
Ballarat Heritage Precincts Study

PART A



Volume 1 Report & Recommendations

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July 2006

City of Ballarat Heritage Precincts Study

PART A

Volume 1

REPORT & RECOMMENDATIONS

Draft Document

Commissioned & Funded by the City of Ballarat

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City of Ballarat Heritage Precincts Study

PREFACE

The Statements of Significance, precinct boundaries and catalogue of places identified as 'not of heritage significance' contained in Part A of this document have been amended as a result of the adoption of Amendment C107 to the Ballarat Planning Scheme. The Statements of Significance, precinct boundaries and catalogue of places identified as 'not of heritage significance' contained in the Ballarat Planning Scheme Incorporated Document titled *Ballarat Heritage Precincts Study Part A 2006 – Statements of Significance* take precedence over those contained in Part A of this document.

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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.'

SECTION 1

1.0 Introduction

1.0 Introduction

1.1 Background

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*. 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 April 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 Volume details Part A of the Ballarat Precincts Study only.

The *Ballarat Heritage Precincts Study* 2006 has been prepared with consideration to the need by the City of Ballarat to be informed of the heritage significance of the areas identified in the Project Brief (see Appendix 6.1, Volume 1). Recommendations for heritage assessments in the project heritage precincts were given in the *Ballarat Heritage Study Stage 2* by Hansen Partnership Pty Ltd in association with Wendy Jacobs, Architect & Heritage Consultant, & Naga Services: Dr Jan Penny, July 2003. The *Ballarat Heritage Study Stage 2* formed the basis for the C58 amendment to the Ballarat Planning Scheme in 2003. In January 2004, numerous recommendations were made by the Independent Planning Panel that reported on the amendment. A number of the C58 Panel recommendations have also guided the preparation of this Report, in accordance with the Project Brief.

The six additional precincts nominated in the *Ballarat Heritage Study Stage 2* were:

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).

This report identifies those specific heritage precincts of significance considered worthy of inclusion as heritage overlays in the Ballarat Planning Scheme. Policy recommendations for each heritage precinct are given in

Section 5 of this report. Catalogues of places within each of the heritage precincts are provided as appendices in Volumes 2-7 of the Study, accompanying the analysis for each heritage precinct.

The heritage precincts assessed and documented in this study are as follows:

- 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. Aidans Drive, Lindisfarne Crescent and The Boulevard, together with two properties fronting onto Gregory Street (1411 and 1415 Gregory Street).

All illustrations and photographs used in this report are for research and guidance purposes only. Any commercial reproduction of these illustrations and photos will require Copyright clearance from the respective owners. Permission has been granted to use the historical images from the La Trobe Picture Collection in this study.

This report reflects the principles embodied in the Australia ICOMOS (International Council of Monuments and Sites) Burra Charter, which is the pre-

eminent conservation document in Australia. The Burra Charter is included in this report as Appendix 6.2 (Volume 1).

This report has been prepared by Dr David Rowe: Authentic Heritage Services Pty Ltd, PO Box 9169, St. Albans Park, Geelong, 3219 and Wendy Jacobs: Architect and Heritage Consultant, PO Box 193, Ballarat, 3353. Historical research and input has been provided by Susie Zada of Zades Pty Ltd and Darcy Seller of Osiris Genealogical Services.

The Consultants recommend that this Study be implemented within two years. If the Study has not been implemented within that time frame, it is recommended that it be peer-reviewed to take account of any changes in precinct fabric, planning regulations and Council policies. The Study should subsequently be updated as necessary.

1.2 Acknowledgments

The Consultants have especially appreciated the support, information and feedback provided by the City of Ballarat Project Control Group comprised of Ms Miriam Semmel, Strategic Planner, and Ms Vicki Johnson, Heritage and Urban Design Officer.

Information and assistance was also appreciated from the following people:

- Bruce Bartrop, Bartrop Real Estate (son of the late Edgar Bartrop)
- Mrs Maxine Knight (original and current resident, Lindisfarne Crescent)
- Judith Scurfield (Maps Collection, State Library of Victoria)
- Michael Taffe (historian and local resident)
- Mrs Margaret Wright (relative of various Ballarat families and former resident)
- Jenny Burrell (historic photographs from the private collection of Bruce and Mary Green)

Feedback on the Ballarat Heritage Precinct Study Flyers was appreciated from the following people:

- Craig Lightfoot
- Lois Lazaryi
- Tim and Wendy Sandiford
- Chris Maple
- Gary Whittaker
- Len Bouska and Gail Desnoy
- David Knight
- Peter Wallis
- Karin Miller
- Jenny Burrell
- Philip Porter
- Robyn Elliott
- Megan Walton
- J. Cook
- Helen O'Shea
- Lynda Russel

1.3 Terminology

The terminology of The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (1999) is used throughout this Report. Refer to Appendix 6.2 for a copy of the *Burra Charter*. The identification and documentation of places of cultural significance has been interpreted using the definitions provided in the *Burra Charter*. While further details of the Burra Charter are given in Section 4, some of the critical definitions identified in the *Burra Charter* and used in this Report are:

Article 1.1: *Place* means site, area, building or other work, group of buildings or other works, and may include components, contents, spaces and views. The concept of place should be broadly interpreted. The elements described in Article 1.1 may include memorials, trees, gardens, parks, places of historical events, urban areas, towns, industrial places, archaeological sites and spiritual and religious places.

Article 1.2: *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups. The term cultural significance is synonymous with heritage significance and cultural heritage value. Cultural significance may change as a result of the continuing history of the place. Understanding of cultural significance may change as a result of new information.

SECTION 2

2.0 Method

2.0 Method

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 organisations and stakeholders.

These tasks were to be undertaken mindful of the comments and recommendations made in the Ballarat Planning Scheme Amendment C58 Panel report.

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 the properties on the north side of Stewart Street (Area 6).

Part A of this Study assesses Project Areas 1, 3 and 4 above as six heritage precincts. Discussion and analysis on the other Project Areas identified above forms Part B of this Study.

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.

2.4 Task Appreciation

The method of preparing this Study has involved historical research, fieldwork, comparative analysis, community consultation and assessment. The method of preparing this Report has also largely followed the above Project Objectives and has been structured in a similar format as outlined in Heritage Victoria's standard brief for the preparation of a Conservation Management Plan (March 2003).

This method has involved the preparation of heritage precincts in the following way:

2.4.1 Historical Evidence

Historical research was carried out for each of the broad areas outlined in the Project Brief. Historical subdivision plans, sewerage authority plans, photographs, permit book details (as provided electronically by the City of Ballarat and some review of original books), Post Office Directory details and other relevant, readily accessible documentation was gathered for each of the broad areas outlined in the Project Brief. Additional historical research on individual places (but not the heritage precincts) was prepared by an officer of the City of Ballarat after the completion of the initial draft of the *Ballarat Precincts Study*. Where applicable, this research was subsequently verified (and where necessary, corrected) and the relevant changes were made to the historical evidence in the study.

Further broad historical research was undertaken after fieldwork and community consultations had been carried out. Both the physical evidence and the community consultations led to additional sources of historical material.

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.

2.4.2 Physical Evidence

Detailed fieldwork in each street of the six broad areas was carried out. From this fieldwork and preliminary historical research, each dwelling was individually

assessed and its significance plotted onto working maps. Each dwelling, together with its address, proposed significance status, details of other notable fabric and a current photograph were entered into a Database catalogue. Catalogues of all the heritage places in heritage precincts are included as appendices in Volumes 2-7 where analysis of each precinct is given.

With the historical research and results of the fieldwork, initial precincts and preliminary boundaries were defined.

Further fieldwork after more detailed historical research and community consultations led to some minor boundary changes before the precincts were confirmed.

From the Project Areas 1, 3 and 4, six heritage precincts were identified which included:

- Four separate precincts in the Project Brief Area 1.
- One precinct in the Project Area 3.
- One precinct in the Project Area 4.

2.4.3 Community Consultations & Informal Exhibition

After the initial precinct boundaries had been identified, community consultations were held on 31 May 2005 for Project Areas 1, 2 and 3. At these consultations, the community was provided with a broad understanding of the aims and potential outcomes of the Heritage Precincts Study. In addition, the community was asked to provide any historical details and any other relevant information that would assist with the preparation of the potential precincts. A Heritage Study Brochure and Heritage Study Flyer were forwarded to each owner and occupier in the potential heritage precincts. Copies of the Brochure and Flyer are provided as Appendices 6.3-6.4.

For Project Area 4, a draft of the proposed heritage precinct was forwarded to each resident in December 2005.

Some additional consultations were held in May 2006 after the completion of the informal exhibition of the draft study by the City of Ballarat.

As a result of the community consultations, further valuable historical details (including historical photographs) were forwarded for the further evaluation of the heritage precincts. Another outcome of the consultations was an indication of the community's broad support for the preparation of the heritage precincts, as shown in the written feedback on the returned Heritage Study Flyers (the recipients are listed in the Acknowledgments in Section 1 of this Report).

Thirteen submissions were received by the City of Ballarat after the conclusion of the informal exhibition of the draft *Ballarat Heritage Precincts Study* in May-June 2006.⁶ Of this total, 8 submissions were supportive of the Creswick Road/Macarthur Street Heritage Precinct, with 3 submissions objecting to this precinct. Another submission objected to the study in general and particularly the Colpin Avenue Heritage Precinct. A further submission objected to the policy recommendations in the study, particularly in relation to new designs in the heritage precincts.

6 The consultants were provided with copies of 13 submissions on 9 June 2006 from the City of Ballarat. Details of submitters and related addresses have not been provided for privacy reasons. This information is held with the City of Ballarat.

2.4.4 Comparative Analysis

The preparation of the Colpin Avenue, Old Showgrounds and St. Aidan's heritage precincts identified areas where there was clearly defined historical development primarily during the interwar period. Comparative analysis on similar subdivisional layouts, building stock and landscaping in other comparable residential interwar areas in Ballarat was subsequently carried out for each of the proposed precincts to establish a context within the broad residential development in the City of Ballarat.

Unlike specific buildings, not all heritage precincts are readily comparable. In particular, there are many areas in Ballarat that are significant for their layered historical development which cannot be easily compared with other heritage precincts.

2.4.5 Statements of Significance

Having assessed the historical development and the results of the detailed fieldwork, together with any comparative analysis, Statements of Significance were prepared for each heritage precinct. These Statements of Significance were developed in line with the Australian Heritage Commission's Assessment Criteria as prescribed in the Victoria Planning Provision (VPP): Applying the Heritage Overlay (see Section 3 for further details on criteria). The VPP: Applying the Heritage Overlay is included as Appendix 6.5 in Volume 1.

The Statements of Significance were prepared with an introductory paragraph explaining the overall significance of the place, including what is and why the place is significant. Subsequent paragraphs provided a more detailed outline of what and how each heritage precinct is significant according to the relevant Australia ICOMOS Burra Charter Heritage Values (see Section 3) and Australian Heritage Commission Assessment Criteria.

Rationale for each Statement of Significance was also prepared. This provided a further explanation as to why each precinct is significant, justifying the need for these areas to be included as heritage overlays in the Ballarat Planning Scheme (Schedule to the Heritage Overlay).

2.4.6 Policy

Recommendations for simple and succinct policies were prepared for each heritage precinct and are included in Section 5 of this Report. These policies were based solely on the Statements of Significance to ensure that future conservation and development in these areas retains and (where applicable) enhances their cultural heritage significance. Furthermore, the policies were also designed to accommodate development of places that have no significance in a less stringent manner. The policies were structured according to:

- Existing Significant Fabric
- New Development

These policies are not lengthy or necessarily highly prescriptive, but provide a guiding basis for practical decision-making in the assessment of planning permit applications.

2.4.7 Other Existing Overlays in the Ballarat Planning Scheme

Consideration has been given to the existing Design and Development Overlays in the Ballarat Planning Scheme that apply over some of the project study areas, together with the Ballarat Urban Character Study 1999. The specific Design and Development Overlay Areas that apply to the project areas are:

- Urban Character Area 1 (DDO3)
- Urban Character Area 9 (DDO6)

SECTION 3

3.0 Significance & Criteria

SECTION 3

3.0 Significance & Criteria

3.1 Australia ICOMOS Burra Charter

The principles of the *Australia ICOMOS Burra Charter* and its Guidelines provide the basis to all of the assessments in this Report (a copy of the Burra Charter is provided as Appendix 6.2, Volume 1). The Burra Charter defines cultural significance by aesthetic, historic, scientific, social and spiritual values. These values are also largely prescribed in the *VPP Practice Note: Applying the Heritage Overlay* (Appendix 6.5, Volume 1) that states:

“All places that are proposed for planning protection, including places identified in a heritage study, should be documented in a manner that clearly substantiates their scientific, aesthetic, architectural or historical interest or other special cultural or natural values ... The documentation for each place should include a statement of significance that clearly establishes the importance of the place.”

The concept of cultural significance for this study is defined by four heritage values listed in the Burra Charter as follows:⁷

Article 2.2: Aesthetic (architectural) value: includes aspects of sensory perception for which criteria can and should be stated. Such criteria may include consideration of the form, scale, colour, texture and material of the fabric; the smells and sounds associated with the place and its use.

[Places of aesthetic value may:

- demonstrate a high degree of creative or technical accomplishment;
- demonstrate important design or visual qualities.]

Article 2.3: Historic value: encompasses the history of aesthetics, science and society, and therefore to a large extent underlies all of the terms set out in this section.

[A place may have historic value because:

- it is of importance for its association with events, developments or cultural phases which have had a significant role in the occupation and evolution of the community;
- it illustrates part of the evolution or pattern of the cultural heritage;

⁷ Information in square brackets [] has been used for further dot point explanations to the *Australia ICOMOS Burra Charter* Articles. These have been added by the authors and are based on the Criteria for the Register of the National Estate now administered by the Australian Heritage Council, Canberra. The assessment of heritage values for the heritage precincts in this Report has been considered in relation to the Local Government Heritage Guidelines prepared by the Department of Planning and Housing, State Government of Victoria, April 1991 and referred to in Clause 15.11.2 of the State Planning Policy Framework (SPPF).

- it is an example of rare, endangered or uncommon aspects of the cultural heritage;
- it has a strong association with the life or work of a person or group of people of significance to the cultural heritage;
- it is an important representative of the range of places which make up the cultural heritage of a community;
- it has been influenced by an historic figure, event, phase or activity.]

Article 2.4: **Scientific value:** or research value of a place will depend upon the importance of the data involved, on its rarity, quality or representativeness, and on the degree to which the place may contribute further substantial information.

[A place may have scientific value because:

- it illustrates some technological, creative, technical or scientific processes or advances;
- it is of importance for information contributing to an understanding of the history of human occupation and the cultural history of the area.]

Article 2.5: **Social value:** embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.

[A place may have social value because:

- it is highly valued by a community for reasons of religious, spiritual, cultural, educational or social associations;
- it is recognised by the community as having public value or is held in high esteem for its associations with the whole or part of the community whose history or culture is interwoven with the history of the place;
- it forms a particular and significant component of the heritage of a local area;
- it demonstrates a distinctive way of life or custom that is no longer in use or is in danger of being lost or is of exceptional interest.]

3.2 Project Brief Precinct Criteria

3.2.1 Heritage Precincts

The following Project Brief Precinct Criteria has been used in determining the significant fabric and boundaries for each heritage precinct. This criteria was used in the preparation of the *Ballarat Heritage Study Stage 2*, July 2003. However, the origins of this criteria reside with Authentic Heritage Services Pty Ltd in the preparation of the *Greater Geelong Outer Areas Heritage Study* in 1998-2000 and has also been used in the preparation of the *Newstead Heritage Study* (May 2004), *Northern Grampians Heritage Study* (2004), *Surf Coast Heritage Precinct Policy Report* (February 2003) and most recently in the *Buloke Shire Heritage Study Stage 2* (in progress).

The criteria assist in ensuring that all parts of the significant fabric of a heritage precinct have been analysed and its significance identified and assessed. The criteria are as follows:

A. Buildings & Significant Details

- Building use, ie. residential, commercial
- Building type, ie. detached, semi-detached
- Number of storeys
- Scale of Buildings
- Roof form & pitch, ie. gabled/hipped/flat & range of pitch
- Architectural style &/or age of buildings
- Building construction/cladding
 - walls
 - ie.
 - horizontal weatherboard
 - brick
 - roofs
 - galvanised corrugated iron
 - terra cotta tile, cement tile, etc.
- Eaves characteristics
 - ie. wide or narrow (range)
 - Exposed rafters
- Early chimneys
- Range of front and side setbacks
- Height range and type, design & location of fences
- Outbuildings

B. Urban Design & Engineering Infrastructure

- Historical street & allotment pattern and average size/s (where applicable)
- Street types
- Significant Urban Foci/Landmarks
- Significant Views
- Engineering Infrastructure
 - ie. early kerbing, early paving, verges, etc.

C. Landscaping

- Treelines
- Public & Private Gardens
- Median Strips
- Nature Strips

D. Physical Attributes

- Significant proportion of physical heritage characteristics including (but not limited to) all of the above in a defined area;

3.3 Assessment of Significance

3.3.1 Australian Heritage Commission Criteria

As prescribed in the *VPP: Applying the Heritage Overlay*, the Australian Heritage Commission Assessment Criteria have formed the basis for determining the significant heritage values of each of the heritage precincts in this Report. The abbreviated version of this Criteria is as follows:⁸

CRITERION A: ITS IMPORTANCE IN THE COURSE, OR PATTERN, OF AUSTRALIA'S NATURAL OR CULTURAL HISTORY

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

CRITERION B: ITS POSSESSION OF UNCOMMON, RARE OR ENDANGERED ASPECTS OF AUSTRALIA'S NATURAL OR CULTURAL HISTORY

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

CRITERION C: ITS POTENTIAL TO YIELD INFORMATION THAT WILL CONTRIBUTE TO AN UNDERSTANDING OF AUSTRALIA'S NATURAL OR CULTURAL HISTORY

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

⁸ There is also a more detailed (30-page) Assessment Criteria that includes application guidelines, published by the Australian Heritage Commission, Canberra, April 1990.

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

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

**CRITERION E:
ITS IMPORTANCE IN EXHIBITING PARTICULAR AESTHETIC
CHARACTERISTICS VALUED BY A COMMUNITY OR CULTURAL GROUP**

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

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

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

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

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

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

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

The determination of heritage significance for each of the heritage precincts in this Report has relied on the more detailed Australian Heritage Commission Assessment Criteria Application Guidelines. This 30-page document provides clear and justifiable explanatory notes and inclusion and exclusion guidelines (with examples) relating to each criterion. While the view of the C58 Panel was that 'such criteria are not very useful',⁹ the detailed Application Guidelines have been a highly valuable guideline tool when combined with the ICOMOS Burra

9 Ballarat Planning Scheme Amendment C58 Panel Report, January 2004, p.108.

Charter in the assessment of significance for each heritage precinct in this Report.

3.3.2 Levels of Significance

3.3.2.1 Significance of Places within Heritage Precincts

In relation to levels of significance, the Project Brief identified the need to 'determine the extent of the recommended heritage precincts and non-significance of individual sites and elements within the precinct, based on the BHS [*Ballarat Heritage Study*] Stage 2 methodology and the recommendations of the Ballarat C58 Panel Report.' The Panel Report recommended that only "buildings not of heritage significance in each heritage place" be identified for heritage precincts in the City of Ballarat. This recommendation was guided by the need by the City of Ballarat to 'overcome the perception that more weight or importance is attached by VCAT to buildings designated as of individual heritage significance than to buildings of contributory significance.'¹⁰

While the merits of this recommendation are acknowledged, practical implementation when preparing new heritage precincts is unrealistic and contrary to sound conservation practice. Rigorous assessment of significance in the heritage precincts in this Report has required an analysis and determination of the significance of all the fabric in the area, as prescribed in the *VPP: Applying the Heritage Overlay*.

As previously outlined, the concept of cultural significance is based on five heritage values as outlined in the Burra Charter. Sound conservation practice requires an evaluation of these values and the prescription of significance levels to acknowledge and understand the significance of all the parts that comprise the "fabric" of the precinct.

The identification of all fabric and its significance within a heritage precinct is essential for the ongoing conservation management of the areas. The need to identify "what" is significant requires an analytical approach providing justifiable policies to account for the management of significant fabric for specific places (particularly buildings), as well as possible permit exemptions for places that are not significant. Rigorous assessment of all fabric includes acknowledgement of significant unpainted brick wall construction, significant front fences, significant trees, etc that would normally be identified in the Schedule to the Heritage Overlay in Clause 43 of the Ballarat Planning Scheme (see next sub-section for further details). The identification of only non-significant places provides no justifiable mechanism for encouraging the retention of all the parts of significant fabric that comprise a precinct, at least from the point of assessing and preparing the precinct.

Reconciliation of the C58 Panel's recommendation, with the need for sound conservation practice in the preparation of the heritage precincts in this Report, has not included standard heritage levels of significance (such as State, Local or Contributory heritage significance). Rather, it has involved an acknowledgement of the significance status of each place within the precincts. The status categories are:

10 Ballarat Planning Scheme Amendment C58 Panel Report, January 2004, p.101.

- Places that are individually significant.
- Places that are significant within a precinct.
- Places that are not significant.

Some places may have more than one status category, whereby they have been considered to have individual significance as well as being significant within a precinct.

The assessment of all the building stock in each of the heritage precincts, in accordance with the Project Brief (Appendix 6.1), has not been detailed. However, the comprehensive assessment of the historic, architectural, aesthetic and social heritage values of the heritage precincts has provided a basis for a reasonable and broad understanding of the significance of the buildings within these areas.

By far the majority of the places identified in each of the heritage precincts are of the category as being “significant within a precinct”. For the heritage significance of the precincts to be maintained, it is essential that these places are retained. Together with significant subdivision patterns, landscaping and engineering infrastructure, collectively these places define the heritage significance of the precincts, even though they may not meet the relevant Australian Heritage Commission Criteria in their own right.

The acknowledgement of places that are individually significant is a preliminary recommendation only. These places require further detailed research and assessment.

Places of potential individual significance within the heritage precincts are considered to have:

- Specific historical or social associations and significance that may not be reflected as part of the precinct.
- Notably higher design quality and integrity compared to most of the places in the heritage precinct.
- Atypical design, scale, height and/or construction to the majority of the places in the heritage precinct.
- Local neighborhood landmark status as a result of its atypical design or historical associations.

The application of Individual Significance status to the minority of places in the recommended heritage precincts (only 32 places) should not be viewed as a measure of devaluing those places that are “significant to the precinct”. These latter places are more prevalent in the areas in which they are situated (as opposed to individual places). It is the collective contribution of places that are significant within a precinct that is critical to the significance of the precinct.

Potential individually significant places have been briefly measured against the relevant Inclusion Guidelines in the Australian Heritage Commission Criteria (particularly Criteria D), having the potential to meet the following:

- It can be regarded as a particularly good example of its Type [ie. Building style/design, construction, use], by virtue of the combination of characteristics most indicative of the Type, or a significant variant of the Type equally well.
- It is one of a number of similar places which are all good examples of a Type, but has a higher national estate value by virtue of its integrity, condition, association with other significant places or setting.
- It is part of a group of places which collectively include a range of variation within a Type.
- It represents the seminal or optimal development of the Type.

3.3.2.2 Significance Thresholds

State and Local significance thresholds have been applied in the assessment of the significance in the heritage precincts in this study. Definitions to the significance categories used in determining the level of significance of the heritage precincts are as follows:

- **State**
Precincts which are considered significant to the State of Victoria. These places are the most outstanding examples either aesthetically, architecturally, historically, scientifically or socially. The threshold would consider heritage precincts having a unique town planning layout, highly intact building stock (of considerably high design quality), unique historical associations with events or persons in history, or rare engineering infrastructure epitomising the technology of a particular era.
- **Local**
Precincts which are considered significant to a local area. The City of Ballarat is defined by a number of different residential areas of varying historical developments and cultural identities that are not necessarily related to each other. Traditional municipal boundaries have changed, but the cultural identities of the different local neighbourhoods that comprise the City of Ballarat are largely idiosyncratic. These heritage precincts are considered to have had a substantial impact in shaping the cultural, architectural, historical and/or social identity of the local neighbourhood. They are considered to have sufficient significance to warrant a heritage overlay.

SECTION 4

4.0 Proposed Heritage Precincts (HOs)

SECTION 4

4.0 Proposed Heritage Precincts (HOs)

The heritage precincts identified in this study are:

- 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. Aidans Drive, Lindisfarne Crescent and The Boulevarde, together with two properties fronting onto Gregory Street (1411 and 1415 Gregory Street).

Maps of these precincts are provided as Appendix 6.7 in this Report (Part A, Volume 1). Documentation for the heritage precincts is included in Part A, Volumes 2-7. Heritage management and policy recommendations for each precinct are given in Section 5 of this Report (Part A, Volume 1).

SECTION 5

5.0 Management Recommendations

5.1 Ballarat Planning Scheme

5.1.1 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 (see Sections 5.10 and 5.11 for further details).

5.1.2 Clause 21: Municipal Strategic Statement

It is recommended that:

- The *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 areas.
 - Preparation of local policy for conservation and management of significant heritage street trees outside heritage areas.

5.1.3. 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).”¹¹
 - 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:

11 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.

“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.”¹²

5.2 Proposed Heritage Precincts: Schedule to the Heritage Overlay

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).

5.3 Policy Recommendations: Barkly Street & Humffray Street Heritage Precinct

5.3.1 General Policy Objectives

It is recommended that consideration be given to the preparation of a local planning policy, in conjunction with the draft *Guidelines for the Assessment of Heritage Planning Applications* (2000), that address the following objectives of the management of this precinct.

The policy needs to ensure that the objectives for the future development in this precinct has regard to the significant fabric in the precinct and include:

- Retention, conservation and enhancement of the significant 19th and early 20th century and interwar dwellings in the precinct.
- Retention, restoration or reconstruction of buildings recognized as being of significance in the heritage precinct.
- Retention of the uniformity of scale of the area including the single storey heights, detached compositions (building separation) and consistent front and side setbacks.
- Contemporary and respectful building design within the precinct, with consideration given to location, bulk, form and appearance, particularly in relation to the character and appearance of neighbouring significant building stock.
- Use of construction materials in the area that are compatible with the significant building finishes including the horizontal timber weatherboard or stuccoed brick wall construction, corrugated non-zincalume sheet metal roof cladding, and timber framed window and door construction.
- Promotion and support the continuing predominantly residential use of the precinct.

¹² The inclusion of this policy and its wording is similar to a heritage policy for the consideration of heritage places listed in the Glen Eira Heritage Management Plan in Clause 22.01-3 of the Glen Eira Planning Scheme.

- Retention of the configuration of the streets in the area, including Barkly Street, Humffray Street, Steinfeld Street, Eastwood Street and Porter Street.
- Conservation of the important landscape qualities in the precinct, including the row of mature deciduous trees on the southern boundary of Steinfeld Street, mature Elm and Oak trees in the drainage reserve at the corner of Eastwood and Barkly Streets and the grassed nature strips.
- Conservation and enhancement of other streetscape qualities including the open bluestone spoon drains, graveled road verges and asphalt footpaths.
- Conservation of the drainage channels and grassed edges that traverse the precinct.¹³
- Conservation and enhancement of the design and construction of front fences that relate to the design and construction of the respective eras of the dwellings.
- Construction of garages and carports at the rear of the dwellings.

5.3.2 Policy Recommendations

It is recommended that the Barkly Street and Humffray Street Heritage Precinct Policy have regard to the following for both existing built fabric and new development.

A. Existing Fabric

- Retention of culturally significant, detached, single storey, Late Victorian, Edwardian and interwar dwellings.
- Retention of front fences that contribute or are appropriate to the significance of the area. These fences include those at:
 - 104 Barkly Street.
 - 204 Barkly Street.
 - 39 Eastwood Street.
 - 40 Eastwood Street.
 - 45 Eastwood Street.
 - 103 Humffray Street.
 - 105 Humffray Street.
 - 113 Humffray Street.
 - 201 Humffray Street.
 - 203 Humffray Street.
 - 209 Humffray Street.
 - 25 Steinfeld Street.
- Where possible within the precinct, the retention of the views to important local landmarks outside the area, including the view north from Barkly Street to the Ballarat Fire Station, view north from Humffray Street to St. Paul's Anglican Church and the Ballarat East Post Office, and the view west along Eastwood Street to the incomplete former Anglican Church of Christ Chapter House.

13 These channels have been more fully identified and assessed in the proposed Creeks and River Channels Heritage Precinct in Hansen Partnership Pty Ltd., et.al., op.cit.

A.1 Existing Engineering Infrastructure

- Retention of early open bluestone spoon drains in Porter and Steinfeld Streets, graveled road verges in Steinfeld Street, and the asphalt footpaths.
- Retention of the drainage channels and culverts.

A.2 Landscaping

- Retention of the row of mature deciduous trees on the southern boundary of Steinfeld Street.
- Retention the mature Elm and Oak trees in the drainage reserve at the corner of Eastwood and Barkly Streets.
- Retention of grassed nature strips.

B. New Development**Additions to Existing Dwellings**

- Any additions to existing significant and non-significant dwellings and buildings are to have regard to *Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications* (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat.¹⁴
- Any alterations to existing significant dwellings are to be carried out in a manner that does not diminish the heritage values of the building and the area. This includes the consideration of existing significant fabric and regard to the bulk, form and appearance of the existing dwelling.
- Given the single storey appearance of the area, additions are to retain the three dimensional single storey quality of the existing dwelling. If two storey additions are appropriate, consideration should be given to recessive locations with subservient proportions (ie. at the rear or beyond a main roof ridge line, and recessive from the existing side walls).

New Buildings

- Any new buildings are to have regard to *Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications* (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat.
- Given the single storey streetscape qualities of the area, new buildings are to be single storey in appearance when viewed from the public realm.
- For new garages on corner properties, consideration should be given to locations at the rear of the dwelling. For garages fronting side streets, consideration should be given to equivalent setbacks as the side wall plane of the dwelling.

New Front Fences

- New front fences are to complement the design and construction of the dwelling on the site. Any new fences should have regard to *Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications* (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat.

14 See earlier section of this Report for further details about the status of the guidelines.

New Engineering Infrastructure

- New drainage systems are to be constructed without damage to existing significant infrastructure and in a manner that is a contemporary interpretation of the early bluestone spoon drains (an example is the recent drainage in Eastwood Street). For new engineering infrastructure, consideration should be given to *Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications* (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat.

5.4 Policy Recommendations: Colpin Avenue Heritage Precinct

5.4.1 General Policy Objectives

It is recommended that consideration be given to the preparation of a local planning policy, in conjunction with the draft *Guidelines for the Assessment of Heritage Planning Applications* (2000), that address the following objectives of the management of this precinct.

The policy needs to ensure that the objectives for the future development in this precinct has regard to the significant fabric in the precinct and include:

- Retention, conservation and enhancement of the significant interwar (and to a lesser extent postwar) dwellings and outbuildings in the precinct.
- Retention, restoration or reconstruction of buildings recognized as being of significance in the heritage precinct.
- Retention of the uniformity of scale of the area including the single storey heights, detached compositions and consistent front setbacks and sizeable building separation.
- Contemporary and respectful building design within the precinct, with consideration given to location, bulk, form and appearance, particularly in relation to the character and appearance of neighbouring significant building stock.
- The use of construction materials in the area that are compatible with the significant building finishes including (but not limited to) the unpainted brick or rendered wall construction and timber weatherboard wall cladding, tiled and galvanized corrugated steel roof cladding and timber framed window and door construction.
- Promotion and support the continuing predominantly residential use of the precinct.
- Retention of the contextually large allotment sizes and subdivision configuration flanking Colpin Avenue.
- Conservation of the highly important landscape qualities in the precinct, including open views to the front garden settings, generous grassed nature strips (without footpaths) and the mature Pin Oak street trees on both sides of Colpin Avenue.
- Conservation and enhancement the early brick kerb and channel and driveway cross overs.

- Conservation and enhancement the existing early front fences.
- Construction of garages and carports at the rear of the dwellings.

5.4.2 Policy Recommendations

It is recommended that the Colpin Avenue Heritage Precinct Policy have regard to the following for both existing built fabric and new development.

A. Existing Fabric

- Retention of the culturally significant, detached, single storey, interwar and postwar dwellings. The retention should include the original feature homes that were on display as part of the “Ideal Homes Exhibition”, notably the dwellings at 518 Wendouree Parade, and 7 and 8 Colpin Avenue.
- Retention of the unpainted brick finish to the dwelling at 2 Colpin Avenue.
- Retention of the significant front fences (including any unpainted brick finish) at the following properties:
 - 1 Colpin Avenue.
 - 2 Colpin Avenue.
 - 3 Colpin Avenue.
 - 5 Colpin Avenue.
 - 7 Colpin Avenue.
 - 10 Colpin Avenue.
 - 11 Colpin Avenue.
 - 12 Colpin Avenue.
 - 13 Colpin Avenue.
 - 16 Colpin Avenue.
 - 518 Wendouree Parade.

Existing Engineering Infrastructure

- Retention of the early brick kerb and channel on both sides of Colpin Avenue.
- Removal of the introduced bitumen finish to the early brick driveway channel cross overs. The asphalt should be removed by heat gun or other approved method.

Landscaping

- Retention of the front private garden settings and open views to these settings from the front.
- Retention of the mature exotic tree in the front garden of 11 Colpin Avenue.
- Retention of bundled overhead electricity cables to prevent damaging pollarding of mature street Oak trees.
- Preparation of a tree management program for the street trees.
- Further interpretation of Ballarat’s first “Ideal Homes Exhibition” in Colpin Avenue, so that all of the heritage values of the area may be understood by the Ballarat community. Opportunities for interpretation may include (but are not limited to): off-site displays and heritage walks as part of Heritage Week.

- Retention of the generous grassed nature strips and the absence of footpaths on these nature strips.

B. New Development

Additions to Existing Dwellings

- Any additions to existing significant and non-significant dwellings and buildings are to have regard to *Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications* (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat.¹⁵
- Any alterations to existing significant dwellings are to be carried out in a manner that does not diminish the heritage values of the building and the area. This includes the consideration of existing significant fabric and regard to the bulk, form and appearance of the existing dwelling.
- Given the single storey appearance of the Colpin Avenue area, new additions should retain the three-dimensional single storey quality of the existing dwelling. If two storey additions are appropriate, consideration should be given to recessive locations with subservient proportions (ie. at the rear or beyond a main roof ridge line, and recessive from the existing side walls).

New Buildings

- Given the high integrity of the Colpin Avenue precinct, consideration should be given to the construction of new buildings on sites of non-significance only. These sites are at 4 and 15 Colpin Avenue.
- Any new buildings are to have regard to *Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications* (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat.
- Given the single storey streetscape qualities of the area, new buildings are to be single storey in appearance when viewed from the front.
- For new garages on corner properties, consideration should be given to locations at the rear of the dwelling. For garages fronting side streets, consideration should be given to equivalent setbacks as the side wall plane of the dwelling.

15 Ibid.

5.5 Policy Recommendations: Creswick Road & Macarthur Street Heritage Precinct

5.5.1 General Policy Objectives

It is recommended that consideration be given to the preparation of a local planning policy, in conjunction with the draft *Guidelines for the Assessment of Heritage Planning Applications* (2000), that address the following objectives of the management of this precinct.

The policy needs to ensure that the objectives for the future development in this precinct has regard to the significant fabric in the precinct and include:

- Retention, conservation and enhancement of the significant 19th and early 20th century and interwar residential and commercial buildings in the precinct.
- Retention, restoration or reconstruction of buildings recognized as being of significance in the heritage precinct.
- Retention of the uniformity of scale of the area including the single storey heights, detached compositions (building separation) and consistent front and side setbacks.
- Contemporary and respectful building design within the precinct, with consideration given to location, bulk, form and appearance, particularly in relation to the character and appearance of neighbouring significant building stock.
- Use of construction materials in the area that are compatible with the significant building finishes including the horizontal timber weatherboard wall cladding, corrugated non-zincalume sheet metal roof cladding, occasional brick construction and timber framed window and door construction.
- Promotion and support for the continuing predominantly residential use of the precinct.
- Retention of the configuration of the streets in the area, including Creswick Road, Macarthur Street, Baird Street, Beaufort Crescent and Ronald Street.
- Conservation of the important landscape qualities in the precinct, including the Avenue of Honour of Maple and Ash trees in Beaufort Crescent, row of Elms in Creswick Road, Pin Oaks on the east side of Baird Street, mix of Plane, Elm and Ash trees in Macarthur Street and the grassed nature strips.
- Conservation and enhancement of other streetscape qualities including the open bluestone spoon drains, gravelled and grassed road verges and asphalt footpaths.
- Conservation and enhancement the design and construction of front fences that relate to the design and construction of the respective eras of the dwellings.

- Construction of garages and carports at the rear of the dwellings.

5.5.2 Policy Recommendations

It is recommended that the Creswick Road and Macarthur Street Heritage Precinct Policy have regard to the following for both existing built fabric and new development.

A. Existing Fabric

- Retention of culturally significant, detached, single storey, Victorian, Late Victorian, Edwardian and interwar dwellings.
- Retention of the culturally significant commercial buildings – former Canberra Hotel at 812 Macarthur Street and the shop at 710 Macarthur Street.
- Retention of the unpainted brick finish to the following significant buildings:
 - 322 Creswick Road.
 - 710 Macarthur Street (front shop building only).
 - 805 Macarthur Street.
- Retention of front fences that contribute to or are appropriate to the significance of the area. These fences include those at:
 - 5 Baird Street.
 - 18 Baird Street.
 - 5 Beaufort Crescent.
 - 11 Baird Street.
 - 11A Baird Street.
 - 13 Baird Street.
 - 18 Baird Street.
 - 27 Baird Street.
 - 322 Creswick Road.
 - 405 Creswick Road.
 - 410 Creswick Road.
 - 414 Creswick Road.
 - 438 Creswick Road.
 - 701 Macarthur Street.
 - 702 Macarthur Street.
 - 704 Macarthur Street.
 - 706 Macarthur Street.
 - 707 Macarthur Street.
 - 808 Macarthur Street.
 - 809 Macarthur Street.
 - 811 Macarthur Street.
 - 813 Macarthur Street.
 - 5 Ronald Street.
 - 7 Ronald Street.
- Retention of the uninterrupted views from the precinct along Creswick Road of the former pottery works chimney stack (which is a local heritage landmark immediately outside the precinct).

Existing Engineering Infrastructure

- Retention of open bluestone spoon drains in Baird Street, Beaufort Crescent and Creswick Road (and the accompanying concrete cross overs and culverts), concrete upstands to the bluestone drains at one end of

Beaufort Crescent, grassed and graveled road verges, and asphalt footpaths in Macarthur Street and Beaufort Crescent.

Landscaping

Avenue of Honour, Beaufort Crescent.

- Retention of the Avenue of Honour of Maple and Mountain Ash trees in Beaufort Crescent.
- Preparation of a tree management program to provide future guidance on pruning for the short term and managed long term tree replacement and replanting.
- Further interpretation of the Avenue of Honour through additional historical research. Interpretation may include the reconstruction of any “Monash Avenue” pathway, further tree planting, memorial plaques and any other details acquired through the additional research.

Street Trees

- Retention of the row of Elms in Creswick Road, Pin Oaks on the east side of Baird Street, mix of Plane, Elm and Ash trees in Macarthur Street.
- Bundling of overhead electricity cables to reduce the need for pollarding street trees in Creswick Road and Macarthur Street.
- Retention of mature trees in private properties, particularly:
 - Liquid Amber Tree: 3 Beaufort Crescent.
 - Liquid Amber Tree: 320 Creswick Road.

Nature Strips

- Retention of grassed nature strips.

B. New Development

Additions to Existing Dwellings

- Any additions to existing significant and non significant dwellings and buildings should have regard to *Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications* (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat.¹⁶
- Any alterations to existing significant dwellings are to be carried out in a manner that does not diminish the heritage values of the building and the area. This includes the consideration of existing significant fabric and regard to the bulk, form and appearance of the existing dwelling.
- Given the single storey appearance of the area, additions are to retain the three dimensional single storey quality of the existing dwelling. If two storey additions are appropriate, consideration should be given to recessive locations with subservient proportions (ie. at the rear or beyond a main roof ridge line, and recessive from the existing side walls).

New Buildings

- Any new buildings are to have regard to *Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications* (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat.

16 Ibid.

- Given the single storey streetscape qualities of the area, new buildings are to be single storey in appearance when viewed from the public realm.
- For new garages on corner properties, consideration should be given to locations at the rear of the dwelling. For garages fronting side streets, consideration should be given to equivalent setbacks as the side wall plane of the dwelling.

New Front Fences

- New front fences are to complement the design and construction of the dwelling on the site. Any new fences should have regard to *Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications* (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat.

New Engineering Infrastructure

- New drainage systems are to be constructed without damage to existing significant infrastructure. For new engineering infrastructure, consideration should be given to *Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications* (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat.

5.6 Policy Recommendations: Dowling Street Heritage Precinct

5.6.1 General Policy Objectives

It is recommended that consideration be given to the preparation of a local planning policy, in conjunction with the draft *Guidelines for the Assessment of Heritage Planning Applications* (2000), that address the following objectives of the management of this precinct.

The policy needs to ensure that the objectives for the future development in this precinct has regard to the significant fabric in the precinct and include:

- Retention, conservation and enhancement of the significant 19th and early 20th century and particularly interwar dwellings in the precinct.
- Retention, restoration or reconstruction of buildings recognized as being of significance in the heritage precinct.
- Retention of the diversity of scale of the area including the single and double storey heights, compositions (with building separation), and front and side setbacks.
- Contemporary and respectful building design within the precinct, with consideration given to location, bulk, form and appearance, particularly in relation to the character and appearance of immediately neighbouring and significant building stock.
- Use of construction materials in the area that are compatible with the significant building finishes including face and rendered brick wall construction and horizontal timber weatherboard wall cladding, corrugated non-zincalume sheet metal and tiled roof cladding, and timber framed window and door construction.

- Promotion and support for the continuing predominantly residential use of the precinct.
- To retain the configuration of the streets in the area, including Dowling Street, Gregory Street, Martin Avenue and Wendouree Parade.
- Conservation the important landscape qualities in the precinct, including the Claret Ash and Elm trees in Dowling Street, Claret Ash, Elm and Plane trees in Gregory Street and the large canopies of exotic trees in Martin Avenue, grassed nature strips, and existing private garden settings (including mature trees).
- Conservation and enhancement of other streetscape qualities including the open bluestone spoon drains in Dowling Street, concrete kerb and wide channeling in Gregory Street and the graveled and grassed road verges in Gregory and Dowling Streets.
- Conservation and enhancement of the design and construction of front fences that relate to the design and construction of the respective eras of the dwellings.
- Construction of garages and carports at the rear of the dwellings.

5.6.2 Policy Recommendations

It is recommended that the Dowling Street Heritage Precinct Policy have regard to the following for both existing built fabric and new development.

A. Existing Fabric

- Retention of culturally significant, detached, Late Victorian, Federation and interwar Bungalow dwellings.
- Retention of the unpainted brick finish to the following significant dwellings:
 - 6 Dowling Street.
 - 8 Dowling Street.
 - 1209A Gregory Street.
 - 1302 Gregory Street.
 - 1306 Gregory Street.
 - 3 Martin Avenue.
 - 330 Wendouree Parade.
 - 332 Wendouree Parade.
 - 334 Wendouree Parade.
 - 336 Wendouree Parade.
 - 340 Wendouree Parade.
 - 344 Wendouree Parade.
 - 346 Wendouree Parade.
- Retention of the significant front fences. These fences include those at:
 - 6 Dowling Street.
 - 8 Dowling Street.
 - 10 Dowling Street.
 - 1209A Gregory Street.
 - 1306 Gregory Street (remnant fence post at side only).
 - 330 Wendouree Parade.
 - 332 Wendouree Parade.
 - 334 Wendouree Parade.

- 344 Wendouree Parade.
- 346 Wendouree Parade.

Existing Engineering Infrastructure

- Retention of the open bluestone spoon drains in Dowling Street and the concrete kerbs and channels elsewhere (including the wide channels on the south side of Gregory Street), and the grassed and graveled road verges.

Landscaping

Street Trees

- Retention of the Claret Ash and Elm trees in Dowling Street, Claret Ash, Elm and Plane trees in Gregory Street and the large canopies of exotic trees in Martin Avenue.
- Bundling of overhead electricity cables to prevent damaging pollarding of mature street trees in Martin Avenue.
- Retention of mature trees in private properties, particularly:
 - Italian Cypress and other Cypress trees: 3 Dowling Street.
 - Cypress Hedge (at front): 7 Dowling Street.
 - Cypress hedge (at side) & exotic trees: 1304 Gregory Street.
 - Cypress hedge (at side): 1306 Gregory Street.
 - Liquid Amber: 344 Wendouree Parade.

Nature Strips

- Retention of grassed nature strips.

B. New Development

Additions to Existing Dwellings

- Any additions to existing significant and non significant dwellings and buildings are to have regard to *Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications* (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat.¹⁷
- Any alterations to existing significant dwellings are to be carried out in a manner that does not diminish the heritage values of the building and the area. This includes the consideration of existing significant fabric and regard to the bulk, form and appearance of the existing dwelling.
- Additions are to be no greater in height, scale and bulk than the existing dwelling. If two storey additions are appropriate, consideration should be given to recessive locations with subservient proportions (ie. at the rear or beyond a main roof ridge line, and recessive from the existing side walls).

New Buildings

- Any new buildings are to have regard to *Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications* (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat.
- New buildings are to be no higher than immediately neighbouring significant dwellings.

17 Ibid.

- For new garages on corner properties, consideration should be given to locations at the rear of the dwelling. For garages fronting side streets, consideration should be given to equivalent setbacks as the side wall plane of the dwelling.

New Front Fences

- New front fences are to complement the design and construction of the dwelling on the site. Any new fences should have regard to *Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications* (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat.

New Engineering Infrastructure

- New drainage systems are to be constructed without damage to existing significant infrastructure. For new engineering infrastructure, consideration should be given to *Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications* (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat.

5.7 Policy Recommendations: Old Showgrounds Heritage Precinct

5.7.1 General Policy Objectives

It is recommended that consideration be given to the preparation of a local planning policy, in conjunction with the draft *Guidelines for the Assessment of Heritage Planning Applications* (2000), that address the following objectives of the management of this precinct.

The policy needs to ensure that the objectives for the future development in this precinct has regard to the significant fabric in the precinct and include:

- Retention, conservation and enhancement of the significant interwar (and few postwar) dwellings in the heritage precinct.
- Retention, restoration or reconstruction of buildings recognized as being of significance in the heritage precinct.
- Retention of the uniformity of scale of the area including the single storey heights and detached compositions (building separation).
- Consistency of front and side setbacks (particularly in Brawn Avenue and Gregory Street).
- Contemporary and respectful building design within the precinct, with consideration given to location, bulk, form and appearance, particularly in relation to the character and appearance of neighbouring significant building stock.
- Use of construction materials in the area that are compatible with the significant building finishes including the horizontal timber weatherboard wall cladding, occasional brick construction, corrugated non-zincalume sheet metal roof cladding and timber framed window and door construction.
- Promotion and support for the continuing predominantly residential use of the precinct.

- Retention of the configuration of the streets in the area, especially the area in the former showgrounds comprising Wendouree Parade, Haddon and Gregory Streets and Martin and Brawn Avenues.
- Conservation of the landscape qualities in the precinct, including the grassed nature strips (without footpaths in Brawn and Martin Avenues), mature front private garden settings and the surviving three Oak trees at 5 and 7 Haddon Street and 302 Wendouree Parade that appear to be associated with boundary plantings during the showgrounds era (until 1933).
- Conservation of the mature trees in Martin Avenue.
- Conservation and enhancement of other streetscape qualities including the concrete kerb and channel, concrete footpaths (Gregory Street, north side, Burnbank Street and Wendouree Parade) and bitumen footpaths (Gregory Street, south side and Haddon Street, west side).
- Conservation and enhancement of the design and construction of front fences that relate to the design and construction of the respective eras of the dwellings.
- Construction of garages and carports at the rear or side of the dwellings.

5.7.2 Policy Recommendations

It is recommended that the Old Showgrounds Heritage Precinct Policy have regard to the following for both existing built fabric and new development.

A. Existing Fabric

- Retention of culturally significant, detached, interwar and postwar dwellings.
- Retention of the unpainted brick finish to the following significant buildings:
 - 2 Brawn Avenue.
 - 8 Brawn Avenue.
 - 9 Brawn Avenue.
 - 11 Brawn Avenue.
 - 12 Brawn Avenue (fence only).
 - 17 Brawn Avenue.
 - 19 Brawn Avenue.
 - 20 Brawn Avenue.
 - 21 Brawn Avenue.
 - 22 Brawn Avenue.
 - 1103 Gregory Street (verandah & fence only).
 - 1108 Gregory Street.
 - 1113 Gregory Street (including fence).
 - 1117 Gregory Street (including fence).
 - 1125 Gregory Street (including fence).
 - 1205 Gregory Street (verandah & fence only).
 - 3 Haddon Street (including fence).
 - 4 Haddon Street (verandah & fence only).
 - 5 Haddon Street.
 - 7 Haddon Street.
 - 8 Haddon Street (fence only).
 - 302 Wendouree Parade.
 - 304 Wendouree Parade.
 - 306 Wendouree Parade.
 - 308 Wendouree Parade.
 - 312 Wendouree Parade.
 - 314 Wendouree Parade.
 - 324 Wendouree Parade.
 - 326 Wendouree Parade.

- 1119 Gregory Street
(including fence).
- 1121 Gregory Street
(including fence).

- Retention of significant front fences. These fences include those at:
 - 2 Brawn Avenue.
 - 4 Brawn Avenue.
 - 5 Brawn Avenue.
 - 8 Brawn Avenue.
 - 9 Brawn Avenue.
 - 12 Brawn Avenue.
 - 14 Brawn Avenue.
 - 17 Brawn Avenue.
 - 19 Brawn Avenue.
 - 20 Brawn Avenue.
 - 21 Brawn Avenue.
 - 22 Brawn Avenue.
 - 1103 Gregory Street.
 - 1104 Gregory Street.
 - 1108 Gregory Street.
 - 1109 Gregory Street.
 - 1111 Gregory Street.
 - 1113 Gregory Street.
 - 1114 Gregory Street.
 - 1117 Gregory Street.
 - 1119 Gregory Street.
 - 1121 Gregory Street.
 - 1125 Gregory Street.
 - 1205 Gregory Street.
 - 3 Haddon Street.
 - 4 Haddon Street.
 - 8 Haddon Street.
 - 302 Wendouree Parade.
 - 304 Wendouree Parade.
 - 308 Wendouree Parade.
 - 314 Wendouree Parade.
 - 324 Wendouree Parade.

Existing Engineering Infrastructure

- Retention of the concrete kerb and channel, concrete and bitumen cross overs and concrete and bitumen footpaths within the area. Also encourage the retention of the grassed nature strips without footpaths in Martin and Brawn Avenues.

Landscaping

- Retention of the three mature oak trees at 5 and 7 Haddon Street and 302 Wendouree Parade that may have been planted on the former showgrounds before 1933.

- Encourage the retention of grassed nature strips.

- Encourage the retention of the mature street trees in Martin Avenue.

