world famous gold rushes. The creek banks as well as the undulating hillsides were subject to extensive and long-running mining activities. The subsequent layout of many of the other roads in a partly distorted grid pattern is important as it illustrates attempts by bureaucracy to introduce a formal urban plan over the chaos and haphazard development of the area that was dominant by 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. Settlement clustered around the Leads, in particular the Irish community was strongly identified with the Eureka Lead, although at the time of the rebellion the miners were represented by over 16 different nationalities. 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. After the rebellion the general area was still used for mining for some years, and in a piecemeal fashion, then housing development with early haphazard timber buildings being later replaced with new buildings that aligned the road reserves.

The Eureka Street/Ballarat East Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1).

*(d) the place's 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; (e) the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.*

The Precinct is important for its heterogeneous mixture of substantially intact residential buildings of varying styles which were constructed from the late 1850s to 1940s/50s, and which are distributed almost equally throughout the Precinct. Although constructed in different eras, the residences tend to be similar in scale, of a small size and simple form with dominant chimneys. There is an important collection of early small Victorian cottages and vernacular styled timber miners cottages scattered throughout the Precinct, which reinforces the visually dominant historic mining character of the area and its historical context with Eureka Stockade. Some larger villas are located on Eureka and George Streets. There are in addition several small shops distributed the length of Eureka Street or located on corner sites, often built in conjunction with their residences. Only a small number of commercial, industrial and cultural community buildings were constructed from the 1860s onwards. These include the Town & City Mission and the former Eureka Street state school No 1071 which has a dominant position, as well as the former Farmer's Ham & Bacon Factory and galvanized corrugated iron factory building associated with the former Cowley's Eureka Iron Works. The eastern boundary of the Precinct was marked by an 19<sup>th</sup> century Chinese village and large Orphanage.

The Eureka Street/Ballarat East Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D & E)

*(d) the place's 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; (e) the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.*

The Precinct demonstrates important visual qualities that reflect the historical, cultural and architectural development of the Precinct that contribute to its early gold mining character. The visual qualities include a variety of significant urban landmarks and focal points, some of which can be seen from outside of the Precinct. They particularly comprise the Town and City Mission building, the former Ballarat (Eureka Street) State School No.1071, Montrose Cottage at 111 Eureka Street; the former school; the various small shops along Eureka Street; the main buildings of the former Farmer's Ham and Bacon Factory, and the galvanised corrugated iron factory building associated with the former Cowley's Eureka Iron Works in Rodier Street. There are a number of vantage points throughout the precinct afforded by the steep topographical character of Specimen Vale Creek that runs through the centre of the Precinct. From the upper banks of the Creek unexpected picturesque views of the haphazard collection of small cottages with distinctive chimneys can be seen, including the row of mature oak trees on the east side of Joseph Street; and the Britannia Reserve with its perimeter plantings of mature trees, predominantly elms.

Other important aesthetic qualities include the complex views across and through the precinct to other parts of Ballarat including to Black Hill and Mount Warrenheip, to Specimen Vale Creek and Warrenheip Gully Channels. Other important vistas and view corridors link the area with the former civic area of the municipality of Ballarat East, and to the adjacent Eureka Centre and historic reserve, which commemorates

the Eureka Stockade Rebellion. There are also important views within the Precinct along north and south axis roads 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 important historic 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)

*(g) the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.*

The Precinct is recognised and highly valued by the local community for its association with mining the Eureka Lead, one of the best yielding leads in Ballarat, and the Eureka Rebellion. The Eureka Rebellion as an historical event and the associated rebel miners' Southern Cross flag, have become symbols for democracy in Australia. The event is ingrained in Australian culture through literature, art, poetry, film and also marked by the local commemoration ceremony, the Eureka Dawn Lantern Walk which is staged each year on Sedition Sunday. The area is significant for its association with the 1855 Commission of Inquiry into the Goldfields set up to investigate the Eureka uprising. In consequence the gold license system was replaced by the annual Miner's Rights which was introduced throughout Australia, giving miner's voting and residential rights. Furthermore, the area has strong links with Peter Lalor, the leader of the rebellion, who by the end of 1855 was elected to the Victorian parliament. The area is socially significant for ongoing residential, commercial, social, educational, industrial and recreational functions.

The Eureka Street/Ballarat East Precinct is **scientifically** significant at a **LOCAL** level (AHC criteria C and F)

*(c) the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history;*  
*(f) the place's importance in demonstrating a high degree of creative or technical achievement at a particular period.*

The Precinct is important for contributing to the 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 later examples of short span integrated concrete kerbs and spoon gutters, and the asphalt and early concrete footpaths demonstrates how much of the area was left undeveloped for long periods of time due to the impact of mining in the area.



### Buildings Not Significant to a Precinct

The following buildings are considered to be 'not of heritage significance' to a heritage place ('the precinct') based on their period of construction. All other buildings within the area identified as the 'heritage precinct' are considered to be prima facie contributory to the significance of the heritage place.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

#### HO 179 EUREKA STREET PRECINCT

NO.	STREET NAME	SUBURB & POSTCODE
1/9	Barkly Street	BALLARAT EAST VIC 3350
2/9	Barkly Street	BALLARAT EAST VIC 3350
3/9	Barkly Street	BALLARAT EAST VIC 3350
14	Barkly Street	BALLARAT EAST VIC 3350
13-15	Barkly Street	BALLARAT EAST VIC 3350
30	Barkly Street	BAKERY HILL VIC 3350
2	Belford Street	EUREKA VIC 3350
4	Belford Street	EUREKA VIC 3350
6	Belford Street	EUREKA VIC 3350
8	Belford Street	EUREKA VIC 3350
27	Belford Street	EUREKA VIC 3350
1	Bentley Place	BALLARAT EAST VIC 3350
2	Bentley Place	BALLARAT EAST VIC 3350
3	Bentley Place	BALLARAT EAST VIC 3350
4	Bentley Place	BALLARAT EAST VIC 3350
5	Bentley Place	BALLARAT EAST VIC 3350
6	Bentley Place	BALLARAT EAST VIC 3350
7	Bentley Place	BALLARAT EAST VIC 3350
8	Bentley Place	BALLARAT EAST VIC 3350
9	Bentley Place	BALLARAT EAST VIC 3350
10	Bentley Place	BALLARAT EAST VIC 3350
28	Chamberlain Street	EUREKA VIC 3350
30	Chamberlain Street	EUREKA VIC 3350
3	East Street South	BALLARAT EAST VIC 3350
6	East Street South	BAKERY HILL VIC 3350
11	East Street South	BALLARAT EAST VIC 3350
12-14	East Street South	BAKERY HILL VIC 3350
1/104	Eureka Street	BALLARAT EAST VIC 3350
2/104	Eureka Street	BALLARAT EAST VIC 3350
112	Eureka Street	BALLARAT EAST VIC 3350
122	Eureka Street	BALLARAT EAST VIC 3350
129A	Eureka Street	BALLARAT EAST VIC 3350
129B	Eureka Street	BALLARAT EAST VIC 3350
129C	Eureka Street	BALLARAT EAST VIC 3350
135	Eureka Street	BALLARAT EAST VIC 3350
137B	Eureka Street	BALLARAT EAST VIC 3350
137A	Eureka Street	BALLARAT EAST VIC 3350
201	Eureka Street	BALLARAT EAST VIC 3350

