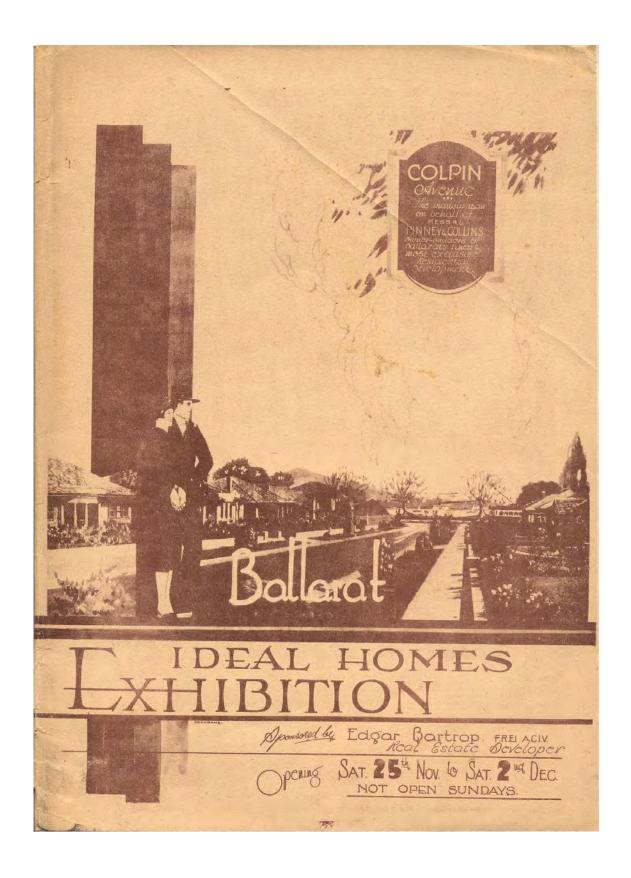
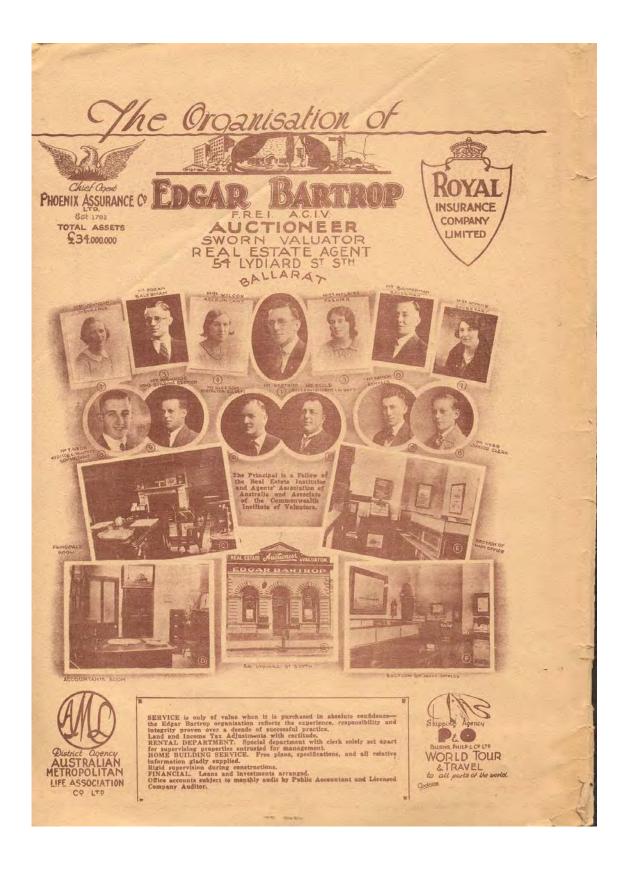
Appendix 2.6: Colpin Avenue – Ideal Homes Exhibition Booklet, 1933





Ballarat Ideal Homes Exhibition

Commo)

FROM the time when man gathered with his own FROM the time when man gathered with his own hands the rude materials for a shelter, or gouged for himself a cave in the hillside, to the home of to-day is a long step. Just how great the stride, may be imagined the more easily when one looks back on the home of one hundred—even eighty years ago. Think of it! The dignity (?) of long passageways, the prestige (?) of numberless box-like rooms, the almost complete lack of sanitation, the entire lack of real labour-saving convenience. What matter if "the womenfolk" laboured unceasingly? Her Majesty Queen Anne reigned in the front. Unfortunate "Mary Ann" was not seen at the back. We have grown wiser, though.

Ever beckoned forward by the call of progress,

Ever beckoned forward by the call of progress, the designer and building craftsman has moved forward through the years, and to-day has provided the charming lady of the house with a thing of beauty and joy—the modern home. And so the writer, whose pride and pleasure it is to sponsor Ballarat's first Ideal Homes Exhibition welcomes you.

Ballarat's first Ideal Homes Exhibition welcomes you.

They ARE Ideal Homes. Your visit will amply satisfy you that this statement is no idle boast. In all sincerity the writer knows of no craftsmen more able to so faithfully transform the Ideal Homes visualised into the reality of Ideal Homes built. Right gladly did Messrs. Pinney and Collins, the owner builders of what has been described as Ballarat's finest and most exclusive residential development, welcome the suggestion of this our city's First Ideal Homes Exhibition. Cheerfully did they agree with the suggestion that our fine Base Hospital should benefit from the proceeds of admission. The hearty co-operation of the Hospital Board of Management, led by Mrs. Gardiner, the gracious lady President, was at once promised. The goodwill of the "Ballarat Courier," a journal ever ready to foster the interests of this our city and its fine institutions was tendered. The immediate assistance of the Civic authorities, evidenced in particular by the keen interest of the Mayor, Cr. A. J. Darling, was made available. Finally, the enthusiasm of the progressive businessmen of Ballarat, allied with the happy co-operation of the suppliers of public utilities—the Electric Supply Co. of Victoria Ltd. and the Ballarat Gas Co.—assured absolute success.

Messrs. Pinney and Collins gave careful thought to plans and design. Painstaking scrutiny was given to the record of constructional material proven most satisfactory in domestic architecture in this our city. Mr. David S. Quayle, too—the builder of the Gas Feature Home—stinted neither time nor talent in evolving the best possible plan for his Ideal Home.

Invitations were issued by the sponsor to certain Business Houses, whose standing and reputation

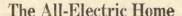
evolving the best possible plan for his ideal Home.

Invitations were issued by the sponsor to certain Business Houses, whose standing and reputation were beyond question, to collaborate by completely equipping each of the Ideal Homes. The business acumen and progressive policy of these the cooperators was evidenced by their ready acceptance of the invitations and further by the splendid manner in which they have fulfilled each their task. Owners, builders, sponsor worked in complete harmony and understanding. Long hours were spent in conference. Much thought was given to every detail of the project which was designed to be—and has become—the greatest collaboration of Business Houses of standing our city has known.

Carefully the builders selected craftsmen of out-

Carefully the builders selected craftsmen of out-standing ability each in his particular sphere, and as a piece of faultless mechanism, the organisation worked smoothly and splendidly, until to-day they stand for your inspection—Ideal Homes.





A MASTER-PIECE OF MESSRS. PINNEY & COLLINS.

It would seem a natural thing to express the delight which every visitor has found in a home which has so filled the mind of the Ballarat public during the past month or so. Yet somehow upon inspection, culogy seems superfluons. The Ideal Home is a fact absolute.

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 feneing 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

bene 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, harmon 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 please. One passes through the wide entrance doors (It will be seen later that the designer has carried the motif to successful completition in all leadlight work in doors and windows) to a reception hall where finely conceived decorative work has been executed with dignity and restraint.

decorative work has been executed with alignity 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 withat finely
touched with the art of the cabinetmaker, inviting booksielves, again the work of
craftsmen. Ah! It's fine! Double doors again lead to the diningroom where 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 cupbeards and linear presses generous in proportion and finished with meticulous care.

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 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 steed, excellent in itself alone). Cupboards! Examine them. China, grocery, broom, utensil, tradesman's, fuel, all are there . . . quietly efficient and above criticlam.

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 file—the wonderful sunken bath, with finest screen procurable, the massive pedestal basis, the alluring chronium-plated plumbing fittings—money could not buy better the world over—the countypity-placed lighting fittings. The medicine and roller cabbased.

the world over-the cunningly-placed lighting fittings, the medicine and tollet 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

Have you seen the bedrooms? Large, lofty, airy, well-lit, they all 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 cupbearts

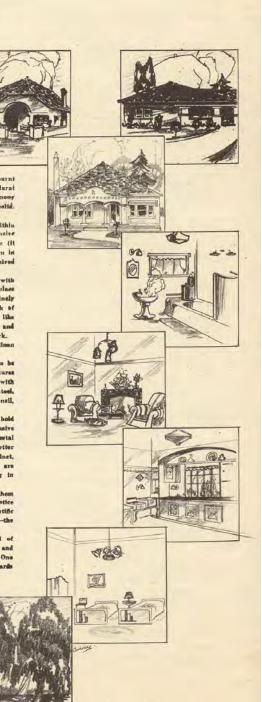
offering yet another touch of the ideal.

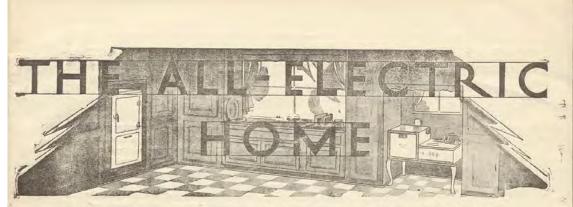
And, of course, the garage! . . . and the domestic offices . . . spacious and as well constructed as the home. Suffice it that the Ideal Home is complete.

One could not but notice the gardens both front and rear. Mr. Gerrett has surpassed himself both as regards landscaping and planting. The soil is rich, plants and seeds are of the best. What a glorious display there

will be within the next few months!

The Home? An Ideal Home? A thousand times YESI
Happy indeed that one, whoever she or be may be, who
soon will know the pride of ownership.





TRULY MODERN! Incorporating the electric laboursaving devices which are indispensable in the home of to-day.

pensable in the home of to-day. The All-Electric Exhibition Home is undoubtedly a revelation to the people of Ballarat of the practical labour-saving features of the various forms of modern electrical appliances which are incorporated therein. Planned on the most modern lines, it is the realisation of an ideal—a home perfectly appointed and driven on oiled wheels by the magic of electricity—and yet insofar as the electrical equipment is concerned, within the reach of the average person.

Every item in the interior of

reach of the average person.

Every item in the interior of the home is as perfectly blended that one is likely to miss some of the factors in this delightful entirety. This applies with particular force to the lighting installation! Note the entire absence of glare and the appropriateness of each fixture to its surroundings, and above all the perfect faribility of the lighting. Observe that it is possible to have bright general lighting or soft subcheed lighting for restful occasions, and that it is possible to get light jest where it is wanted.

Invasions the measure of Mary

manted.

Investing the pleasure of Mary wines she finds attractive lights mounted on either side of the restror to throw a rosy glow upon her face! Consider the convenience to Father of the special lights for reading in hed! These conveniences are however only two of many, as visitors to the "All-Phenics" Home will well supprepriate. aporeciate.

Another aspect of the lighting of the home is the delightful effectiveness of "decoration with light" by means of the very latest forms of ornamental lamps—many of these lamps being really novel and very beautiful.

Probably the outstanding fea-ture, however, of the "All-Elec-trie" Home, particularly to the women folk, is the kitchen. The design represents the very latest conception of a labour-saving

kitchen in which everything is "built in" and is the logical de-velopment of the use of electric-"built in" and is the logical development of the use of electrical appliances and particularly of an electric range which results, of course, in the absence of heat, smoke and smell in the kitchen and the many practical advantages of ease of control, perfection of results, and economy in running costs, which users of electric ranges know so well. Women-folk watching the cooking demonstrations in the "All-Electric" kitchen are struck by the attractiveness of the appearance and the "easy to clean" nature of the electric range, but the economy appeals to them mostly—"goodness!" they say, when they see cakes and puddings being cooked by the heat stored in the oven after the electricity has been turned off—"that means that the pudding!" Scientific investigation has shown that from the rook learn that the section has shown that from the rook learn that the pudding!"

Scientific investigation has shown that food kept at above 50 degrees F.—this includes or-dinary winter temperatures—is being constantly attacked by tiny bacteria and mould. Now-

adays, housewives are therefore finding domestic electric refrigerators indispensable and the model in the "All-Electric" kitchen is the latest of its type. Although one exclaims "Isn't it beautiful" on entering the bathroom, there is one item of particular interest which cannot be seen. Above the ceiling is the electric hot water system, which is entirely automatic and requires no attention whatever ... not even the turning of a switch. The system will provide scalding water for an average family for 15/- per month.

There is even interest to be

There is even interest to be found in the washhouse of the "All-Electric" Home where stands the electric clothes washer which provides sufficient turbulence to gently remove the dirt from the very fibres of the material. Fancy a week's wash for a penny and the clothes electrically wrung, too!

We commend the "All-Electric" home to you, but one last thought "Electrical appliances are economical to run and cost but little!"

Do you know the advantages of the 2-part tariff?

This tariff [tariff G] is now available to all domestic consumers

Those domestic consumers who have already transferred their account to the two-part tariff pay an average price per unit of electricity which is almost 50 per cent, lower than that paid by those consumers who pay for their electricity on the older tariffs for domestic light and power (tariffs A. and C.). It will pay you to investigate this tariff. Consult our representative at the All-Electric

THE ELECTRIC SUPPLY CO. OF VICTORIA LTD.

LEATHER
GOODS
of unsurpassable quality on
display at the
Ideal Homes Exhibition
supplied by
R. M. GULLAN
LEATHER MERCHANT
28 LYDIARD STREET N.
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AUXHALL -TWO MODELS-Master and Junior Six

New Graceful Lines, Sparkling Colors and Luxurious Comfort, Flashing Speed, Breathless Acceleration.

A Revelation in Quality Remarkable Low Prices.

A Revelation in Quality
Remarkable Low Prices.

THE CAR FOR YOUR
Ideal Home
LOVELAND &
HASLEM
ARMSTRONG ST. STH.
Phone 514.
Sole Ballarat and District
Distributors.

You are assured of complete satisfact
Our furnishing of the Ideal All-Electr
relatively reasonable outlay.
In the Big Arrade you'll find suites ar
of good taste, exceptional quality and spl

BALLARAT AND DISTRICT BASE HOSPITAL

THE HOSPITAL is about to enter upon the most momentous period in its history, as it is proposed to demolish the old building facing Drummond Street, which was erected in 1856, and replace it with a two-storey brick building which will contain Surgical Wards for Male and Female Patients on the Ground Floor and a Maternity and Children's Wards on the first floor.

Every consideration has been given to the matter of obtaining the maximum of light, air and sunshine for the Children's Ward, and, with this in view, extensive Sun Balconies are provided. In connection with all the wards Intermediate beds are being provided.

The Administration and Out-Patients' Block is to have another storey, in which provision is made for the Resident Officers' and Matron's Suites, Patholigical Laboratory and the Theatre Staff, together with many other necessaries.

Diningrooms for the Doctors and Nursing Staffs have to be provided and sleeping quarters for the Domestic Staff.

The plans for the whole of the building programme are almost complete, and an early start is anticipated, the total cost of the new buildings being estimated at £40,000.

The Committee is undertaking a rather ambitious project, but every section is entirely necessary for Ballarat to have the requirements for proper Medical and Surgical treatment.

The Committee realises that the task of raising £40,000 over a period of 25 years is not easy, but having such confidence in the residents of Ballarat and District, know that they will rise to the occasion when called upon, as they have so generously done in the

.......

Mrs. J. M. Gardiner, who is the President, is devoting her time extensively to the development of the Institution, which is now the largest and most important Hospital outside the metropoli-

The total cost of maintaing the whole of the services is £15,000 per annum.

Each year 2,500 in-patients and 2,000 out-patients are treat-ed, and 1,000 operations performed.

By these figures it is easily imagined how the cost of maintenance reaches such a sum. J.L.E.

You are assured of complete satisfaction when Tunbridge's furnish your home. 0000000000000000000000000 Our furnishing of the Ideal All-Electric Home illustrates what can be done at a

good taste, exceptional quality and splendid value!

In the Big Arcade you'll find suites and individual pieces that carry the hall mark

Satisfaction

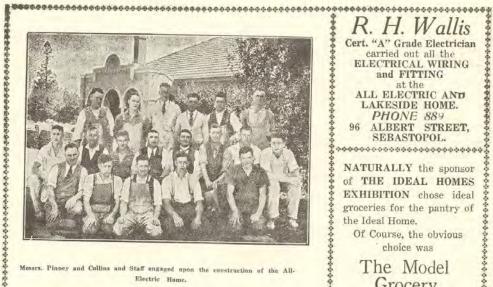
Everything for the Home

MILLINERY KNITWEAR

Specialists

Catering particularly for the Matter and Outsize Figures.

BOAN'S BRIDGE STREET. MISS A. WHITWORTH, Prop.



Messrs. Pinney and Collins and Staff engaged upon the construction of the All-Electric Home.

Craftsmanship and Integrity.

It can be said with perfect truth that the two factors which spell success in building are CRAFTSMANSHIP and INTEGRITY.

building are CRAFTSMANSHIP and INTEGRITY.

The business of Messrs. Pinney and Collins has been built up through the years both by the quality of their work and by keeping faith with their clients.

Many homes of distinction, sound in line and workmanship, following the best traditions of an ancient craft, have they built in the past decade. In all. nearly one hundred and fifty homes stand to their credit, and are fitting tributes of their skill and ability.

Outstanding amonest these examples are the Skipton Street homes, where, on the site of the old Christian Brothers' School, a group of homes, in line with the latest developments, delight the eye. The Mayor of Ballarat for that year was so impressed with this development that he had the extate photographed and the progressive spirit of the City. Following came the eminently successful MacLeod Estate, the historic home of the late John MacLeod, on the shores of Lake Wendouree, making way for an even larger group of fine homes, compelling the admiration of all.

GRIBBLES PTY. LTD.

ALL GRIBBLE'S SUITS ARE HAND-MADE. 27 Sturt Street Telephone 139.

The latest and perhaps most picturesquely interesting portion of their building programme had its beginning in the purchase a short time ago of the property known as Smith's Nursery—a fine area abutting the shores of Lake Wendource.

Upon this site there to-day stands the Ideal Homes Exhibition with road-way, channels, footpaths made, water, gas, and electric light installed, reflecting nothing less than the highest credit not only to the owner-builders with their faith in this City of their birth, but to the civic authorities and suppliers of public utilities, who so readily co-operated to the fullest extent.

R. H. Wallis
Cert. "A" Grade Electrician
carried out all the
ELECTRICAL WIRING
and FITTING
at the
ALL ELECTRIC AND
LAKESIDE HOME.
PHONE 889
96 ALBERT STREET,
SEBASTOPOL.

NATURALLY the sponsor
of THE IDEAL HOMES
EXHIBITION chose ideal
groceries for the pantry of
the Ideal Home.
Of Course, the obvious
choice was
The Model
Grocery

Grocery 404 Sturt Street Ballarat

Help us to make your own home ideal by using the famous MODEL GROCERY "BLUE" TEAS exhibited at the marvellous All Electric Home. The price is only 2/- per lb,





SHOP EARLY! Take Advantage of our Lay-By System

OUR LAY-BY SERVICE IS A
BOON IN MANY WAYS.

It is not always advantageous to shop early if
it means storing your purchases at home until
sending time. Choose any of our goods and
we will keep them aside until needed without
extra cost.



SHOP WISELY! *************************************

THE IDEAL HOME HAS GOOD BOOKS

Thousands to select from.

Choose Them at

EWINS?

BALLARAT'S BIG BOOK STORE, 111 STURT STREET.

> NO IDEAL HOME is complete without

Gear's Wonderine

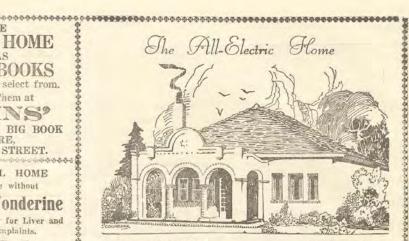
Nature's Remedy for Liver and Kidney Complaints.

Walter C. Gear

Chemist and Kodak Dealer, 100 BRIDGE STREET. Phone 1750.

***** Doblie's Ice Cream supply

All Orders Promptly Attended to. Phone 1064. 114 CRESWICK ROAD, BALLARAT. Be sure to ask for Doblies!



HOUSE HUNTING

By E. J. Clarke

Ballarat is usleep. In hundreds of mea the tired workers from factory, ill or shop, are sleeping the sleep of its just-or unjust as the case may be, ut on the Lakeside, near to the Northodge Gates it is very much the reserve. There under swinging are lamps orkupen are putting the finishing uches to what to-morrow will be Balrat's First Ideal Homes Exhibition.

larat's First Ideal Homes Exhibition.
It is always pleasant to see others working, especially when those same folk have kept YOUR nose to the grindstone for several weeks past-Standing watching the hurrying figures intent on their tasks, I thought of the agreeting, and oven as I thought the arrest Illed with people, and the hand was playing, and oven as I thought the arrest Illed with people, and the hand was playing enjoying there was all the most a carnival spirit abroad. The very atmosphere of the place was the triguing, and before I had quite get my hearings, there was Mary smiling at me

the throng, eager to look at all the wonderful things that the merchants of Ballarat had spread out for our desight. "The worst of an exhibition is that it takes such a long time to see round it all," said Mary stoping to admire a fat, chubby beby as he played at ease in the creak as efficiently run by Mrs. Lacey. "It must be fur of the said of the said of the said of the said of being shown off someone else's! When we're married 'Il never go out—the other folk can come to us, which is much less bother! Mary always was lary so somewhat naturally we started with the All-Electric home . "where you just push buttons" and then wait for things to happen. But seriously . What a house! As a kid I used to like wiring u my bedroom and the old stable. But the super home unnerved me. (continued) (continued)



A Masterpiece Musically and Artistically.

Stromberg-Carlson RADIO

See it at the

ALL-ELECTRIC HOME.

New delight awaits the radio listener on this super set. Visual and silent tuning-between station muting-Automatic volume control-tiese are but some of the many new features. If you want the best set money can buy

Ballarat Agent-

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THE TEST OF TIME

is the greatest Test of all. For seventy-six years the firm

H.J.SYMONS

MACARTHUR STREET, has traded on the basis of

QUALITY FIRST.

All meats and small goods are of the same uniform high grade as supplied through all these years. **************

ROBERT SIM

& CO.

Humffray St., Ballarat East TIMBER MERCHANTS, SAW AND MOULDING MILLS.

We hold large stocks of all classes of first quality Timbers, Lime and Cement at cheapest

Phone 105.

Phone 105.

HOUSE HUNTING (Continued)

by E.J.C.

How ever R. H. Wallis, the electrician, traced them all out to their right places beats me. He made a great job of it anyway. Because she is lazy may is systematic! It saves labour, d'you see? So we started on a systematic tour of investigation.

dyna see? So we started on a systematic our of investigation.

It was good fun, too, for everyone was looking ... and the attendants was looking ... and the attendants was looking ... and the attendants of the started of furnishing throughout and did furnishing throughout and the foliation of colour brought forth little of the started of the star

... How many men REALLY like an ice-cold shower in the middle of June?