B. New Development

Additions to Existing Dwellings

- Any additions to existing significant and non significant dwellings and buildings are to have regard to *Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications* (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat.¹⁸
- Any alterations to existing significant dwellings are to be carried out in a manner that does not diminish the heritage values of the building and the area. This includes the consideration of existing significant fabric and regard to the bulk, form and appearance of the existing dwelling.
- Given the predominant single storey appearance of the area, additions are to retain the three dimensional single storey quality of the existing dwelling. If two storey additions are appropriate, consideration should be given to recessive locations with subservient proportions (ie. at the rear or beyond a main roof ridge line, and recessive from the existing side walls).

New Buildings

- Any new buildings are to have regard to *Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications* (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat.
- Given the predominant single storey streetscape qualities of the area, new buildings are to be single storey in appearance when viewed from the front.
- For new garages on corner properties, consideration should be given to locations at the rear of the dwelling. For garages fronting side streets, consideration should be given to equivalent setbacks as the side wall plane of the dwelling.

New Front Fences

- New front fences are to complement the design and construction of the dwelling on the site. Any new fences should have regard to *Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications* (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat.

New Engineering Infrastructure

- New drainage systems are to be constructed without damage to existing significant infrastructure. For new engineering infrastructure, consideration should be given to *Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications* (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat.

18 Ibid.

5.8 Policy Recommendations: St. Aidan's Heritage Precinct

5.8.1 General Policy Objectives

It is recommended that consideration be given to the preparation of a local planning policy, in conjunction with the draft *Guidelines for the Assessment of Heritage Planning Applications* (2000), that address the following objectives of the management of this precinct.

The policy needs to ensure that the objectives for the future development in this precinct has regard to the significant fabric in the precinct and include:

- Retention, conservation and enhancement of the significant interwar and postwar dwellings in the precinct.
- Retention, restoration or reconstruction of buildings recognized as being of significance in the heritage precinct.
- Retention of the uniformity of scale of the area including the predominantly single storey heights, detached compositions and consistent front setbacks and sizeable building separation.
- Contemporary and respectful building design within the precinct, with consideration given to location, bulk, form and appearance, particularly in relation to the character and appearance of neighbouring significant building stock.
- Use of construction materials in the area that are compatible with the significant building finishes including (but not limited to) the unpainted brick wall construction, tiled roof cladding and timber framed window and door construction.
- Promotion and support for the continuing predominantly residential use of the precinct.
- Retention of the contextually unusual curvilinear layout of the streets in the area, including St. Aidan's Drive, Lindisfarne Crescent and The Boulevarde.
- Conservation of the highly important landscape qualities in the precinct, including open views to the front garden settings, generous grassed nature strips (without footpaths) and the street trees (including the Oaks in St. Aidan's Drive).
- Conservation and enhancement of the existing early front fences, and also to promote landscaping and an absence of front fencing in accordance with Garden City planning principles.
- Construction of garages and carports at the rear of the dwellings.

5.8.2 Policy Recommendations

It is recommended that the St. Aidan's Heritage Precinct Policy have regard to the following for both existing built fabric and new development.

A. Existing Fabric

- Retention of culturally significant, detached, single storey, interwar and postwar dwellings.
- Retention of the culturally significant two storey local heritage landmark dwellings to be retained at 11 St. Aidan's Drive and 2 and 14 The Boulevarde.
- Retention of the Edwardian styled timber dwelling at 3 St. Aidan's Drive, given that it is the only tangible physical legacy of the former St. Aidan's Theological College that once was situated in this residential area.
- Retention of the unpainted brick finish to the following significant dwellings:
 - 1 Lindisfarne Crescent.
 - 2 Lindisfarne Crescent.
 - 4 Lindisfarne Crescent.
 - 6 Lindisfarne Crescent.
 - 7 Lindisfarne Crescent.
 - 8 Lindisfarne Crescent.
 - 12 Lindisfarne Crescent.
 - 14 Lindisfarne Crescent.
 - 2 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.
 - 12 St. Aidan's Drive.
 - 14 St. Aidan's Drive.
 - 16 St. Aidan's Drive.
 - 2 The Boulevarde.
 - 4 The Boulevarde.
 - 14 The Boulevarde.
- Retention of the significant front fences at the following properties:
 - 14 Lindisfarne Crescent.
 - 1 St. Aidan's Drive.
 - 5 St. Aidan's Drive.
 - 6 St. Aidan's Drive.
 - 7 St. Aidan's Drive.
 - 9 St. Aidan's Drive.
 - 14 St. Aidan's Drive.
- Lack of front fences where the garden settings contribute to the landscape qualities of the area, including the gardens of the following significant properties:
 - 1 Lindisfarne Crescent.
 - 2 Lindisfarne Crescent.
 - 4 Lindisfarne Crescent.
 - 6 Lindisfarne Crescent.
 - 8 Lindisfarne Crescent.
 - 10 Lindisfarne Crescent.
 - 2 St. Aidan's Drive.
 - 4 St. Aidan's Drive.
 - 8 St. Aidan's Drive.
 - 10 St. Aidan's Drive.
 - 2 The Boulevarde.
 - 4 The Boulevarde.
 - 6 The Boulevarde.
 - 8 The Boulevarde.
 - 10 The Boulevarde.
 - 12 The Boulevarde.
 - 14 The Boulevarde.

Existing Engineering Infrastructure

- Retention of the early concrete kerb and channel, and particularly the wider concrete channels forming scooped drains in St. Aidan's Drive.

Landscaping

- Retention of the front private garden settings and open views to these settings from the public realm.
- Retention of mature trees in the front gardens of the following private properties:
 - Silver Birch Trees: 1 Lindisfarne Crescent.
 - Liquid Amber & Silver Birch Trees: 2 Lindisfarne Crescent.
 - Exotic Trees: 4 Lindisfarne Crescent.
 - Silver Birch Tree: 1 St. Aidan's Drive.
 - Claret Ash Tree: 8 St. Aidan's Drive.
 - Silver Birch, Cypress & Crab Apple Trees: 11 St. Aidan's Drive.
 - Liquid Amber & Ash Trees: 14 St. Aidan's Drive.
- Bundling of the overhead electricity cables in St. Aidan's Drive to prevent the need to pollard the Oak street trees.
- Preparation of a tree management program for the street trees and a free advisory service of an Arborist for the management of significant trees that have been identified in front private properties.
- Further interpretation of the former Bishopscourt and St. Aidan's Theological College. Opportunities for interpretation may include (but are not limited to): a permanent display on public land fronting The Boulevard and community heritage walks.
- Retention of the generous grassed nature strips and the absence of footpaths on these nature strips.

B. New Development

Additions to Existing Dwellings

- Any additions to existing significant and non significant dwellings and buildings are to have regard to *Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications* (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat.¹⁹
- Any alterations to existing significant dwellings are to be carried out in a manner that does not diminish the heritage values of the building and the area. This includes the consideration of existing significant fabric and regard to the bulk, form and appearance of the existing dwelling.
- Given the single storey appearance of most of the area (except the local heritage landmark dwellings), additions are to retain the three dimensional single storey quality of the existing dwelling. If two storey additions are appropriate, consideration should be given to recessive locations with subservient proportions (ie. at the rear or beyond a main roof ridge line, and recessive from the existing side walls).

New Buildings

- Any new buildings are to have regard to *Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications* (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat.

19 Ibid.

- Given the single storey streetscape qualities of the area, new buildings are to be single storey in appearance when viewed from the front.
- For new garages on corner properties, consideration should be given to locations at the rear of the dwelling. For garages fronting side streets, consideration should be given to equivalent setbacks as the side wall plane of the dwelling.

New Front Fences

- Given the important landscape character of the area, an absence of front fencing is encouraged. Where new front fences are applicable, the fences are to complement the design and construction of the dwelling on the site. Any new fences should have regard to *Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications* (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat.

New Engineering Infrastructure

- New drainage systems are to be constructed without damage to existing significant infrastructure. For new engineering infrastructure, consideration should be given to *Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications* (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat.

5.9 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 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).

5.10 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.²⁰

5.11 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.

20 Ballarat Planning Scheme Amendment C58 Panel Report, op.cit., p.126.

5.12 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.²¹

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.'²²

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 been 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.

21 *ibid.*, pp.83-90.

22 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 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.'

5.13 Existing Design & Development Overlays in Proposed Heritage Precincts

Two of the proposed heritage precincts are situated with existing Design and Development Overlays (DDO3 and DDO6). The following table compares the existing DDO objectives and policies with the proposed heritage objectives and policies, with a brief remark provided. A map of these DDOs is provided as Appendix 6.8.

5.13.1 Comparative Table of DDO & Proposed HO Objectives & Policies

DESIGN & DEVELOPMENT OVERLAY	HERITAGE OVERLAY	REMARKS
DDO 6: Urban Character Area 9	Colpin Avenue Heritage Precinct	
Objectives	Objectives	Remarks
<ul style="list-style-type: none"> • To retain and enhance the traditional scale and garden settings of residential development on Wendouree as an urban character identified in the Ballarat Urban Character Study, 1999, as significant to the context and visual quality of Lake Wendouree and the City of Ballarat. • To encourage new development that complements existing development on Wendouree Parade in scale, height and siting. • To encourage retention of the existing garden character featuring exotic canopy trees. • To retain views from the streetscape to the landmark features of Lake Wendouree; the Ballarat Botanic Gardens; traditional boat sheds, shelters and restaurant; and the Olympic Rings monument. 	<ul style="list-style-type: none"> • To retain, conserve and enhance the significant interwar (and to a lesser extent postwar) dwellings in the precinct. • To encourage the retention, restoration or reconstruction of buildings recognized as being of significance in the heritage precinct. • To retain the uniformity of scale of the area including the single storey heights, detached compositions and consistent front setbacks and sizeable building separation. • To encourage contemporary and respectful building design within the precinct, with consideration given to location, bulk, form and appearance, particularly in relation to the character and appearance of neighbouring significant building stock. • To encourage the use of construction materials in the area that are compatible with the significant building finishes including (but not limited to) the unpainted brick or rendered wall construction and timber weatherboard wall cladding, tiled and galvanized corrugated steel roof cladding and timber framed window and door construction. • To promote and support the continuing predominantly residential use of the precinct. • To retain the contextually large allotment sizes and subdivision configuration flanking Colpin Avenue. • To conserve the highly important landscape qualities in the precinct, including open views to the front garden settings, generous grassed nature strips (without footpaths) and the mature Pin Oak street trees on both sides of Colpin Avenue. • To conserve and enhance the early brick kerb and channel and driveway cross overs. • To conserve and enhance the existing early front fences. • To encourage the construction of garages and carports to be at the rear of the dwellings. 	Both objectives are consistent. There do not appear to be any planning overlay conflicts.

DESIGN & DEVELOPMENT OVERLAY	HERITAGE OVERLAY	REMARKS
DDO6 Buildings and Works	Relevant Colpin Avenue HO Policies	Remarks
<ul style="list-style-type: none"> • The height of the building frontage should be no more than two storeys. Building frontages greater than two storey may be permitted where the applicant has demonstrated that an increased height would be sympathetic with the character of the street. • Frontage setbacks are to be consistent with the dominant frontage setback on the street block. • The garage frontage setback should be at least 3 metres greater than the house frontage setback. A reduced setback may be permitted where the applicant has demonstrated that it would be sympathetic with the character of the street. • A permit is required to construct a fence where one of the following applies: <ul style="list-style-type: none"> - The fence is greater than 1.2 metres in height, or - The fence is unsympathetic with the style of the existing dwelling on the land. • Where a front fence is to be higher than 1.2 metres it should be at least 70 percent transparent. A front fence of lesser transparency may be permitted where it can be demonstrated that this would be sympathetic with the character of the street and achieve the objective of retaining a visual connection between the street space and private land. • On corner sites the frontage fence is to return along the corner sideage for at least the same distance as the building frontage setback. • On corner sites, where new development is to be constructed to the street boundaries the building façade and any proposed street verandah must address both street frontages. • On a site where a new dwelling is constructed at least one semi-advanced canopy tree species of exotic character must be planted between the dwelling which fronts onto the street and the frontage of the site. This requirement may be waived where the applicant can demonstrate that the design objectives will be met without the provision of a semi-advanced canopy tree. • Vehicle cross overs should be no more than 3 metres wide. Wider crossovers may be permitted where it can be demonstrated that they would not be out of character with the streetscape or where a 3 metre 	<ul style="list-style-type: none"> • Encourage the retention of the culturally significant, detached, single storey, interwar and postwar dwellings. Especially encourage the retention of the original feature homes that were on display as part of the "Ideal Homes Exhibition", notably the dwellings at 518 Wendouree Parade, and 7 and 8 Colpin Avenue. • Encourage the retention of the early brick kerb and channel on both sides of Colpin Avenue. • Encourage the removal of the introduced bitumen finish to the early brick driveway channel cross overs. The asphalt should be removed by heat gun or other approved method. • Encourage the retention of the front private garden settings and open views to these settings from the public realm. • In particular, encourage the retention of the mature exotic tree in the front garden of 11 Colpin Avenue. • Encourage the retention of bundled overhead electricity cables to prevent damaging pollarding of mature street Oak trees. • Encourage the preparation of a tree management program for the street trees. • Encourage further interpretation of Ballarat's first "Ideal Homes Exhibition" in Colpin Avenue, so that all of the heritage values of the area may be understood by the Ballarat community. Opportunities for interpretation may include (but are not limited to): off-site displays and heritage walks as part of Heritage Week. • Encourage the retention of the generous grassed nature strips and the absence of footpaths on these nature strips. • Encourage any additions to existing significant and non-significant dwellings and buildings to have regard to <i>Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications</i> (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat. • Encourage any alterations to existing significant dwellings to be carried out in a manner that does not diminish the heritage values of the building and the area. This includes the consideration of existing significant fabric and regard to the bulk, form and appearance of the existing dwelling. • Given the single storey appearance of the Colpin Avenue area, encourage additions to retain the three-dimensional single storey quality of the existing dwelling. If two storey additions are appropriate, consideration should be given to recessive locations with subservient proportions (ie. at the rear or beyond a main 	<p>Potential conflict in height policies. DDO6 supports two storey heights and possibly greater. HO supports single storey heights with any two storey development to be highly recessive, allowing the single storey appearance of the building stock to dominate.</p> <p>The fence height policies are broadly consistent. However, DDO has provision for allowing fences higher than 1.2 metres. HO encourages fences no higher than 1.2 metres given that higher fences would have an impact on the heritage significance of the area.</p>

DESIGN & DEVELOPMENT OVERLAY	HERITAGE OVERLAY	REMARKS
wide crossover would be a safety hazard.	<p>roof ridge line, and recessive from the existing side walls).</p> <ul style="list-style-type: none"> Given the high integrity of the Colpin Avenue precinct, encourage the construction of new buildings on sites of non-significance only. These sites are at 4 and 15 Colpin Avenue. Encourage any new buildings to have regard to <i>Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications</i> (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat. Given the single storey streetscape qualities of the area, encourage new buildings to be single storey in appearance when viewed from the public realm. For new garages on corner properties, encourage garage locations at the rear of the dwelling. For garages fronting side streets, consideration should be given to equivalent setbacks as the side wall plane of the dwelling. 	
DDO 6: Urban Character Area 9	Dowling Street Heritage Precinct	
Objectives	Objectives	Remarks
<ul style="list-style-type: none"> To retain and enhance the traditional scale and garden settings of residential development on Wendouree as an urban character identified in the Ballarat Urban Character Study, 1999, as significant to the context and visual quality of Lake Wendouree and the City of Ballarat. To encourage new development that complements existing development on Wendouree Parade in scale, height and siting. To encourage retention of the existing garden character featuring exotic canopy trees. To retain views from the streetscape to the landmark features of Lake Wendouree; the Ballarat Botanic Gardens; traditional boat sheds, shelters and restaurant; and the Olympic Rings monument. 	<ul style="list-style-type: none"> To retain, conserve and enhance the significant 19th and early 20th century and particularly interwar dwellings in the precinct. To encourage the retention, restoration or reconstruction of buildings recognized as being of significance in the heritage precinct. To retain the diversity of scale of the area including the single and double storey heights, compositions (with building separation), and front and side setbacks. To encourage contemporary and respectful building design within the precinct, with consideration given to location, bulk, form and appearance, particularly in relation to the character and appearance of immediately neighbouring and significant building stock. To encourage the use of construction materials in the area that are compatible with the significant building finishes including face and rendered brick wall construction and horizontal timber weatherboard wall cladding, corrugated non-zincalume sheet metal and tiled roof cladding, and timber framed window and door construction. To promote and support the continuing predominantly residential use of the precinct. To retain the configuration of the streets in the area, including Dowling Street, Gregory Street, Martin Avenue and Wendouree Parade. To conserve the important landscape qualities in the precinct, including the Claret Ash and Elm trees in Dowling Street, Claret Ash, Elm and Plane trees in Gregory Street and the large canopies of exotic trees in Martin Avenue, grassed nature 	Both objectives are consistent. There do not appear to be any apparent planning overlay conflicts.

DESIGN & DEVELOPMENT OVERLAY	HERITAGE OVERLAY	REMARKS
	<p>strips, and existing private garden settings (including mature trees).</p> <ul style="list-style-type: none"> • To conserve and enhance other streetscape qualities including the open bluestone spoon drains in Dowling Street, concrete kerb and wide channeling in Gregory Street and the graveled and grassed road verges in Gregory and Dowling Streets. • To conserve and enhance the design and construction of front fences that relate to the design and construction of the respective eras of the dwellings. • To encourage the construction of garages and carports to be at the rear of the dwellings. 	
DDO6 Buildings and Works	Relevant Dowling Street HO Policies	Remarks
<ul style="list-style-type: none"> • The height of the building frontage should be no more than two storeys. Building frontages greater than two storey may be permitted where the applicant has demonstrated that an increased height would be sympathetic with the character of the street. • Frontage setbacks are to be consistent with the dominant frontage setback on the street block. • The garage frontage setback should be at least 3 metres greater than the house frontage setback. A reduced setback may be permitted where the applicant has demonstrated that it would be sympathetic with the character of the street. • A permit is required to construct a fence where one of the following applies: <ul style="list-style-type: none"> - The fence is greater than 1.2 metres in height, or - The fence is unsympathetic with the style of the existing dwelling on the land. • Where a front fence is to be higher than 1.2 metres it should be at least 70 percent transparent. A front fence of lesser transparency may be permitted where it can be demonstrated that this would be sympathetic with the character of the street and achieve the objective of retaining a visual connection between the street space and private land. • On corner sites the frontage fence is to return along the corner sideage for at least the same distance as the building frontage setback. • On corner sites, where new development is to be constructed to the street boundaries the building façade and any proposed street verandah must address both street frontages. • On a site where a new dwelling is constructed at least one semi- 	<ul style="list-style-type: none"> • Encourage culturally significant, detached, Late Victorian, Federation and interwar Bungalow dwellings to be retained. • Encourage the open bluestone spoon drains in Dowling Street and the concrete kerbs and channels elsewhere (including the wide channels on the south side of Gregory Street), and the grassed and graveled road verges to be retained. • Encourage the retention of the Claret Ash and Elm trees in Dowling Street, Claret Ash, Elm and Plane trees in Gregory Street and the large canopies of exotic trees in Martin Avenue. • Encourage the bundling of overhead electricity cables to prevent damaging pollarding of mature street Oak trees in Martin Avenue. • Encourage the retention of mature trees in private properties, • Encourage the retention of grassed nature strips. • Encourage any additions to existing significant and non significant dwellings and buildings to have regard to <i>Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications</i> (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat. • Encourage any alterations to existing significant dwellings to be carried out in a manner that does not diminish the heritage values of the building and the area. This includes the consideration of existing significant fabric and regard to the bulk, form and appearance of the existing dwelling. • Encourage additions to be no greater in height, scale and bulk than the existing dwelling. If two storey additions are appropriate, consideration should be given to recessive locations with subservient proportions (ie. at the rear or beyond a main roof ridge line, and recessive from the existing side walls). • Encourage any new buildings to have regard to <i>Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications</i> (August 2000) or alternative 	<p>The DDO and HO policies are broadly consistent, in that building heights should be no more than two storeys. However, the DDO also has a provision for buildings greater than two storeys. This has the potential to have an adverse impact on the heritage significance of the Dowling Street Heritage Precinct.</p> <p>Broadly consistent DDO and HO policies on fence heights. The provision for higher fences (than 1.2 m) may be a potential conflict with heritage significance of the heritage precinct.</p> <p>Other policies appear to be consistent.</p>

DESIGN & DEVELOPMENT OVERLAY	HERITAGE OVERLAY	REMARKS
<p>advanced canopy tree species of exotic character must be planted between the dwelling which fronts onto the street and the frontage of the site. This requirement may be waived where the applicant can demonstrate that the design objectives will be met without the provision of a semi-advanced canopy tree.</p> <ul style="list-style-type: none"> • Vehicle cross overs should be no more than 3 metres wide. Wider crossovers may be permitted where it can be demonstrated that they would not be out of character with the streetscape or where a 3 metre wide crossover would be a safety hazard. 	<p>Heritage Guidelines endorsed by the City of Ballarat.</p> <ul style="list-style-type: none"> • Encourage new buildings to be no higher than immediately neighbouring significant dwellings. • For new garages on corner properties, encourage garage locations at the rear of the dwelling. For garages fronting side streets, consideration should be given to equivalent setbacks as the side wall plane of the dwelling. • Encourage new front fences to complement the design and construction of the dwelling on the site. Any new fences should have regard to <i>Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications</i> (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat. • Encourage new drainage systems to be constructed without damage to existing significant infrastructure. For new engineering infrastructure, consideration should be given to <i>Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications</i> (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat. 	
DDO 6: Urban Character Area 9	Old Showgrounds Heritage Precinct	
Objectives	Objectives	Remarks
<ul style="list-style-type: none"> • To retain and enhance the traditional scale and garden settings of residential development on Wendouree as an urban character identified in the Ballarat Urban Character Study, 1999, as significant to the context and visual quality of Lake Wendouree and the City of Ballarat. • To encourage new development that complements existing development on Wendouree Parade in scale, height and siting. • To encourage retention of the existing garden character featuring exotic canopy trees. • To retain views from the streetscape to the landmark features of Lake Wendouree; the Ballarat Botanic Gardens; traditional boat sheds, shelters and restaurant; and the Olympic Rings monument. 	<ul style="list-style-type: none"> • To retain, conserve and enhance the significant interwar (and few postwar) dwellings in the heritage precinct. • To encourage the retention, restoration or reconstruction of buildings recognized as being of significance in the heritage precinct. • To retain the uniformity of scale of the area including the single storey heights and detached compositions (building separation). • To encourage the consistent front and side setbacks (particularly in Brawn Avenue and Gregory Street). • To encourage contemporary and respectful building design within the precinct, with consideration given to location, bulk, form and appearance, particularly in relation to the character and appearance of neighbouring significant building stock. • To encourage the use of construction materials in the area that are compatible with the significant building finishes including the horizontal timber weatherboard wall cladding, corrugated non-zincalume sheet metal roof cladding, occasional brick construction and timber framed window and door construction. • To promote and support the continuing predominantly residential use of the precinct. 	Both planning overlay objectives are consistent.

DESIGN & DEVELOPMENT OVERLAY	HERITAGE OVERLAY	REMARKS
	<ul style="list-style-type: none"> • To retain the configuration of the streets in the area, especially the former showgrounds area comprising Wendouree Parade, Haddon and Gregory Streets and Martin and Brawn Avenues. • To conserve the landscape qualities in the precinct, including the grassed nature strips (without footpaths in Brawn and Martin Avenues), mature front private garden settings and the surviving three Oak trees at 5 and 7 Haddon Street and 302 Wendouree Parade that appear to be associated with boundary plantings during the showgrounds era (until 1933). • To conserve the Oak trees in Martin Avenue. • To conserve and enhance other streetscape qualities including the concrete kerb and channel, concrete footpaths (Gregory Street, north side, Burnbank Street and Wendouree Parade) and bitumen footpaths (Gregory Street, south side and Haddon Street, west side). • To conserve and enhance the design and construction of front fences that relate to the design and construction of the respective eras of the dwellings. • To encourage the construction of garages and carports to be at the rear or side of the dwellings. 	
DDO6 Buildings and Works	Old Showgrounds HO Policies	Remarks
<ul style="list-style-type: none"> • The height of the building frontage should be no more than two storeys. Building frontages greater than two storey may be permitted where the applicant has demonstrated that an increased height would be sympathetic with the character of the street. • Frontage setbacks are to be consistent with the dominant frontage setback on the street block. • The garage frontage setback should be at least 3 metres greater than the house frontage setback. A reduced setback may be permitted where the applicant has demonstrated that it would be sympathetic with the character of the street. • A permit is required to construct a fence where one of the following applies: <ul style="list-style-type: none"> - The fence is greater than 1.2 metres in height, or - The fence is unsympathetic with the style of the existing dwelling on the land. • Where a front fence is to be higher than 1.2 metres it should be at least 	<ul style="list-style-type: none"> • Encourage culturally significant, detached, interwar and postwar dwellings to be retained. • Encourage the retention of the concrete kerb and channel, concrete and bitumen cross overs and concrete and bitumen footpaths within the area. Also encourage the retention of the grassed nature strips without footpaths Martin and Brawn Avenues. • Encourage the retention of the three mature oak trees at 5 and 7 Haddon Street and 302 Wendouree Parade that may have been planted on the former showgrounds before 1933. • Encourage the retention of grassed nature strips. • Encourage the retention of the Oak street trees in Martin Avenue. • Encourage any additions to existing significant and non significant dwellings and buildings to have regard to <i>Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications</i> (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat. • Encourage any alterations to existing significant dwellings to be carried out in a 	<p>Potential conflict in DDO and HO policies on building heights. DDO6 has provision for building heights no more two storeys, plus further provision of increased height. HO policy has provision for single storey heights only, with any two storey heights to be highly recessive, allowing the single storey appearance of the building stock to dominate. There are the occasional two storey dwellings that are atypical to the area and is has been</p>

DESIGN & DEVELOPMENT OVERLAY	HERITAGE OVERLAY	REMARKS
<p>70 percent transparent. A front fence of lesser transparency may be permitted where it can be demonstrated that this would be sympathetic with the character of the street and achieve the objective of retaining a visual connection between the street space and private land.</p> <ul style="list-style-type: none"> • On corner sites the frontage fence is to return along the corner sideage for at least the same distance as the building frontage setback. • On corner sites, where new development is to be constructed to the street boundaries the building façade and any proposed street verandah must address both street frontages. • On a site where a new dwelling is constructed at least one semi-advanced canopy tree species of exotic character must be planted between the dwelling which fronts onto the street and the frontage of the site. This requirement may be waived where the applicant can demonstrate that the design objectives will be met without the provision of a semi-advanced canopy tree. • Vehicle cross overs should be no more than 3 metres wide. Wider crossovers may be permitted where it can be demonstrated that they would not be out of character with the streetscape or where a 3 metre wide crossover would be a safety hazard. 	<p>manner that does not diminish the heritage values of the building and the area. This includes the consideration of existing significant fabric and regard to the bulk, form and appearance of the existing dwelling.</p> <ul style="list-style-type: none"> • Given the predominant single storey appearance of the area, encourage additions to retain the three dimensional single storey quality of the existing dwelling. If two storey additions are appropriate, consideration should be given to recessive locations with subservient proportions (ie. at the rear or beyond a main roof ridge line, and recessive from the existing side walls). • Encourage any new buildings to have regard to <i>Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications</i> (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat. • Given the predominant single storey streetscape qualities of the area, encourage new buildings to be single storey in appearance when viewed from the public realm. • For new garages on corner properties, encourage garage locations at the rear of the dwelling. For garages fronting side streets, consideration should be given to equivalent setbacks as the side wall plane of the dwelling. • Encourage new front fences to complement the design and construction of the dwelling on the site. Any new fences should have regard to <i>Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications</i> (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat. • Encourage new drainage systems to be constructed without damage to existing significant infrastructure. For new engineering infrastructure, consideration should be given to <i>Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications</i> (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat. 	<p>encouraged that these atypical buildings not form the basis for similarly scaled adjoining buildings.</p> <p>Other policies appear to be consistent.</p>
DDO 3: Urban Character Area 1	Colpin Avenue Heritage Precinct	
Objectives	Objectives	Remarks

DESIGN & DEVELOPMENT OVERLAY	HERITAGE OVERLAY	REMARKS
<ul style="list-style-type: none"> • To retain and enhance high quality inter-war and post-war residential urban character that is identified in the Ballarat Urban Character Study, 1999, as being of special significance to the City of Ballarat. • To retain the existing rhythm and scale of development along the street frontage. • To encourage new development that complements existing inter-war and post-war development in form, scale, height, siting, materials and colour. • To retain views from street space to the landmark features of Lake Wendouree, White Maltings silos and North Gardens. • To retain a visual connection between the street space and private land. • To encourage retention of the existing garden character featuring exotic canopy trees. 	<ul style="list-style-type: none"> • To retain, conserve and enhance the significant interwar (and to a lesser extent postwar) dwellings in the precinct. • To encourage the retention, restoration or reconstruction of buildings recognized as being of significance in the heritage precinct. • To retain the uniformity of scale of the area including the single storey heights, detached compositions and consistent front setbacks and sizeable building separation. • To encourage the contemporary and respectful building design within the precinct, with consideration given to location, bulk, form and appearance, particularly in relation to the character and appearance of neighbouring significant building stock. • To encourage the use of construction materials in the area that are compatible with the significant building finishes including (but not limited to) the unpainted brick or rendered wall construction and timber weatherboard wall cladding, tiled and galvanized corrugated steel roof cladding and timber framed window and door construction. • To promote and support the continuing predominantly residential use of the precinct. • To retain the contextually large allotment sizes and subdivision configuration flanking Colpin Avenue. • To conserve the highly important landscape qualities in the precinct, including open views to the front garden settings, generous grassed nature strips (without footpaths) and the mature Pin Oak street trees on both sides of Colpin Avenue. • To conserve and enhance the early brick kerb and channel and driveway cross overs. • To conserve and enhance the existing early front fences. • To encourage the construction of garages and carports to be at the rear of the dwellings. 	<p>No planning overlay conflicts in the objectives for DDO3 and the Colpin Avenue Precinct HO.</p>
<p>DDO3 Buildings and Works</p>	<p>Colpin Avenue HO Policies</p>	<p>Remarks</p>
<ul style="list-style-type: none"> • The height of the building frontage should be no more than one storey with two storey sections located at the rear of the building in a manner 	<ul style="list-style-type: none"> • Encourage the retention of the culturally significant, detached, single storey, interwar and postwar dwellings. Especially encourage the retention of the original 	<p>No conflict in the principle DDO and HO policies on single storey heights,</p>

DESIGN & DEVELOPMENT OVERLAY	HERITAGE OVERLAY	REMARKS
<p>which would not be visually intrusive to the street. Building frontage great than one storey may be permit where the applicant has demonstrates that an increased height would be sympathetic with the character of the street.</p> <ul style="list-style-type: none"> • Roofs visible to the street are to be pitched and at an angle to match existing roof pitches in the street. • Frontage setbacks are to be consistent with the dominant frontage setback in the street. • Side setbacks within 10 metres of the building frontage are to be consistent with existing side setbacks in the street. • The garage frontage setback should be at least 3 metres greater than the house frontage setback. A reduced setback may be permitted where the applicant has demonstrated that it would be sympathetic with the character of the street. • House facades are to be an asymmetric design. • External construction materials are to be sympathetic with existing materials and colour tones in the street. • A permit is required to construct a fence where one of the following applies: <ul style="list-style-type: none"> - The fence is greater than 1.2 metres in height, or - The fence is unsympathetic with the style of the existing dwelling on the land. • On corner sites the frontage fence is to return along the corner sideage for at least the same distance as the building frontage setback. • On a site where a new dwelling is constructed at least one semi-advanced canopy tree species of exotic character must be planted between the dwelling which fronts onto the street and the frontage of the site. This requirement may be waived where the applicant can demonstrate that the design objectives will be met without the provision of a semi-advanced canopy tree. 	<p>feature homes that were on display as part of the "Ideal Homes Exhibition", notably the dwellings at 518 Wendouree Parade, and 7 and 8 Colpin Avenue.</p> <ul style="list-style-type: none"> • Encourage the retention of the early brick kerb and channel on both sides of Colpin Avenue. • Encourage the removal of the introduced bitumen finish to the early brick driveway channel cross overs. The asphalt should be removed by heat gun or other approved method. • Encourage the retention of the front private garden settings and open views to these settings from the public realm. • In particular, encourage the retention of the mature exotic tree in the front garden of 11 Colpin Avenue. • Encourage the retention of bundled overhead electricity cables to prevent damaging pollarding of mature street Oak trees. • Encourage the preparation of a tree management program for the street trees. • Encourage further interpretation of Ballarat's first "Ideal Homes Exhibition" in Colpin Avenue, so that all of the heritage values of the area may be understood by the Ballarat community. Opportunities for interpretation may include (but are not limited to): off-site displays and heritage walks as part of Heritage Week. • Encourage the retention of the generous grassed nature strips and the absence of footpaths on these nature strips. • Encourage any additions to existing significant and non-significant dwellings and buildings have regard to <i>Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications</i> (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat. • Encourage any alterations to existing significant dwellings to be carried out in a manner that does not diminish the heritage values of the building and the area. This includes the consideration of existing significant fabric and regard to the bulk, form and appearance of the existing dwelling. • Given the single storey appearance of the Colpin Avenue area, encourage additions to retain the three-dimensional single storey quality of the existing dwelling. If two storey additions are appropriate, consideration should be given to recessive locations with subservient proportions (ie. at the rear or beyond a main roof ridge line, and recessive from the existing side walls). • Given the high integrity of the Colpin Avenue precinct, encourage the construction of new buildings on sites of non-significance only. These sites are at 4 and 15 	<p>with recessive (and subservient) two storey sections. There is a potential conflict with the secondary DDO height policy, which does may increased heights if sympathetic to the character of the street. This has potential to diminish the heritage significance of the heritage precinct.</p> <p>Other policies appear to be consistent.</p>

DESIGN & DEVELOPMENT OVERLAY	HERITAGE OVERLAY	REMARKS
	<p>Colpin Avenue.</p> <ul style="list-style-type: none"> • Encourage any new buildings to have regard to <i>Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications</i> (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat. • Given the single storey streetscape qualities of the area, encourage new buildings to be single storey in appearance when viewed from the public realm. • For new garages on corner properties, encourage garage locations at the rear of the dwelling. For garages fronting side streets, consideration should be given to equivalent setbacks as the side wall plane of the dwelling. 	
DDO 3: Urban Character Area 1	Dowling Street Heritage Precinct	
Objectives	Objectives	Remarks
<ul style="list-style-type: none"> • To retain and enhance high quality inter-war and post-war residential urban character that is identified in the Ballarat Urban Character Study, 1999, as being of special significance to the City of Ballarat. • To retain the existing rhythm and scale of development along the street frontage. • To encourage new development that complements existing inter-war and post-war development in form, scale, height, siting, materials and colour. • To retain views from street space to the landmark features of Lake Wendouree, White Maltings silos and North Gardens. • To retain a visual connection between the street space and private land. • To encourage retention of the existing garden character featuring exotic canopy trees. 	<ul style="list-style-type: none"> • To retain, conserve and enhance the significant 19th and early 20th century and particularly interwar dwellings in the precinct. • To encourage the retention, restoration or reconstruction of buildings recognized as being of significance in the heritage precinct. • To retain the diversity of scale of the area including the single and double storey heights, compositions (with building separation), and front and side setbacks. • To encourage the contemporary and respectful building design within the precinct, with consideration given to location, bulk, form and appearance, particularly in relation to the character and appearance of immediately neighbouring and significant building stock. • To encourage the use of construction materials in the area that are compatible with the significant building finishes including face and rendered brick wall construction and horizontal timber weatherboard wall cladding, corrugated non-zincalume sheet metal and tiled roof cladding, and timber framed window and door construction. • To promote and support the continuing predominantly residential use of the precinct. • To retain the configuration of the streets in the area, including Dowling Street, Gregory Street, Martin Avenue and Wendouree Parade. • To conserve the important landscape qualities in the precinct, including the Claret Ash and Elm trees in Dowling Street, Claret Ash, Elm and Plane trees in Gregory Street and the large canopies of exotic trees in Martin Avenue, grassed nature strips, and existing private garden settings (including mature trees). • To conserve and enhance other streetscape qualities including the open bluestone spoon drains in Dowling Street, concrete kerb and wide channeling in Gregory 	<p>No planning overlay conflicts in the objectives for DDO3 and the Dowling Street Precinct HO.</p>

DESIGN & DEVELOPMENT OVERLAY	HERITAGE OVERLAY	REMARKS
	<p>Street and the graveled and grassed road verges in Gregory and Dowling Streets.</p> <ul style="list-style-type: none"> • To conserve and enhance the design and construction of front fences that relate to the design and construction of the respective eras of the dwellings. • To encourage the construction of garages and carports to be at the rear of the dwellings. 	
<p>DDO3 Buildings and Works</p> <ul style="list-style-type: none"> • The height of the building frontage should be no more than one storey with two storey sections located at the rear of the building in a manner which would not be visually intrusive to the street. Building frontage greater than one storey may be permitted where the applicant demonstrates that an increased height would be sympathetic with the character of the street. • Roofs visible to the street are to be pitched and at an angle to match existing roof pitches in the street. • Frontage setbacks are to be consistent with the dominant frontage setback in the street. • Side setbacks within 10 metres of the building frontage are to be consistent with existing side setbacks in the street. • The garage frontage setback should be at least 3 metres greater than the house frontage setback. A reduced setback may be permitted where the applicant has demonstrated that it would be sympathetic with the character of the street. • House facades are to be an asymmetric design. • External construction materials are to be sympathetic with existing materials and colour tones in the street. • A permit is required to construct a fence where one of the following applies: <ul style="list-style-type: none"> - The fence is greater than 1.2 metres in height, or - The fence is unsympathetic with the style of the existing dwelling on the land. • On corner sites the frontage fence is to return along the corner sideage for at least the same distance as the building frontage setback. • On a site where a new dwelling is constructed at least one semi-advanced canopy tree species of exotic character must be planted between the dwelling which fronts onto the street and the frontage of the 	<p>Dowling Street HO Policies</p> <ul style="list-style-type: none"> • Encourage culturally significant, detached, Late Victorian, Federation and interwar Bungalow dwellings to be retained. • Encourage the open bluestone spoon drains in Dowling Street and the concrete kerbs and channels elsewhere (including the wide channels on the south side of Gregory Street), and the grassed and graveled road verges to be retained. • Encourage the retention of the Claret Ash and Elm trees in Dowling Street, Claret Ash, Elm and Plane trees in Gregory Street and the large canopies of exotic trees in Martin Avenue. • Encourage the bundling of overhead electricity cables to prevent damaging pollarding of mature street Oak trees in Martin Avenue. • Encourage the retention of mature trees in private properties, • Encourage the retention of grassed nature strips. • Encourage any additions to existing significant and non significant dwellings and buildings to have regard to <i>Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications</i> (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat. • Encourage any alterations to existing significant dwellings to be carried out in a manner that does not diminish the heritage values of the building and the area. This includes the consideration of existing significant fabric and regard to the bulk, form and appearance of the existing dwelling. • Encourage additions to be no greater in height, scale and bulk than the existing dwelling. If two storey additions are appropriate, consideration should be given to recessive locations with subservient proportions (ie. at the rear or beyond a main roof ridge line, and recessive from the existing side walls). • Encourage any new buildings to have regard to <i>Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications</i> (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat. • Encourage new buildings to be no higher than immediately neighbouring significant dwellings. 	<p>Remarks</p> <p>No conflicts in the principle DDO and HO policies. There is the potential for a conflict in the secondary DDO height policy that has a provision for buildings greater than one storey at the front if the increased height would be sympathetic with the character of the street. The portion of heritage area covered by the DDO has significant building stock with a primary single storey appearance only (there are some attic additions and rear two storey additions).</p> <p>Other DDO and HO policies appear to be consistent.</p>

DESIGN & DEVELOPMENT OVERLAY	HERITAGE OVERLAY	REMARKS
<p>site. This requirement may be waived where the applicant can demonstrate that the design objectives will be met without the provision of a semi-advanced canopy tree.</p>	<ul style="list-style-type: none"> • For new garages on corner properties, encourage garage locations at the rear of the dwelling. For garages fronting side streets, consideration should be given to equivalent setbacks as the side wall plane of the dwelling. • Encourage new front fences to complement the design and construction of the dwelling on the site. Any new fences should have regard to <i>Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications</i> (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat. • Encourage new drainage systems to be constructed without damage to existing significant infrastructure. For new engineering infrastructure, consideration should be given to <i>Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications</i> (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat. 	
DDO 3: Urban Character Area 1	Old Showgrounds Heritage Precinct	
Objectives	Objectives	Remarks
<ul style="list-style-type: none"> • To retain and enhance high quality inter-war and post-war residential urban character that is identified in the Ballarat Urban Character Study, 1999, as being of special significance to the City of Ballarat. • To retain the existing rhythm and scale of development along the street frontage. • To encourage new development that complements existing inter-war and post-war development in form, scale, height, siting, materials and colour. • To retain views from street space to the landmark features of Lake Wendouree, White Maltings silos and North Gardens. • To retain a visual connection between the street space and private land. • To encourage retention of the existing garden character featuring exotic canopy trees. 	<ul style="list-style-type: none"> • To retain, conserve and enhance the significant interwar (and few postwar) dwellings in the heritage precinct. • To encourage the retention, restoration or reconstruction of buildings recognized as being of significance in the heritage precinct. • To retain the uniformity of scale of the area including the single storey heights and detached compositions (building separation). • To encourage the consistent front and side setbacks (particularly in Brawn Avenue and Gregory Street). • To encourage the contemporary and respectful building design within the precinct, with consideration given to location, bulk, form and appearance, particularly in relation to the character and appearance of neighbouring significant building stock. • To encourage the use of construction materials in the area that are compatible with the significant building finishes including the horizontal timber weatherboard wall cladding, corrugated non-zincalume sheet metal roof cladding, occasional brick construction and timber framed window and door construction. • To promote and support the continuing predominantly residential use of the precinct. • To retain the configuration of the streets in the area, especially the area in the former showgrounds comprising Wendouree Parade, Haddon and Gregory Streets and Martin and Brawn Avenues. 	<p>No planning overlay conflicts in the objectives for DDO3 and the Dowling Street Precinct HO.</p>

DESIGN & DEVELOPMENT OVERLAY	HERITAGE OVERLAY	REMARKS
	<ul style="list-style-type: none"> • To conserve the landscape qualities in the precinct, including the grassed nature strips (without footpaths in Brawn and Martin Avenues), mature front private garden settings and the surviving three Oak trees at 5 and 7 Haddon Street and 302 Wendouree Parade that appear to be associated with boundary plantings during the showgrounds era (until 1933). • To conserve the mature trees in Martin Avenue. • To conserve and enhance other streetscape qualities including the concrete kerb and channel, concrete footpaths (Gregory Street, north side, Burnbank Street and Wendouree Parade) and bitumen footpaths (Gregory Street, south side and Haddon Street, west side). • To conserve and enhance the design and construction of front fences that relate to the design and construction of the respective eras of the dwellings. • To encourage the construction of garages and carports to be at the rear or side of the dwellings. 	
DDO3 Buildings and Works	Old Showgrounds HO Policies	Remarks
<ul style="list-style-type: none"> • The height of the building frontage should be no more than one storey with two storey sections located at the rear of the building in a manner which would not be visually intrusive to the street. Building frontage greater than one storey may be permitted where the applicant demonstrates that an increased height would be sympathetic with the character of the street. • Roofs visible to the street are to be pitched and at an angle to match existing roof pitches in the street. • Frontage setbacks are to be consistent with the dominant frontage setback in the street. • Side setbacks within 10 metres of the building frontage are to be consistent with existing side setbacks in the street. • The garage frontage setback should be at least 3 metres greater than the house frontage setback. A reduced setback may be permitted where the applicant has demonstrated that it would be sympathetic with the character of the street. • House facades are to be an asymmetric design. • External construction materials are to be sympathetic with existing materials and colour tones in the street. 	<ul style="list-style-type: none"> • Encourage culturally significant, detached, interwar and postwar dwellings to be retained. • Encourage the retention of the concrete kerb and channel, concrete and bitumen cross overs and concrete and bitumen footpaths within the area. Also encourage the retention of the grassed nature strips without footpaths Martin and Brawn Avenues. • Encourage the retention of the three mature oak trees at 5 and 7 Haddon Street and 302 Wendouree Parade that may have been planted on the former showgrounds before 1933. • Encourage the retention of grassed nature strips. • Encourage the retention of the mature street trees in Martin Avenue. • Encourage any additions to existing significant and non significant dwellings and buildings to have regard to <i>Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications</i> (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat. • Encourage any alterations to existing significant dwellings to be carried out in a manner that does not diminish the heritage values of the building and the area. This includes the consideration of existing significant fabric and regard to the bulk, 	<p>No conflicts in the principle DDO and HO policies. There is the potential for a conflict in the secondary DDO height policy that has a provision for buildings greater than one storey at the front if the increased height would be sympathetic with the character of the street. The portion of heritage area covered by the DDO has significant building stock with a primary single storey appearance only (there are some attic additions and rear two storey additions).</p> <p>Other DDO and HO policies appear to be consistent.</p>

DESIGN & DEVELOPMENT OVERLAY	HERITAGE OVERLAY	REMARKS
<ul style="list-style-type: none"> • A permit is required to construct a fence where one of the following applies: <ul style="list-style-type: none"> - The fence is greater than 1.2 metres in height, or - The fence is unsympathetic with the style of the existing dwelling on the land. • On corner sites the frontage fence is to return along the corner sideage for at least the same distance as the building frontage setback. • On a site where a new dwelling is constructed at least one semi-advanced canopy tree species of exotic character must be planted between the dwelling which fronts onto the street and the frontage of the site. This requirement may be waived where the applicant can demonstrate that the design objectives will be met without the provision of a semi-advanced canopy tree. 	<p>form and appearance of the existing dwelling.</p> <ul style="list-style-type: none"> • Given the predominant single storey appearance of the area, encourage additions to retain the three dimensional single storey quality of the existing dwelling. If two storey additions are appropriate, consideration should be given to recessive locations with subservient proportions (ie. at the rear or beyond a main roof ridge line, and recessive from the existing side walls). • Encourage any new buildings to have regard to <i>Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications</i> (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat. • Given the predominant single storey streetscape qualities of the area, encourage new buildings to be single storey in appearance when viewed from the public realm. • Encourage new front fences to complement the design and construction of the dwelling on the site. Any new fences should have regard to <i>Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications</i> (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat. • Encourage new drainage systems to be constructed without damage to existing significant infrastructure. For new engineering infrastructure, consideration should be given to <i>Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications</i> (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat. 	
DDO 3: Urban Character Area 1	St. Aidan's Heritage Precinct	
Objectives	Objectives	Remarks
<ul style="list-style-type: none"> • To retain and enhance high quality inter-war and post-war residential urban character that is identified in the Ballarat Urban Character Study, 1999, as being of special significance to the City of Ballarat. • To retain the existing rhythm and scale of development along the street frontage. • To encourage new development that complements existing inter-war and post-war development in form, scale, height, siting, materials and colour. • To retain views from street space to the landmark features of Lake Wendouree, White Maltings silos and North Gardens. • To retain a visual connection between the street space and private land. • To encourage retention of the existing garden character featuring exotic 	<ul style="list-style-type: none"> • To retain, conserve and enhance the significant interwar and postwar dwellings in the precinct. • To encourage the retention, restoration or reconstruction of buildings recognized as being of significance in the heritage precinct. • To retain the uniformity of scale of the area including the predominantly single storey heights, detached compositions and consistent front setbacks and sizeable building separation. • To encourage the contemporary and respectful building design within the precinct, with consideration given to location, bulk, form and appearance, particularly in relation to the character and appearance of neighbouring significant building stock. • To encourage the use of construction materials in the area that are compatible with 	No planning overlay conflicts in the objectives for DDO3 and the Dowling Street Precinct HO.

DESIGN & DEVELOPMENT OVERLAY	HERITAGE OVERLAY	REMARKS
canopy trees.	<p>the significant building finishes including (but not limited to) the unpainted brick wall construction, tiled roof cladding and timber framed window and door construction.</p> <ul style="list-style-type: none"> • To promote and support the continuing predominantly residential use of the precinct. • To retain the contextually unusual curvilinear layout of the streets in the area, including St. Aidan's Drive, Lindisfarne Crescent and The Boulevard. • To conserve the highly important landscape qualities in the precinct, including open views to the front garden settings, generous grassed nature strips (without footpaths) and the street trees (including the Oaks in St. Aidan's Drive). • To conserve and enhance the existing early front fences, and to promote front landscapes with an absence of front fences in accordance with Garden City planning principles. • To encourage the construction of garages and carports to be at the rear of the dwellings. 	
DDO3 Buildings and Works	St. Aidan's HO Policies	Remarks
<ul style="list-style-type: none"> • The height of the building frontage should be no more than one storey with two storey sections located at the rear of the building in a manner which would not be visually intrusive to the street. Building frontage greater than one storey may be permitted where the applicant demonstrates that an increased height would be sympathetic with the character of the street. • Roofs visible to the street are to be pitched and at an angle to match existing roof pitches in the street. • Frontage setbacks are to be consistent with the dominant frontage setback in the street. • Side setbacks within 10 metres of the building frontage are to be consistent with existing side setbacks in the street. • The garage frontage setback should be at least 3 metres greater than the house frontage setback. A reduced setback may be permitted where the applicant has demonstrated that it would be sympathetic with the character of the street. • House facades are to be an asymmetric design. • External construction materials are to be sympathetic with existing materials and colour tones in the street. 	<ul style="list-style-type: none"> • Encourage culturally significant, detached, single storey, interwar and postwar dwellings to be retained. • Encourage the retention of the culturally significant two storey local heritage landmark dwellings to be retained at 11 St. Aidan's Drive and 2 and 14 The Boulevard. • Encourage the retention of the Edwardian styled timber dwelling at 3 St. Aidan's Drive, given that it is the only tangible physical legacy of the former St. Aidan's Theological College that once was situated in this residential area. • Encourage the absence of front fences where the garden settings contribute to the landscape qualities of the area. Encourage the retention of the early concrete kerb and channel, and particularly the wider concrete channels forming scooped drains in St. Aidan's Drive. • Encourage the retention of the front private garden settings and open views to these settings from the public realm. • Encourage the bundling of the overhead electricity cables in St. Aidan's Drive to prevent the need to pollard the Oak street trees. • Encourage the preparation of a tree management program for the street trees and a free advisory service of an Arborist for the management of significant trees that have been identified in front private properties. 	<p>No conflicts in the principle DDO and HO policies. There is the potential for a conflict in the secondary DDO height policy that has a provision for buildings greater than one storey at the front if the increased height would be sympathetic with the character of the street. The portion of heritage area covered by the DDO has significant building stock with a primary single storey appearance only (there are three double storey dwellings at 11 St. Aidans Drive and 2 and 14 The Boulevard that are significant, but atypical in height).</p>

DESIGN & DEVELOPMENT OVERLAY	HERITAGE OVERLAY	REMARKS
<ul style="list-style-type: none"> • A permit is required to construct a fence where one of the following applies: <ul style="list-style-type: none"> - The fence is greater than 1.2 metres in height, or - The fence is unsympathetic with the style of the existing dwelling on the land. • On corner sites the frontage fence is to return along the corner sideage for at least the same distance as the building frontage setback. • On a site where a new dwelling is constructed at least one semi-advanced canopy tree species of exotic character must be planted between the dwelling which fronts onto the street and the frontage of the site. This requirement may be waived where the applicant can demonstrate that the design objectives will be met without the provision of a semi-advanced canopy tree. 	<ul style="list-style-type: none"> • Encourage further interpretation of the former Bishopscourt and St. Aidan's Theological College. Opportunities for interpretation may include (but are not limited to): a permanent display on public land fronting The Boulevard and community heritage walks. • Encourage the bundling of overhead electricity cables to reduce the need for pollarding street trees in Creswick Road and Macarthur Street. • Encourage the retention of the generous grassed nature strips and the absence of footpaths on these nature strips. • Encourage any additions to existing significant and non significant dwellings and buildings to have regard to <i>Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications</i> (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat. • Encourage any alterations to existing significant dwellings to be carried out in a manner that does not diminish the heritage values of the building and the area. This includes the consideration of existing significant fabric and regard to the bulk, form and appearance of the existing dwelling. • Given the single storey appearance of most of the area (except the local heritage landmark dwellings), encourage additions to retain the three dimensional single storey quality of the existing dwelling. If two storey additions are appropriate, consideration should be given to recessive locations with subservient proportions (ie. at the rear or beyond a main roof ridge line, and recessive from the existing side walls). • Encourage any new buildings to have regard to <i>Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications</i> (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat. • Given the single storey streetscape qualities of the area, encourage new buildings to be single storey in appearance when viewed from the public realm. • For new garages on corner properties, encourage garage locations at the rear of the dwelling. For garages fronting side streets, consideration should be given to equivalent setbacks as the side wall plane of the dwelling. • Discourage new front fences where the front landscapes are significant to the character and appearance of the area. Any new front fences (where applicable) are to complement the design and construction of the dwelling on the site. Any new fences should have regard to <i>Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications</i> (August 2000) or alternative 	<p>There is a potential conflict in the DDO and HO fence policies. The DDO only requires a permit to construct a fence greater than 1.2 metres in height. The HO encourages the absence of front fences where the garden settings contribute to the landscape qualities of the area.</p> <p>Other DDO and HO policies appear to be consistent.</p>

DESIGN & DEVELOPMENT OVERLAY	HERITAGE OVERLAY	REMARKS
	<p>Heritage Guidelines endorsed by the City of Ballarat.</p> <ul style="list-style-type: none">• Encourage new drainage systems to be constructed without damage to existing significant infrastructure. For new engineering infrastructure, consideration should be given to <i>Heritage Victoria's draft Guidelines for the Assessment of Heritage Planning Applications</i> (August 2000) or alternative Heritage Guidelines endorsed by the City of Ballarat.	