**HO 179 EUREKA STREET PRECINCT**

NO.	STREET NAME	SUBURB & POSTCODE
202	Eureka Street	BALLARAT EAST VIC 3350
208	Eureka Street	BALLARAT EAST VIC 3350
301A	Eureka Street	BALLARAT EAST VIC 3350
310	Eureka Street	BALLARAT EAST VIC 3350
317	Eureka Street	BALLARAT EAST VIC 3350
322	Eureka Street	BALLARAT EAST VIC 3350
1/405	Eureka Street	EUREKA VIC 3350
2/405	Eureka Street	EUREKA VIC 3350
3/405	Eureka Street	EUREKA VIC 3350
4/405	Eureka Street	EUREKA VIC 3350
5/405	Eureka Street	EUREKA VIC 3350
6/405	Eureka Street	EUREKA VIC 3350
413	Eureka Street	EUREKA VIC 3350
5	Ford Street	BALLARAT EAST VIC 3350
7	Ford Street	BALLARAT EAST VIC 3350
13	Ford Street	BALLARAT EAST VIC 3350
15	Ford Street	BALLARAT EAST VIC 3350
16	Ford Street	BALLARAT EAST VIC 3350
17	Ford Street	BALLARAT EAST VIC 3350
18	Ford Street	BALLARAT EAST VIC 3350
19	Ford Street	BALLARAT EAST VIC 3350
27	Ford Street	EUREKA VIC 3350
31A	Ford Street	EUREKA VIC 3350
32	Ford Street	EUREKA VIC 3350
33	Ford Street	EUREKA VIC 3350
39	Ford Street	EUREKA VIC 3350
40	Ford Street	EUREKA VIC 3350
4	George Street	BALLARAT EAST VIC 3350
5	George Street	BALLARAT EAST VIC 3350
9	George Street	BALLARAT EAST VIC 3350
21	George Street	EUREKA VIC 3350
29	George Street	EUREKA VIC 3350
30	George Street	EUREKA VIC 3350
36	George Street	EUREKA VIC 3350
41A	George Street	EUREKA VIC 3350
54	George Street	EUREKA VIC 3350
56-58	George Street	EUREKA VIC 3350
1	Gordon Street	BALLARAT EAST VIC 3350
3	Gordon Street	BALLARAT EAST VIC 3350
7	Gordon Street	BALLARAT EAST VIC 3350
7A	Gordon Street	BALLARAT EAST VIC 3350
12	Gordon Street	BALLARAT EAST VIC 3350
14	Gordon Street	BALLARAT EAST VIC 3350
16	Gordon Street	BALLARAT EAST VIC 3350
8	Gray Street	BALLARAT EAST VIC 3350
11	Gray Street	BALLARAT EAST VIC 3350
20	King Street South	BALLARAT EAST VIC 3350
27	King Street South	BALLARAT EAST VIC 3350
29	King Street South	BALLARAT EAST VIC 3350

**HO 179 EUREKA STREET PRECINCT**

NO.	STREET NAME	SUBURB & POSTCODE
11	Martin Street	BALLARAT EAST VIC 3350
16	Otway Street South	BALLARAT EAST VIC 3350
21A	Otway Street South	BALLARAT EAST VIC 3350
21B	Otway Street South	BALLARAT EAST VIC 3350
25	Otway Street South	BALLARAT EAST VIC 3350
2/25	Otway Street South	BALLARAT EAST VIC 3350
3/25	Otway Street South	BALLARAT EAST VIC 3350
28	Otway Street South	BALLARAT EAST VIC 3350
32	Otway Street South	BALLARAT EAST VIC 3350
33	Princes Street South	BALLARAT EAST VIC 3350
35	Princes Street South	BALLARAT EAST VIC 3350
37	Princes Street South	BALLARAT EAST VIC 3350
39	Princes Street South	BALLARAT EAST VIC 3350
41	Princes Street South	BALLARAT EAST VIC 3350
43	Princes Street South	BALLARAT EAST VIC 3350
1/16	Queen Street South	BALLARAT EAST VIC 3350
2/16	Queen Street South	BALLARAT EAST VIC 3350
3/16	Queen Street South	BALLARAT EAST VIC 3350
18	Queen Street South	BALLARAT EAST VIC 3350
28	Queen Street South	BALLARAT EAST VIC 3350
5	Richardson Street	BALLARAT EAST VIC 3350
9	Richardson Street	BALLARAT EAST VIC 3350
Lot 3	Rodier Street	EUREKA VIC 3350
126	Rodier Street	EUREKA VIC 3350
10	Specimen Vale South	BALLARAT EAST VIC 3350
212	Specimen Vale South	BALLARAT EAST VIC 3350
300	Specimen Vale South	EUREKA VIC 3350
304	Specimen Vale South	EUREKA VIC 3350
306	Specimen Vale South	EUREKA VIC 3350

## LEARMONTH HERITAGE PRECINCT

### Description / Precinct Boundaries

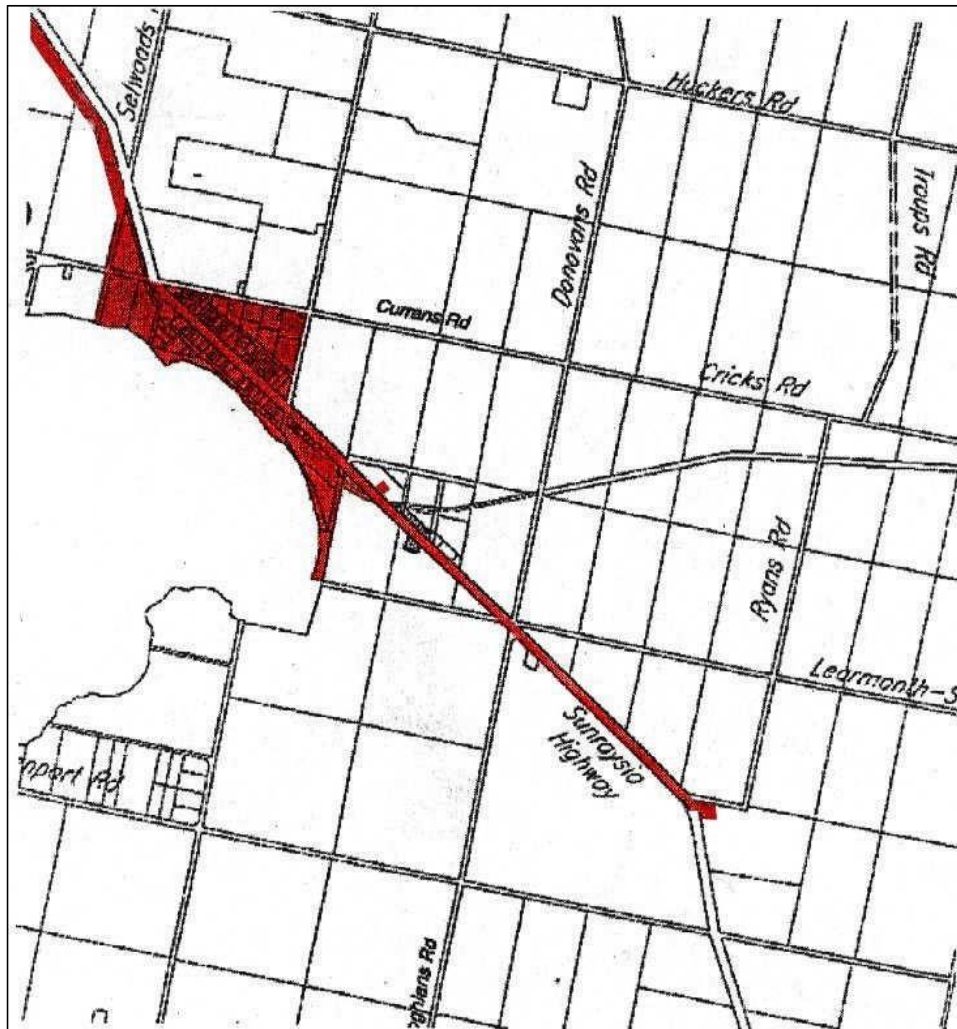


Figure 19 Learmonth Heritage Precinct Map

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.

The Learmonth Precinct incorporates the township of Learmonth. The Learmonth family and Thomas Bath settled in the region in the late 1830's, attracted to the area by the good grazing land and permanent water supply of Lake Learmonth and nearby creeks.

The discovery of gold brought opportunities for people to supply produce to the goldfields. The Learmonth area attracted people to the food producing area and soon a settlement was established at the location of the present township. Learmonth was also an easy day's ride from Ballarat and became a stopping place for travellers heading towards the Avoca goldfields.

In 1859 Assistant Surveyor John Carruthers formally surveyed the township which set out the allotment and reserves seen today. The original subdivision was laid out focusing on the main thoroughfare passing through the middle of the settlement. The formal layout of the public buildings and commercial premises all face the Sunraysia Highway, while the residential blocks nearly all face the highway and extend no further than one block from the highway. During the 1860's – 1870's Learmonth prospered and many of the buildings from that era remain such as the police station complex erected in 1860, the Courthouse, the Church of England, Catholic and Presbyterian churches, the school, bank and Temperance Hall (later the Mechanics Institute). Another special feature of Learmonth was its emerging role in local government. The town was located in the first Shire to be established in Victoria, in 1863 and was the municipal centre for the Shire.