I wasn't allowed to stay long in the bathroom. Mary wanted to see the kitchen. Picturesque enough to see the kitchen. Picturesque enough what are like it at home. It was completely equiped, from the first aid cabinet on the wall supplied by Taylor and Taylon the chemists, to the Doblies' kee cream and meat from Ballarat Meat Stores in the cleetic refrigerator. Ritchie's cooking demonstration was very popular. It tost nothing anyway, so why not? In the larder Hutchinsun's have installed hread, cakes, and the like. Whoever stocked this place must have believed the rest. The summer of the control of the summer o

Ewins' Big Hook Store. A happy combination, speaking of many pleasant hours ahean. Alusie of no mean order was keeping fae rowd quiet, and we both wondered at the absence of distribution. It appears that Warne Wilson, popular amanager of 2BA has installed a famous Stromberg Carbon, so that ideal reception will be always heard in the bedrooms we then the home. Into the bedrooms we then the home. Into the bedrooms we then the home. Into the bedrooms we then the bedrooms we that the home. Into the bedrooms we treat, Electrical that the home that had been the treat of the suit hanging in the men's tall robe—a suit with Gribble's name on the coldra hand is sufficient indication of the quality? So complete was the house as to detail that Grabam's had shoes installed in the wardrobe, whilst Boans, of Bridge St., had a marvellous display of women's war; Harry Davies and Co, had carried out the formishing of the house war, Harry Davies and Co, had carried out the formishing of the house. The sight of the stock of house linear linear the sight of the stock of house linear linear the sight of the stock of house linear linear the sight of the stock of house linear linear the sight of the stock of house linear linear the sight of the stock of house linear linear

Xmas is Coming!

You can buy all your gifts -suitable for young and old—and at the LOWEST PRIES at

THOMAS' SUPPLY STORES

15 STURT STREET. Phone 776.

HOT BATHS HOT SHOWERS HOT WATER

For all kitchen and bathroom requirements, Yea Simply Turn on the Hot Water Tap of the

ELECTRIC

Hot Water System

Installed in the Ideal Electric Home.

Reliable, 100 Per Cent. Safe. Economical. No Labor. No Fumea-ull information from— ELECTRIC SUPPLY CO.,

Ballarat,

Or write direct to DRAFFIN BROS, PTY, LTD., 43 City Rd., South Melbourne.

W. G. FURNESS LICENSED B.S.A. Plumber

has been established eight years, and in that time has executed

All Classes of Plumbing Work, including Sanitary, HOT AND COLD WATER and General.

NUNN STREET,

BALLARAT.

F. D. FINDLEY ART DECORATOR 10 INKERMAN STREET.

Period . . Gilding . . Graining Signwriting

Brushwork of every description

YOUR NOTICE PLEASE!

(continued)

The "Ideal" Home

must have HARRY'S Household Drapery

The HOUSE is not HOME until it has been stocked with QUALITY LINENS AND MANCHESTER GOODS.

This exhibition has gathered together the best workmanship and materials procurable in Ballarat, and it is proper that HARRY'S have contributed to the display. For more than one generation, HARRY DAVIES & CO. PTY. LTD. have supplied household drapery to the people of Ballarat, and their standard is higher than ever.

SEE THE FIRM'S DISPLAY IN THE ALL-ELECTRIC HOME-Study the table linen-the bedroom linen-the bathroom, and you will see the goods that have HARRY'S famous for fifty years.

If any of the articles interest you, discuss them with our reprenetative who will be in attendance during the exhibition.

HARRY DAVIES & CO. It/. Ltd.

MANCHESTER SPECIALISTS.



HARRY'S

Only Have One Standard, and that is—"THE BEST." If you want your Furniture

set to advantage, you must have your Carpets, Linoleums, Rugs, Mats, Blinds and Curtains of the best.

HARRY'S

have featured these in the "Gas" equipped home, and you are invited to examine them closely—it will be to your advantage — for the time will come when you will need new furnishings, and then you can discuss the matter with HARRY'S.

PRICES AND SAMPLES gladly on application.



12 Little Bridge St. Ballarat.
PHONE 543.

SIOME'S
FOR

IDEAL STYLES
Featuring
THE LATEST IDEAS
In
Frocks and
Millinery
4 to 8 MAIN STREET,
BALLARAT EAST.

THE LAKESIDE HOME

MESSRS, PINNEY AND COLLINS CHOOSE A DELIGHTFUL SITE

What a location! Visualise the view. Every morning to awaken with a prospect so pleasing. A glorious panorama of dancing water, of distant kills, with home meetling in the foreground. Through the wide expanse of lawn and garden, one approaches the Lakeside Home with a thrill of pleasure. The friendly smile of colour welcomes. but stuceo over brick ... warm blend of rooting tile .. the broad tospitable sweep of verandah invites cheerfulness, and then the door opens! is somehow home. How tasteful the decorative effects, the fine craftex finish, the air of experience activities. All the rooms please. Both reception rooms with wide trip windows opening an to beautiful Wendource reminds one of happy summer time. Then thoughts of cosy winder 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

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 came impress one's friend with the cheserful outlook—with the absolute lack of that cramped feeling engendered in some se-called modern homes.

The hathroom is a departure from the conventional indeed. Terrazzo—the art of the worker in marble and synthetic rock—ecment concrete—is shown at its best. Splash to heart's content. Shout lustify 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), lorge pedestal basin, gas bathleater, roomy medicine chest and shaving cabinet, nickel towel rail, all adjuncts to the perfect bathroom. Casement windows give splendel 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-

special cowl, making an absolutely SAFE bathroom.

The kitchen, too, is modern. At once the breakfast nook compels attention. Builtin benches that slip so unobtrasively out of the way on hinged supports give confortable 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 of lakeside trees, pleasure-leving Wendouree, and the serenity of Mount Buninyong. Just a few sleps away, the spotless tilles of the modern fireplace with specially enamelled one-fire stove (L.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, crockerry, grocery, pot and pan-broom and other cupboards. Notice too the very clever arrangement of baking or ironium hoard which comes up at a touch ready for sarvice. 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.

fireplaces, being incorporated,
At the "back" door is a class
porch for the lover of potted plants
—shelving has been unstined.
Laundry too is generously proportioned, and quite complete of course
—troughs of cemeat colour, enamelled gas copper. There is an Osbourne patent rotary ciothes line
for the inevitable Monday, Grasge
is roomy, woodshed and offices are
attached unobtrusively.

Many features of interest are

Many features of interest are noted as one makes a second in-spection.

spection.

Antique shelf in reception hall and rooms, beautiful lighting shades, flush wall switches, the lighting shates, 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.







Ballarat the City Beautiful

"CANVAS TOWN" in the roaring 'fifties, to-day the second city in Victoria and the largest inland city in the Commonwealth . . such has been the phenomenal success of Ballarat.

Although the district was not established as a municipality until 1855 it was proclaimed a city in September, 1870.

Its lovely Lake Wendouree and Botanic Gurdens, its famous statuary, and its miles of wide clean streets, shaded by avenues of trees and made colorful by flowering garden-beds, are today an enduring testimony to the foresight of its original surveyors and to the ambition and civic sense of its pioneer residents.

Much could be written of this our Golden City-the city of statues, suffice it that below some interesting facts are placed on record for your information:

POPULATION: Over 43,000, More than one million and a quarter peole live within 100 miles of Ballarat -316 factories are busy supplying the merchandise used by these folk.

AREA OF CITY: 8,241 acres, of which parks and gardens cover 1,419 acres—17 per cent, of the city area-truly a garden city. There are 164 miles of well-made streets, over 80 per cent, of which are tree-planted.

SCHOLASTIC: Ballarat has thirty public schools, colleges, high and high-r elementary, technical and art schools with a total enrolment of 8,200.

CLIMATE: 1,416 feet above sea level. Temperature is exceptionally mild in winter and summer with few extremes of heat and cold. Mean average temperature yearly, 51.2 degrees. Annual rainfall, 27.59 inches.

RECREATIONAL: Ten public sports grounds, 94 tennis courts, 3 golf courses, 9 bowling greens, 5 croulet lawns, 3 swimming basins, together with Lake swimming, 4 theatres, 8 pub-t for concerts and dancing.

LIGHTING AND HEATING: Electricity and gas provided by efficient corporations supply these utilities at low rates—Electric Suply Co. of Vic-

toria Ltd. and Ballaarat Gas Co.

COST OF LIVING: Materially less than that of the capital cities.

CHURCHES: Ballarat has 40 chuck-every denomination being represent-

WATER SUPPLY: Total storage capacity 2,215 million gallons, sufficient to serve existing poulation for a period of two years without winter rainfall in quality the water is the purest in Australia. Charges are lower than in any other provincial city in the Statel

SEWERAGE: A modern system of sewerage disposal has been installed, and is rapidly being made available to every part of the City.

CAPITAL VALUE: 7,756,120. An-nual Value, 337,806.

RATES: City, 2/9 in the pound. Water 1/+; Sewerage 1/10,

Enough has been written to show that Ballars is an ideal city, and an ideal setting for these—the ideal homes, set in a city of gardens, on the shores of a delightful lake, dwellers in Calpin Avenue will be entitled to congratulate themselves on the wisdom of their choice.



11

To say that your home was furnished by Pears Furniture Pty. Ltd. definitely conveys one outstanding fact—that you have made your selection from a store whose ideas on he subject of Home Decoration are fresh, vital and entirely original. Check up on this claim by visiting the Exhibition to see the beautifully appointed Ideal Home completely furnished by Pears Furniture Pty. Ltd.

Visit the IDEAL HOHMES EXHIBITION and see the Modern Home charmingly furnished by

GORDON'S BUILDINGS, ARMSTRONG STREET, BALLARAT. ***********************************

McFadyen and

Taylor

Is the firm who have carried out the artistic finish of the Colpin Avenue Homes.

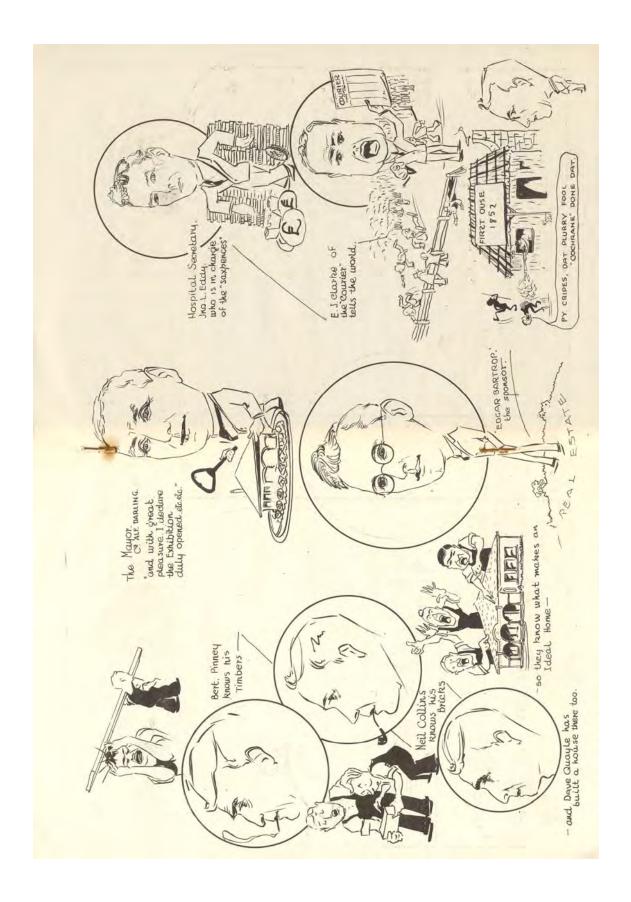
"Majora" Paint, the paint with the high gloss finish and long life, was used for the exterior woodwork, and "Majora" Water Paint for much of the interior woodwork.

Consult us for all kinds of Decorative Work.

Lowest Prices but Finest Workmanship.

PAINTERS AND DECORATORS,

32 Armstrong Street North Ballarat.



Hutch nson's Pty. Ltd.,

THE HOME OF

GOOD BREAD,
also makers of Highest
Quality Small Goods.
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Phone 1134.

Phone 1134.

FOR YOUR LAWN

THE SIRDAR MOWER

with all working parts in duplicate so that worn parts can be replaced in a few minutes. FOR THE ROME THE LX.L. STOVE. It stands alone, 5,706 bring in use in Ballarat.

SOLE AGENT-

ANDREW CANT

24 ARMSTRONG STREET. TAPS AND HOME FOR YOUR GARDEN.

G. GAY & CO.

TIMBER AND IRON
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For new building materials,
doors, windows, galvanised iron,
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14 ARMSTRONG ST. STH. ***********

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CHIEF AGENT: EDGAR BARTROP, Real Estate Auctioneer, 54 LYDIARD STREET SOUTH.

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Estimates given for all classes of General Plumbing and Sewerage contracting in all parts of the State.

All work guaranteed and free service for 12 months.

Licensed Bendigo and Ballarat Sewer-age Authority.

Dip. Unniv. Coll.. Reading. England.
Dip. Draftsmanship Bennet Coll., Shef-field. England. ******** See the

SMART MEN'S WEAR featured in the wardrobes of the Lakeside home by

MARK & PHILP PTY, LTD.

58 BRIDGE STREET,

The Smartest Tailors and Men's Wear Specialists.

difference between a well built and a shooldy brilt home. Mary had finished her ten and gossip at the You.C.A. marquec and was impatiently waiting to continue our four of inspection, Being more non I wort! But before we had left the grounds a salesman from the salesman surgested that we had left the grounds a salesman from the well of the salesman surgested that we should see assent a surgested that we didn't buy one, not because we didn't want to, but as I said before we had left the world and his wife were at the Exhibition. . as we passed down the street to the Lakeside Home we seemed to see everyone we knew. . . . Mary is developing into a gossip. Must talk to her severely about this particularly annoying feminine trait. Until you have seen the Lakeside Home you have yet for realise just how attractive a house can be. Set amidst delightful gardens, planned and pland the salesman was to the salesman with the salesman was the salesman was to the salesman was that a charming grandfather clock (from Bickarts Modern Lewbelty helmen, and Lollins home, have done their job well. The hall was attractive hefore any furniture went in, but now that Pears Pty. Ltd. have furnished the house, and laid attractive carpets and now that a charming grandfather clock (from Bickarts Modern Lewbelty hallway is indeed delightful. The Ballarat Hardware Co. have installed a Genales wireless, truly a fine toned instrument. It set the tempo for our inspection, and gleefully we Boked around. The lounge, with its huge fire-place, set off with tanestry bricks by Selkirk, is made doubly appealing by the attractive electric lamp shades, supplied by Haymes; the diameters me likarat, hread from Wilkie's, ment from Symons the butchers, of Macarthur Symons the

********* Every HOME needs a

TAYLOR TAYLOR

Note the pharmacetutical necessities supplied by T. & T. when inspecting the All Electric Home.

Pharmaceutical Chemist and

Photographic Dealer. 70 BRIDGE STREET 105 STURT STREET 310 STURT STREET Phone 489 ******************

The telephone service in the Ideal Homes illustrates the modern telephone facilities which can be provided by the Postmaster-General's Department at a reasonable

cost,
For details apply to the Postmaster, Ballarat,

Or District Telephone Officer, Ararat,

FHE BREAD we display at the Exhibi-tion is not specially made. Just our usual Quality. Ring 890 and give it a trial.

A. Wilkie & Sons

BAKERS AND

PASTRYCOKS. ONLY TWO SHOHPS— 626 Sturt Street, AND CORNER Lydiard and Macarthur Sts. If you haven't tried our cakes and small goods, there's a treat in store for you!

************** ALL the Electric Shades in the Lakeside Home were supplied by

T. J. HAYMES

Of BRIDGE STREET

Manufacturers of Haymes' Pure Lead
Parms and Distributors of
Wallpapers, Paints, Glass,
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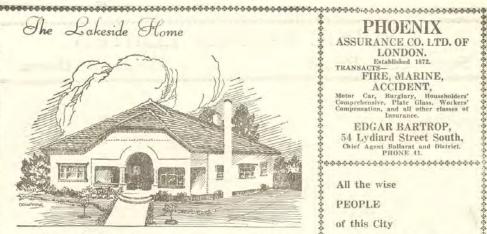
PHONE 808 PHONE 808 Only the best brands of goods kept in Stock at City Prices.

The TERRAZZO Work At the Lakeside Home was carried out In its entirety by

MR. E. LEPPARD, well-known expert in this class of work on behalf of the firm of

A. E. COULSON EYRE ST., BALLARAT

"SEE US FOR QUOTES."



HOUSE HUNTING Continued

by E.J.C.

builders' hardware supplied by Chandlers, which is naturally of first quality, helped to set the bathroom off to the fullest advantage.

From there to the kitchen is but a step, and the layout of this—the women's workroom—caused Mary to sigh ecstatically. Apparently, when we buy, we must have the kitchen from one home, the hall from another, the verandah from somewhere clse. . be reasse each house appeals for all the ontrance to this house is in my opinion its most attractive feature. In the kitchen we had to stop and inspect everything. First of all the gas stove held her attention, then the LXL. stove with its gay cnamel inside and out. Kitchen utensits in shining array, from Eyres Bros, were carefully inspected. There were some cute ideas amongst them which intrigued Mary intensely. Gear the chemist has supplied a fear-

some first aid set here, at which some of the Boy Scouts were looking with envious eyes when we were there! It certainly was completely equipped. The bedrooms have been furnished by Pears with discerning taste, whilst the decorations, by T.-D. Findlay, are of high quality and of great appeal.

In the bedroom hung a leather coat from Gullan's. Now that's a thing I've always wanted. Smart, comfortable, and quite inexpensive. I really must get one—but, oh! I forgot—we're saving up! Mark and Philp have their suits in the gent's wardrobe in this house—oh! for a lot of money—lots of it! There are so many things one could buy. Did you see that smart

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Established 1872.
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PEOPLE

of this City

will, after a visit to the Ideal Homes, be shopping at the

Ballarat Meat Stores

famous B.M.S. Sausages.

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NEEDS IDEAL TOOLS!
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Easy Terms. 10/- deposit. 123 STURT STREET, BALLARAT. Phone 496 Mammoth in range and volume

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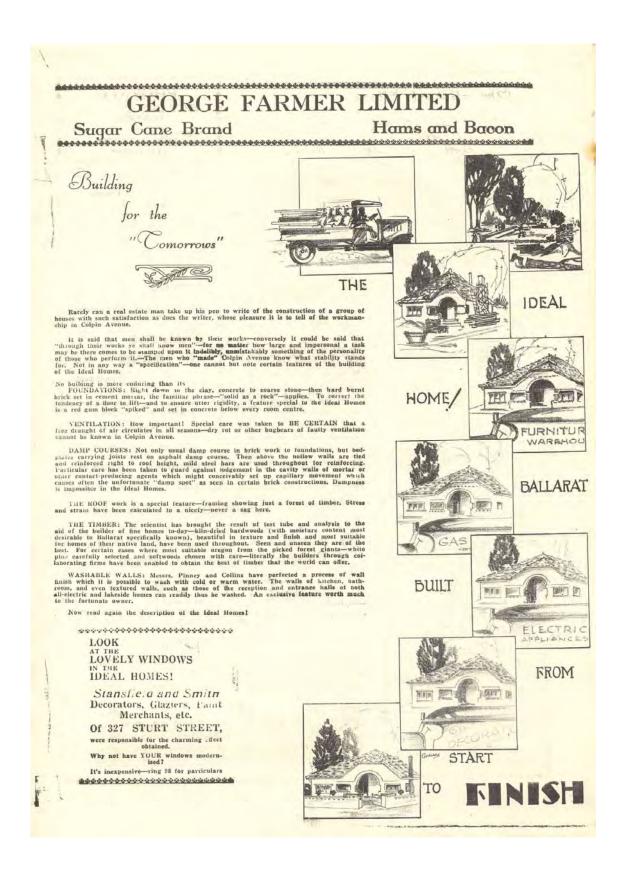
Dapper in Size and Price

Dapper 5 Slender 5

ALL ELECTRIC 5-VALVE SUPER- HETERODYNE.

See and Hear

THE LAKESIDE HOUSE, COLPIN AVENUE.



#**************************** THE GAS-FEATURE HOME

THE GAS-FEATURE HOME

Those who champion the use of timber for the building of a home—and there are many whose allegiance to the wooden house is unshaken—will spend a delightful time to 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 improssed 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 poreb 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 a lounge chair, a book, and a quietly observant hour.

Entering the house proper one is immediately pleased by the panelled 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 recorded themselves. A modern gas fire will hold your keen interest. Liberal window revision,—a triple fronted and two smaller windows flanking, the maniel 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 leunge and then lead through to living room. This too is a large and cheerful room with panelled 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 harry into the room. It impels Instant admiration. Gleaming hospital-like finish in white (all washable), one whole wall is t

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 stury growth. Patent clothes lines, of course, grange, fuel shed, concrete paths, why—it's an Ideal Home—so ul course they're there!

A NEW DEPARTURE by the firm of

SELKIRK

After many years of painstaking experiment, James Selkirk, Esq., has evolved the perfect smooth faced Pressed Texture Bricks combining artistry and economy.

Messrs, Pinney and Collins and Mr. D. Quayle specify these bricks in all homes built by them because

They are the Best

SEE them in all the IDEAL HOMES or ring Ballarat 1371 and get full particulars.

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EGGS
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Always on hand. Support
Local Industry. Our guarantee of freshness and of
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OPTOMETRISTS and OPTICIANS. SIGHT TESTING ROOMS: BALLARAT

(Next Savines Bank) & a season of the control of th



A Triumph of Realism!

To listen to the Fisk Radiola is to be amazed at its life-like re-production. It is a veritable revelation in realism—it almost appears as if the artist were present in the room.

SEE IT and HEAR IT at the Lakeside Home. Chandler's, Radio Experts of standing, consider it the IDEAL SET FOR THE IDEAL HOME. A demonstration in your own home arranged with pleasure at no cost to yourself. Have a chot about it with our demonstrator.



GAS! The Modern Fuel . .

More than ordinary interest attaches to the Gas Feature Home, erected by Mr. David S. Quayle, for there is displayed to the fullest advantage some of the many marvels of the modern Fuel—Gas.

It is not so long ago that Gas lighting was the only one available, and as such proved of inestimable benefit to mankind. Who cannot remember the gas lighting of earlier years? when the soft rays of the gas light made reading or working at night a pleasure? Then electricity 'came in' and for a while there were pessimists who declared the day of gas lighting was doomed. They pointed out that electricity was more convenient, cheaper to install, and the like . . , but events have proved them wrong.

Gas lighting is by no means doomed, and is in fact coming back into favour, for in quite a number of cases recently homes cuipped with other forms of lighting have swung back to Gas—chiefly because it is more economical—many hours of light can be had lor a trifling sum—but also because it is such a wondrous soft light that places no strain upon the eyes, and allows for maximum comfort once night has fallen.

The modern lighting equipment at the Gas Company's Show-com in Eturt St.

The modern lighting equipment at the Gas Company's Showcoon in Sturt 24, loar called forth many favourable comments, as has also the new system employed at the Block Arcade, Ballarat's higgest indoor shopping area. Here all the lighting is by the new style of gas lamp, which gives a clear, unflickering tight which under no conditions imposes a strain upon the user.

a strain upon the user.

It is, however, as a fuel that Gas
finds its chief usefulness. Not only because it is cheap, but because it is cheap, but because it is cheap, but because it is characteristic of the control of the contro

The Modern Bathroom at the Gas Feature Home, and at the Lakeside Home is fitted with gas water heaters, or the self-cent service day or night, sweet efficient service day or night, sweet efficient service day or to the complete service day of the service contains the latter is slightly more expensive to install, but once the initial outlay has been paid for—as must be done, whatever type of

service you decide on—its running cost is neglible. The name "Briar" which is the service to which we here refer, has for many years been the unconquered king of water heaters. Thoroughly insulated against changes of climate, once the water has reached boiling point, the gas flame automatically dies down to a flicker—then when water is drawn off, the heater springs into renewed activity and quickly heats the water once again to boiling point.

