
Ballarat Heritage Precincts Study

PART A



Volume 7 St. Aidan's Heritage Precinct

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July 2006

City of Ballarat Heritage Precincts Study

PART A

Volume 7

ST. AIDAN'S HERITAGE PRECINCT

Commissioned & Funded by the City of Ballarat

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Executive Summary

1.0 Introduction

The City of Ballarat commissioned and funded Dr David Rowe of Authentic Heritage Services Pty Ltd and Wendy Jacobs, Architect and Heritage Consultant in January 2005 to prepare the *Ballarat Heritage Precincts Study*. Community consultations were held as part of the preparation of the study. Drafts of the initial volumes of the study were submitted to the City of Ballarat in July 2005 and September 2005 respectively. These drafts were reviewed by officers of the City of Ballarat and Heritage Victoria, with written comments provided. The draft *Ballarat Heritage Precincts Study* was informally exhibited in May-June 2006 and additional community consultations were held. A further revision of the study was subsequently carried out.

The Study is divided into eight (8) volumes, with volumes 1-7 comprising Part A that relates directly to this summary. The first volume is the Study Report and Recommendations, with the accompanying volumes comprising the Precinct Analysis for each of the recommended heritage precincts. Volume 8 forms Part B and includes documentation on the Newington Estate, Yarrowee Creek Area, and Lexton Street.

This Executive Summary details Part A of the Ballarat Precincts Study only.

Historical research on individual places was not part of the Project Brief. Broad historical research on individual places has been carried out to support the significance of the precincts.

2.0 Project Purpose & Objectives

2.1 Purpose of the Project

As stated in the Project Brief (Appendix 6.1, Volume 1), the purpose of this project was to undertake the strategic work identified by the City of Ballarat consisting of:

- Reviewing and documenting the recommended heritage precincts based on the Burra Charter (ICOMOS) and Australian Heritage Commission criteria and documenting the findings.
- Reviewing and auditing material on heritage places, using methodology consistent with that of the *Ballarat Heritage Study* Stage 2 and taking into account the comments and recommendations of the Ballarat Planning Scheme Amendment C58 Panel Report (C58 heritage amendment).
- Preparing a Statement of Significance for each precinct.
- Preparing specific policies for each precinct where necessary.
- Preparing planning scheme amendment documentation including mapping, local policies where necessary and changes to other documentation where relevant.
- Undertaking consultation with key organizations and stakeholders.

2.2 Recommended Precincts to be Reviewed

The Project Brief recommended six heritage precincts be reviewed. These precincts were as follows:

1. Wendouree Parade – Area north of Wendouree Parade up to the south side of the railway line, west to Gillies Street and east to Burnbank Street (Area 1).
2. Lexton Street – Area generally bounded by Lexton Street, Gregory Street, Burnbank Street and the railway line (Area 2).
3. Creswick Road – Area generally bounded by Creswick Road, Beaufort Crescent and Trench Street (Area 3).
4. Humffray Street – Area generally bounded by Humffray Street, Main Road, Barkly Street and Canadian Creek (Area 4).
5. Skipton Street – Area generally bounded by Skipton Street, Hill Street, Yarrowee Parade and Cooke Street (Area 5).
6. Newington Estate – Area generally bounded by Inkerman Street, Russell Street, Murray Street and including properties on the north side of Stewart Street (Area 6).

2.3 Project Objectives

The Project Objectives as identified in the project brief (Appendix 6.1, Volume 1) are as follows:

- To confirm the six recommended heritage precincts for future inclusion in the schedule to the Heritage Overlay in the Ballarat Planning Scheme.
- To determine the extent of the recommended heritage precincts and non-significance of individual sites and elements within the precinct, based on the *Ballarat Heritage Study Stage 2 (2003)* methodology and the recommendations of the Ballarat C58 Panel Report.
- To assess and document the heritage character of the identified areas, based on the *Ballarat Heritage Study Stage 2* methodology.
- To prepare Statements of Significance for each precinct.
- To provide appropriate planning scheme amendment documentation.

3.0 Project Results

C.1 Proposed Heritage Precincts

The heritage precincts identified in this study are as follows. Each of these precincts has been assessed, with Historical Evidence, Physical Evidence, Comparative Analysis (where applicable) and Statements of Significance given. Each of these precincts is provided as a separate volume in this study.

1. **Barkly Street & Humffray Street Heritage Precinct.**

The Barkly Street and Humffray Street Heritage precinct is comprised of the lower ground south-west of Bakery Hill. The area is bound by Barkly, Humffray, Porter and Steinfeld Streets and is bisected by Eastwood Street and the open channels in the north-east and south-east portions of the precinct.

2. **Colpin Avenue Heritage Precinct.**
This precinct is comprised of all the properties in Colpin Avenue, together with the properties at the corner of Colpin Avenue and Wendouree Parade, and the property at 1409 Gregory Street, east of the north end of Colpin Avenue.
3. **Creswick Road and Macarthur Street Heritage Precinct.**
This precinct includes the allotments fronting onto Macarthur Street (between Creswick Road and Beaufort Crescent), Baird Street, Ronald Street, Beaufort Crescent and the east side of Creswick Road. This area also includes the avenue of memorial trees on the east side of Beaufort Crescent.
4. **Dowling Street Heritage Precinct.**
This precinct is comprised of the properties fronting Dowling Street (between Wendouree Parade and the railway line), seven properties on the north side of Gregory Street, and the allotments fronting Wendouree Parade, Martin Avenue and the south side of Gregory Street forming the block bound by these streets and Dowling Street (except the dwellings at 7-15 Martin Avenue and 1205-1207 Gregory Street).
5. **Old Showgrounds Heritage Precinct.**
This precinct includes the allotments in Gregory Street, Martin Avenue, Wendouree Parade and Haddon and Burnbank Street. Brawn Avenue is also situated within the area. This precinct also takes in seven properties at the south-west corner of Gregory Street and Martin Avenue, addressed as 7-15 Martin Avenue and 1205-1207 Gregory Street.
6. **St. Aidan's Heritage Precinct.**
This precinct takes in the properties fronting onto St. Aidan's Drive, Lindisfarne Crescent and The Boulevarde, together with two properties fronting onto Gregory Street (1411 and 1415 Gregory Street).

4.0 Recommendations

4.1 Ballarat Planning Scheme

4.1.1 Status of Ballarat Precincts Study

- It is recommended that Part A (Volume 1) of the *Ballarat Heritage Precincts Study* be included in the Ballarat Planning Scheme as a Reference Document. The Study Report should therefore be listed in Clause 21.08.
- It is recommended that Part A (Volumes 2-7) of the Ballarat Precincts Study be included in the Ballarat Planning Scheme as Incorporated Documents. Volumes 2-7 of the Ballarat Precincts Study should therefore be included in the Schedule to Clause 81.

4.1.2 Clause 21: Municipal Strategic Statement

It is recommended that:

- The City of Ballarat Heritage Precincts Study be included in Clause 21.05-4 in a similar manner as the *Ballarat Heritage Study* (2002) as follows:
"Apply the Heritage Overlay to places identified as of heritage significance through the *Ballarat Heritage Precincts Study* (2006)."