5.13.2 Recommendations

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 building frontages greater than two storey) be reviewed.

5.13.3 Recommendations

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 building frontages greater than one storey) be reviewed.

5.13.4 Recommendations

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.

SECTION 6

6.0 Appendices

6.1 Project Brief

6.2 Australia ICOMOS Burra Charter

6.3 Ballarat Heritage Precincts Study Brochure

6.4 Ballarat Heritage Precincts Study Flyer

6.5 Victoria Planning Provision (VPP): Applying the Heritage Overlay

6.6 Bibliography

6.7 Heritage Precinct Maps

6.8 Map of Existing Design & Development Overlays (DDO3 & DDO6)

Appendix 6.1: Project Brief



Expression of Interest

Heritage Precinct Analysis

Project Brief

Tender No. 04131 EOI

Tenders close at 12.00 noon Wednesday 15 December 2004 and must be deposited in the Tender Box which is located in the Customer Service area on the ground floor at the Phoenix Building, 25 Armstrong St Sth Ballarat. Alternatively, submissions can be posted to the Business Support Unit, City of Ballarat, PO Box 655, Ballarat 3353 to enable deposition in the tender box as required. Tenders must be enclosed in a plain sealed envelope (exclusive of any company logo or similar identification) which is clearly marked 'Tender No. 04131'.

There is no charge for this document

22 November 2004

1. Introduction

This project brief presents the objectives, outcomes and process for producing a Heritage Precinct Analysis in the City of Ballarat. The study will provide a review of six potential heritage precincts for consideration for future inclusion in the schedule to the Heritage Overlay.

The City of Ballarat has allocated a budget of \$30,000 plus GST to the project and is seeking to appoint a suitably qualified and experienced team to undertake it.

2. Background

A heritage study for urban Ballarat and the townships of Buninyong and Learmonth was undertaken in 2003. The study identified 18 heritage precincts within Ballarat and recommended future work be undertaken in other areas of the city. This study nominated 5 potential precincts to be considered for future inclusion in the schedule to the Heritage Overlay for the Ballarat Planning Scheme. A sixth precinct area not assessed by the 2003 study is also to be considered as part of this project.

The heritage overlay is one of the key mechanisms for the management of heritage places within the municipality. The objectives of the Heritage Overlay are:

- 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.

3. Purpose of the Project

The purpose of this project is 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 organisations and stakeholders.

These tasks are to be undertaken mindful of the comments and recommendations made in the Ballarat Planning Scheme Amendment C58 Panel report.

4. Study Area

The six heritage precincts to be reviewed have been identified on the attached maps and are described below:.

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.
2. Creswick Road – Area generally bounded by Creswick Road, Beaufort Crescent and Trench Street.
3. Skipton Street – Area generally bounded by Skipton Street, Hill Street, Yarrowee Parade and Cooke Street.
4. Humfray Street – Area generally bounded by Humffray Street, Main Road, Barkly Street and Canadian Creek
5. Newington Estate – Area generally bounded by Inkerman Street, Russell Street, Murray and north side of Stewart Street.
6. Lexton Street – Area generally bounded by Lexton Street, Gregory Street, Burnbank Street and the railway line.

5. Project Objectives

- 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 BHS Stage 2 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.

6. Key issues

- Concern about the uncontrolled changes to the heritage character within these areas, particularly through demolition.

7. Key Tasks

- Develop an effective consultation strategy that will engage all key stakeholders.
- Review existing reports and planning provisions.
- Confirm the extent of the 6 proposed heritage precincts.
- Prepare precinct descriptions, historical overview, descriptive detail and assessment of the elements of each precinct based on the methodology and presentation used in BHS Stage 2.
- Prepare a Statement of Significance for each precinct using Burra Charter / Australian Heritage Commission Criteria.
- Prepare a Heritage Policy for each precinct, where considered necessary and as discussed in the Ballarat C58 Panel Report.
- Make recommendations for appropriate amendments to the Ballarat Planning Scheme, including the identification of appropriate overlay controls.

8. Relevant Expertise

The main emphasis of the project is the assessment of identified heritage precincts. Heritage analysis expertise and historical research expertise using maps, rate books and Council's building and planning records, is therefore considered to be the primary requirement for undertaking this project.

Secondary areas of expertise which are considered necessary to undertake this project are:

- Town planning, in particular the ability to identify and assess appropriate planning tools, including zoning and overlay controls to achieve effective heritage protection within the City of Ballarat.

9. Project Outputs

- Background Report outlining; methodology, findings including response from community consultation and bibliography.
- Assessment of heritage significance of identified precincts, including histories, descriptions, statements of significance and mapping which identifies the sites of non-significance within each precinct;
- Documentation to amend the Planning Scheme with a Heritage Policy (where necessary), Heritage Overlay application and map of each identified precinct;
- Recommendations for further heritage work and investigation of heritage matters;
- Ten (10) colour copies of the draft and final reports in A3 or AS4 format are to be provided as well as an electronic copy in Portable Document Format (PDF) and mapping in Mapinfo format.

10. Stakeholder Consultation

The Heritage Precinct Analysis is to be developed in consultation with relevant stakeholders, including but not limited to:

- Council business units;
- Special Interest Groups
- The local communities.
- Heritage Victoria

The consultants will be expected to undertake two consultation sessions with the owners/occupiers of properties within the study group. Ideally, the sessions can be held for a number of precinct areas. The consultation is an opportunity to share preliminary results and feedback from property owners. It is intended that the Project Control Group will also be present at the sessions to provide information on the objectives of the heritage overlay and what impact that may have on those property owners.

11. Project Response, Timing & Contact

Expression of Interest submissions are invited from all qualified teams who believe they can undertake this project.

In responding it is expected that consultants will provide the following information to assist the assessment panel in its evaluation and selection processes:

- Relevant details (qualifications and experience) of the proposed team;
- Description of the project methodology, including identification of stages and associated tasks and the timeframe within which each stage would be completed.
- A lump sum price with a costing for various components of the project;
- A client list for previous work of a comparable nature;
- Ability to commence and complete work within a reasonable timeframe.

- A sample of a Precinct Analysis and Statement of Significance from a recent Heritage Study.

It is anticipated that the project should be completed within six months (6) of appointment.

12. Project Control

The project will be managed by a Project Control group (PCG) headed by the Project Manager and assisted by the Heritage and Urban Design Officer.

The roles of the PCG will include the following:

- To oversee the timely progression of the project;
- To sign-off on draft reports prior to them proceeding to public exhibition and on the final report prior to being considered by Council for adoption.
- To contribute expertise in relevant areas; and
- To ensure an integrated assessment of social, environmental and economic issues.

It is expected that the PCG will meet on at least four occasions, being:

- Commencement of the project;
- Following initial consultation with stakeholders;
- Following preparation of the draft report; and
- Following exhibition of the draft report.

13. Submission

The submission for the expression of interest will be in accordance with this document and address the key selection criteria as set out below:

- Understanding of the Project.
- Methodology.
- Relevant experience.
- Ability to engage and work with stakeholders.
- Appropriate skills within the project team.
- Ability to undertake the work within the designated timeframe.
- Ability to undertake the work within a defined budget.

Expressions of Interest will be short listed for interview within two weeks of the close of submissions.

14. Submission Conditions

The Principal reserves its right to:

- a) Seek clarification of or further information in connection with any submission.
- b) Not proceed with issuing of tender documents.
- c) Amend the submission documents and provide further information by giving written notice to the tenderers.
- d) Seek tender submissions from a selected number of the submissions at a date to be advised or deal directly with one or more of the submissions without formal tendering.

15. Project Management and Further Information

The Project Manager for the project is Ms Miriam Semmel, Strategic Planning Officer.

Ms Semmel may be contacted on telephone (03) 5320 5582 or facsimile (to be advised) or e-mail miriamsemmel@ballarat.vic.gov.au.

The following resources and materials will be made available to the successful team for the purposes of completing this consultancy:

- Ballarat Heritage Study 2003 Vols 1, 2 & 3
- Ballarat Strategy Plan 1998
- Ballarat Economic Development Strategy
- Ballarat Urban Character Study, August 1999
- Municipal Strategic Statement (MSS), Ballarat Planning Scheme.
- Ballarat Planning Scheme Maps
- Aerial photography of the study area.
- Land ownership details.
- Planning scheme controls (zone and overlay boundaries) and cadastral boundaries (digital format).
- Panel report for Ballarat Planning Scheme Amendment C58

16. Lodgement of Documents

Expression of Interest submissions are required by **12 noon Wednesday 15th December 2004.**

All documents should be clearly marked:-

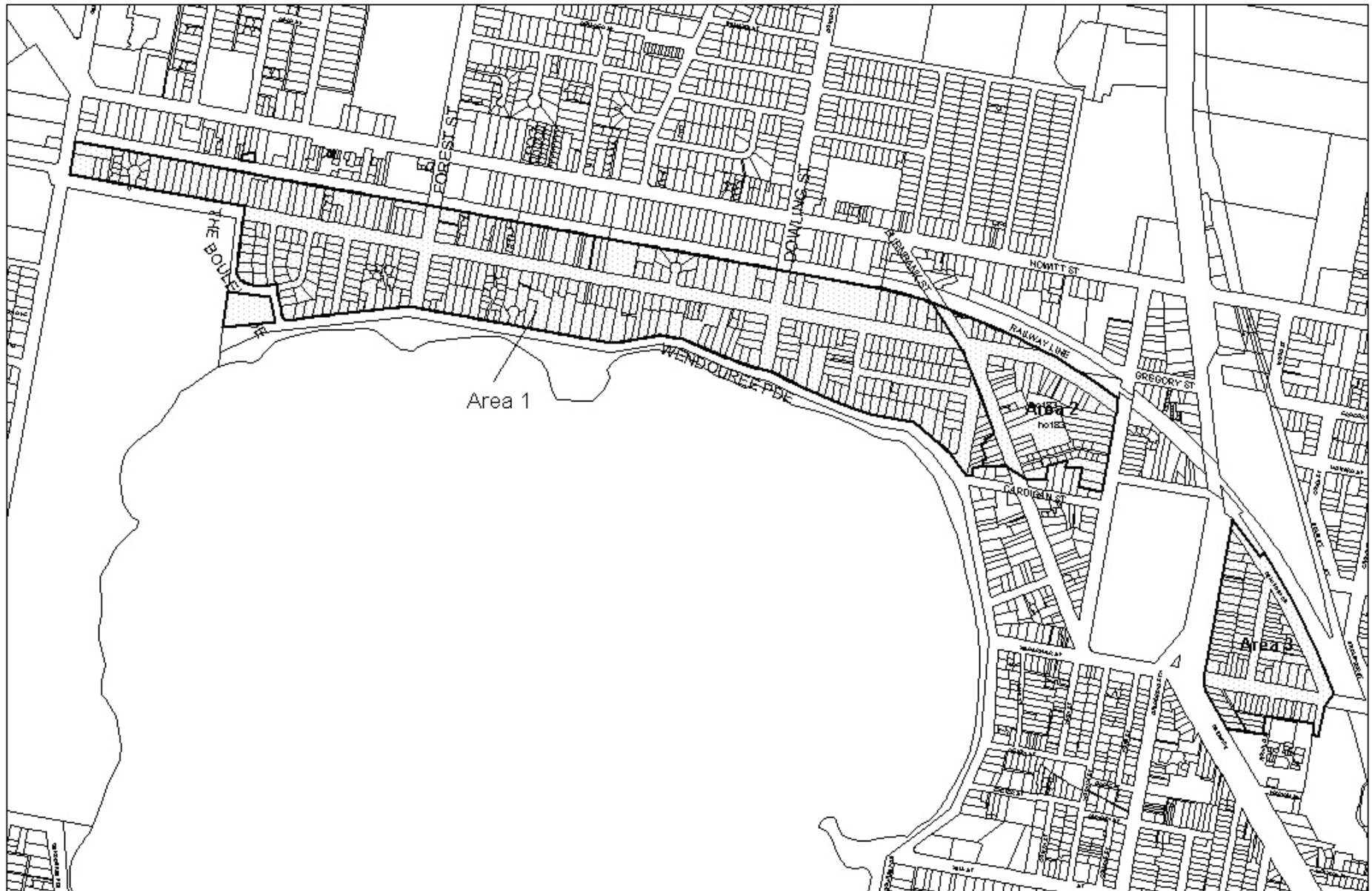
“Private and Confidential”

Tender Number 04131

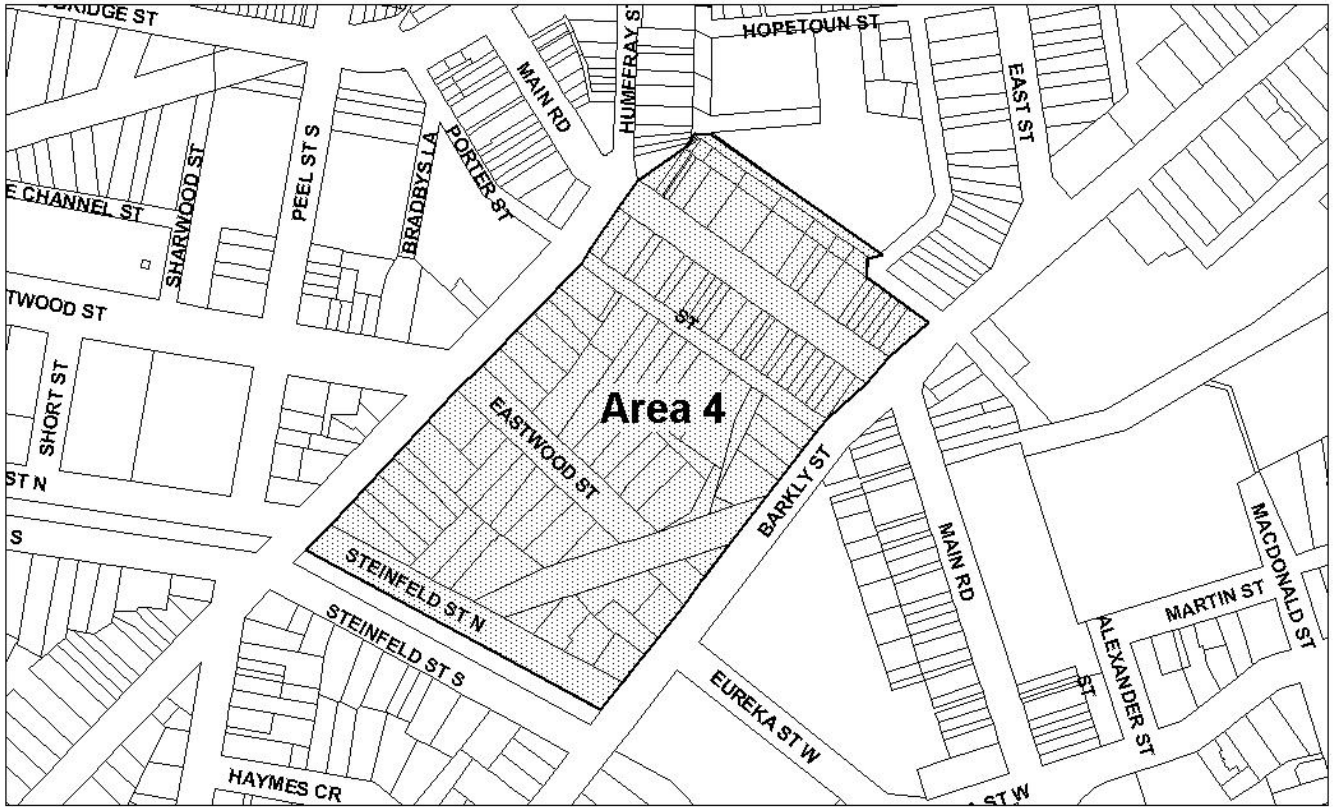
Ballarat Heritage Precinct Analysis

APPENDIX A
Identified Heritage Precinct Maps

PROPOSED PRECINCTS AREA 1, AREA 2 AND AREA 3



Area 4



Area 5



Area 6



APPENDIX B
Methodology
Ballarat Heritage Study Stage 2

Ballarat Heritage Study Stage 2 Methodology.

The approach taken by the consultants focused on the requirement of the study to designate heritage precincts; to rigorously assess and document each precinct, and to recommend heritage overlay controls be applied to heritage precincts designated through this study.

The project was divided into two discrete parts being:

- The preparation of an environmental thematic history based on the Australian Heritage Commission (AHC) guidelines for the preparations of thematic histories
- Identification of precincts and the preparation of a detailed history, description and Statement of Significance based on the AHC and Burra Charter guidelines.

This information was presented in three volumes being the thematic history, the precinct analysis, and recommendations and final conclusions of the project.

Key stages of the study

The study was undertaken in the following phases:

- Identification of the themes and sub themes and preparation of a thematic Environmental History for Ballarat
- Cultural mapping to identify key heritage elements for the municipality of Ballarat informed by the Community Reference group input.
- Reviewing and auditing material on heritage places by literature review and assessment of previous recommendations relating to heritage conservation.
- Definition of heritage precincts; a detailed field review of heritage places within each precinct; the preparation of a Statement of Significance for each precinct; and the preparation of specific policy for each precinct;
- Consultation with key community based organisations and stakeholders with an interest in heritage conservation at key times throughout the project.
- Preparation of final reports.

The study was informed by literature reviews, historical research of primary material held by the Public Records office and the City of Ballarat, field investigations and community consultation.

The literature review and secondary information were essential in:

- assisting the preparation of the thematic environmental history (including informing the selection of relevant themes) and the associated bibliography;
- informing the identification of precincts and preparation of the precinct descriptions, including the precinct histories and statements of significance;
- making recommendations relating to individual heritage places and to update the City of Ballarat data base listings relating to individual heritage places.

Precinct Definition

The methodology for defining precinct boundaries included an initial review of the City of Ballarat database and previous studies plus a street survey of Ballarat, Learmonth

The boundaries were informed having regard to:

- The historical evolution of urban development and built form as identified in the history and description of the precinct;
- Key cultural heritage features present;
- The pattern of development and built form; and
- AHC criteria relating to the assessment of cultural heritage significance.

The initial identification of precinct boundaries was then refined through detailed fieldwork and arranged according to the cultural significance value types defined in the Burra Charter (November 1999).

Describing the precincts and the Statements of Significance

The precincts information was presented in the following format:

a. Introduction

The introduction included a broad description of characteristic composition of the precinct – i.e. location, whether buildings are predominantly residential, commercial, community/cultural etc (or a combination), important era/s of construction/development, dominant form of layout, other notable elements, and precinct boundaries.

b. Urban Design & Engineering Infrastructure

This section included a description of:

- historical street pattern including extent and arrangement of public open space.
- allotment pattern (subdivision pattern) and average size/s (where applicable).
- street types (i.e. arterial, collector, local, court, laneway – as defined in Ballarat Urban Character Study 1999), construction material, and spatial characteristics (i.e. if median strips present, verge/shoulder type etc).
- engineering infrastructure characteristics (i.e. composition and disposition of kerbing, gutters, drains, crossovers, footpaths, nature strips etc.)

c. Landscaping (Public and Private)

This section included a description of:

- street plantings -locations, extent, tree types etc.
- public Gardens/Parklands, including structures.
- median Strips (may be introduced above).
- nature Strips (may be introduced above).
- street furniture and / or ornamentation (including monuments and statuary).
- private tree plantings and gardens (if contribute to heritage significance of precinct).

d. Buildings & Significant Details

This section provided a description of buildings, architectural style and period and distinctive features, based on the following:

- building use, i.e. residential, commercial, cultural/community etc. (According to the above 'use' the buildings will then be further described generally according to the following format).
- building type, i.e. detached, semi-detached, attached.
- number of storeys.
- scale of buildings.
- range of front and side setbacks, and access/location of driveway (i.e. front, side, rear, shared), location of garages etc.
- architectural type/style: (various – as identified within relevant precinct – and will then be further described generally according to the following 'headings')
- Brief overview of disposition throughout precinct, of age, configuration and any other issues of note.
- roof/s - form, i.e. gabled/hipped/flat etc.
 - pitch, i.e. estimation of range of pitch.
 - Cladding, i.e. galvanised corrugated iron, terra cotta tile, cement tile etc.
 - Decorative details
- eaves
 - characteristics, i.e. narrow, modest, wide, projecting, exposed rafters
 - Decorative detailing
- chimneys
 - characteristics
 - decorative detailing
- wall construction/cladding
 - i.e. horizontal or ashlar block profile weatherboard, face or rendered
- brick, stone etc
 - decorative details

- doors – material, detailing, surrounds etc.
- windows – material, detailing, arrangement, surrounds, hoods etc.
- verandah/porch – roof form/s, arrangement, roof cladding, support structure, decorative details.
- other decorative details.
- fences – height range and type, appropriateness of design.

e. Significant Landmark Features and Views

This section described landmark features found within the precinct and significant views within the precinct and beyond. View and landmarks assessed were:

- significant landmark features – both located within and beyond the boundaries of the precinct
- significant views – may be panoramic (extensive, >180 degree view shed, distant views), or framed (narrow view shed but may include distant views), or internal (extensive views within/along street, no distant views), or limited (enclosed or no view, even within street).

f. Physical Attributes

This section described features found in precincts with less emphasis on an urban framework with extensive building stock and more emphasis on cultural landscape significance. This description has been included in the Creeks and River Channels and the Black Hill precinct.

- significant proportion of physical heritage characteristics including (but not limited to) all of the above in a defined area.

Appendix 6.2: Australia ICOMOS Burra Charter

The Burra Charter

(The Australia ICOMOS Charter for Places of Cultural Significance)

Preamble

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

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

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

Who is the Charter for?

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

Using the Charter

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

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

- Guidelines to the Burra Charter: Cultural Significance;

- Guidelines to the Burra Charter: Conservation Policy;
- Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports;
- Code on the Ethics of Coexistence in Conserving Significant Places.

What places does the Charter apply to?

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

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

Why conserve?

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

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

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

Articles

Article 1. Definitions

For the purposes of this Charter:

- 1.1 *Place* means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
- 1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

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

Places may have a range of values for different individuals or groups.
- 1.3 *Fabric* means all the physical material of the *place* including components, fixtures, contents, and objects.
- 1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.
- 1.5 *Maintenance* means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves restoration or reconstruction.
- 1.6 *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- 1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.
- 1.9 *Adaptation* means modifying a *place* to suit the existing use or a proposed use.
- 1.10 *Use* means the functions of a place, as well as the activities and practices that may occur at the place.
- 1.11 *Compatible use* means a use which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.
- 1.12 *Setting* means the area around a *place*, which may include the visual catchment.
- 1.13 *Related place* means a place that contributes to the *cultural significance* of another place.

Explanatory Notes

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

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

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

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

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

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

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

- maintenance — regular inspection and cleaning of gutters;
- repair involving restoration — returning of dislodged gutters;
- repair involving reconstruction — replacing decayed gutters.

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

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

Articles

- 1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the *place*.
- 1.15 *Associations* mean the special connections that exist between people and a *place*.
- 1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses.
- 1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

Conservation Principles

Article 2. Conservation and management

- 2.1 *Places of cultural significance* should be conserved.
- 2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.
- 2.3 *Conservation* is an integral part of good management of *places of cultural significance*.
- 2.4 *Places of cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

Article 3. Cautious approach

- 3.1 *Conservation* is based on a respect for the existing *fabric, use, associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.
- 3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 4. Knowledge, skills and techniques

- 4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.
- 4.2 Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

Explanatory Notes

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

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

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

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

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

Articles

Article 5. Values

- 5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.
- 5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a place.

Article 6. Burra Charter process

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

Article 7. Use

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

Article 8. Setting

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

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

Explanatory Notes

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

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

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

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

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

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

Articles

Article 9. Location

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

Article 10. Contents

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

Article 11. Related places and objects

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

Article 12. Participation

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

Article 13. Co-existence of cultural values

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

Explanatory Notes

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

Articles

Explanatory Notes

Conservation Processes

Article 14. Conservation processes

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

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

Article 15. Change

- 15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.
- 15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.
- 15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.
- 15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

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

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

Article 16. Maintenance

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

Articles

Article 17. Preservation

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

Article 18. Restoration and reconstruction

Restoration and *reconstruction* should reveal culturally significant aspects of the *place*.

Article 19. Restoration

Restoration is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

Article 20. Reconstruction

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

20.2 *Reconstruction* should be identifiable on close inspection or through additional *interpretation*.

Article 21. Adaptation

21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the place.

21.2 *Adaptation* should involve minimal change to significant fabric, achieved only after considering alternatives.

Article 22. New work

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

22.2 New work should be readily identifiable as such.

Explanatory Notes

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

- where the evidence of the fabric is of such significance that it should not be altered;
- where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

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

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

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

Articles

Article 23. Conserving use

Continuing, modifying or reinstating a significant *use* may be appropriate and preferred forms of *conservation*.

Article 24. Retaining associations and meanings

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

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

Article 25. Interpretation

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

Conservation Practice

Article 26. Applying the Burra Charter process

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

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

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

Article 27. Managing change

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

27.2 Existing *fabric*, *use*, *associations* and *meanings* should be adequately recorded before any changes are made to the *place*.

Explanatory Notes

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

For many places associations will be linked to use.

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

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

Articles

Article 28. Disturbance of fabric

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

Article 29. Responsibility for decisions

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

Article 30. Direction, supervision and implementation

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

Article 31. Documenting evidence and decisions

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

Article 32. Records

- 32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.
- 32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

Article 33. Removed fabric

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

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

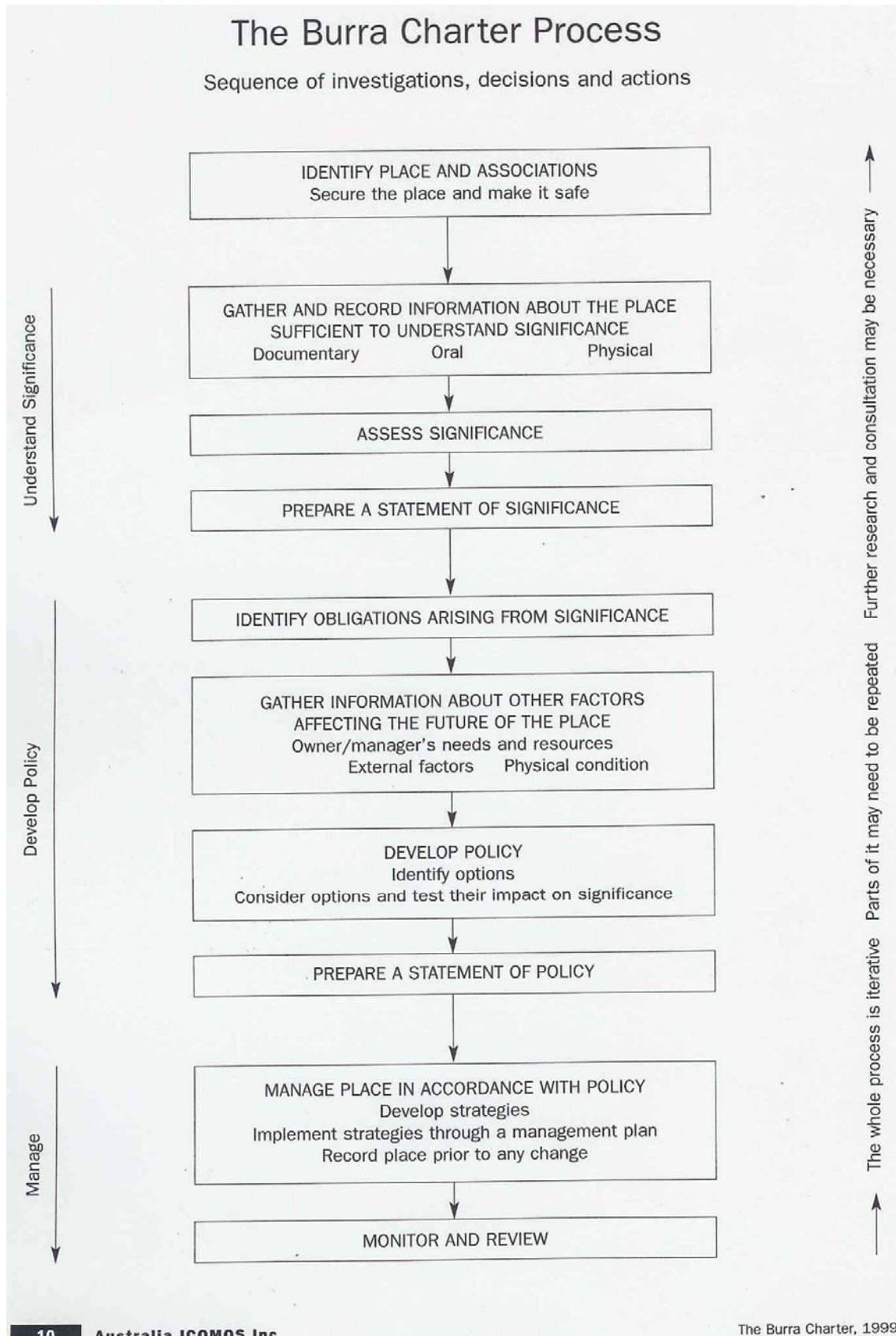
Article 34. Resources

Adequate resources should be provided for conservation.

Words in italics are defined in Article 1.

Explanatory Notes

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



Appendix 6.3: Ballarat Heritage Precincts Study Brochure



Heritage Precincts Study

The City of Ballarat has engaged heritage consultants to assess potential heritage precincts in the municipality. This pamphlet includes information about the need to protect the City's heritage, the ways the heritage of the City can be protected through the planning scheme process and your rights as a property owner or occupier.



Why should we protect heritage?

All municipalities contain important heritage places, buildings and areas, and local Councils have a role to play in recording and protecting these places. This role is legislated for through the

Planning and Environment Act 1987, of which an objective of planning in Victoria includes:

The conservation and enhancement of those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest or significance, or otherwise of special cultural value.

One way in which Council and the community can protect our heritage is to introduce heritage provisions into the planning scheme. Such provisions can help manage development, enhance places of historical significance and protect our heritage assets for the future. A Heritage Overlay is practically the only way that members of the community can have a say about a proposal to demolish any place that they consider to be significant.

Respect for our cultural heritage involves retaining and managing places that have importance to us as a community.

Conserving such places from harm, loss or decay enables us to have direct contact with evidence from our past. It allows us to see more clearly how our world relates to where we have come from, and to better understand our own place in history.

What is the City of Ballarat Heritage Precincts Study?

The City of Ballarat Heritage Precincts Study is a report currently being prepared that will identify specific areas as having heritage significance. The final draft of the Report will also make recommendations to the Council and Community about initiatives to assist with the management of these heritage places, including amending the Ballarat Planning Scheme to introduce additional Heritage Overlay provisions.

The Heritage Study will identify and recommend the planning scheme protection of specific heritage areas that demonstrate important eras in the growth of the municipality and survive with a comparatively high level of integrity.

What is a Heritage Overlay?

The Heritage Overlay is a map in the Planning Scheme that shows the location and extent of heritage controls over a particular heritage place.

The Heritage Overlay provisions are set out at clause 43.01 within all Victorian Planning Schemes. A local Schedule to the Heritage Overlay lists the individual properties or areas (precincts) affected by the Heritage Overlay and any additional controls which may apply to that particular site.

Under the Heritage Overlay a planning permit is required from the local Council to:

- subdivide or consolidate land;
- demolish or remove a building (including part of a building);
- construct a building (including part of a building);
- externally alter a building;
- construct or carry out works;
- construct or display a sign;
- externally paint a building if the painting constitutes an advertisement.

Sometimes external paint controls and/or internal alteration controls and/or tree controls may also be applied. The Schedule to the Heritage Overlay will identify whether these additional controls are activated.

The extent of a Heritage Overlay will be shown on the planning scheme maps.

Commonly asked questions:

What is a Heritage Precinct?

A Heritage Precinct is an area that has been found to have heritage significance for aesthetic, architectural, historic, scientific, social and/or spiritual reasons. The special character of the area is then mapped, and the physical representations of its heritage are photographed and described. The opportunities and constraints of retaining and enhancing the heritage value of the precinct area are recorded in Council's Planning Scheme as Heritage Overlays, to help the Council and the community understand, appreciate, protect and manage those important qualities.

What process is followed in assessing heritage significance?

Heritage assessments are generally carried out by qualified and experienced professionals. Assessment reports generally include a history and description of the place, an assessment of the condition and integrity of the place, and in some cases a comparative analysis to substantiate the significance of the place. The Statement of Significance generally identifies 'what' is historically important and 'why' it is important.

Heritage significance – what does that mean?

Heritage Significance is the value or values that establish the "significance" of a place, as prescribed in the Australia ICOMOS

Burra Charter, a document that sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance.

There are five heritage values that may contribute to the significance of a place which are:

Aesthetic/architectural value: This includes aspects of sensory perception such as the design of buildings, visual qualities (such as landscapes), and the colour and texture of material fabric.

Historical value: This value encompasses the history of a place and includes significant associations with an event, historic figure, phase or activity.

Scientific value: This value includes the rarity, quality and representative nature of a place and the degree to which it contributes further to information about such rarity and quality. With buildings, it may include unusual or rare construction techniques.

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

Spiritual value: This value encompasses the spiritual meaning associated with Aboriginal cultural *heritage*.

If a Heritage Overlay is applied to my property am I expected to restore my building to its original appearance?

No. The Heritage Overlay cannot require an owner to restore or maintain their property.

If a Heritage Overlay is applied to my property can I sell my property?

Yes. The Heritage Overlay will be noted on the Planning Certificate which forms part of the contract of sale.

If a Heritage Overlay is applied to my property, does this mean that I can not demolish my building?

Being able to demolish a house or building depends on a number of factors. The primary purpose of the Heritage Overlay is to protect the heritage significance of a building, place or area. If the heritage place is individually significant, or if it has significance within an identified heritage area, a permit for demolition may be refused if the demolition would adversely affect the significance of the place or area. If a planning permit is refused, it is possible to have this decision reviewed by the Victorian Civil and Administrative Tribunal.

What if my property is included in a Heritage area or precinct?

Within a heritage area or precinct, the primary objective is to ensure the conservation of those elements that contribute to the area's significance. Not every building will be significant, and the removal or alteration of non-significant fabric or the development of these sites, is not usually a major concern. The objective is to ensure that where development does occur, it occurs in a manner which is appropriate to the significance, character and appearance of the heritage area.

Will heritage listing affect the value of my property?

Heritage Victoria ([Heritage Listing & Property Valuations In Victoria](#), March 2001) recently reviewed a number of studies that investigated the effect of heritage listings on property values and development potential. The studies ranged from those which indicated a positive impact on property values following heritage listing to those that indicated a negative impact. In summary, it found that:

Research studies, both domestic and international, indicate that heritage listing on a macro level is not a significant factor in determining property value either at the time of listing or following. However, there are individual cases where the effects are more significant, either positive or negative....

It is often difficult to estimate the specific effects of heritage listing on the value of a property since heritage controls do not prohibit development, subdivision or demolition but require approval to be obtained. Where there is some capacity to develop the particular place and achieve additional development on the land without seriously compromising the heritage significance of the place, the impact on values may not be as great as where the capacity for further development is more limited.

How will the Heritage Overlay affect my building insurance?

As long as heritage buildings are structurally sound, water tight, secure and well maintained, there should be no difficulty with insurance. Premiums should not be any higher than for an unlisted property.

It is recommended however that property owners confirm this matter with their individual insurer.

Is a planning permit required for repairs and maintenance?

A planning permit is not required under the Heritage Overlay to carry out routine maintenance and repairs which do not change the appearance of the heritage place; i.e. if the repairs or maintenance involve replacing "like with like". For example, a damaged tile roof

may be replaced with a new tile roof, but a planning permit would be required for a change in materials (eg to use corrugated iron instead of tiles). If in any doubt, clarify your intentions with Council before committing to the repairs or maintenance.

The planning scheme amendment process.

The planning scheme amendment process to include heritage controls has the following major stages:

- A Planning Scheme Amendment is prepared
- Public Exhibition of the Amendment for two months
- Notification of persons with properties directly affected by the proposed changes.
- Amendment on display at the Council Offices and the Department of Infrastructure.
- Council will receive submissions until the close of the exhibition period.
- Planning conferences held with owners, if required.
- Council meeting to consider submissions.
- A decision will be made on whether to proceed with the Amendment unaltered, to alter the Amendment and proceed, or to abandon the Amendment.
- Independent panel appointed by the Minister to hear submissions.
- Council considers the panel recommendations and can:
 - a. Adopt the amendment with or without changes suggested by the panel; or
 - b. Abandon the entire Amendment.

Your rights as a property owner, occupier or interested party

- Your views on the Heritage Study and its implementation are important to Council. When the City of Ballarat Heritage Precincts Study is completed, there will be many opportunities to participate and make submissions and comment. During the preparation of the Study, a community workshop is a way of expressing your interest in the heritage values of your area (see accompanying flyer for further details).

Who else protects heritage in Victoria?

Heritage places considered to be of 'state significance' are listed on the **Victorian Heritage Register**. The **Heritage Council of Victoria** and the state government agency **Heritage Victoria** are responsible for maintaining this register and issuing heritage permits for the development of places of state significance under the Heritage Act (1995).

Heritage places of 'local significance' (ie places important to a local community) are usually identified within the local municipal planning scheme and are afforded protection via a **Heritage Overlay** control. Your **municipal Council** is responsible for issuing planning permits for the development of heritage places under the Planning and Environment Act (1987).

The **National Trust** is a community organisation that works towards preserving and protecting heritage places. The identification and classification of heritage places by the National Trust does not constitute legal recognition of their significance. Although the National Trust plays an important role in advocating heritage protection, they are not responsible for issuing heritage or planning permits.

The **Australian Heritage Council** is the principal adviser to the Federal Minister for Environment and Heritage in heritage matters. The Council's role is to:

Assess nominations in relation to the listing of places in the National Heritage List and the Commonwealth Heritage List.

Promote the identification, assessment and conservation of heritage

Compile and maintain the Register of the National Estate

The **National Heritage List** is a list of places with outstanding heritage value to our nation, including places overseas. So important are the heritage values of these places that they are protected under the Australian Government's *Environment Protection and Biodiversity Conservation Act 1999*. This means that a person cannot take an action that has, will have, or is likely to have, a significant impact on the national heritage values of a national Heritage Place without the approval of the Australian Government Minister for the Environment and Heritage.

The **Commonwealth Heritage List** is a list of places managed or owned by the Australian Government. The list includes places that

are in Commonwealth lands and waters or under Commonwealth control. These places are protected under the *EPBC Act*.

The **Register of the National Estate** is an evolving record of Australia's natural, cultural and indigenous heritage places that are worth keeping for the future. A place does not have to be of "national" significance to be included on the Register of the National Estate. Many places on the Register of the National Estate will also be included in the Victorian Heritage Register or the local planning scheme. Places on the Register will be protected under the EPBC Act by the same provisions that protect Commonwealth Heritage places.

For information particularly in regard to the Victorian Heritage Register and the requirements of the *Heritage Act* 1995 contact:

Heritage Victoria

Telephone: (03) 9655 6519

Internet Address: www.heritage.vic.gov.au

Trust of Australia (Victoria)

Telephone: (03) 9654 4711

Web Address: www.nattrust.com.au

Australian Heritage Council

Heritage Divisions

Department of the Environment and Heritage

Telephone: (02) 6274 1111

Web Address: www.deh.gov.au/heritage

For further details about existing heritage overlays in the Ballarat Planning Scheme, contact:

Miriam Semmel, Strategic Planner, ph. 5320-5582 or email miriamsemmel@ballarat.vic.gov.au or

Vicki Johnson, Heritage and Urban Design Officer, ph. 5320-5580 or email vickijohnson@ballarat.vic.gov.au



Appendix 6.4: Ballarat Heritage Precincts Study Flyer

City of Ballarat Heritage Precinct Study 2005

Community Workshop

The City of Ballarat has engaged Dr David Rowe and Wendy Jacobs to research and assess some areas in Ballarat to consider whether they meet the relevant heritage criteria as heritage precincts (heritage areas). A two-staged project, the first areas being assessed are:

- **Area 1: Colpin Avenue** – includes the properties in Colpin Avenue and those on the corner of Colpin Avenue and Wendouree Parade and Gregory Streets.
- **Area 1: St Aidan's** – includes The Boulevard, St Aidan's Drive and Lindisfarne Crescent
- **Area 1: Dowling Street** – generally includes Dowling Street to the railway line, and an area bounded by Wendouree Parade and Martin Avenue and parts of Gregory Street.
- **Area 1: Old Showgrounds** – generally includes area bounded by Wendouree Parade, Haddon Street, Burnbank Street to the railway line and Martin Avenue.
- **Area 2: Lexton Street** – generally includes properties in Lexton Street between Pisgah Street and the railway line and between Burnbank Close and 121 Lexton Street.
- **Area 3: Creswick Rd and Macarthur Street**:- includes properties bounded by Creswick Rd, Beaufort Crescent, Trench Street to the boundary of Creswick Plaza shopping centre

What is a Heritage Precinct?

A Heritage Precinct is an area that has been found to have heritage significance for aesthetic, architectural, historic, scientific, social and/or spiritual reasons. The special character of the area is then mapped, and the physical representations of its' heritage photographed and described. The opportunities and constraints of retaining and enhancing the heritage value of the precinct area are recorded in Council's Planning Scheme as Heritage Overlays, to help the Council and the community understand, appreciate, protect and manage those important qualities.

Heritage Precincts include those special qualities that are significant to the heritage character of an area. These heritage qualities may include descriptions such as:

- **Heritage Buildings** (style, dates, scale, construction, type, fences, etc)
- **Urban Design** (landmarks, views, street furniture, etc)
- **Engineering Infrastructure** (footpaths, kerbs & channels, street lights)
- **Landscaping** (significant treelines, gardens, median strips, etc.)

How Can You Help?

The Consultants would greatly appreciate community help, through either your attendance at a community workshop and/or by completing the Help Page (on the reverse side – the workshop date, time and location are also shown on this page). The type of information that they need include your opinion and historical information about the study areas. Features in the study areas may include:

- **A Building or Collection of Buildings**
- **Early Fences**
- **Important Views**
- **Early Footpaths**
- **Important Street Trees and Other Landscaping (ie. Gardens)**
- **Historical Photographs, stories and other historical information**

Help Page

Community Workshop

David and Wendy will be available to talk to you further about the heritage work they are carrying out for the City of Ballarat, and for you to tell them the things that you consider are important. The workshop is intended to be informal. The reasons for the heritage precinct assessment will be outlined and there will be the opportunity for you to convey your views and information about the proposed heritage precincts. The Community Workshop will be held on:

PROPOSED HERITAGE AREAS 1, 2 AND 3

Council Chamber, Ballarat Town Hall, Sturt Street on Tuesday 31 May 2005

Area 2 and 3 commencing at 6.30 – 7.30pm

Area 1 commencing at 8.00 – 9.30pm

If you cannot attend the above workshop, it would be greatly appreciated if you could complete the following:

Can you tell us which features that you think are important as part of your community's heritage (buildings, fences, street trees, views, etc) in the areas being assessed?

Please list those features and why you think they are important. Please attach other information if the space below is not adequate:

Please return this form by Wednesday 15 June 2005 to:

Miriam Semmel
City of Ballarat
PO Box 655
BALLARAT 3353

Or by fax: (03) 5333-4117 or email: miriamsemmel@ballarat.vic.gov.au

Appendix 6.5: VPP – Applying the Heritage Overlay

February 1999

INFRASTRUCTURE

APPLYING THE HERITAGE OVERLAY

The purpose of this VPP Practice Note is to give guidance about the use of the Heritage Overlay in new format planning schemes.

What places should be included in the heritage overlay?

- Any place that has been listed on the Australian Heritage Commission's *Register of the National Estate*.
- Any place that has been recommended for planning scheme protection by the Heritage Council.
- Places listed on the *National Trust Register* of the National Trust of Australia (Victoria), provided the significance of the place can be shown to justify the application of the overlay.
- Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay.

All places that are proposed for planning scheme protection, including places identified in a heritage study, should be documented in a manner that clearly substantiates their scientific, aesthetic, architectural or historical interest or other special cultural or natural values.

Places listed on the *Register of the National Estate* (except Commonwealth places) or on the *National Trust Register* of the National Trust of Australia (Victoria) do not have statutory protection unless they are protected in the planning scheme.

The heritage process leading to the identification of the place should be undertaken with rigour. The documentation for each place should include a statement of significance that clearly establishes the importance of the place.

What are recognised heritage criteria?

Recognised heritage criteria should be used for the assessment of the heritage values of the heritage place. Heritage criteria which could be adopted for the assessment of heritage places include those adopted by the Australian Heritage Commission or Heritage Victoria. The Australian Heritage Commission's assessment criteria have the benefit of encompassing natural and cultural heritage places, including aboriginal places.

Under the Australian Heritage Commission's eight broad criteria, a place may possess significance or other special value for future generations as well as the present community because of:

- Criterion A: its importance in the course, or pattern, of Australia's natural or cultural history
- Criterion B: its possession of uncommon, rare or endangered aspects of Australia's natural or cultural history
- Criterion C: its potential to yield information that will contribute to an understanding of Australia's natural or cultural history
- Criterion D: its importance in demonstrating the principal characteristics of:
- (i) a class of Australia's natural or cultural places; or
 - (ii) a class of Australia's natural or cultural environments
- Criterion E: its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group
- Criterion F: its importance in demonstrating a high degree of creative or technical achievement at a particular period
- Criterion G: its strong or special associations with a particular community or cultural group for social, cultural or spiritual reasons
- Criterion H: its special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.

The Australian Heritage Commission has adopted more specific sub-criteria for each of the above eight criteria.

Other heritage criteria exist for the assessment of heritage places and have been used over the years. They include the criteria used by the Victorian Heritage Council and those set out in the Department of Infrastructure's 1991 publication, *Local Government Heritage Guidelines*. These or other criteria sets may be acceptable. The most important thing is that the assessment of heritage places has been rigorous and that heritage controls are applied judiciously and with justification.

Additional resources may be required

When introducing the Heritage Overlay, councils should consider the resources required to administer the heritage controls and to provide assistance and advice to affected property owners. This might include providing community access to a heritage adviser or other technical or financial assistance.

VPP PRACTICE NOTES

Victoria Planning Provisions

Drafting the heritage overlay schedule

The example of a Heritage Overlay schedule, shows how the schedule is used.

WHAT IS A HERITAGE PLACE?

A heritage place could include a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other place of natural or cultural significance and its associated land. It cannot include movable or portable objects (such as machinery within a factory or furniture within a house).

WHAT IS THE PLANNING SCHEME MAP REFERENCE NUMBER?

In column one of the schedule, the Planning Scheme Map Reference prefix should read HO1, HO2, HO3 etc. Each heritage place in the schedule will have its own identifying number. The planning scheme maps should also record these numbers as a cross reference between the maps and the schedule.

STREET NUMBERS AND LOCATION DESCRIPTIONS

Street numbers and locality addresses should be included for properties wherever possible. Where a street address is not available, plan of subdivision details (for example, Lot 1 of PS12345) should be used. Avoid using Crown Allotment details, Certificate of Title details or obscure location descriptions if possible.

HOW SHOULD THE HERITAGE SCHEDULE BE ARRANGED?

There are two preferred options for arranging the schedule. Heritage places may be grouped according to their suburb, town or location and then arranged alphabetically by street address within each grouping. Alternatively, all places may be listed alphabetically by their street address irrespective of their location. Use the method which most assists users of the planning scheme to find the relevant property by a simple search through the schedule.

APPLYING EXTERNAL PAINTING CONTROLS

Councils can nominate in the schedule whether they wish to apply external painting controls over particular heritage places. External painting controls are applied by including a 'yes' in the External Paint Controls Apply? column.

APPLYING INTERNAL ALTERATIONS CONTROLS

The schedule can nominate whether internal alteration controls are to apply over specified buildings. External painting controls are implemented by including a 'yes' in the Internal Alteration Controls Apply? column. This provision should be applied sparingly and on a selective basis to special interiors of high significance. The statement of significance for the heritage place should explain what is significant about the interior and why it is important.

APPLYING TREE CONTROLS

The schedule can apply tree controls over heritage places. The tree controls could apply to the whole of a heritage place (for example, over a house site or an area) or a tree or group of trees could be specifically nominated as the heritage place. Tree controls are applied by including a 'yes' in the Tree Controls Apply? column.

The control is designed to protect trees that are of intrinsic significance (such as trees that are included on the National Trust register or trees that contribute to the significance of a heritage place (for example, trees that contribute to the significance of a garden or area). The control is not meant to protect trees for their amenity value. See the VPP Practice Note *Vegetation Protection in Urban Areas* for alternative methods of vegetation protection.