With this service the housewife has boiling water at her command day and night, for whatever job has to be done -from washing up to washing the week's supply of dirty linen, or supply-ing hot bath after hot bath. The convenience of this service must be made actual use of before it can be really appreciated, but no housewife, or man for that matter who likes his shaving water "piping hot" at a moment's notice, can but fail to realise something of the benefits such a service would convey upon a household otherwise de-pendent upon the slow method of heating kettles of water.

ing kettles of water.

A "Bris" hot water service has been installed in the Gas Feature Home, and can he so in the kitchen. This however have been been in the kitchen. This however have been been to be the been dependent of the been dependent of the been served the less a really efficient servain never theless a really efficient servain never defining the busy housewife.

I serve the same kind, but in the full household size, may be inspected at the Gas Co. Showrooms in Sturt Street, where a modern kitchen and a modern between specially fitted up to give an adequate idea of this the greatest of modern fuels.

When in the washhouse of this work.

When in the washhouse of this won-der home you will find artistic coppers in a variety of colours. These too are of immense service. Every woman has

at some time or other had to put up with a smoky "copper" that wouldn't burn properly, or which needed weed, just when her hands were in the water rinsing out "undies." At those times every woman has longed for a copper that will not require attention. That has simply to have a match applied and it will do the rest. The Ideal Copper of her dreams is at long last available, and once you have used one we are sure you will never willingly go back to the dirt and discomfort of the old method.

Christmas Day is generally hot—but still, we like to keep up the age-old tradition of a hot dinner on this day of days. That is all very well for the man of the house, but what of the woman if she has to bend over a hot wood stove all morning, baking these delicacies which will soon disappear pleasure in Christmas Day—rather the reverse. But if her kitchen is equipped with a modern gas stove, the position is equipped with a modern gas stove, the position is equipped with a modern gas stove, the position is equipped with an automatic heat control device. All that it is necessary for her to do is light the gas, set the heat control at the required temperature, and the stove does the rest. There is an stoking with woods, and worrying about the sponge or joint will be perfect!

There are many more wonderful labor.

There are many more wonderful labor saving devices that gas is responsible for, chief among them being the boon of the gas heater, which replaces the fire in bedrooms or chill hall or passage. Simple, cheap, and easy to install, these gas radiators bring sunshine into the home where they are used. You will see them in most modern doctors' waiting rooms. Why? Because they are health-giving, clean, and more important still, reliable.

E.J.C.

GAS is Modern, Economical and Always Dependable.

; ***********************************

where Gas

Lo used. The heat is there, but in
the right place. You enjoy the convenience of simple clean cooking, and
thanks to the Gas Water Heater you
have ready to hand a constant supply
of Hot Water.

SEE OUR MODEL KITCHEN AND BATH ROOM.
The Ballaarat Gas Company
31-33 STURT STEPPY
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See our Display of BUILDERS' HARDWARE LOCKS

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CATCHES ALL HOUSEHOLD HARDWARE.

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For the IDEAL in

MEN'S WEAR

Inspect the Men's Wear Display in the GAS-FEATURE HOME

Reed & Williams OF

"The Smart Man's Shop," 102 Sturt Street. Phone 853

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THE JEWELLERS AND GIFT SPECIALISTS

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ELECTRICAL CONT-RACTOR. ELECTRIC LIGHT AND MOTORS INSTALLED. ELECT-RICAL REPAIRS A SPECIALITY

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All Meats and Small Goods on display in the Gas Home Are being supplied by

HEINZ BROS. PTY. LTD.

WHOLESALE AND FAMILY BUTCHERS, MANUFACTURERS OF BALLARAT EPICURE SMALL GOODS.

Proprietors of

BALLARAT REFRIGERATING AND ICE WORKS, CURTIS ST. PHONES: 45 Bridge Street (two lines) 25 and 1639; 63 Main Rd. 25; 1006 Sturt Street 848; 212 Skipton Street 373.

Central Branch: Corner Doveton and Sturt St. Phone 1235. ***********

A feature of the home here is the quality of the woodwork supplied by Sims. I was just starting to tell Mary about the strains wood would stand-when she saw the new Terraplane, from Batt and Lyons outside, and perforce I had to go and inspect this car from Locks to me as if I'll lave to ge can sooner or later . . . perhaps too. Looks to me as if I'll lave to ge can sooner or later perhaps second thoughts—cobile will No. 10. 14 Holland's have a splendid exhibit here in the garage. It's a pity "hisyeles made for two" are no longer the vogue. It's funny how fashions change! If I were just a wee bit younger . . . or a little more daring the lovely B.S.A. motor bike, with its shiny chromium plating, and powerful engine would attract me: Austin Spiers, of Sturt St., installed this machine. I had a more bike once. Gee! I used to have some fun on it too!

I thought that the Ballarat Hardware Co. had installed a patent sort of aerial for their wireless set in the garden—but it turns out to be a patent clothes line by Osbourne—a revolving arrangements that looks the goods to me, It's a wonder everyone doesn't have one, as the first of the goods to me, It's a wonder everyone doesn't have one, as the first of the goods to me, It's a wonder everyone doesn't have one, as the first of the goods to me, It's a wonder everyone doesn't have one, as the good of the goods to me, It's a wonder everyone doesn't have one, as the good of t

a wonder everyone

M——, says it's a really essential

ling.

But the Gas-Feature House is still

the gracious hall

the gracious hall sing.

But the Gas-Feature House is still awaiting our inspection—so off we must go. As we entered the gracious hall that makes such a charming feature of the house. Mary uttered the one word, "Ripping!" I couldn't blame her enthusiasm, for the hall does look fine. W. R. Phillips, who carried out the phaster sheet work, has obviated all strappings, and the result is excellent. Thick luxurious carpets and neally-patterned linos make the hall distinctive. Harry Davies turnished all flooreverings for this hase. The strength of the country of t

ROY WALLER

CARTAGE CONTRACTOR

(Asphalting and Concreting

110 Talbot Street

RING 630

FOR PROMPT AND EFFICIENT SERVICE

R. GRAHAM & SONS

VICTORIA'S PIONEER BOOT BUILDERS.

Makers of "RELIANCE" Brand Boots and Shoes.
Established 1853

208 Dana Street, Ballarat. Graham's RELIANCE Brand Shoes-New Shoes that give old shoe comfort. ***********************

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Ideal for every home when supplied by the

> Eureka Terra Cotta and Tile Co. of Australia Ltd.

> > Also

PAVING TILES

OF BALLARAT CLAY.

For full particulars and PRICE LISTS

Ring Ballarat 645.

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W. E. Longhurst

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Bread Manufacturers and Flour Merchants,

MAIR AND YUILLE STS., BALLARAT.

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Tell the secret of

Brighter Kitchens

and

Better Bathrooms

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PLANT NOW!

TYRRELL'S

MODERN DAHLIAS for MODERN HOMES. TYRRELL'S

PLANT FARM, MELBOURNE ROAD, Ballarat East. Phone 112

David S. Quayle

Built the Gas Feature Home at

The Exhibition

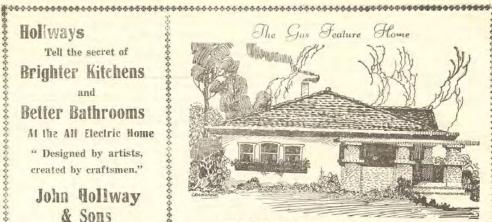
See it, admire the soundness of construction, the originality of ideas to make the house truly a home.

If you are THINKING OF BUILDING consult

David S. Quayle

BALLARAT.

IF IT'S QUAYLE BUILT-IT'S WELL BUILT.



COLPIN AVENUE IN THE LIGHT OF MODERN TOWN PLANNING

when the subdivision of an area into building allotments meant only pencil. The "Subdivider" felt that he had "succeeded" only when he the area at his disposal into the greatest possible number of saleable

To-day the Town Planner with his eye on the future considers with meticulous the effect that his work will have 50, 100, or more years hence.

care the effect that his work will have 50, 100, or more years hence.

There has always been a housing problem—it has been said—since men first made houses. At least since the growth of the town, and in particular from the time when the great industrial era came there has been the problem of the home SUTE. It is not our intention here to discuss the causes which brought about the necessity for town planning, but rather to glance very briefly at the effect so happily seen in this our city, and in particular in heautiful Colpin Avenue of broad-visioned town planning. To the town planner of prime consideration are healthful location and open spaces.

Ballarat is indeed a city of gardens. Of the total area of our city no less than 17 per cent. Is devoted to parks and gardens.

Colpin Avenue stands at the very gateway of the wonderful Botanical Gardens, with park and recreation reserves adjacent. The minimum area provided under Bylaws for the erecting of a house is 5,000 square fect.

Good Books and Effective Transportation; Ballarat hys. 154 miles of well-made.

Good Roads and Effective Transportation: Ballarat has 164 miles of well-made roads, effective tram and bus service.

Colpin Avenue is a made street with footpaths, entrances and modern channels made, within reasonable distance of the centre of the city. The tram is at the door, but and rallicary station within a stone's threw. The highest authorities in the world of town planning urge that zoned residential areas should not be too close to commercial or industrial areas. Camberra and Ya2ourn are outstanding examples of the distribution of wise zoning.

desirability of wise zoning.

DRAINAGE AND SANITATION: Ballarat is a particularly healthful city. Our civic authorities have provided an adequate system of drainage and sewage disposal (see page 11. Halarat). Colpin Avenue is perfectly drained—a fall of 9 feet being available in its length of 550 feet from Gregory Street to Wendource Parade.

THE FACILITIES AND AMENITIES AFFORDED BY THE SITE: Ballarat has every facility that the modern city demands.

In Colpin Avenue electric light, telephone, gas and water are available. The sewerage mains of the Ballarat Sewerage Authority are rapidly approaching in Wendource Parade.

Wendource Parade.

Churches, schools, recreational facilities are within easy access—the locality map on the rear cover will prove conclusively the inherent advantages of the location.

That Colpin Avenue conforms to the ideal of the Town Planner is evidenced in the description given by an eminent Town Planning Authority who said on inspection Ballarat's finest and most exclusive residential area.

LOOK!

At the gardens at the EXHIBITION

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The Gardener, designed and planted them. All seedlings used were grown at the Nursery-

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Do not be misled—a trial will convince.

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Alf. E. Coulter FOREST STREET,

Wendouree

PHONE 1753. PHONE 1753.



It Paid the Pioneers

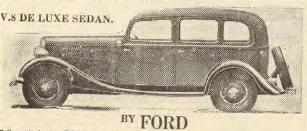
The good things of life are hard to get. Adventure, comance or wealth seldom come to those timid souls who stay in their own backyard. People who get places are people who go places. One fundred years ago verdant Victoria was won by people from "back home," to whom distance was no barrier.

While the stay-at-homes were travelling the same old rut, the families of spirit were carving their fortune out of the rich unchartered plains, where the aborigine and the kangaroo roamed.

It is now 81 years since the first house was built in Ballarat. On a site near the corner of Lydiard and Dana Streets, where now stands the offices of Edgar Bartrep, David Clarke, and R. Maddern and Sons, Mr. David Meeks in 1852 built his Bartrop, David Clarke, and R. Maddern and Sons, Mr. David Meeks in 1852 hullt his home. Not what we would call an ideal home to-day perhaps, but 'te forerunner of many fine homes, which have reached their culmination in the Ideal Homes see to-day. It is recorded that Mr. Meeks paid £50 to a man for splitting the stake of which the walls were built. The roof of course was of bark. Between Mr. Meeks heme and what is now Armstrong Street was occupied by an encampment of blacks. To give at least some idea of what houses were like in those far-off days, the Ballarat Scout Association, through the offices of Mr. E. J. Clarke, the District Scouter, who suplied all the materials necessary, have erected a bark "house" in Colpin Avenue. It serves a dual role to-day—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?

There are no more new lands from which to wrest riches—it will cost more than 550 for the walls of an ideal home—but it is still possible to carve out your own little niche, and we segrest that in the old bank house on the development you should discuss plans for the latest brick or wood house with the sponaor.

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SAM ELLIS & SONS, Authorised Ford Dealers. Corner Sturt and Lyons Streets.

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And Corner

Mair and Armstrong Sts.

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ASSURANCE CO. LTD.
with funds aggregating over
£1,000,000, issues policies covering—
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Sickness, Probate, etc.
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Superintendent,
LD. W. R. T. COLE.
Edgar Bartrop, District Agency,
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Rallavat	

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Own land situated at... I could pay as a deposit £

Yours faithfully,

House Hunting -

longer a luxury but a necessity. Jopling has carried out the task of putting electric fittings throughout the
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rooms, comes from Thomas' Supply
Stores, whilst the stationery which
graces the lounge was printed and supplied by Vale,, the quality printers
Throughout the view entired their telephones, which they rightly claim to be
essential in a modern home. Have you
another just in the Sedreom, or wher-

ever you require it? The bathroom in the Gas-Feature House has a splendig as heater, called the Cash. The reason for the name is obscure, for it is certainly economical enough to run. The plumbing by Furness is of a splendid standard. Had to learn how to make a joint at school, so guess I know something about it. From the bathroom we went to the hitchen and in this them alm room of the house, according to Marry, we spent a delightful half-hour examining everything. First the spotless cnamel gas stove (could just imagine a large roast from Heire Bros. cooking away merrily inside it). What a Sanday dinner! The cupboards in this kitchen lave did in the spotless of the spotless character in the standard of the spotless of the sp

BY EJC

the various good are en exhibition, and not for poor hungry visitors! On our way outside had a chat with Mr. Quayle the builder, and congratulated him on the home he had built. Mentioned the question of insurance to him, but found that the Phoenix Assurance Co. were cevering the exhibition against fire and theft, and the Metropolitan? Well, ne home is ideal unless the man of the house is covered against sudden risks, is it? Finally, the garden of this, the third of the ideal homes, received our scrutiny. The gardener has certainly improved the ground from when I list saw it during the actual building. In the garge stands the ideal cheap-priced car—the Ford, and my good friend, Sam Ellis, was as usual eager to point out its many advantages.

But, even as I talked to him, the crowd had vanished, and once again I was back watching the men hurrying beneath the are lights putting the final touches to the show for the opaning to morrow. Poor Mary, I am sorry she did not actually see the Exhibition to-night, as I have seen hibition to-night, as I have seen PII rims her and see.

The Illustrations in this Booklet are a sample of Ottset Printing

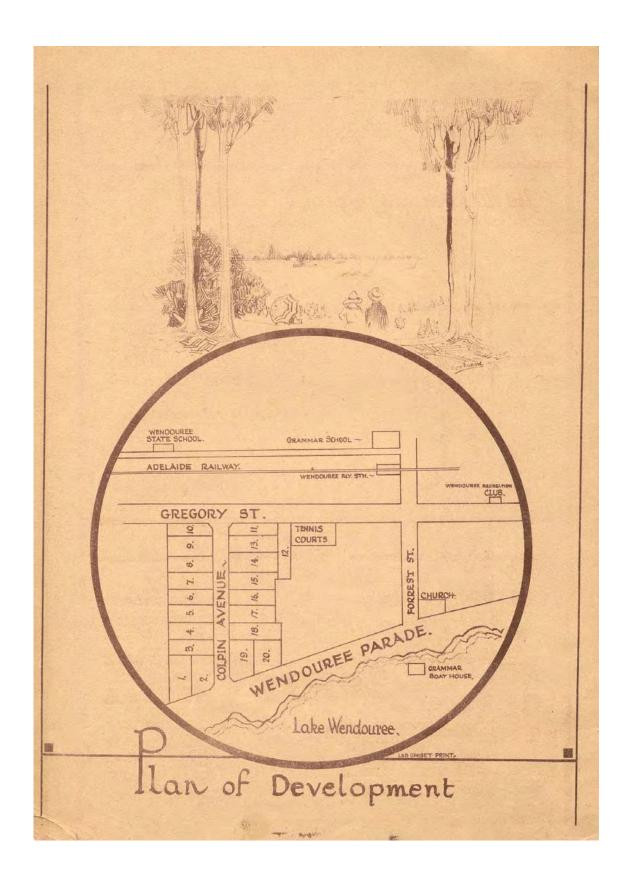


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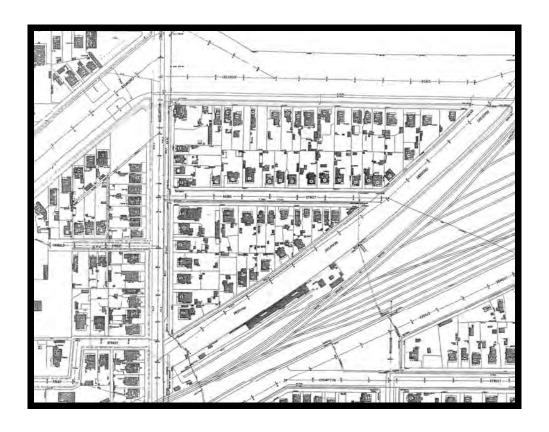
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Ballarat Heritage Precincts Study

PART A



Volume 4 Creswick Rd & Macarthur 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 4

CRESWICK RD & MACARTHUR ST HERITAGE PRECINCT

Commissioned & Funded by the City of Ballarat

Authors:

Dr David Rowe

Authentic Heritage Services Pty Ltd

&

Wendy Jacobs Architect & Heritage Consultant

Historical Research: Susie Zada 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 southeast 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)."

 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.

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.

lbid.

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

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

⁴ Ibid., pp.83-90.

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 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.

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 Creswick Road & Macarthur Street Heritage Precinct

1.0 Creswick Road & Macarthur Street Heritage Precinct CONSERVATION ANALYSIS

1.1 Precinct Boundaries (refer to map in Appendix 2.1, Volume 4)

The Creswick Road and Macarthur Street Heritage 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. The area also includes the avenue of memorial trees on the east side of Beaufort Crescent.

1.2 Historical Evidence (refer to historical figures in Appendix 2.2, Volume 4) **The Initial Years**

The Creswick and Macarthur Streets Precinct is located to the east of Lake Wendouree 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. 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 1861 and Niven's Mining Map of 1870 (Figures 2.01-03). No physical evidence of these mines survives today, when viewed from the public realm. There are also no mines situated in the Creswick Road and Macarthur Street heritage precinct.

Early Town Surveys

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

Road Formation

Brache's map of Ballarat for 1861 shows that Creswick Road and Macarthur Street had been laid out by this time to service the rapidly expanded population. Creswick Road was a major thoroughfare, as indicated by the size and length of the road. The name is because the road is the route between Geelong and Creswick. By 1870, Macarthur Street had also become a principal road, linking Lake Wendouree (the location of local aquatic sports and pleasure taking⁸) with

The spelling Ballarat has been adopted throughout instead of the alternative spelling of Ballarata. 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.

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.

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

⁶ *Ibid.*, p. 21.

⁷ Victorian Municipal Directory 1890, p. 90.

⁸ Withers, *op.cit.*, p. 254.

Ballarat East. It was named after General Macarthur, Acting Governor of Victoria in 1853.9

While there appears to have been some housing in the vicinity of Baird Street in 1861 (Figure 2.01), the thoroughfare is not shown as an official, laid out road until after a major land subdivision in c.1863 (Figure 2.02) and as partially shown on Ross's Map of Ballarat and Sebastopol in 1868. Niven's Mining Map of 1870 (Figure 2.03) indicates that Baird Street was originally named Wood Street, although there was a road named Baird Street north of the railway reserve. It is not known when Wood Street was renamed Baird Street, although this latter name is recorded in the Post Office Directories in 1904. It is also shown on the Electoral Map for 1916 (Figure 2.04). Anecdotal evidence suggests that the road may have been named after Sam Baird, first Ballarat City Engineer, or a Mrs Baird (who was either the oldest resident or the owner of the first house in the street). However, it is more likely that the road was named as an extension of the northern portion of Baird Street, as identified in Niven's Mining Map of 1870 (Figure 2.03).

In 1861, the western portion of the Creswick Road and Macarthur Street precinct comprised open land that stretched to a small gully, beyond which was Inkerman's Gully and "Inkerman's Land" (Figure 2.01). The extension of the western railway line is marked in this vicinity on Brache's map in 1861. By 1868, a railway reserve had been created (Figure 2.02). It appears that the adjoining road that follows the curved form of the railway reserve, Beaufort Crescent, was laid out as early as 1863 as a result of land subdivisions. It was named in honour of Rear Admiral Beaufort, C.B. Later road and drainage plans were prepared in 1912 for Beaufort Crescent.¹¹

Trench and Ronald Streets were created as a result of a subdivision in 1888. Road and drainage plans were prepared for this street in 1897. Trench Street was named after Robert Le Poer Trench who owned the land between Trench Street and Holmes Street to the south. Trench was the first president of the Ballarat Yacht Club in 1877; a County Court Judge; Chairman of the Melbourne Gas Company; and Victorian Attorney General. The Trench Room upstairs in the Ballarat Town Hall overlooking Sturt Street was named in his honour. The naming of Ronald Street has its origins with the son of Alfred Ronalds, owner of the nearby Vine Hotel. Alfred Ronalds started the only alluvial gold diggings in Ballarat City on the escarpment west of the cemetery in 1852.

Railway Transport

While the railway reserve had been laid out by 1868, it was not until 1874 when the western railway line from Ballarat to Beaufort (and ultimately Adelaide) was opened. It was also at this time when the Ballarat to Clunes (and ultimately Maryborough and Yelta) line was also opened. These lines separated at North Ballarat adjacent to the Creswick Street and Macarthur Street Precinct. Railway crossings were introduced at the eastern end of Macarthur Street and

⁹ Information supplied by Michael Taffe, Ballarat, May 2005, from personal research and a list of street names complied by Frank Madden, former Ballarat Town Clerk.

¹⁰ Ibid.

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

¹² Ibid.

¹³ Taffe, op.cit.

Withers, *op.cit.*, p. 256; State Library of Victoria on-line Pictures Catalogue, IAN01/03/95/13 & A. Sutherland (ed.), *Victoria and Its Metropolis: Past and Present*, McCarron, Bird & Co, Melbourne, 1888, pp. 460, 467, 470.

¹⁵ Taffe, op.cit.

northern end of Creswick Road. Visually connected to the precinct are railway workshops.¹⁶

Subdivisions

The first Crown Land purchasers in the Creswick Road and Macarthur Street precinct appears to have been R. Morville and S. Marjoribanks on November 1853.¹⁷ Morville purchased the three acres of land on the south-east corner of Creswick Road and Macarthur Street known as Block 3, Allotment 16. Marjoribanks' four acres comprised Allotment 17 of Block 3 (Figure 2.05). In May 1888, Morville's land was subdivided into 20 allotments fronting Creswick Road, Macarthur Street and a new street known as Ronald Street.¹⁸ Rights of Way also formed part of the subdivision (Figure 2.06). It is not known when Marjoribanks' land was subdivided.

The main triangular portion of the Creswick Road and Macarthur Street precinct (bound by Creswick Road, Macarthur Street and Beaufort Crescent and punctuated by Baird Street) formed a major subdivision in c.1863 for Crown Land Block 3, Sections A6 and A7 (Figure 2.07). The larger portion of land bound by Creswick Road, Baird Street, Beaufort Crescent and Macarthur Street originally comprised 29 allotments. The first allotment was sold in March 1863, being allotment 27 at the corner of Creswick Road and Macarthur Street. Other allotments in this portion were sold in subsequent years – 1864, 1865, 1869, 1870, 1875, 1883 and 1899. Further subdivision and land sales occurred in the 20th century, including 1951.