- In Clause 21.05-5, the statement to “undertake a Heritage Precinct analysis for six heritage precincts recommended by the *Ballarat Heritage Study*” be removed.
- The definitions for heritage places identified in Clause 21.05 be altered so that they are in accordance with those definitions in the Australia ICOMOS Burra Charter. This is because a heritage place (a single site, building, object, view, space, landscape or area) may have aesthetic/architectural, historic, scientific or social heritage value, not solely historic significance as identified throughout Clause 21.05. In particular, consideration should be given to the following changes:
 - Under Key Issues – Heritage: change “sites” to “places”.
 - Under Clause 21.05-02, replace the word “historic” significance with “heritage” significance for Objective 13 – Heritage.
 - Under Clause 21.05-04, replace Zones with Overlays (second dot point), replace “historic” significance with “heritage significance”. Also for seventeenth dot point, replace “historic” places with “heritage” places, so that the policy reads: “Require alterations to heritage places to be carried out in a sympathetic manner with reference to the Burra Charter.
 - Under Clause 21.05-06 – Other Actions, replace “historic” place and “historic area” with heritage place and heritage area in the thirteenth dot point so that the action reads:
 - “Provide heritage and urban design advice to anyone proposing to alter a place or develop within a heritage overlay area according to the principles of the Burra Charter.”
- In Clause 21.05-6, Settlement – Other Actions, consider additional actions including:
 - Preparation of local policy for conservation of significant engineering infrastructure outside heritage overlay areas.
 - Preparation of local policy for conservation and management of significant heritage street trees outside heritage overlay areas.

4.1.3. Clause 22: Local Heritage Policy

It is recommended that:

- A Local Heritage Policy be prepared in Clause 22 that accounts for the conservation management objectives and policies identified in the *Ballarat Heritage Precincts Study* and the draft *Guidelines for the Assessment of Heritage Planning Permit Applications* (August 2000). The local policies specific to particular heritage precincts (where they vary from general heritage policy) should be included in Clause 22.

The C58 Panel Report provided recommendations for the preparation of a simple policy to the following effect:

“It is policy to apply the incorporated Draft Guidelines for the Assessment of Heritage Planning Applications (2000) when considering applications under the Heritage Overlay.”

It is however recommended that the extent of the application of the Draft Guidelines for the Assessment of Heritage Planning Applications be clearly documented in the heritage policy. For example, the Draft Guidelines will be considered for applications involving:

- Additions to existing buildings.
 - New buildings in heritage precincts.
 - Demolition of buildings.
 - Subdivision.
 - Engineering Infrastructure.
 - Landscaping.
 - Front fences.
- A policy be prepared that allows the Ballarat Precincts Study to form the basis of Council's application of heritage controls for the specific precincts identified within it. For example, the policy could be written as follows:
 "It is policy that the Ballarat Precincts Study 2006 will be used as a Reference Document (Part A, Volume 1) and Incorporated Document (Part A, Volumes 2-7) and will form the basis of Council's application of heritage controls for [the particular] heritage precincts, in addition to the application of the incorporated Draft Guidelines for the Assessment of Heritage Planning Applications (2000)."¹
 - A policy be prepared that allows consideration of the heritage significance of the heritage areas and places identified in the Ballarat Precincts Study 2006. For example, the policy could be written as follows:
 "It is policy that the heritage significance of all places identified in the Ballarat Precincts Study 2006 be taken into consideration in the assessment of planning applications which may impact on their heritage values."²

4.2 Proposed Heritage Precincts

It is recommended that the following heritage precincts identified in the Ballarat Precincts Study 2006 be included in the Schedule to the Heritage Overlay in Clause 43 of the Ballarat Planning Scheme:

- Barkly Street & Humffray Street (Volume 2).
- Colpin Avenue (Volume 3).
- Creswick Road & Macarthur Street (Volume 4).
- Dowling Street (Volume 5).
- Old Showgrounds (Volume 6).
- St. Aidan's (Volume 7).

The policy and management recommendations provided in Section 5 of Part A, Volume 1 be considered in the preparation of local heritage policies in the Ballarat Planning Scheme.

¹ The inclusion of this policy and its wording is broadly similar to a heritage policy for the application of the Glen Eira Heritage Management Plan in Clause 22.01-3 of the Glen Eira Planning Scheme.
² Ibid.

4.3 Permit Exemptions

It is recommended that Permit Exemptions be prepared, exempting specific buildings and works in each precinct identified in the Ballarat Precincts Study (Volumes 2-7). These Permit Exemptions for each heritage precinct should be identified as “yes” in the applicable column in the Schedule to the Heritage Overlay (Clause 43). Given that the Permit Exemptions will be an Incorporated Plan, they should also be included as an Incorporated Document in the Schedule to Clause 81.

It is recommended that the Permit Exemptions take account of the varying significance levels of the places within each of the heritage precincts. For example, there are greater opportunities for exemptions to buildings and works to places of no significance to the heritage areas, as opposed to those places of significance to the areas.

It is recommended that the Permit Exemptions be very specific on the location, scale, height, design, form (including roof pitch) and construction of buildings and works. In particular, it is recommended that consideration be given to the following:

- A clear definition of “rear location”, identified graphically.
- Rear pergolas and verandahs.
- Rear additions (for non-significant places only with specific information on location, forms, heights and construction materials consistent with the recommended policies for each of the heritage precincts).
- Water tanks.
- Installation of services (air conditioners, and other heating or cooling plant).
- Garages and Outbuildings (in recessive locations and of designs, heights and forms consistent with the recommended policies for each of the heritage precincts).

4.4 Heritage Precincts as Incorporated Plans

In the preparation of this Study, consideration has been given for the need by the City of Ballarat to list each of the recommended heritage precincts in the Schedule to the Heritage Overlay and to include the heritage precinct analyses as Incorporated Plans (and therefore Documents) in Clause 81 of the Ballarat Planning Scheme.

It is recommended that each of the heritage precincts, comprising Volumes 2-7 of the Study, be introduced as Incorporated Plans in the Planning Scheme pursuant to the provisions of Clause 43.01-2. As stated in the Victoria Planning Provisions (VPP) Practice Note: Incorporated and Reference Documents (August 2000):

One of the benefits of incorporating documents into the planning scheme is that the document carries the same weight as other parts of the scheme. Being part of the planning scheme, the planning authority can only change an incorporated document by a planning scheme amendment.

The C58 Panel in Sections 9.5 and 11.4.5 of its report supported Incorporated Plans in the Schedule to the Heritage Overlay. These documents were considered to provide a more efficient method of planning permit decision-

making, with specific policies adopted for the management of significant places and new development, with further policies adopted to exempt certain works to places that are not significant. As stated in the C58 Panel Report:

The incorporated plan is an important management tool under the Heritage Overlay. Clause 43.01-2 provides that no permit is required for anything done in accordance with an incorporated plan specified in a schedule to the overlay.³

4.5 External Paint Controls, Internal Alteration Controls, Tree Controls & Outbuildings or Fences which are not exempt under Clause 43.01-4

In the application of the Clause 43.01-5 Decision Guidelines, it is recommended that consideration be given to the preparation of Incorporated Plans that provide specific direction on the retention of significant unpainted brick wall construction, landscaping, front fences and rear garages, if this specific significant fabric is not individually and separately listed in the relevant Schedule to the Heritage Overlay columns. If included within an Incorporated Plan, a statement should be included in the local heritage policy indicating that it should not be assumed that because the relevant columns in the Schedule may not have been identified, that some or all of these controls do not apply to certain heritage places.