How should places on the Victorian Heritage Register be treated in the schedule?

Under Clause 43.01-3, places on the *Victorian Heritage Register* are subject to the requirements of the Heritage Act 1995 and not the planning provisions of the Heritage Overlay. Places included on the *Victorian Heritage Register* should be listed in the schedule.

A dash should be recorded in columns three (external paint controls), four (internal alteration controls), five (tree controls) and six (outbuildings and fences) to avoid any possible confusion as to whether planning controls apply to these properties. In column seven ('Included on the *Victorian Heritage Register* ...') the reference number of the property on the *Victorian Heritage Register* should be included as an aid to users of the planning scheme.

The *Government Buildings Register* was abolished in May 1998. Some buildings were removed from this register while others were automatically transferred onto the *Victorian Heritage Register*. If there is any uncertainty about which places were transferred to the *Victorian Heritage Register*, contact Heritage Victoria. A new register number will also apply to these places.

Allowing a prohibited use of a heritage place

Specific places can be nominated in the schedule so that it is possible to apply for a permit for a prohibited use. To allow prohibited uses to be considered, include a 'yes' in the Prohibited uses may be permitted? column.

This provision should not be applied to significant areas as to do so might result in the de facto rezoning of a large area. The provision should only be applied to a limited range of places. For example, the provision might be used for redundant churches, warehouses or other large building complexes where it is considered that the existing uses will create difficulties for the future conservation of the building. Currently this provision applies in the metropolitan area of Melbourne to places that are included on the *Victorian Heritage Register*.

Aboriginal heritage places

Scarred trees, stone arrangements and other places significant for their Aboriginal associations may also be included in the Heritage Overlay. Such places should be identified by including a 'yes' in the *Aboriginal Heritage Place?* column. As with any place to which the Heritage Overlay applies, it is expected that there will be supporting justification for the application of the control.

The standard permit requirements of Clause 43.01-1 of the Heritage Overlay apply to Aboriginal heritage places included in the schedule. In addition, Clause 43.01-7 reminds responsible authorities that the requirements of the *Archaeological and Aboriginal Relics Preservation Act 1972* and the *Commonwealth Aboriginal and Torres Strait Islander Heritage Protection Act 1984* also apply to these places.

It is recommended that planning authorities consult with the Aboriginal Heritage Services Branch of Aboriginal Affairs Victoria (Ph 9616 7777) prior to applying the Heritage Overlay to an Aboriginal heritage place.

How are conservation precincts and areas treated?

Significant precincts and areas should be identified in the schedule as well as being mapped.

How are individual buildings, trees or properties of significance located within significant areas treated?

As the controls applying to individual buildings and structures are the same as the controls applying to areas, there is no need to separately schedule and map a significant building, feature or property located within a significant area.

The Heritage Overlay map, like all overlay maps, is intended to show which places are subject to a control. The Heritage Overlay map is not intended to indicate those buildings, structures, trees or other features considered to be important within a significant area.

The only instance where an individual property within a significant area should be scheduled and mapped is in instances where it is proposed to trigger a variation to the control. For example, external painting controls may be justified over an individual building of significance but not over the heritage precinct in which the building is located. Alternatively, tree controls over a specific tree or property within a significant precinct but not over the precinct as a whole. In such situations the individual property or tree should be both scheduled and mapped.

If it is considered important to identify the significant buildings or structures within a significant precinct, this can be achieved through a local planning policy.

How is a building, tree or feature on a large parcel of land listed and mapped?

The Heritage Overlay applies to both the listed heritage item and its associated land (refer Clause 43.01 - Scope). It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any new development does not adversely affect the setting or context of the significant feature. In most situations, the extent of the control will be the whole of the property (for example, a suburban dwelling and its allotment).

However, there will be occasions when the control should be reduced in its extent so that it does not apply to the whole of the property. Examples might include:

- a homestead on a large pastoral property where only the buildings and their immediate surroundings are important but not the remainder of the property
- a significant specimen tree on an otherwise unimportant property
- a horse-trough, fountain or monument in a road reservation
- a grandstand or shelter in a large but otherwise unimportant public park.

Where a heritage place does not encompass the whole of the property, care should be taken to show the most accurate parcel of land affected by the control. For instance, if a homestead is affected by the Heritage Overlay but not the whole of the farm, a polygon should be allocated to the area of affected buildings and associated land. The wording to describe the Heritage Place in the schedule should be specific to identify the area covered by the overlay control. (See the example of Heritage Place HO4 in the attached schedule.)

Mapping Heritage places

All heritage places, both individual properties and areas, should be both scheduled and mapped.

However, mapping some heritage places may need to be undertaken in the long term as it is recognised that precise cadastral information for some places is currently not available. This is especially true of some places on the *Victorian Heritage Register*. The Heritage Overlay allows a heritage place to be included in the schedule without being mapped. Heritage places which are not mapped should be mapped as soon as practicable.

www.doi.vic.gov.au/planningnotes

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Ballarat Sewerage Authority Plans – various years	Map Collection, Planning Department, City of Ballarat.

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Street names of Ballarat	Compiled by Frank Madden, former Town Clerk. Manuscript not sighted – information extracted and provided by Michael Taffe.
Mrs Margaret Wright	Family and local history collection, Queenscliff, Vic.
Michael Taffe	Unpublished manuscript, 'Building Census – Old Wendouree', n.d.

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Interviews

Bruce Bartrop	Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat. May 2005 (son of the late Edgar Bartrop).
Mrs Maxine Knight	Original and current resident Lindisfarne Crescent, Lake Wendouree, Vic. May 2005.
Michael Taffe	Historian and local resident Cardigan Street, Lake Wendouree, Vic. May- June 2005.
Mrs Margaret Wright	Relative of various Ballarat families and former resident. Queenscliff, Vic. May-June 2005.

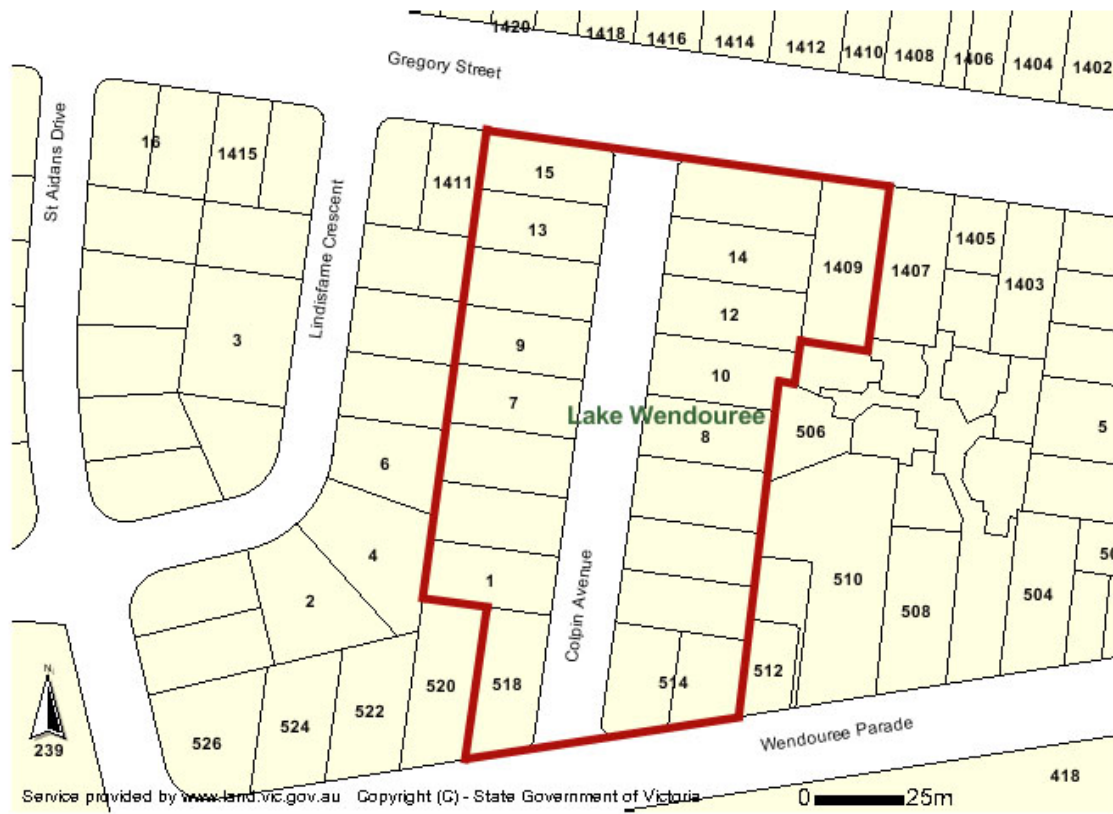
Web sites

Ideal Home Exhibition	Multiple web sites relating to this exhibition – see footnotes.
National Trust of Australia (Victoria), on-line register.	
State Library of Victoria	On-line catalogues.

Appendix 6.7: Heritage Precinct Maps



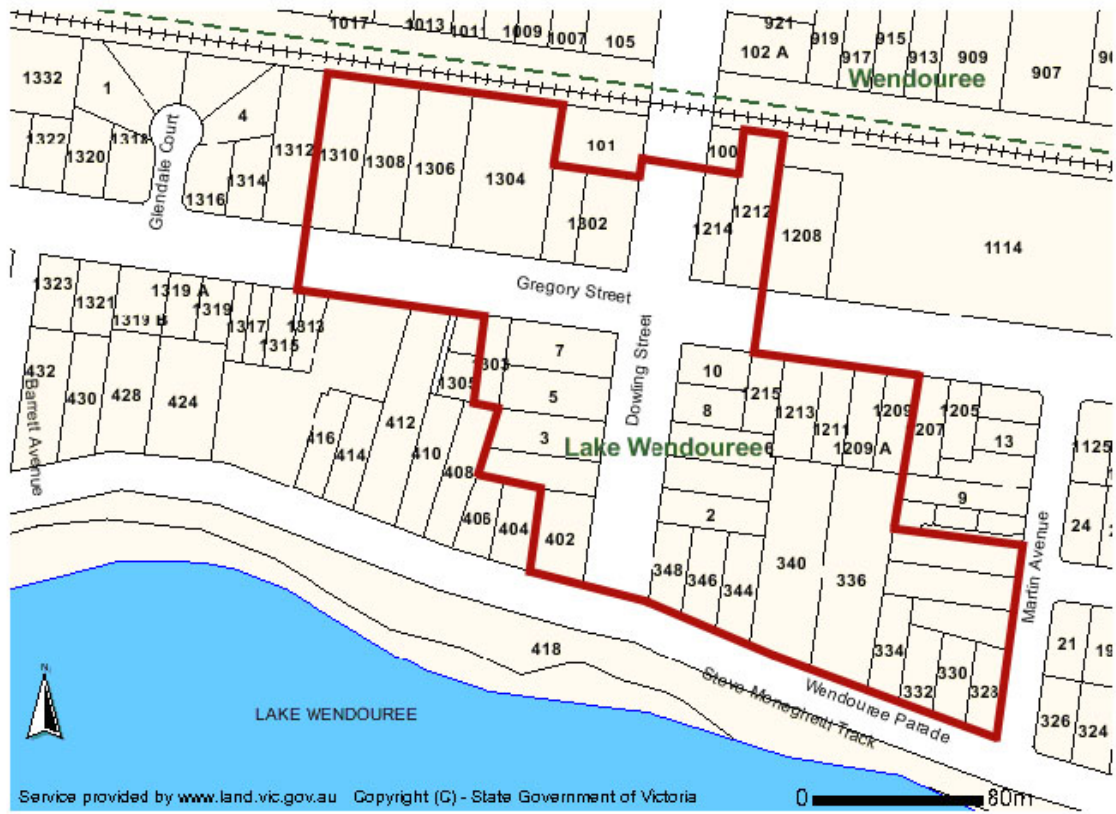
Barkly Street & Humffray Street Heritage Precinct Map



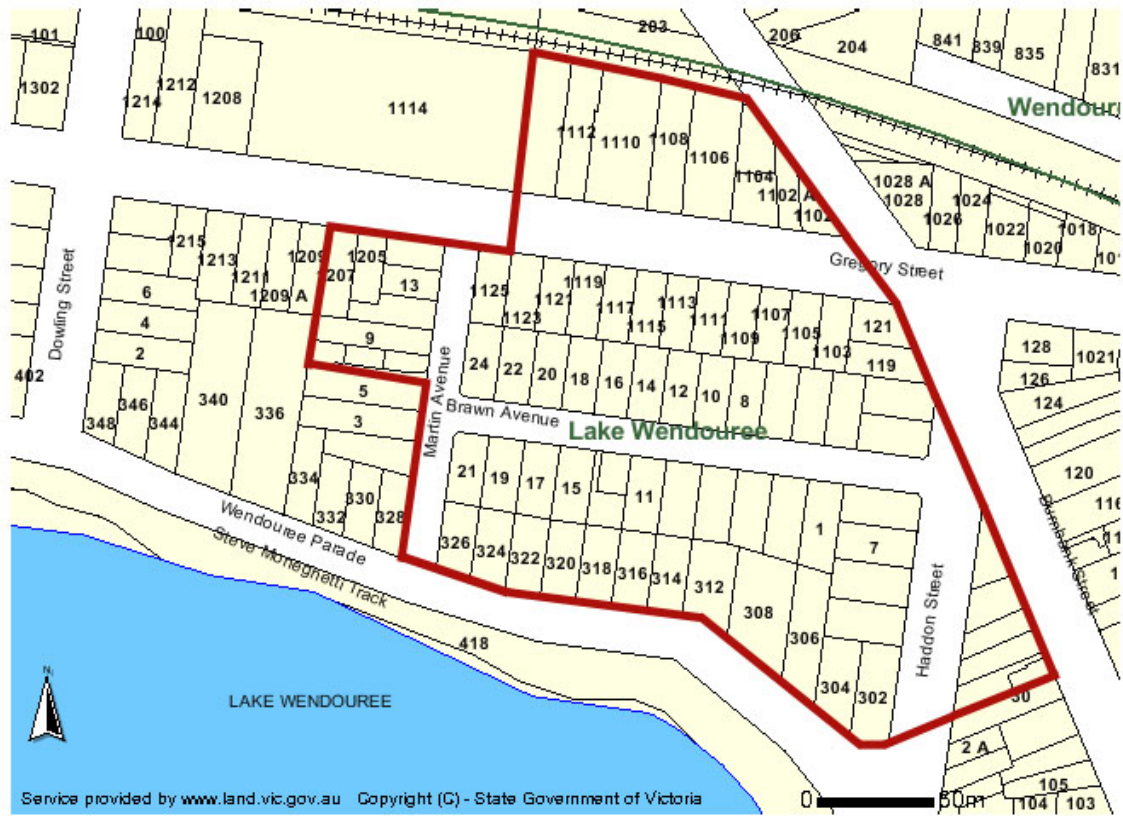
Colpin Avenue Heritage Precinct Map



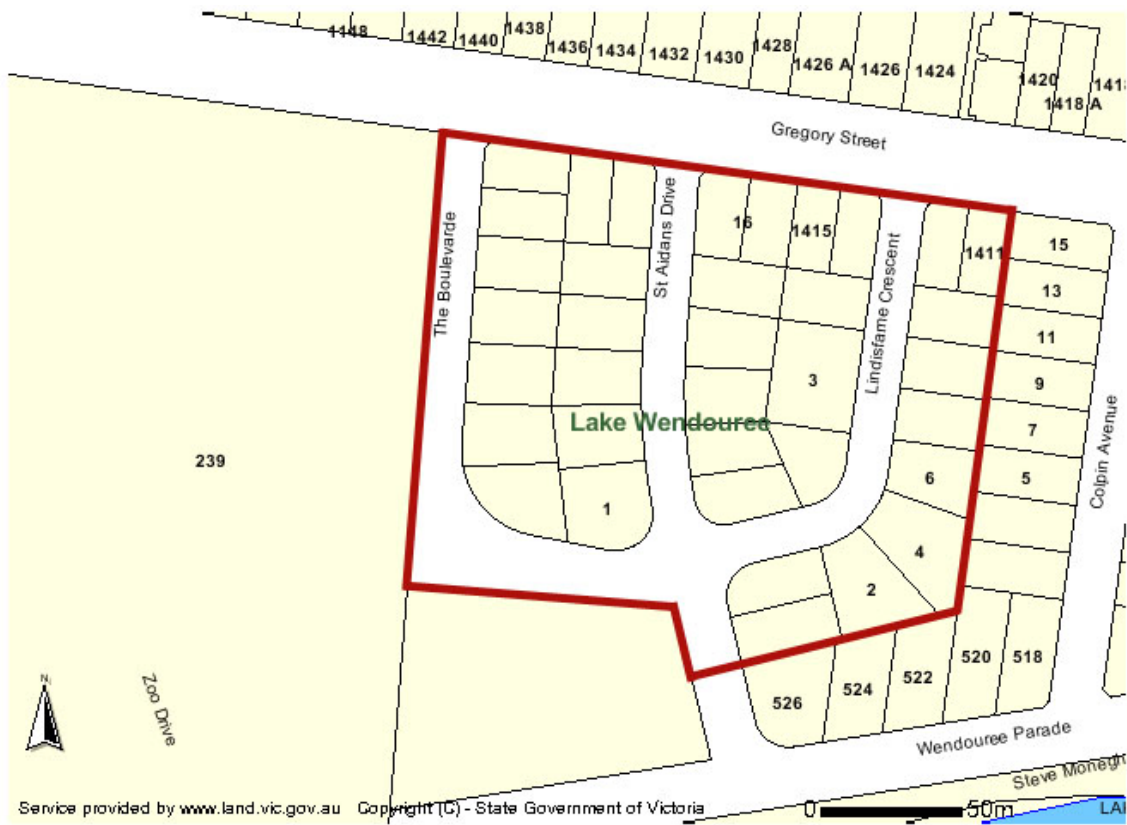
Creswick Road & Macarthur Street Heritage Precinct Map



Dowling Street Heritage Precinct Map



Old Showgrounds Heritage Precinct Map



St. Aidan's Heritage Precinct Map

Appendix 6.8: Existing Design & Development Overlay Map



Map showing Existing DDO3 & DDO6

Ballarat Heritage Precincts Study

PART A



Volume 2

Barkly St & Humffray St Heritage Precinct

**Dr David Rowe: Authentic Heritage Services Pty Ltd
&
Wendy Jacobs: Architect & Heritage Consultant**

July 2006

City of Ballarat Heritage Precincts Study

PART A

Volume 2

BARKLY ST & HUMFFRAY ST HERITAGE PRECINCT

Commissioned & Funded by the City of Ballarat

Authors:

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Authentic Heritage Services Pty Ltd

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Zades Pty Ltd

July 2006

City of Ballarat Heritage Precincts Study

PREFACE

The Statements of Significance, precinct boundaries and catalogue of places identified as 'not of heritage significance' contained in Part A of this document have been amended as a result of the adoption of Amendment C107 to the Ballarat Planning Scheme. The Statements of Significance, precinct boundaries and catalogue of places identified as 'not of heritage significance' contained in the Ballarat Planning Scheme Incorporated Document titled *Ballarat Heritage Precincts Study Part A 2006 – Statements of Significance* take precedence over those contained in Part A of this document.

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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 Barkly Street & Humffray Street Heritage Precinct

1.0 Barkly Street & Humffray Street Heritage Precinct

1.1 Precinct Boundaries (refer to map in Appendix 2.1, Volume 2)

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.

1.2 Historical Evidence (refer to historical figures in Appendix 2.2, Volume 2)

The Initial Years

The Barkly Street and Humffray Street Precinct is located to the south-west of Main Road at Bakery Hill in Ballarat East, Parish of Ballarat¹, County of Grenville. It 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 Sebastapol”.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 Significantly, the first gold strike in Ballarat occurred immediately south of the precinct area. 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 [nearby Golden 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 water were changed to liquid, yellow as the yellowest Tiber flood, and its banks grew to be long shoals of tailings.⁵

The Barkly Street and Humffray Street heritage precinct was also transformed into a ‘gold workings site’, with shafts in the north and west of the precinct, the Red Streak Lead running across the area, and the North First Chance mine located within the precinct. Shoals of tailings, mullock dumps, mining equipment and workings largely characterised the area, as partially identified in the photograph of c.1868 (Figure 2.05). The North First Chance Mine was still listed in the local directories on the south side of Eastwood Street as late as 1920 (Appendix 2.5, Volume 2). Adjacent to it there a large mullock dump was in existence in December 1926 (Figure 2.07), but it had been removed for housing development in later years prior to the Second World War by March

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 Withers, *op.cit.*, pp.22-23, taken from Hansen Partnership Pty Ltd in association with Wendy Jacobs, Architect & Heritage Consultant, & Naga Services: Dr Jan Penny, *Ballarat Heritage Study Stage 2*, prepared for the City of Ballarat, July 2003.

1927 (Figure 208).⁶ The location of the shaft is identified by the leaning house and business premises at 40 and 42 Eastwood Street respectively.

Traversing the area was a creek. By 1861, the course of the creek had been altered as a result of the mining works and the “sludge” channel, known as the Caledonian Channel along Steinfeld Street, was formed at this time⁷ (Figures 2.01-03, 4.07-08). Branch channels and culverts through the precinct linked to the Specimen Vale Channel were subsequently excavated. These channels are shown on the Portion of Ballarat Gold Field Map for 1917 (Figure 2.06). They are also shown on the Ballarat Sewerage Authority Drainage plans for 1926 and 1917, but it was not until 1936 when the channels were finished in masonry and concrete construction.⁸

Early Town Surveys

Ballarat East was created as a municipal district in 1857 “to unite the numerous gold diggings to the east of Ballarat.” It was proclaimed a town in August 1872.⁹

In 1854 the population of the diggings of Ballarat East was 5,486 and by 1857 this had grown to an estimated 21,728. The 1857 estimate did not include 4,000 Chinese at the diggings.¹⁰

Nearby Bakery Hill & Eureka¹¹

The Barkly Street and Humffray Street heritage precinct is adjacent to Bakery Hill that became the rallying point for mass meetings of diggers in the period leading up to the Eureka “uprising” in December 1854. The first meeting was on the 1 November 1854, at which complaints were voiced about the arrest and detention of “innocent people” and speakers began agitating for political reform, seen as the only means of gaining a redress of their grievances. A “general league of diggers” was suggested for the first time. Chartists¹², who had participated in demonstrations and petitions for parliamentary reform in England in 1848¹³, were among the immigrants who arrived on the goldfields in the 1850s, and appear to have had considerable influence.

6 The Ballarat Sewerage Authority Plan for March 1927 shows that the mullock dump and shaft had been replaced by houses. However, it appears that these houses may have been added later to this early plan.

7 Hansen Partnership Pty Ltd, et.al., *op.cit.*, pp.170-221.

8 *Ibid.* The branch channel between Eastwood and Porter Streets may have been finished in bluestone pitchers with brick walls as early 1907.

9 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. 22; Victorian Municipal Directory 1890, p. 120.

10 *Ibid.*

11 Extracted from *St Paul's Anglican Church Conservation Management Plan*, Dr David Rowe and Wendy Jacobs, May 2005. Unless otherwise noted, the information in this section has been drawn from the following references: “150 Years of Anglican Presence on Bakery Hill 1854-2000 – A Brief History of St. Paul's Church Ballarat”, compiled by parishioners of St. Paul's Church, Nov. 2004, which, in turn, drew on research by Keith Rash, Member of the Council of the Royal Historical Society of Victoria, and also of the National Trust of Australia (Victoria); M. Kiddle, *Men of Yesterday – A Social History of the Western District of Victoria*, 1963; “Historical Studies – Eureka Supplement”, 1965; Manning Clark, *A Short History of Australia*, 1963; and C.M.H. Clark ed, *Select Documents in Australian History*, Vol. 2, 1851-1900, 1955.

12 D. Richards & J. Hunt, *The Illustrated History of Modern Britain*, Longmans, 1962, p.135. The “People's Charter, drawn up by radicals in Birmingham in 1838, consisted of 6 demands: - a vote for all adult males, the secret ballot, annual elections, abolition of the property qualifications for M.P.s, payment of M.P.s, and equal electoral districts.

13 *Ibid.*, p.173.

At a second “monster meeting” on Bakery Hill, attended by 10,000 men on 11 November, the Ballarat Reform League was established, its charter demanding ‘full and fair representation, manhood suffrage, no property qualifications for members of the Legislative Council, payment of members, and short duration of parliaments.’ The meeting also voiced complete lack of confidence in the Gold Commissioners, the government and the judicial system.

A third mass meeting of 15,000 diggers at Bakery Hill on 29 November approved a number of resolutions, including calls for the dismissal of the Gold Commissioners, for provision for self-defence and for the burning of licences, the latter call resulting in a “huge bonfire”. Troops were sent to establish order, but they were attacked and overpowered. From this point the diggers’ movement was increasingly influenced by more radical leaders such as Peter Lalor. Diggers pledged allegiance to the Southern Cross and armed themselves. *The Argus* newspaper reported on 2nd December that ‘there is a long line of diggers on Bakery Hill giving in their names. All appear to be armed.’¹⁴

The climax was reached when the miners fortified an acre of ground at Eureka Lead, proclaimed the Republic of Victoria and flew over the stockade a new flag of blue on which was placed a white Southern Cross. Shortly after 3.30 a.m. on Sunday, 3 December 1854, government troops stormed the stockade and the rebellion was swiftly crushed. Nevertheless, a Commission into the Condition of the Goldfields was convened within a fortnight, which led to a host of reforms. A Miner’s Right of £1 per year and an export duty on gold replaced the gold licence; digger hunts were abolished; goldfields commissioners were replaced by wardens; the goldfields were included in electoral districts; and the Miner’s Right entitled the holder to vote for the Legislative Assembly in Victoria.

Within 3 years the new Victorian Parliament, established in Melbourne in November 1856 after the granting of responsible government, introduced manhood suffrage, vote by ballot, a redistribution of electoral districts, and the abolition of the property qualification for members of the Legislative Assembly.

The importance of Bakery Hill in the Eureka story was first recognised on 2 December 1979 with a flag pole and plaque at Bakery Hill. A location marker and a flagpole flying the Eureka flag was also placed on the pavement just outside the north-eastern boundary of St. Paul’s Church car park, at the highest point of the hill, on 20 November 2004.¹⁵

If not the birthplace of democracy in Victoria, Bakery Hill was, at the very least, the crucible from which it sprang.

Land Purchases and use

J. Brache’s 1861 Map of Ballarat (Figure 2.01) and the Main Street Map of 1861 (Figure 2.02) show very few buildings in the heritage precinct at this time, as a consequence of the area being a gold workings site. Interestingly, in the 1860s, a large area to the south east was “Reserved for Baths & Washhouses” and a “General Market Reserve” was set aside opposite the precinct in Barkly Street (Figure 2.03).

14 A.J. Feeley, “With the Argus to Eureka”, in *Historical Studies – Eureka Supplement*, MUP, 1965, p.76.

15 Information supplied by Joan Ferres, St. Paul’s Anglican Church, 20 February 2005.

Allotments identified as Crown Land purchases fronting Main Street were sold between 1856 and 1858. It was many years after the initial gold rush of the 1850s before the area was subdivided into residential allotment. Humffray Street sales were between 1880 and 1883; Porter Street sales 1882-1885 and Eastwood Street sales in 1883. Allotments in Eastwood Street adjoining the drainage reserve were sold in 1940, 1948 and 1957¹⁶ (Figures 2.09-10).

Barkly and Humffray Streets Precinct Subdivision

The size of allotments within the precinct generally remained the same as the original size shown in the 19th century maps. These ranged from small narrow allotments measuring between five and thirteen perches fronting Main Street and larger allotments of approximately one rood in the remainder of the precinct. Three of the larger allotments, 36, 37 and 38 on the south side of Eastwood Street were subdivided into smaller parcels in 1939-40¹⁷ (Figures 2.09-10).

By 1904 there were 8 residences or buildings in Barkly Street, 5 in Eastwood Street, 13 in Humffray Street, 8 in Porter Street, and 4 in Steinfeld Street.¹⁸

A range of Road and Drainage plans exist for the streets within the precinct including (with earliest [but not original] dates shown only): Eastwood Street (1887); Humffray Street (1860); Main Street / Road (1865); Steinfeld Street (1933).¹⁹

Street names within the precinct are believed to have their origins from significant figures. Steinfeld Street was named after Emanuel Steinfeld, a prominent businessman who dealt in furniture and pianos. Humffray Street took its name from John Basson Humffray (Figure 2.11), chartist, businessman, politician and Minister of Mines. Eastwood Street was named after Dr F H Eastwood, honorary physician at the Ballarat Hospital. Barkly Street took its name from Sir Henry Barkly, Governor of Victoria, and W Porter, Crown Land purchaser in 1882 (Figure 2.09) appears to have been the origins of the name for Porter Street.²⁰

Building Development in the Barkly / Humffray Precinct

A comparison of Brache's Map of Ballarat in 1861 (Figure 2.01) and the Map of Main Street in 1861 (Figure 2.02) with the Ballarat Sewerage Authority Plans for 1926 and 1927 clearly convey the dramatic transformation of the area from a 19th century gold diggings site with 3 buildings in the 1860s, to a residential enclave of many houses. There were 13 buildings along Humffray Street, 7 in Barkly Street, 7 in Porter Street, 15 in Eastwood Street and 7 in Steinfeld Street (Figures 2.07-08). The most prolific builder in the precinct was R A Wines who also owned land in Eastwood Street.²¹ A table of the original construction dates of the dwellings and the original owners is given below (refer to Appendix 2.5, Volume 2, for further details of later owners).

-
- 16 Portion of map of the Township of Ballarat East, Sheet 6, 1957; Portion of map of the Township of Ballarat East, Sheet 17, 1957. Source: Planning Department, City of Ballarat.
- 17 LP15380, Plan of Subdivision, c. 1939-40.
- 18 Wise's *Victorian Post Office Directory*, 1904.
- 19 Database of City of Ballarat Historic Drawings, Planning Department, City of Ballarat.
- 20 W. Bate, *Lucky City The First Generation at Ballarat: 1851-1901*, Melbourne University Press, Carlton, 1978, pp. 64, 137, 231 & Withers, *op.cit.*, pp. 259, 311.
- 21 Database of City of Ballarat Permit Books 1910-1945, Planning Department, City of Ballarat.

Building Construction Dates and Owners

The following data for Individually Significant places and places of Significance within the Precinct has been extracted and calculated from detailed data shown in Appendix 2.5 (Volume 2). This data has been collated from various Directories and City of Ballarat Building Permit Books. Due to the multiple occurrences of renumbering of places and the fact that some Directory entries and Permit Book entries do not include street numbers, some earlier data for listed places may have been collected but cannot be confidently matched with current street numbers. Further research would be required to confirm these details.

Property Address	Date of Construction	Original Building Owner
104 Barkly Street	c.1900-10	
106 Barkly Street	Possibly relocated to site – before 1926	
202 Barkly Street	Possibly relocated to site – before 1926	
204 Barkly Street	c.1925 (pre 1926, but interwar building)	
206 Barkly Street	Post 1926, possibly c.1928-30	
34 Eastwood Street	c.1927-30	
34a Eastwood Street	c.1927-30	
38 Eastwood Street	1939	Ernest J Horgan or Morgan
39 Eastwood Street	c.1890	
40 Eastwood Street	1938	R A Wines
41 Eastwood Street	Altered, c.1915	
45 Eastwood Street	c.1927-30	
51 Eastwood Street	c.1910	
103 Humffray Street	c.1925	
105 Humffray Street	c.1900-1910	
109 Humffray Street	c.1900-1910	
113 Humffray Street	c.1890-1900	
201 Humffray Street	c.1927-1930	
203 Humffray Street	c.1890-1900	
205 Humffray Street	c.1890-1900	
207 Humffray Street	c.1910	
209 Humffray Street	c.1925	

Property Address	Date of Construction	Original Building Owner
211 Humffray Street	c.1920	
213 Humffray Street	c.1890-1900 or relocated pre 1926	
13 Porter Street	Possibly relocated pre 1926	
15 Porter Street	c.1900	
17 Porter Street	c.1900-1910	
13 Steinfeld Street	Possibly relocated pre 1926	
19 Steinfeld Street	Possibly relocated pre 1926	
21 Steinfeld Street	Possibly relocated pre 1926	
25 Steinfeld Street	c.1927-1930 (different plan of house on 1926 sewerage plan)	

*BSA Plan = Ballarat Sewerage Authority Plan

1.3 Physical Evidence

1.3.1 Building Character & Appearance (refer to photos Appendix 2.3, Volume 2)

The Barkly Street and Humffray Street heritage precinct is predominantly a residential area comprising 45 dwellings, two business sites and two vacant allotments.

Height

All except one of the dwellings in the Barkly Street and Humffray Street heritage precinct are single storey in appearance and height. The only two storey dwelling is at 107 Humffray Street and has been recently introduced.

Form, Design and Scale, Construction and Finish

The Barkly Street and Humffray Street Heritage Precinct comprises a specific range of architectural styles that reflect the residential development of the area throughout the late 19th century, early 20th century and interwar eras, and to a lesser degree, the postwar years. Of the 47 buildings in the area, 15 (31%) are of the Victorian era, 6 (13%) are of the early 20th century era, 15 (31%) are of the interwar era, 4 (8%) are of the postwar era and 8 (17%) are of the late 20th century/recent era.

The 19th century era dwellings are Late Victorian in style and largely of the following type:

- Symmetrical and detached compositions with hipped or gabled roof forms that traverse the site, and front skillion or hipped, bullnosed or convex verandahs. These Victorian types also feature timber verandah posts, cast iron verandah valances and brackets, corbelled brick chimneys (including dichromatic brick chimneys), timber framed double hung windows (arranged singularly, paired or as tripartite windows), timber framed front doorways (often with timber framed sidelights and highlights and with four paneled timber doors), narrow eaves (some with decorative timber brackets). All of these dwellings are constructed of horizontal timber weatherboards with galvanized corrugated steel (non-zincalume) roof cladding. Examples of this type include the dwellings at 113 and 205 Humffray Street (Photos 3.01-02). A slight variant of this type is the dwelling at 39 Eastwood Street, with its encircling verandah (Photo 3.03). Some Victorian dwellings have also been altered, or may have been relocated to their sites. The most noticeable alteration is the front verandah which in most cases now have a simple skillion or flat roofed verandah, as identified on the dwellings at 202 Barkly Street and 32 Eastwood Street (Photos 3.04-05). Some alterations to the windows have also occurred during the interwar period, as shown on the dwelling at 202 Barkly Street. Relocation of dwellings is identified in the construction and detailing of the chimneys, as shown on the dwelling at 13 Porter Street (Photo 3.06). Overall however, the principal features of the Victorian style of these dwellings is still clearly discernible.

The early 20th century era buildings are largely designed in Edwardian/Federation styles and reflect the following type:

- Asymmetrical and detached compositions having recessive hipped roof forms with minor gables and skillion or hipped bullnosed verandahs that project towards the street frontage, or return verandahs that link gables that project at the front and side (towards the rear). These dwellings also feature modest eaves, and prominent face red brick chimneys. The verandahs are largely supported by timber posts (square or turned) and feature timber fretwork valances and brackets (or occasionally cast iron verandah decoration), timber framed double hung windows (arranged singularly, in pairs or as tripartite compositions) and timber framed doorways with sidelights and highlights. These dwellings are constructed of horizontal timber weatherboards with galvanised corrugated steel (non-zincalume) roof cladding (there is one dwelling with introduced tiles). Examples include the dwelling at 51 Eastwood Street (Photo 3.07) and 105 and 109 Humffray Street (Photos 3.12-13).

The interwar era dwellings are designed as interwar Bungalows and include the following types:

- Asymmetrical and detached compositions generally with a gable or hipped roof form that traverses the site, together with a minor gable and/or verandah that project towards the street frontage or at the side. Alternatively, there is a major gable end facing the street with a minor gable end projecting towards the front. These dwellings have timber framed double hung windows, arranged singularly, in pairs or banks of three, or as projecting faceted, flat roofed bays. The verandahs are mainly supported by timber posts or concrete columns and brick piers and there are some brick balustrades. There are plain rectilinear brick chimneys, with some featuring rendered or soldier-coursed tops. The gable infill consists of simple battening and paneling, timber ventilators and/or timber shingles. Most dwellings are constructed in horizontal timber weatherboards with galvanized corrugated steel roof cladding. Examples include the dwellings at 206 Barkly Street, 34 and 34A Eastwood Street (Photos 3.10-11) and 201 Humffray Street (Photo 3.12). A brick and stuccoed and tiled variant of the type are the semi-detached dwellings at 103 Humffray Street (Photo 3.13).

None of the postwar or late 20th century buildings have cultural heritage significance. Most of these dwellings are single storey, detached, with hipped roof forms constructed in either galvanised corrugated steel or tiles. The dwellings have brick or timber weatherboard wall construction, and timber framed window construction.

Within the area are two non-residential sites. These are at 42 and 44 Eastwood Street, comprising Ray Wines Office Furniture and Ballarat Exhaust (Photos 3.14-15). Both buildings are single storey although they are constructed boundary to boundary. They represent late 20th century rudimentary factory-like buildings clad in metal deck wall sheeting and either metal deck or galvanised corrugated steel roof cladding.

Garages and Carports

All garages and carports are situated at the rear of the dwellings (except the introduced dwelling at 107 Humffray Street where the garage is incorporated within the design of the house). These gabled and/or flat roofed structures therefore have no impact on the streetscapes or the dwellings when viewed from the public realm.

Significance of Dwellings

Thirty-one of the forty-seven buildings (66%) within the Barkly Street and Humffray Street Heritage precinct are considered to have significance within the area. The precinct also has four dwellings that may have individual significance.²² Further details and a photograph of each of the dwellings are provided in the Catalogue of Places as Appendix 2.4 (Volume 2).

22 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.

The dwellings that are significant within the heritage precinct are:

- 104 Barkly Street.
- 106 Barkly Street.
- 202 Barkly Street.
- 204 Barkly Street.
- 206 Barkly Street.
- 34 Eastwood Street.
- 34A Eastwood Street.
- 38 Eastwood Street.
- 39 Eastwood Street.
- 40 Eastwood Street.
- 41 Eastwood Street.
- 45 Eastwood Street.
- 51 Eastwood Street.
- 103 Humffray Street.
- 105 Humffray Street.
- 109 Humffray Street.
- 113 Humffray Street.
- 201 Humffray Street.
- 203 Humffray Street.
- 205 Humffray Street.
- 207 Humffray Street.
- 209 Humffray Street.
- 211 Humffray Street.
- 213 Humffray Street.
- 13 Porter Street.
- 15 Porter Street.
- 17 Porter Street.
- 13 Steinfeld Street.
- 19 Steinfeld Street.
- 21 Steinfeld Street.
- 25 Steinfeld Street.

The dwellings that may have individual significance are:

- 39 Eastwood Street.
- 109 Humffray Street.
- 113 Humffray Street.
- 203 Humffray Street.

The properties that are not considered to have significance within the precinct are at:

- 102 Barkly Street.
- 108 Barkly Street.
- 32 Eastwood Street.
- 42 Eastwood Street.
- 44 Eastwood Street.
- 46 Eastwood Street.
- 47 Eastwood Street.
- 49 Eastwood Street.
- 107 Humffray Street.
- 111 Humffray Street.
- 5 Porter Street.
- 7 Porter Street.
- 9 Porter Street.
- 11 Porter Street.
- 15 Steinfeld Street.
- 17 Steinfeld Street.
- 23 Steinfeld Street.

1.3.2 Urban Design & Engineering Infrastructure

Layout and Subdivision

The allotments within the Barkly Street and Humffray Street Heritage precinct generally follow a grid pattern with a variety of rectangular-shaped and sized blocks. There are some wedge and triangular-shaped allotments as a result of the diagonal alignments of the drainage channels that bisect the north-east and south-east portions of the precinct.

Setbacks

Throughout the precinct are regular front setbacks. The siting of most dwellings forms a consistent front setback pattern.

Apart from very few dwellings that abut a side boundary, most dwellings have side setbacks with clear visual building separation.

Engineering Infrastructure

In Porter and Steinfeld Streets are bluestone spoon drains which represent some of the earliest engineering infrastructure fabric in the precinct (Photo

3.16). There are also bluestone spoon drains in Eastwood Street, but these have been recently introduced (possibly replacing earlier bluestone spoon drains) (Photo 3.17). In Barkly and Humffray Streets (Photo 3.18) are concrete kerbs and channels. Most of the precinct features asphalt footpaths (except the footpath on the north side of Steinfeld Street that is constructed of concrete). There are asphalt or concrete cross overs in Humffray and Steinfeld Streets, together with graveled verges in Steinfeld Street.

Highly important engineering infrastructure elements in the precinct are the open channels and covered culverts that bisect the north-eastern and south-eastern portions of the precinct (Photo 3.19). The channel from the south-west side of Eastwood Street to Steinfeld Street has a bluestone base (with a thin slurry of concrete as its surface finish), bluestone invert lining and reinforced concrete walls. There is a channel from the west side of Barkly Street to the north-east side of Eastwood Street that is also built of a bluestone base and invert lining and reinforced concrete walls. A further branch channel spans from the Barkly Street-Eastwood Street channel and Porter Street. It has a base of partly dressed bluestone and invert lining and face brick walls. There is a culvert under Eastwood Street that has a bluestone base and invert lining and reinforced concrete walls and roof (road deck). These channels and culvert have been identified in the proposed Creeks and River Channels Heritage Precinct.²³

Front Fences

The streetscapes within the Barkly Street and Humffray Street heritage precinct are identified by early and sympathetically introduced front fences. There are also some fences that are not consistent with the character and appearance of the properties or the area in general. The design and construction of the fences that directly relate to the design and construction of the dwellings are:

- Timber picket fences (maximum 1200 mm high) for 19th century era timber dwellings. Examples include the fences at:
 - 39 Eastwood Street (Photo 3.03).
 - 105 Humffray Street (Photo 3.20).
 - 113 Humffray Street (Photo 3.21).
 - 203 Humffray Street (Photo 3.22).
- Capped timber picket fences (maximum 1200 mm high) for early 20th century and interwar era houses. Examples include the fences at:
 - 104 Barkly Street (Photo 3.23).
 - 109 Humffray Street (this fence is higher than 1200 mm) (Photo 3.09).
- Timber post and woven wire or cyclone fences (maximum 1200 mm high) for early 20th century and interwar era dwellings. An example includes the fence at:
 - 25 Steinfeld Street (Photo 3.24).
- Low interwar era solid brick fences of construction and detailing to match the interwar era dwellings. Examples include the fences at:
 - 40 Eastwood Street (Photo 3.25).
 - 45 Eastwood Street (Photo 3.26).

23 Hansen Partnership Pty Ltd et.al., *op.cit.*, pp.170-221.

Landmarks and Views

There are important views from the precinct to significant landmarks outside the area. They include the view north from Barkly Street to the Ballarat East Fire Station (Photo 3.27), view north from Humffray Street to St. Paul's Anglican Church and the Former East Ballarat Post Office (Photo 3.28), and a view west from Eastwood Street to the former uncompleted Anglican Church of Christ Chapter House.

1.3.3 Landscaping

An important landscape in the Barkly Street and Humffray Street heritage precinct is the line of mature deciduous trees on the south side of Steinfeld Street (Photo 3.29). The corner easement (north-west corner of Barkly and Eastwood Streets) is identified by its mature Elm and Oak trees, bound by a post and rail fence (Photo 3.30).

In Barkly, Humffray, Steinfeld and Eastwood Streets are grassed nature strips that also contribute to the character and appearance of the place. Young deciduous trees have been introduced in Humffray Street.

The grassed edges to the open channels also contribute to the aesthetic heritage values of the area.

Several properties within the heritage precinct have front gardens. These gardens include grassed areas, often bordered with flower beds or shrubbery.

1.4 Statement of Cultural Significance

The Barkly Street and Humffray Street Heritage precinct has significance as a predominantly intact residential area of late 19th, early 20th century and interwar era dwellings. Overall, 66% of the dwellings have significance within the area. These dwellings represent original or early design qualities of Edwardian/Federation and particularly Late Victorian and interwar Californian Bungalow styles, as the most prolific residential development in the area occurred in the late 19th century and interwar periods. The earliest dwellings appear to have been constructed in the late 1880s or early 1890s (or are relocated Victorian dwellings), a consequence of the area being a gold workings site during the height of the gold rush from the 1850s. Mine shafts, Red Streak Lead and the North First Chance mine, together with tailings, mullock dumps, mining equipment and other workings dominated the area throughout the 19th century. A physical legacy of these early years recognizable from the public realm is the North First Chance mine shaft at 40-42 Eastwood Street (the mine is recognized by the leaning buildings whose foundations have partially sunken). It was not until after the decline of gold mining in 1880 when the first residential land sales occurred in Humffray Street. They were followed by land sales in Porter Street between 1882-85 and Eastwood Street in 1883 (allotments adjoining the drainage reserve were sold from 1940). The open channels and covered culverts that bisect the north-east and south-east portions of the area have significance as another physical legacy of the gold mining era and represent a critical component of Ballarat's 19th and early 20th century infrastructure. Other significant infrastructure includes the bluestone spoon drains in Porter and Steinfeld Streets. The area is also notable for the line of mature deciduous trees along the southern side of Steinfeld Street, mature Elm and Oak trees in the drainage easement at the corner of Barkly and Eastwood Streets and the grassed edges to the open channels.

The Barkly Street and Humffray Street Heritage precinct is **architecturally** significant at a **LOCAL** level (AHC D.2). It demonstrates original and early design qualities associated with residential development in the area from the late 19th century until the mid 20th century. These qualities are expressed in the Late Victorian, Edwardian/Federation and interwar Californian Bungalow styled dwellings that are all single storey in appearance and have detached compositions. Intact and appropriate Late Victorian, Edwardian/Federation and interwar Bungalow stylistic qualities include the hipped and gabled roof forms (with simple or multiple roof forms having a pitch between 25 and 40 degrees), front verandahs or side porches, corrugated galvanised steel roof cladding, horizontal timber weatherboard or stuccoed brick wall construction, brick chimneys (Victorian styled dichromatic brick chimneys with corbelled tops, Edwardian/Federation styled face red brick chimneys with corbelled tops and more streamlined face red brick rectangular interwar chimneys with rendered or soldier course tops), modest or wide eaves (including exposed timber rafters to the interwar Californian Bungalows), timber verandah posts, decorative verandah valances and brackets (cast iron for many of the Late Victorian styled dwellings and timber for the Edwardian/Federation styled dwellings) or timber posts or concrete columns supported by brick piers (interwar Bungalow styled dwellings), timber framed windows arranged singularly, in pairs or bays, modest decorative gable infill (Edwardian/Federation and interwar Bungalow styled dwellings) and the relocation of the carports and garaging. Overall, these dwellings constitute 66% of the building stock in the area. A number of the dwellings also feature low front fences (up to 1300 mm high) of pointed, capped

or flat timber picket, solid brick, timber post and woven wire designs and construction that relate to the style and era of the dwellings.

The Barkly Street and Humffray Street Heritage precinct is **aesthetically** significant at a **LOCAL** level (AHC D.2, E.1). It demonstrates important visual qualities that reflect historical residential development of the area from the late 19th century. These qualities include the grassed nature strips, row of mature deciduous trees along the southern boundary of Steinfeld Street, mature Elm and Oak trees in the drainage reserve at the corner of Eastwood and Barkly Streets, open front private gardens and the early drainage channels and culverts that bisect the north-east and south-east portions of the precinct. From the precinct are important views to other local landmarks. They include the view north from Barkly Street to the Ballarat East Fire Station, view north from Humffray Street to St. Paul's Anglican Church and the Post Office, and a view west from Eastwood Street to the former uncompleted Anglican Church of Christ Chapter House.

The Barkly Street and Humffray Street Heritage precinct is **historically** significant at a **LOCAL** level (AHC A.4). It is associated with important eras of residential development after the decline of gold mining in the area from 1880 until the mid 20th century. Residential land sales first occurred in Humffray Street between 1880 and 1883, and were soon followed by land sales in Porter Street between 1882-85 and Eastwood Street in 1883 (allotments adjoining the drainage reserve were sold from 1940). Houses of significance to the area were constructed on these allotments from the late 1880s and early 1890s, until the late interwar (1920s-1940s) period. Also of historical significance to the area are its associations with the gold rush from the early 1850s. This area was a gold workings site, dominated by mine shafts, Red Streak Lead and the North First Chance mine, together with tailings, mullock dumps, mining equipment and other workings throughout the 19th century. As a result, there were only approximately 3 buildings in the precinct during these years. A physical legacy of these early years recognizable from the public realm is the North First Chance mine shaft at 40-42 Eastwood Street (the mine being recognized by the leaning buildings whose foundations have partially sunken).

Overall, the Barkly Street and Humffray Street Heritage precinct is of **LOCAL** significance.

1.5 Rationale to Statement of Cultural Significance

In accordance with the *Victoria Planning Provision (VPP): Applying the Heritage Overlay*, the Barkly Street and Humffray Street 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 Barkly Street and Humffray Street 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.

The Barkly Street and Humffray Street Heritage Precinct has been identified in the Historical Evidence and in the Statement of Significance as being associated with land sales from the 1880s. The subsequent building development in the late 19th and early 20th centuries and during the interwar period reflects the evolution of housing needs in this area over an 80-year period. The later 19th century residential development of the area, compared with other areas in Ballarat, is because this precinct was originally a gold workings site during the gold rush from the 1850s. This association also has historical significance to the area and continues to be identified through the surviving mining shaft at 40-42 Eastwood Street (former North First Chance mine), and channels and culverts that bisect the 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).

Most of the existing allotment pattern within the Barkly Street and Humffray Street Heritage Precinct reflects the original subdivisional land sales from the 1880s. The existing significant housing stock demonstrates the design techniques of the important phases of building development in the area in the Late Victorian, Edwardian/Federation and interwar periods. While most of the dwellings are modestly scaled, they are generally moderately-highly intact examples of their particular types (Late Victorian, Edwardian/Federation and interwar Bungalow stylistic types) that collectively provide a significant aesthetic understanding of the three main building phases in the area.

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

The landscape features within the precinct – notably the row of mature deciduous trees along the southern boundary of Steinfeld Street, mature Elm and Oak trees in the drainage reserve at the corner of Eastwood and Barkly Streets, grassed nature strips, and the small front private gardens – make an important contribution to the aesthetic heritage character of the area. In association with the landscaping is the early engineering infrastructure such as the bluestone spoon drains and graveled road verges. This infrastructure and the drainage channels and culverts that once served as sludge channels during the gold mining era, further contribute to the heritage significance, character and appearance of the area.