The second portion comprising Section A7 was originally subdivided as 19 allotments (Figure 2.07). The first allotment was sold in October 1869, being lot 16 at the corner of Macarthur and Baird Streets. Other allotments were sold in 1870, 1884, 1886, 1887, 1893 and 1895.

Building Development Early Building

The earliest recorded building in the Creswick Road and Macarthur Street precinct was the Crown Hotel that was situated at the south-east corner of Creswick Road and Macarthur Street (Figure 2.01), in the vicinity of the properties now addressed as 817 Macarthur Street and 322 Creswick Road. It opened in 1857¹⁹ on the land originally purchased in 1853 by R. Morville. The hotel closed in 1866. No physical evidence survives today of the hotel, with the property at 817 Macarthur Street comprising vacant land, and there is a brick interwar Bungalow styled dwelling at 322 Creswick Road.

By 1861, there were several dwellings situated along Creswick Road opposite the cemetery, as well as housing fronting Macarthur Street and some dwellings in the vicinity of Baird Street, then an unsurveyed road (Figure 2.01).

¹⁶ Victorian Railways : Gradients & Curves, Victorian Railways, c. 1927, p. 40.

¹⁷ Portion of map of the Township of Ballarat, Sheet 1, 1964. Source: Planning Department, City of Ballarat.

¹⁸ Ibid.

¹⁹ J Ivan Lock, Hotels of Ballarat, 1999, p. 11.

Later 19th Century Development

With the major subdivision of the area north of Macarthur Street in c.1863, none of the original dwellings appear to have survived. The earliest recorded building in this portion of the precinct was the 'The Comubian' Hotel, a single storey timber building possibly constructed as early as 1861.²⁰ The name was changed to the Rose of Denmark Hotel that was operated by Patrick and Michael Sheeran from 1866 to 1886.²¹ It subsequently became known as the Vine Hotel and between June 1888 and June 1890 a new two storey brick hotel was constructed.²² This is the building that survives on the site today. It closed in 1988 and has since operated as a bed and breakfast and bistro and gallery.

Throughout the 19th century, several dwellings were constructed in Creswick Road, Baird Street, Beaufort Crescent and Macarthur Street after the subdivision of land in c.1863. These dwellings may not have been constructed immediately, as the houses that survive today are reflective of late 19th century design and include those at 4, 6, 9, 13, 17, 18 and 19 Baird Street, 5 Beaufort Crescent, 424 and 436 Creswick Road and 702, 704, 710 and 712, Macarthur Street.

The subdivision of allotments on the southern side of Macarthur Street in 1888 also witnessed further housing development. The dwellings at 701, 707, 801, 803, 807, 809, 811 and 813 Macarthur Street appear to have been built in the late 19th century.

Early 20th Century Building

The turn of the century brought with it further house building in the Creswick Road and Macarthur Street precinct. The houses at 318, 406, 426, and 434 Creswick Road appear to have been constructed during the early years of the 20th century, as may have been several dwellings elsewhere including the houses at 705 and 705a Macarthur Street and 3, 5 and 7 Ronald Street.

By 1904 there were 20 residents in Baird Street, 7 in Beaufort Crescent, 18 along Creswick Road from the railway to Macarthur Street, 8 along Creswick Road from Macarthur Street to Trench Street, 22 along Macarthur Street between Creswick Road and the railway, 3 in Ronald Street, and 11 in Trench Street.²³ The Ballarat architect, Percy Richards, designed weatherboard additions to the timber Victorian styled dwelling at 424 Creswick Road in 1915.²⁴

Interwar Development

In most streets within the Creswick Road and Macarthur Street precinct are houses constructed during the interwar (c.1920-1945) period. This era witnessed considerable building development in the area for both additions to existing dwellings and new houses. The houses built during this period include those at 320, 322, 404 and 410 Creswick Road, 2, 8, 8a and 11a Baird Street, 805 Macarthur Street and the shop at 710 Macarthur Street. The buildings existing in 1922 and the progression of new buildings in the precinct in 1926,

22 Ibid.

G. Desnoy, 'A Short History of the Canberra Hotel' in *Ballarat Remembers: The Newsletter of the Ballarat Historical Society*, vol.6, no.6, November/December 2004, pp.4-8.

²¹ *Ibid*.

Wise's Victorian Post Office Directory, 1904.

Database of City of Ballarat Permit Books 1910-1945, Planning Department, City of Ballarat. It should be noted that the database includes records of permits dating as early as 1900.

1930, 1931 and 1933 are shown on the Ballarat Sewerage Authority Plans (Figures 2.08-12).

Not surprisingly, some local Ballarat builders are associated with the construction of a selection of dwellings built during the interwar period. A.L. Quayle was responsible for building weatherboard houses at 8, 8a and 11a Baird Street in 1927.²⁵ S.J. Weir was responsible for the "expanded metal" house at 2 Baird Street in 1940, together with the brick dwelling at 714 Macarthur Street and the weatherboard dwelling at 2a Baird Street in 1945.²⁶ Weir was also recorded as the builder for other houses in Ballarat during the interwar period, including the brick dwellings at 2 Colpin and 516 Wendouree Parade in 1941.

Later Development

Within the precinct are few housing developments of the postwar and late 20th century periods. While the form, scale and height of some of these dwellings are consistent with the heritage design qualities of the dwellings in the precinct, they are not associated with the important historical subdivisions and house building of the 19th and early 20th century and interwar eras.

Building Owners and Construction Dates

By 1904, the Creswick Road and Macarthur Street area was made up of a mix of residents of varying socio-economic circumstances. At the higher end of the scale was the professional class. These residents included gentleman of "independent means" such as Alexander Mitchell, John Davies, Walter McConnell and John Henderson of 5, 7, 19, and 25 Baird Street respectively, and Richard Mitchell junior and John Britton of 314 and 438 Creswick Road. The broker, Andrew McIntyre, also resided at 707 Macarthur Street. The middle class residents included teachers, police constables, engineers and office clerks, including Samuel Robinson (teacher) of Trench Street, Thomas Mitchell (clerk) of 312 Creswick Road, Alfred Williams (engineer) of 701 Macarthur Street and Edward Hedger (constable) of Creswick Road. The working class was comprised of butchers, labourers and not surprisingly, railway employees (including engine drivers) and potters - no doubt due to the close proximity of the railway workshops opposite Beaufort Crescent and the pottery factory in Creswick Road. These residents included Henry Britton and Thomas O'Brien of 11 and 18 Baird Street respectively, railway workers, and J. Coyte of 10 Baird Street and Samuel Coyte of 308 Creswick Road, potters.

A table of the original construction dates of the dwellings and the original owners is given as follows. The following data for Individually Significant places and places that are Significant within the Precinct has been extracted and calculated from detailed data shown in Appendix 2.5 (Volume 4). This data has been collated from various Directories and City of Ballarat Building Permit Books.²⁷

26 Ibid.

²⁵ Ibid.

Due to the renumbering of places in c. 1906, 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. Some possible dates have been provided as a broad estimate only, based on physical analysis from the street. Further research of historic Ballarat Rate Books may assist in further determining specific dates of house construction.

Property Address	Date of Construction	Original Building Owner
2 Baird Street	c. 1940	Not known Occupant in 1941 – Roderick J Rexton
4 Baird Street	Pre 1904 [possibly c.1885]	Not known Occupant in 1904 – Walter Symon(d)s
5 Baird Street	Pre 1904 [possibly c.1900]	Not known Occupant in 1904 – Alexander Mitchell
6 Baird Street	Pre 1904 [possibly c.1890]	Not known Occupant in 1904 – John Wass
8 Baird Street	c. 1927	A L Quayle
9 Baird Street	Pre 1904 [possibly c.1895]	Not known Occupant in 1904 – George Frampton
11 Baird Street	Pre c. 1926 (on *BSA Plan)	Not known Occupant in 1920 – Miss Ann Gibbons Occupant in 1941 – James Matheson
11a Baird Street	c. 1927	William Morris
12 Baird Street	Pre 1904 [possibly c.1900]	Not known Occupant in 1904 – Robert Baird.
13 Baird Street	Pre 1904 [possibly c.1890]	Not known Occupant in 1904 – Miss Mary Hooten
16a Baird Street	c. 1913	Warren
17 Baird Street	Pre 1904 [possibly c.1895]	Not known Occupant in 1904 – Mrs Francis Milne
18 Baird Street	Pre 1904 [possibly c.1890]	Not known Occupant in 1904 – Thomas O'Brien
19 Baird Street	Pre 1904 [possibly c.1895]	Not known Occupant in 1904 – Walter R McConnell
23 Baird Street	Pre 1904 [possibly c.1890]	Not known Occupant in 1904 – Mrs Ellen Turner
25 Baird Street	Pre 1904 [possibly c.1900]	Not known Occupant in 1904 – David Baird
27 Baird Street	Pre 1904 [possibly c.1915]	Not known Owner in 1904 – John Higgins
3 Beaufort Crescent	Pre 1904 [possibly c.1900]	Not known Occupant in 1904 – George Mooney
5 Beaufort Crescent	Pre 1904 [possibly c.1890]	Not known Occupant in 1904 – John M O'Shannassy
25 Beaufort Crescent	c. 1937	Mr Smith

Property Address	Date of Construction	Original Building Owner
314 Creswick Road	Pre 1904 [possibly c.1890]	Not known Occupant in 1904 – Richard Mitchell jnr.
316 Creswick Road	Pre 1904 [possibly c.1890]	Not known Occupant in 1904 – Frederick Reid
318 Creswick Road	c. 1901	Thomas Bell
320 Creswick Road	Pre c. 1926 (on *BSA Plan) [possibly c.1925]	Not known Occupant in 1941 – Albert W Urch
322 Creswick Road	Pre 1956 [possibly c.1940]	Not known Occupant in 1956 – Charles H Tuckett
404 Creswick Road	c. 1936	Mrs Morales
406 Creswick Road	c. 1905	Not known Owner – G K Heron
408 Creswick Road	Pre 1904 [possibly c.1890]	Not known Occupant in 1904 – Michael Grey
410 Creswick Road	Pre 1920 [possibly c.1918]	Not known Occupant in 1920 – Thomas Oliver
420 Creswick Road	c. 1918	H R Hay
424 Creswick Road	Pre 1904 [possibly c.1890 with rear additions of 1915 designed by P.S. Richards]	Not known Occupant in 1904 – John Osborne
426 Creswick Road	Pre 1904 [possibly c.1900]	Not known Occupant in 1904 – Miss Elizabeth J Osborne
428 Creswick Road	Pre c. 1926 (on *BSA Plan) [possibly c.1900]	Not known Occupant in 1941 – Robertson
430 Creswick Road	Pre c. 1926 (on *BSA Plan) [possibly c.1900]	Not known Occupant in 1941 – Flynn
432 Creswick Road	c. 1922	Lawrence Flynn
434 Creswick Road	c. 1902	R A Monk
436 Creswick Road	Pre 1904 [possibly 1895]	Not known Occupant in 1904 - Major Talbot
438 Creswick Road	Pre 1904 [possibly c.1895]	Not known Occupant in 1904 – John Britton
701 Macarthur Street	c. 1900-01	Alfred Williams
702 Macarthur Street	Pre 1904 [possibly c.1890]	Not known Occupant in 1904 – Nathaniel B McKay
704 Macarthur Street	Pre 1891 [possibly c.1890]	Ballarat North Police Station

Property Address	Date of Construction	Original Building Owner
705 Macarthur Street	c. 1913-14	Alfred Ernest Nicholson
705a Macarthur Street	c. 1914-15	Alfred Ernest Nicholson
706 Macarthur Street	Pre 1904 [possibly c.1900]	Not known Occupant in 1904 – Andrew Rooke
707 Macarthur Street	c. 1892-93	Andrew McIntyre
708 Macarthur Street	Pre 1904 [possibly c.1900]	Not known Occupant in 1904 – John J Young
710 Macarthur Street	Pre 1904 [possibly c.1895 with c.1925 shop]	Not known Occupant in 1904 – Thomas White
712 Macarthur Street	Pre 1920 [possibly c.1895]	Not known Occupant in 1920 – Donald Johnston
714 Macarthur Street	c. 1938	Edward H Davis
801 Macarthur Street	Pre 1920 [possibly c.1895]	Not known Occupant in 1920 – Walter J Fairlie
803 Macarthur Street	Pre 1920 [possibly c.1895]	Not known Occupant in 1920 – Thomas A Davey
805 Macarthur Street	Pre 1920 [possibly c.1920]	Not known Occupant in 1920 – Stanley Batten
807 Macarthur Street	Pre 1920 [possibly c.1895]	Not known Occupant in 1920 – Stanley Beckman
808 Macarthur Street	Pre 1904 [possibly c.1900]	Not known Occupant in 1904 – George Barker
809 Macarthur Street	Pre 1920 [possibly c.1895]	Not known Occupant in 1920 – William Jones
811 Macarthur Street	Pre 1920 [possibly c.1895]	Not known Occupant in 1920 – Frederick Barrett
812 Macarthur Street	1888-90	Not known Occupant in 1891 – Michael Kennedy, Vine Hotel
813 Macarthur Street	Pre 1920 [possibly c.1890]	Not known Occupant in 1920 – Walter B Moore
3 Ronald Street	c. 1915	E Price
5 Ronald Street	c. 1915	E Price
7 Ronald Street	c. 1915	E Price

^{*}BSA Plan = Ballarat Sewerage Authority Plan

Avenue of Honour

An Avenue of Honour commemorating the soldiers from the area who were serving in World War One was planted along Beaufort Crescent in 1916-17. The *Ballarat Mayor's Annual Report* for August 1917 declared that "two rows of trees in Beaufort Crescent between Macarthur Street and Creswick Road were

planted by the North Progress Association with maple and ash".²⁸ It is believed that the avenue of trees linked the Ballarat North Railway Station with the monument inside the gates of the Railway Workshops and was in the form of a pedestrian walk called Monash Avenue.²⁹ The current war memorial located at the Railway Workshops was erected some forty years later - in 1957 (Figures 2.13-14).

Neighbouring Brick Kilns

Brick Kilns were situated south of the precinct as early as 1895 when Marks and Coyte, potters, were listed in directories for this location fronting Creswick Road and north of Trench Street (Figure 2.15).³⁰ When additions and extensions were made to the factory 1920-22, the site was owned by the Ballarat Pottery Company. Martin Stoneware Pipe Ltd was the occupier listed in the 1941 and 1945 directories. The factory and kilns were demolished in the 1960s, with the bricks being used to construct the Old Ballarat Village opposite Sovereign Hill. However one of the chimneys of the complex was retained on the site identifying the location of the former Stoneware Pipe business and forms a local landmark visible within the Creswick Road and Macarthur Street precinct.³¹

1.3 Physical Evidence

1.3.1 Building Character & Appearance (refer to photos Appendix 2.3, Volume 4)

The Creswick Road and Macarthur Street heritage precinct is predominantly a residential area comprised of 85 dwellings, one former hotel building and one shop (with attached dwelling).

Heiaht

All of the dwellings in the Creswick Road and Macarthur Street heritage precinct are single storey in appearance and height. The former Canberra Hotel 812 Macarthur Street (corner of Creswick Road) represents the only two storey building in the area (Photo 3.01).

Form, Design and Scale, Construction and Finish

The Creswick Road and Macarthur Street Heritage Precinct comprises a variety of architectural styles that reflect the residential development of the area throughout the 19th century, early 20th century and interwar eras.

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

• Hipped roof forms that traverse the site, with front or return hipped, bullnosed or convex verandahs. These Victorian types also feature timber verandah posts, cast iron or timber verandah valances and brackets, corbelled 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), narrow eaves (some with decorative timber brackets). Most of these dwellings are constructed of horizontal timber weatherboards with galvanized corrugated steel (non-zincalume) roof cladding. Examples of this type

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²⁸ City of Ballarat Mayor's Annual Report, 1917, p. 15.

²⁹ Tafe, op.cit.

Plan of Survey, Part of Crown Allotments 15 and 16, M337, February 18, 1960. Source: Planning Department, City of Ballarat.

³¹ Sands and McDougalls directories, various years; Information provided by Michael Taffe, Ballarat, June 2005.

include the dwellings at 426 Creswick Road (Photo 3.02), 701 Macarthur Street (Photo 3.03)³² and 4 Baird Street.

 A variation of this type are Victorian dwellings that feature much of the fabric listed above, but are also characterized by asymmetrical compositions having gable roof forms that project towards the front. Examples include 23 Baird Street (Photo 3.04) and 712 Macarthur Street (Photo 3.05).

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

- Recessive hipped roof forms with minor gables and hipped bullnosed verandahs that project towards the street frontage, or front verandahs formed under the main roof. These dwellings also feature modest eaves with timber brackets or exposed timber rafters, and prominent corbelled or strapped brick chimneys. The verandahs are largely supported by timber posts and feature timber fretwork valances and brackets (or occasionally cast iron verandah decoration), timber framed double hung windows (arranged singularly or in pairs) and timber framed doorways with sidelights and highlights. Examples in the dwellings at 801 and 807 Macarthur Street (Photos 3.06-07). Most of these dwellings are constructed of horizontal timber weatherboards with galvanized corrugated steel (non-zincalume) roof cladding.
- Variant examples of this type include the dwellings at 5 Ronald Street (Photo 3.08), 12 Baird Street (Photo 3.09) and 406 Creswick Road (Photo 3.10).

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

- Interwar Californian Bungalows 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. These dwellings have timber framed double hung windows, arranged singularly, in pairs or as projecting bays. The verandahs are mainly supported by timber posts and brick piers, or solely with brick piers. There are plain rectilinear brick chimneys, with some featuring rendered or soldier-coursed tops. The gable infill is predominantly rudimentary, consisting of simple battening and paneling. Most dwellings are constructed in horizontal timber weatherboards with galvanized corrugated steel roof cladding. Examples include the dwellings at 8 Baird Street (Photo 3.11) and 404 Creswick Road (Photo 3.12). A brick and stuccoed and tiled variant of the Californian Bungalow is the dwelling at 805 Macarthur Street (Photo 3.13).
- Rudimentary interwar Bungalows with multiple hipped roof forms having front or side verandahs and several of the features listed for the interwar Californian Bungalows. Examples include the dwellings at 322 and 410 Creswick Road (Photos 3.14-15).

This dwelling was actually constructed in c.1900.

Late Edwardian dwellings that are largely composed of the forms of the Edwardian house of the early 20th century, but without the decorative timber eaves brackets or verandah detailing. The verandahs are largely plain and supported by timber posts and/or brick piers, typical for the interwar period. Examples include the dwellings at 11 Baird Street (Photo 3.16) and 432 Creswick Road (Photo 3.17). These dwellings are also largely constructed of horizontal timber weatherboards and galvanized corrugated steel (non-zincalume) roof cladding.

The former Canberra Hotel at the corner of Creswick Road and Macarthur Street forms a local landmark (Photo 3.01). It is designed in a Late Victorian Picturesque style, with its complex roofs comprising steeply pitched gabled and jerkin head forms. The two storey building has a rendered brick wall finish and slate roof cladding. There is a balcony and verandah with arched openings and timber framed double hung windows (including tripartite windows) and a corner door opening. As a landmark, this building has significance within the precinct but is atypical of the general scale, height, character and appearance of the building stock in the area.

At 710 Macarthur Street is a brick interwar shop (Photo 3.18). It has a stepped parapeted brick façade with timber framed shopfront windows and central ingo below the cantilevered verandah. This building also has significance within the precinct but is atypical when compared to the majority of the building stock in the area.

Garages and Carports

No garages and carports project forward of the dwellings and are therefore not streetscape features in the Creswick Road and Macarthur Street Heritage precinct. There are some introduced carports that are attached to the side of the dwellings, but these structures are recessive from the front of the dwellings. Most garages and carports are situated at the rear.

Significance of Dwellings

Sixty of the eight-seven dwellings (69%) within the Creswick Road and Macarthur Street Heritage precinct are considered to have significance within the area. The precinct also has eight buildings that may have individual significance.³³ Further details and a photograph of each of the dwellings are provided in the Catalogue of Places as Appendix 2.4 (Volume 4).

The dwellings that are significant within the heritage precinct are:

- 2 Baird Street.
- 4 Baird Street.
- 5 Baird Street.
- 6 Baird Street.
- 8 Baird Street.
- 9 Baird Street.
- 11 Baird Street.
- 11A Baird Street.
- 12 Baird Street.
- 12 Baild Street.
 13 Baird Street.
- 16A Baird Street.

33

- 424 Creswick Road.
- 426 Creswick Road.
- 428 Creswick Road.
- 430 Creswick Road.
- 432 Creswick Road.
- 434 Creswick Road.
- 436 Creswick Road.
- 438 Creswick Road.
- 701 Macarthur Street.
- 702 Macarthur Street.
- 704 Macarthur Street.

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.

- 17 Baird Street.
- 18 Baird Street.
- 19 Baird Street.
- 23 Baird Street.
- 25 Baird Street.
- 27 Baird Street.
- 3 Beaufort Crescent.
- 5 Beaufort Crescent.
- 25 Beaufort Crescent.
- 314 Creswick Road.
- 316 Creswick Road.
- 318 Creswick Road.
- 320 Creswick Road.
- 322 Creswick Road.
- 404 Creswick Road.
- 406 Creswick Road.
- 408 Creswick Road.410 Creswick Road.
- 420 Creswick Road.
- 420 Cleswick Road.

- 705A Macarthur Street.
- 705 Macarthur Street.
- 706 Macarthur Street.
- 707 Macarthur Street.
- 708 Macarthur Street.
- 710 Macarthur Street.
- 712 Macarthur Street.
- 801 Macarthur Street.
- 803 Macarthur Street.
- 805 Macarthur Street.
- 807 Macarthur Street.
- 808 Macarthur Street.
- 809 Macarthur Street.
- 811 Macarthur Street.
- 812 Macarthur Street.
- 813 Macarthur Street.
- 3 Ronald Street.
- 5 Ronald Street.
- 7 Ronald Street.

The dwellings that may have individual significance are:

- 9 Baird Street.
- 406 Creswick Road.
- 434 Creswick Road.
- 702 Macarthur Street.
- 710 Macarthur Street.
- 803 Macarthur Street.
- 811 Macarthur Street.
- 812 Macarthur Street.

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

- 2A Baird Street.
- 7 Baird Street.
- 8A Baird Street.
- 10 Baird Street.
- 10A Baird Street.14 Baird Street.
- 15 Baird Street.
- 16 Baird Street.
- 7 Beaufort Crescent.
- 9 Beaufort Crescent.
- 11 Beaufort Crescent.
- 13 Beaufort Crescent.
- 27 Beaufort Crescent.412 Creswick Road.

- 414 Creswick Road.
- 416 Creswick Road.
- 418 Creswick Road.
- 422 Creswick Road.
- 699 Macarthur Street.
- 703 Macarthur Street.709 Macarthur Street.
- 703 Macarthur Street.
 714 Macarthur Street.
- 802 Macarthur Street.
- 804 Macarthur Street
- 806 Macarthur Street.
- 810 Macarthur Street.
- 817 Macarthur Street.

1.3.2 Urban Design & Engineering Infrastructure Layout and Subdivision

The allotments within the Creswick Road and Macarthur Street Heritage precinct follow a triangular grid pattern, a consequence of the alignment of Beaufort Crescent resulting from the adjacent Ballarat-Ararat railway line. The allotments fronting Beaufort Crescent are therefore stepped to account for the alignment of the road. The southern portion of Creswick Road (south of Macarthur Street) is also angled, which has caused a stepped arrangement of

allotments fronting this road. Most other allotments within the precinct (in Baird, Ronald and Macarthur Streets) are more regular and rectangular in form.