In 1888, the rail way line was extended to Learmonth as a spur line from Ballarat and was subsequently dismantled in 1973, however, the curving line of the embankment, the nearby weighbridge and parts of the station platform still exist. Learmonth continued to grow at the turn of the century with the expansion of the Mechanics Institute and Police Station and the erection of a Masonic Temple.

The houses in the town reflect the early establishment of the township in the 1850's, the subsequent development in the 19<sup>th</sup> century and the further consolidation in the early decades of the 20<sup>th</sup> century. Typically, the styles include the Victorian, Federation and Interwar styled residential, commercial, civic, cultural and community buildings. Generally buildings are one storey although some of the cultural/community buildings have double height interiors and extended rooflines.

- Buildings are generally constructed of brick, stone or from weatherboard, roof forms are hipped and/or gabled and made from galvanised corrugated iron, slate or Marseilles pattern terracotta tiles. Other features of the buildings are the alignment of the buildings with the street, verandahs, timber or rendered brick parapets, brick chimneys and timber framed double hung windows and doors.

Other visual qualities are the views to Lake Learmonth, along the grassy railway embankment, the rear of buildings in High Street. Also important is the view to farmland and volcanic hills which provide a visual link to the foundation of the town and its development. Other key landmarks are the two large Monterey cypress trees in the grounds of All Saints Church, the Stag Hotel, the commemorative street lamp, the War memorial and the spire of the Presbyterian Church.

The tree-lined highway with the wide grassed median strip, the Avenue of Honour and the ANA Avenue of cypress trees, contribute to the rural and architectural setting of the town.

Further significant features are the Memorial Wall at the beginning of the Avenue of Honour, the Railway memorial, the memorial plaque and Redwood tree and the concrete mile markers '83' and '84'. Morton's Cutting, built in 1863 is also scientifically important for its contribution to the history of the establishment and maintenance of irrigation to large tracts of farmland established by early settlers.

## LEARMONTH HERITAGE PRECINCT STATEMENT OF SIGNIFICANCE

The Learmonth Precinct is **historically** significant at a **LOCAL** level (AHC criterion A 3, 4 and H.1).

*(a) the place's importance in the course, or pattern, of Australia's natural or cultural history;*

*(a3) importance in exhibiting unusual richness or diversity of built landscapes and cultural features;*

*(a4) & (h1) importance for association with events, developments, cultural phases and individuals which have had a significant role in the human occupation and evolution of the region.*

The Precinct is historically important for its association with the early pastoral development of the district by the Learmonth family, who took up the pastoral stations of Buninyong (or Boninyong as it was also called) Burrumbeet and later Ercildoune run. The Learmonth family 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 nearby creeks which supplied the lake. Livingstone Learmonth is noted as an excellent sheep breeder, which was instrumental in the early success of the pastoral stations.

The Precinct is historically important for its ability to demonstrate the sustained early agricultural development on the rich volcanic soils of the district after the discovery of gold in Ballarat, which brought a rapidly increasing population to the district. Increase demands for meat and other supplies stimulated the growth of Learmonth from the 1850s, which was first surveyed by Assistant Surveyor John Carruthers in 1859. The availability of fresh water and good grass encouraged settlers, many of whom saw an opportunity to make money supplying food to the goldfields.

The Precinct is important as a historical landscape of unusual richness; the small township of Learmonth is bound 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 Learmonth became a service town to Ballarat. Through the 1860s and 1870s Learmonth became a busy township with 4 blacksmiths, several hotels, 2 bakeries, a doctor and 4 general stores as well as saddler's shops. Many of these buildings are still well preserved.

Learmonth is 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.

Learmonth is historically important as an agricultural focus for the surrounding district for a long period of time. Its strategic importance is evidenced by the many incremental changes and additions to civic buildings such as the police station, which was enlarged in 1904 and the Temperance Hall was formally constituted into the Learmonth Mechanics' Institute and Free Library in 1912, while two years later a new Library with Billiard room were added to the Institute. In 1915 the Masonic Temple was opened and throughout the 1930s further changes to the urban fabric took place clearly demonstrating the prosperity of the area.

Learmonth and its environs are historically important for their ability to illustrate the evolution of farming practices over the past 150 years. The volcanic landscape with its broad plains, lakes and steep volcanic cones was greatly modified by intensive farming practices resulting from the miner's petitioning government to release land in 1854 with the subdivision of Creswick, Yuille's, Clarke and Learmonth runs, and Ercildoune and Dowling Forest stations as well as later sub-divisions resulting from the Land Acts. The impact of this development led to the construction of an intricate matrix of narrow country roads, linear fences and cypress windbreaks which delineated the rectangular layout of these smaller properties.

The Learmonth Heritage Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1).

*(d) its importance in demonstrating the principal characteristics of: (i) a class of Australia's Cultural places; or (ii) a class of Australia's cultural environments (including way of life, custom, process, land-use, function, design or technique);*  
*(e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.*

The Precinct 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. It is architecturally significant as it still retains many of the original subdivisions which date from the first land sales in November 1859 and February 1860. It still retains its rural atmosphere, effectively consisting of a small village with all the buildings one block deep, fronting either side of the highway which bisects the town.

The Learmonth Precinct is characterized by a mixture of mid to late 19th and early 20<sup>th</sup> century residential, commercial, civic and cultural/community buildings. The majority of the individually residences in the Learmonth Precinct are single storey and detached, with a small number attached to associated stores. The majority of these residences are traditional timber frame weatherboard structures but there are exceptions such as the former Church of England Manse at 9-11 Bankin Street, the house at 224 High Street and the house at 13 McKay Street, the house at 317-319 High Street, and the former Presbyterian Manse at 107 Church Street. These latter buildings stand out in the streetscape due to their notable designs and construction materials. Most of the houses are of a Victorian style, from the mid to late 19th century, with a few late Federation and early Inter-War Bungalow styles. The houses are generally similar in size, although there are a few smaller Victorian cottages. Almost all the houses have characteristic verandahs and chimneys which are a feature of the townscape.

Many of the civic, commercial and cultural/community buildings in this Precinct date back to the early period of expansion in 1850s-1860s. Learmonth became a prosperous centre of local government, commerce and trade, and a cultural focus for the district. A number of the early buildings still remain, and include the Stag Hotel



(c.1854) and timber Presbyterian and Catholic churches (c.1857), the police station, along with a brick stables and brick lock-up and Courthouse, erected around 1860 and in 1864. 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 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. 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 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).

A defining characteristic of the Precinct is its small scale nature of the buildings and dominance of the tree lined avenue. Most of the buildings have similar massing, form, are single storey height and are of a traditional form.

The Learmonth Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1).

*(d) its importance in demonstrating the principal characteristics of: (i) a class of Australia's Cultural places; or (ii) a class of Australia's cultural environments (including way of life, custom, process, land-use, function, design or technique);*

*(e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;*

Learmonth Precinct 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 and F).

*(c) its potential to yield information that will contribute to an understanding of Australia's natural or cultural history;*

*(f) importance for its technical, creative, design or artistic excellence, innovation or achievement.*

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 constructed in c.1863. Water for irrigation of the pasture lands was always an issue in the area, and rather than drain the swampy Lake Learmonth for use as a town common, it was decided to create a diversionary channel by which water could be brought over the divide from Coghill's Creek. 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.

The Learmonth Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1).

*(g) the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.*

This area of Learmonth is recognized and highly valued by the local community for commercial, civic, cultural, religious, commemorative and recreational reasons.

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. 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.

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 who served, by the placement of a tree. 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. 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.