Appendix 2.1: Barkly Street & Humffray Street Heritage Precinct Map



Barkly Street & Humffray Street Heritage Precinct Map

Appendix 2.2: Barkly Street & Humffray Street Precinct Historical Figures

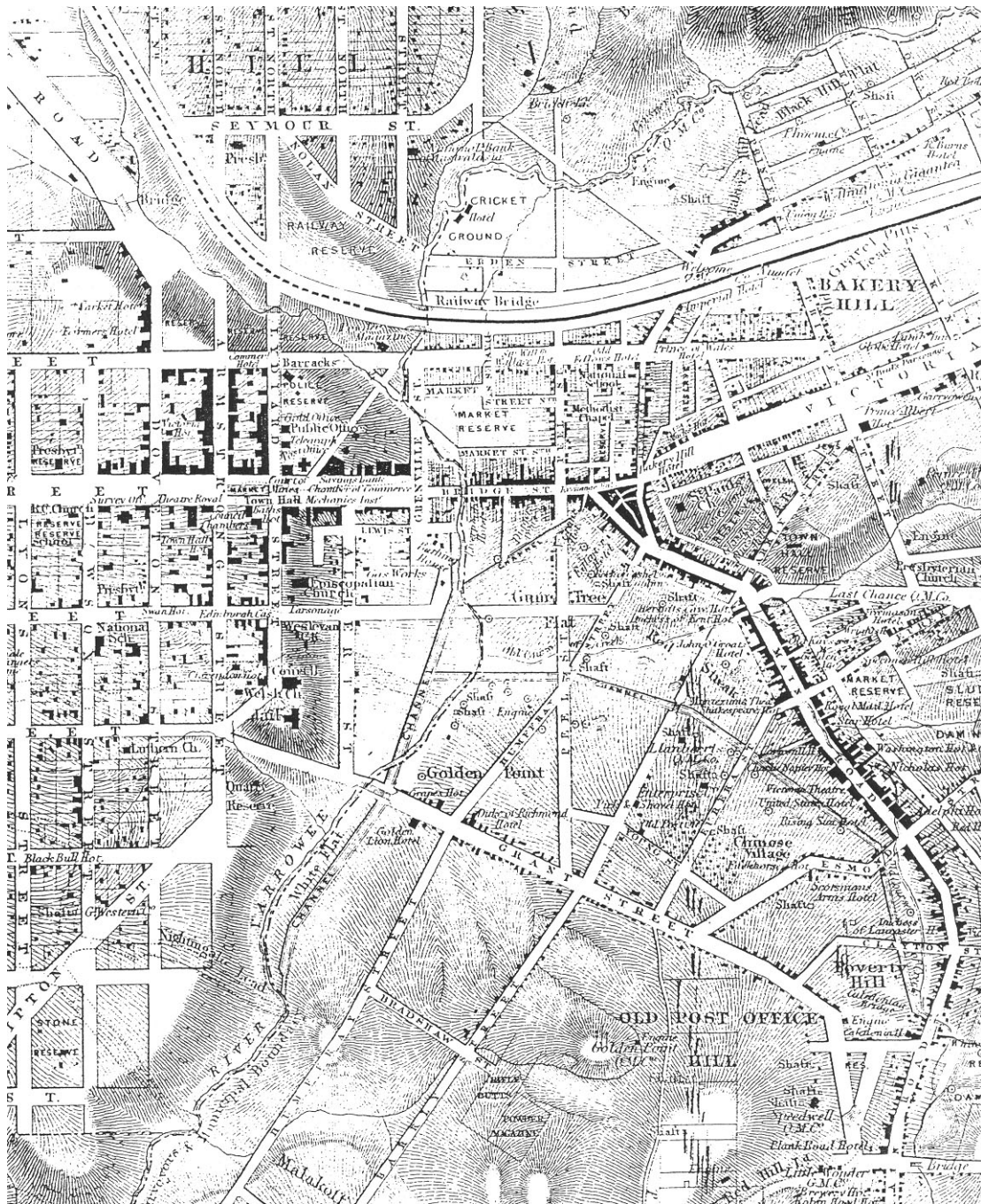
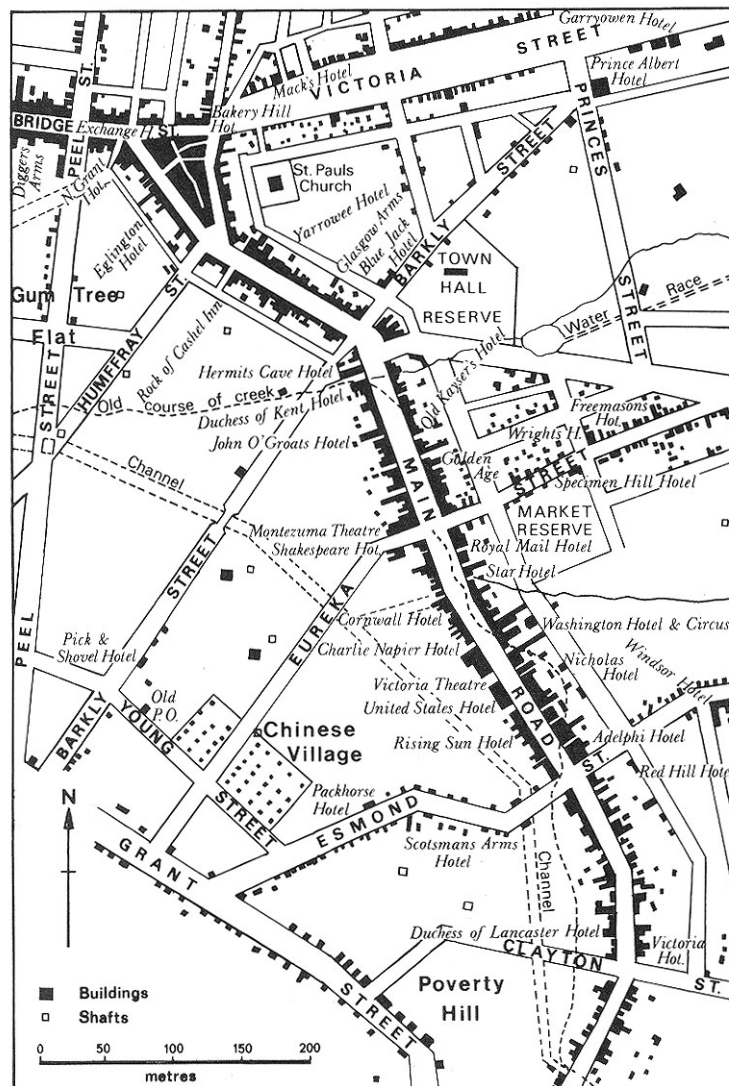


Figure 2.01: Portion of map of Ballarat, J Brache, October 21, 1861, showing mine shafts in the precinct area bounded by Main Road, Humffray Street, Barkly Street and the Channel. The Red Streak Lead is also identified on this map. Source: City of Ballarat.



Main Street in 1861

Figure 2.02: Map of Main Road in 1861 showing concentration of buildings along Main Road, two buildings in the east of the precinct, two mine shafts, the "Old course of creek", and the Channel along Steinfield Street. Source: *Lucky City The First Generation at Ballarat: 1851-1901*, by Weston Bate, p. 108.

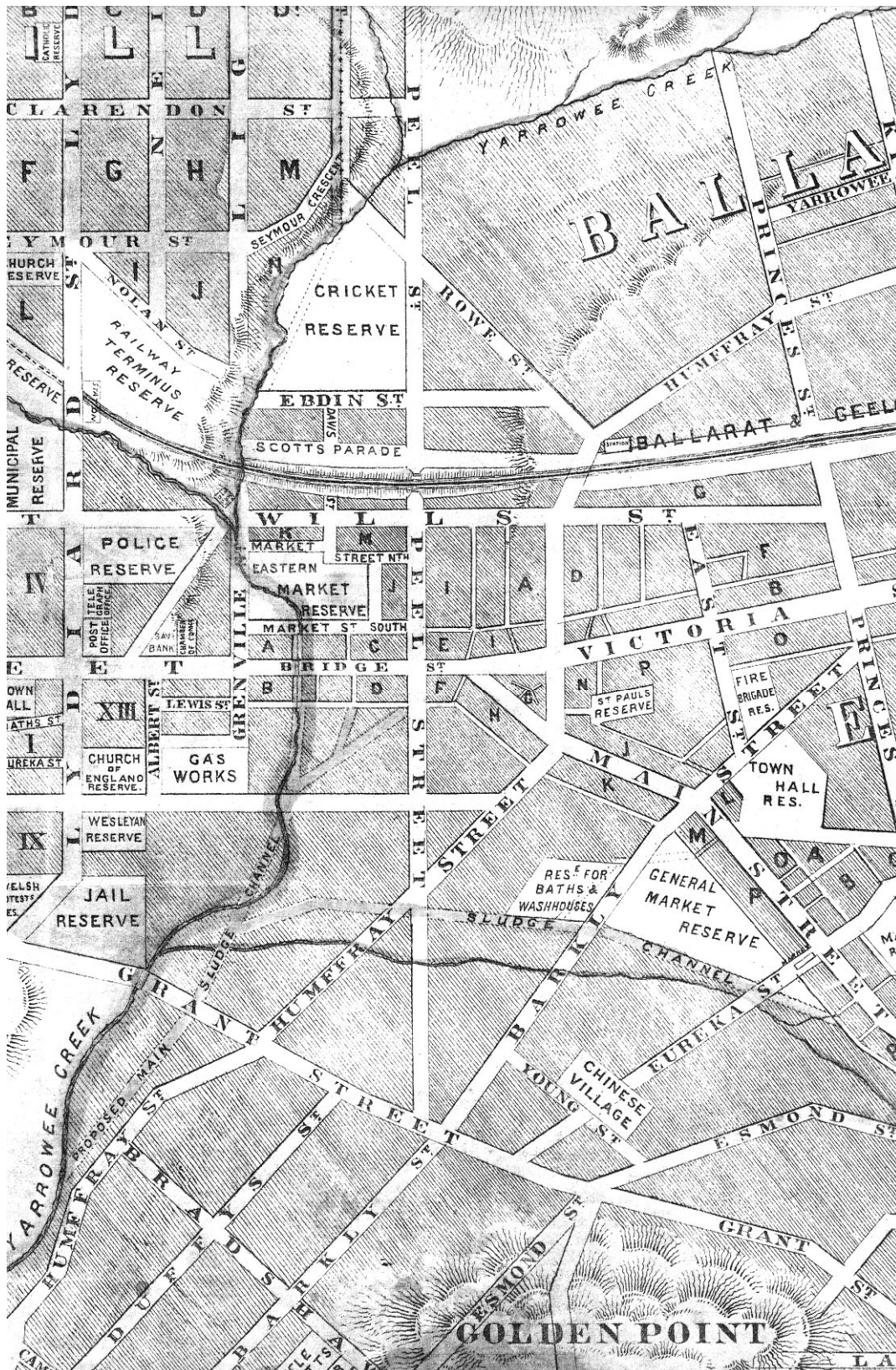


Figure 2.03: Portion of *Plan of Ballarat Municipalities*, engraved after the latest Government Surveys by H Deutsch, Ballarat, n.d. estimated 1860s, showing “Reserve for Baths & Washhouses” in the south east section of the precinct, and the “Sludge Channel” across the south of the precinct. Source: State Library of Victoria Map Collection, 825.219 FBF.

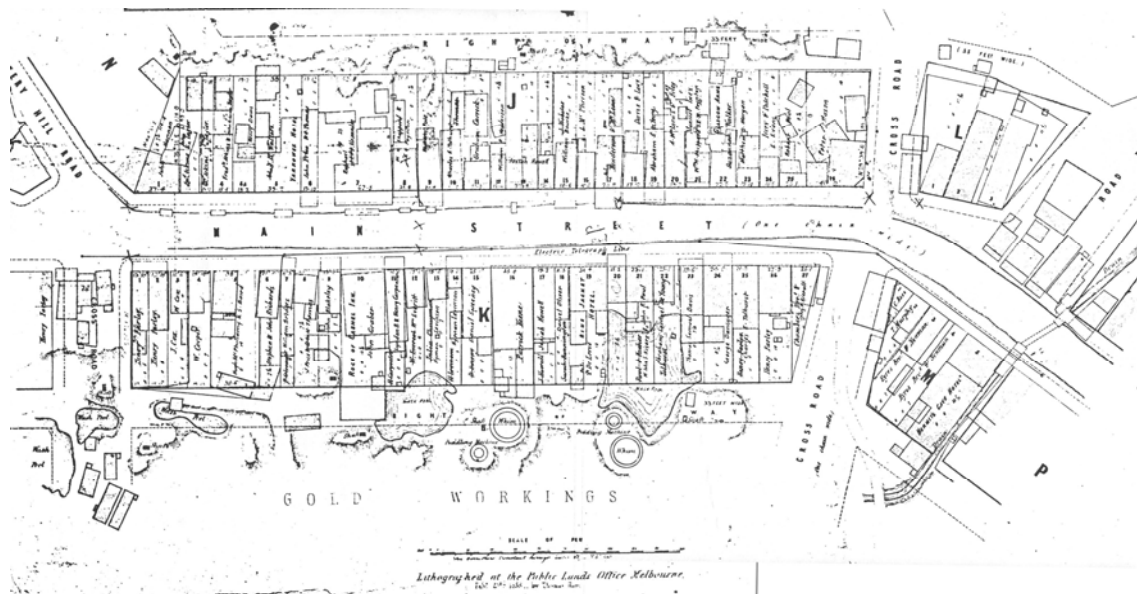


Figure 2.04: Part of Revised Plan of Blocks J, K, L & M, Main Street Ballarat, 1904 copy of original lithograph, February 1858, showing concentration of buildings along Main Street, buildings overlapping into present day Porter Street, and mining equipment, shafts and “Gold Workings” within the precinct. Source: City of Ballarat.



Figure 2.05: View of Bakery Hill, Ballarat, showing St Paul's Anglican Church, c. 1868, and the diggings in the Barkly Street and Humffray Street precinct in the upper left section of the photograph. Source: St Paul's Anglican Church, Conservation Management Plan.



Figure 2.06: Portion of *Ballarat Gold Field Map*, enlarged from Geological and Topographical Survey, 1917, by W Baragwanath, showing "Nth First Chance" mine below present day Eastwood Street in the precinct. Source: City of Ballarat.



Figure 2.07: Ballarat Sewerage Authority Plan, December 7, 1926, showing “Shaft” and “Mullock Dump” at the site of the North First Chance mine. Source: Wendy Jacobs.



Figure 2.08: Ballarat Sewerage Authority Plan, revised March 1927 (with later additions). Source: City of Ballarat. This plans shows that the mullock dump and shaft had been replaced by houses. However, it appears that these houses may have been added later to this early plan.



Figure 2.09: Portion of map, Township of Ballarat East, Sheet 6, 1957. Source: City of Ballarat.



Figure 2.10: Portion of map, Township of Ballarat East, Sheet 17, 1957. Source: City of Ballarat..



J. B. Humffray, 1859

Figure 2.11: J B Humffray, 1859, after whom Humffray Street was named. Source: *Lucky City The First Generation at Ballarat: 1851-1901*, by Weston Bate, p. 135.

Appendix 2.3: Contemporary Photographs



Photo 3.01: Late Victorian styled dwelling, 113 Humffray Street.



Photo 3.02: Late Victorian style dwelling, 203 Humffray Street.



Photo 3.03: Late Victorian styled dwelling, 39 Eastwood Street.



Photo 3.04: Rudimentary Late Victorian styled dwelling with introduced front flat roofed verandah, 202 Barkly Street.



Photo 3.05: Rudimentary Late Victorian styled dwelling with introduced front flat roofed verandah, 32 Eastwood Street.



Photo 3.06: Late Victorian style dwelling at 13 Porter Street with face red brick interwar chimney (soldier course top), suggesting that it may have been relocated to this site.



Photo 3.07: Federation styled dwelling, 51 Eastwood Street.



Photo 3.08: Edwardian styled dwelling, 105 Humffray Street.



Photo 3.09: Edwardian styled dwelling (with introduced tiled roof), 109 Humffray Street.



Photo 3.10: Interwar Californian Bungalow styled dwelling, 34 Eastwood Street.



Photo 3.11: Interwar Californian Bungalow styled dwelling, 34A Eastwood Street.



Photo 3.12: Interwar Californian Bungalow styled dwelling, 201 Humffray Street.



Photo 3.13: Semi-detached dwelling as an interwar Bungalow variant, 103 Humffray Street.



Photo 3.14: Ray Wines Office Furniture Building, 42 Eastwood Street.



Photo 3.15: Ballarat Exhaust Building, 44 Eastwood Street.



Photo 3.16: View along Porter Street.



Photo 3.17: Eastwood Street, showing recently constructed bluestone spoon drains.



Photo 3.18: Asphalt footpath, grassed nature strips and concrete kerb and channel, Humffray Street.



Photo 3.19: View of open drainage channel north of Steinfeld Street.



Photo 3.20: Edwardian styled dwelling, 105 Humffray Street, with pointed timber picket front fence.



Photo 3.21: Late Victorian styled dwelling, 113 Humffray Street, with pointed timber picket fence.



Photo 3.22: Late Victorian styled dwelling, 203 Humffray Street, with pointed timber picket front fence.



Photo 3.23: Edwardian styled dwelling, 104 Barkly Street, with capped timber picket front fence.



Photo 3.24: Interwar Californian Bungalow styled dwelling, 25 Steinfeld Street, with timber post and woven wire fence.



Photo 3.25: Interwar Bungalow styled dwelling, 40 Eastwood Street, showing early low solid brick front fence.



Photo 3.26: Interwar Bungalow styled dwelling, 45 Eastwood Street, showing early low solid brick front fence.



Photo 3.27: View north from Barkly Street to the Ballarat East Fire Station.



Photo 3.28: View north from Humffray Street to St. Paul's Anglican Church and Post Office, Bakery Hill.








Photo 3.29: Row of mature deciduous trees, south side of Steinfeld Street.








Photo 3.30: Drainage reserve, corner Eastwood and Barkly Streets, with mature Elm and Oak trees.

Appendix 2.4: Catalogue of Places






Appendix 2.4: Catalogue of Places in the Barkly St & Humffray St Heritage Precinct, July 2006

Id	Place Name	Address	Address	Address	Existing HO	Era	Proposed Heritage Precinct	Proposed Status	Photo
0578	House	102	Barkly Street	Bakery Hill		Late 20th Century/Recent	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input type="checkbox"/> Significant within a Precinct (HO) <input checked="" type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-057	
0579	House	104	Barkly Street	Bakery Hill		Early 20th Century	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-056	
0580	House	106	Barkly Street	Bakery Hill		19th Century	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-055	
0581	House	108	Barkly Street	Bakery Hill		Postwar	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input type="checkbox"/> Significant within a Precinct (HO) <input checked="" type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-054	
0582	House	202	Barkly Street	Bakery Hill		19th Century	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-050	






Appendix 2.4: Catalogue of Places in the Barkly St & Humffray St Heritage Precinct, July 2006

Id	Place Name	Address	Address	Existing HO	Era	Proposed Heritage Precinct	Proposed Status	Photo	
0583	House	204	Barkly Street	Bakery Hill	Interwar	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-049		
				Other Notable Fabric	<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Trees			
				Notes	Early flat timber picket fence.				
0584	House	206	Barkly Street	Bakery Hill	Interwar	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-048		
				Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees			
				Notes					
0530	House	32	Eastwood Street	Bakery Hill	19th Century	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input type="checkbox"/> Significant within a Precinct (HO) <input checked="" type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-069		
				Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees			
				Notes					
0531	House	34	Eastwood Street	Bakery Hill	Interwar	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-070		
				Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees			
				Notes					
0531	House	34A	Eastwood Street	Bakery Hill	Interwar	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-073		
				Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees			
				Notes					





Appendix 2.4: Catalogue of Places in the Barkly St & Humffray St Heritage Precinct, July 2006

Id	Place Name	Address	Address	Address	Existing HO	Era	Proposed Heritage Precinct	Proposed Status	Photo
0533	House	38	Eastwood Street	Bakery Hill		Interwar	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-074	
					Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees		
					Notes				
0538	House	39	Eastwood Street	Bakery Hill		19th Century	Barkly St & Humffray St (HO)	<input checked="" type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-085	
					Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees		
					Notes	Sympathetic introduced pointed timber picket fence.			
0534	House	40	Eastwood Street	Bakery Hill		Interwar	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-075	
					Other Notable Fabric	<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Trees		
					Notes	Early solid brick interwar fence. House has significant footing failure on south side due to adjacent collapsed mine shaft.			
0539	House	41	Eastwood Street	Bakery Hill		Interwar	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-084	
					Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees		
					Notes				
0535 Rray Wines Office		42	Eastwood Street	Bakery Hill		Late 20th Century/Recent	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input type="checkbox"/> Significant within a Precinct (HO) <input checked="" type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-076	
					Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees		
					Notes	The building is leaning to one side due to unstable foundations as a result of adjacent former mine shaft.			






Appendix 2.4: Catalogue of Places in the Barkly St & Humffray St Heritage Precinct, July 2006

Id	Place Name	Address	Address	Address	Existing HO	Era	Proposed Heritage Precinct	Proposed Status	Photo
0540	House	43	Eastwood Street	Bakery Hill		Postwar	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input type="checkbox"/> Significant within a Precinct (HO) <input checked="" type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-083	
0536	Ballarat Exhaust	44	Eastwood Street	Bakery Hill		Late 20th Century/Recent	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input type="checkbox"/> Significant within a Precinct (HO) <input checked="" type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-077	
0541	House	45	Eastwood Street	Bakery Hill		Interwar	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-082	
0537	House	46	Eastwood Street	Bakery Hill		Interwar	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input type="checkbox"/> Significant within a Precinct (HO) <input checked="" type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-078	
0542	House	47	Eastwood Street	Bakery Hill		19th Century	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-081	






Appendix 2.4: Catalogue of Places in the Barkly St & Humffray St Heritage Precinct, July 2006

Id	Place Name	Address	Address	Existing HO	Era	Proposed Heritage Precinct	Proposed Status	Photo
0543	House	49	Eastwood Street	Bakery Hill	Interwar	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input type="checkbox"/> Significant within a Precinct (HO) <input checked="" type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-080	
				Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees		
				Notes	<div style="border: 1px solid black; height: 60px;"></div>			
0544	House	51	Eastwood Street	Bakery Hill	Early 20th Century	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-079	
				Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees		
				Notes	<div style="border: 1px solid black; height: 60px;"></div>			
0566	Semi-detached Duplex	103	Humffray Street	Bakery Hill	Interwar	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-026	
				Other Notable Fabric	<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Trees		
				Notes	Early solid stuccoed brick fence.			
0567	House	105	Humffray Street	Bakery Hill	Early 20th Century	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-027	
				Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees		
				Notes	Sympathetic introduced pointed timber picket fence.			
0568	House	107	Humffray Street	Bakery Hill	Late 20th Century/Recent	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input type="checkbox"/> Significant within a Precinct (HO) <input checked="" type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-028	
				Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees		
				Notes	<div style="border: 1px solid black; height: 60px;"></div>			






Appendix 2.4: Catalogue of Places in the Barkly St & Humffray St Heritage Precinct, July 2006

Id	Place Name	Address	Existing HO	Era	Proposed Heritage Precinct	Proposed Status	Photo
0568	House	109 Humffray Street	Bakery Hill	Early 20th Century	Barkly St & Humffray St (HO)	<input checked="" type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-029	
				Other Notable Fabric <input type="checkbox"/> Fence <input type="checkbox"/> Trees			
		Notes		Introduced capped timber picket fence (design and construction are sympathetic, but these fences were traditionally lower, up to 1300 mm)			
0569	House	111 Humffray Street	Bakery Hill	Late 20th Century/Recent	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input type="checkbox"/> Significant within a Precinct (HO) <input checked="" type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-030	
				Other Notable Fabric <input type="checkbox"/> Fence <input type="checkbox"/> Trees			
		Notes					
0570	House	113 Humffray Street	Bakery Hill	19th Century	Barkly St & Humffray St (HO)	<input checked="" type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-031	
				Other Notable Fabric <input type="checkbox"/> Fence <input type="checkbox"/> Trees			
		Notes		Sympathetic introduced pointed timber picket fence.			
0571	House	201 Humffray Street	Bakery Hill	Interwar	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-032	
				Other Notable Fabric <input checked="" type="checkbox"/> Fence <input type="checkbox"/> Trees			
		Notes		Early flat timber picket fence. NOTE: This dwelling was destroyed by fire in Feb 2006.			
0572	House	203 Humffray Street	Bakery Hill	19th Century	Barkly St & Humffray St (HO)	<input checked="" type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-033	
				Other Notable Fabric <input type="checkbox"/> Fence <input type="checkbox"/> Trees			
		Notes		Sympathetic introduced pointed timber picket fence.			





Appendix 2.4: Catalogue of Places in the Barkly St & Humffray St Heritage Precinct, July 2006

Id	Place Name	Address	Existing HO	Era	Proposed Heritage Precinct	Proposed Status	Photo
0573	House	205 Humffray Street	Bakery Hill	19th Century	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-034	
				Other Notable Fabric <input type="checkbox"/> Fence <input type="checkbox"/> Trees			
		Notes					
0574	House	207 Humffray Street	Bakery Hill	Early 20th Century	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-035	
				Other Notable Fabric <input type="checkbox"/> Fence <input type="checkbox"/> Trees			
		Notes					
0575	House	209 Humffray Street	Bakery Hill	Interwar	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-036	
				Other Notable Fabric <input type="checkbox"/> Fence <input type="checkbox"/> Trees			
		Notes		Sympathetic introduced capped timber picket fence.			
0576	House	211 Humffray Street	Bakery Hill	Interwar	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-037	
				Other Notable Fabric <input type="checkbox"/> Fence <input type="checkbox"/> Trees			
		Notes					
0577	House	213 Humffray Street	Bakery Hill	19th Century	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-038	
				Other Notable Fabric <input type="checkbox"/> Fence <input type="checkbox"/> Trees			
		Notes					





Appendix 2.4: Catalogue of Places in the Barkly St & Humffray St Heritage Precinct, July 2006

Id	Place Name		Address	Existing HO	Era	Proposed Heritage Precinct	Proposed Status	Photo
0546	House	5	Porter Street	Bakery Hill	Postwar	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input type="checkbox"/> Significant within a Precinct (HO) <input checked="" type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-059	
				Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees		
				Notes				
0547	Vacant Site	7	Porter Street	Bakery Hill		Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input type="checkbox"/> Significant within a Precinct (HO) <input checked="" type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-060	
				Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees		
				Notes				
0548	House	9	Porter Street	Bakery Hill	Late 20th Century/Recent	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input type="checkbox"/> Significant within a Precinct (HO) <input checked="" type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-061	
				Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees		
				Notes				
0549	House	11	Porter Street	Bakery Hill	Late 20th Century/Recent	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input type="checkbox"/> Significant within a Precinct (HO) <input checked="" type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-062	
				Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees		
				Notes				
0550	House	13	Porter Street	Bakery Hill	19th Century	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-063	
				Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees		
				Notes	The chimney suggests that the dwelling may have been relocated to this site during the interwar period.			


Appendix 2.4: Catalogue of Places in the Barkly St & Humffray St Heritage Precinct, July 2006

Id	Place Name	Address	Address	Existing HO	Era	Proposed Heritage Precinct	Proposed Status	Photo
0551	House	15	Porter Street	Bakery Hill	Early 20th Century	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-064	
				Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees		
				Notes				
0552	House	17	Porter Street	Bakery Hill	19th Century	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-065	
				Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees		
				Notes	The chimney suggests that this house may have been relocated to this site in the early 20th century.			
0554	Street View		Steinfeld Street	Bakery Hill		Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-039	
				Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees		
				Notes				
0554	Street View	Off	Steinfeld Street	Bakery Hill		Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-044	
				Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees		
				Notes				
0524	House	13	Steinfeld Street	Bakery Hill	19th Century	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-040	
				Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees		
				Notes	The chimney suggests that this house may have been relocated to this site during the interwar period. Sympathetic introduced timber picket fence			

Appendix 2.4: Catalogue of Places in the Barkly St & Humffray St Heritage Precinct, July 2006

Id	Place Name	Address	Address	Address	Existing HO	Era	Proposed Heritage Precinct	Proposed Status	Photo
0524	House	15	Steinfeld Street	Bakery Hill	Late 20th Century/Recent	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input type="checkbox"/> Significant within a Precinct (HO) <input checked="" type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO)		
					Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees	Photo No. 240505-041	
				Notes					
0525	House	17	Steinfeld Street	Bakery Hill	Postwar	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input type="checkbox"/> Significant within a Precinct (HO) <input checked="" type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO)		
					Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees	Photo No. 240505-042	
				Notes					
0526	House	19	Steinfeld Street	Bakery Hill	19th Century	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO)		
					Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees	Photo No. 240505-043	
				Notes					
0528	House	21	Steinfeld Street	Bakery Hill	19th Century	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO)		
					Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees	Photo No. 240505-045	
				Notes	The chimney suggests that this house may have been relocated to this site in the early 20th century. Sympathetic introduced timber picket fence.				
0529	House	23	Steinfeld Street	Bakery Hill	19th Century	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input type="checkbox"/> Significant within a Precinct (HO) <input checked="" type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO)		
					Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees	Photo No. 240505-046	
				Notes	The chimney suggests that this house may have been relocated to this site in the early 20th century.				

Appendix 2.4: Catalogue of Places in the Barkly St & Humffray St Heritage Precinct, July 2006

Id	Place Name		Address	Existing HO	Era	Proposed Heritage Precinct	Proposed Status	Photo
0529	House	25	Steinfeld Street	Bakery Hill	Interwar	Barkly St & Humffray St (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 240505-047	
				Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees		
			Notes	Sympathetic introduced timber post and woven wire fence.				

Appendix 2.5: Barkly St & Humffray St Table of Building Construction Dates & Occupiers

4.10.5 Barkly and Humffray Streets Precinct

This data has been collated from City of Ballarat Building Permit Books (supplied in electronic version by the City of Ballarat, together with some review of original Permit Books), Rate Books and various Directories. Due to the multiple renumbering of places and the fact that some Directory entries and Permit Book entries do not include street numbers, some earlier data for listed places may have been collected but cannot be confidently matched with current street numbers. Further research would be required to confirm these details. This data includes some places outside the precinct boundary. Note: 1904 street numbers are shown in brackets unless otherwise stated.

Street	Street No	Building Permit Book	1904 and other Directories	1920 Directory	1941 Directory	1956 Directory
Barkly Street South - West Side	102 (163 in 1904; 2 in 1941 & 1956)	22/1/1940 Builder - Weir, S.J. Description - Expanded Metal	ALLEN, Mrs Alice (1904) CHAMBERLAIN, Hiram E (1912)	LEE, Chris J	LEE, Walter G, painter	LEE, Walter G, painter
	104 (161 in 1904; 4 in 1941 & 1956)		SHANNON, F, miner (1904) SHANNON, Hy, miner (1904) SHANNON, Henry (1912)	SHANNON, Mrs Maria	CHAMBERLAIN, Hiram E	NOLAN, Sydney L
	106 (159 in 1904; 6 in 1941 & 1956)		HARVEY, Jno E (1904) HARVEY, John E (1912)	BETTS, Mrs Frances E	HOWARD, Miss R L, drsmkr	HOWARD, Miss R L Mallee Eye Drops, patent medicine manfr
	108 (157 in 1904; 8 in 1941 & 1956)		MARSHALL, Mrs Eliz (1904) MARSHALL, Mrs Elizabeth (1912)	THOMPSON, Miss Jane	THOMPSON, Wm	POLKINGHORNE, Miss E C
<i>Eastwood Street intersection</i>						
	202 (149 in 1904; 10 in 1941 & 1956)	3/9/1946 Builder : Wines, R A Description : Raise walls and reline kitchen & wash house Owner : Martin, T 15/5/1970 Builder : Gilbert, J Description : Additions to	JONES, Saml H, carpenter (1904) McINERNEY, John J (1912)	MARTIN, Thos L	MARTIN, Thos L	MARTIN, Thos L

Street	Street No	Building Permit Book	1904 and other Directories	1920 Directory	1941 Directory	1956 Directory
		weatherboard residence Owner : Young, Mr F				
	204 (145 in 1904; 12 in 1941 & 1956)		BATIE, Jas (1904) BATIE, Miss M E, Dressmaker (1904) HENRY, Mrs Annie (1912)	-	FITZSIMMONS, Jas J	MOLONEY, Patk W
	206 (143 in 1904; 14 in 1941 & 1956)	25/7/1968 Builder : Quayle Brothers Description : Verandah to residence Owner : Collison, J H	YOUNG, Robt, bootmaker (1904) YOUNG, Robert (1912)	YOUNG, Robt	MOORE, Ambrose T	COLLISON, Jno H
	(16 in 1912 & 1920)		BASTIN, Emily (1904) BASTIN, T, miner (1904) BASTIAN, Mrs Emily (1912)	BASTIAN, Mrs Emily		
Eastwood Street - North Side	39	26/2/1974 Builder : Wallis, Mr L Description : Construct a Myer double garage to residence Owner : Wheelwright, Mrs E R 6/6/1974 Builder : Day Labour Description : Construct alterations to interior of weatherboard residence Owner : Wheelwright, Mrs E R	Crown Land purchaser : W PORTER 24 Feb 1903. NICHOLLS, A D (1904) NICHOLLS, J, manager (1904) VINEY, Joseph J (1912)	GILES, James S	EVANS, Thos	TURNER, Mrs A E
	41 (41)	30/4/1946 Builder : Wines, R A Description : Garage, timber frame (Iron) Owner : Peet, W 6/5/1958	PORTER, Wm, dealer (1904) PORTER, Ada (1904) KNUCKEY, Richard K (1912)	BURNS, Miss Maggie	PEEL [sic], Walter J	PEET, Walter J

Street	Street No	Building Permit Book	1904 and other Directories	1920 Directory	1941 Directory	1956 Directory
		Builder : Peet, G T Description : Use gar for exper.. & light industrial work Owner : Peet, W J				
	43 (43)	April 1954 Builder : Davies, P J Description : timber framed shed Owner : Davies, P J Price : £100 13/11/1969 Builder : Dale, D Description : Demolish weatherboard dwelling and timber framed shed Owner : Davies, Mr P J Builder : Yean, E J Description : New brick veneer residence and carport Owner : Titheridge, Mr C T	KNUCKEY, P, miner (1904) KNUCKEY, Richd, labourer (1904) KNUCKEY, Jane A (1904) LILLIS, Mrs Elizabeth (1912)	CARLAND, Mrs Mary	DAVIES, Philip J	DAVIES, Philip J
	45 (45)	30/4/1953 Builder : Wines, R A Description : Alterations & Additions to timber framed residence Owner : Telfor, A	FULLER, Chas H, miner (1904) BURT, Thomas (1912)	BIRT, Thomas	TELFER, James	TELFER, Mrs A R
	47 (47)		GRAY, Wm, miner (1904)	PERRY, Mrs Eleanor J	FOSS, Thos	FOSS, Thos
	49			HEARN, Samuel	BERRY, Thos W	BERRY, Victor
	51	26/10/1955 Builder : Wines, R A Description : Timber framed garage to residence Owner : Linke, V C Price : £312	Crown Land purchaser : A E BERRY 7 May 1948		BERRY, Miss Anne	LINKE, F R

Street	Street No	Building Permit Book	1904 and other Directories	1920 Directory	1941 Directory	1956 Directory
Eastwood Street - South Side	-			RICHARDS, Wm C		
	-		HOUSE, R, wood & coal merchant (1912)	SKINNER, J, wood & coal Merchant		
	-		North First Chance Mine (1912)	North First Chance Mine		
	-		DUNN, Martin G, mine manager (1912)			
	32	<p>7/1/1960 Builder : Dowsing, A Description : alterations and additions to residence; new timber framed woodshed Owner : Baker, R Price : £100 & £50</p> <p>15/6/1965 Builder : Baker, R Description : new carport to residence Owner : Baker, R Price " £207</p> <p>10/9/1973 Builder : Hunter Douglas Permalum Division Description : affix new Aluminium wall cladding to exterior walls of weatherboard residence Owner : Stephens, Mr G & Mrs R</p>			BAKER, Jas A	BAKER, Mrs M J
	34		<p>Crown Land purchaser : J MITCHELL 4 Sep 1883.</p> <p>JOHNSTON, Isabella (1904)</p>		GRIMES, Richd	SECCULL, R F

Street	Street No	Building Permit Book	1904 and other Directories	1920 Directory	1941 Directory	1956 Directory
			JOHNSTON, N J, miner (1904) MOLONEY, N & S (1904)			
	34A				TURNER, Mrs Annie E	COMPSTON, Arthur W
	36		Crown Land purchaser : J MITCHELL 4 Sep 1883.			
	38	21/8/1939 Builder : Wines, R A Description : Weatherboard Owner : Morgan, E J Price : £650 4/3/1965 Builder : Lifetime Home Improvements Description : Reclad portion of residence with veneer brick siding Owner : Morgan, Mr E	Crown Land purchaser : D DARK 4 Sep 1883.			MORGAN, Ernest J
	40	4/11/1938 Builder : Wines, R A Description : Weatherboard. Four rooms, conveniences Owner : Wines, R A Price : £600 9/11/1977 Builder : Fabtile Industries Description : Reroof residence with roofing tiles Owner : Walters, Mr Sz	Crown Land purchaser : D DARK 4 Sep 1883.		BIRT, Arth J	BIRT, Arth J
	42	10/1/1938 Builder : Wines, R A Description : Weatherboard Price : £500 11/2/1946 Builder : Wines, R A	Crown Land purchaser : D DARK 4 Sep 1883.		WINES, Roy	WINES, R A, bldr

Street	Street No	Building Permit Book	1904 and other Directories	1920 Directory	1941 Directory	1956 Directory
		<p>Description : Garage, timber frame (iron) Owner : Wines, R A</p> <p>2/8/1951 Builder : Wines, R A Description : Additions to workshop Owner : Wines, R A</p> <p>10/10/1955 Builder : Wines, R A Description : Additions to timber framed sheds, outbuildings Owner : Wines, R A Price : £500 & £80</p> <p>27/7/1962 Builder : Wines, Ray Description : Store shed to joinery shop Owner : Wines, Ray A Price : £510</p> <p>11/8/1976 Builder : Wines, R Description : Fence & Sign to storeyard Owner : Wines, Mr R</p> <p>19/5/1978 Builder : Wines, R Description : Additions to storeshed Owner : Wines, Mr & Mrs R</p>				
	44	<p>28/7/1941 Builder : Wines, R A Description : Weatherboard Price : £550</p> <p>6/11/1952 Description : Additions to</p>	Crown Land purchaser : R A WINES 4 Jun 1940.			(44-46) WINES, R R, service station

Street	Street No	Building Permit Book	1904 and other Directories	1920 Directory	1941 Directory	1956 Directory
		garage Owner : Wines, Roy 1/12/1954 Builder : Wines, R A Description : Verandah to timber garage (Trade) Owner : Wines, R A 11/5/1955 Builder : Ampol Petroleum Description : lighted sign Owner : Wines, R A 3/5/1978 Builder : Coverline Co Description : toilet block as outbuilding to residence Owner : Ballarat Exhaust				
	46 (46 in 1904, 36 in 1912 & 1920)	1/5/1953 Builder : Wines, R A Description : Weatherboard Residence Owner : Wines, R R 6/7/1956 Builder : Wines, R A Description : Timber framed garage Owner : Wines, R A Price : £396 6/1/1960 Builder : Wines, R A Description : timber framed carport to residence Owner : Wines, R A 7/8/1968 Builder : Morrison, W Description : 2 additional rooms to weatherboard residence	Crown Land purchaser : R R WINES 31 Jan 1957 SCHULDT, Jno, labourer (1904) SCHULDT, John (1912)	SCHULDT, Jno		

Street	Street No	Building Permit Book	1904 and other Directories	1920 Directory	1941 Directory	1956 Directory
		Owner : Wines, R Price : £416				
Humffray Street South - East Side	101 (1 in 1941 & 1956)	23/11/1931 Builder : Priddle & Leggo Description : Weatherboard Owner : Perry, S 18/4/1947 Builder : Pryor, J Description : Demolish 2 front rooms, make roof good Owner : Boyce, Mrs 1/7/1947 Builder : Richards, W L Description : Alterations and additions; conversion to 2 flats (2 rooms add) Owner : Boyce, J M Mrs	Crown Land purchaser : J BOND 15 Feb 1881. NANKERVIS, Wm T, dealer (1904 in Main Street) NANKERVIS, Wm T, secondhand dealer (1912)	CHUNG, Leong J, herblst	CHUNG, Leong J, herbalist	SCALLY, B P
	103 (3 in 1941 & 1956)		GORDON, Hy (1912)	WITHERDEN, Richard	LONERGAN, Richd	PEDIE, Mrs G M
	105 (2 in 1910, 5 in 1941 & 1956)	19/2/1947 Builder : Brown, J H & Son Description : Alterations to Residence Owner : Sim, R & Coy	Crown Land purchaser : W PORTER 27 Jun 1882. SIM, R & Co (1910) BROWN, William, timber merchants (1912)	LLOYD, George W	EDWARD, Mrs Ethel M	VENVILLE, David
	107 (7 in 1941 & 1956)	22/3/1938 Builder : Banks, G F Description : weatherboard, four rooms Price : £450		RUBINOWICH, Wolf, hawker	BRYANT, Waltr	BRYANT, Wltr
	109 (9 in 1912)		Crown Land purchaser : J PHILLIPS and J BOND 27 Jul 1880.			

Street	Street No	Building Permit Book	1904 and other Directories	1920 Directory	1941 Directory	1956 Directory
			BROWN, William timber merchants (1912)			
	111 (11 in 1941 & 1956)	<p>22/7/1964 Wrecker : Barlow, H Description : Demolish weatherboard dwelling Owner : Doherty, Mr J</p> <p>22/12/1965 Builder : S T I P/L Description : new brick veneer residence & carport Owner : Najim, W Price : £4115 & £320</p> <p>25/2/1966 Builder : S T I P/L Description : new garage to residence Owner : Najim, W Price : £420</p>	<p>Crown Land purchaser : I MARSHALL 20 Dec 1881.</p> <p>WEBB, Simon (1912)</p>	WEBB, Simon	RICHARDS, Wltr	RICHARDS, Wltr
	113 (13 in 1941 & 1956)	<p>19/1/1953 Description : Timber framed garage & shed Owner : Garlick, C A S</p> <p>24/7/1974 Builder : sub-contract Description : reline rooms of residence Owner : Wilson, Mr R</p>	<p>Crown Land purchaser : C STOCK 6 Jun 1883.</p> <p>WIFFEN, Charles H (1912)</p>	TURNER, James	TURNER, Mrs Euphemia	GARLICK, Chas
	(150 in 1904)		WAI LEE & Co, fruit merchants (1904)			
	(148 in 1904)		<p>DAVIS, R, miner (1904)</p> <p>CROUGH, Mrs R (1904)</p>			
	(146 in 1904)		WIGHTWICK, A, printer (1904)			

Street	Street No	Building Permit Book	1904 and other Directories	1920 Directory	1941 Directory	1956 Directory
			WIGHTWICK, Edmn, clerk (1904) WIGHTWICK, R, cooper (1904)			
	(144 in 1904)		TINWORTH, Mrs M A (1904)			
	(142 in 1904)		TOMKINS, Jno, miner (1904)			
	(140 in 1904)		GILLINDER (GILLANDER), Frank, merchant (1904)			
<i>Eastwood Street intersection</i>						
	201 (138 in 1904; 15 in 1941)		MANN, F, clerk (1904)		WELSH, James E	WELSH, James E
	203 (136 in 1904; 17 in 1941)	15/3/1974 Builder : Boekemeyer, H Description : construct timber framed garage & open garage to residence Owner : Boekemeyer, Mr W	Crown Land purchaser : R INGLIS 6 Jun 1883. TREWEEK, Alfd (1904) TREWEEK, J, tailor (1904)	TREWEEK, Alfred	TREWEEK, Alfred	TREWEEK, Alfred
	205 (134 in 1904; 19 in 1941)	12/4/1960 Builder : Heath B Description : garage, wood shed & workshop to residence Owner : Heath, Mrs M Price : £288	WALKER, Mrs A (1904)	HAMMER, Wm	HEATH, Arthur	HEATH, Arthur
	207 (132 in 1904; 21 in 1941)		MATHIESON, Jas, mason (1904)	REED, Arthur J	QUARRELL, Wm T	LING, Jno T
	209 (130 in 1904; 23 in 1941)		Crown Land purchaser : J HARE 6 Jun 1883.	CRAVINO, John	NANKERVIS, Jas	HARVEY, Richd

Street	Street No	Building Permit Book	1904 and other Directories	1920 Directory	1941 Directory	1956 Directory
	1941)		SANSUM, Mrs J (1904)			
	211 (128 in 1904; 25 in 1941)		Crown Land purchaser : J HARE 6 Jun 1883. DARK, Daniel, saw sharpener (1904)	RITCHIE, Henry B	GRIMES, Thos	GRIMES, Thos
	213 (126 in 1904; 27 in 1941)	n.d. (1910-1945 book, c.1924?) Builder : Septumas, Mr Description : weatherboard extension Owner : Septumas, Mr	Crown Land purchaser : M REDDIN 19 Jun 1883. REDDEN, Miss Maria (1904)	AUCHETTI, Mrs Margaret	AUCHETTI, Ernest J	AUCHETTI, Ernest J
Main Road – West Side	52				Vacant	ROBSON, W J & Son
	54				SAMPSON, John H DULFER, J J, tlr	WESTRUP, Mrs E
	56				SYMONS, Wm N, plmbr	BEASTON, J E
	58				SCHULZE, H M, bt rpr	EVA, W, bt rpr SYMONS, Mrs M
	66				KISLER, Hy, hairdresser	HENDERSON, R
	68				HAIG, Mrs A, confr	ROBERTS, V, decorator
	70-74				DAVIES, Mrs Martha	CARTER, Mrs I
	82				GEAR, A J, fibro plstr (82-84)	GEARS Plaster products
	84					FREWEN, M R
	86-88				HENDERSON, Richd	LA REINE, Ids
	90				BRUHN, Mrs M I	RAMSAY, Jas R
	96				O'KEEFE, Patk	O'KEEFE, Patk

Street	Street No	Building Permit Book	1904 and other Directories	1920 Directory	1941 Directory	1956 Directory
	98				SMITH, Arth	SMITH, Arth
	100				MORRIS, D, bt rpr	MORRIS, D J (100-102)
	102				MURPHY, T & M J	
	106				ROBERTS, Bert, frtr	DOUGHERTY & W
	108				BROWN, Maurice J	ROBERTS, Albt
Porter Street – South Side	-		LEE, Chris, coach painter (1912)	LEE, Chris, coach painter		
	(- in 1904)		JEPP, Mrs (1904)			
	3 (5 in 1904)		WATTS, Jas, miner (1904) POPE, J, miner (1904 – off Porter Street) POPE, John (1912)	WINKLE, James		
	5	4/6/1957 Builder : Bowes, L F Description : Timber framed garage & shed, outbuilding to residence Owner : Bowes, L F 5/7/1961 Builder : Bowes, L Description : alterations to timber framed residence Owner : Bowes, L Price : £800 21/2/1963 Builder : Severino, R Description : Demolish existing sleepout to residence; construct new additional room to residence	Crown Land purchaser : U J STUDY 16 Sep 1884 . MONDAY, Miss Emma (1912)	STEVENSON, Thomas E	STEVENSON, Thos E	BAUME, Fredk G

Street	Street No	Building Permit Book	1904 and other Directories	1920 Directory	1941 Directory	1956 Directory
		<p>Owner : Bowes, L F Price : £132</p> <p>8/7/1868 Builder : Bowes, L F Description : New carport & new brick garage to residence Owner : Bowes, L F & P M Price : £180 & £520</p>				
	7	<p>1963 : illegible entry</p> <p>15/7/1963 Description : Use land for manufacture of caravans Owner " Bennetts, Mr S</p> <p>9/6/1964 Builder : self Description : Demolish front portion of building; repairs to laundry Owner : Huntsman Caravans</p> <p>18/6/1868 Description : Permission refused to use land for panel beating works Owner : Herauville, Mr R R</p> <p>3/12/1975 Description : Request for exemption of fire services Owner : Amor, Mr P</p> <p>28/3/1979 Builder : F Rosan P/L Description : Use building as a warehouse</p>	Crown Land purchaser : D SMITH & J DAVIES, Trustees of C & A CLARKE 24 Mar 1885.			GEAR, A R (factory)
	9 (11 in 1904)	<p>11/11/1957 Builder : Griffey, T Description : Timber framed</p>	Crown Land purchaser : J HILL 16 Sep 1884.	JONES, Lewellyn	Vacant	GRIFFEY, Frncs T

Street	Street No	Building Permit Book	1904 and other Directories	1920 Directory	1941 Directory	1956 Directory
		garage and outbuildings to residence Owner : Griffey, T 8/11/1976 Builder : Merrit, P Description : Demolish weatherboard dwelling Owner : Pritchard, W R & L M 3/11/1982 Builder " Bryan & Peterson P/L Description : construct A.C. clad residence Owner : Nihill, T Mr	GROSSER, Gotlieb F, butcher (1904) GROSSER, Gottlieb (1912)			
	11 (13 in 1904)	8/11/1977 Description : House destroyed by Fire Owner : Leatham, Mrs M	Crown Land purchaser : J HILL 16 Sep 1884. ALLEN, Fredk, baker (1904) WHITTLE, Frederick (1912)	WATKINS, Arthur	Vacant	LEATHAM, A T
	13 (15 in 1904)	17/3/1994 Builder : Walton, D Description : construct Garage Owner : Kerry, V M	REIFFEL (RIFLE), Philp A, miner (1904) GEDDES, John (1912)	CRISP, Mrs F, ladies' nurse	BARROW, Percy	HULSTON, T W
	15 (17 in 1904)	28/6/1946 Builder : Wines, R A Description : Alterations front roof Owner : Kappe, A R 17/10/1977 Builder, Braybrook, P R Description : construct new fence to residence Owner : Braybrook, Mr P & Mrs S 3/7/1990	NICHOLSON, A, engine driver (1904) NICHOLSON, J, miner (1904) COOPER, Richard (1912)	GARDNER, Thos J	KAPPE, Allan R	KAPPE, Allan R

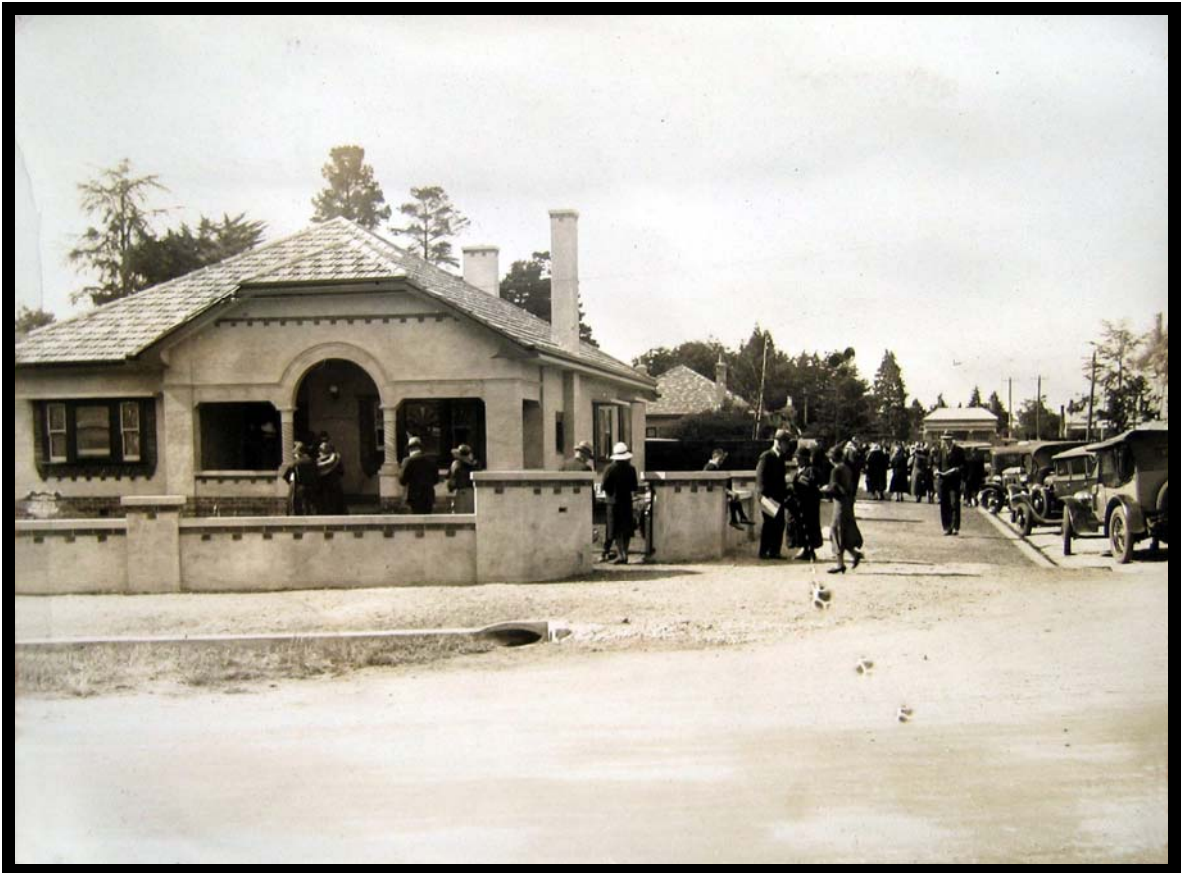
Street	Street No	Building Permit Book	1904 and other Directories	1920 Directory	1941 Directory	1956 Directory
		Builder : Ballarat Home Improvements Description : Re-roof dwelling Owner : Braybrook				
	17 (19 in 1904)		Crown Land purchaser : W PORTER 27 Jun 1882. CLARKE, Hy, miner (1904) CANTILLON, John E (1912) TONG, David (1912)	ROBINSON, John		ROBINSON, Mrs E M
	(21 in 1904)		CLUNES, J, miner (1904)			
Steinfeld Street - North Side	13	7/9/1982 Builder : Flynn, K Description : rebuild rear of residence Owner : Flynn, M C	STRICKLAND, James (1912)	BROWN, Mrs Jane	SANDWITH, Edward T	Rees, T
	15		DERMER, Albert (1912)	DERMER, Albert	BALDWIN, Mrs Mary A	SADDLER, W J
	17 (15 in 1904)	28/4/1948 Builder : Woods, W Description : 40' Brick Fencing Owner : Woods, W 24/4/1967 Builder : Peart, H W Description : New front verandah & repair front windows Owner : Peart, Mr M W & Mrs D F 3/5/1968 Wrecker : Gilbert, J W Description : Demolish weatherboard residence Owner : Johnstone, E Miss	KNIPE, A, carpenter (1904) KNIPE, Jno W, tailor (1904) WOODS, William (1912)	WOODS, William	WOODS, William	WOODS, William

Street	Street No	Building Permit Book	1904 and other Directories	1920 Directory	1941 Directory	1956 Directory
		21/5/1968 Builder : Gilbert, J W Description : Construct residence and garage Owner : Johnstone, E Miss				
	19 (17 in 1904)	4/4/1963 Builder : Greene, B D Description : 30' TV mast to roof of residence Owner : Grant, J 2/3/1979 Builder : Coverline Constructions Description – Prefab garage to residence Owner : Grant, Mr J & Mrs F 3/8//1979 Builder : Rooftilers P/L Description – Re-roof residence with steel tiles Owner : Grant, Mr J & Mrs F	REID, Mrs J (1904) REED, Jas (1912)	REED, Jas	PARROT, E R & N G, motor wreckers	GRANT, John
	21 (19 in 1904)	30/7/1967 Builder : Hibberd, L T Description : alterations to weatherboard dwelling Owner : Hibberd, L T Price : £388	MUIR, Mrs Amelia (1904) MUIR, W, merchant (1904)	CRADDOCK, George S	CRADDOCK, Mrs Emily	BELLINGHAM, Stnly
	23 (21 in 1904)	25/1/1957 Builder : Hibberd, L T Description : Additions to weatherboard residence, laundry, bathroom Owner : Hibberd, L T Price : £170 26/3/1962 Builder : Hibberd, L T Description : New front & side	DRAPER, Mrs Emma (1904)		SPINK, Mrs Emma R	CHANCELLOR, J E

Street	Street No	Building Permit Book	1904 and other Directories	1920 Directory	1941 Directory	1956 Directory
		fence to residence Owner : Hibberd, L T 14/5/1964 Builder : Hibberd, Mrs E L Description : Demolish existing shed; erect new timber framed woodshed to residence Owner : Hibberd, Mrs E L Price : £160				
	25	28/8/1934 north side, west of Barkly Builder : Cropley, G Description : weatherboard Owner : James, A	SMITH, James (1912)		JAMES, Albert C	JAMES, Albert C or O

Ballarat Heritage Precincts Study

PART A



Volume 3 Colpin Avenue Heritage Precinct

Dr David Rowe: Authentic Heritage Services Pty Ltd
&
Wendy Jacobs: Architect & Heritage Consultant
July 2006

City of Ballarat Heritage Precincts Study

PART A

Volume 3

COLPIN AVENUE HERITAGE PRECINCT

Commissioned & Funded by the City of Ballarat

Authors:

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Authentic Heritage Services Pty Ltd

&

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Zades Pty Ltd

July 2006

City of Ballarat Heritage Precincts Study

PREFACE

The Statements of Significance, precinct boundaries and catalogue of places identified as 'not of heritage significance' contained in Part A of this document have been amended as a result of the adoption of Amendment C107 to the Ballarat Planning Scheme. The Statements of Significance, precinct boundaries and catalogue of places identified as 'not of heritage significance' contained in the Ballarat Planning Scheme Incorporated Document titled *Ballarat Heritage Precincts Study Part A 2006 – Statements of Significance* take precedence over those contained in Part A of this document.