4.6 Draft Guidelines for the Assessment of Heritage Planning Applications

Heritage Victoria's draft *Guidelines for the Assessment of Planning Applications* (August 2000) have been identified in the C58 Panel Report as a valuable tool for guidance on managing heritage places and administering the Heritage Overlay in Ballarat.⁴

It is recommended that these Guidelines be considered as part of the *Exercise of Discretion* in planning permit applications. As the Panel Report stated:

The need for additional and more detailed guidance is acknowledged in the Introduction to the Draft Guidelines for the Assessment of Heritage Planning Applications (2000). The Draft Guidelines were prepared with the express aim of providing assistance in the administration of the Heritage Overlay. They were also intended to provide consistency in decision-making across the state ... the Panel believes that many of the needs of the [Ballarat] Council for guidance could be met by use of the Draft Guidelines for the Assessment of Heritage Planning Applications (2000).

The C58 Panel Report further recommended that 'The Draft Guidelines for the Assessment of Heritage Planning Applications (2000) should be included as an incorporated document in the Schedule to Clause 81.'⁵

³ Ballarat Planning Scheme Amendment C58 Panel Report, January 2004, p.126.

⁴ Ibid., pp.83-90.

⁵ Interestingly, the Surf Coast Planning Scheme Amendment C15 Panel Report, May 2005, p.78, did not support Heritage Victoria's Draft Guidelines for the Assessment of Heritage Planning Applications (2000) being included as a reference document in the Surf Coast Planning Scheme. The Panel stated: 'By way of background, the Panel wishes to highlight that sections 22(3) and 23(3) of the Planning and Environment Act 1987 (the Act) do not allow planning authorities to consider and determine submissions to a planning scheme amendment be adopted with changes to the terms of any State standard provision to be included in the Planning Scheme. ... Whilst

Given the above endorsement by the C58 Panel and the need to consider the outcomes of the C58 Panel Report as part of the Project Brief, consideration has been given to the application of the Draft Guidelines for the Assessment of Heritage Planning Applications (2000) in the specific heritage policy recommendations in this Study. These Guidelines should be considered with the Decision Guidelines in Clause 43.01-5 of the Planning Scheme, which is a State standard provision.

Consideration should also be given for the application of alternative Heritage Guidelines that could be endorsed by the City of Ballarat. A *Heritage Local Planning Policy: A Guide for Victoria* document is currently being prepared on behalf of the Heritage Council of Victoria which may eventually be included in all Planning Schemes in Victoria. This document may also provide helpful guidance for future heritage planning applications.

4.7 Existing Design & Development Overlays in Proposed Heritage Precincts

4.7.1 Urban Character Area 9 (DDO6) Height Policy

Given the potential conflicts in the height policies between DDO6 and the Colpin Avenue, Dowling Street and Old Showgrounds Heritage Precincts, it is recommended that the secondary DDO6 height policy (that has a provision for front building heights greater than two storey) be reviewed.

4.7.2 Urban Character Area 1 (DDO3) Height Policy

Given the potential conflicts in the height policies between DDO3 and the Colpin Avenue, Dowling Street, Old Showgrounds and St. Aidan's Heritage Precincts, it is recommended that the secondary DDO3 height policy (that has a provision for front building heights greater than one storey) be reviewed.

4.7.3 Urban Character Area 1 (DDO3) Fence Policy

Although there is a potential conflict between the fence policy for DDO3 (whereby a permit is only required for fences greater than 1.2 metres in height) and the St. Aidan's Heritage Policy (whereby the absence of fences is encouraged for a number of places in the precinct), the requirement for a planning permit for any external buildings and works as a result of the heritage overlay should overcome any difficulties.

this planning scheme amendment [Surf Coast C15] does not seek to change terms contained in any State standard provision of the Planning Scheme, the Panel must note that the content of the Guidelines does not accord with the terms of the Heritage Overlay, which is a State standard provision in the Planning Scheme. Similarly, section 25(3) of the Act does not allow a panel to make a recommendation that an amendment be adopted with changes to the terms of any State standard provision to be included in the Planning Scheme.'

1.0 St. Aidan's Heritage Precinct

1.0 St. Aidan's Heritage Precinct

1.1 Precinct Boundaries (refer to map in Appendix 2.1, Volume 7)

The St. Aidan's Heritage Precinct takes in the properties fronting onto St. Aidan's Drive, Lindisfarne Crescent and The Boulevard, together with properties fronting onto Gregory Street (south side).

1.2 Historical Evidence (refer to historical figures in Appendix 2.2, Volume 7)

The Initial Years

St Aidan's Precinct is located between Lake Wendouree and Gregory Street, immediately east of the Botanical Gardens, in the Parish of Ballarat¹, County of Grenville, and was originally part of the Ballarat pastoral run held by the Yuille cousins, William Cross Yuille and Archibald Buchanan Yuille from 1838 to 1852.² They subsequently took over "all the country now known as Ballarat West and East and Sebastopol".³

Gold Discovery & Mining

In 1851 the area was transformed from a pastoral run into a hive of activity following the discovery of gold at Clunes, Buninyong, and Ballarat.⁴ Swamp Lead, Durham Company Shaft, Black Diamond Shaft and Lady of the Lake, are identified on Brache's 1861 Map of Ballarat near the northern shore of Lake Wendouree, Map of Ballarat and Sebastopol by John Ross in 1868 and Niven's Mining Map of 1870 (Figures 2.01-03). No physical evidence of these mines survives today, when viewed from the public realm. There are also no mines situated in the St. Aidan's heritage precinct (Figures 2.01-03).

Early Town Surveys & Lake Wendouree

The township of Ballarat was surveyed and proclaimed in 1852 with the northern boundary being Gregory Street to the north of Lake Wendouree.⁵ In 1854 the population of the town and suburbs, including Ballarat, Ballarat East, Sebastopol and Wendouree, was 13,148 (by 1857 the population had grown to 30,970 as a result of the gold rush).⁶ The town was proclaimed a Municipality in 1855 and a city in 1870.⁷

Nearby the St. Aidan's Heritage Precinct is Lake Wendouree. Originally known as Wendouree or Yuille's Swamp (Figures 2.01-02), it was described by W.B. Withers in the *History of Ballarat* as a "one time alternate swamp and mud or dust hollow" which had been transformed into a permanent lake by "conserving the water and pouring in additions from catchwater drains and overflow from the forest reservoirs". The transformation had resulted in:

a great home of local aquatic sports and pleasure taking. It is the only inland water resorted to for aquatic contests of any note, and the beauty of its shores, the safe depths of its water, and the large fleet of steam, sailing, and rowing boats at all times available, have made the lake the favorite trysting place not only of boating people

1 The spelling Ballarat has been adopted throughout instead of the alternative spelling of Ballaarat. This aboriginal name means "resting place" or "reclining on the elbow". Source: Ian D Clark and Toby Heydon, *Database of Aboriginal Placenames of Victoria*, CD-Rom, Victorian Aboriginal Corporation for Languages, 2002.