### Buildings Not Significant to a Precinct

The following buildings are considered to be 'not of heritage significance' to a heritage place ('the precinct') based on their period of construction. All other buildings within the area identified as the 'heritage precinct' are considered to be prima facie contributory to the significance of the heritage place.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

#### HO 180 LEARMONTH HERITAGE PRECINCT

NO.	STREET NAME	SUBURB & POSTCODE
CA 7	Bankin Street	LEARMONTH VIC
13	Bankin Street	LEARMONTH VIC
17	Bankin Street	LEARMONTH VIC
19	Bankin Street	LEARMONTH VIC
131	Bankin Street	LEARMONTH VIC
101	Church Street	LEARMONTH VIC
102-104	Church Street	LEARMONTH VIC
103	Church Street	LEARMONTH VIC
106	Church Street	LEARMONTH VIC
108	Church Street	LEARMONTH VIC
110	Church Street	LEARMONTH VIC
Lot 1	Foreshore Road	LEARMONTH VIC
19	Foreshore Road	LEARMONTH VIC 3352
65-67	High Street	LEARMONTH VIC
69	High Street	LEARMONTH VIC
71	High Street	LEARMONTH VIC
101-105	High Street	LEARMONTH VIC
139	High Street	LEARMONTH VIC
141	High Street	LEARMONTH VIC 3352
147-149	High Street	LEARMONTH VIC
151	High Street	LEARMONTH VIC
155	High Street	LEARMONTH VIC
200-212	High Street	LEARMONTH VIC
201-203	High Street	LEARMONTH VIC
205	High Street	LEARMONTH VIC
207	High Street	LEARMONTH VIC
218	High Street	LEARMONTH VIC
220	High Street	LEARMONTH VIC
222	High Street	LEARMONTH VIC
229	High Street	LEARMONTH VIC
300	High Street	LEARMONTH VIC
301	High Street	LEARMONTH VIC 3352
302	High Street	LEARMONTH VIC
304	High Street	LEARMONTH VIC
306	High Street	LEARMONTH VIC
311-315	High Street	LEARMONTH VIC
344	High Street	LEARMONTH VIC
346	High Street	LEARMONTH VIC

**HO 180 LEARMONTH HERITAGE PRECINCT**

NO.	STREET NAME	SUBURB & POSTCODE
347-349	High Street	LEARMONTH VIC
408	High Street	LEARMONTH VIC
415-437	High Street	LEARMONTH VIC
414-416	High Street	LEARMONTH VIC
420-422	High Street	LEARMONTH VIC
501	High Street	LEARMONTH VIC
2-8	Laidlaw Street	LEARMONTH VIC
18-20	Laidlaw Street	LEARMONTH VIC
1-5	McKay Street	LEARMONTH VIC
7-9	McKay Street	LEARMONTH VIC
11	McKay Street	LEARMONTH VIC
101	McKay Street	LEARMONTH VIC 3352
103-105	McKay Street	LEARMONTH VIC 3352
104	McKay Street	LEARMONTH VIC
106	McKay Street	LEARMONTH VIC
108	McKay Street	LEARMONTH VIC
CA 8	Morton Street	LEARMONTH VIC
18	Morton Street	LEARMONTH VIC 3352
74	Morton Street	LEARMONTH VIC 3352
78	Morton Street	LEARMONTH VIC 3352
80	Morton Street	LEARMONTH VIC 3352
90	Morton Street	LEARMONTH VIC 3352

## BUNINYONG HERITAGE PRECINCT

### *Description / Precinct Boundaries*

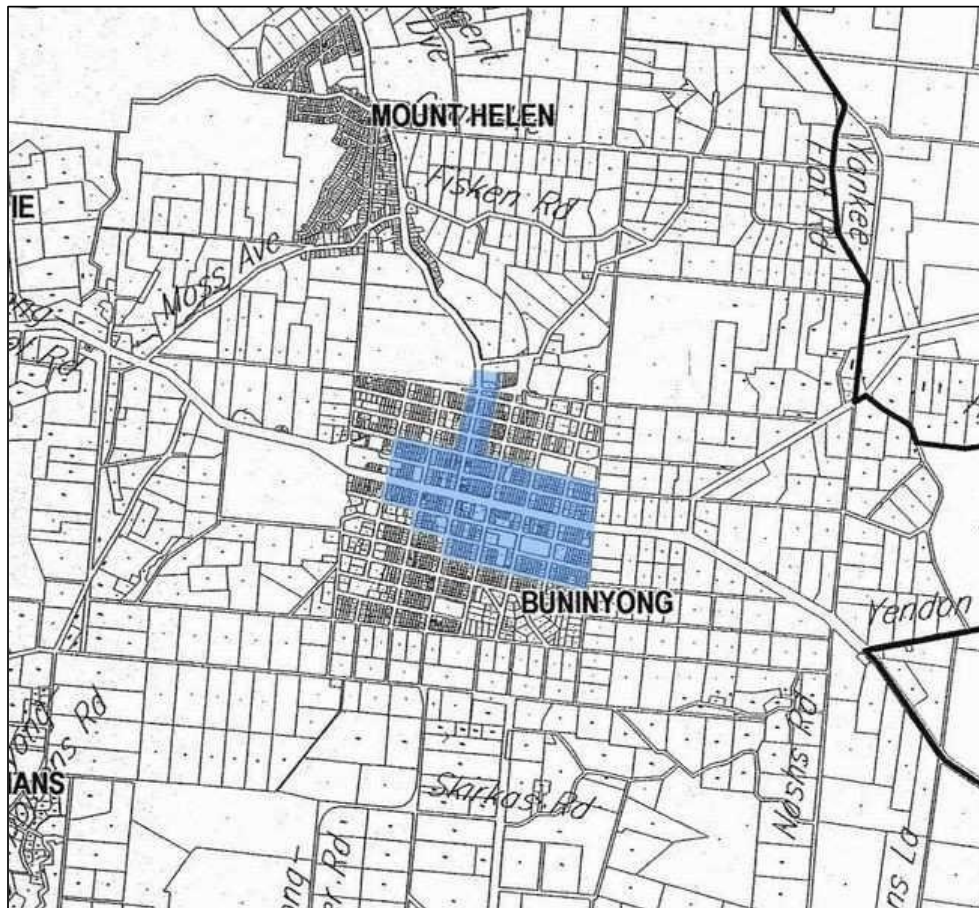


Figure 20 Buninyong Heritage Precinct Map

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.

The Buninyong Precinct generally includes land either side of Warrenheip and Learmonth Street and extends as far south as Simpson Street and north of Elizabeth Street.

Buninyong was first settled in late 1830s by pastoralists and was a small town by the early 1840s, later supporting a clergyman, blacksmith, shoemaker and a medical practitioner. In 1848, the first inland boarding school, associated with a church was opened by The Reverend Thomas Hastie.

The discovery of gold in the area by Thomas Hiscock in 1851 brought prospectors from Geelong and other goldfields. This rush was short-lived but another find in 1856 triggered further growth in the township.

The first survey of the township was undertaken in 1850 and the first land sales occurred in 1851. The first local County Court and Court of General Sessions in the district opened in 1853, serving the Ballarat region until the 1860s. By the late 1850s –1860s Buninyong prospered as seen by the construction of many of the church buildings. Buninyong continued to develop in the 1870s after mining declined, with the construction of the Post Office, Police Quarters, Town Hall and Court House. The Buninyong gardens were established in 1888 which later included a number of recreational facilities. The Gardens were to become the social centre of the town.

Commercial building was continuous throughout the second half of the 19<sup>th</sup> century and is an indicator of the commercial prosperity of the town. By the 1920s the town had declined economically. Little change occurred to the town until the 1960s with the erection of the pre school centre and the R.S.L building.

The precinct is important as it shows many original and early examples of Victorian, residential, commercial, cultural/community and educational buildings built between the 1850s – 1930s. The precinct is also important as a settlement providing civic and commercial functions, predating nearby Ballarat.

Typically the residential buildings are single storey, mostly weatherboard with some face brick render construction. Roofs are either gabled or hipped and clad in either unpainted or painted corrugated iron. Houses display eaves and porches.

The commercial buildings are either one or two storeys in height, constructed from brick, bluestone or weatherboard. Most shops had post supported verandahs, with some still remaining.

The cultural/community buildings range in size but are generally constructed of brick or bluestone, sometimes rendered or over-painted. They mostly have steep pitched roofs clad in slate or corrugated iron and exhibit individual decorative detailing.