Two unmade (graveled) Rights of Way are entered off Macarthur and Ronald Streets, following the layout of the original subdivision of 1853.

Setbacks

Throughout the precinct are regular front setbacks. Most dwellings form 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

The Creswick Road and Macarthur Street Heritage precinct is characterized by some early infrastructure. This includes the early open bluestone spoon drains in Baird Street (Photo 3.19), Beaufort Crescent (Photo 3.20), and Creswick Road (Photo 3.21) (and the accompanying concrete cross overs and culverts). In Macarthur and Ronald Streets are concrete kerbs and channels. There are also concrete upstands to the bluestone drains at one end of Beaufort Crescent.

Another early engineering infrastructure feature in the area are the grassed and graveled road verges. These are identified in Beaufort Crescent (Photo 3.20), Baird Street (Photo 3.19) and Creswick Road (Photo 3.21) (north of Macarthur Street). Concrete or gravel cross overs are also identified in most streets.

There are important views from the precinct to other significant nearby places. They include views to the railway line and signal box from Macarthur Street, views to the cemetery from Creswick Road and Macarthur Street, views to the landmark chimney stack off Creswick Road (south of the precinct), and views to the landmark railway lines and workshops from Beaufort Crescent.

In Macarthur Street and Beaufort Crescent (one end only) there are bitumen footpaths (Photo 3.22). There are concrete footpaths in Baird Street and Creswick Road, while in Ronald Street there are no footpaths.

Front Fences

The streetscapes within the Creswick Road and Macarthur Street heritage precinct are identified by early and sympathetically introduced front fences. The design and construction of these fences relates directly to that of the dwellings. The types of fences are:

- Timber picket fences (maximum 1200 mm high) for 19th century era timber dwellings. Examples include the fences at:
 - 5 Baird Street (Photo 3.23).
 - 18 Baird Street (Photo 3.24).
- Capped timber picket fences (maximum 1200 mm high) for early 20th century and interwar era houses. An example is the fence at:
 - 410 Creswick Road (Photo 3.15).
- Timber post and woven wire or cyclone fences (maximum 1200 mm high) for early 20th century and interwar era dwellings. Examples include the fences at:

- 11A Baird Street (Photo 3.25).
- 25 Baird Street (Photo 3.26).
- 406 Creswick Road (Photo 3.10).
- Low (up to 700 mm) interwar era fences with brick piers and plinths having geometric trussed steel panels or cyclone wire between – the design and construction largely matching the interwar era dwellings. A typical example is the fence at:
 - 11 Baird Street (Photo 3.16).
- Low interwar era solid brick fences of construction and detailing to match the interwar era dwellings. An example includes the fence at:
 - 322 Creswick Road (Photo 3.14).

There are also some properties without front fences and a small number with introduced solid rendered brick, cast iron or aluminium palisade or other fences that do not relate to the design and construction of the interwar and postwar dwellings.

Landmarks and Views

The two storey former Canberra Hotel at the corner of Creswick Road and Macarthur Street forms a local heritage landmark, given its location, height and scale. Another local heritage landmark outside (but visually connected to) the precinct is the brick chimney stack off Creswick Road, forming a physical legacy of the pottery factory in this location from the late 19th century.

1.3.3 Landscaping

One of the most notable surviving landscapes in the Creswick Road and Macarthur Street heritage precinct is the memorial avenue of Maple and Ash trees on the northern side of Beaufort Crescent (Photo 3.27). Other important treelines within the precinct include the Pin Oaks in the east side of Baird Street (Photo 3.19), Elms on the east side of Creswick Road (Photo 3.28), and the mix of Plane, Elm and Ash trees on both sides of Macarthur Street (Photo 3.22).

Grassed nature strips represent another important landscape feature in each of the streets, although they are substantial in Macarthur Street (Photo 3.22).

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

1.4 Statement of Cultural Significance

The Creswick Road and Macarthur Street Heritage Precinct has significance for its notable concentration of predominantly and moderately intact dwellings built between the second half of the 19th century and the interwar (c.1920-1945) period. Overall, 69% of the dwellings have significance within the area. These dwellings demonstrate original and early design qualities of Victorian, Late Victorian, Edwardian and interwar Bungalow styles, reflecting important eras of residential development for the area. Primarily situated on Creswick Road and Macarthur Street, the precinct was largely an open area in 1861, with these roads having been laid out to service the rapidly expanded population as a result of the gold rush from 1851. The area was subdivided into residential allotments from c.1863 (the land north of Macarthur Street), with further allotments sold south of Macarthur Street from 1888, although the Crown Hotel opened in 1857 at the south-east corner of Creswick Road and Macarthur Street and there were houses dotted along these roads by 1861. None of

these original buildings appear to survive today and the existing building stock reflects the important changes resulting from the subdivisions of c.1863 and 1888. By 1904, the area was occupied by residents of broad socio-economic backgrounds: from the gentleman of "independent means" and solicitors; to the middle classes of teachers, police constables, tailors and office clerks; to the working classes comprising carpenters, butchers, labourers and not surprisingly railway employees and potters, given the nearby railway workshops and pottery factory (physical evidence survives in the brick chimney stack that forms a local heritage landmark). The creation of the western railway line (reserved as early as 1868) witnessed the formation of the curved railway reserve and adjoining thoroughfare known as Beaufort Crescent in c.1863. An Avenue of Honor known as "Monash Avenue" denoted today by rows of Maple and Ash trees along Beaufort Crescent were planted in 1916-17 in memory of those serving in the First World War. These trees, together with 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 and the grassed nature strips, open bluestone spoon drains, grassed and graveled verges and notable number of front fences that reflect the design and construction of the dwellings also contribute to the significance of the area.

The Creswick Road and Macarthur Street Heritage Precinct is architecturally significant at a LOCAL level (AHC criterion D.2). It demonstrates original and early design qualities associated with the residential development of the area from the late 19th century until c.1945. These qualities are expressed in the Victorian, Late Victorian, Edwardian and interwar Bungalow styled dwellings that are all single storey in appearance and have detached compositions. Intact and appropriate domestic designs for the area include the hipped and gabled roof forms (with simple or complex roof outlines having a pitch between 25 and 40 degrees), front or return verandahs, corrugated galvanised steel roof cladding, horizontal timber weatherboard wall construction, brick chimneys (detailed to reflect the design era), modest or wide eaves, timber verandah posts with decorative cast iron or timber brackets and/or valances, timber framed windows arranged singularly, in pairs or bays, and the rear location of carports and garaging. Overall, these dwellings constitute 69% of the building stock in the area. The surviving commercial buildings: the former Canberra Hotel at 812 Macarthur Street and the shop at 710 Macarthur Street also contribute to the architectural significance of the area.

The Creswick Road and Macarthur Street Heritage Precinct is aesthetically significant at a LOCAL level (AHC criteria D.2, E.1). It demonstrates important visual qualities that reflect the historical and residential development of the area. These qualities include the layout of the roads, streets and allotment configuration, views to the railway line (in Macarthur Street and Beaufort Crescent) and cemetery (Macarthur Street and Creswick Road) and views to the former Canberra Hotel, a local heritage landmark representing an early commercial enterprise in the area. Another local landmark, although outside the precinct, is the brick chimney stack represent a physical legacy of the 19th century pottery factory which was demolished in the 1960s. landscapes of significance include the Avenue of Honor of Maple and Ash trees in Beaufort Crescent (known as "Monash Avenue"), 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 grassed nature strips, and the small front private gardens to several of the properties. The streetscapes within the precinct are also identified by front fencing that further enhances the significance of the area. These fences include the timber picket fences (up to 1200 mm high),

timber post and woven wire or cyclone fences (up to 1200 mm high), low interwar era brick fences with pier and trussed steel bays (up to 700 mm high) and the low interwar era solid brick fences, all of which relate to the design era of the dwellings within the properties. The early 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 also contribute to the significance of the place. The lack of a visual presence of garages and carports from the street frontages further retains the aesthetic heritage values of the area.

The Creswick Road and Macarthur Street Heritage Precinct is historically significant at a LOCAL level (AHC criteria A.4, H.1). It is associated with important eras of residential development after the subdivision of the area in c.1863 and 1888, in the late 19th and early 20th centuries and during the interwar (c.1920-1945) period. Although there was housing in the area before 1861, together with the Crown Hotel that had opened in 1857 on the south-east corner of Creswick Road and Macarthur Street, subsequent major land subdivisions were the catalyst of the construction of the dwellings in the area The first major subdivision occurred north of Macarthur Street and included the creation of Baird Street (originally known as Wood Street) and the angled Beaufort Crescent as a result of the reservation of adjacent railway land and later opening the Ballarat to "Beaufort" railway line. Allotments in the first subdivision were sold from 1863 and involved 29 allotments between Creswick Road and Baird Street, with the remaining 16 allotments between Baird Street and Beaufort Crescent first sold from 1869. Land south of Macarthur Street was divided into 20 allotments in 1888. Although primarily a residential area, the precinct has associations with the former Canberra Hotel, built in 1866 as the Rose of Denmark and forms a local historical landmark. A number of the interwar dwellings in the area have associations with local builders, including A.L. Quayle (builder for 8, 8A and 11A Baird Street) and S.J. Weir (builder for 2 and 2A Baird Street and 714 Macarthur Street). There area also has associations with residents of a broad mix of socio-economic backgrounds in the 19th and early 20th centuries: from the gentleman of "independent means" and solicitors: to the middle classes of teachers, police constables, tailors and office clerks; to the working classes comprising carpenters, butchers, labourers and not surprisingly railway employees and potters, given the nearby railway workshops and pottery factory. There are also associations with the planting of the Avenue of Honor of Maple and Ash trees (known as Monash Avenue) in 1916-17 by the North Progress Association in honor of the soldiers of the area who were then serving in the First World War.

The Creswick Road and Macarthur Street Heritage Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). In particular, the Avenue of Honor of Maple and Ash trees known as "Monash Avenue" is recognized by the local community for cultural and commemorative reasons with those soldiers who fought and died in the First World War.

Overall, the Creswick Road and Macarthur Street 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 Creswick Road and Macarthur 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 Creswick Road and Macarthur 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 Creswick Road and Macarthur Street Heritage Precinct has been identified in the Historical Evidence and in the Statement of Significance as being associated with the subdivision of residential land from 1863, 1869 and 1888. In the first instance, these subdivisions resulted from the need for further house building because of the rapidly expanded population as a result of the gold rush from 1851. 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, with the expansion of other industries and cultural and social developments, including the extension of the Ballarat to Beaufort railway line (now known as the Ballarat to Ararat railway line) adjacent the precinct that opened in 1874. The planting of the Avenue of Honor along Beaufort Avenue in 1916-17 and known as "Monash Avenue" continues as a physical and cultural legacy of the substantial impact of the First World War on the local 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 Creswick Road and Macarthur Street Heritage Precinct reflects the important subdivisional land sales of 1863, 1869 and 1888. The existing significant housing stock demonstrates the design techniques of the important phases of building development in the area in the Victorian, Edwardian and interwar periods. While most of the dwellings are modestly scaled, they are generally moderately-highly intact examples of their particular types (Victorian, Edwardian 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 Avenue of Honor 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 grassed nature strips, and the small front private gardens – make a critical contribution to the aesthetic heritage character of the area. The street trees within the public domain are valued by the local community. In association with the landscaping is the early engineering infrastructure such as the bluestone spoon

drains and graveled and grassed road verges that further contribute to the heritage character and appearance of the area.

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

The Avenue of Honor of Maple and Ash trees known as "Monash Avenue" in Beaufort Crescent commemorates those local soldiers who fought and died in the First World War. This memorial avenue continues to be valued by the local community for cultural and commemorative reasons, although the cultural associations with the fallen soldiers is now not well-known throughout Ballarat.

Appendix 2.1: Creswick Road & Macarthur Street Heritage Precinct Map



Creswick Road & Macarthur Street Heritage Precinct Map

Appendix 2.2 Creswick Street and Macarthur Street Precinct Historical Figures

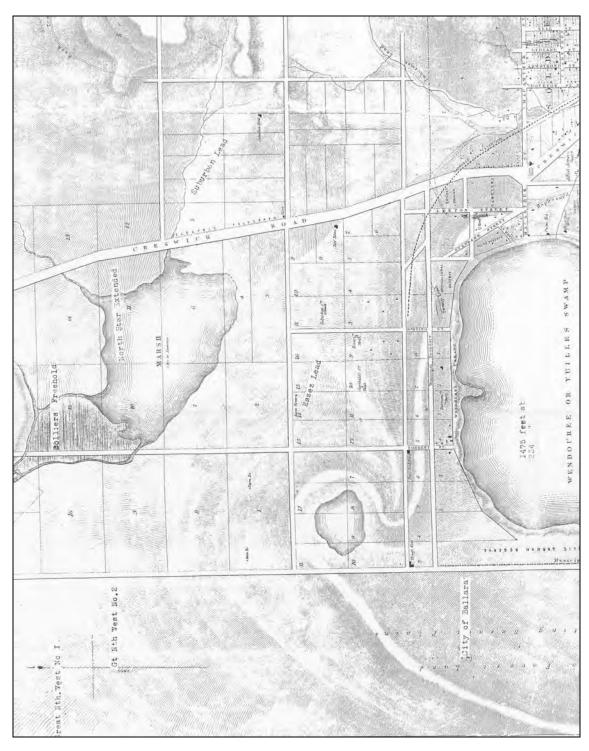


Figure 2.01: Portion of map of Ballarat, J Brache, October 21, 1861, showing Yuille's Swamp (Lake Wendouree), Public Garden Reserve, leads and shafts north of the lake, Gregory Street (Municipal Boundary), Agricultural Reserve, and Cricket Ground. Source: City of Ballarat.

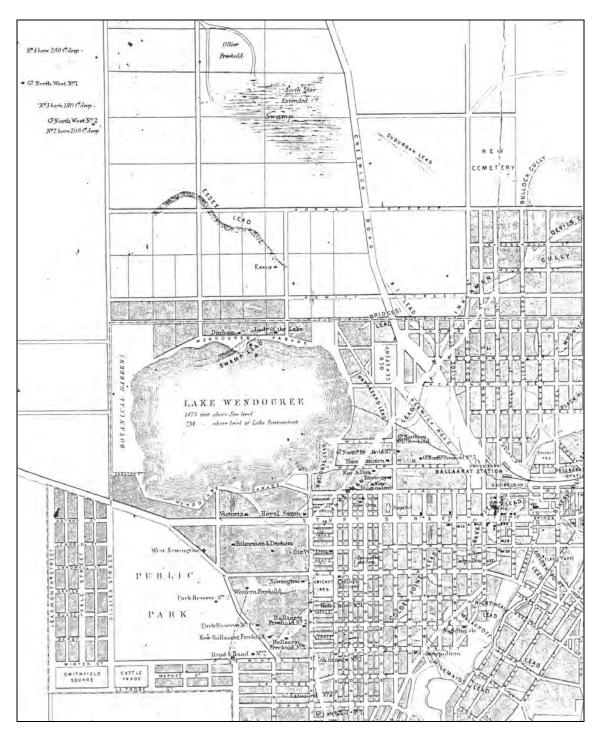


Figure 2.02: Portion of *Map of Ballaarat and Sebastopol*, compiled and engraved from official and original mining surveys by John L Ross, 1868, showing Lake Wendouree, Botanical Gardens, Gregory Street (Municipal Boundary), and leads and shafts north of the lake. Source: City of Ballarat.

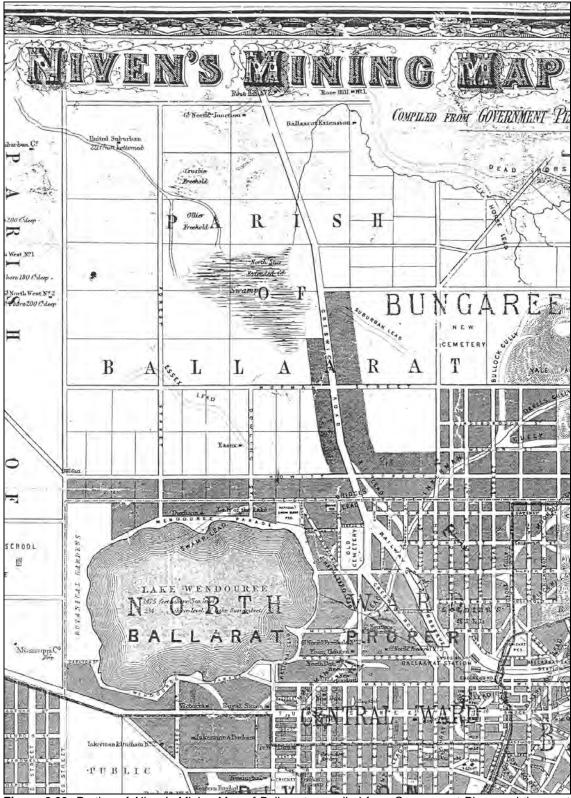


Figure 2.03: Portion of *Niven's Mining Map of Ballaarat*, compiled from Government Plans and the most recent surveys of the district mining surveyors, 1870, showing Lake Wendouree, Botanical Gardens, Gregory Street (Municipal Boundary), Agricultural Show Grounds Reserve, Pound Reserve, and leads and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

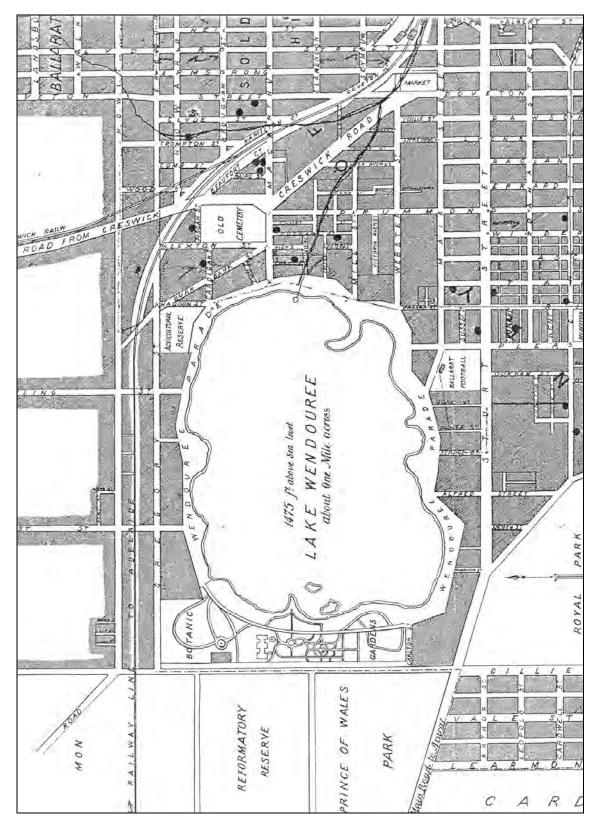


Figure 2.04: Portion of Ballarat Litho & Ptg. Cos. *Electoral Map of Ballarat*, 1916, showing Lake Wendouree, Botanic Gardens, and Agricultural Reserve. Cottage Gardens are indicated on the map with a "•". Source: Planning Department, City of Ballarat.

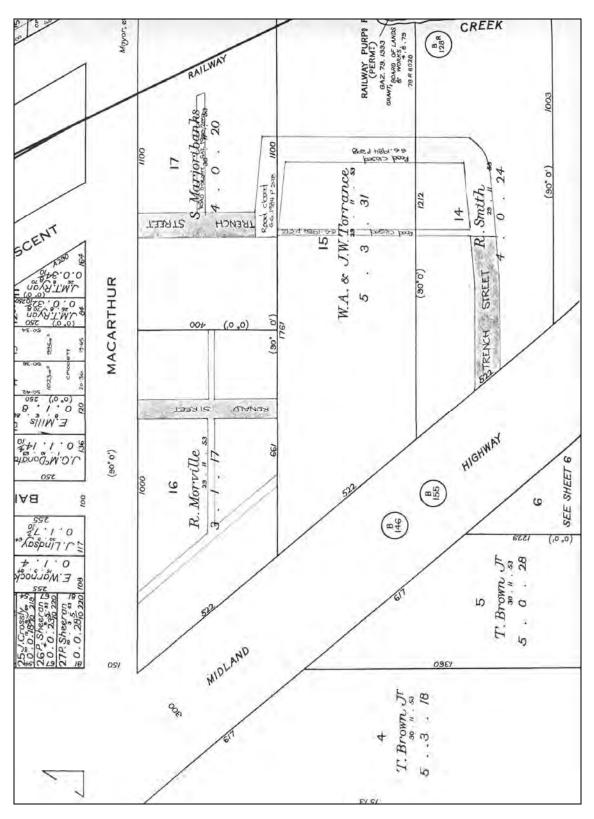


Figure 2.05: Portion of map, *Township of Ballarat, Sheet 3b*, 1964. Source: Planning Department, City of Ballarat.

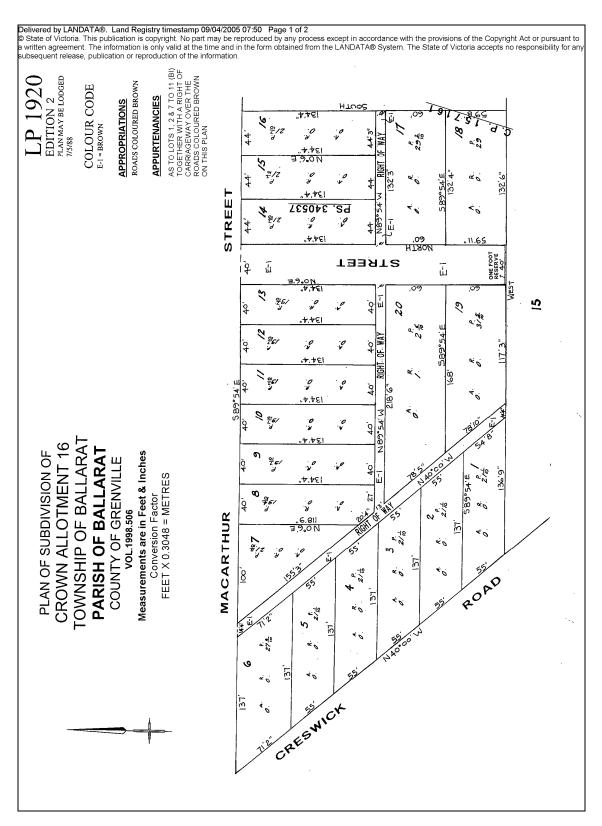


Figure 2.06: Plan of Subdivision LP1920, May 7, 1888. Source: Land Title Office.

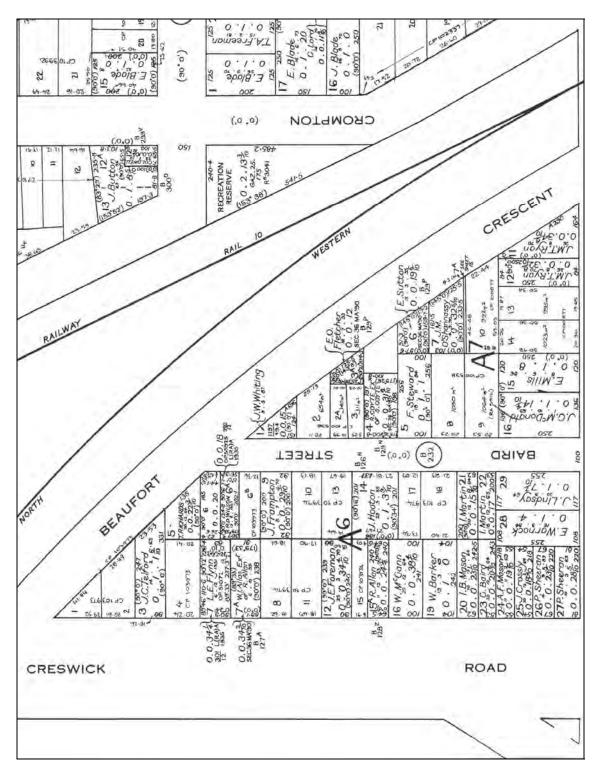


Figure 2.07: Portion of map, *Township of Ballarat, Sheet 3a*, 1964. Source: Planning Department, City of Ballarat.