2 R V Billis and A S Kenyon, *Pastoral Pioneers of Port Phillip*, 2nd edn., Stockland Press Pty Ltd, 1974, p. 164.

3 W B Withers, *History of Ballarat*, rev. edn., F W Niven & Co, Ballarat, 1887, p. 3.

4 A W Strange, *Ballarat: The Formative Years*, B & B Strange, Ballarat, 1986, pp. 8-11.

5 A.B Watson, *Lost & Almost Forgotten Towns of Colonial Victoria: A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B Watson, 2003, p. 20.

6 *Ibid.*, p. 21.

7 Victorian Municipal Directory 1890, p. 90.

but, during the summer season, of pic-nic parties from nearly all parts of the colony. [...] To-day [1870s-1880s] the visitor sees a nearly cleared sheet of some 300 acres of water, jetties, boathouses, yachts, and boats in profusion, and a fine fleet of steam pleasure boats plying from shore to shore at fares within the reach of all kinds of pleasure seekers. The City Council, with wise sagacity, has done much to improve the shores, and the walks round the well-planted borders are now among the pleasantest resorts of the pedestrian, who always has, as a permanent, strong attraction to healthful exercise, the botanic gardens as the western margin of the lake.⁸

Railway & Tramway Transport

In 1874 the western railway line from Ballarat to Beaufort (and ultimately Adelaide) was opened. This line ran to the north of Gregory Street thus separating the land immediately north of Lake Wendouree from North Ballarat. Railway crossings were installed at Gillies, Forest, Dowling and Burnbank Streets and Creswick Road where the Ballarat North Workshops were erected.⁹

In 1887 the horse-drawn tramway from the city to the Botanic Gardens and encircling Lake Wendouree was constructed and opened in December the same year. A depot was constructed east of Forest Street on Wendouree Parade with another tram stop installed between Barrett and Dowling Streets¹⁰ (Figure 2.04).

Early Land Holdings and Developments

Original and Early Land Purchases

The extent of the St. Aidan's Heritage Precinct originally formed Block 2, Suburban Section C, Allotments 1 and 2 in the Parish of Ballarat. Comprising a total of 17 acres and 4 roods, this land was first purchased by W. Barbour on May 30, 1854.¹¹ (Figure 2.05)

On 18 July 1872, the land comprising the St. Aidan's precinct was purchased by Emily Morison. She subsequently sold the land to Robert Crawford, squatter of Rose Bank Cottage, Orange, New South Wales in 1875. Crawford appears to have immediately set about building a sizeable home known as Strathalbyn House. He was believed to have made his fortune from gold before losing his assets.¹² (Figure 2.08)

8 Withers, *op.cit.*, p. 254.

9 Victorian Railways, *Gradients & Curves*, Victorian Railways, c. 1927, p. 40.

10 K S Kings, *The Ballarat Tramways: An Illustrated History*, Australian Railway Historical Society Victorian Division, Melbourne, 1971, pp. 8, 10, 13.

11 Portion of map of the Township of Ballarat, Sheet 1, 1964. Source: Planning Department, City of Ballarat. The extent of allotment 1 was 10 acres and 2 roods, with allotment 2 comprising 7 acres and 2 roods.

12 John Reid, John Chisholm and Max Harris, *Ballarat Golden City: A Pictorial History*, Joval Publications, Bacchus Marsh, 1989, p. 130; Mary Steele, *Beside the Lake: A Ballarat Childhood*, Hyland House Publishing Pty Ltd, Flemington, 2000, p. 23.

Bishop's Court, Ballarat Anglican Diocese

With the demise of Crawford's fortune, Strathalbyn House was sold to the Anglican Bishop of Ballarat on 3 October 1878.¹³ As the residence of the Bishop, the property became known as Bishops Court, (and also referred to as Bishop's Court).

St. Aidan's Theological College

In 1903, St Aidan's Theological College was erected on the western section of the Bishops Court land. St. Aidan's College comprised three buildings, including a timber Warden's cottage with a return verandah that was constructed in c.1907. This cottage was designed by Molloy and Chandler, architects.¹⁴ As shown on the Ballarat Sewerage Authority Plan for 1934 (Figure 2.11), the College was entered by a long drive on the western boundary. Figure 2.06 shows the extent of Bishops Court and St. Aidan's College in the 1930s. The Bishop's residence was accessed by a tree-lined drive off Wendouree Parade. Fronting Wendouree Parade was pampas grass and a fruit and vegetable garden. Along Gregory Street were further plantings and the east boundary (now the rear boundaries of the properties on the west side of Colpin Avenue) was denoted by a cypress hedge. There was a broad open lawned area in front of the main house and a horse paddock at the rear. At this time, Bishops Court consisted of the house, chapel, belfry, adjacent cut flower garden and rear garage, stables and chook shed.

By 1932 due to the world-wide economic depression, St. Aidan's College had closed. As a result of the high costs involved in maintaining the buildings and grounds, the Ballarat Diocese sold the property in 1939 and the Bishop moved to a more manageable property in Sturt Street¹⁵ (Figure 2.06). Oral history suggests that bricks from the demolition of these buildings may have been used in the kerbing and channeling of the Colpin Avenue subdivision, although no documentary evidence has been ascertained in support of this claim.¹⁶

St Aidan's College & Bishops Court Subdivision

Initial Survey

In November 1939 the former St. Aidan's College and Bishops Court property was surveyed by William Julius Meinhardt for subdivision into 40 house allotments. The streets were named The Boulevarde, St Aidan's Drive and Lindisfarne Crescent, derived from the college which was named after the English Saint from Lindisfarne, Northumbria.¹⁷ (Figures 2.09-10) Road and Drainage plans for The Boulevarde, St Aidan's Drive and Lindisfarne Crescent are dated 1941.¹⁸

It appears that a covenant may have been placed on all allotments within the St. Aidan's subdivision. The Covenant stated:

-
- 13 Certificates of Title, Land Title Office, Melbourne: Vol 511 Fol 102154; Vol 740 Fol 147890; Vol 1064 Fol 212627; Vol 1841 Fol 368189; Vol 6411 Fol 1282146. The original Title for 1878 was in the name of The Right Reverend Samuel Thornton, Doctor of Divinity, Bishop of Ballarat, William Henry Gaunt, Esquire of Ballarat and William Henry Barnard, Esquire of Ballarat. The Titles for 1886 and 1940 were under the name of Ballarat Diocesan Trustees.
- 14 City of Ballarat Building Permit Book Database 1910-1945 (the database does have earlier entries, including the Warden's Cottage constructed in c.1907).
- 15 Mary Steele, *Beside the Lake: A Ballarat Childhood*, Hyland House Publishing Pty Ltd, Flemington, 2000, pp. 24, 25, 88.
- 16 Information provided by Dr Peter Mansfield, former resident of Colpin Avenue, May 2005.
- 17 LP15638, Plan of Subdivision, Allotment 2, (Suburban) Section C, City and Parish of Ballarat. Source: Planning Department, City of Ballarat. See also Steele, *op.cit.*, p. 84.
- 18 Database of City of Ballarat Historic Drawings, Planning Department, City of Ballarat.