Key landmark buildings include the former Anglican and Methodist Churches and Presbyterian Church, the Crown Hotel and Shire Hall, other commercial and cultural buildings along Learmonth Street. Views from the precinct to Mt Buninyong and the surrounding treed horizon are also important.

Other visual features are the mature exotic street tree planting and in private gardens, the landscaped median strip including mature Elm trees in Learmonth Street, the Avenue of Honour consisting of Elms, Silver Poplar and Oak trees in Learmonth Street and the Botanical Gardens, which all contribute to the rural setting of the precinct. Also important is the location of the township within a treed landscape. The grassed verges, open street drainage and unsealed roads also add to the rural character of the precinct.

The Botanical Gardens contain important structures including the Bowling Club Pavilion, the Queen Victoria Rotunda, the Public baths, bridges and fencing. Several original stone fences remain, demarcating former paddocks and pastoral acres. prospered as seen by the construction of many of the church buildings. Buninyong continued to develop in the 1870s after mining declined, with the construction of the Post Office, Police Quarters, Town Hall and Court House. The Buninyong gardens were established in 1888 which later included a number of recreational facilities. The Gardens were to become the social centre of the town.

Commercial building was continuous throughout the second half of the 19<sup>th</sup> century and is an indicator of the commercial prosperity of the town. By the 1920s the town had declined economically. Little change occurred to the town until the 1960s with the erection of the pre school centre and the R.S.L building.

The precinct is important as it shows many original and early examples of Victorian, residential, commercial, cultural/community and educational buildings built between the 1850s – 1930s. The precinct is also important as a settlement providing civic and commercial functions, predating nearby Ballarat.

Typically the residential buildings are single storey, mostly weatherboard with some face brick render construction. Roofs are either gabled or hipped and clad in either unpainted or painted corrugated iron. Houses display eaves and porches.

The commercial buildings are either one or two storeys in height, constructed from brick, bluestone or weatherboard. Most shops had post supported verandahs, with some still remaining.

The cultural/community buildings range in size but are generally constructed of brick or bluestone, sometimes rendered or over-painted. They mostly have steep pitched roofs clad in slate or corrugated iron and exhibit individual decorative detailing.

Key landmark buildings include the former Anglican and Methodist Churches and Presbyterian Church, the Crown Hotel and Shire Hall, other commercial and cultural buildings along Learmonth Street. Views from the precinct to Mt Buninyong and the surrounding treed horizon are also important.

Other visual features are the mature exotic street tree planting and in private gardens, the landscaped median strip including mature Elm trees in Learmonth Street, the Avenue of Honour consisting of Elms, Silver Poplar and Oak trees in Learmonth Street and the Botanical Gardens, which all contribute to the rural setting of the precinct. Also important is the location of the township within a treed landscape. The grassed verges, open street drainage and unsealed roads also add to the rural character of the precinct.

The Botanical Gardens contain important structures including the Bowling Club Pavilion, the Queen Victoria Rotunda, the Public baths, bridges and fencing. Several original stone fences remain, demarcating former paddocks and pastoral acres.



## BUNINYONG HERITAGE PRECINCT STATEMENT OF SIGNIFICANCE

The Buninyong Precinct is **historically** significant at a **LOCAL** level (AHC criterion A3, 4 and H.1).

- (a) the place's importance in the course, or pattern, of Australia's natural or cultural history;*  
*(a3) importance in exhibiting unusual richness or diversity of built landscapes and cultural features;*  
*(a4) & (h1) importance for association with events, developments, cultural phases and individuals which have had a significant role in the human occupation and evolution of the region.*

Buninyong is historically important for its association 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 in 1836. The pastoral runs near Buninyong were taken up in 1838 and 1839 by Learmonth, Scott and Inglis at Yendon. All three names are remembered by the street names in the first survey.

Buninyong is historically important for its association with the Watharrung people, the Indigenous people who gave the name Buninyong to the nearby volcanic hill where the small township began to develop in the early 1840s, for men employed by the squatters. The township took its name from the mountain and made it its icon. The road to Portland Bay, known also as the Great Western Road, ran past the township and provided the trade link necessary for it to become established, while later the Warrenheip Road to Ballarat became the main gold fields route from Geelong.

Buninyong is historically important for its association with Reverend Thomas Hastie, who established a church and the first inland boarding school at Buninyong, in 1848 where thirty-one boarders and twenty-two day scholars were enrolled. Buninyong is historically important as it was established in 1848 with original town survey before the gold rush and settlement at Ballarat. By 1850 William Malcolm, a Government Surveyor had completed the town layout for a mile square township. The first land sales took place in May 1851.

The Precinct is historically important for its association with the early gold finds by Thomas Hiscock in 1851 and later rush in 1856, when the Durham Lead and Black Lead, Napoleon Lead, Durham Lead, Scotchmans Lead, Webb Hill Lead were mined close to Buninyong. Mining activity brought formal government development to the town as evidenced by many early structures.

These include the 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. 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 remained in use until 1888 when new offices were built in Learmonth Street. Nearby, a brewery was erected in 1856 and a Roads Board was established in 1858, with a Municipal Council in 1859. By 1861-62 the Buninyong Township was thriving with five hotels, four churches, one bank and three schools, in addition to many residences as

well as a Public Library and the Buninyong Botanic Gardens which 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). The government constructed a reservoir in 1861 to supply water to the miners.

The Buninyong Precinct is of importance for the location and development of the outstanding Buninyong Botanic Gardens (1861) and Gong reservoir. Special features include the swimming pool (created in 1873 from a bluestone lined water storage built to augment the supply in the large town reservoir), a caretaker'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.

The Buninyong Precinct is **historically** significant at a **LOCAL** level (AHC criterion A3, 4 and H.1).

- (a) the place's importance in the course, or pattern, of Australia's natural or cultural history;*
- (a3) importance in exhibiting unusual richness or diversity of built landscapes and cultural features;*
- (a4) & (h1) importance for association with events, developments, cultural phases and individuals which have had a significant role in the human occupation and evolution of the region.*

Buninyong is historically important for its association with the Watharrung people, the Indigenous people of the area and the nearby volcanic hill, Mount Buninyong, which forms a visually important iconic backdrop to the town, and which has been the subject of many historic paintings and illustrations. Buninyong is historically important for its association with the early settlement of Port Phillip and the pastoral runs near Buninyong taken up by Learmonth, Scott and Inglis in 1838 and 1839. It is an important pre-gold rush town, established in 1848 near the Warrenheip River on the main road to Portland Bay, and later the main route to the Ballarat goldfields from Geelong. It is associated with Reverend Thomas Hastie, who established an early church and first inland boarding school at Buninyong. By 1850 William Malcolm, a Government Surveyor had completed the town layout plan and first land sales took place in 1851.

The Precinct is historically important for its association with the early gold finds by Thomas Hiscock in 1851 and later gold rush in 1856, when many nearby Leads were mined.

The Precinct is historically important for its association with gold mining activities which stimulated government development in the town as evidenced by many early structures, which remain substantially intact. These sites include in 1858 a Police Court and Wardens Office, and in 1859 a brick police station and residence of Judge Warrington Rogers of Ballarat County Court. These buildings retained their function until 1888 when new offices were built in Learmonth Street. Nearby, a brewery was erected in 1856 and a Roads Board was established in 1858, with a Municipal Council in 1859. The government constructed a reservoir in 1861 to supply water to the miners, and by then Buninyong Township was thriving with five hotels, four churches, one bank and three schools, in addition to many residences as well as a Public Library and the Buninyong Botanic Gardens which 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).

The Buninyong Precinct is of importance for the location and development of the outstanding Buninyong Botanic Gardens (1861) and Gong reservoir. Special features include the swimming pool (created in 1873 from a bluestone lined water storage built to augment the supply in the large town reservoir), a caretaker's cottage, a bowling green, two tennis courts, two ponds (one a pond of reflection), and a rotunda.

The Buninyong Heritage Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1).

*(d) its importance in demonstrating the principal characteristics of: (i) a class of Australia's Cultural places; or (ii) a class of Australia's cultural environments (including way of life, custom, process, land-use, function, design or technique);*  
*(e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.*

Buninyong Precinct is important for its collection of buildings, architecture and overall development 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 small rural township is strongly characterized by long straight streets organized in a dominant grid pattern. 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, organizations and cultural identity became distinctly separate from Ballarat.