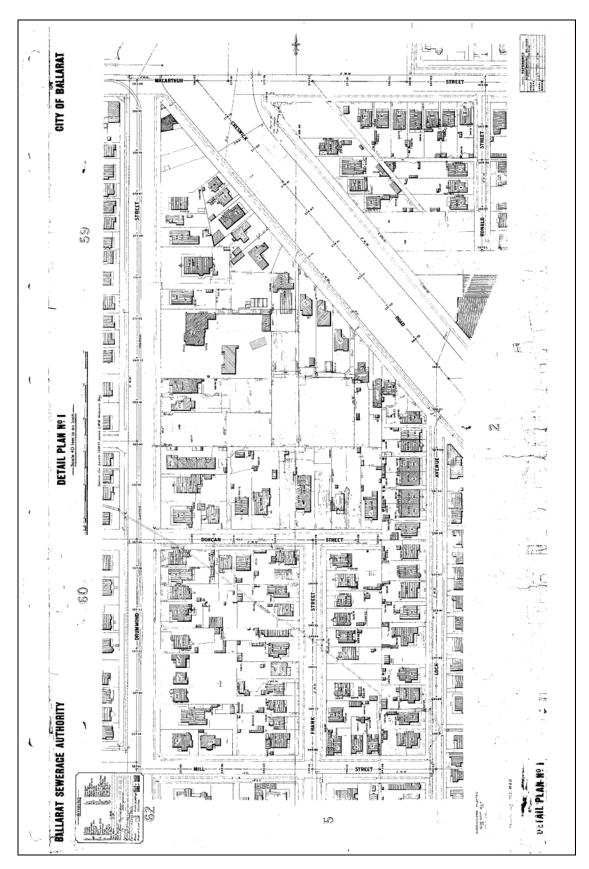


Figure 2.08: Ballarat Sewerage Authority Plan, 1922. Source: Planning Department, City of Ballarat.

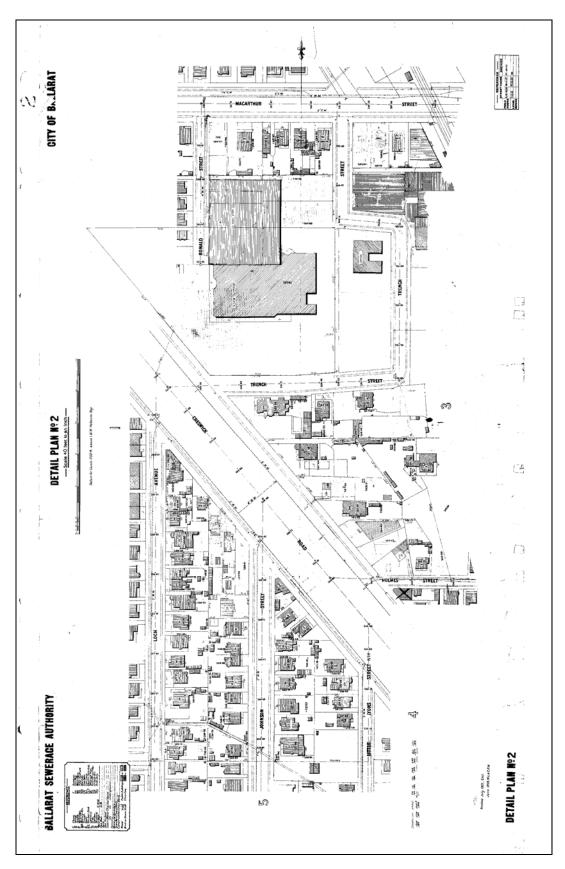


Figure 2.09: Ballarat Sewerage Authority Plan, 1922. Source: Planning Department, City of Ballarat.

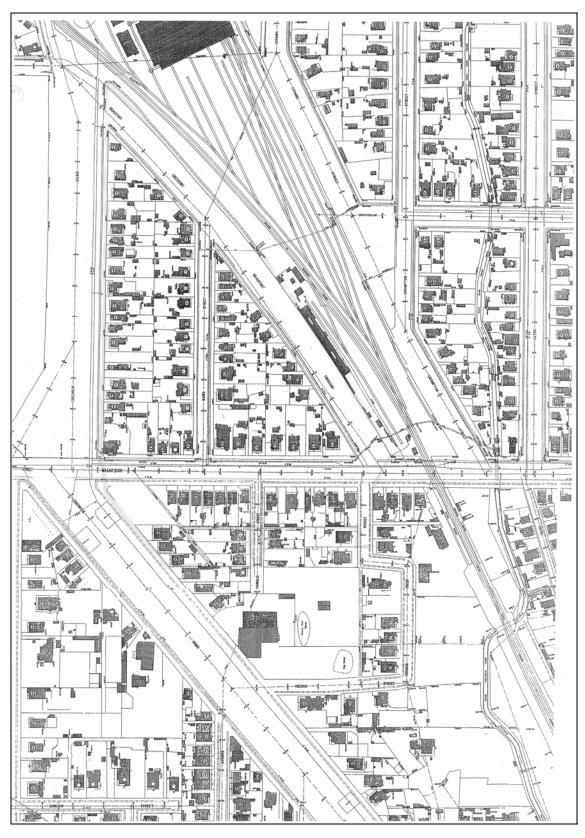


Figure 2.10: Ballarat Sewerage Authority Plan, north (upper) side of Macarthur Street dated 7 August 1933, south (lower) side of Macarthur Street dated 7 December 1926. Source: Wendy Jacobs.

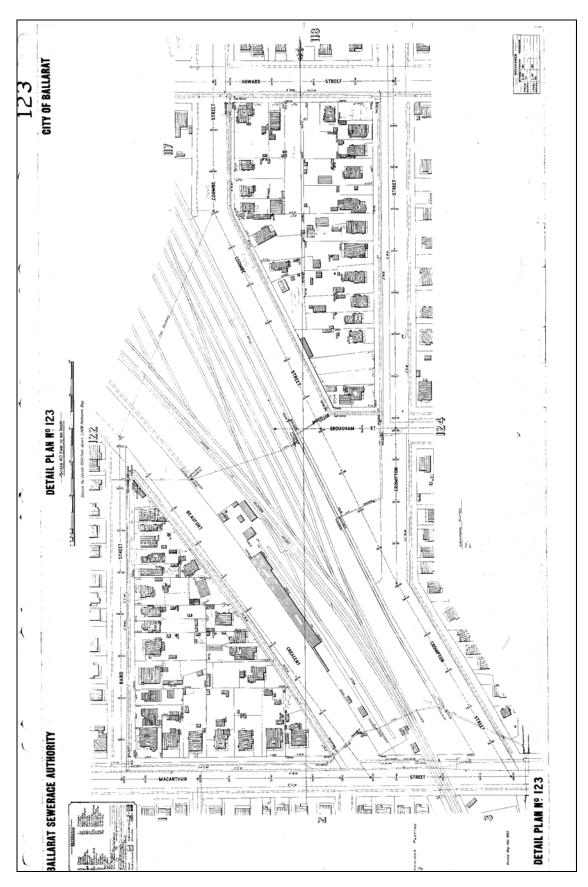


Figure 2.11: Ballarat Sewerage Authority Plan, 1931. Source: Planning Department, City of Ballarat.

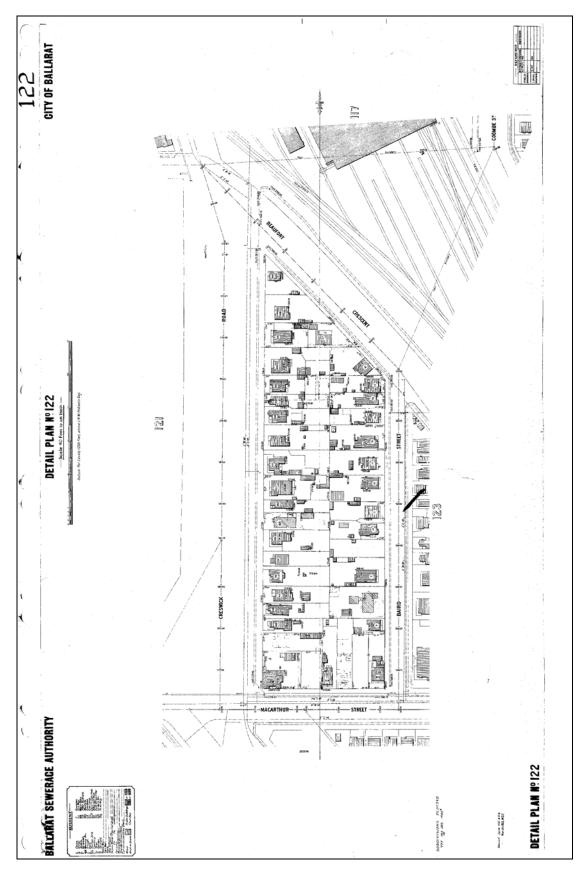


Figure 2.12: Ballarat Sewerage Authority Plan, 1933. Source: Planning Department, City of Ballarat.



Figure 2.13: War memorial located outside the North Ballarat railway office building. Source: W. Jacobs, May 2005.



Figure x.15: War memorial located outside the North Ballarat railway office building. Source: W. Jacobs, May 2005.

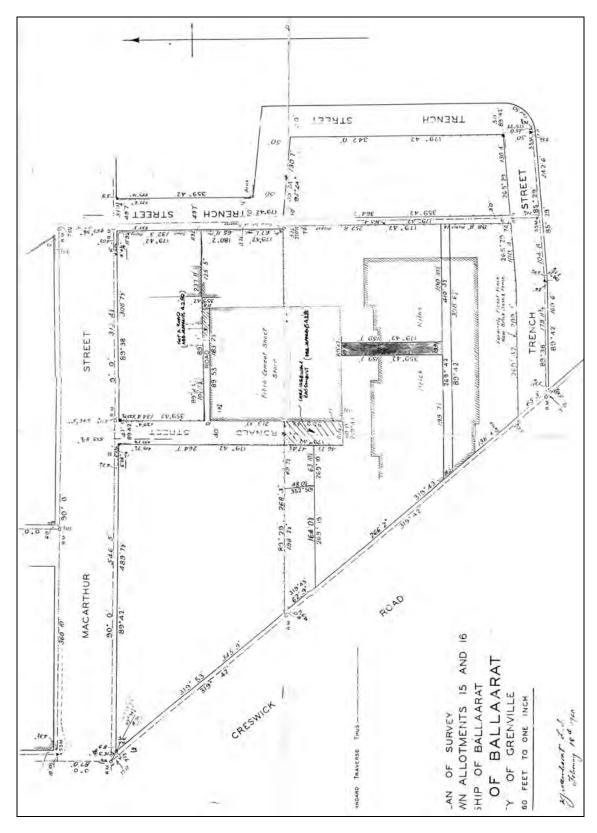


Figure 2.15: Plan of Survey, Part of Crown Allotments 15 and 16, M337, February 18, 1960. Source: Planning Department, City of Ballarat.

Appendix 2.3: Contemporary Photographs



Photo 3.01: Former Canberra Hotel, 812 Macarthur Street (corner Creswick Road).



Photo 3.02: Late Victorian styled dwelling, 426 Creswick Road.



Photo 3.03: Victorian styled dwelling, 701 Macarthur Street.



Photo 3.04: Victorian styled dwelling, 23 Baird Street.



Photo 3.05: Victorian styled dwelling, 712 Macarthur Street.



Photo 3.06: Transitional Late Victorian & Edwardian styled dwelling, 801 Macarthur Street.



Photo 3.07: Edwardian styled dwelling, 807 Macarthur Street.



Photo 3.08: Edwardian styled dwelling, 5 Ronald Street.



Photo 3.09: Edwardian styled dwelling, 12 Baird Street.



Photo 3.11: Interwar Californian Bungalow styled dwelling, 8 Baird Street.



Photo 3.13: Interwar Californian Bungalow styled dwelling, 805 Macarthur Street.



Photo 3.15: Rudimentary interwar Bungalow styled dwelling, 410 Creswick Road. Also note the capped timber picket fence, typical for interwar Bungalow design.



Photo 3.10: Edwardian styled dwelling, 406 Creswick Road. Also note the timber post and rail and cyclone wire front fence, typical for early 20th century design.



Photo 3.12: Interwar Californian Bungalow styled dwelling, 404 Creswick Road.



Photo 3.14: Interwar Californian Bungalow styled dwelling, 322 Creswick Road.



Photo 3.16: Transitional Late Edwardian & interwar Bungalow styled dwelling, 11 Baird Street. Also note the front fence with brick piers with capped timber cyclone wire bays, typical for interwar design.



Photo 3.17: Transitional Late Edwardian & interwar Bungalow styled dwelling, 432 Creswick Road.



Photo 3.18: Brick interwar shop, 710 Macarthur Street.



Photo 3.19: Baird Street, showing early bluestone spoon drain, concrete cross overs & graveled road verges.



Photo 3.20: Beaufort Crescent, showing early bluestone channel with concrete kerb upstands.



Photo 3.21: Creswick Road (south of Macarthur Street), showing early open bluestone spoon drain.



Photo 3.22: Macarthur Street, showing generous nature strips. Also note the mix of Plane, Elm and Ash street trees.



Photo 3.23: Timber picket front fence to Victorian styled timber dwelling, 5 Baird Street.



Photo 3.24: Timber picket front fence to Late Victorian styled timber dwelling, 18 Baird Street.



Photo 3.25: Timber post and rail and woven wire front fence to interwar Bungalow styled dwelling, 11A Baird Street.



Photo 3.27: Beaufort Crescent, showing memorial avenue of Maple and Ash trees in the background (to the right).



Photo 3.26: Timber post and rail and cyclone wire to timber Edwardian styled dwelling, 25 Baird Street.



Photo 3.28: Creswick Road, showing row of Elm trees.

Appendix 2.4: Catalogue of Places

ld •	Place Name		Address	Existing HO Era Proposed Heritage Precinct Proposed Status Photo
0449	House	2	Baird Street	Ballarat Central Interwar Creswick Rd & Macarthur St Other Notable Fabric Fence Trees Notes Notes Other Notable Fabric Fence Trees Notes Pence Trees Notes Notes
0450	House	2A	Baird Street	Ballarat Central Interwar Creswick Rd & Macarthur St Other Notable Fabric Fence Fence Trees Notes Notes Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 150305-142
0451	House	4	Baird Street	Ballarat Central 19th Century Creswick Rd & Macarthur St Other Notable Fabric Fence Fence Trees Notes Notes Notes Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 150305-144
0462	House	5	Baird Street	Ballarat Central 19th Century Creswick Rd & Macarthur St Other Notable Fabric Fence Fence Trees Notes Sympathetic introduced timber picket front fence. □ Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 150305-143
0452	House	6	Baird Street	Ballarat Central 19th Century Creswick Rd & Macarthur St Other Notable Fabric Fence Fence Fence Trees Notes Notes Notes Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 150305-146

ld	Place Name		Address		Existing HO Era	Proposed Heritage Precinct	Proposed Status Photo
0617	House	7	Baird Street	Ballarat Central Othe	Postwar er Notable Fabric	Creswick Rd & Macarthur St Fence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-145
0453	House	8	Baird Street	Ballarat Central Othe	Interwar er Notable Fabric	Creswick Rd & Macarthur St Fence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-148
0454	House	8A	Baird Street	Ballarat Central Othe	Interwar er Notable Fabric	Creswick Rd & Macarthur St Fence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-150
0463	House	9	Baird Street	Ballarat Central Othe	19th Century er Notable Fabric	y Creswick Rd & Macarthur St Fence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-147
0455	House	10	Baird Street	Ballarat Central Othe	Late 20th Century/Reco	Fence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-151

ld .	Place Name		Address		Existing HO	Era P	roposed Heritage Precinct	Proposed Status Photo	
0456	House	10A	Baird Street	Ballarat Ce		e 20th Century/Recent	Creswick Rd & Macarthur St	Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 150305-153	
0464	House	11	Baird Street		Other Notable Fa Early front fence having fa of cyclone wire.			☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-149	
0465	House	11A	Baird Street	Ballarat Ce	entral Other Notable Fa Sympathetic introduced tir		Creswick Rd & Macarthur St ee Trees roven wire fence	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-152	
0457	House	12	Baird Street	Ballarat Ce	Other Notable Fa			☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-155	
0466	House	13	Baird Street	Ballarat Co	entral 1 Other Notable Fa Sympathetic introduced tir			☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-154	

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ld	Place Name		Address		Existing HO Era	Proposed Heritage Pred	cinct Proposed Status	Photo
0458	House	14	Baird Street	Ballarat Central Oth Notes	Postwar er Notable Fabric	Creswick Rd & Macarth	ur St Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 150305-157	
0467	House	15	Baird Street	Ballarat Central Oth Notes	19th Centur er Notable Fabric	ry Creswick Rd & Macarth Fence Trees	ur St	
0459	House	16	Baird Street	Ballarat Central Oth Notes	Early 20th Cen	ntury Creswick Rd & Macarth	ur St	
0460	House	16A	Baird Street	Ballarat Central Oth Notes	Early 20th Cen	ntury Creswick Rd & Macarth	Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 150305-159	
0468	House	17	Baird Street	Ballarat Central Oth Notes	19th Centur er Notable Fabric	ry Creswick Rd & Macarth	ur St Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 150305-160	

ld	Place Name		Address	Existing HO Era Proposed Heritage Precinct Proposed Status Photo
0461	House	18	Baird Street	Ballarat Central 19th Century Creswick Rd & Macarthur St Other Notable Fabric Fence Trees Notes Sympathetic introduced timber picket fence Description: Notes Notes Sympathetic introduced timber picket fence Photo No. 150305-161
0469	House	19	Baird Street	Ballarat Central 19th Century Creswick Rd & Macarthur St Other Notable Fabric Fence Trees Notes Notes Notes Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 150305-162
0470	House	23	Baird Street	Ballarat Central 19th Century Creswick Rd & Macarthur St Other Notable Fabric Fence Trees Notes Notes Notes Other Notable Fabric Fence Fence Trees Trees Notes Notes Photo No. 150305-163
0471	House	25	Baird Street	Ballarat Central Early 20th Century Creswick Rd & Macarthur St Other Notable Fabric Fence Trees Notes Notes Notes Fabric Fence Trees Trees Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 150305-164
0472	House	27	Baird Street	Ballarat Central Early 20th Century Creswick Rd & Macarthur St Other Notable Fabric Fence Trees Notes Creswick Rd & Macarthur St Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 150305-165

ld	Place Name		Address	Existing HO Era Proposed Heritage Precinc	Proposed Status Photo
0442	House	3	Beaufort Crescent	Ballarat Central Early 20th Century Creswick Rd & Macarthur S Other Notable Fabric Fence Trees Notes Mature Liquid Amber Tree	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-195
0618	House	5	Beaufort Crescent	Other Notable Fabric Fence Trees Notes Sympathetic introduced timber picket fence.	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-197
0443	House	7	Beaufort Crescent	Other Notable Fabric Fence Trees Notes	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-198
0444	House	9	Beaufort Crescent	Ballarat Central Early 20th Century Creswick Rd & Macarthur S Other Notable Fabric Fence Trees Notes	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-199
0445	House	11	Beaufort Crescent	Adlarat Central Creswick Rd & Macarthur S Other Notable Fabric Fence Trees Notes	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-200

ld	Place Name		Address		Existing HO	Era	Proposed Heritage Precinct	Proposed Status Photo
0446	House	13	Beaufort Crescent		1 ner Notable Fa	19th Century abric Fer	Creswick Rd & Macarthur St	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-201
0447	House	25	Beaufort Crescent		ner Notable Fa	Interwar abric Fer	Creswick Rd & Macarthur St	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-168
0448	House	27	Beaufort Crescent		Late	e 20th Century/Recent	Creswick Rd & Macarthur St	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-169
0500	House	314	Creswick Road	Ballarat Central Otl	1 ner Notable Fa	19th Century abric Fer	Creswick Rd & Macarthur St	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-104
0501	House	316	Creswick Road	Ballarat Central Otl	1 ner Notable Fa	19th Century abric Fer	Creswick Rd & Macarthur St	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-103

ld -	Place Name		Address	Ex	xisting HO Era	Proposed Heritage Pre	cinct Proposed Status	Photo
0502	House	318	Creswick Road	Ballarat Central Other	19th Century	y Creswick Rd & Macarth Fence Trees	nur St Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 150305-102	
0503	House	320	Creswick Road		Interwar r Notable Fabric uid Amber tree	Creswick Rd & Macarth	nur St Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 150305-101	
0504	House	322	Creswick Road		Interwar r Notable Fabric face brick front fence.	Creswick Rd & Macarth	nur St	
0505	House	404	Creswick Road	Ballarat Central Other	Interwar r Notable Fabric	Creswick Rd & Macarth	nur St Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 150305-192	
0506	House	406	Creswick Road		Early 20th Cent r Notable Fabric ed timber post & cylcone w	Fence Trees	nur St Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 150305-191	THE CALL

ld	Place Name		Address	ı	Existing HO Era	Proposed Heritage Pr	ecinct	Proposed Status Photo
0507	House	408	Creswick Road	Ballarat Central Othe	Early 20th Cenier Notable Fabric	tury Creswick Rd & Macar Fence Trees	rthur St	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-190-189
0508	Londinium	410	Creswick Road		Interwar er Notable Fabric etic introduced capped timbe	Creswick Rd & Macar Fence Trees er picket front fence.	rthur St	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-188
0509	House	412	Creswick Road	Ballarat Central Othe	Early 20th Center Notable Fabric	tury Creswick Rd & Macar	rthur St	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-187
0510	House	414	Creswick Road		Postwar er Notable Fabric etic introduced capped timbe	Creswick Rd & Macar Fence Trees er picket fence	rthur St	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-186
0511	House	416	Creswick Road	Ballarat Central Othe	19th Centur er Notable Fabric	y Creswick Rd & Macar Fence Trees	rthur St	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-185

ld	Place Name		Address	Ex	xisting HO Era	Proposed Heritage Precinct	Proposed Status Photo
0512	House	418	Creswick Road	Ballarat Central Other Notes	Late 20th Century/Reco	ent Creswick Rd & Macarthur St Fence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-184
0513	House	420	Creswick Road	Ballarat Central Other Notes	Early 20th Centur	rry Creswick Rd & Macarthur St Fence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-183
0514	House	422	Creswick Road	Ballarat Central Other Notes	Interwar r Notable Fabric ☐ F	Creswick Rd & Macarthur St	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-182
0515	House	424	Creswick Road	Ballarat Central Other	19th Century r Notable Fabric ☐ F	Creswick Rd & Macarthur St	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-181
0516	House	426	Creswick Road	Ballarat Central Other Notes	Early 20th Centur	rry Creswick Rd & Macarthur St Fence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-180