Contained in Instrument of Transfer No. 1798424 [differs for each title] in the Register Book that no earth clay stone gravel or sand may be excavated carried away or removed from the said land except for the purpose of excavating for the foundations of any buildings to be erected thereon and that the said land may not be used for the manufacture or winning of bricks tiles or potteryware.¹⁹

Although it is not known whether all allotments were subject to the covenant, it did apply to the following selection of Titles for the following addresses:

- 14 Lindisfarne Crescent (Lot 13)
- 1 St Aidan's Drive (Lot 35)
- 3 St Aidan's Drive (Lot 34)
- 11 St Aidan's Drive (Lots 27 & 28)
- 2 The Boulevard (Lot 36)
- 4 The Boulevard (Lot 37)
- 12 The Boulevard (part Lots 29 & 30)
- 14 The Boulevard (part Lots 29 & 30)

Subdivision Layout

Anecdotal evidence suggests that George and Ted Brown built the roads in the St Aidan's subdivision.²⁰ George Brown was a contractor and one of the early residents in the area. Interestingly, St. Aidan's Drive was created following the original route of the carriage way into St. Aidan's College (compare Figures 2.11-12). The road appears to have been surveyed with a slight curve to possibly allow for the retention of Bishopscourt (former Stathalbyn House) and certainly the former Warden's Cottage, even though the whole area had been intentionally subdivided into 40 allotments. The layout of The Boulevard followed the western and south boundaries of the former St. Aidan's College site, while Lindisfarne Crescent enabled the maximum number of sizeable allotments given the configuration of the property boundaries.

Garden City Planning at St. Aidan's

The layout of the streets and the contextually large allotment sizes in the St. Aidan's subdivision (even when compared with the neighbouring Colpin Avenue allotments) suggests that the area was laid out according to some (but not all) concepts of contemporary Garden City Town Planning. Established by Ebenezer Howard in England with the creation of Letchworth Garden City in 1903, Hampstead Garden suburb (commenced in 1906) and Welwyn Garden City (begun 1920), the basic tenets of Garden City planning was neatly-designed and predominantly uniform dwellings set in pleasant, green surroundings.²¹ On Garden City planning, Howard claimed:

... fresh air, sunlight, breathing room and playing room – shall be still retained in all needed abundance, and by so employing the resources of modern science that Art may supplement Nature, and life may become an abiding joy and delight.²²

In Australia, the development of Canberra from 1913 was influential on contemporary town planning. Although designed by the American architect, Walter Burley Griffin (who supervised in the initial works), the eventual laying out of the Federal Capital was the responsibility of the Federal Capital Advisory

19 Various Certificates of Title, Land Title Office, Melbourne.

20 Information provided by Mrs Maxine Knight, May 2005.

21 Bannister Fletcher, *A History of Architecture*, 17th edn., Butterworths, London, 1963, p.1007.

22 E. Howard, *Garden Cities of To-Morrow*, Faber, London, 1906 [?], p.2.

Committee.²³ Its chairman was John Sulman, Australia's father of town planning who prescribed the Committee's "Garden Town" planning idiom for Canberra during 1920.²⁴ This appears to have been the result of a international Town Planning conference in Adelaide in 1917 where the eminent Garden City theorist and planner, Charles Reade, presented the keynote address.²⁵ In 1921, Sulman published *An Introduction to the study of Town Planning* in Australia which set out important Garden City principles. The publication included the following:

Fresh air, sunlight, and the reduction of congestion would go far towards making towns healthy. To their lack is due the inferior physical, mental, and moral health of town dwellers. Working in a vitiated atmosphere arouses the craving for stimulants; the abuse of drink encourages immorality; immorality caused widespread disease; and there cannot be sound minds in unsound bodies ... Parks, trees, and gardens can do much to render life in a city healthful and agreeable; but, unless the buildings are pleasant to look upon, no city or town can be regarded as a satisfactory dwelling-place for its inhabitants.²⁶

Just six years before the St. Aidan's subdivision in 1933, the precepts of modern Garden City planning were advertised in the *Ballarat Ideal Homes Exhibition* for Colpin Avenue.²⁷ Established by Edgar Bartrop, local auctioneer and real estate agent, the exhibition catalogue proudly declared the "broad- visioned town planning" of Colpin Avenue and its "healthful location and open spaces" at the gateway to the "wonderful Botanical Gardens, with park and recreation reserve adjacent."²⁸ It may have been the success of the Colpin Avenue development that led to a similar planning ideal for St. Aidan's subdivision.

Although the St. Aidan's subdivision did not include public open spaces, it was situated immediately adjacent the Botanical Gardens and Lake Wendouree. Moreover, the generous allotment sizes (allowing for landscaped settings) and the broad uninterrupted grassed footpaths closely resembled Garden City and Garden Suburb planning philosophy. With no specific Garden City planning standards, the layout and eventual character of St. Aidan's broadly reflects Sulman's statement on this type of planning:

... the absence of congestion of dwellings and their better arrangement, ample provision of parks, playgrounds and open spaces, the planting of trees and grass of part of the roads where not required for traffic, and the provision of greater opportunities for social intercourse.²⁹

23 D. Rowe, 'Building a National Image: The Architecture of John Smith Murdoch, Australia's First Commonwealth Government Architect', PhD (Architecture) Thesis, Deakin University, 1997, pp.154-155.

24 Ibid., p.154.

25 Ibid., p.155.

26 J. Sulman, *An Introduction to the study of Town Planning in Australia*, Government Printer of New South Wales, Sydney, 1921, p.40, 147.

27 Ideal Homes Exhibition Catalogue, 1933, sponsored by Edgar Bartrop, real estate developer, in the private collection of Margaret Wright, Queenscliff.

28 Ibid.

29 Sulman, *op.cit.*, p.106.

Significant People – George William Brown³⁰

George William Brown, engineer driver and later contractor, was one of the early residents of the new St. Aidan's subdivision. Between 1941 and 1944, he purchased 5 allotments. These allotments are as follows:

- 9 Lindisfarne Crescent (Lot 14) in July 1941.
- 14 Lindisfarne Crescent (Lot 13) in March 1944. The house on this allotment was built for Brown's daughter and son-in-law, Amy and John Selmon.
- 1 St Aidan's Drive (Lot 35) in January 1944. Brown and his family lived in the house designed by Clegg and Morrow until c. 1971.
- 3 St Aidan's Drive (Lot 34) in January 1944. This contained the only house remaining from the former St Aidan's / Bishops court complex.
- 4 The Boulevarde (Lot 37) in January 1944.

The last three allotments acquired by Brown were in the vicinity of most of the buildings of the former St Aidan's College complex. (Figures 2.06 and 9.11)

George Brown may have become interested in the St Aidan's subdivision through his son-in-law, Allen Beavis Driscoll, who was the first purchaser of land in the new subdivision in January 1941. Driscoll married Clarice Elizabeth Annie Brown in 1940 and a building permit for their new home was dated November 1940.

Building Development in St. Aidan's

In January 1941, the first allotment at 9 St. Aidan's Drive in the St. Aidan's subdivision was sold to Allen Beavis Driscoll.³¹ He had a timber house built about his time by local builder, S. Warren.³² During the ensuing years, all the allotments in the St. Aidan's subdivision were sold, with the last block at 6 St. Aidan's Drive being purchased by Vivian James Rowe in September 1951.³³ Nine of dwellings in Lindisfarne Crescent and St. Aidan's Drive were constructed by 1946.³⁴ By 1956, all allotments except those at 2 Lindisfarne Crescent and 12 and 14 The Boulevard had been developed. The only recorded architecturally-designed house in the St. Aidan's precinct was the dwelling at 1 St. Aidan's Drive for George Brown. It was designed by the local Ballarat architects, Clegg and Morrow in 1941.³⁵ G.S. Richards was also responsible for the design of a house in The Boulevarde, near Gregory Street,³⁶ but this house has not been identified.