The former Buninyong Town Hall is of particular architectural significance for its dominant location and grandiose design as the civic centre of the Shire of Buninyong. The remaining early buildings of the town are important examples of the development of the town in a beautiful landscape setting with a backdrop of forests which still echo the original beauty and history of this important village.

Buninyong Precinct is important for its classical 19<sup>th</sup> century colonial urban design. The street pattern remains essentially as surveyed in the early 1850s, with the centre of the town dominated by two main roads which were critical to its establishment. These include Learmonth Street (Midland Highway), which provides an important east-west oriented axis through the middle of the precinct, and is historically part of the early route from the Pyrenees to Geelong, and Warrenheip Road, the early gold route from Geelong to the Ballarat gold fields. The intersection where these two roads cross is a visually dominant central feature of Buninyong, and is highlighted by the location of landmark buildings on the corners of the intersection. The group of commercial shops with street verandahs that line the corner add to the historical importance of Warrenheip Road, as the main road to the Ballarat goldfields.

The Precinct demonstrates many original and intact design qualities associated with the commercial, civic, cultural/community and educational developments in the township between the 1850s and early decades of the 20<sup>th</sup> century. They are complemented by a number of substantially intact residential buildings, which were constructed from the 1850s to the Inter-War era.

Most of the historic 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 generally represent a heterogeneous collection of different styles which are well distributed throughout the precinct. There are a number of houses with notable architectural designs which are scattered

through the township, and beyond the precinct boundaries. Overall, there is a high level of integrity with many brick chimneys adorning the rooflines throughout the precinct. The houses range in scale with examples of larger villas as well as small cottages, usually set in mature gardens.

The Buninyong Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1).

*(d) its importance in demonstrating the principal characteristics of: (i) a class of Australia's Cultural places; or (ii) a class of Australia's cultural environments (including way of life, custom, process, land-use, function, design or technique);*

*(e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.*

The Buninyong Precinct, as well as the entire township is particularly characterized by its distinctive rural setting in a valley surrounded by treed ridges and with an eastern horizon dominated by Mount Buninyong and northern boundary defined by the beautiful Warrenheip River, which meanders past the rear allotments of the town. The visual qualities of this historical cultural landscape are strengthened by the historical, cultural and architectural development of the precinct, which remains substantially intact and well preserved

Important vistas and view corridors that contribute to the character of the Precinct include the panoramic views across the town to the surrounding countryside as well as to Mount Buninyong in the east. Unobstructed views of Mount Buninyong dominate the viewscape, and are an outstanding element of the townscape. Other important topographical views include the treed ridges of the 'Grammar School Hill' and of the Union Jack Reserve that edge the horizon in the north; the former Recreational Ground (now the Golf Club) in the west; as well as the historically important open spaces in the south afforded by larger residential acreages, farmland, former market gardens, the former Durham Lead diggings and the Learmonth's former pastoral property.

The Buninyong Precinct is aesthetically important for its early street planting which was mostly of European exotic species. The avenues and mature trees, in particular elm, oak and ash trees as well as some historic native trees are important to the town's character. The tree lined avenues form important views along many roads; in particular the central avenues of the main streets and across many of the gridded blocks to the rear and sides of various houses within the precinct. 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 Precinct is aesthetically important for the variety of significant historic urban landmarks. These comprise views of the churches and their associated buildings, but particularly the Uniting Church with its distinctive tower and its 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 verandahed shops, 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. 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 important historic visual qualities of the precinct are also enhanced by treatment of roads and verges which form a significant component of most of the streetscapes. These include 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 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 Botanic Gardens and the adjacent lake area known as 'The Gong' are considered to be of State significance (Victorian Heritage Register No. H1826), and are of considerable aesthetic significance to the Precinct. 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.

The Buninyong Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1).

*(g) the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.*

The Buninyong Precinct is recognized and highly valued by the local community for its early and predominantly ongoing residential, commercial, civic, educational, social, religious, and recreational associations.

The Buninyong Botanic Gardens are of social significance attracting picnickers from a wide area to view the Gardens and plant collection, and to drink the spring waters.

The South Ballarat Precinct is **scientifically** significant at a **LOCAL** level (AHC criteria C.2 and F1).

*(c) its potential to yield information that will contribute to an understanding of Australia's natural or cultural history;*

*(f) importance for its technical, creative, design or artistic excellence, innovation or achievement.*

The Buninyong Precinct is of scientific importance for its early infrastructure development, which demonstrates the technical achievements of the early inhabitants. Examples include in particular 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 and the reservoir and water reticulation system of the Botanic Gardens. 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 Buninyong Precinct is of importance for the Buninyong Gardens (1861) have scientific (botanical) significance due to their collection of plants, especially conifers, with the *Abies pinsapo* as an outstanding specimen of this uncommon species. The two *Acer opalus subsp. obtusatum* is rare in cultivations, only three other specimens are known in Victoria and the *Acer platanoides* 'Crimson King' and *Acer platanoides* are outstanding examples of the species.

### Buildings Not Significant to a Precinct

The following buildings are considered to be 'not of heritage significance' to a heritage place ('the precinct') based on their period of construction. All other buildings within the area identified as the 'heritage precinct' are considered to be prima facie contributory to the significance of the heritage place.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

#### HO 181 BUNINYONG HERITAGE PRECINCT

NO.	STREET NAME	SUBURB & POSTCODE
607	Cornish Street	BUNINYONG VIC 3357
803	Cornish Street	BUNINYONG VIC 3357
805	Cornish Street	BUNINYONG VIC 3357
807	Cornish Street	BUNINYONG VIC 3357
1/405-407	Eyre Street	BUNINYONG VIC 3357
2/405-407	Eyre Street	BUNINYONG VIC 3357
3/405-407	Eyre Street	BUNINYONG VIC 3357
4/405-407	Eyre Street	BUNINYONG VIC 3357
5/405-407	Eyre Street	BUNINYONG VIC 3357
6/405-407	Eyre Street	BUNINYONG VIC 3357
7/405-407	Eyre Street	BUNINYONG VIC 3357
8/405-407	Eyre Street	BUNINYONG VIC 3357
9/405-407	Eyre Street	BUNINYONG VIC 3357
10/405-407	Eyre Street	BUNINYONG VIC 3357
315	Forest Street	BUNINYONG VIC 3357
607	Inglis Street	BUNINYONG VIC 3357
609	Inglis Street	BUNINYONG VIC 3357
704	Inglis Street	BUNINYONG VIC 3357
706	Inglis Street	BUNINYONG VIC 3357
708	Inglis Street	BUNINYONG VIC 3357
207	Learmonth Street	BUNINYONG VIC 3357
209	Learmonth Street	BUNINYONG VIC 3357
211	Learmonth Street	BUNINYONG VIC 3357
213	Learmonth Street	BUNINYONG VIC 3357
215	Learmonth Street	BUNINYONG VIC 3357
217	Learmonth Street	BUNINYONG VIC 3357
309	Learmonth Street	BUNINYONG VIC 3357
314	Learmonth Street	BUNINYONG VIC 3357
202-204	Scott Street	BUNINYONG VIC 3357
206	Scott Street	BUNINYONG VIC 3357
303	Scott Street	BUNINYONG VIC 3357
305	Scott Street	BUNINYONG VIC 3357
312-314	Scott Street	BUNINYONG VIC 3357
313	Scott Street	BUNINYONG VIC 3357
108	Simpson Street	BUNINYONG VIC 3357