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ld	Place Name		Address	i i	Existing HO E	ra Pi	roposed Heritage Precinct	Proposed Status Photo
0517	House	428	Creswick Road	Ballarat Central Othe	Early 20t er Notable Fabric	h Century	Creswick Rd & Macarthur St e Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-179
0518	House	430	Creswick Road	Ballarat Central Othe	Early 20t er Notable Fabric	h Century	Creswick Rd & Macarthur St e Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-178
0519	House	432	Creswick Road	Ballarat Central Othe	Inte er Notable Fabric	rwar	Creswick Rd & Macarthur St e Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-177
0520	House	434	Creswick Road	Ballarat Central Othe	Early 20t er Notable Fabric	h Century	Creswick Rd & Macarthur St e Trees	 Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 150305-176
0521	House	436	Creswick Road	Ballarat Central Othe	19th 0 er Notable Fabric	Century Fenc	Creswick Rd & Macarthur St e	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-175

ld	Place Name		Address	Existing HO Era Proposed Heritage Precinct Proposed Status Photo
0522	House	438	Creswick Road	Ballarat Central Early 20th Century Creswick Rd & Macarthur St Other Notable Fabric Fence Trees Notes Sympathetic introduced capped timber picket fence Photo No. 150305-174-173
0379	House	123	Lexton Street	Lake Wendouree Early 20th Century Creswick Rd & Macarthur St Other Notable Fabric Fence Trees Notes Notes Other Notable Fabric Fence Trees Notes Other Fabric Fence
0619 A	llied MillsFactory	699	Macarthur Street	Ballarat Central Creswick Rd & Macarthur St Other Notable Fabric Fence Trees Notes Notes Creswick Rd & Macarthur St Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 150305-117
0485	House	701	Macarthur Street	Ballarat Central Early 20th Century Creswick Rd & Macarthur St Other Notable Fabric Fence Trees Notes Sympathetic introduced timber picket fence Fence Fence Trees Notes Notes Photo No. 150305-116
0473	House	702	Macarthur Street	Ballarat Central 19th Century Creswick Rd & Macarthur St Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 150305-119

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ld	Place Name		Address	Existing HO Era Proposed Heritage Precinct Proposed Status Photo
0620	Myrina	703	Macarthur Street	Ballarat Central Early 20th Century Creswick Rd & Macarthur St Other Notable Fabric Fence Fence Trees Notes Notes Notes Photo No. 150305-115
0474	House	704	Macarthur Street	Ballarat Central Early 20th Century Creswick Rd & Macarthur St Other Notable Fabric Fence Trees Notes Sympathetic introduced timber picket fence Notes Photo No. 150305-120
0486	House	705A	Macarthur Street	Ballarat Central Early 20th Century Creswick Rd & Macarthur St Other Notable Fabric Fence ☐ Trees Notes Notes Photo No. 150305-113
0621	Harrow House	705	Macarthur Street	Ballarat Central Early 20th Century Creswick Rd & Macarthur St Other Notable Fabric Fence Trees Notes Notes Photo No. 150305-114
0475	House	706	Macarthur Street	Ballarat Central Early 20th Century Creswick Rd & Macarthur St Other Notable Fabric Fence ☐ Trees Notes Sympathetic introduced timber picket fence Photo No. 150305-121

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ld	Place Name		Address	Existing H	10 Era	Proposed Heritage Pre	ecinct Proposed Status Photo		
0487	House	707	Macarthur Street	Other Notable Notes Sympathetic introduce		Fence Trees	thur St		
0476	House	708	Macarthur Street	Other Notable	Early 20th Centu	erry Creswick Rd & Macarth	thur St		
0488	Car Park	709	Macarthur Street	Other Notable Notes	le Fabric 🔲 f	Creswick Rd & Macarth	thur St		
0477	House & Shop	710	Macarthur Street	Ballarat Central Other Notable	19th Century Ie Fabric ☐ F	Creswick Rd & Macarth	thur St Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 150305-124-123		
0478	House	712	Macarthur Street	Ballarat Central Other Notable	19th Century Ie Fabric ☐ F	Creswick Rd & Macarth	thur St		

	•		•					,
ld	Place Name		Address		Existing HO Era	Proposed Herit	age Precinct	Proposed Status Photo
0479	House	714	Macarthur Street	Ballarat Central Oth Notes	Postwar ner Notable Fabric	Creswick Rd	& Macarthur St	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-130
0489	House	801	Macarthur Street	Ballarat Central Oth Notes	Early 20th Cerner Notable Fabric	ntury Creswick Rd	& Macarthur St	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-126
0480	House	802	Macarthur Street	Ballarat Central Oth Notes	Late 20th Century/R	Recent Creswick Rd Fence Trees	& Macarthur St	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-131
0490	House	803	Macarthur Street	Ballarat Central Oth	19th Centur ner Notable Fabric	ry Creswick Rd	& Macarthur St	 Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 150305-127
0481	House	804	Macarthur Street	Ballarat Central Oth	Interwar ner Notable Fabric	Creswick Rd	& Macarthur St	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-132

ld	Place Name		Address	Existing HO Era Proposed Heritage Precinct Proposed Status Photo
0491	House	805	Macarthur Street	Ballarat Central Interwar Creswick Rd & Macarthur St ☐ Individually Significant (HO) Significant within a Precinct (HO) ☐ Not Significant (HO) Notes ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-128
0482	House	806	Macarthur Street	Ballarat Central Creswick Rd & Macarthur St Other Notable Fabric Fence Trees Notes Notes Notes Late 20th Century/Recent Creswick Rd & Macarthur St Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 150305-136
0492	House	807	Macarthur Street	Ballarat Central Early 20th Century Creswick Rd & Macarthur St Other Notable Fabric Fence ☐ Trees Notes Notes Pence ☐ Trees Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 150305-129
0622	House	808	Macarthur Street	Ballarat Central Creswick Rd & Macarthur St Other Notable Fabric Fence Trees Notes Sympathetic introduced flat timber picket fence & hedge Notes Photo No. 150305-137
0493	House	809	Macarthur Street	Ballarat Central Early 20th Century Creswick Rd & Macarthur St Other Notable Fabric Fence Trees Notes Sympathetic introduced flat timber picket fence Trees Notes Sympathetic introduced flat timber picket fence Trees Notes Sympathetic introduced flat timber picket fence Photo No. 150305-133

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ld	Place Name		Address	Existing H	IO Era	Proposed Heritage Precinct	Proposed Status	Photo
0483	House	810	Macarthur Street	Ballarat Central Other Notable	Postwar e Fabric ☐ Fe	Creswick Rd & Macarthur St ence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-138	
0494	House	811	Macarthur Street	Other Notable Notes Sympathetic introduce			Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 150305-134	
0484	Former Canberra	812	Macarthur Street	Other Notable Notes	19th Century e Fabric ☐ Fe	Creswick Rd & Macarthur St ence Trees	 Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 150305-139 	
0495	House	813	Macarthur Street	Other Notable Notes Sympathetic capped		ence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-135	
0496	Vacant Site	817	Macarthur Street	Ballarat Central Other Notable	e Fabric	Creswick Rd & Macarthur St ence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No.	

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ld	Place Name		Address	Ex	disting HO	Era	Proposed Heritage Precinct	Proposed Status	Photo
0497	House	3	Ronald Street	Ballarat Central Other Notes	Early:	20th Century ric Fen		☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-105	
0498	House	5	Ronald Street	Other Notes Sympathetic	Notable Fab			☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-106	
0499	House	7	Ronald Street		Early: Notable Fab		nce Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 150305-107	

Appendix 2.5: Creswick Rd & Macarthur St Table of Building Construction Dates & Occupiers

2.5 Creswick Road and Macarthur Street 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 and various Directories. Due to the renumbering of places in c. 1906, 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 earlier Directories	1920 Directory	1941 Directory	1956 Directory
Baird Street - East Side (RHS)	2	22/1/1940 Builder - Weir, S.J. Description - Expanded Metal 3/8/1956 Builder - Rexton, R J Description - additions to brick veneer residence Owner - Rexton, R J			REXTON, Rodrk J	REXTON, Rodrk J
	2a	4/10/1945 Builder - Weir, S.J. Description – Weatherboard (tile) Price - £1150				WILKIE, Laurence
	4 (2)	16/9/1904 Builder - W. Symonds Description - Weatherboard additions Owner - Symonds, W. 17/4/1973 Builder - Cleveland Homes Description - affix new A/C cladding to external walls Owner - Johnson, R J 7/9/1973 Builder - Johnson, R J Description - construct alterations to residence Owner - Johnson, R J	SYMONS, Walter, butcher (1904)	SYMONS, Walter	BLACK, Thos M	TURNBULL, Mrs J M
	6 (4)	19th Century	WASS, Jno (1904)	FARRAR, Albert V	DOULL, Jno	DOULL, Jno

Street	Street No	Building Permit Book	1904 and earlier Directories	1920 Directory	1941 Directory	1956 Directory
		25/5/1946 Builder – Weir, S J Description – garage Owner – Weir, S J				
		18/4/1962 Builder – Doull, J B Description – carport to residence Owner – Doull, J B Price - £198				
		18/6/1992 Builder – O'Driscoll, K F Description – re-block dwelling Owner – O'Driscoll, K F				
	8 (6)	9/6/1927 Builder - Quayle, A.L. Description - New Weatherboard house Owner - Quayle, A.L.	STEWARD, Wm D B (1904)	WHITECROSS, Jas	BROWN, Thos W	PARKIN, W L
		23/7/1986 Builder – Parkin, W L Description – new timber framed shed Owner – Parkin, W L				
	8a	9/6/1927 Builder - Quayle, A.L. Description - New Weatherboard house Owner - Quayle, A.L.			TINNY, Mrs E	BACKHOUSE, Mrs F E
		11/8/1983 Builder – Van Rooy, F C Description – construct carport to residence Owner – Van Rooy, F C				
	10 (8)	Late 20th Century / Recent 24/2/1967	COYTE, Mrs Rachel (1904) COYTE, J, potter (1904)	COYTE, Jas	JONES, David A	JONES, David A

Street	Street No	Building Permit Book	1904 and earlier Directories	1920 Directory	1941 Directory	1956 Directory
		Builder – Day labour Description – replace verandah and re-brick residence Owner – Jones, D A				
		5/1/1982 Builder – Local Home Improvements Description – re-roof residence with lightweight tiles Owner – Jones, Mrs I				
	12 (10)	Early 20th Century 18/9/1985 Builder – Local Home Improvements Description – re-roof residence with armatile (?) metal tiles Owner – McIvor, D	BAIRD, Robt J, cab propr (1904)	BLACKMAN, Wm	POTTER, Miss Rose	POTTER, Miss Rose
	14 (12)	Post war 10/6/1965 Description – demolish weatherboard dwelling Owner – Turner R W 4/6/1965 Builder – Looney, J R Description – new weatherboard residence Owner – Hughes, J S Price - £1090 13/1/1966 Builder – Looney, J R Description – new garage to residence Owner – Hughes, J S Price - £192	MORRIS, Joshua (1904)	PRENTICE, Mrs Selina H	PRENTICE, Mrs Selina H	FITNER, Albt
	16 (14)	Early 20th Century	COLLINS, Hy, labourer (1904)	THOMAS, John	ORCHARD, Jos	DORNEY, Dnld D

Street	Street No	Building Permit Book	1904 and earlier Directories	1920 Directory	1941 Directory	1956 Directory
	16a	27/10/1913 Description - Weatherboard house Owner - Warren		Vacant	OAKMAN, Wm	OAKMAN, Mrs S
	18 (16)	7/11/1914 Builder - Gist, W. Description - Weatherboard additions Owner - Potter, Thos. 2/5/1989 Builder – Hegert, V & S Description – construct new carport attached to dwelling	O'BRIEN, Thos, railway employee (1904)	POTTER, Thos	COOK, Alfd	COOK, Alfd
		Owner – Hegert, V & S				
Dairel Street West	F (4)	4 Oth Continu	MITCHELL Alove	CTEINIMEVED Cod	DACKHOUSE Was	DACKLIOUSE Was
Baird Street - West Side (LHS)	5 (1)	19th Century 2/9/1974 Builder – Backhouse, W Description – demolish existing garage / construct new garage to residence Owner – Backhouse, W	MITCHELL, Alexr, independent means (1904)	STEINMEYER, Carl	BACKHOUSE, Wm	BACKHOUSE, Wm
	(1A)	5/11/1903 Builder - Turton, F.W. (Architect) Description - Weatherboard house Owner - Westwood, W.H. Probably now 802 Macarthur Street.	WESTWOOD, Wm, bootmaker (1904)			
	7 (3)	Post war 1950? (hard to read) Builder – Wood, K Description – Brk res (tile) Owner – Donaldson [very hard to read] 2/6/1965	DAVIES, Jno, independent means (1904)	SHARP, John	SHARP, Mrs Hannah	DONALDSON, Frank

Street	Street No	Building Permit Book	1904 and earlier Directories	1920 Directory	1941 Directory	1956 Directory
		Builder – Nolan, J & Son Description – Additional room to residence Owner – Donaldson, F Price - £480 24/3/1972				
		Builder – Myers Description – garage to residence Owner – Donaldson, F				
		30/5/1979 Builder – Wood, Alan Description – additions to existing residence Owner – Donaldson, F				
		27/2/1991 Builder – Tuddenham & McDonald Description – construct brick veneer additions to dwelling Owner – Donaldson, D L				
	9 (5)	19th Century	FRAMPTON, Geo, mon mason (1904)	FRAMPTON, Mrs Ann	FRAMPTON, Bert G	REID, Ernest J
	11 (7)	Interwar 10/12/1948 Builder – Cody, J Description – Alterations and additions to timber residence Owner – Cody, Mrs P	BRITTON, Hy J T, railway employee (1904)	GIBBONS, Miss Ann	MATHESON, Jas	BUCKLE, H C
	11a	16/8/1927 Builder - Quayle, A.L. Description - New Weatherboard dwelling, wood shed and WC Owner - Morris, W. Mr.			MORRIS, Wm	MORRIS, Wm

Street	Street No	Building Permit Book	1904 and earlier Directories	1920 Directory	1941 Directory	1956 Directory
		29/6/1979 Builder – Anderson, J C Description – Internal alterations to residence Owner – Anderson, Mr J & Mrs A 12/5/1983 Builder – Coverline Constructions Description – construct garage to residence Owner – Anderson, J C				
	13 (11)	19th Century	HOOTEN, Miss Mary (1904) HOOTON, J, wheelwright (1904)	MITCHELL, Richard J	BEAUMONT, Miss Mary	BEAUMONT, Miss F
	15 (13)	19th Century 14/12/1977 Builder – Kalisperis, T Description – garage to existing residence Owner – Kalisperis, Tonis 5/6/1985 Builder – Irena Holdings P/L Description – construct timber framed dwelling (granny flat) Owner – Kalisperis, Mr & Mrs A	PENHALL, Jos, railway employee / labourer (1904)	McADAM, Mrs Isabella	ORCHARD, Patk E	LANE, W J
	17 (15)	16/5/1907 Builder - J. Barnes Description - Weatherboard additions Owner - Milne, Mrs. F. 25/9/1912 Builder - Poyser, H Architect - Poyser, H Description - Weatherboard additions	MILNE, Francis B, painter (1904)	LACY, Mrs Catherine	DAY, Alfd J	CINCOTTA, E

Street	Street No	Building Permit Book	1904 and earlier Directories	1920 Directory	1941 Directory	1956 Directory
		Owner – Milne, F 9/2/1965 Builder – Lifetime Home Improvement Description – re-clad portion of residence with product known as AtoP Veneer brick siding Owner – Cincotta, E				
	19 (17)	3/5/1926 Builder - F. Woods Description - Additions and alterations Owner - Mr. D. Dowie	McCONNELL, Walter R, independent means (1904)	DOWIE, David	DOWIE, David	DOWIE, Mrs Johanna
	23 (19)	19th Century 13/7/1953 Builder – Munro Description – garage Owner – Munro, Mrs M Price - £200 30/3/1962 Builder – Peeters, W Description – erect brick garage to residence Owner – Peeters, W Price - £260 14/3/1990 Builder – Formplex Aust P/L Description – re-clad dwelling Owner – Seymour, B	TURNER, Mrs Ellen (1904) TURNER, Annie, dressmaker (1904)	PEOPLES, James	PYLE, Thos N	MUNRO, Alexr A
	25 (21)	Early 20th Century	BAIRD, David, engine driver (1904)	TAYLOR, Frank P	McIVER, Danl	McIVOR, Dani

Street	Street No	Building Permit Book	1904 and earlier Directories	1920 Directory	1941 Directory	1956 Directory
	27 (23)	27/2/1913 Builder - H. Poyser Description - Weatherboard additions Owner – Higgins 18/5/1923 Builder - J. Higgins Description - Alterations and additions to premises Owner - Higgins, J. 23/3/1978 Builder – Reed, R H Description – garage to residence Owner – Darley, B	HIGGINS, Jno, railway employee (1904)	HIGGINS, John	MOORE, Mrs Cath A	WALLIS, Robt E
Beaufort Crescent - West Side (LHS)	3 (1)	Early 20th Century	MOONEY, Geo, builder (1904)	MOONEY, Geo, builder	SANSOM, Wm	JANSON, Rnld
	5 (3)	19th Century	O'SHANNASSY, Jno M (1904)	O'SHANNASSAY, Mrs Margt	MOONEY, Geo	JERRERD, D E
	7 (5)	19th Century 9/5/1989 Builder – Local Home Improv Description – Application cancelled Owner – Layton, M/s	GILES, Miss Lily (1904)	KELLETT, Clarence A	TREGENZA, Mrs E M	DOBBY, Wm
	9 (7)	Early 20th Century 10/6/1949 Builder – Chambers, G & W Description – timber garage Owner – Beacham, J 26/8/1963 Builder – Oats, H Description – (a) demolish	TAAFE, Edwd (1904)	TAAFE, Mrs Bridget	SUTTON, Mrs Margt	BEACHAM, Jno

Street Str	reet No		1904 and earlier Directories	1920 Directory	1941 Directory	1956 Directory
		existing shed; (b) erect new brick wood & tool shed; (c) erect new front fence Owner – Beacham, J Price - £172 6/4/1987 Builder – Local Home Imp Description – re-roof dwelling				
		Owner – Dunn, M 21/6/1988 Builder – Local Home Imp Description – re-clad dwelling Owner – Dunn, M				
11	(9)	Late 20th Century / Recent 18/6/1974 Builder – not known Description – demolish weatherboard dwelling & outbuildings by order Housing Commission Owner – Sheehan, P 9/7/1975 Builder – Prestige Const Description – Pre-fab residence (no outbuildings) Owner – Ridd, M 25/10/1978 Builder – Ridd, J Description – construct steel frame prefab shed to residence Owner – Ridd, Mrs M 10/9/1981 Builder – Waight, R J Description – construct brick garage as outbuilding to residence	COYTE, Chas, solicitor (1904)	COYTE, Chas	COYTE, Mrs E E	SHEEHAN, Peter

Street	Street No	Building Permit Book	1904 and earlier Directories	1920 Directory	1941 Directory	1956 Directory
		Owner – Waight, Dennis & Brian				
		19th Century		WALLEY, James A	PARRY, Herbt L	PARRY, Herbt L
	13	6/9/1963 Builder – Flynn, W & M Description – Garage & shed to residence Owner – Dwyer, C Price - £230				
Baird Street intersection						
	25 (27)	26/11/1937 Builder - Davies, A.W. Description – Weatherboard Owner - Mr. Smith Price - £450 n.d. Builder – Briggs, A Description – timber dog kennels to residence Owner – Davis, A 9/1/1957 Builder – Briggs, A Description – timber framed sleepout attached to residence Owner – Briggs, A Price - £100 9/2/1989 Builder – Local Home Improvements Description – re-clad and re-roof dwelling Owner – Briggs, Mrs L M	HENDERSON, Jno, independent means (1904)	BRITTON, Francis G	BRIGGS, Alexr	BRIGGS, Alexr
	27 (29)	Late 20th Century / Recent 7/12/1967	LEVISTON, Wm, labourer (1904)		MONICO, Wm	MONICO, Mrs E

Street	Street No	Building Permit Book	1904 and earlier Directories	1920 Directory	1941 Directory	1956 Directory
		Builder – not known Description – demolish dwelling by order Housing Commission Owner – Davies, A W 19/6/1974 Builder – Leisure Life Homes				
		Description – construct new aluminium clad residence with carport Owner – Galvin, M				
		17/9/1984 Builder – Coverline Const Description – construct garage to residence Owner – Galvin, M & D				
		9/1/1989 Builder – Local Home Improvements Description – construct alterations & additions to dwelling Owner – Galvin, M S & D R				
		22/3/1989 Builder – Geoff Sewell Fireplaces Description – install solid wood heater Owner – Galvin, M S & J R				
		c. 1959 Description – to build 5 igloo huts REFUSED Owner – Vic Railways				

Street Stree	et No	Building Permit Book	1904 and earlier Directories	1920 Directory	1941 Directory	1956 Directory
Creswick Road - East Side (RHS)		11/8/1920 Builder - Armour and Weir Description - Wood and iron additions to factory Owner - Ballarat Pottery Co. 7/4/1921 Architect - Clegg and Morrow Description - Extensions to factory Owner - Ballarat Pottery Co. 15/4/1922 Description - Brick & Wood building for pottery kilns. etc. Owner - Ballarat Pottery 14/12/1946 Builder - Parkes Bros Architect - Crow and Son Description - two kilns & chimney stack, 70' high Owner - Martin Stoneware 26/3/1947 Builder - Sarah, P Architect - Daly, J L Description - New clay shed Owner - Martin Stoneware 26/3/1947 Builder - Quayle, A L Description - Building over kiln Owner - Martin Stoneware 20/7/1949 Builder - Martin Stoneware Description - brick extension to factory	MARKS & COYTE, potters (1895-96, 1899-1900 and 1904)	COYTE, Saml J, (Est. of) pottery	MARTIN, Stoneware Pipe Ld	MARTIN Stoneware Pipe Ld, pottery mnfrs (306- 310)

Street	Street No	Building Permit Book	1904 and earlier Directories	1920 Directory	1941 Directory	1956 Directory
		Builder – Martin Stoneware Description – 90' brick fence & panel room Owner – Martin Stoneware				
		8/12/1953 Builder – Martin Stoneware Pipe Description – brick fencing Owner – Martin Stoneware Pipe (corner Trench Street)				
		6/6/1955 Builder – Martin Stoneware Description – brick kiln & con to factory Owner – Martin Stoneware Price - £300				
		14/9/1955 Builder – Martin Stoneware Description – additions to weatherboard factory without residence Owner – Martin Stoneware Price - £640				
		25/2/1959 Builder – Martin Stoneware Pipe Ltd Description – one new oil burning kiln to factory Owner – Martin Stoneware Pipe Ltd				
		8/9/1959 Description – demolition of weatherboard office Owner – Martin Stoneware				
		11/5/1965 Builder – staff Description – additions to test				

Street	Street No	Building Permit Book	1904 and earlier Directories	1920 Directory	1941 Directory	1956 Directory
		shed Owner – Martin Stoneware P/L 22/10/1965 Builder – Walsh, J & K & W Brow Description – 2 x 5000 gal fuel oil tanks in blind wall Owner – Martin Stoneware Pipe P/L				
	308 (72)		COYTE, Saml J, potter (1904)	COYTE, Mrs Eliza N	EDWARDS, Fredk A	MARTIN Stoneware Pipe
	310 (74)	? shown as 210 in database? - 19th Century 1953 Builder – Martin Stoneware Description – additions office & front fence Price - £500 & £50 5/11/1962 Builder – Staff & Deleland, E Description – Shelter 18'6" x 9'6" for pipe testing machine to Pipe factory Owner – Martin Stoneware P/L 9/7/1965 Builder – staff Description – new toilets to offices Owner – Martin Stoneware P/L	WYNNE, Wm G, labourer (1904)	WAKEFIELD, George	FLETCHER, Wm J	MARTIN Stoneware Pipe