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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 Colpin Avenue Heritage Precinct

1.0 Colpin Avenue Heritage Precinct

1.1 Precinct Boundaries (refer to map in Appendix 2.1, Volume 3)

The Colpin Avenue Heritage 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.

1.2 Historical Evidence (refer to historical figures in Appendix 2.2, Volume 3)

The Initial Years

The Colpin Avenue Precinct is located between Lake Wendouree and Gregory Street 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.

Lake Wendouree

Nearby the Colpin Avenue 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 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

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.

attraction to healthful exercise, the botanic gardens as the western margin of the lake.⁵

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.⁶

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 Streets⁷ (Figure 2.04).

Early Land Holdings and Developments

The Colpin Avenue Heritage Precinct originally formed part of Block 2, Suburban Section C, allotment 1, comprising 7 acres and 2 roods (Figure 2.05). It was first purchased by W. Barbour on 30 May 1854.⁸

On 20 August 1870, George Smith, seedsman, of 41 Armstrong Street, Ballarat, purchased the land covered by the Colpin Avenue Precinct.⁹ In 1899, the property was in the hands of Smith's widow, Marjory Smith, before being acquired by Susannah Neal in 1919.¹⁰ Throughout these years, the property was known as Smith's Nursery.¹¹

Colpin Avenue Subdivision

In September 1932 Albert Edward Pinney of Barkly Street, Ballarat, and Richard Neil Collins of Skipton Street, Ballarat, both contractors, were the owners of the land each side of the present Colpin Avenue. In 1933, the land was subdivided into twenty allotments with Pinney and Collins retaining allotments 9 (No. 13) and 10 (No. 15) respectively. The name of the new street – Colpin Avenue – was derived from the names of the owners – Collins and Pinney¹² (Figure 2.06). Road and Drainage plans for Colpin Avenue are dated 1933.¹³

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

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

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

8 Portion of map of the Township of Ballarat, Sheet 1, 1964. Source: Planning Department, City of Ballarat.

9 Certificate of Title, Land Title Office, Melbourne: Vol 361 Fol 72101.

10 Ibid.

11 Ballarat Ideal Homes Exhibition Catalogue, 1933, Margaret Wright private collection, Queenscliff.

12 Certificate of Title, Land Title Office, Melbourne: Vol 5859 Fol 1171710; LP13807, Plan of Subdivision, Part of Crown Allotment 1, (Suburban) Section C, City and Parish of Ballarat. Source: Land Title Office; Information provided by Michael Taffe, Ballarat, May 2005.

13 Database of City of Ballarat Historic Drawings, Planning Department, City of Ballarat.

Ideal Homes Exhibition: Colpin Avenue¹⁴

Original Exhibition

In August 1933, auctioneer and estate agent Edgar Bartrop wrote to the Agricultural & Pastoral Society with a “Proposed Plan for Sale of Show Ground Sites” incorporating an Ideal Homes Exhibition. This site was probably well known to Bartrop as he lived at No. 2 Haddon Street opposite the entrance to the showgrounds. The complexities and delays in dealing with government departments, the council and the Agricultural & Pastoral Society contributed to Bartrop’s decision to abandon the Show Grounds site.

Colpin Avenue Exhibition¹⁵

In August 1933, the Colpin Avenue site had been set for the Ideal Homes Exhibition. Bartrop drew up an agreement between himself and the land owners, Pinney and Collins, whereby Bartrop was the exclusive agent for all allotments in the subdivision for a period of three years. The agreement included the construction of two “feature homes” by Pinney and Collins on allotments 2 and 6 (No. 518 Wendouree Parade and No. 7 Colpin Avenue) that were completed before late November 1933. The houses were to be open to the public for a period of eight to fourteen days. In return Bartrop organised the Exhibition and obtained “allied contributors”. A similar agreement was drawn up between Bartrop and David Stanley Quayle who purchased allotment 16 (No. 8 Colpin Avenue) and erected another “feature home” for the exhibition. Not to be outdone by Collins and Pinney, Quayle actually purchased three allotments 15, 16 and 17 (Nos. 6, 8 and 10 Colpin Avenue), and by 1937 purchased a further two allotments: 5 (5 Colpin Avenue) and 8 (11 Colpin Avenue). By the opening of the exhibition, Quayle had also built the dwelling at 6 Colpin Avenue (Figure 2.07), however this house was not publicized as a “feature home”.

On 25 November 1933, the Ideal Homes Exhibition was formally opened by the Mayor of Ballarat, A.J. Darling (Figure 2.08). It was described as Ballarat’s “finest and most exclusive residential development” and the city’s first Ideal Homes Exhibition. The City of Ballarat Memorial Band provided music for the event, with the exhibition well advertised throughout the city by mail circulars, advertisement on 3BA Ballarat radio, advertising on trams, night floodlighting during the exhibition (including floodlit signboards in three streets around the exhibition) (Figure 2.09), and artistic colour show cards of the exhibition (Figures 2.10-14). An student essay competition was also held with the topic being “What constitutes an Ideal Home?”. The prize pool of £6/6- was donated by the Ballarat and District Auctioneers’ and Estate Agents’ Association. The winner was a 14 year old boy from Ballarat College, G.H. B. McLean (Figure 2.15). The School of Mines also conducted a posters competition with £5/5- prize money. Furthermore, invitations to a private inspection of the exhibition were distributed (Figure 2.16).

Figure 2.31 shows a detailed aerial image of Colpin Avenue on the opening day of the exhibition. The three feature homes at 518 Wendouree Parade and 7 and 8 Colpin Avenue, together with the additional house constructed by Quayle at 6 Colpin Avenue are shown. Two marquees in the foreground to the left (east side of Colpin Avenue) represented the location of the Ballarat Base Hospital’s refreshment area, the hospital also collecting the sixpence entry fees

14 Correspondence and documents in Ideal Homes Exhibition file, Archives of Bartrop Real Estate, Ballarat; Information provided by Bruce Bartrop, son of Edgar Bartrop, May 2005.

15 Ibid.

towards the construction of a new two storey brick hospital in Drummond Street. A special feature of the exhibition at the rear of the “Lake House” was a replica of a pioneers’ cottage constructed of split timber slab walls and a bark roof (Figure 2.18). It was built for the occasion by the Ballarat Scout Association, with the materials supplied by the District Scouter, E.J. Clarke. The Exhibition Catalogue explained that the replica cottage:

... serves a dual role to-day [1933] – tells how our grandfathers lived in the distant yesterday – and serves as a field office for the sponsor, at an exhibition of homes of to-day. A comparison will prove interesting!

Figure 2.19 is an aerial image of Colpin Avenue in 1933 from Lake Wendouree end.

The Ideal Homes Exhibition was opened daily until 9pm (except Sunday, when the exhibition was closed). A night watchman was on duty every evening. Additional facilities for the public included the running of special trams, seats provided “in the shade of the delightful trees” and importantly, there was “a place set apart for the kiddies to play and romp to their heart’s content, with a competent sister in charge.”

The Feature Homes¹⁶

Particular attention was paid to the quality of construction of the feature homes as part of the exhibition. Concrete to coarse stone and then hard burned brick set in cement mortar was used for the footings and walls (Figure 2.20). Care was taken to ensure adequate ventilation and that “a free draught of air circulates in all seasons.” Bed plates carrying joists were built to rest on asphalt damp proof courses (Figure 2.21). The brick cavity walls were tied and reinforced to roof height, with mild steel bars used throughout for reinforcing (Figure 2.22). It was claimed that the roof framing was “a forest of timber” to ensure there was “never a sag” (Figure 2.23). Kiln-dried hardwoods were used throughout and internally “washable walls” were proudly featured. The exhibition catalogue explained that “Messrs. Pinney and Collins have perfected a process of wall finish which it is possible to wash with cold or warm water.”

The suppliers involved with the construction, decorating and furnishing of the feature homes were local Ballarat firms (Figure 2.24). The Eureka Tile Company supplied tiles for the houses at 518 Wendouree Parade and 7 Colpin Avenue, while the bricks for all three houses came from J. Selkirk.

The Lake House, 518 Wendouree Parade

The eclectic interwar Spanish Mission styled “Lake House” built by Collins and Pinney represented the deluxe home of the exhibition (Figures 2.25-26). Featuring a broad tiled hipped roof form and a tiled projecting jerkin-head verandah, the “exclusive” Spanish Mission features were especially identified in the white-stuccoed wall finish and particularly the arched portico in the verandah, supported by barley twist columns. Entered through a corner gate in the rendered brick boundary fencing, the property was lavishly described in the exhibition catalogue:

Through the wide expanse of lawn and garden, one approaches the Lakeside Home with a thrill of pleasure. The friendly smile of colour welcomes ... buff stucco over brick ... warm blend of roofing tile ... the broad hospitable sweep of verandah invites cheerfulness, and then the door opens! One cannot step inside without taking off

16 Ibid.

one's hat even in the empty house. It is somehow home. How tasteful the decorative effects, the fine craftex finish, the air of spacious restfulness. All the rooms please. Both reception rooms with wide tripled windows opening on to beautiful Wendouree reminds one of happy summer time. Then thoughts of cosy winter evenings are brought to mind by a glance at deep fireplaces framed by texture bricks reflecting the art of the maker.

Of bedrooms there are three, and each with differing treatment and careful attention to detail are individual in purpose and achievement. How pleasantly will the guest room impress one's friend with the cheerful outlook – with the absolute lack of that cramped feeling engendered in some so-called modern homes.

The bathroom is a departure from the conventional indeed. Terrazzo – the art of the worker in marble and synthetic rock – cement concrete – is shown at its best. Splash to heart's content. Shout lustily as the water splashes down from the shower (hot or cold) – the walls will deaden the sound. Just note the fittings. Sunken bath (one need not fear slip or fall here), large pedestal basin, gas bathheater, roomy medicine chest and shaving cabinet, nickel towel rail, all adjuncts to the perfect bathroom. Casement windows give splendid light. Perfect ventilation is assured by special cowl, making an absolutely SAFE bathroom.

The kitchen, too, is modern. At once the breakfast nook compels attention. Built-in benches that slip so unobtrusively out of the way on hinged supports give comfortable seating accommodation for four adults. The morning paper, the cheery breakfast, are made certain by the ideal placing near the wide window with uninterrupted view. Just a few steps away, the spotless tiles of the modern fireplace with specially enameled one-fire stove (I.X.L.) in dainty blue, matching a gas stove of unusual beauty. Immediately at hand (no unnecessary steps) radiant white porcelain enamel sink, complete with draining board, attends the busy housewife. Turn left and face within arm's reach – insect-proof meat safe, built in, crockery, grocery, pot and pan, broom and other cupboards. Notice too the very clever arrangement of baking or ironing board which comes up at a touch ready for service. Just overhead is a Briar hot water heater ready for instant use.

The Lakeside house is a normal house in every way. Electric light, gas fuel, stove, briquette or wood fireplaces, being incorporated.

At the "back" door is a glass porch for the lover of potted plants – shelving has been unstinted. Laundry too is generously proportioned, and quite complete of course – troughs of cement colour, enameled gas copper. There is an Osbourne patent rotary clothes line for the inevitable Monday. Garage is roomy, woodshed and offices are attached unobtrusively.

Many features of interest are noted as one makes a second inspection.

Antique shelf in reception hall and rooms, beautiful lighting shades, flush wall switches, the lighting fixtures outside as well as in, wire blinds for all windows – the perfect ventilation – the letter box incorporated in gateway, the very fine fencing of brick (see the lovely texture bricks) and jarrah, the massive gates which swing shut with the click of precision.¹⁷

The All Electric House, 7 Colpin Avenue

The “All Electric House” (Figure 2.27) was also built by Collins and Pinney. A Mr Gerret was responsible for the landscaping and planting at the front and rear (which included a curved front pedestrian path and side driveway) (Figure 2.28). Designed in an eclectic interwar Spanish Mission style, the house features a steeply pitched and hipped tiled roof with a projecting arched loggia at the front. The house – which included three bedrooms, central hall, lounge, dining room, kitchen, bathroom and rear laundry and porch (Figure 2.29) - was described in detail in the exhibition catalogue:

Right at the entrance gates one can perceive that here is more than workmanship – it is craftsmanship of the highest type. Modern iron gates, the finely proportioned brick fencing with texture bricks at base, the sweep of brick drive and pathways, promise satisfaction to follow.

Then the structure. Surely a perfect example of domestic architecture. The natural beauty of the site has been enhanced indeed. From bluestone foundations, with specially selected hard burnt bricks superimposed, then stucco finished, with an entirely new facing to Ballarat a restful coloured texture treatment – to roof, beauty of line and proportion, harmony of colour, reflect in chaste simplicity the vibrant spirit of the times. It is solid. The battering ram of time will not shake or mar its excellence.

Note the Mediterranean arches of the portico – bathed in sunlight, yet holding within their grasp the deep shadows of cool restfulness. The rich colour blend of expansive tiles upon the verandah floor pleases. One passes through the wide entrance doors (it will be seen later than the designer has carried the motif to successful completion in all leadlight work in doors and windows) to a reception hall where finely conceived decorative work has been executed with dignity and restraint.

Then the lounge. Almost breath-catching is the room. Spacious, yet warm with invitation to partake of happy home-life, beautiful lighting effects, wonderful fireplace and special texture brickwork, massive beam for mantel shelf, yet withal finely touched with the art of the cabinetmaker, inviting bookshelves, again the work of craftsmen. Ah! It's fine! Double doors again lead to the diningroom where the like beauty of detail makes indeed an ideal room. Note here too, the unique curb and hearth. How they tone to carefully conceived design and texture of the brickwork.

Into the hallway one passes through an alcove fitted with robe cupboards and linen presses generous in proportion and finished with meticulous care.

17 Ballarat Ideal Homes Exhibition Catalogue, op.cit.

The kitchen! Never have we seen such a place of delight. It must be seen to be appreciated. One could not adequately describe – can but chronicle – the features contained therein. An artistic blend of colour, neutral and restful it is, touched with sparkle of cut glass knob, gleaming silver, of latch and sink (of stainless steel, excellent in itself alone). Cupboards! Examine them. China, grocery, broom, utensil, tradesman's, fuel, all are there ... quietly efficient and above criticism.

The wonders of the Ideal Home are not finished. The bathroom cannot but hold one's absolute allegiance. Again the happy choice of colour scheme – the exclusive tile – the wonderful sunken bath, with finest screen procurable, the massive pedestal basin, the alluring chromium-plated plumbing fittings – money could not buy better the world over – the cunningly-placed lighting fittings, the medicine and toilet cabinet, the well-placed windows, the towel rail (see it!), the soap rack even. They all are outstanding examples of what can be done by artists and craftsmen working in harmony.

Have you seen the bedrooms? Large, lofty, airy, well-lit, they are three of them will delight you, offering as they do a new standard of excellence. Particularly notice the ceiling work. Designed not only with an eye to beauty but with the scientific data of the psychologist who knows that certain designs are sleep inducing – the work here stands supreme.

Have you seen the doors? Laminex – modern as to-morrow – they again tell of pride of workmanship. Even the laundry – that little workroom is delightful and completely equipped. Just peep at the rotary clothes line ready for service. One can but be intrigued by the two little doors, one to tradesmen, one to fuel cupboards offering yet another touch of the ideal.

And, of course, the garage! ... and the domestic offices ... spacious and as well constructed as the home. Suffice it that the Ideal Home is complete.¹⁸

Not surprisingly, the house at 7 Colpin Avenue boasted the wonders of contemporary electrical wiring, fittings and fixtures. Installed by R.H. Wallis, electrician, the house was specially wired (Figure 2.30). The complexity of contemporary technology was especially highlighted in the electrical specifications (Figures 2.31-35), which indicated a variety of switches and watts sizes (ranging from 60-1000 watts) throughout the house.

The Gas Feature Home, 8 Colpin Avenue

The timber weatherboard Gas Feature Home was built by David Stanley Quayle in an interwar Bungalow style with tiled hipped roof forms and return flat roofed verandah supported on large rectangular rendered and face brick piers (Figures 2.07, 5.36). The City of Ballarat Building Permit Books suggest that this was the earliest home to be constructed in Colpin Avenue.¹⁹ At the front of the house was a large lounge and adjoining dining room, the two rear

18 Ibid.

19 Database of City of Ballarat Permit Books 1910-1945, Planning Department, City of Ballarat.

bedrooms and side kitchen being separated by a hall. Also at the rear was a bathroom, wash house, back verandah and sleep out, as shown on the floor plan (Figure 2.37). The house was described in the exhibition catalogue:

Those who champion the use of timber for the building of home – and there are many whose allegiance to the wooden house is unshaken – will spend a delightful time in viewing the home of which its builder, Mr. David S. Quayle, is so justly proud.

Bold in treatment with sweeping roof lines giving promise of spacious rooms, one is impressed at once with its air of dignity. Heightened is this impression when one at the outset enters the fine open verandah. In another country this sun porch would be called an outside room, for it is in truth much larger than the average room ... and yet the sense of privacy is in no wise lost, for to the left is a cosy nook – an “extra” verandah sheltering behind a balustrade where one can imagine lounge chair, a book, and a quiet observant hour.

Entering the house proper one is immediately pleased by the paneled walls rich in toning and reminiscent of old England. Into the lounge – a fine large room – at once the influence of the modern school is apparent in the robust treatment of the brick fireplace. Here the man of brick and his lieutenant, the tuck-pointer, have excelled themselves. A modern gas fire will hold your keen interest. Liberal window provision, - a triple fronted and two smaller windows flanking the mantel shelf (itself a confidence inspiring thing of strength and beauty) carries evidence of careful design for the modern touch is here apparent too – a counterpart to the treatment of double doors which grace the entrance to hallway lounge and then lead through to living room. This too is a large and cheerful room with paneled walls, antique shelf and massive fireplace which is the focal point in the room. In both reception rooms the wonderful art-plaster ceilings compel admiration.

Through a servery one has a glimpse of the kitchen – but let us hurry into the room. It impels instant admiration. Gleaming hospital-like finish in white (all washable), one whole wall is taken up by a series of cupboards. How spacious – how easy of access. A touch of a finger and the doors slide back, revealing well-placed shelves and a handy cellarette (not poky either). Next we must admire the porcelain sink with the double draining board conveniently set back into the wall. How delightful to be able to turn the tap (and they are all dripleless nickel-plated taps – things of beauty and proven worth) and instantly obtain boiling water. The Briar hot water heater fitted just above provides for hot water day or night.

Turn right about now. Gas stove, specially selected by the manager of the Gas Company as being the best possible for the Gas-Feature Home, reveals the rapid strides made in domestic heating arrangements. To cook in such pleasant surroundings is surely no drudgery. In a few moments with a few motions the parts can be removed and (it is enameled inside and out) quickly and thoroughly cleansed. A perfect match the I.X.L. stove adjacent is enameled

with like pleasing result. Note here too the extra flange to top. Tiles surrounding the whole fireplace – some hundreds of them – gleam white and clear.

Worthy of more than passing note is the central hallway. Here in the cool of the house provision has been made for a lounge and its attendant pleasure in summer months. Here, too, the fine large linen press and hall robe.

Now into the bathroom. A cheerful little room with white walls, reflecting the nature of the whole house. The popular sunken bath – the pedestal basin – splendid in design and build, the flashing bath heater – a safety – fitted with hot and cold showers, the mirrored shaving cabinet – the splash-proof tilex base used. Examine them all again. The inspection will repay you.

Bedrooms. Yes, they are in keeping. Again the same care on the part of the builder, that nothing should be out of keeping. The meticulous planning that makes the ideal home.

Stand on the verandah for a moment, and admire the glory of the garden that was and the garden that is to be! A mass of shrubs, flowering and evergreen banked at the eastern boundary, at hand, the lawn peeping through and the seedlings showing sturdy growth. Patent clothes lines, of course, garage, fuel shed, concrete paths, why – it's any Ideal Home – so of course they're there!²⁰

Ideal Homes Exhibition: Contextual Background

The concept of the Ideal Home Exhibition in Colpin Avenue was not a new phenomenon. It appears to have commenced in England with the first exhibition of that name being held in 1908. It was organized by the *Daily Mail* and was held annually, with the goal being “to bring together everything associated with having an “ideal home”, such as the latest inventions for the modern house.”²¹

The first exhibition was at Olympia in London and “was the brainchild of Wareham Smith, advertising manager of the *Daily Mail* newspaper. Visitors to the hugely successful Exhibition were amazed by the variety of equipment and products on offer.” After World War II, homes were the first priority and “the first post-war Ideal Home Exhibition was staged in 1947 in an effort to speed up the recovery process.” By 1956 the Exhibition presented the ‘House of the Future’. In 1979 the Exhibition moved to Earls Court, with exhibitions still being held in England, Ireland,²² Dubai²³ and India.²⁴

Locally, the success of the Ideal Homes Exhibition led Edgar Bartop to establish and sponsor a similar exhibition in Dana Street (opposite the school) in c.1940. Called the “Contrast Home Show”, the exhibition was open between 5 and 13 June. Of interest, Edgar Bartop provided details of his “Home Building Service” which appears to have had its roots in the “Ideal Homes Exhibition”:

20 Ballarat Ideal Homes Exhibition Catalogue, op.cit.

21 Web site: <http://www.nationmaster.com/encyclopedia/Ideal-Home-Exhibition> .

22 Web site:

<http://www.ingenious.org.uk/Read/HomeandAway/IdealHome/TheDailyMailIdealHomeExhibition/>

23 Web site: <http://www.biztradeshows.com/trade-events/ideal-home.html>

24 Web site: <http://www.maditssia.com/idealhome/>

A Home Building Service means more than mere price giving and building. Designed after years of experience and with the knowledge of the difficulties besetting the average would-be home builder, the Service was intended to make perfectly clear each step that leads up to the Home Ideal – planning, designing, building and safe-guarding of hundreds of plans and designs (they are being added to daily) from the best brains in the architectural and building world – preparation of trouble-proof specifications protecting owner and builder alike from the slightest possibility of misunderstanding (the standard specification and governing addenda were prepared in collaboration with one of the outstanding architects of this generation) – the selection of materials found best by test for use in this climate.

The Service was designed to help – it has been successful. Dozen's of homes have been built for various owners – the variety of type already erected allowing a satisfactory comparison in actual buildings as well as the comparison of plans and design on paper.²⁵

Garden City Planning Planning Philosophy

The planning of the Colpin Avenue subdivision has its roots in the Garden City Movement. 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.²⁶ 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.²⁷

In Australia, the development of Canberra from 1913 was influential on contemporary town planning. Although designed by the American architect, Walter Burley Griffin (whose supervised in the initial works), the eventual laying out of the Federal Capital was the responsibility of the Federal Capital Advisory Committee.²⁸ Its chairman was John Sulman, Australia's father of town planning who prescribed the Committee's "Garden Town" planning idiom for Canberra during 1920.²⁹ This appears to have been the result of an international Town Planning conference in Adelaide in 1917 where the eminent Garden City theorist and planner, Charles Reade, presented the keynote address.³⁰ 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

25 Contrast Home Show, sponsored by Edgar Bartrop, Agent and Developer, 5-13 June [n.d., c.1940?], booklet provided by Bruce Bartrop, son of Edgar Bartrop, May 2005

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

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

28 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.

29 Ibid., p.154.

30 Ibid., p.155.

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.³¹

In 1933, the precepts of modern Garden City planning were advertised in the *Ballarat Ideal Homes Exhibition* for Colpin Avenue.³² The exhibition catalogue proudly declared the “broad-visioned town planning” of Colpin Avenue and its “healthy location and open spaces” at the gateway to the “wonderful Botanical Gardens, with park and recreation reserve adjacent.”³³ The average allotment size for the blocks in the Colpin Avenue subdivision were 7,500 square feet, 1,500 square feet larger than the local By-law,³⁴ allowing for generous landscaping and open space for each property.

Streetscape Construction & Landscaping

Early Years

The aerial photograph of the opening of the Ideal Homes Exhibition in Colpin Avenue in November 1933 (Figures 2.17, 5.19) illustrates the overall early streetscape works that had been carried out by this time. Brick kerb and channeling had been constructed along the length of the avenue on both sides (Figures 2.38-41). Other streetscape works, including the planting of the grass for the nature strips, face brick driveway cross overs and street tree planting were yet to be carried out. Fencing of each of the allotments in the avenue was another development that occurred in subsequent years.

Street Tree Planting

It was in 1940 when deliberations were made between the Ballarat City Council and the residents of Colpin Avenue about tree planting in the street. In April 1940, Mr Edgar Bass, resident at 11 Colpin Avenue, wrote to the City Council suggesting the planting of Golden Poplars.³⁵ A month later in May 1940, there was a proposal to plant Scarlet Oak and Mount Ash trees along both sides of the street, with posts and tree guards to be provided by the residents.³⁶ It appears that Scarlet Oaks were subsequently planted.

In May 1977, there was growing unrest by residents of Colpin Avenue with the regular pollarding of the street trees that had grown to a height that caused problems with the overhead power lines.³⁷ Another 13 years transpired before the residents prepared a petition to the City Council in 1990 for the bundling of the overhead wires to avoid the need for further damaging pruning to the trees

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

32 Ballarat Ideal Homes Exhibition Catalogue, op.cit.

33 Ibid.

34 Ibid.

35 E.J. Bass to Ballarat City Council, 2 April 1940, VPRS 8118/P1, Unit 55, Council Correspondence, Public Records Office Victoria, Ballarat Archives Centre, supplied by J. Burrell, June 2005.

36 Ballarat City Council letter, 21 May 1940, VPRS 8118/P1, Unit 55, Council Correspondence, Public Records Office Victoria, Ballarat Archives Centre, supplied by J. Burrell, June 2005.

37 Jenny Burrell, email to Miriam Semmell, City of Ballarat, 7 June 2005.

(Figure 2.42).³⁸ At approximately \$10,000, the power lines were subsequently bundled.³⁹

Brick Engineering Infrastructure

While brick kerb and channeling was constructed for the exhibition in 1933 (Figures 2.39-40), the driveway cross overs remained unfinished gravel or were concreted. In more recent years, the brick driveway cross over channels have been covered in bitumen during road resurfacing, changing the original character and appearance of this aspect of the streetscape.

Building Development

Judging by the newspaper reports (Figure 2.43), the Ideal Homes Exhibition was a great success.⁴⁰ After just the first two days the hospital had received £35, which at sixpence a head represented 1400 paying visitors.⁴¹

By far the greatest success of the exhibition was the sale of allotments and the building of houses. The first allotment was sold to Sarah Ann Dehnert in May 1934, with all the blocks having been purchased by 1937, with the last allotment acquired by Alice Emily Blackburn in September of that year.⁴² Most of the houses in Colpin Avenue were built by 1941 and all of the dwellings were constructed by 1942.⁴³ The Ballarat Sewerage Authority Plans for 1934 and 1948 clearly convey the transformation of the area during this period (Figures 2.44-45).

The former land owners and builders responsible for two of the feature homes also gained further commissions after the exhibition. Individually or in partnership, they built another two dwellings at 13 and 15 Colpin Avenue (with their combined total of five houses constructed in the street).⁴⁴ The other local builders involved with house construction in the area included S.J. Weir (2 and 4 Colpin Avenue and 516 Wendouree Parade), S. Warren (16 Colpin Avenue) Priddle and Leggo (14 Colpin Avenue), David Stanley Quayle (5, 6, 8 and 10 Colpin Avenue), J E Blackburn (1 and 3 Colpin Avenue), H S Millard (11 Colpin Avenue) and F N Wilson (12 Colpin Avenue).⁴⁵ It is also known that the dwelling at 12 Colpin Avenue was designed by the local architectural firm of Clegg and Morrow.⁴⁶

Of further interest is the building of the house at 1409 Gregory Street by Herbert Reaby in 1933. Designed in a similar Spanish Mission Revival style as two of the feature homes at 7 Colpin Avenue and 518 Wendouree Parade, a building permit had been issued for its construction as early as March 1933.⁴⁷ The aerial image (Figure 2.19) of November 1933 shows the completed house in the top right corner (adjacent to the tennis courts), at the time of the exhibition. This suggests that Reaby – a rival builder – also capitalized on the publicity of the exhibition.

38 'Proposal for "Bundling the Wires" in Colpin Avenue, 1990, copy of petition supplied by Jennifer Burrell, June 2005.

39 Ibid. The petition claimed that the approximate cost of bundling the wires was \$10,000. No details on the actual cost have been ascertained.

40 Correspondence and documents in Ideal Homes Exhibition file, op.cit.

41 Ibid.

42 Certificate of Title, Land Title Office, Melbourne: Vol 5859 Fol 1171710.

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

44 Ibid.

45 Ibid.

46 Ibid.

47 Ibid.

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 Colpin Avenue precinct has been extracted and calculated from detailed data shown in Appendix 2.5 (Volume 3). This data has been collated from various Directories, Land Titles and City of Ballarat Building Permit Books.

Property Address	Date of Construction	Original Building Owner
1 Colpin Avenue	c. 1937	Alice Blackburn
2 Colpin Avenue	c. 1941	William Ellison
3 Colpin Avenue	c. 1937	Jean Townrow
5 Colpin Avenue	c. 1937	David Stanley Quayle
6 Colpin Avenue	1933	David Stanley Quayle
7 Colpin Avenue *	1933 – Ideal Homes Exhibition, All Electric House	Pinney & Collins
8 Colpin Avenue	1933 – Ideal Homes Exhibition, Gas Feature Home	David Stanley Quayle
9 Colpin Avenue	c. 1935	Pinney and Collins
10 Colpin Avenue	c. 1936	Mary Connell
11 Colpin Avenue	c. 1938	Edgar J Bass
12 Colpin Avenue	c. 1940	William Denhert
13 Colpin Avenue	c. 1940	Richard Neil Collins / E Collins
14 Colpin Avenue	c. 1934	William Alfred Denhert
16 Colpin Avenue	c. 1939	Eric Mayo
1409 Gregory Street	1933	Herbert Christopher Reaby
518 Wendouree Parade *	1933 – Ideal Homes Exhibition – Lake House	Pinney & Collins

*BSA Plan = Ballarat Sewerage Authority Plan for 1934.

Significant Figures associated with the early development of Colpin Avenue⁴⁸

Albert Edwards PINNEY

Pinney was born c. 1883, son of Edward Howe Pinney and Jemima Bird. He was the second of thirteen children all born in Ballarat. Pinney's father, a miner, was also born in Ballarat, and his grandparents emigrated from Somersetshire, England.

48 Genealogical research by Susie Zada using Victorian Birth, Death and Marriage Indexes on CD-Rom, directories and various local indexes.

Pinney married Jane Chester c. 1907. They had four children: Alma Grace, Edna May, Albert Edwards and John Chester. Pinney died at Ballarat Base Hospital in September 1960.

There are 97 entries in the Ballarat Building Permit Books database covering the period 1910-1945 attributed to a builder by the name of Pinney. Five of these are for E.B. or E. Pinney – possibly Albert Edwards Pinney's brother Ernest Baden Pinney. A small number do not include an initial, however the remainder are either A.E. Pinney or Pinney & Collins with whom Pinney was in partnership as a builder / developer.

Richard Neil COLLINS

Collins was born c. 1900, son of Ernest John Collins and Elizabeth Jane Nicholson. He was the third of nine children all born in Ballarat or Sebastopol. Collins's father, a timber merchant, was born in Sebastopol, and his grandparents emigrated from England and Scotland.

Collins married Bertha Wallace in 1921. They had two children: Ernest John and Gwenda. Collins died at Surrey Hills in Melbourne in July 1945.

There are 99 entries in the Ballarat Building Permit Books database covering the period 1910-1945 attributed to a builder by the name of Collins. Thirty eight of these are with Pinney with whom Collins was in partnership as a builder / developer. Four are for R.N. (or N) Collins, six for E.J. Collins Jnr, and fifty for E. Collins. E.J. Collins is probably Richard Neil Collins's brother, Ernest James, and the E. Collins entries (dated later than E.J. entries) are also probably for Ernest James Collins.

David Stanley QUAYLE

Quayle was born c. 1892, son of William Quayle and Helen Bennett. He was the youngest of thirteen children all born in Ballarat. Quayle's father, also a builder, was born on the Isle of Man, and his mother in Dumfriesshire, Scotland.

Quayle married Florence May Garnham in 1919. They had two children: Coral Mona and David Graham. Quayle died in Geelong in November 1977 and is buried at Queenscliff with his wife.

There are 198 entries in the Ballarat Building Permit Books database covering the period 1910-1945 attributed to a builder by the name of Quayle. These entries include W., A.L. and D.S. Quayle, Quayle and Son, and Quayle Brothers. Members of the Quayle family identified in the building industry include David Stanley Quayle and his older brother Alex Lezayra and their father William.

Edgar James BARTROP (Figure 2.46)

Edgar James Bartrop was born c. 1903 in Brighton, son of James Samuel Bartrop and Blanche Caroline Tomkins. The Bartrop family can be traced back to at least 1852 in Geelong with later children born in Geelong, Mount Moriac and Gnarwarre. Bartrop's grandparents then moved to Echuca and Yea, and his parents ended up in Melbourne in the suburbs of Brighton, Elsternwick and Glenhuntly.

Bartrop married Madge Evelyn McArthur in 1927. He commenced business in 1921 as auctioneer, valuer and real estate agent. There are 19 entries in the

Ballarat Building Permit Books database covering the period 1910-1945 attributed to a builder by the name of E. Bartrop with the first entry in 1926.

1.3 Physical Evidence

1.3.1 Building Character & Appearance (refer to photos in Appendix 2.3, Volume 3)

The Colpin Avenue Heritage Precinct is a small residential streetscape comprised of nineteen detached dwellings.

Height

The dwellings in the heritage area are predominantly single storey (Photos 3.01-04), apart from the two storey additions to the dwellings at 1, 3 and 4 Colpin Avenue. The additions to the dwelling at 1 Colpin Avenue are the least dominant (Photo 3.05), being situated behind the main ridge lines and having subservient proportions to the existing dwelling (the additions are recessive from the front and sides).

Form, Design and Scale

The dwellings in the Colpin Avenue precinct are largely characterized by interwar or later interwar Bungalow designs (Photos 3.01-04). Most of the interwar Bungalows have a major recessive hipped roof form with a projecting minor hip or gable forming asymmetrical compositions. The front hipped or gabled forms often include a verandah, or a flat roofed verandah is located at the front or side. Examples include the dwellings at 1, 3 and 10 Colpin Avenue (Photos 3.05-07). Some flat roofed verandahs project with a circular form, as shown at 13 Colpin Avenue (Photo 3.04). Another variation of the interwar Bungalow type is the dwelling at 8 Colpin Avenue, with a return verandah (Photo 3.08). This dwelling is the original "Gas Feature Home" that formed part of the Ideal Homes Exhibition.

Other notable type is the interwar Californian Bungalow. It has a major gabled roof form that traverses the site, together with gabled verandahs that project towards the street frontage. Examples include the dwellings at 6 and 9 Colpin Avenue (Photos 3.02-03) (the dwelling at 6 Colpin Avenue is the earliest of its type in the street, having been built prior to the opening of the Ideal Homes Exhibition).

Other notable variants of the interwar Bungalow type are the Mission Revival designs with their parapeted and/or arcaded loggias. These dwellings are at 7 Colpin Avenue (Photo 3.09), 1409 Gregory Street (Photo 3.10) and 518 Wendouree Parade (Photo 3.11). The dwellings at 7 Colpin Avenue and 518 Wendouree Parade represent the original "All Electric House" and the "Lake House" respectively, having formed part of the Ideal Homes Exhibition.

There are also a small number of late interwar Bungalows in the heritage precinct, such as the dwelling at 2 Colpin Avenue (Photo 3.12). These dwellings are similar in form and composition as the standard interwar Bungalows with multiple hipped roof forms and front verandahs or porches, but they are also commonly identified by larger windows and corner windows.

Most of the dwellings in the Colpin Avenue Heritage precinct commonly feature the following design characteristics:

- Hipped and/or gabled roof forms (with an approximate pitch between 25 and 35 degrees).
- Broad eaves.
- Timber framed double hung windows arranged singularly, in pairs, banks of three or as projecting bays, or as corner windows (postwar dwellings).
- Face or rendered brick chimneys that adorn the rooflines.
- Front verandahs with hipped, gabled or flat roof forms supported by columns or solid masonry piers.

Most of the dwellings in the area are medium in scale, although the few houses with later recessive two storey additions are now larger in size.

Construction and Finishes

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

- Walls:
 - Face or rendered brick.
 - Horizontal timber weatherboards.
- Roofs:
 - Galvanised corrugated steel sheeting.
 - Terra cotta tiles.
- Windows and Doors:
 - Timber framing.

Garages and Carports

Typical of the interwar era of the area, no garages and carports project forward of the dwellings. In most cases, the garage or carports are detached and are situated towards the rear of the dwellings, accessed by side driveways from the front of the properties.

Of the “feature homes” that formed part of the Ideal Homes Exhibition, two original detached and recessive garages survive intact at 7 Colin Avenue and 518 Wendouree Parade (accessed from Colpin Avenue). Both single storey, the rendered garages have introduced carports in front.

Significance of Dwellings

All except one of the nineteen properties are considered to be significant within the Colpin Avenue Heritage Precinct (based historical and aesthetic analysis). The dwellings at 7 Colpin Avenue (Photo 3.09), 8 Colpin Avenue (Photo 3.08) and 518 Wendouree Parade (Photo 3.11) have individual significance as the original feature homes of the Ideal Homes Exhibition.⁴⁹ Details and a photograph of each of the dwellings are provided in the Catalogue of Places as Appendix 2.4 (Volume 3).

The dwellings that are significant within the precinct are at:

- 1 Colpin Avenue.
- 2 Colpin Avenue.
- 3 Colpin Avenue.
- 5 Colpin Avenue.

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

- 6 Colpin Avenue.
- 7 Colpin Avenue.
- 8 Colpin Avenue.
- 9 Colpin Avenue.
- 10 Colpin Avenue.
- 11 Colpin Avenue.
- 12 Colpin Avenue.
- 13 Colpin Avenue.
- 14 Colpin Avenue.
- 16 Colpin Avenue.
- 1409 Gregory Street.
- 518 Wendouree Parade.

The dwellings that may have individual significance within the precinct are at:

- 7 Colpin Avenue.
- 8 Colpin Avenue.
- 518 Wendouree Parade.

The dwellings that are not considered to have significance within the precinct are at:

- 4 Colpin Avenue.
- 15 Colpin Avenue.

1.3.2 Urban Design & Engineering Infrastructure

Layout and Subdivision

The allotments in the area are largely articulated with a frontage onto Colpin Avenue. The regular allotment layout reflects the original subdivision pattern of 1932.

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 setback used as a driveway on each allotment. The side setbacks convey the clear building separation of the detached dwellings.

Engineering Infrastructure

An unusual engineering infrastructure feature of Colpin Avenue is the early brick kerb and channel on both sides of the streets (Photo 3.13). Some of the channels in the driveway cross overs have been partly covered in bitumen in recent years. The cross overs to the private driveways are constructed of concrete or are unmade with a gravel finish (Photo 3.14).

Another feature of Colpin Avenue is the lack of footpaths (Photo 3.15).

Along Colpin Avenue are overhead power lines. These lines have been bundled, alleviating the need to pollard the mature Oak trees.

Front Fences

The area is notable for its streetscape of early front fences that complement the interwar Bungalow design qualities of the dwellings. Of the 19 properties in the area, there are twelve dwellings (63%) that feature early or appropriate front fences. These fences are commonly low in height (up to 1100 mm approximately). The design and construction of the early fences is largely as follows:

- Face or rendered brick fences articulated with brick plinths and piers, having solid brick or open geometric steel trussed panels between.

Typical examples of these fences are at:

- 2 Colpin Avenue
- 3 Colpin Avenue (Photo 3.02)
- 5 Colpin Avenue
- 7 Colpin Avenue (Photo 3.09)
- 10 Colpin Avenue
- 11 Colpin Avenue
- 13 Colpin Avenue
- 518 Wendouree Parade (Photo 3.11)

A later fence that complements the design and construction of the dwellings is the timber post and woven wire fence at 14 Colpin Avenue.

There are a few other introduced fences that do not relate to the interwar era of the area, including the cast iron or aluminium palisade fences.

Views

Along Colpin Avenue are significant views to Lake Wendouree to the east.

1.3.3 Landscaping

The Colpin Avenue Heritage Precinct is especially identified by the mature Pin (and other) Oak trees that line both sides of the street (Photo 3.16). The broad grassed nature strips, uninterrupted by footpaths, also contributes to the landscape values of the area.

The front setbacks of most of the dwellings in the area also have landscape value. The open grassed settings with perimeter garden beds punctuated by pedestrian footpaths, side driveways and trees represent the most notable features.

1.4 Comparative Analysis

Crocker Street, Ballarat West⁵⁰

Possibly the most comparable streetscape with Colpin Avenue is Crocker Street in the proposed West Ballarat Heritage Area. Originally known as Albion Street, the allotments fronting Crocker Street were laid out in 1921, 12 years before the development of Colpin Avenue. The area has been identified as containing 'an almost undisturbed collection of substantial brick residences, set well back from the road, and generally single storey with attic rooms, or two storeys.' These dwellings appear to have been built between 1923 and 1938. The substantial houses largely range from interwar Bungalows to large interwar Georgian Revival styled dwellings having hipped and/gabled roof forms. Front boundary fences complement the designs of the dwellings. Grassed nature strips and grassed and graveled verges with mature canopy trees (including Oak, Plane, Ash, Maple, Elm and other exotic species) also help define the heritage character and appearance of Crocker Street. By comparison, Colpin Avenue has smaller-scaled dwellings of equal interwar Bungalow design

50 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.50-66.

quality. It also has landscaping of equal visual quality, in the grassed nature strips (without footpaths), distinctive brick kerb and channel, mature private front gardens and the mature Oak trees lining both sides of the street. Overall, both streets represent highly intact, homogenous interwar streetscapes.

Brawn Avenue, Old Showgrounds Heritage Precinct⁵¹

Brawn Avenue in the Old Showgrounds Heritage Precinct was laid out at the same time as Colpin Avenue in 1933. Initially proposed for the first “Ideal Homes Exhibition” by Edgar Bartrop, difficulties and delays in procuring the old showgrounds reserve led to the site being abandoned in favour of Colpin Avenue. Brawn Avenue forms the central thoroughfare of the old showgrounds subdivision. A predominantly intact street of economical and well-built single storey interwar Bungalows having hipped and/or gabled roof forms, Brawn Avenue is not as intact as Colpin Avenue and Crocker Street and does not possess the mature canopy of trees, but it does reflect a familiar interwar streetscape appearance. The dwellings are also more rudimentary, indicating a different socio-economic background than the substantial dwellings in Crocker Street and the “exclusive” area (as it was originally called) of Colpin Avenue.

Dowling Street (east side), Dowling Street Heritage Precinct⁵²

The collection of Bungalows on the east side of Dowling Street (between Gregory Street and Wendouree Parade) forms a distinctive interwar streetscape that is comparable to the interwar qualities of Colpin Avenue. A precursor to the highly successful “Ideal Homes Exhibition”, the subdivision of “McLeod’s Block” in Dowling Street in 1929 brought about the speculative development of 7 interwar Bungalows at 2-10 Dowling Street and 1215 Gregory Street by the local builders, Collins and Pinney. The design and construction of these dwellings, together with the opportunities for generous landscaped settings, grassed nature strips and mature street trees of Claret Ash and Elms in Dowling Street are those heritage features that are most comparable with the Colpin Avenue precinct.

1.5 Statement of Cultural Significance

The Colpin Avenue Heritage Precinct has significance as a highly intact streetscape of predominantly single storey interwar dwellings constructed largely between 1933 and 1941. These properties have mature garden settings, well designed and constructed front fences and set within a streetscape of grassed nature strips (without footpaths), distinctive brick kerb and channel and rows of mature Pin Oak street trees. Subdivided into 20 allotments by the original owners, Collins and Pinney, builders, Colpin Avenue (whose name is derived from the original owners) was the location of Ballarat’s first “Ideal Homes Exhibition” in November and December 1933, sponsored by local auctioneer and real estate agent, Edgar Bartrop. It was proudly advertised as Ballarat’s “most exclusive residential area”, with three feature homes built offering the latest in design and technology. The “Lake House” and “All Electric House” at 518 Wendouree Parade and 7 Colpin Avenue respectively, were built by Collins and Pinney in interwar Spanish Mission styles. The third home was the “Gas Feature Home” built by David S. Quayle. These single storey, well built and designed dwellings were open to the public throughout the exhibition, which was opened by the Mayor of the City of Ballarat on 25 November 1933. Laid out along contemporary Garden City

51 See Volume 6 further details on the Old Showgrounds Heritage Precinct.

52 See Volume 5 for further details on the Dowling Street Heritage Precinct.

Planning principles, the exhibition heralded the transformation of Colpin Avenue into an homogenous and distinctive interwar streetscape by the early 1940s.