The well-known local builder, D.S. Quayle, was responsible for the construction of three brick houses in the area in 1940-41. These houses are at 2, 7 and 9 St. Aidan's Drive.³⁷ Quayle was also responsible for the construction of two dwellings in Colpin Avenue in 1934, including the "Gas-Feature Home" at 8 Colpin Avenue.³⁸ Other builders responsible for the construction of dwellings in the St. Aidan's subdivision include:³⁹

30 Genealogy research using Victorian BDM Indexes, Directories and Land Records.

31 Certificate of Title, 16 January 1941.

32 Database of City of Ballarat Permit Books, op.cit.

33 Certificate of Title, 5 September 1951.

34 See Appendix 2.5, Volume 7.

35 Database of City of Ballarat Permit Books, op.cit..

36 List of Works by G.S. Richards, private collection of Margaret Wright, Queenscliff. Also personal comment by Margaret Wright.

37 Database of City of Ballarat Permit Books, op.cit.

38 Ibid.

39 Ibid.

- Henry Evan Davies – 8 St. Aidan's Drive (1945).
- Gallagher and Mason – 4 St. Aidan's Drive (1942).
- W.B. Trahar – 1 St. Aidan's Drive (1941)

A table of the original construction dates of the dwellings and the original owners is given as follows. The following data for significant dwellings within the St. Aidan's precinct has been extracted and calculated from detailed data shown in Appendix 2.5 (Volume 7). This data has been collated from various Directories, Land Titles and City of Ballarat Building Permit Books.⁴⁰

Property Address	Date of Construction	Original Building Owner
1 Lindisfarne Crescent	c. 1950	J McDonald
2 Lindisfarne Crescent	c. 1957	L & K Webb
4 Lindisfarne Crescent	1952 (confirmed by owner) - bldg permit 1950	Ronald Walter and Maxine Angwin Knight
6 Lindisfarne Crescent	c. 1941 Part reconstructed	Jessie G Woolard
7 Lindisfarne Crescent	c. 1946	A Pickford
8 Lindisfarne Crescent	c. 1948	E N Chaffer
9 Lindisfarne Crescent	c. 1941	Vivian C Taylor
12 Lindisfarne Crescent	c. 1948	I.C.I. Melbourne
14 Lindisfarne Crescent	c. 1948	Mrs J N Selmon - Amy and John Selmon (Amy was daughter of purchaser of land – George William Brown)
1 St Aidan's Drive	c. 1941	George William Brown
2 St Aidan's Drive	c. 1941	Robert Burford
3 St Aidan's Drive	c. 1907 Designed by Molloy & Chandler	Part of St Aidan's Theological College
5 St Aidan's Drive	c. 1948	Mrs F M Quayle
6 St Aidan's Drive	c. 1953	V Rowe
7 St Aidan's Drive	c. 1941	Robert P Strickland
8 St Aidan's Drive	c. 1945	H E Davies
9 St Aidan's Drive	c. 1940	Allen Beavis Driscoll
10 St Aidan's Drive	c. 1947	H C Reaby
11 St Aidan's Drive	c. 1950	H Morrow
12 St Aidan's Drive	c. 1948	A B Bracks
14 St Aidan's Drive	c. 1946	R C Reaby
16 St Aidan's Drive	c. 1949	W C Rowe
2 The Boulevarde	c. 1947-48	Under Public Works, Owner CRB

40 Extensive and detailed research of historic Ballarat Rate Books may assist in further determining specific dates of house construction.

Property Address	Date of Construction	Original Building Owner
		(Country Roads Board)
4 The Boulevarde	c. 1951	E P Cross
10 The Boulevarde	c. 1948 Demolished in 2005	K Archer
14 The Boulevarde	c.1959	B C Coltman

*BSA Plan = Ballarat Sewerage Authority Plan

Dwelling: 3 St Aidan's Drive

The timber Edwardian styled dwelling at 3 St. Aidan's Drive represents the original Warden's Cottage at St. Aidan's College. The house appears to have been constructed in c.1905. After the closure of the college and by 1936, the house was leased. The house appears to have been retained in its original location during the St. Aidan's residential subdivision (compare Figures 11 & 12).

1.3 Physical Evidence

1.3.1 Building Character & Appearance (refer to photos in Appendix 2.3, Volume 7)

The St. Aidan's Heritage Precinct is a residential area primarily comprised of 33 detached dwellings.

Height

The dwellings in the heritage area are predominantly single storey in appearance (Photos 2.01-03). There are three dwellings on corner sites that form local landmarks given their designs and sheer two storey wall planes. These dwellings are at 11 St. Aidan's Drive (Photo 2.04) and 2 and 14 The Boulevarde (Photos 2.05-06). The area also includes a dwelling with an attic storey (denoted by the projecting gabled dormer) at 11 St. Aidan's Drive and the recessive two storey additions at 10 Lindisfarne Crescent.

Form, Design and Scale

The dwellings in the St. Aidan's precinct are largely characterized by interwar or postwar Bungalow designs with hipped and gabled roof forms (Photos 2.01-03), although the dwelling at 12 Lindisfarne Crescent has a striking skillion roof form (Photo 2.07). There are also some waterfall styled dwellings distinguished for their curved corners and windows and curved or stepped chimneys (such as the dwelling at 1 and 6 St. Aidan's Drive [Photos 2.08-09] and 1 Lindisfarne Crescent [Photo 2.10]). There is also one postwar eclectic Georgian Revival styled dwelling at 11 St. Aidan's Drive (Photo 2.04). This building, with its symmetrical composition and two storey height, is atypical of the area. At 3 St. Aidan's Drive is a timber Edwardian dwelling, comprising the former Warden's Cottage of St. Aidan's College (Photo 2.11).

While there are subtle (and sometimes distinctive) differences between the dwellings in the St. Aidan's heritage precinct, overall, there is a consistency of design quality, scale, height and construction within a landscaped setting that espouses the original Garden City planning principles for the area. Generally, the dwellings have multi-fronted compositions and a restrained appearance, often with brick detailing, curved forms and chimneys that provide decorative

treatment to the designs. Overall, most of the dwellings in the area feature the following design characteristics:

- Single or multiple hipped and/or gabled roof forms (with an approximate pitch between 25 and 35 degrees).
- Front and/or side verandahs or porches with hipped or gabled roof forms, or verandahs formed under the main roof of the dwelling. These types of verandahs are supported by round concrete columns or brick piers. There are also a number of small flat roofed front verandah porches.
- Prominent plain, stepped or banded brick chimneys at the front or sides.
- Timber framed double hung or fixed windows, including projecting curved bays, flat roofed faceted bays, banks of windows and corner windows.
- Broad eaves.
- Brick parapets to some notable dwellings, including the house at 8 St. Aidan's Drive.
- Decorative soldier course or other brick wall bands.
- Corbelled gable ends to some dwellings.
- Timber or terra cotta gable ventilators.