**HO 181 BUNINYONG HERITAGE PRECINCT**

NO.	STREET NAME	SUBURB & POSTCODE
110	Simpson Street	BUNINYONG VIC 3357
112	Simpson Street	BUNINYONG VIC 3357
302-316	Simpson Street	BUNINYONG VIC 3357
402	Simpson Street	BUNINYONG VIC 3357
404	Simpson Street	BUNINYONG VIC 3357
402	Warrenheip Street	BUNINYONG VIC 3357
1/403	Warrenheip Street	BUNINYONG VIC 3357
2-3/403	Warrenheip Street	BUNINYONG VIC 3357
4/403	Warrenheip Street	BUNINYONG VIC 3357
404	Warrenheip Street	BUNINYONG VIC 3357
409	Warrenheip Street	BUNINYONG VIC 3357
501-503	Warrenheip Street	BUNINYONG VIC 3357
507	Warrenheip Street	BUNINYONG VIC 3357
509	Warrenheip Street	BUNINYONG VIC 3357
601	Warrenheip Street	BUNINYONG VIC 3357
603-605	Warrenheip Street	BUNINYONG VIC 3357
705	Warrenheip Street	BUNINYONG VIC 3357
707	Warrenheip Street	BUNINYONG VIC 3357
808	Warrenheip Street	BUNINYONG VIC 3357
109	Yuille Street	BUNINYONG VIC 3357
113	Yuille Street	BUNINYONG VIC 3357
115	Yuille Street	BUNINYONG VIC 3357
1/302	Yuille Street	BUNINYONG VIC 3357
2/302	Yuille Street	BUNINYONG VIC 3357
304	Yuille Street	BUNINYONG VIC 3357
402	Yuille Street	BUNINYONG VIC 3357
403	Yuille Street	BUNINYONG VIC 3357



## 6.2. BALLARAT WEST PRECINCT STRUCTURE PLAN AND DEVELOPMENT CONTRIBUTIONS PLAN REVIEW - SEEK AUTHORISATION TO COMMENCE PLANNING SCHEME AMENDMENT (UPDATE TO COUNCIL RESOLUTION 11 SEPTEMBER 2024)

**Division:** Development and Growth  
**Director:** Natalie Robertson  
**Author/Position:** Chris Duckett – Manager Sustainable Growth

### PURPOSE

1. The purpose of this report is to:
  - a. Provide an update on changes made to the Ballarat West Precinct Structure Plan (PSP) and Ballarat West Development Contributions Plan (DCP) as adopted by Council at the 11 September 2024 meeting.
  - b. Request that Council adopt the updated versions of the PSP and DCP.
  - c. Recommend that Council seeks authorisation from the Minister for Planning to prepare a planning scheme amendment that would include the incorporation of the updated PSP and DCP and associated planning scheme documentation into the Ballarat planning scheme.

### BACKGROUND

2. The Ballarat West PSP and DCP have been updated as part of a comprehensive review which was documented in the Council report of 11 September 2024.
  3. In adopting the PSP and DCP at the meeting, there were other parts of the resolution (R150/24) relevant to this report:
    - a. *In the event that the Growling Grass Frog Conservation Management Plan necessitates material amendments to the PSP or the DCP, require those plans to be amended and presented to Council for future approval and:*
    - b. *Authorise the Director Development and Growth to make minor changes to the planning scheme amendment documentation and supporting documents as required, provided those changes are consistent with this Resolution and do not materially alter the intent or impact of the planning scheme amendment.*
  4. The intent of these two resolutions was to enable officers to consider whether changes to the documentation would require further Council consideration.
  5. On 2 October 2024, officers lodged planning scheme amendment C234ball with the Department of Transport and Planning (DTP).
  6. As is quite usual in the planning scheme amendment process, DTP sent a letter to the City of Ballarat with a request for further information on 15 October 2024 which has led to multiple changes to the documentation.
-

7. Officers have concluded that whilst the majority of the required changes are minor, some materially alter the impact of amendment C234ball. It is prudent that Council consider the changes to the documentation before the amendment is re-lodged with the Minister for Planning.

## KEY MATTERS

8. A complete log of the key changes in the documentation have been included as attachments to this report. Changes include typographical errors, re-formatting and map and table changes. Matters of more consequence are discussed below.

### Growling Grass Frog

9. When the PSP was originally prepared, the Growling Grass Frog (GGF) (which is a federally protected species) was found to be present in parts of the PSP area. A GGF Conservation Management Plan (CMP) was prepared in 2012 but due to subsequent changes in the planning scheme, there is some ambiguity about its status today.
10. In light of this, the scope of the project included a review of the controls in relation to the protection and enhancement of habitat for the GGF and a draft updated GGF CMP was prepared.
11. The review documentation, including the draft GGF CMP, was referred to the Department of Energy, Environment and Climate Action (DEECA) for advice but no response was received.
12. When the amendment was lodged with the department for authorisation, DTP facilitated a response from DEECA and subsequent meetings were held between officers from City of Ballarat, DEECA and DTP to discuss the proposed approach.
13. DEECA have advised that they have no mandate regarding the GGF at a State level. Notwithstanding this, they support the proposed retention, review and update of the CMP.
14. The revised CMP is yet to be finalised as additional research is required on what status it can be given in the planning scheme at a State level. When these investigations are complete, if required, a separate planning scheme amendment will be prepared to incorporate the CMP into the planning scheme.
15. In the interim, DTP have advised there is a need to give greater weight to the existing CMP by strengthening the language and incorporating guidelines and objectives from the GGF CMP into the PSP and the Urban Growth Zone Schedule where appropriate.
16. These changes will give greater certainty to landowners on what the requirements are when making planning applications on land affected by GGF habitat.

### Public Open Space Contribution

17. Table 5 of the Background Report to the 11 September 2024 Council report outlined the open space provision in the precinct, including the changes to the areas and percentages of open space.

18. The table has some minor miscalculations in the active and passive open space percentages as shown in the table below.

Type of Open Space	Area in hectares	Percentage of GDA
<b>Current DCP</b>		
Active including regional (17.63ha)	57.61	5.26
Passive	58.15	5.31
<b>Total</b>	<b>115.76</b>	<b>10.57</b>
<b>Revised DCP</b>		
Active including regional (4ha)	36.94	3.354
Passive including regional (13.63ha)	65.11	5.9185
<b>Total</b>	<b>102.051-82</b>	<b>9.2619</b>

19. Relevant to this issue, DTP have highlighted that the change to the passive open space percentage would need to be reflected in the planning scheme controls for public open space.
20. To give effect to this, the Schedule to clause 53.01 public open space contribution and subdivision has been updated from the current figure of 5.31% of gross developable area to 5.91%.
21. While this would increase the public open contribution payable for future subdivision of land in Ballarat West, this would be positively offset by the reduced cost of providing a DCP contribution towards active open space as less land is required to be provided.

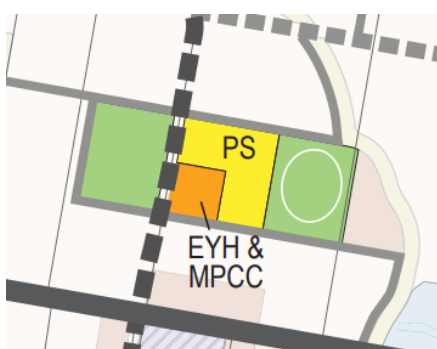
### Land Use Changes

22. Since the September meeting, there has been some officer discussion which has led to two recommended land use changes in the PSP and DCP.
23. The first change relates to Council owned land at 28 Donegal Drive, Alfredton (figure 1). The land comprises a parcel of 1.3 hectares which is identified in the original PSP and DCP for community facilities.
24. The Djila-tjarri Community Centre has now been built on the land and opened in 2024. The land required for the facility was only 0.7 hectares and therefore 0.6 hectares less than has been allocated in the PSP. The surplus land is effectively landlocked between the community centre and a proposed primary school site.

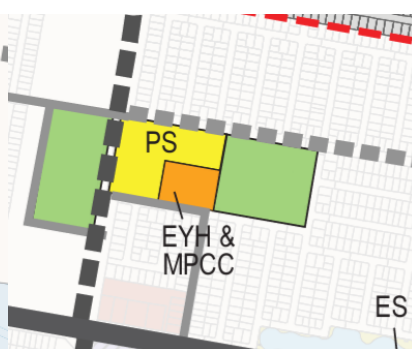


**Figure 1: 28 Donegal Drive**

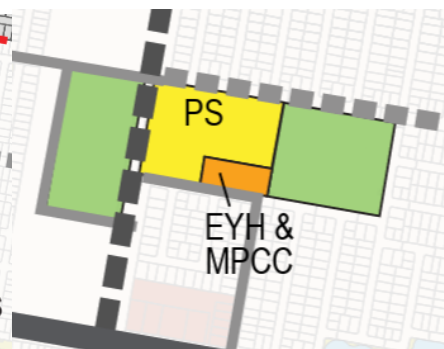
25. It is considered that the best solution for this surplus land is for it to be allocated in the PSP to the primary school site. City of Ballarat officers have met with Department of Education officers to discuss this change and they have given in-principle support to this change being shown in the PSP and DCP. In the event that the Department of Education builds the primary school in the future, the land could then be sold by Council to the State government.
26. The figures below show the changes in plan form in the various PSP versions, with orange being the community centre land and yellow the school land.