The Colpin Avenue Heritage Precinct is **architecturally** significant at a **LOCAL** level (AHC D.2, E.1). It demonstrates original design qualities as defined in the high proportion of predominantly intact interwar dwellings. These qualities include the hipped and/or gabled roof forms (with a pitch between 25 and 35 degrees) and the projecting front verandahs or porches having hipped, gabled or flat roofs. Other intact or appropriate qualities of these interwar Bungalow and interwar Californian Bungalow styled dwellings include the single storey height, broad eaves, timber framed double hung windows arranged singularly, in pairs, banks of three or as projecting bays, face or rendered brick chimneys, face or rendered brick wall construction and horizontal timber weatherboard wall cladding and the galvanized corrugated steel and terra cotta tile roof cladding. The more distinctive dwellings at 518 Wendouree Parade, 7 Colpin Avenue and 1409 Gregory Street in the precinct are designed in a Spanish Mission Revival style which also feature front parapeted and/or arcaded loggias. There are also three late interwar Bungalows which have similar design qualities, together with corner timber framed windows. The recessive garage and carport locations, allowing the dwellings to dominate, also contributes to the architectural significance of the place. Overall, the collection of dwellings in Colpin Avenue forms one of the most intact homogenous examples of a predominantly interwar streetscape in Ballarat, comparable with Crocker Street in Ballarat West and the east side of Dowling Street (between Gregory Street and Wendouree Parade) in Lake Wendouree.

The Colpin Avenue Heritage Precinct is **aesthetically** significant at a **LOCAL** level (AHC D.2, E.1). The area has highly important visual qualities that contribute to its distinctive interwar streetscape character. These qualities include the early face or rendered brick fences articulated with brick plinths and piers, and having solid brick or open geometrid steel trussed bays between. Other intact qualities include the face brick kerb and channel, generous grassed nature strips (without footpaths), mature private landscaped settings and the rows of mature Pin Oak trees on both sides of the avenue.

The Colpin Avenue Heritage Precinct is **historically** significant at a **LOCAL** level (AHC A.4, H.1). It is associated with Ballarat's first "Ideal Homes Exhibition" sponsored by local auctioneer and real estate agent, Edgar Bartop, and opened on 25 November 1933 by the Mayor of the City of Ballarat, A.J. Darling. Proudly declared as the city's "most exclusive residential area", the exhibition displayed three "feature homes". The "Lake House" at 518 Wendouree Parade and the "All Electric House" at 7 Colpin Avenue were built by local builders, Collins and Pinney. They were the owners of the original 20-allotment subdivision of Colpin Avenue (whose name is derived from these original owners). The third feature home was the "All Gas Feature Home" at 8 Colpin Avenue built by David S. Quayle. He had also built a second house at 6 Colpin Avenue which was completed in time for the exhibition, but was not described as a "feature home". The exhibition involved various sections of the community. The Ballarat Base Hospital offered refreshments in a marquee, a slab and bark hut was built as the exhibition office by the local scouts. Most importantly, the feature homes offered the latest in architectural and interior design and building and utilities technology. The success of the exhibition brought with it the transformation of Colpin Avenue into a highly homogenous predominantly interwar streetscape in the ensuing years.

The Colpin Avenue Heritage Precinct is **scientifically** significant at a **LOCAL** level (AHC F.1). The original “feature homes” of the Ideal Homes Exhibition illustrate contemporary design and technology for the interwar period. The “All Electric” and “Gas Feature” homes reflect the latest in technological development for utility services that set a standard for all houses in the area. More broadly, the Ideal Homes Exhibition was in itself an innovative concept for Ballarat, the holistic approach to the design of the subdivision layout, houses, garden designs and engineering infrastructure became an appealing model for house sales and later house exhibitions.

Overall, the Colpin Avenue 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 Colpin Avenue 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 Colpin Avenue 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.

It has been clearly documented with historical and physical evidence that the Colpin Avenue precinct has direct associations with Ballarat’s first “Ideal Homes Exhibition” in 1933, sponsored by Edgar Bartrop, local auctioneer. This exhibition played a fundamental role in promoting interwar design and technology, which was made manifest in the immediate ensuing years in the construction of dwellings in Colpin Avenue. Edgar Bartrop played a critical role as the major organizer and sponsor of the exhibition, and together with local builders, Collins and Pinney and David S. Quayle, he was responsible for promoting Colpin Avenue as an “exclusive residential area” through the establishment of the original feature homes which has led to the interwar character and appearance of Colpin Avenue today.

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.

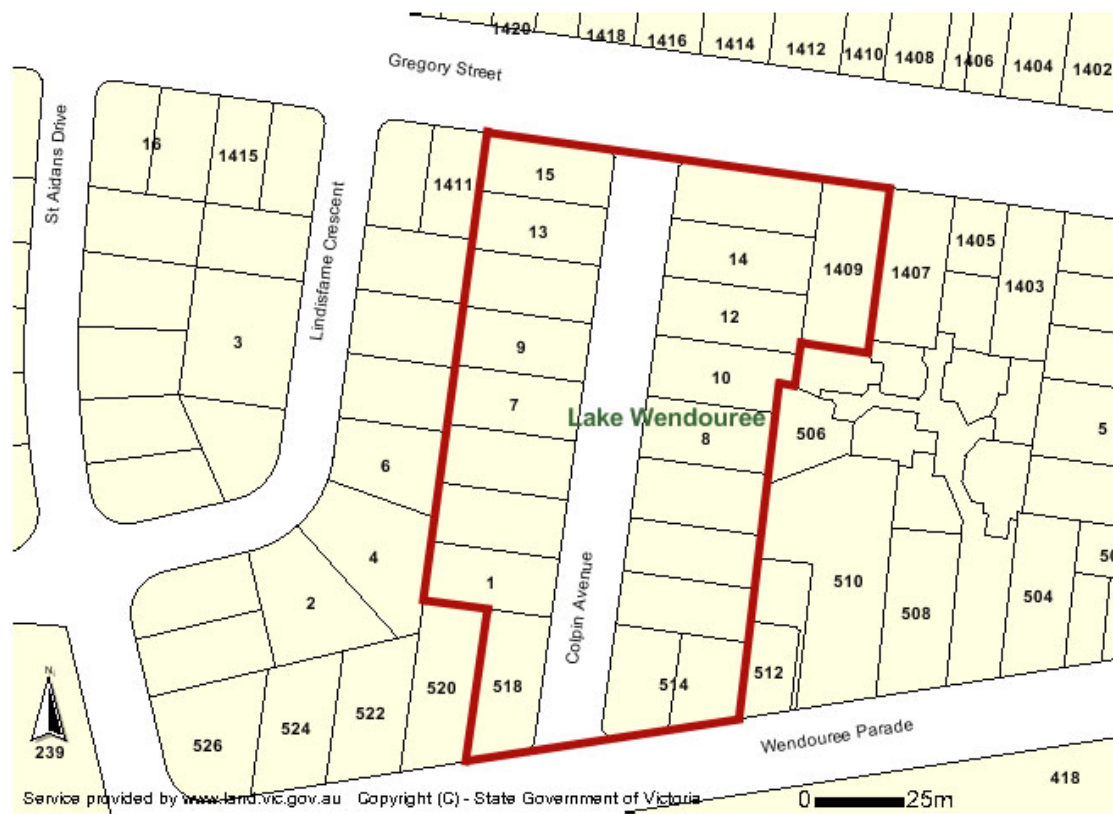
The Colpin Avenue Heritage Precinct represents one of the most intact and homogenous interwar streetscapes in Ballarat. It clearly demonstrates the contemporary aspirations in design and technology for the interwar period, through the high proportion of interwar Bungalows, interwar Californian Bungalows, interwar Spanish Mission dwellings and (to a lesser degree) postwar Bungalows existing in the precinct. This is complemented by the intact landscaping and engineering infrastructure, as defined by the grassed nature

strips, mature garden settings, mature Oak trees on both sides of the avenue, intact early front fences and brick kerb and channel. This heritage fabric is recognized by the majority of the residents in Colpin Avenue today for its architectural and aesthetic values.

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

The photographic and documentary evidence that resulted from the Ideal Homes Exhibition provides a clear understanding of the technological achievements in the use of electricity and gas in typical residential building construction. The electrical plan of the All Electric Home at 7 Colpin Avenue illustrates the early nature of using electricity in a holistic manner. The different electrical points for varying wattage supply shows the fledgling nature of the technology when compared with similar services today. More broadly, the Ideal Homes Exhibition was an innovative concept in Ballarat. The subdivision of MacLeod's block in Dowling Street in 1929 had been the precursor to the exhibition, but this event was more complete in advertising, marketing, laying out and construction of interwar dwellings. It was a new method of selling homes with greater appeal, having the latest in house design, furnishings, furniture, building products, utilities and landscaping on proud display for the interested buyer.

Appendix 2.1: Colpin Avenue Heritage Precinct Map



Colpin Avenue Heritage Precinct Map

Appendix 2.2: Colpin Avenue Precinct Historical Figures

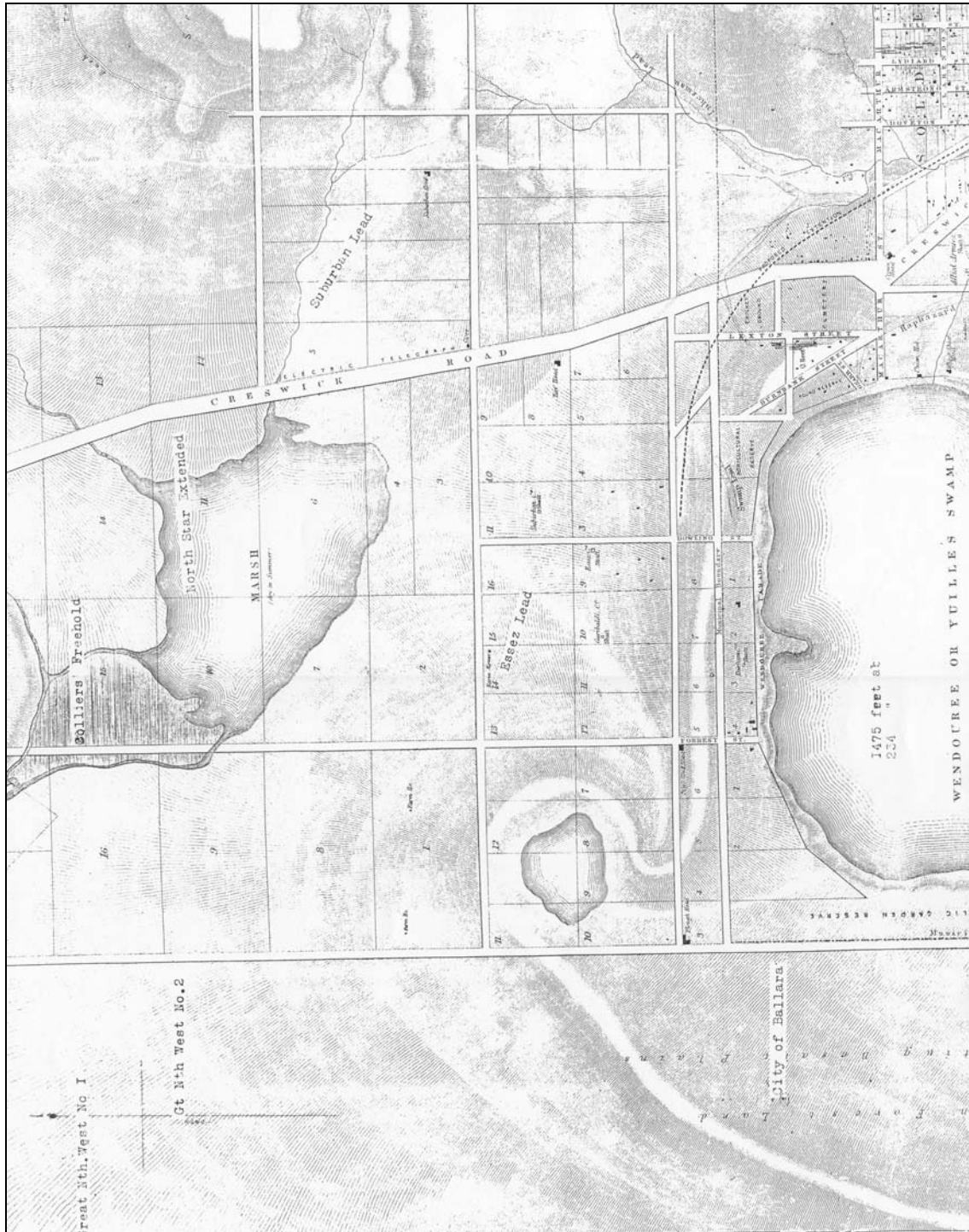


Figure 2.01: Portion of map of Ballarat, J Brache, October 21, 1861, showing Yuille's Swamp (Lake Wendouree), Public Garden Reserve, leads and shafts north of the lake, Gregory Street (Municipal Boundary), Agricultural Reserve, and Cricket Ground. Source: City of Ballarat.

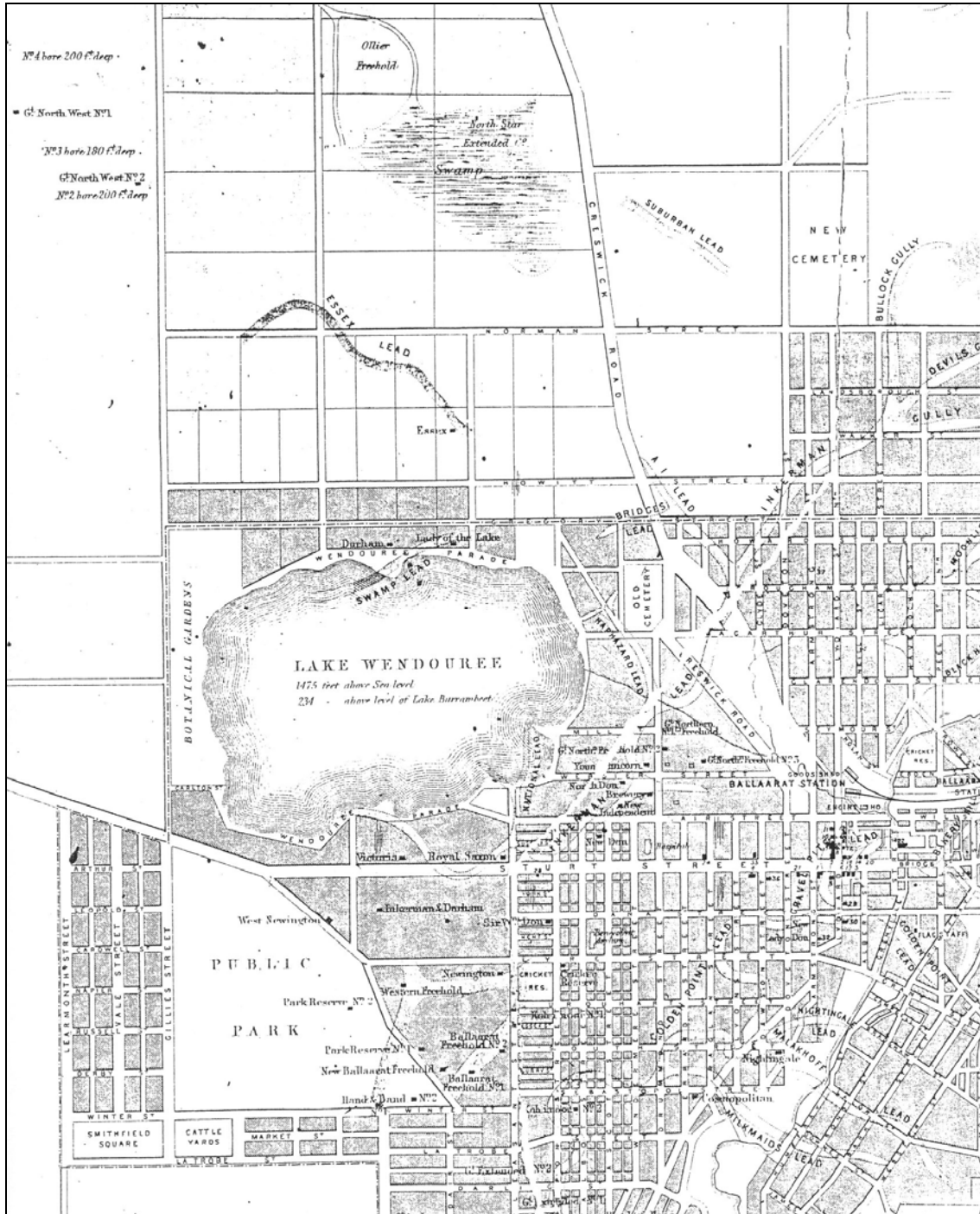


Figure 2.02: Portion of *Map of Ballarat and Sebastopol*, compiled and engraved from official and original mining surveys by John L Ross, 1868, showing Lake Wendouree, Botanical Gardens, Gregory Street (Municipal Boundary), and leads and shafts north of the lake. Source: City of Ballarat.

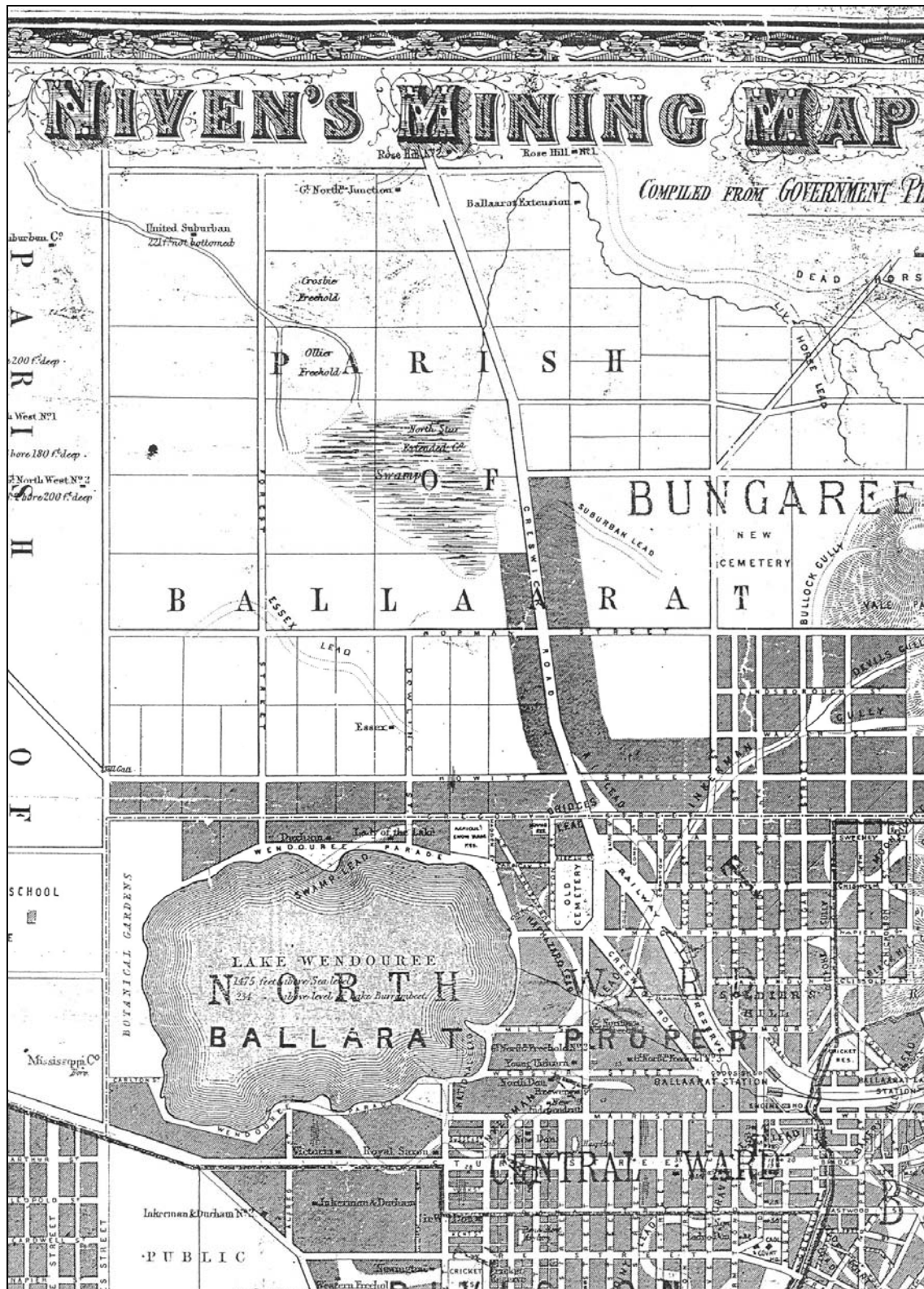


Figure 2.03: Portion of *Niven's Mining Map of Ballarat*, compiled from Government Plans and the most recent mining surveys of the district surveyors, 1870, showing Lake Wendouree, Botanical Gardens, Gregory Street (Municipal Boundary), Agricultural Show Grounds Reserve, Pound Reserve, and leads and shafts north of the lake. Source: City of Ballarat.

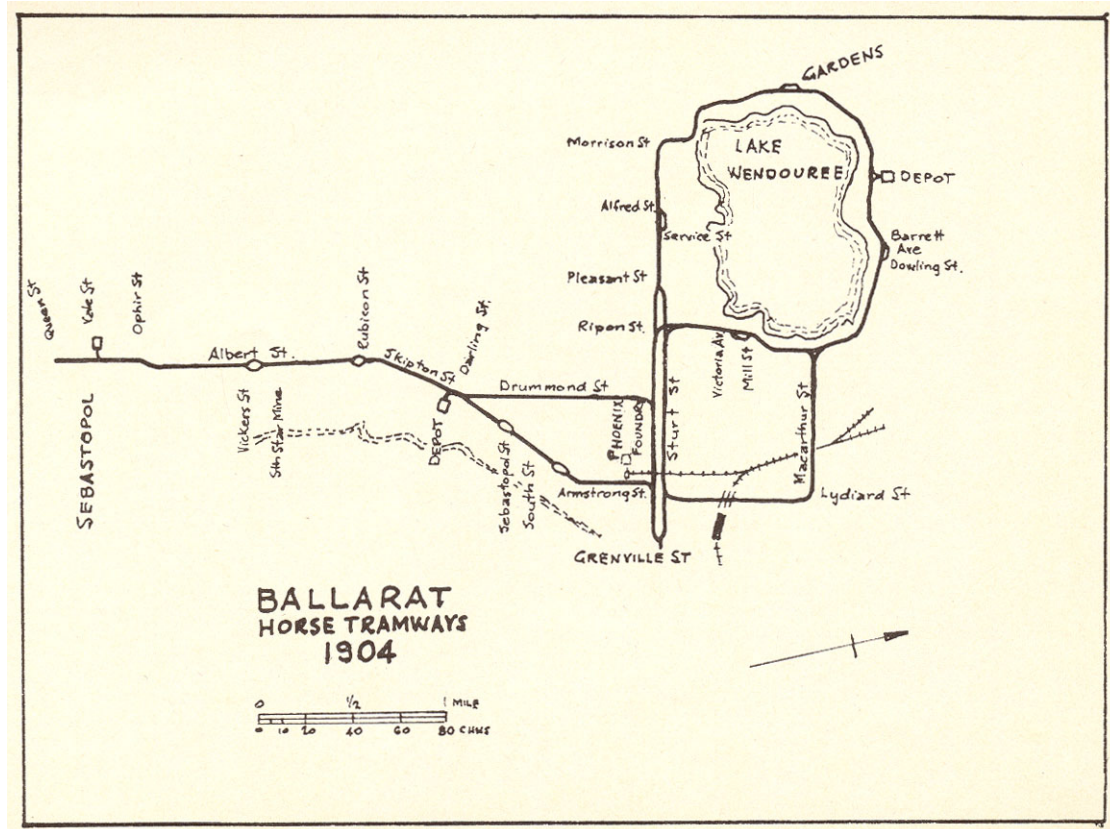


Figure 2.04: Ballarat Horse Tramways, 1904, showing depot and tram stop north of Lake Wendouree. Source: *The Ballarat Tramways: An Illustrated History*, p. 8.

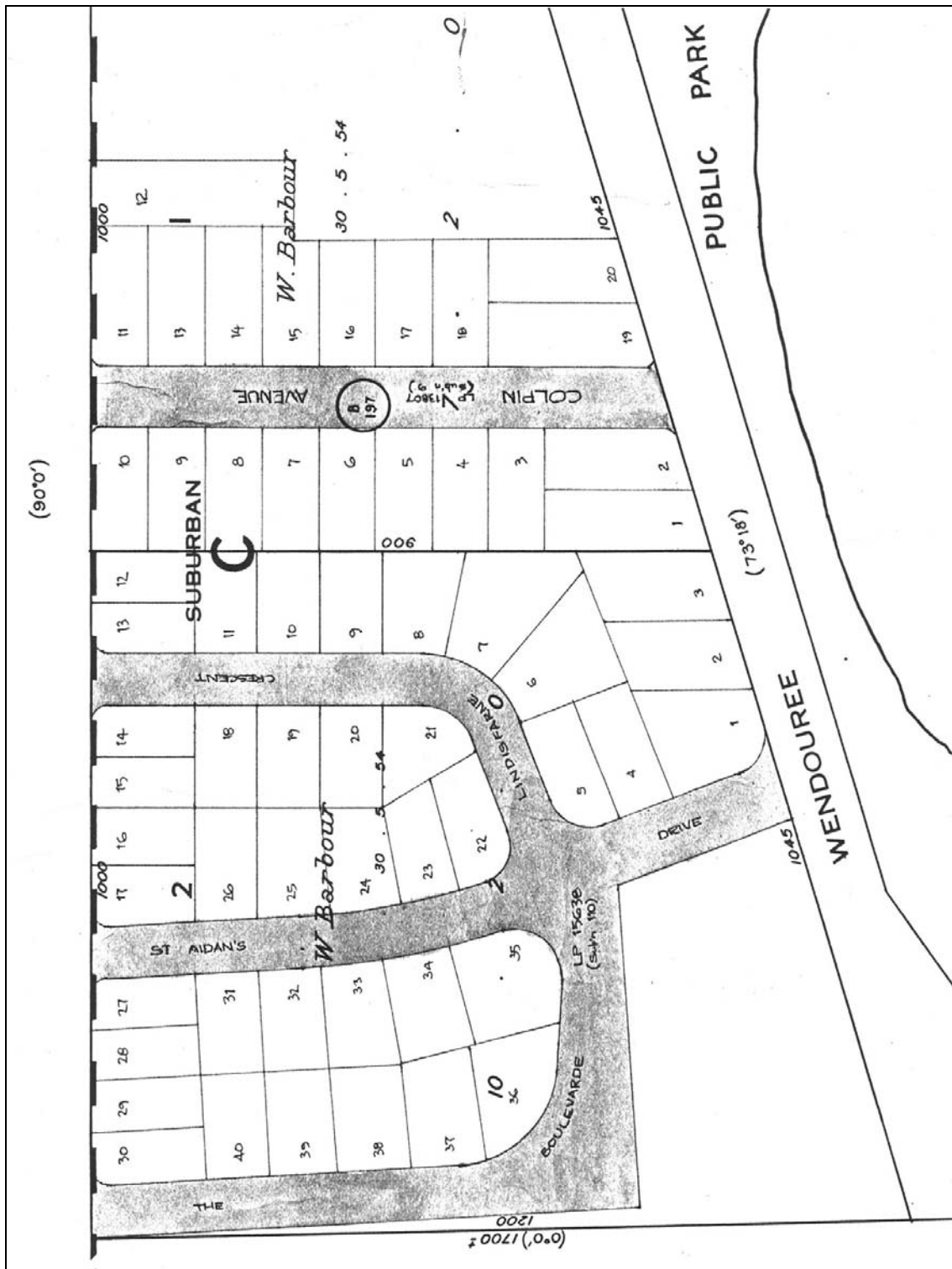


Figure 2.05: Portion of map, *Township of Ballarat, Sheet 1, 1964*, showing Section C, Allotments 1 and 2. Source: Planning Department, City of Ballarat.

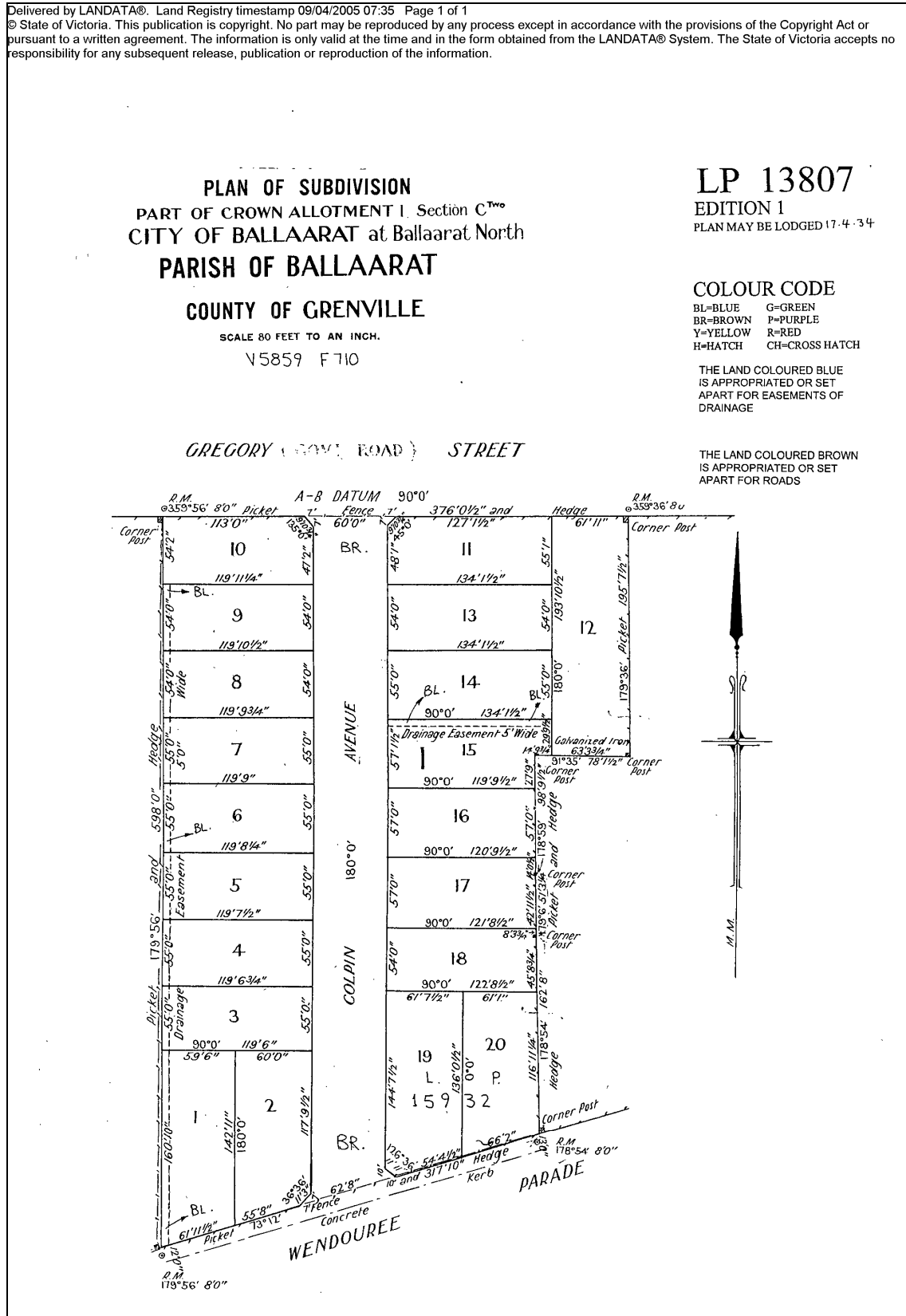


Figure 2.06: Plan of Subdivision LP13807, April 17, 1934. Source: Land Title Office.



Figure 2.07: Two dwellings built by David Quayle before November 1933. The dwelling on the right is at 6 Colpin Avenue (and was not built as a “feature” home) and the dwelling on the left is at 8 Colpin Avenue and represents the “Gas Feature Home”. Also note the early front fence and brick kerb and channel. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.



Figure 2.08: Official party on the temporary dais at the opening of the Ideal Homes Exhibition, 25 November 1933. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.

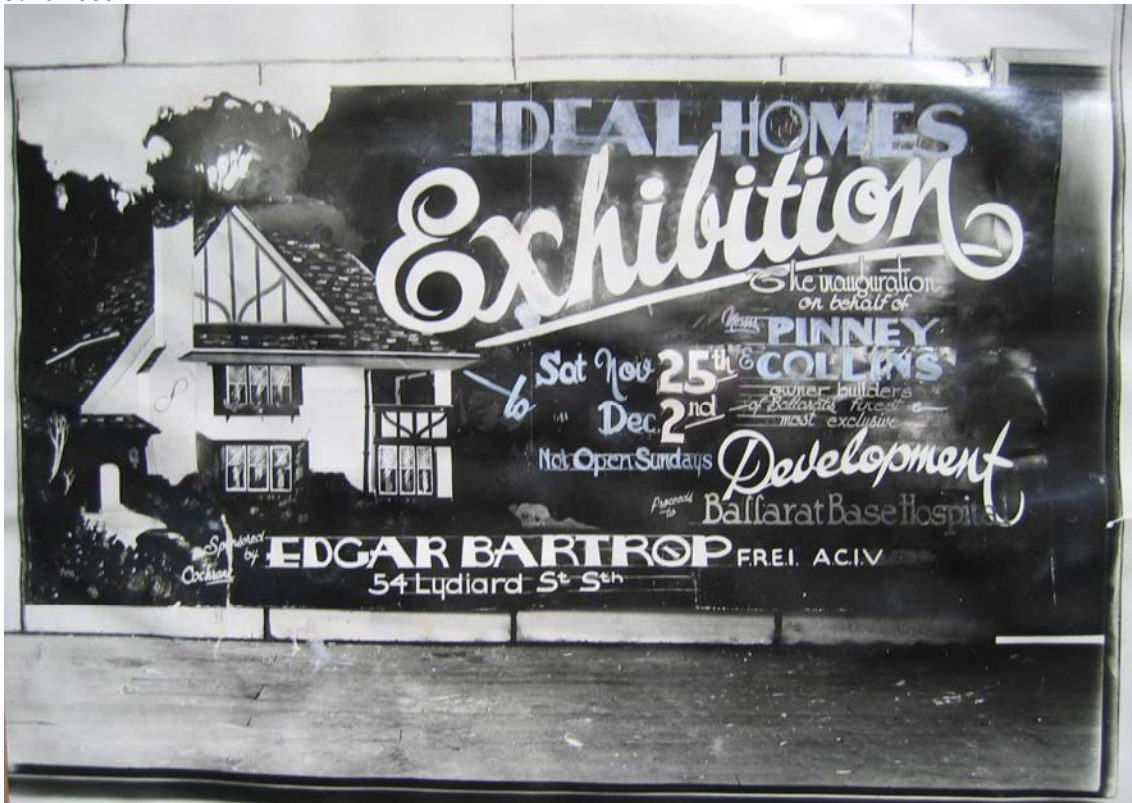


Figure 2.09: Ideal Homes Exhibition sign that was floodlit at night, 1933. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.

This image was removed from the draft Ballarat Heritage Precincts Study for copyright reasons. The image may be viewed as part of the Art and Historical Collection, University of Ballarat.

Figure 2.10: Series of advertising cards for Ideal Homes Exhibition – Card 1. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

This image was removed from the draft Ballarat Heritage Precincts Study for copyright reasons. The image may be viewed as part of the Art and Historical Collection, University of Ballarat.

Figure 2.11: Series of advertising cards for Ideal Homes Exhibition – Card 2. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

This image was removed from the draft Ballarat Heritage Precincts Study for copyright reasons. The image may be viewed as part of the Art and Historical Collection, University of Ballarat.

Figure 2.11A: Series of advertising cards for Ideal Homes Exhibition – Card 3. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

This image was removed from the draft Ballarat Heritage Precincts Study for copyright reasons. The image may be viewed as part of the Art and Historical Collection, University of Ballarat.

Figure 2.12: Series of advertising cards for Ideal Homes Exhibition – Card 4. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

This image was removed from the draft Ballarat Heritage Precincts Study for copyright reasons. The image may be viewed as part of the Art and Historical Collection, University of Ballarat.

Figure 2.13: Series of advertising cards for Ideal Homes Exhibition – Card 5. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

This image was removed from the draft Ballarat Heritage Precincts Study for copyright reasons. The image may be viewed as part of the Art and Historical Collection, University of Ballarat.

Figure 2.14: Series of advertising cards for Ideal Homes Exhibition – Card 6. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

ENTRY FORM.

Idea

Ideal Homes Exhibition.

ESSAY COMPETITION:
"My Ideal Home."

Adjudicator — T. W. COTTON, Esq.
Editor "BALLARAT COURIER"

CLOSING DATE—WEDNESDAY, 6th DECEMBER.

CONDITIONS—1. Essay to be not more than 750 words.
2. To be written on one side of paper only.
3. Age not more than 16 next birthday.
4. Entry form to be pinned to essay.

Name G. H. B. McLean

Address 111 1/2 Eyre Street, Ballarat.


School Ballarat College

Grade or Form Upper Sixth Form.

Age 14 years 11 months.

I HEREBY CERTIFY that the Essay entered herewith is the entire work of
G. H. B. McLean
Miriam J. McLean
Parent or Guardian.

PRIZE : £6 - 6 - 0
The Gift of the Sponsor of the Exhibition.


EDGAR BARTROP
AUCTIONEER
REAL ESTATE AGENT
LYDIARD ST SOUTH
Ballarat

CHIEF AGENT
BALLARAT
MORCELE
AGENTS
No. 111 HOUSE
LOANS
MORTGAGES
INSURANCE

Figure 2.15: G H B McLean of Ballarat College was 1st Prize Winner in the Ideal Homes Exhibition Essay Competition. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.



Figure 2.16: Invitation for a private inspection of the Ideal Homes Exhibition, Colpin Avenue, 1933. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.



Figure 2.17: “An aerial view of Colpin Ave and the Ideal Homes – taken from a plane “hired” for the purpose on 25/11/1933 and carrying “the sponsor”, Edgar Bartrop, and a photographer, as passengers!”
Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.



Figure 2.18: Replica of slab and bark pioneer's cottage used as the Ideal Homes Exhibition Office, dated either before or after the exhibition in 1933. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.



Figure 2.19: "An aerial view of Colpin Ave and the Ideal Homes – taken from a plane "hired" for the purpose on 25/11/1933. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.



Figure 2.20: Possibly the “All Electric Home” at 7 Colpin Avenue under construction in 1933, showing the foundations and brick base walls with terra cotta subfloor vents installed. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.



Figure 2.21: “All Electric Home” at 7 Colpin Avenue under construction in 1933, showing brick base walls supporting timber floor structure. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.



Figure 2.22: Detail of cavity brick wall construction, possibly at the “All Electric Home”, 7 Colpin Avenue in 1933. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.



Figure 2.23: Construction of roof structure, possibly at the “All Electric Home” at 7 Colpin Avenue, 1933. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.

**BALLARAT'S FIRST
IDEAL HOMES EXHIBITION**
Sponsored by EDGAR BARTROP.
COLPIN AVENUE

Ballarat's Finest and Most Exclusive Residential Location.

A Development of MESSRS. PINNEY & COLLINS.

ALL-ELECTRIC HOME.	THE LAKESIDE HOME.	GAS FEATURE HOMES.
BUILT BY — Pinney & Collins	BUILT BY — Pinney & Collins	BUILT BY — David S. Quayle
Ballarat Hardware Ballarat Meat Stores Bowen & Pomeroy W. Doblic Draffin Bros. A. E. Dunnett Harry Davies & Co. Electric Supply Co. J. Ewins & Sons Eureka Tile Co. W. Gribble & Co. R. Graham & Sons G. E. Gerritt J. Holloway & Sons J. P. Hutchinson Pty. Ltd. Loveland & Haslem McFadyen & Taylor W. R. Phillips Royal Insurance Co. Ltd. W. Ritchie Taylor & Taylor F. R. Taylor K. Tunbridge & Sons R. H. Wallis Wastell & Cutter Warne A. Wilson J. Selkirk Stansfield & Smith H. F. Hutton	Aust. Metropolitan Ass. Co. J. Biebart Ballarat Hardware D. & W. Chandler Andrew Cant Eureka Tile Co. T. D. Findlay W. Gear R. M. Gullen J. A. Holland T. J. Haymes Model Grocery Mark & Philip W. F. Osborne Pears Furniture H. J. Symons Austin Spiers Stones' J. Selkirk R. Sim & Co. A. Wilkie & Sons G. Waller E. H. Lloyd A. E. Coulson	O. F. Batch Ballarat Gas. Co. A. E. Coulter D. & W. Chandler Harry Davies & Co. Eyes Bros. Sam Ellis & Son V. G. Furness Geo. Farmer G. Gay & Co. Heinz Bros. J. R. Jopling W. E. Loughurst H. T. Lingham Phoenix Assurance Co. Ltd. Postmaster-General Dept. Read & Williams J. Selkirk Thomas' Supply Stores Tyrell's Plant Farm Wendouree Butter Factory Boat's S. L. Vale
Builders' Hardware Meat Timber Ice Cream Water Service Plumbing House Linens Electricity Books Tiles Men's Wear Boots and Shoes Gardens Plumbers' Supplies Bread Car Decorators Fibro Plaster Insurance Groceries Chemist Dairy Produce Furniture Electric Fittings Spectacles Radio Bricks Glazing Crystal	Insurance Clocks, etc. Radio Builders' Hardware Stove Kitchen Utensils Tiles Decorating Chemist Leather Goods Bicycle Lamp Shades Groceries Men's Wear Clothes Line Furniture Meat Motor Cycle Ladies' Wear Bricks Timber Bread Cartage Terrazzo	Furniture Gas Milk (Utensils) Radio and Kitchen Furnishings Builders' Hardware Car Plumbing Ham and Bacon Timber Meat Electric Fittings Bread Groceries Insurance Telephone Men's Wear Bricks Bronzeaware Florist Butter Ladies' Wear Printer

Figure 2.24: Suppliers to each of the homes in the Ideal Homes Exhibition. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

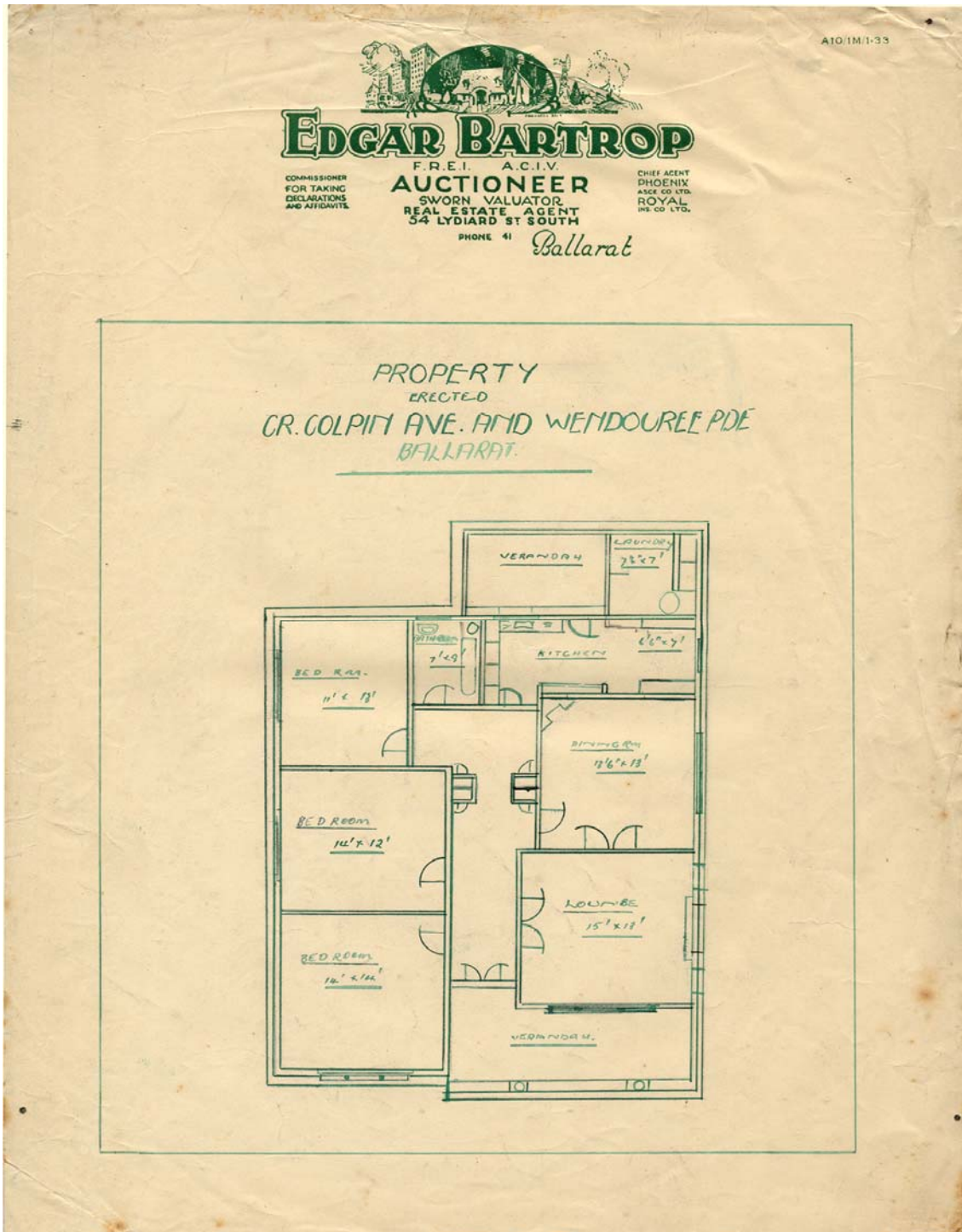


Figure 2.25: Ideal Homes Exhibition – Floor Plan for the Lake House, 518 Wendouree Parade. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.



Figure 2.26: "Lake House". One of the three feature homes open during the Ideal Homes Exhibition, 1933. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.



Figure 2.27: "All Electric House", a feature home of the Ideal Homes Exhibition, 1933. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.



Figure 2.28: Front garden recently laid out at the “All Electric House”, 1933. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.

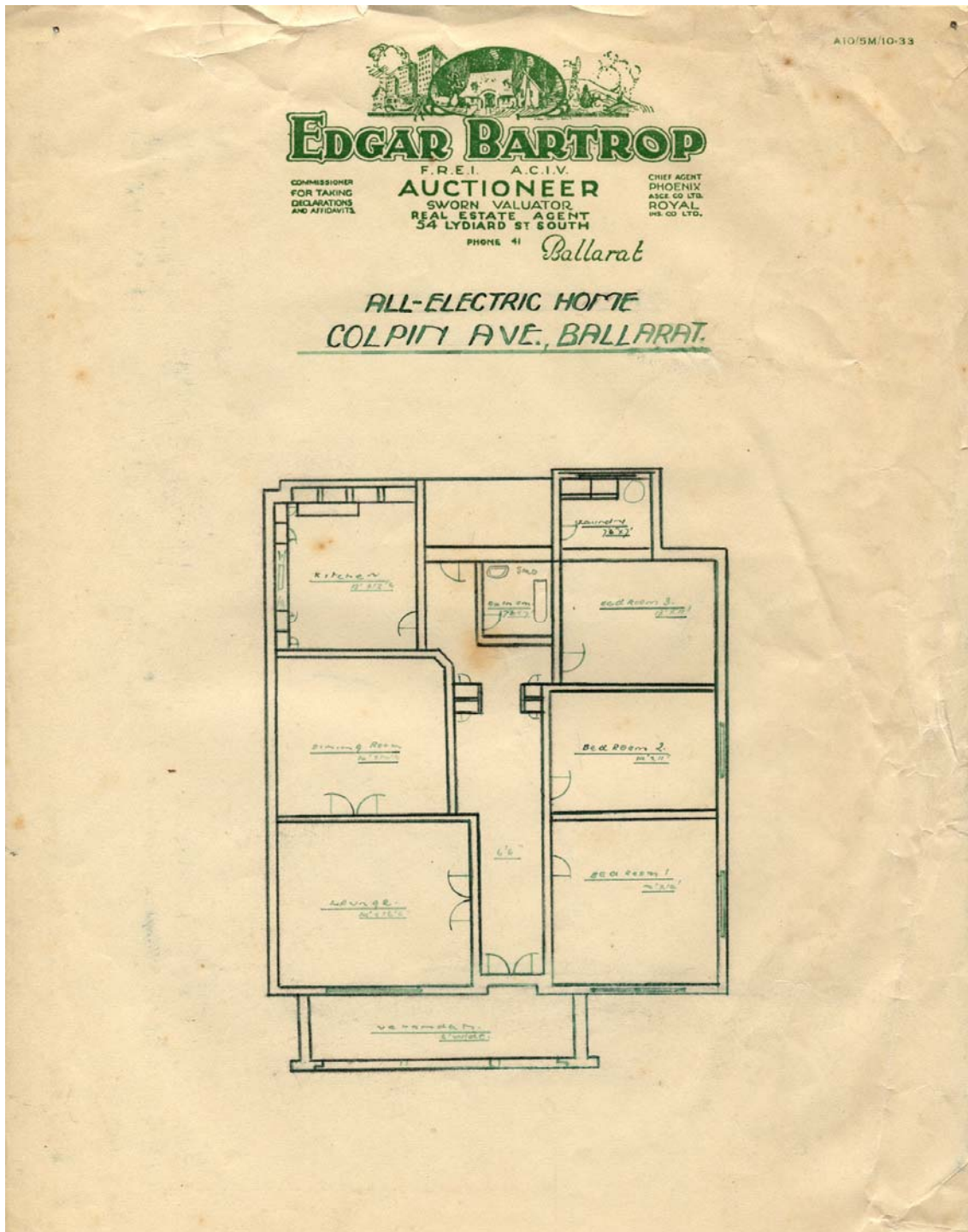


Figure 2.29: Ideal Homes Exhibition – Floor Plan for the Lake House, 518 Wendouree Parade. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

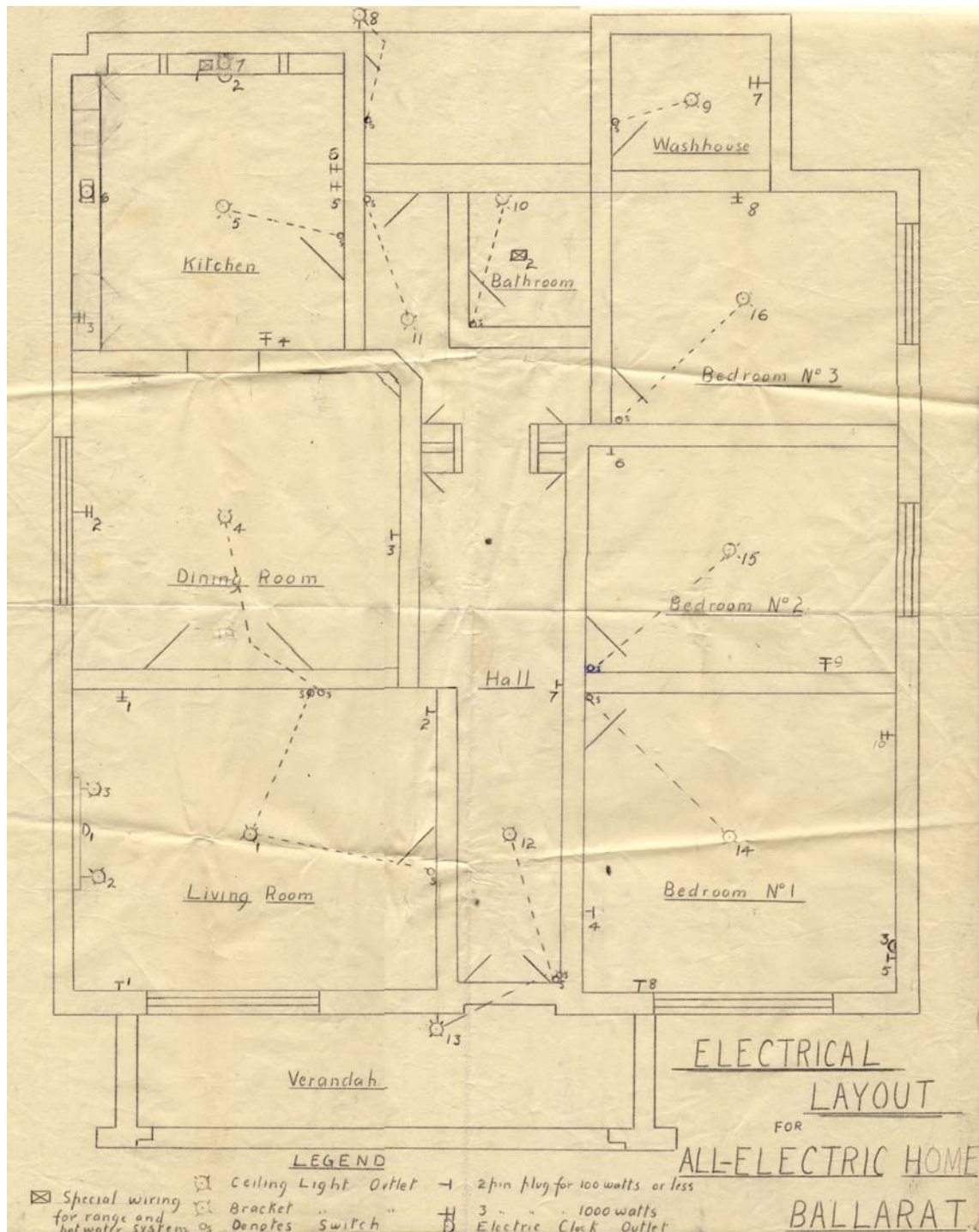


Figure 2.30: Ideal Homes Exhibition – Electrical Layout for the All Electric House, 7 Colpin Avenue. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

Section	OUTLET			Cir- cuit No.	Dist Brd	SWITCH			LAMP		Lighting Unit	Remarks
	No.	Position	Type			Size Amp	Type	Position	Size Watts	Type		
LIVING ROOM	1	Shown on plan	New era block			5	Flush two-way	Door-way	5-40	B.C. I.F.	Five light fixture	Wiring of all points to terminate at outlet with block, ceiling rose, etc. as shown in "Outlet Type" column
"	2	")	-			5	Flush one-way	Beside brackets	15	"	One-light wall bracket	
"	3											
DINING ROOM	4	"	Bake lite ceiling rose			5	"	Outside door	100	"	20" parchment shade	Lamps and lighting fixtures not included in wiring.
KITCHEN	5	"	6 1/4" block and brass batten holder			5	"	Beside door	75	B.C. clear	8 1/2" kitchen unit	
"	6	In box above sink	brass batten holder			5	"	Beside sink	60	"	Wooden box 9" in depth built into soffitt of sink to accommodate 18" x 9" sheet of glass.	
"	7	6' above floor in range recess	-			5	"	Beside range	25	B.C. I.F.	Glass shade and nickel kitchen bracket	
OUTSIDE BACK VERANDAH	8	Back wall	Swan neck bracket & B.C. holder			5	Bake-lite S.P.	Shown on plan	60	"	10" enamel shade	
WASH-HOUSE	9	Shown on plan	Block & B.C. batten holder			5	Bake-lite S.P.	"	60	"	- - - - -	
BATHROOM	10	"	3 1/4" block			5	"	"	40	"	Green bathroom bracket	
HALL	11	"	3 1/4" block and B.C. batten holder			5	Flush	"	40	"	- - - - -	
"	12	"	New era block			5	Flush	"	40	"	Hall fixtures	
VERANDAH	13	"	-			5	"	"	60	"	Bracket lantern	
BEDROOM NO. 1	14	"	Bake-lite ceiling rose			5	"	"	75	"	Inverted shade	

Figure 2.31: Ideal Homes Exhibition – Electrical Specifications p.1 for the All Electric House, 7 Colpin Avenue. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

SCHEDULE OF OUTLETS - LIGHTING

Sheet No. 2.....