Most of the dwellings in the area are medium in scale, except the three larger scale two storey landmark dwellings at 11 St. Aidan's Drive and 2 and 14 The Boulevarde.

Construction and Finishes

The dwellings in the area are largely constructed of the following materials:

- Walls:
 - Primarily face cream or red brick (of varying tones).
- Roofs:
 - Primarily tiled roofs.
- Windows and Doors:
 - Primarily timber framing.

Garages and Carports

Most of the garages and carports in the area are detached at the rear of the dwellings. There are some semi-detached garages with parapetted front facades (constructed in brick to match the dwellings), but these garages are also recessive from the front of the houses. There are a small number of introduced carports attached to the side of the dwellings, although these carports are also recessive from the front.

Significance of Dwellings

The St. Aidan's Heritage Precinct is notable for its significant building stock. Of the 33 dwellings in the area, 25 houses (76%) have significance to the area. Five dwellings may also have individual heritage significance.⁴¹

The dwellings that have significance within the St. Aidan's heritage precinct are at:

41 Further research & assessment is required to fully determine the individual significance status of these dwellings. Nevertheless, they are considered to be significance with the precinct, given the historical evidence and physical assessment of the area.

- 1 Lindisfarne Crescent.
- 2 Lindisfarne Crescent.
- 4 Lindisfarne Crescent.
- 6 Lindisfarne Crescent.
- 7 Lindisfarne Crescent.
- 8 Lindisfarne Crescent.
- 9 Lindisfarne Crescent.
- 12 Lindisfarne Crescent.
- 14 Lindisfarne Crescent.
- 1 St. Aidan's Drive.
- 2 St. Aidan's Drive.
- 3 St. Aidan's Drive.
- 5 St. Aidan's Drive.
- 6 St. Aidan's Drive.
- 7 St. Aidan's Drive.
- 8 St. Aidan's Drive.
- 9 St. Aidan's Drive.
- 10 St. Aidan's Drive.
- 11 St. Aidan's Drive.
- 12 St. Aidan's Drive.
- 14 St. Aidan's Drive.
- 16 St. Aidan's Drive.
- 2 The Boulevarde.
- 4 The Boulevarde.
- 14 The Boulevarde.

The dwellings that may have individual heritage significance are at:

- 1 St. Aidan's Drive.
- 6 St. Aidan's Drive.
- 11 St. Aidan's Drive.
- 2 The Boulevarde.

The dwellings that are not considered to have significance within the St. Aidan's heritage precinct are at:

- 1411 Gregory Street.
- 3 Lindisfarne Crescent.
- 10 Lindisfarne Crescent.
- 4 St. Aidan's Drive.
- 6 The Boulevarde.
- 8 The Boulevarde.
- 10 The Boulevarde (dwelling recently demolished).
- 12 The Boulevarde.

1.3.2 Urban Design & Engineering Infrastructure

Layout and Subdivision

There are several irregular allotments (although of similar size) in the St. Aidan's precinct caused by the curvilinear layout of Lindisfarne Crescent and The Boulevarde. The curved and wedged-shaped allotments contribute to the Garden City character of the area. Overall, the subdivision pattern and curvilinear streets is consistent with the original subdivision layout of 1939.

Setbacks

The area is notable for its regular front setbacks, most of which allow for mature garden settings. There are largely narrow side setbacks, with at least one wider side setbacks used as driveways. The side setbacks convey the clear building separation of the detached dwellings.

Engineering Infrastructure

The streets within the St. Aidan's heritage area have concrete kerb and channel (Photo 2.12). In St. Aidan's Drive, the concrete channels are wider forming scooped drains.

Most of the cross overs are constructed in concrete.

A feature of the area that contributes to the gardenesque qualities of the streetscapes is the lack of footpaths (Photo 2.12).

Overhead power lines are situated within the streetscapes (Photo 2.12). In St. Aidan's Drive, the cables have not been bundled that has led to the street Oak trees being pollarded.

Front Fences

The St. Aidan's heritage precinct has a notable number of properties without front fences but with landscaped front settings that also contribute to the garden qualities of the area. Typical examples include the properties at :

- 1 Lindisfarne Crescent (Photo 2.10).
- 2 Lindisfarne Crescent.
- 12 St. Aidan's Drive (Photo 2.11).

There are a number of low solid brick fences (approximately 600-1100 mm high) of brick construction that match the dwellings. Examples include the fences at:

- 14 Lindisfarne Crescent (Photo 2.02).
- 1 St. Aidan's Drive.
- 4 St. Aidan's Drive.
- 7 St. Aidan's Drive (Photo 2.13).

There are also some introduced fences, including masonry and brick fences, and particularly the high brick fence at 3 Lindisfarne Crescent that does not relate to the heritage streetscape values of the area.

Views

From The Boulevard are views to the North Gardens Reserve.

1.3.3 Landscaping

The St. Aidan's Heritage Precinct is especially characterized by its notable landscape qualities. These are especially identified by the front landscaped garden settings to most properties (Photos 2.11, 9.14). These settings mainly have grassed areas with perimeter garden beds and shrubs and side concrete driveways (some also with curving pedestrian paths), and a number also feature mature Liquid Amber, Ash and Silver Birch trees.

The landscape qualities of the area are further accentuated by the generous grassed nature strips (without footpaths) (Photo 2.12) and some street trees. Of particular note are the Oak trees in St. Aidan's Drive.

1.4 Comparative Analysis⁴²

The most comparable heritage area in Ballarat which shares a similar curvilinear layout of roads and allotments (within the established grid pattern of surrounding roads) is the Waller Estate Heritage Precinct. It is bound by Inkerman, Pleasant, Winter and Russell Streets and is considerably larger in scale than St. Aidan's. The subdivision of this area occurred in 1950, developed by the Ballarat-based Waller Syndicate, representing one of the earliest examples in Ballarat of entrepreneurial private property development.

42 Information taken from Hansen Partnership Pty Ltd in association with Wendy Jacobs Architect and Heritage Consultant and Naga Services: Dr Jan Penny, *City of Ballarat Study (Stage 2): Heritage Precincts*, July 2003, vol. 2, pp.120-130.

Both the St. Aidan's and Waller subdivisions represent notable departures from the grid-like town planning principles previously used in Ballarat. Both areas express the ideals of Garden City planning, in the open views across private gardens, grassed nature strips and street tree plantings that have established distinctive landscaped settings. Both areas also share notable collections of single storey, detached, brick, dwellings which collectively provide a familiar character and appearance, while being individually distinctive.

Significantly, the curved layout of St. Aidan's Drive, Lindisfarne Crescent and The Boulevarde, although smaller, pre-dates the Waller Estate subdivision by 10 years. It therefore represents one of the earliest examples of this type of town planning in Ballarat.