**Figure 2: Original PSP**



**Figure 3: Revised PSP**



**Figure 4: Proposed PSP**

27. The second land use change relates to an indoor recreation centre and community centre on the Winterfield Estate.

28. It was previously proposed to locate an indoor recreation centre on a 1.3 hectare site as shown on the approved development subdivision plan in figure 5.



Figure 5: Winterfield Estate

29. The Community and Wellbeing team have recently undertaken some high level master-planning for this precinct. It has been concluded that 1.3 hectares is not enough land to accommodate the indoor recreation centre and associated car parking.
30. It is proposed to swap the location of the community centre land with the indoor recreation centre, figure 6. The developer of Winterfield Estate has been informed about this proposed change. The change will have no cost implications for the developer or the DCP levies.





Figure 6: Winterfield Estate Community Facilities

### Drainage Strategy

31. An update of the drainage strategy was undertaken as part of the PSP and DCP review. The DCP is informed by the cost of the drainage projects.
32. It has come to light that drainage pipe 117 was incorrectly shown in the updated drainage strategy as already constructed.
33. The cost of pipe 117 will be lower than estimated so the drainage strategy and DCP have been updated to show this.

### Development Infrastructure Levy

34. The land reduction for the community facilities at 28 Donegal Drive, Alfredton and the change to drainage pipe 117 have reduced the Development Infrastructure Levy (DIL) in the DCP approved by Council in September 2024.
35. The Residential DIL will be reduced from \$422,774 per hectare to \$421,701 per hectare. The Commercial DIL will be reduced to \$277,795 per hectare, down from \$277,301 per hectare.

### COMMUNITY ENGAGEMENT

36. Community engagement was conducted in relation to the PSP and DCP review and a total of 10 submissions were received:
  - a. 4 from industry.
  - b. 3 from the general public.

- c. 3 from State government/referral authorities.
37. The issues raised and officer responses are included in the 11 September 2024 Council meeting report.
38. Further community engagement with the development industry will be undertaken pursuant to Council's resolution at the 11 September meeting which authorised the establishment of a Ballarat West Growth Area Precinct Structure Plan and Development Contributions Review Stakeholder Reference Group.
39. A Terms of Reference has been endorsed by Council and industry members have been appointed to the group. The first meeting of the reference group is scheduled to occur in March 2025.
40. Should Council adopt the revised PSP and DCP, it is expected that public exhibition of the amendment will occur in the coming months with further consultation to follow.

## OFFICER RECOMMENDATION

- 41. That the Planning Delegated Committee:**
- 41.1 Adopt the Ballarat West Precinct Structure Plan (revised February 2025) and the Ballarat West Development Contributions Plan (revised February 2025).**
- 41.2 Support the proposed changes to the Ballarat Planning Scheme that would give effect to the Amendment C234ball.**
- 41.3 Authorise the Director Development and Growth to make minor changes to the planning scheme amendment documentation and supporting documents as required, provided those changes are consistent with this Resolution and do not materially alter the intent or impact of the planning scheme amendment.**
- 41.4 In accordance with Section 8A (2) and (3) of the *Planning and Environment Act 1987*, apply to the Minister for Planning to obtain authorisation to prepare Amendment C234ball to the Ballarat Planning Scheme.**
- 41.5 If authorised by the Minister for Planning under Section 8A (2) and (3) of the *Planning and Environment Act 1987*, exhibit Amendment C234ball to the Ballarat Planning Scheme in accordance with the notice requirements under Section 19 of the *Planning and Environment Act 1987*.**

## ATTACHMENTS

1. Governance Review [6.2.1 - 2 pages]
  2. Ballarat West PSP February 2025 [6.2.2 - 113 pages]
  3. Ballarat West DCP February 2025 [6.2.3 - 116 pages]
  4. Ballarat West PSP and DCP Review Background Document February 2025 [6.2.4 - 73 pages]
  5. Ballarat West PSP Transport Projects Review, Milward Engineering February 2024 [6.2.5 - 211 pages]
-

6. Ballarat West PSP Community and Recreation Infrastructure Review ASR Research, May 2024 [**6.2.6** - 109 pages]
7. Ballarat West PSP Update Drainage Strategy Engeny, December 2024 [**6.2.7** - 162 pages]
8. Ballarat West DCP Review Land Values Assessment Report, Opteon June 2024 [**6.2.8** - 30 pages]
9. Ballarat West PSP and DCP Review Explanatory Report C234ball [**6.2.9** - 21 pages]
10. Ballarat C234ball clause 37.07 Schedule 2 Urban Growth Zone [**6.2.10** - 9 pages]
11. Ballarat C234ball clause 45.06 Schedule 1 Development Contributions Plan Overlay [**6.2.11** - 2 pages]
12. Ballarat C234ball clause 53.01 Schedule Public Open Space Contributions [**6.2.12** - 1 page]
13. Ballarat C234ball clause 72.04 Schedule Incorporated Documents [**6.2.13** - 2 pages]
14. Ballarat C234ball Instruction Sheet [**6.2.14** - 1 page]
15. Ballarat West PSP change log February 2025 [**6.2.15** - 4 pages]
16. Ballarat West DCP change log February 2025 [**6.2.16** - 2 pages]
17. Ballarat Planning Scheme Ordinances change log February 2025 [**6.2.17** - 2 pages]



## OFFICIAL

**ALIGNMENT WITH COUNCIL VISION, COUNCIL PLAN, STRATEGIES AND POLICIES**

1. The plan aligns with the following:
  - City of Ballarat Council Plan 2021-2025
    - Goal 3: A city that fosters sustainable growth
    - Goal 4: A city that conserves and enhances our natural and built assets
  - City of Ballarat Budget 2024-2025
  - City of Ballarat Community Vision 2021-2031

**COMMUNITY IMPACT**

2. There will be positive community impacts as a result of the PSP and DCP review. The review will ensure that the PSP infrastructure is fit for purpose for the existing and future community both in terms of its scope and cost of the facilities. 4. The review will have some economic impacts on the community due to the increase in development levies. There is a possibility that some developers may decide to pass the additional cost onto future homeowners.

**CLIMATE EMERGENCY AND ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS**

3. There are no climate emergency and environmental sustainability implications identified for the subject of this report.

**ECONOMIC SUSTAINABILITY IMPLICATIONS**

4. Reviewing the Ballarat West PSP is essential to continue to facilitate urban growth in an economically sustainable manner. The review will provide certainty for the land development process including planning, building and construction activity.

**FINANCIAL IMPLICATIONS**

5. The financial implications of this report are an increased cost in infrastructure. This will increase the cost of DCP levies and result in a larger funding gap in the DCP. 8. This means that funds from other funding sources will be required into the future.

**LEGAL AND RISK CONSIDERATIONS**

6. The legal and risk considerations for this report are choosing whether or not to proceed with the review the PSP and DCP.
7. There is an obligation to undertake the review to ensure compliance with the review requirements of the PSP and DCP.

---

OFFICIAL

OFFICIAL

#### **HUMAN RIGHTS CONSIDERATIONS**

8. It is considered that the report does not impact on any human rights identified in the *Charter of Human Rights and Responsibilities Act 2006*.

#### **COMMUNITY CONSULTATION AND ENGAGEMENT**

9. The project has undergone consultation as documented in the report and further community and stakeholder engagement will occur as part of the planning scheme amendment process.

#### **GENDER EQUALITY ACT 2020**

10. There are no gender equality implications identified for the subject of this report.

#### **CONFLICTS OF INTEREST THAT HAVE ARISEN IN PREPARATION OF THE REPORT**

11. Council officers affirm that no general or material conflicts need to be declared in relation to the matter of this report.

---

OFFICIAL