Section	OUTLET			Cir- cuit No.	Dist Brd	SWITCH			LAMP		Lighting Unit	Remarks
	No.	Position	Type			Size Amp	Type	Position	Size Watts	Type		
BEDROOM NO. 2	15	Shown on plan	New era block			5	Flush	Shown on plan	75	B.C I.F	12" bowl.	
" 3	16	"	"			5	"	"	75	"	12" bowl.	3

Figure 2.31A: Ideal Homes Exhibition – Electrical Specifications p.2 for the All Electric House, 7 Colpin Avenue. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

SCHEDULE OF OUTLETS - LIGHT PLUGS

Sheet No. 4.....

Section	OUTLET			Cir- cuit No.	Dist Brd	SWITCH			Receptacle		Lighting Unit	Remarks	
	No.	Position	Type			Size Amp	Type	Position	Size Watts	Type			
LIVING ROOM	1	Shown on plan on skirting	2-pin round pin plug			5	Flush	Beside plug	100	Flush	Table lamp	Plugs rated at 100 watts with small label at each plug plainly marked "For use with appliances not exceeding 100 watts"	
"	2	"	"			5	"	"	"	"	"		
DINING ROOM	3	"	"			5	"	"			Ornament		
BEDROOM NO. 1	4	"	"			5	"	"			Bed Reading lamp		
"	5	"	"			5	"	"			Dressing table light		
BEDROOM NO. 2	6	"	"			5	"	"			Bed Reading Lamp		Provide 8" block on wall for base of fan 6'6" above floor.
HALL	7	"	"			5	"	"			Ornament		
BEDROOM NO. 1	8	6'6" above floor	"			5	"	"			Fan		

Figure 2.32: Ideal Homes Exhibition – Electrical Specifications p.3 for the All Electric House, 7 Colpin Avenue. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

SCHEDULE OF OUTLETS - POWER PLUGS

Sheet No. 1.....

Section	OUTLET			Cir- cuit No.	Dist Brd	SWITCH			Receptacle Type		Lighting Unit	Remarks
	No.	Position	Type			Size Amp	Type	Position	Size Watts	Type		
LIVING ROOM	1	Shown on plan on skirting	3-pin round pin			5	Flush	Beside plug	1000	Flush	Radiator, radio, etc.	
DINING ROOM	2	"	"			5	"	"	"	"	Radiator, vacuum cleaner, toaster, etc.	
KITCHEN	3	"	"			5	"	"	"	"	Refrigerator	
"	4	"	"			5	"	"	"	"		
"	5	"	"			5	"	"	"	"		
"	6	"	"			5	"	"	"	"		
WASH-HOUSE	7	"	"			5	"	"	"	Sur-face	Washing machine	
BEDROOM NO. 3	8	"	"			5	"	"	"	Flush		
BEDROOM NO. 2	9	"	"			5	"	"	"	"		
BEDROOM NO. 1	10	"	"			5	"	"	"	"		

Figure 2.33: Ideal Homes Exhibition – Electrical Specifications p.4 for the All Electric House, 7 Colpin Avenue. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

SCHEDULE OF OUTLETS - CLOCK OUTLETS

Sheet No. 1.....

Section	OUTLET			Cir- cuit No.	Dist Brd	SWITCH			Receptacle Type		Lighting Unit	Remarks
	No.	Position	Type			Size Amp	Type	Position	Size Watts	Type		
LIVING ROOM	1	On mantel-piece	Bake lite ceiling rose						60		Clock	Clock outlets are to be included in the lighting circuits at 60 watts rating each.
BEDROOM NO. 1	2	On skirting	"						60		Clock	
KITCHEN	3	On wall above range recess	"						60		"	

Figure 2.347: Ideal Homes Exhibition – Electrical Specifications p.5 for the All Electric House, 7 Colpin Avenue. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

SCHEDULE OF OUTLETS - SPECIAL OUTLETS

Sheet No. 1.

Section	OUTLET			Cir- cuit No.	Dist Brd	SWITCH			Receptacle		Lighting Unit	Remarks
	No.	Position	Type			Size Amp	Type	Position	Size Watts	Type		
KITCHEN	1	Range recess										Special wiring for 6 kW. electric range, balanced over two phases.
BATHROOM	2	Tank above ceiling										Special wiring for 300 watt continuous hot water service. (Make provision in wiring for possible future changeover to 1400 watt continuous element and 1500 watt booster element. Provide D.P. switch for element and D.P. switch for booster above ceiling, also S.P. switch for booster in bathroom.

Figure 2.35: Ideal Homes Exhibition – Electrical Specifications p.6 for the All Electric House, 7 Colpin Avenue. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.



Figure 2.36: “Gas Feature” Home under construction, 1933. Also note the recently-constructed brick kerb and channel. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.

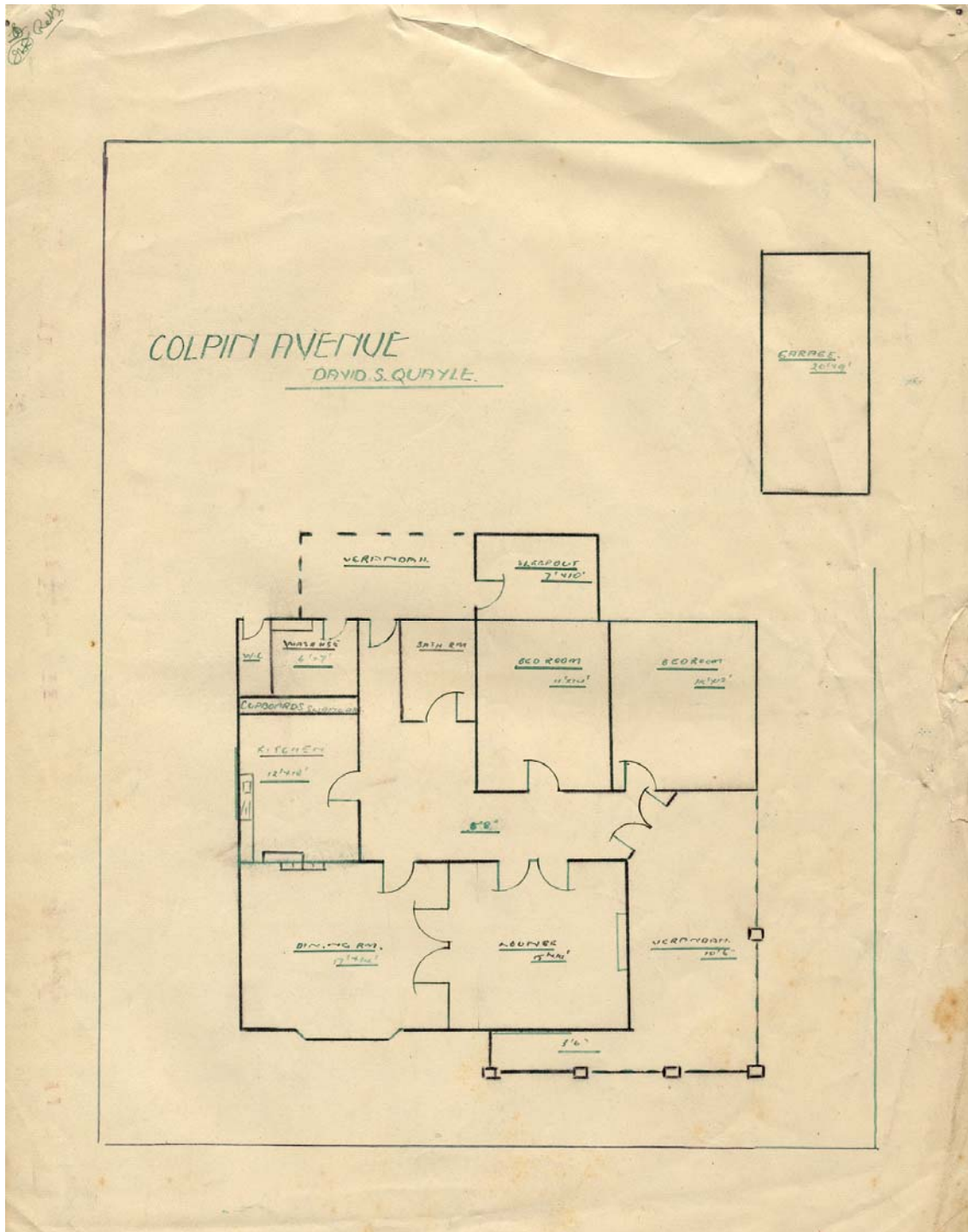


Figure 2.37: Ideal Homes Exhibition – Floor Plan for the Gas Feature Home, 8 Colpin Avenue. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

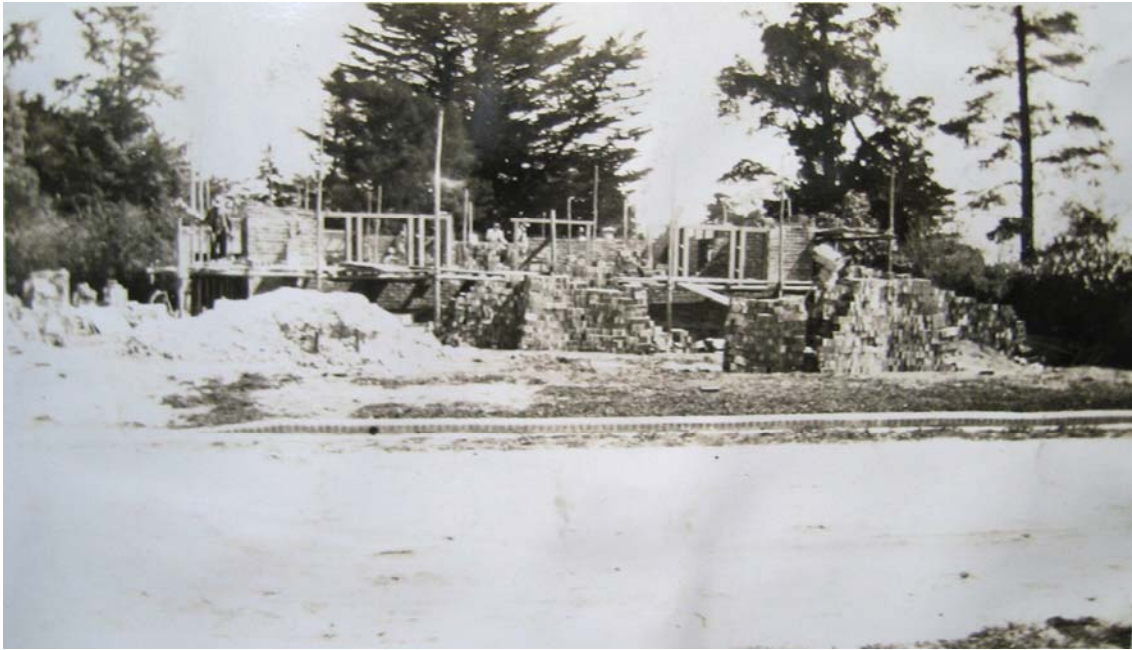


Figure 2.38: “All Electric House” under construction, 1933. Note the brick kerb and channel that had been constructed by this time. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.



Figure 2.39: Streetscape view of Colpin Avenue looking north with the “All Electric House” in the background, 1933. Note the brick kerb and channel that had been constructed by this time and the laid out nature strips with graveled pedestrian tracks (the grass had not been planted by this time). Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.



Figure 2.40: Streetscape view of Colpin Avenue looking south towards Lake Wendouree, 1933. The “Gas Feature Home” and other house built by David Quayle at 6 Colpin Avenue are shown in the background. Note the newly constructed brick kerb and channel, laid nature strips (with the grass yet to be planted) and the surviving Italian Cypress tree that appears to have been temporarily retained. This tree may have formed part of Smith’s Nursery that had previously taken up the Colpin Avenue area. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.



Figure 2.41: Streetscape view looking north-east showing the “Gas Feature Home” and the other house built by David Quayle (6 Colpin Avenue) in the middle ground. Note the rudimentary nature of the nature strips and the few mature trees dotted throughout the subdivision that appear to have once formed part of Smith’s Nursery that was originally situated in this area. Source: Bruce and Mary Green collection provided by Jennifer Burrell, Colpin Avenue, June 2005.



Figure 2.42: Pollarded Oak trees in Colpin Avenue in 1990, prior to the bundling of the overhead electricity wires. Source: Jenny Burrell.

the secret is out!

It is some months since it was first suggested but once the machinery started, surveyors planned with certitude, designers and constructional experts in conference; after exhaustive study of domestic architecture proven most desirable in Ballarat, provided an ideal PLAN. Craftsmen the finest, each in his particular sphere, were gathered together, and to-day they are laboring with hand and head ready for the opening in November.

Making a thing easy to do is half-way to getting it done,

and with that in mind we have planned carefully, so that there will be no unforeseen hitch to mar the perfection of a scheme unique in the annals of Ballarat.

On the 25th of November

on the beautiful shores of Lake Wendouree citizens will be invited to attend Ballarat's first

IDEAL HOMES EXHIBITION

of a magnitude and scope hitherto unattempted.

Sponsored by Edgar Bartrop,

Real Estate Developer of note, in collaboration with Pinney and Collins, Builders of known integrity and proven ability, and Ballarat business houses of the highest standing, the exhibition will be opened by His Worship the Mayor, Cr A. J. Darling. They stand in course of construction these ideal houses in Colpin Avenue Ballarat's finest and most exclusive residential development. Ideal homes they are ideal homes they will be for landscaped, shrubbed, furnished from ceiling to ceiling; equipped with meticulous care one with the wonders of the world of electricity hitherto unknown in Ballarat one exhibiting the marvels of modern gas fittings in the light of scientific research, they will be COMPLETE even to the groceries in the cupboards of the altogether enchanting kitchens.

The proceeds of admission 6d will be devoted in their entirety to

OUR BALLARAT HOSPITAL

IDEAL HOMES

Lakeside Exhibition

Successful Day

Ballarat's Ideal Homes Exhibition in Colpin Avenue, off Wendouree Parade, has captured the imagination of the public, and it was opened on Saturday under ideal weather conditions. That was a factor that was needed to encourage the sponsor, Mr E. Bartrop; the builders, Messrs Pinney and Collins, and Mr David Quayle, and all who have collaborated with them in their enterprise, and to stimulate their belief and confidence in the venture which has enabled Ballarat once again to take the lead amongst provincial cities. Less than two years ago the site upon which the homes have been erected was an abandoned nursery. In a comparatively short period therefore it has been subdivided, a street has been made, houses have been built on some of the blocks, and the exhibition reveals the model home equipped and furnished in the most modern and convenient style, with the very best labor-saving appliances, and chaste as a moderate price. No better illustration could have been afforded of the development that has taken place in domestic architecture than the contrast provided by blocks built constructed by the scouts on one of the blocks, a typical abode of the early settlers in Ballarat, and the model homes. These with their well-kept lawns and neatly-planted flower beds have to be seen to be appreciated. The exhibition serves a dual purpose. It gives the general public an opportunity of seeing a modern home, and the small charge for admission will help to swell the funds of the Hospital. As the exhibition will be open day and night for a week this deserving institution should benefit substantially. The opening ceremony was performed by the Mayor of the City (Cr A. J. Darling), who was accompanied by the Mayoress and the president of the Hospital (Mrs J. M. Gardiner). A marriage in which the ladies' social committee of the Y.M.C.A. served afternoon tea, presided by the Soldiers' Band, under Bandmaster Watson, and the presence of some of the scouts in uniform, added a carnival touch to the proceedings. Amplifiers enabled the addresses, which were very brief, to be heard by all.

Welcoming the gathering to an "ideal occasion" Mr Bartrop complimented the builders on having made such a fine job possible, and he introduced Mr A. Pinney, of Pinney and Collins, who purchased the site some time ago and subdivided it. Mr Pinney said he considered that day marked a new era in the development of Ballarat in so far as the development of ideal homes. His partner had had launched out upon the enterprise about 18 months ago in the midst of the depression, and so far were quite satisfied with the result. Practically half the blocks had been sold, and he thought it would not be long before the whole street was occupied with model homes. Mr Collins endorsed and supplemented the remarks of his partner.

Mrs Gardiner, on behalf of the Hospital Committee, expressed deep appreciation of the sponsor, the builders and all associated with the homes, for placing the whole of the proceeds of the exhibition at the disposal of the Hospital. "We are deeply grateful," she added, and she expressed the hope that the exhibition would be successful, artistically and financially.

When you throw away this copy of "The Courier" save this announcement. It cost you only 1½d, but it will remind you of a date you cannot afford to forget.

23 SEP 1933

SOLD!

Another Home-Site in Colpin Avenue

Already of twenty allotments in this—Ballarat's newest and finest residential thoroughfare—nine have been sold to various owners, who will erect modern homes, whilst two homes have been built by the owner-builders, Messrs Pinney and Collins.— Mr David S. Quayle has also built two homes, one of which has been sold by the sponsor—

29 NOV 1933

EDGAR BARTROP

54 LYDIARD ST. NTH. E.J.C. Phone 41.

IDEAL HOMES EXHIBITION.

The president of the Hospital, Mrs J. M. Gardiner, is much gratified at the substantial benefit that has accrued to the institution from the Ideal Homes Exhibition owing to the kindly thought that prompted the promoters to make a charge for inspection of the homes and hand the proceeds to the Hospital. Incidentally it may be mentioned that the gross proceeds, without any deductions, are being handed over, which is a pleasant variant from some efforts which, after deducting expenses, have nothing left for the objective. Up to yesterday morning the Benevolent had received £33, which at sixpence per head represents 1400 visitors, and yesterday there was still another large attendance. The homes will be open until Saturday evening next, so that the Hospital should benefit by a substantial sum at the close. It has been satisfactory to note how everybody has assisted in bringing about the success of the exhibition. On Saturday Messrs G. Lovett, J. N. Dunn, J. Boschan, and M. Kirby assisted the Hospital committee in looking after the receipts, disposing of the booklets, etc., on Monday Messrs J. Killroy, D. Davies, and J. Boschan did their work, while yesterday it was undertaken by Messrs H. Wallace, A. W. Middleton, and J. Boschan, and throughout the week these gentlemen and others will carry on this useful work. It may be added that the management of the tramways is allowing a concession of sixpence return fares to all points of Ballarat, which, though it means nothing to cretians in the city proper, signifies a half fare return trip from the Orphanage, Mount Pleasant, Sebastopol, and Lydiard street termini.

The educational value of the Ideal Homes Exhibition, which is now in progress in Colpin Avenue on the shores of Lake Wendouree, is evidently appreciated, for no fewer than three secondary schools in Ballarat have accepted the invitation of the sponsor, Mr Edgar Bartrop, to visit the exhibition. Special visits have been arranged, commencing on Thursday morning, when 60 students from the Girls' School will be conducted through the homes. Messrs Pinney and Collins, the owner-builders, and Mr David S. Quayle have signified their willingness to give a short talk on the present day trend of domestic architecture. Mr Bartrop is to be commended for his foresight in catering for the younger generation in this way.

29 NOV 1933

Figure 2.43: Ideal Homes Exhibition – newspaper clippings. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

Dr David Rowe: Authentic Heritage Services Pty Ltd & Wendy Jacobs: Architect & Heritage Consultant

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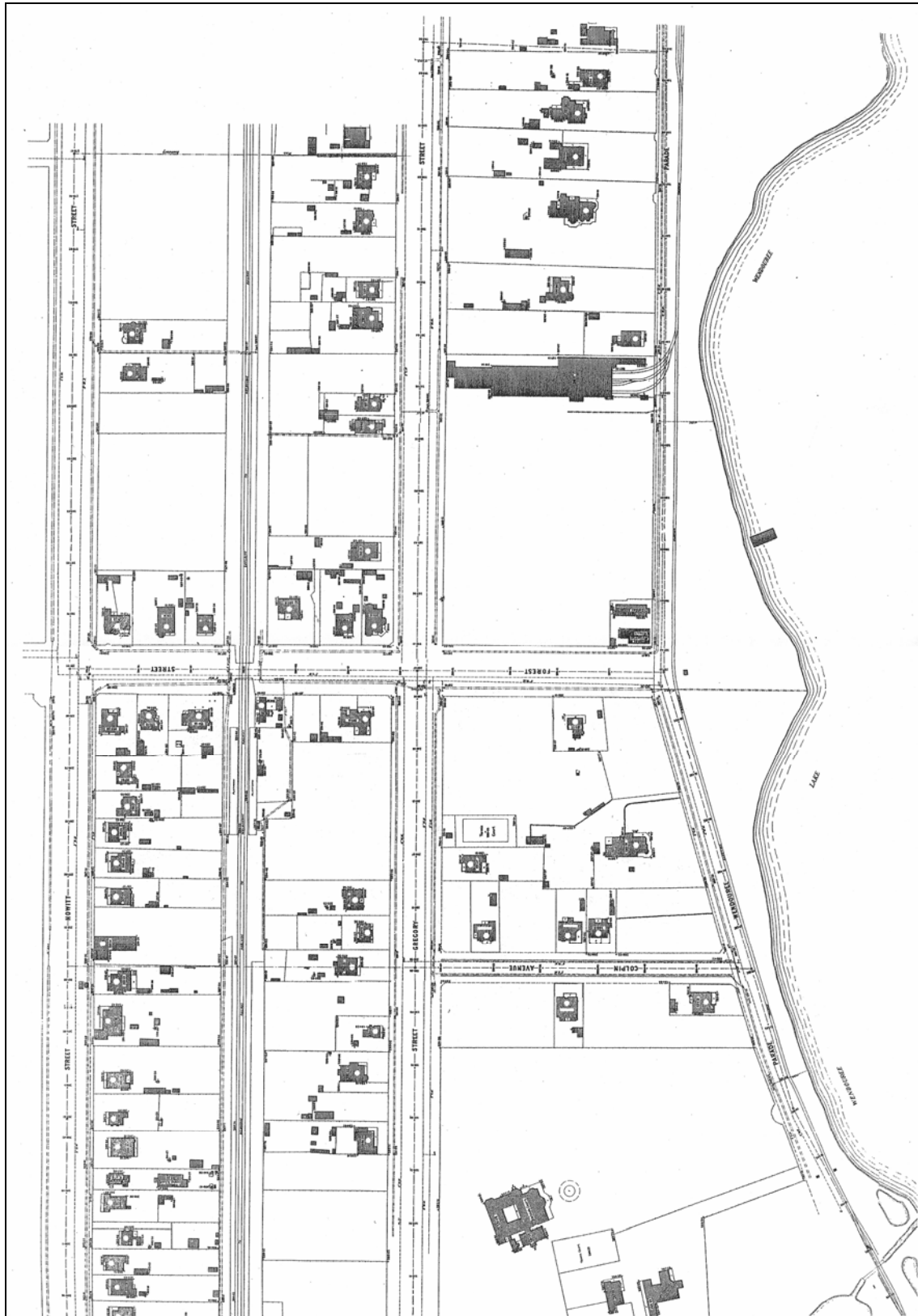


Figure 2.44: Ballarat Sewerage Authority Plan, 29 October 1934. Source: Wendy Jacobs.

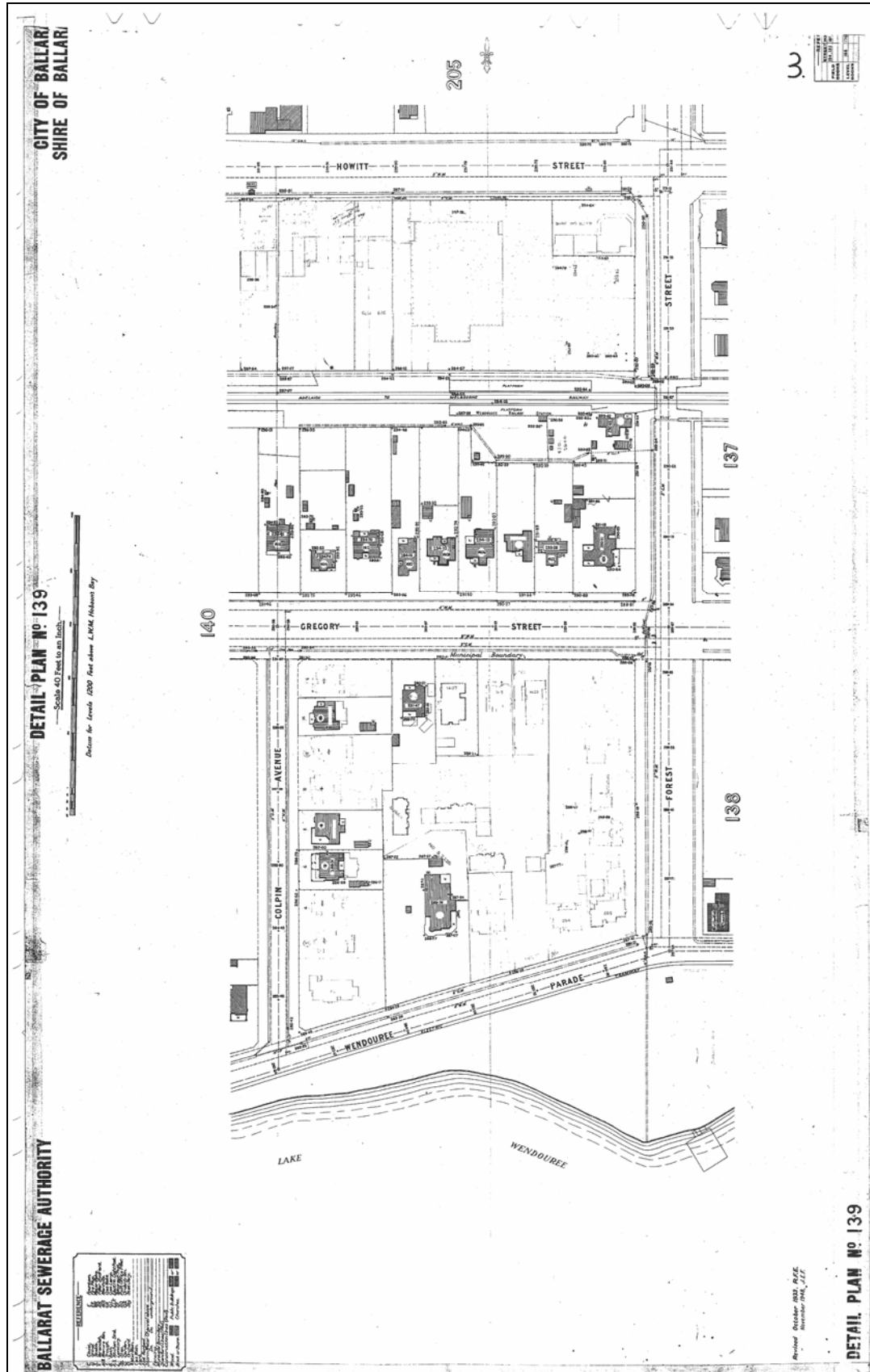


Figure 2.45: Ballarat Sewerage Authority Plan, 1948. Source: Planning Department, City of Ballarat.

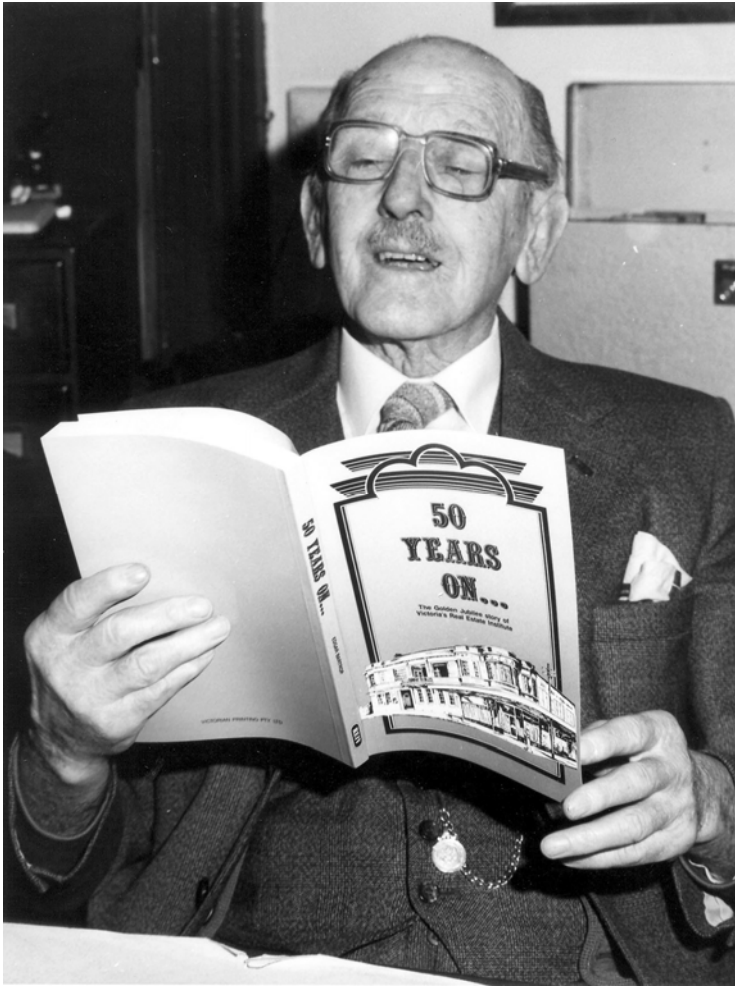


Figure 2.46: Mr Edgar Bartrop, c.1987. Source: Bruce Bartrop, Bartrop Real Estate.

Appendix 2.3: Contemporary Photographs



Photo 3.01: Interwar Bungalow styled dwelling, 5 Colpin Avenue.



Photo 3.02: Interwar Californian Bungalow styled dwelling, 6 Colpin Avenue.



Photo 3.03: Interwar Californian Bungalow styled dwelling, 9 Colpin Avenue.



Photo 3.04: Interwar Bungalow styled dwelling, 13 Colpin Avenue.



Photo 3.05: Single storey interwar Bungalow styled dwelling with two storey additions, 1 Colpin Avenue.



Photo 3.06: Interwar Bungalow styled dwelling with hipped roof front verandah (the two storey component represents later additions), 3 Colpin Avenue.



Photo 3.07: Interwar Bungalow styled dwelling, 10 Colpin Avenue.



Photo 3.08: "Gas Feature Home" interwar Bungalow styled dwelling, 8 Colpin Avenue.



Photo 3.09: "All Electric House" interwar Mission Revival styled dwelling, 7 Colpin Avenue.



Photo 3.10: Interwar Mission Revival styled dwelling, 1409 Gregory Street.



Photo 3.11: "Lakeside House" interwar Mission Revival styled dwelling, 518 Wendouree Parade.



Photo 3.12: Late interwar Bungalow styled dwelling, 2 Colpin Avenue.



Photo 3.13: Detail of original brick kerb and channel, Colpin Avenue.



Photo 3.14: Streetscape view, Colpin Avenue, showing graveled driveway crossover.








Photo 3.15: Streetscape view, Colpin Avenue, showing grassed nature strips and lack of footpaths.








Photo 3.16: Streetscape view of Colpin Avenue looking north, showing mature Oak street trees.

Appendix 2.4: Catalogue of Places






Appendix 2.4: Catalogue of Places in the Colpin Avenue Heritage Precinct, July 2006

Id	Place Name		Address	Existing HO	Era	Proposed Heritage Precinct	Proposed Status	Photo
0199	House	1	Colpin Avenue	Lake Wendouree	Interwar	Colpin Avenue (HO)	<input type="checkbox"/> Individually Significant (HO) <input type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 250205-015	
				Other Notable Fabric	<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Trees		
				Notes	Early low face brick fence.			
0200	House	2	Colpin Avenue	Lake Wendouree	Interwar	Colpin Avenue (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 250205-008	
				Other Notable Fabric	<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Trees		
				Notes	Early solid face brick fence.			
0201	House	3	Colpin Avenue	Lake Wendouree	Interwar	Colpin Avenue (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 250205-016	
				Other Notable Fabric	<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Trees		
				Notes	Early face brick fence articulated with brick plinth & piers, with open steel trussed panels.			
0202	House	4	Colpin Avenue	Lake Wendouree	Postwar	Colpin Avenue (HO)	<input type="checkbox"/> Individually Significant (HO) <input type="checkbox"/> Significant within a Precinct (HO) <input checked="" type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 250205-007	
				Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees		
				Notes				
0203	House	5	Colpin Avenue	Lake Wendouree	Interwar	Colpin Avenue (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 250205-018-017	
				Other Notable Fabric	<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Trees		
				Notes	Early face brick fence articulated with brick plinth & piers, with open steel trussed panels.			




Appendix 2.4: Catalogue of Places in the Colpin Avenue Heritage Precinct, July 2006

Id	Place Name		Address	Existing HO	Era	Proposed Heritage Precinct	Proposed Status	Photo
0204	House	6	Colpin Avenue	Lake Wendouree	Interwar	Colpin Avenue (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 250205-006	
				Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees		
				Notes				
0205	House	7	Colpin Avenue	Lake Wendouree	Interwar	Colpin Avenue (HO)	<input checked="" type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 250205-019	
				Other Notable Fabric	<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Trees		
				Notes	Original face & rendered brick front fence articulated with projecting piers.			
0206	House	8	Colpin Avenue	Lake Wendouree	Interwar	Colpin Avenue (HO)	<input checked="" type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 250205-005	
				Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees		
				Notes				
0207	House	9	Colpin Avenue	Lake Wendouree	Interwar	Colpin Avenue (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 250205-020	
				Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees		
				Notes				
0208	House	10	Colpin Avenue	Lake Wendouree	Interwar	Colpin Avenue (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 250205-004	
				Other Notable Fabric	<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Trees		
				Notes	Original face & rendered brick front fence articulated with projecting piers.			

Appendix 2.4: Catalogue of Places in the Colpin Avenue Heritage Precinct, July 2006

Id	Place Name	Address	Address	Existing HO	Era	Proposed Heritage Precinct	Proposed Status	Photo
0209	House	11	Colpin Avenue	Lake Wendouree	Interwar	Colpin Avenue (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 250205-021-023	
				Other Notable Fabric	<input checked="" type="checkbox"/> Fence	<input checked="" type="checkbox"/> Trees		
		Notes	Mature exotic tree at front. Early solid face brick front fence.					
0210	House	12	Colpin Avenue	Lake Wendouree	Interwar	Colpin Avenue (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 250205-003	
				Other Notable Fabric	<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Trees		
		Notes	Early solid face and rendered brick front fence.					
0211	House	13	Colpin Avenue	Lake Wendouree	Interwar	Colpin Avenue (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 250205-024	
				Other Notable Fabric	<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Trees		
		Notes	Early solid brick front fence.					
0212	House	14	Colpin Avenue	Lake Wendouree	Interwar	Colpin Avenue (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 250205-002	
				Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees		
		Notes	Sympathetic introduced timber post and wire fence					
0213	House	15	Colpin Avenue	Lake Wendouree	Postwar	Colpin Avenue (HO)	<input type="checkbox"/> Individually Significant (HO) <input type="checkbox"/> Significant within a Precinct (HO) <input checked="" type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 250205-025	
				Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees		
		Notes						

Appendix 2.4: Catalogue of Places in the Colpin Avenue Heritage Precinct, July 2006

Id	Place Name	Address	Address	Existing HO	Era	Proposed Heritage Precinct	Proposed Status	Photo
0214	House	16	Colpin Avenue	Lake Wendouree	Interwar	Colpin Avenue (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 250205-001	
				Other Notable Fabric	<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Trees		
			Notes	Altered early face brick front fence (portions of fence removed along Colpin Avenue frontage).				
0145	House	1409	Gregory Street	Lake Wendouree	Interwar	Colpin Avenue (HO)	<input type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 110305-138	
				Other Notable Fabric	<input type="checkbox"/> Fence	<input type="checkbox"/> Trees		
			Notes					
0369	House	518	Wendouree Parade	Lake Wendouree	Interwar	Colpin Avenue (HO)	<input checked="" type="checkbox"/> Individually Significant (HO) <input checked="" type="checkbox"/> Significant within a Precinct (HO) <input type="checkbox"/> Not Significant (HO) <input type="checkbox"/> Characteristic of Area (DDO) <input type="checkbox"/> Not Characteristic of Area (DDO) Photo No. 250205-011	
				Other Notable Fabric	<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Trees		
			Notes	Early solid rendered brick front fence articulated with projecting piers.				

Appendix 2.5: Colpin Avenue Table of Building Construction Dates & Occupiers

2.5 Colpin Avenue Table of Building Construction Dates & Occupiers

This data has been collated from City of Ballarat Building Permit Books (supplied in electronic version by the City of Ballarat, together with some review of original Permit Books), Rate Books, Land Titles and various Directories. Due to the fact that some Directory entries and Permit Book entries do not include street numbers, some earlier data for listed places may have been collected but cannot be confidently matched with current street numbers. Further research would be required to confirm these details.

Street	Street No	Land Title	Building Permit Book	1941 Directory	1946 Directory	1956 Directory
Colpin Avenue - East Side	2	Part of Lots 19 & 20 Purchased by - Mary Hannah CHISHOLM 23 May 1934 Subdivided 10 May 1941	14/5/1941 Builder - Weir, S.J. Description - Brick Veneer Price - £850 or 28/7/1941 Builder - Weir, S.J. Description - Brick Veneer Price - £850 Ellison, William John 1941-42 Rate Book Brick veneer, 6 rooms 22/9/1976 Builder – Menhennet, J J & M J Description – alterations & additions to residence Owner – Read, F M & N E 18/7/1977 Builder – Menhennet, J J & M J Description – alterations & additions to residence Owner – Read, Mr F & Mrs N		ELLISON, Wm J	ELLISON, Wm J
	4	Lot 18 Purchased by - Mary Hannah CHISHOLM 23 May 1934	14/5/1941 Builder - Weir, S.J. Description - Brick Veneer Price - £850 or 28/7/1941 Builder - Weir, S.J. Description - Brick Veneer Price - £850		HARLEY, Clfrd	GRANT, F D

Street	Street No	Land Title	Building Permit Book	1941 Directory	1946 Directory	1956 Directory
			<p>Harley, Clifford 1941-42 Rate Book Brick veneer, 5 rooms</p> <p>8/11/1972 Builder – Kellett, J L Description – Alterations & additions to residence Owner – Fyfield, B</p> <p>4/6/1982 Builder – Fyfield, C B Description – construct carport & shed to residence Owner – Fyfield, Mr C B & Mrs</p> <p>3/6/1985 Builder – owner & M Pierce Description – install a solid fuel burner (jet master) Owner – Burrell, J N</p>			
	6	<p>Lot 17 Purchased by - David Stanley QUAYLE 17 May 1934</p>	<p>Appears in 1933 aerial photo</p> <p>6/2/1933 Builder - Quayle, D.S. Description - Weather Board</p> <p>14/1/1946 Builder – Taylor, K D Description – weatherboard garage, store & w shop (Iron) Owner – Taylor, K D</p> <p>20/10/1982 Builder – Construct alterations & additions to existing residence, demolish portion rear Owner – Sidebottom, B G</p> <p>22/2/1984 Builder – Meerbach, C Description – construct</p>	COULTER, Alfred E	LEIGO, Mrs K M	ELBOURN, H C

Street	Street No	Land Title	Building Permit Book	1941 Directory	1946 Directory	1956 Directory
			alterations / additions to residence Owner – Sidebottom, B 6/10/1989 Builder – Hornby, S J Description – extension to fence Owner – Sidebottom, B G & S E			
	8	Lot 16 Purchased by - David Stanley QUAYLE 17 May 1934	Ideal Homes Exhibition - Gas Feature Home 21/8/1933 Builder - Quayle, D.S. Description - Weather Board 2/7/1976 Builder – not known Description – alterations to residence Owner – Greene, B & M 12/4/1990 Builder – Ballarat Home Imp Description – re-roof Owner – Green, B & M 4/12/1991 Builder – Ballarat Doors 'n' Gates Description – demolish existing fence – construct new fence Owner – Green, B G	McMAHON, Peter	McMAHON, Peter	McMAHON, Peter
	10	Lot 15 Purchased by - David Stanley QUAYLE 17 May 1934	2/12/1936 Builder – Quayle, D S Description – Weatherboard Price - £570 27/11/1986 Builder – Nester, B Description – alterations &	BARTON, Robt A J	SYMONDS, Hy S	MAHER, W D

Street	Street No	Land Title	Building Permit Book	1941 Directory	1946 Directory	1956 Directory
			<p>additions to dwelling Owner – Sandford, T J & H E</p> <p>3/12/1990 Builder – McArdle, C Description – re-stump dwelling Owner – Sandiford, T & W</p>			
	12	<p>Lot 14 Purchased by - William Alfred DEHNERT 1 August 1934</p>	<p>22/11/1940 Builder - Wilson, F.N. Architect - Clegg and Morrow Description - Brick Veneer Price - £1400</p> <p>Denhert, W 1940-41 Rate Book</p> <p>5/8/1992 Builder – Mahar, M J Description – construct additions to dwelling Owner – Mansfield, P G & M J</p>		DEHNERT, Wm A	DEHNERT, Wm A
	14	<p>Lot 13 Purchased by - Sarah Ann DEHNERT 14 May 1934</p>	<p>Weatherboard</p> <p>21/3/1934 Builder – Priddle and Leggo Description – Weatherboard</p> <p>17/9/1976 Builder – Jarvis, G Description – alterations & additions to residence Owner – Goode, R J</p> <p>24/6/1983 Builder – Goode, R J Description – construct brick veneer additions & timber carport to residence Owner – Goode, R J</p>	DEHNERT, Wm A	SHARPE, Sidney V	McGREGOR, Alf

Street	Street No	Land Title	Building Permit Book	1941 Directory	1946 Directory	1956 Directory
	16	Lot 11 Purchased by - Maisie WILLIS 22 May 1935	30/8/1939 Builder - Warren, S. Description - Timber frame residence Price - £850	MAYO, Eric	MAYO, Eric	MAYO, Eric
Colpin Avenue - West Side	1	Lot 3 Purchased by - Alice Emily BLACKBURN 13 September 1937	Weatherboard 9/9/1937 Builder - Blackburn, J.E. Description - Weather Board Price - £500 6/2/1967 Permission refused to install underground petrol tank Owner – Tuddenham, G F 21/7/1989 Builder – Tuddenham, G & H Description – construct alterations to dwelling Owner – Tuddenham, G & H 17/6/1991 Builder – Kellett, J L Description – construct additions to dwelling Owner – Ronaldson, J G & K	McDONALD, Wltr D	McDONALD, Walter D	McDONALD, Mrs Hilda
	3	Lot 4 Purchased by - Frank Joseph Henry WRIGHT 4 October 1934	9/9/1937 Builder - Blackburn, J.E. Description - Weather Board Price - £500 Wright, Mrs A / Townrow, Jean 1937-38 Rate book Weatherboard house, 5 rooms	TOWNROW, Wm	TOWNROW, Wm	TOWNROW, Wm
	5	Lot 5 Purchased by - Frank Joseph Henry WRIGHT	20/1/1937 Builder – Quayle, D S Description – Weatherboard	MACKAY, Keith	SMITH, Frank E	PITCHER, W J

Street	Street No	Land Title	Building Permit Book	1941 Directory	1946 Directory	1956 Directory
		4 October 1934	Owner – Quayle, D S Price - £600 Quayle, David 1836-37 / 1837-38 Rate books Land then Weatherboard House Sold for £1310			
	7	Lot 6 Purchased by - Beatrice Elizabeth RITCHIE 5 December 1935	Ideal Homes Exhibition - All Electric House 23/9/1933 Builder - Collins & Pinney Description – Brick 13/6/1972 Builder – Schickerling, J M Description – additions to brick veneer residence Owner – Hazeldine, Dr & Mrs 28/8/1986 Builder – Hazledine, Dr Description – erect radio mast to residence Owner – Hazledine, Dr & Mrs	FISCALINI, Chas	LINDSAY, Jas S	LILLEY, J H
	9	Lot 7 Purchased by - John BARNEY 4 October 1934	6/2/1935 Builder – Collins and Pinney Description - Weatherboard 15/8/1974 Builder – Willey Description – construct brick wall to garage to residence Owner – Willey, Mrs M T 13/3/1980 Builder – Gelton, A C & C M Description – additions to residence Owner – Elliott, Mr & Mrs	STEVENSON, Thos H	COUTTS, Jno A	WILLEY, J S

Street	Street No	Land Title	Building Permit Book	1941 Directory	1946 Directory	1956 Directory
	11	Lot 8 Purchased by - David Stanley QUAYLE 13 September 1937	4/1/1938 Builder - Millard, H.S. Description - Timber Price - £750 1/7/1959 Builder - Taylor, K D Description additions to residence (BV) Owner - Quail, A Price - £160	BASS, Edgar J	BASS, Edgar J	BASS, Edgar J
	13	Lot 9 Transferred to Richard Neil COLLINS 12 October 1940	18/9/1940 Builder - Collins, E. Description - Brick Veneer Price - £650 Long, Victor W 1940-41 Rate book 13/9/1949 Builder - Feary & Sons Description - alterations & additions timber residence Owner - Long, Q V 28/3/1961 Builder - Sharp, R G Description - weatherboard woodshed to residence 20/10/1966 Builder - Dobbin, H R Description - alterations & additions to residence Owner - Cook, J P Price - £145 & £360		LONG, Victor W	LONG, Victor W
	15	Lot 10 Transferred to Albert Edwards PINNEY 12 October 1940	24/4/1941 Builder - Pinney, A.E. Description - Brick Veneer Price - £950 1/2/1951		COOPER, Brian S	ALLAN, Mrs V M

Street	Street No	Land Title	Building Permit Book	1941 Directory	1946 Directory	1956 Directory
			<p>Builder – Weir, S J Description – additions to brick veneer residence Owner – Allen, W Price - £330</p> <p>25/2/1958 Builder – Weir, S J Description – brick front terrace to residence Owner – Allen, W Price - £200</p> <p>31/3/1994 Builder – Hornby, S J & D Description – construct verandah as addition to dwelling Owner – Curnow, E B</p>			
Gregory Street - South Side	1409	Lot 12 Purchased by - Herbert Christopher REABY 4 October 1934	<p>14/3/1933 Builder - Reaby, H.C. Description – Brick</p> <p>6/8/1946 Builder – Ludbrook, S Description – alterations to kitchen Owner – Davey, M</p>			DAVEY, Michael
Wendouree Parade - North Side	516	Lots 19 & 20 Purchased by - Mary Hannah CHISHOLM 23 May 1934	<p>14/5/1941 Builder - Weir, S.J. Description - Brick Veneer Price - £850</p> <p>or</p> <p>28/7/1941 Builder - Weir, S.J. Description - Brick Veneer Price - £850</p>			CHISHOLM, J A

Street	Street No	Land Title	Building Permit Book	1941 Directory	1946 Directory	1956 Directory
	518 (504 in 1920 & 1941)	Lot 2 Purchased by - Ida GRIBBLE 1 August 1934 In 1920, before subdivision, this property was shown as SMITH, Mrs G, nurseries. It was vacant in 1934.	Ideal Homes Exhibition - Lake House 20/2/1933 Builder - Collins & Pinney Description - Brick	GRIBBLE, Mrs Ida	GRIBBLE, Mrs Ida	GRIBBLE, Mrs Ida