1.5 Statement of Cultural Significance

The St. Aidan's Heritage Precinct has significance as possibly the earliest area in Ballarat with a predominantly curvilinear layout created within the established grid pattern of surrounding roads. Based on contemporary Garden City town planning, the area is significant for its high proportion of intact interwar and postwar Bungalows on contextually large allotments having open, landscaped gardens. Overall, 74% of the dwellings have significance within the area. The landscape qualities of the area are further enhanced by the generous grassed nature strips (without footpaths) and the street trees, including the oaks in St. Aidan's Drive. Originally a private property owned by the squatter Robert Crawford who built the substantial Strathalbyn House in 1875, the area was first well known as Bishopscourt, the residence of the Anglican Bishop of Ballarat from 1878. In 1903, the western portion of Bishopscourt was developed into St. Aidan's Theological College. By 1932, St. Aidan's College had closed and in subsequent years the Bishop relocated to a property in Sturt Street. Bishopscourt and St. Aidan's College were subdivided in 1939 into 40 residential allotments. The subdivisional layout allowed for the retention of the former Warden's Cottage of St. Aidan's College (now addressed as 3 St. Aidan's Drive), with the newly-formed St. Aidan's Drive following the original carriageway into the College. As a residential area with curvilinear roads, St. Aidan's heritage precinct is comparable with the Waller Estate Heritage Precinct bound by Inkerman, Pleasant, Winter and Russell Streets, Ballarat. However, this area was not established until 1950, 11 years after St. Aidan's was first laid out.

The St. Aidan's Heritage Precinct is **architecturally** significant at a **LOCAL** level (AHC D.2, E.1). It demonstrates original and early design qualities expressed in the high proportion of intact interwar and postwar dwellings. These dwellings – which constitute 74% of the total dwellings in the area - are predominantly single storey with detached, multi-fronted compositions. The interwar and postwar Bungalow design features include the hipped and gabled roof forms (with a pitch between 25 and 35 degrees) front and/or side verandahs or porches with hipped or gabled roof forms or verandahs formed under the main roof (the verandahs being supported by round concrete columns or brick piers) or small flat roofed porches, prominent plain, stepped or banded brick chimneys, timber framed double hung or fixed windows, banks of windows and corner windows, broad eaves, brick parapets (to a few dwellings), decorative soldier coursing and other brick wall bands, corbelled gable ends, timber and terra cotta gable ventilators, primarily face cream or red brick wall construction, and predominantly tiled roof cladding. Most of the dwellings in the area share a familiar character and appearance, although there are some

design distinctions, as identified by the waterfall styled dwellings with their curved corners and windows as identified at 1 and 6 St. Aidan's Drive and 1 Lindisfarne Crescent. The area also has three significant larger two storey dwellings at 11 St. Aidan's Drive, and 2 and 14 The Boulevarde that form local heritage landmarks. The area has significance for the recessive location of garages and carports when viewed from the public realm, together with the small number of early front solid brick fences that reflect the design and construction of the dwellings, including the fences at 14, Lindisfarne Crescent and 1, 4 and 7 St. Aidan's Drive. Of particular individual significance is the timber dwelling at 3 St. Aidan's Drive. It demonstrates original design qualities of an Edwardian style and represents a tangible physical legacy of the former St. Aidan's College, having functioned as the Warden's Cottage.

The St. Aidan's Heritage precinct is **aesthetically** significant at a **LOCAL** level (AHC D.2, E.1). The contextually large allotment sizes and curvilinear subdivisional layout have allowed the establishment of notable landscaped gardens. When considered with the open views to many of the properties (due to a lack of front fencing), generous grassed nature strips, curved nature of the streets and the street trees (including the Oak trees in St. Aidan's Drive) there is a distinctive landscape quality to the area. This quality is further enhanced by the regular front setbacks, distinctive building separation, and lack of footpaths and may result from the influence of contemporary Garden City town planning principles.

The St. Aidan's Heritage precinct is **historically** significant at a **LOCAL** level (AHC A.4, H.1). It is primarily associated with the establishment in 1939 of one of the earliest residential subdivisions in Ballarat following a curvilinear layout. Originally the private property of the squatter, Robert Crawford, who built the substantial Strathalbyn House in 1875, the property was well known as Bishopscourt – the residence of the Anglican Bishop of Ballarat from 1878 – and St. Aidan's Theological College that opened in 1903. With the closure of the College by 1932 and the relocation of the Bishop to Sturt Street, the property was subdivided into 40 residential allotments. The layout of St. Aidan's Drive followed the lines of the original carriageway to the former College and allowed for the retention of the former Warden's Cottage that is now addressed as 3 St. Aidan's Drive. The area has associations with local builders, including D.S. Quayle (who was responsible for the Gas Feature Home in neighbouring Colpin Avenue in 1934) and with the local architects, Clegg and Morrow who designed the distinctive waterfall styled dwelling at 1 St. Aidan's Drive. The area also has associations with George Brown and his brother, Ted, who appear to have been responsible for constructing the roads. George Brown was also the one of the earliest residents in the area and an early multiple owner of St. Aidan's allotments, including 1 St. Aidan's Drive. The most comparable residential area in Ballarat with St. Aidan's is the Waller Estate, established in 1950.

Overall, the St. Aidan's Heritage Precinct is of LOCAL significance.

1.6 Rationale to Statement of Cultural Significance

In accordance with the Victoria Planning Provision (VPP): Applying the Heritage Overlay, the St. Aidan's Heritage Precinct has been assessed against the relevant Criteria for the Register of the National Estate. This assessment has determined that the precinct has sufficient cultural significance to warrant its retention by its inclusion as a heritage overlay in the Ballarat Planning Scheme.

The St. Aidan's Heritage Precinct is considered to meet the following relevant Criteria:

A.4: Importance for its association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.

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

The St. Aidan's heritage precinct has been considered to be one of the earliest (if not the earliest) residential subdivisions in Ballarat whereby a curvilinear layout was established. The only known comparable residential areas in Ballarat are the Waller Estate Heritage precinct established in 1950 (11 years after St. Aidan's). For this reason alone, St. Aidan's meets the criteria, especially given that the Waller Estate Heritage precinct is recommended as a heritage overlay in the Ballarat Planning Scheme by a Ministerial Planning Panel (Ballarat C58 amendment).

The associations with Bishopscourt and St. Aidan's College, while now largely intangible and denoted by the names of the streets and the retention of the Edwardian former Warden's Cottage at 3 St. Aidan's Drive, provide an important understanding of the historical and cultural development of this part of Ballarat.

The promotion of the subdivision by George Brown through his involvement with the construction of the roads, building of the architect-designed waterfall styled dwelling at 1 St. Aidan's Drive (which accentuates the curved nature of the road) and the multiple early ownership of neighbouring allotments has played a significant part in the early development of the residential area.

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

The St. Aidan's Heritage Precinct has a high proportion of interwar and postwar dwellings set within a distinctive landscaped setting of open front gardens, generous grassed nature strips, curved thoroughfares and street trees. These qualities clearly reflect the contemporary Garden City town planning principles of the early 20th century, notably "neatly-designed dwellings set in pleasant, green surroundings", in close proximity to the Botanical Gardens and the aquatic pursuits "and other pleasures" of Lake Wendouree.

Most of the dwellings are intact and are good representative examples of their types (interwar and postwar Bungalows). While there are subtle (and

sometimes distinctive) differences between the dwellings in the precinct, there is predominantly a consistency of design quality, scale, height and construction, coupled with notable individual house designs including the waterfall styled dwellings and larger two storey local heritage landmarks.

Collectively, these aesthetic qualities and design types meet the relevant criteria in a similar conceptual manner as the heritage qualities of the Waller Estate Heritage Precinct.