Street	Street No	Building Permit Book	1904 and earlier Directories	1920 Directory	1941 Directory	1956 Directory
	312 (76)	9/11/1905 Builder - Molloy and Chandler (Architects) Description - Weatherboard house Owner - Mitchell, Thos. 8/4/1957 Builder - Nolan, J & Son Description - brick front fence to residence Owner - King, Mrs W	MITCHELL, Thos, clerk (1904)	PEADY, Mrs Martha J	LEAR, Geo C	KING & Sons, herbalists
	314 (78)	19th Century	MITCHELL, Richd junr, independent means (1904)	BUTTERWORTH, Neil W J	STRICKLAND, Harold T	STRICKLAND, Harold T
	316 (80)	19th Century 5/3/1968 Builder – Hiddle, H Description – new front fence to residence Owner – Hiddle, Mr H & Mrs M R Price - £55	REID, Fredk, labourer (1904)	HUGO, Arthur	McGREGOR, John A	McGREGOR, Mrs E P
	318 (82)	4/7/1901 Description - Weatherboard house Owner - Bell, Thos. 25/1/1961 Builder - Refused Description - Refused garage & front of residence Owner - Brehaut, Mrs A	BELL, Thos (1904)	PERKINS, Wm J	BREHAUT, Mrs Amelia	BREHAUT, Mrs Amelia
	320 ()	Interwar	MURPHY, Frank, dealer (1904)		URCH, Albt W	URCH, Albt W
	322	Interwar				TUCKETT, Chas H
	402 ()	see 812 Macarthur Street				

Street	Street No	Building Permit Book	1904 and earlier Directories	1920 Directory	1941 Directory	1956 Directory
	404 (92)	25/2/1936 Builder - Nicholson, A.H. and Sons Description – Weatherboard Owner - Morales, Mrs. Price - £740	McKINNON, Mrs Margt (1904)	PERKINS, James T	MORALES, Mrs	BRACKS, Stnly
	406 (94)	Possibly 4/5/1905 Description – Weatherboard house Owner – Heron, G K (Shown as Baird Street in Permit Book)	HERON, Meade E (1904)	DRAFFIN, Mrs Johanna	FRASER	GARVEY, Mrs K A
	408 (96)	Early 20th Century	GREY, Michl, labourer (1904)	GIBSON, Timothy P	PYKE, Jas	PUKE, Miss L
		Interwar		OLIVER, Thos	HAYES, Herbert	HAYES, Herbert W
	412 (100)	Early 20th Century 29/8/1968 Builder – Van Bommell, P Description – reclad walls of weatherboard residence Owner – Green, H J	PYKE, Isaac, carpenter (1895-96); TELLING, Mrs Susan (1904)	THOMAS, James	KEEN, Herbert	KEEN, Herbt J
	414 (102)	Post war 20/3/1947 Builder – Cutter, R A Description – timber framed residence (exp metal Iron) Owner – Crawford, Mrs E	BANKS, Wm, blacksmith (1904)	BAILEY, Leslie G		SPIELVOGEL, Lassalle
	416 (104)	19th Century	ESPIE, Wm, dealer (1904)	McDONALD, Donald	SEARLE	SEARLE, Miss Ellen
	418 (106)	Late 20th Century / Recent 14/8/1969 Builder – Ellerslie P/L Description – new brick veneer residence & car port	ALLAN, Robert, bellows maker (1895-96); ELTRINGHAM, Mrs B (1904)	SHEEHAN, Thos	SHARP	TYNDALL, A E

Street	Street No	Building Permit Book	1904 and earlier Directories	1920 Directory	1941 Directory	1956 Directory
		Owner – Weatherson, T W 10/2/1970 Builder – Weatherson, T W Description – Demolish weatherboard dwelling and outbuildings Owner – Weatherson, T W 20/4/1971 Builder – Weatherson, T W Description – garage to residence Owner – Weatherson, T W				
	420 (108)	23/7/1918 Description - Brick villa Owner - Hay, H.R.	O'MARA, Wm, (O'MEARA) labourer (1904)	WILSON, Albt	BASSETT	BASSETT, Alfd Jno
	422 (110)	Interwar	TAYLOR, Jas, carpenter (1904)	TAYLOR, Mrs Margt	ROBINSON	ROBINSON, Francis
	424 (112)	23/8/1915 Architect - Richards, P.S. Description - Weatherboard additions Owner - Morcom, E.	OSBORNE, Jno, cooper (1904)	MORCOM, Edwin	MORCOM, Edwin	MORCOM, Miss E
	(114)		HEDGER, Edwd, constable (1904)			
	426 (116)	Possibly:- 1/11/1913 Builder - Richards, P.S. (Architect) Description - Brick motor house, stable and stall Owner - Osbourne, J.	OSBORNE, Miss Eliz J, dressmaker (1904)	ELY, George R	Vacant	PALMBY, Mrs A M
	428	Early 20th Century			ROBERTSON, Cyril B	BRAME, R A
	430	Early 20th Century			FLYNN, Lawrence	FLYNN, Lawrence

Street	Street No	Building Permit Book	1904 and earlier Directories	1920 Directory	1941 Directory	1956 Directory
	432 (118)	7/2/1922 Builder - Flynn, L. Description - Weatherboard residence Owner - Flynn, L.	FLYNN, Mrs Julia, grocer (1895-96, 1899-1900 and 1904)	FLYNN, Lawrence	HEWITT, Mrs Martha R	DIXON, Thos R
	434 (120)	28/2/1902 Builder - Monk, R.A. Description - Weatherboard house Owner - Monk, R.A.	MONK, Wm, carpenter (1904)	SPENCER, John	SPENCER, John	SCHOLES, Mrs H M
	436 (122)	22/12/1910 Builder - Hedger, J. Description - Weatherboard house Owner - Hedger, J. 21/9/1966 Builder - Iafrate, M Description - erect new brick garage to residence Owner - Iafrate, M Price - £360 15/9/1969 Builder - Iafrate & others Description - new brick laundry, woodshed & store to residence Owner - Iafrate, M	TALBOT, Major (1904)	ROWLES, Fredk	MUNRO, Allan	MUNRO, Allan
	438 (124)	Early 20th Century	BRITTON, Jno, independent means (1904)	BRITTON, Mrs Maria	JACKSON, Mrs Emily	JACKSON, Mrs Emily
	440 (126)	Late 20th Century / Recent	BROWNE, Geo S (1904)	BROWNE, Geo S	STODDART, Hy	STODDART, Hy J
Macarthur Street - North Side (RHS)			DAVIDSON, Thos, railway employee (1904)		Way & Wrks Brnch Vic Rlwys	Way & Wrks Brnch Vic Rlwys

Street	Street No	Building Permit Book	1904 and earlier Directories	1920 Directory	1941 Directory	1956 Directory
	702 (74)	17/8/1911 Builder - Avent and Holmes Description - Weatherboard alterations, inc. wash house and wood shed Owner - Stride, J.	McKAY, Nathl B (1904)	PARRY, Thos	NEGRI, Richd W	NEGRI, Mrs A L
	704 (76)	Early 20th Century	Ballarat North Police Station (1891-92 and 1895-96); Police Stn, Sergt John DALY (1899-1900 and 1904)	STOKELD, William H	WILLIAMS, Mrs Myrtle	WILLIAMS, Mrs Myrtle
	706 (78)	8/9/1919 Builder - Curtis, W.B. Description - Additions to Weatherboard building Owner - Arthur, Mrs. G.	ROOKE, Andw, carter (1904)	ARTHUR, George R	IRVIN, Wm	IRVIN, Wm
	708 (80)	Early 20th Century	YOUNG, Jno J, pattern mkr (1904)	HUMBLE, Wm T	PONSONBY, Mrs B	PARKER, Frncs H
	710 (82)	25/9/1914 Builder - Ewart, W.J. Description - Weatherboard house lifted and new foundations (brick) Owner - Ewart, W.J. 18/5/1923 Builder - Middleton, W. Description - Alterations to Weatherboard residence Owner - Middleton, W.	WHITE, Thos, tailor (1904)	EWART, Walter J, school of engine drivers	MIDDLETON, W, confr	STROWNIX, Mrs E M, grcr
	712	19th Century		JOHNSTON, Donald	SMITH, Richd	SMITH, Richd
	714 (86)	8/3/1938 Builder - Weir, S.J. Description – Brick Owner - Davis, E.H.	McDONALD, A E, mason (Milton Bnea) (1904)	McDONALD, Alexander E	DAVIS, Edwd H	DAVIS, Edwd H
Baird Street intersection						
	802 (88)	Late 20th Century / Recent	O'GRADY, Mrs Mary	O'GRADY, Mrs Mary	O'GRADY, Miss Cassie	

Street	Street No	Building Permit Book	1904 and earlier Directories	1920 Directory	1941 Directory	1956 Directory
			(1904)			
	804 (90)	Interwar	WINTER, S S (1904)	FINN, Mrs Ellen		BAKER, Jack
	806 (92)	Late 20th Century / Recent	BARKER, Wm, labourer (1904)	BARKER, Wm	RYAN, Mrs Harriett	KLYM, M
			BARKER, Miss Harriet, storekeeper (1899-1900); BARKER, Miss Emma, storekeeper / draper (1895-96, 1899-1900)			
	808 (94)	? 19th Century	BARKER, Geo, labourer (1904)	STREETER, Wm F	HUGO, Arthur	HUGO, Arthur
	808a (actually 810					DAVIS, Jos
	812	Also listed at 402 Creswick Road	Vine Hotel, Michael KENNEDY (1891-92, 1895-96 and 1899-1900); Vine Htl, Wm H SHERRY (1904)	Canberra Htl - JONES, William (surname also shown as JANE)	Canberra Htl, DAVIS, Mrs A M	Canberra Htl, ARTHUR, L S
Creswick Road intersection						
Macarthur Street - South Side (LHS)	701	26/11/1911 Builder - C.J. Robins Description - Weatherboard additions, kitchen etc. Owner - Williams, A.	WILLIAMS, Alfred Engineer 1890-91 Rate Book Weatherboard house, 5 rooms	WILLIAMS, Alfd	Vacant	NANKERVIS, Wm
		15/5/1930 Description - Alterations and additions Owner - Nankervis, J.V.	WILLIAMS, Alfrd (Tregullon), engine driver (1904)			

Street	Street No	Building Permit Book	1904 and earlier Directories	1920 Directory	1941 Directory	1956 Directory
	703 (79)	19/4/1904 Description - Weatherboard house Owner - Deeble, G. 9/4/1921 Builder - Deeble, G. Description - Weatherboard residence Owner - Deeble, E.	TRENCH, Robert Le Poer County Court Judge 1886-87 Rate Book Weatherboard House, 6 rooms DEEBLE, Geo E, clerk (1904)	DEEBLE, Geo R	WIDGERY, Alfd	WIDGERY, Alfd
	705	Early 20th Century	State School (branch) (1904) NICHOLSON, Alfred Ernest (owner) Contractor 1913-14 Rate Book Weatherboard House, 6 rooms DOYLE, Frederick Alfred, Jockey, (occupant)	REXTON, John H	BEERS, Saml H	BECKWITH, Chas P
	705a	Early 20th Century	NICHOLSON, Alfred Ernest (owner) Contractor 1913-14 Rate Book Weatherboard House, 6 rooms HUNT, Isaac, butcher, (occupant)	McEACHERN, Wm Bruce	POWELL, George	HAIG, Fredk
	707	19th Century	McINTYRE, Andrew Broker 1892-93 Rate Book Weatherboard House, 7 rooms McINTYRE, Andw, mng invstr (1904)	GRAHAM, Robert A	GRAHAM, Robert A	ELLIS, D J, sack mercht
	709	8/1/1900 Description – Weatherboard Owner - T. Thursfield	NANKERVIS, John Signalman 1892-93 Rate Book	LEMIN, Frederick C	BAYLEY, Edwin J	BAYLEY, Edwin J

Street	Street No	Building Permit Book	1904 and earlier Directories	1920 Directory	1941 Directory	1956 Directory
			Weatherboard House, 5 rooms			
			THURSFIELD, Thos (1904)			
Ronald Street intersection						
	(85)		DAVEY, Arthur (1904)			
	(87)		TAYLOR, Sergt-Major G H (1904)			
	(89)		McLEISH, Jno U (Tyldesley), broker (1904)			
	801	Early 20th Century		FAIRLIE, Walter J, tchr	FAIRLIE, Walter J	FAIRLIE, Mrs Ellen
	803	19th Century		DAVEY, Thos A	THOMPSON, Richd H	THOMPSON, Richd H
	805	Interwar		BATTEN, Stanley	WISBY, Mrs Eliz	WISBY, Mrs Eliz
	807	Early 20th Century		BECKMANN, Stanley	FOLEY, Wm T	FOLEY, Wm T
	809	Early 20th Century		JONES, William	DIXON, Thos H	DIXON, Thos H
	811	19th Century		BARRETT (BARRELL), Frederick	BLACK, Jas F	BLACK, Jas F
	813	Early 20th Century		MOORE, Walter B	MOORE, Walter B	ANDREWS, W N
-				-		
Ronald Street - East Side	8			MOORE, Edward	CHANDLER, Thos E	COCKERALL, Mrs C E
	6			HUNT, Rupert		
	4			COYTE, Ernest	COYTE, Ernest	COYTE, Ernest
	2a	3/9/1926 Builder - G. Burchew Description - 2 Weatherboard residences Owner - Burchett, G.W.			McLENNAN, Hector	ASHMORE, Edwd G

Street	Street No	Building Permit Book	1904 and earlier Directories	1920 Directory	1941 Directory	1956 Directory
	2	3/9/1926 Builder - G. Burchew Description - 2 Weatherboard residences Owner - Burchett, G.W.			BEAUMONT, Wm D	BEAUMONT, Wm D
(RHS)	(4)	16/6/1902 Builder - T. Thurdsfield Description - Weatherboard house Owner - Mrs. Hutson	HODGSON, Mrs Sarah (1904) HODGSON, H, labourer (1904)			
Ronald Street - West Side	7	17/2/1915 Builder - Charles, L. Description - 3 Weatherboard houses of same design Owner - Price, E.		MITCHELL, John	MITCHELL, John	NEWTON, Mrs Annie
	5	17/2/1915 Builder - Charles, L. Description - 3 Weatherboard houses of same design Owner - Price, E.		DAVEY, Alfred	MORTON, Eric R	GEDDES, Arth
	3	17/2/1915 Builder - Charles, L. Description - 3 Weatherboard houses of same design Owner - Price, E.		FULLERTON, John	DOYLE, Mrs Grtrde	DOYLE, Mrs Grtrde
	1			HENDERSON, David W	GRADY, Thos	BUCKLAND R
(LHS)	(1)		PENHALL, Mrs Fanny (1904)			
	(3)		SMITH, W J D (1904)			
Trench Street - East Side	2			THOMPSON, John H	LUMSDEN, Jas W	STRINGER, Wm J

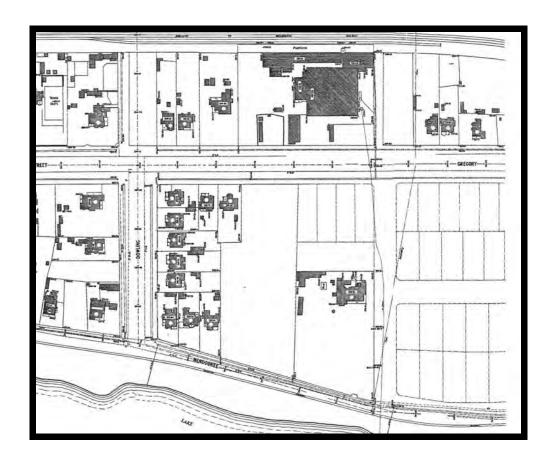
Street	Street No	Building Permit Book	1904 and earlier Directories	1920 Directory	1941 Directory	1956 Directory
	4	5/4/1938 Builder - Button, F.A. Description – Weatherboard Owner - Doblie, W. Price - £620		HURDSFIELD, Wm, bldr	DOBLIE, Witr C	DOBLIE, Witr C
	6	13/4/1939 Builder - Howard and Duncan Description – Weatherboard Owner - Quinn, K. Mr. Price - £675			QUINN, Kevin J	QUINN, Kevin J
	8					WILSON, H L
	12	Possibly:- 13/7/1921 Architect - Richards, P.S. Description - Brick Mill Owner - O.J. Muller and Son 19/5/1923 Builder - Mr. Miller; Description - Engine room to Mill Owner - Mr. Miller 12/6/1925 Description - Rebuilding of stone mill Owner - Ballarat North Flour Mills 5/8/1925 Description - Iron additions Owner - Ballarat Flour Mills			Garden City Flour Milling Co Pty Ltd	Garden City Flour Milling Co Pty Ltd
	14			MEYER, George H	FLOOD, Jos	
	16			KERR, Alex	CUNNINGHAM, Francis J	
1904 group listed as Right Hand Side from Macarthur Street		4/6/1908 Description - Iron and Wood additions Owner - Osbourne, W.F.	OSBORNE, Jos, iron founder (1904)			

Street	Street No	Building Permit Book	1904 and earlier Directories	1920 Directory	1941 Directory	1956 Directory
			WARD, Barth T, carptr (1904)			
		5/6/1902 Description - Machinery Shed Owner - S.T. Vercoe	VERCOE, J T, Federal ironwks (1904)			
	(2)	15/3/1900 Builder - T.A. Holden Description - Weatherboard house Owner - Robinson	ROBINSON, Saml (Talana), teacher (1904)			
	(1)		MILLER, Mrs Isabel (1904)			
Trench Street - West Side	3	31/1/1901 Builder - Thos. Holden Description - Weatherboard house Owner - Thomas, Sam. Or 4/2/1903 Builder - James and Morrow (Architects) Description - Weatherboard house Owner - Mr. Thomas	THOMAS, Saml (Pendennis) (1904)	THOMAS, Samuel	THOMAS, Miss Emma	ROBERTS, Mervyn
	5			LOVETT, Constantine W	WRIGHT, Jas	WRIGHT, Miss J
	7 (7)	22/3/1909 Builder - Swayne, H. Description - Weatherboard extensions Owner - Swayne, Mrs.	SWAYNE, Hy, contr (1904)	SWAYNE, H, contr	SWAYNE, Mrs Cath	BELL, A
	9			OSBOURNE, Fredk W	HALEY, Ashton K	DAVIS, Frncs, M
	11		EYRES, Chas (Chalfield) (1904)	EYRES, Chas	NUNN, Ernest	NUNN, Ernest

Street	Street No	Building Permit Book	1904 and earlier Directories	1920 Directory	1941 Directory	1956 Directory
	13	Rear of No 13 11/12/1922 Builder - Smartt, A.W. Description – garage Owner - Smartt, A.W.		WALKER, Robt H	CAFFREY, Michl	NUNN, E R
	15			BENOLT, William H	WILLIAMS, Geo	McCARTHY, V W
1904 group listed as Left Hand Side from Macarthur Street			McKAY, Geo, manager (1904)			
			LAIRD, E C C (Teepookana) (1904)			
			SLIETCH, Saml (1904)			

Ballarat Heritage Precincts Study

PART A



Volume 5 Dowling Street 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 5

DOWLING STREET HERITAGE PRECINCT

Draft Document

Commissioned & Funded by the City of Ballarat

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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 southeast 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)."

 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.

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.

lbid.

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

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

⁴ Ibid., pp.83-90.

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 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.

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 Dowling Street Heritage Precinct

1.0 Dowling Street Heritage Precinct CONSERVATION ANALYSIS

1.1 Precinct Boundaries (refer to map in Appendix 2.1, Volume 5)

The Dowling Street Heritage Precinct is comprised of most 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).

While the dwellings on the northern side of Gregory were historically situated in a different municipality and are therefore unrelated to the subdivision development on the south side of the street, the designs and landscape settings have an visual connection with some of the places within Dowling Street and Wendouree Parade.

1.2 Historical Evidence (refer to historical figures in Appendix 2.2, Volume 5) **The Initial Years**

The Dowling Street 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. 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 1861 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. In close proximity (although outside) the Dowling Street precinct was the Lady of the Lake Mine.

Early Town Surveys

The township of Ballarat was surveyed and proclaimed in 1852 with the northern boundary being Gregory Street to the north of Lake Wendouree.⁵ In 1854 the population of the town and suburbs, including Ballarat, Ballarat East, Sebastopol and Wendouree, was 13,148 (by 1857 the

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.

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

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

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

population had grown to 30,970).⁶ The town was proclaimed a Municipality in 1855 and a city in 1870.⁷

Road Formation

By 1854, the major thoroughfares of Gregory and Dowling Streets and Wendouree Parade within the Dowling Street precinct had been established, as shown as Brache's Map of Ballarat for 1861 (Figure 2.01). Gregory Street formed the municipal boundary between the Shire of Ballarat (to the north) and Town (later City) of Ballarat (to the south). It appears to have been named after the Ballarat Town Councillor, Joshua Gregory.⁸ Dowling Street terminated at Lake Wendouree and was the route to Dowling Forest. It has its origins with Mrs Elizabeth Dowling, mother Mrs W.J.T. Clarke (wife of the highly influential grazier, land owner and financier, "Big" Clarke).⁹ In 1905, plans were prepared for the bluestone channel for Dowling Street.¹⁰ Wendouree Parade originates from the language of the Wauthaurong Aboriginal Tribe, meaning, "be off" / "off you go".¹¹ By 1882, it was a "metalled road".¹²

The laying out of Martin Avenue was not to occur for another 80 years. In 1933, the former Agricultural Reserve adjoining the Dowling Street precinct (Figure 2.01) was subdivided into residential allotments. It was at this time when Martin Avenue took shape although it was to be another 3 years in 1936 before it took its name. The thoroughfare was given its name by local Auctioneer and Estate Agent, Edgar Bartrop. He named it after Michael Martin, businessman (who operated Martin's Stoneware) and Mayor of Ballarat.¹³

Lake Wendouree

Beside the Dowling Street precinct is Lake Wendouree that was 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

7 Victorian Municipal Directory 1890, p. 90.

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

Taffe, op.cit.

⁶ Ibid., p. 21.

⁸ Information provided by Michael Taffe, Ballarat, May 2005, from personal research and a list of street names compiled by Frank Madden, former Town Clerk.

⁹ Ibid.

¹¹ Ian D Clark and Toby Heydon, Database of Aboriginal Place Names of Victoria, CD Rom, Victorian Aboriginal Corporation for Languages, Melbourne, 2002.

Wendouree Parade is shown on portion of Map of Country of Grenville, Township of Ballarat, 14 February 1882, Planning Department, City of Ballarat, ref no. M248.

plying from shore to shore at fares within the reach of all kinds of pleasure seekers. The City Council, with wise sagacity, has done much to improve the shores, and the walks round the well-planted borders are now among the pleasantest resorts of the pedestrian, who always has, as a permanent, strong attraction to healthful exercise, the botanic gardens as the western margin of the lake.¹⁴

It appears that may have been the attraction of Lake Wendouree that led to housing subdivision and development in the Dowling Street precinct in the early 20th century.

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.¹⁵

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 between Barrett and Dowling Streets. ¹⁶ (Figure 2.04)

Subdivisions

Original Land Holdings

The largest and earliest Crown Land purchaser in the Dowling Street precinct on the southern side of Gregory Street was D. Harris. On 30 May 1854, he acquired 7 acres and 2 roods of Block 2, Suburban Section A, Allotment 1, Parish of Ballarat. This large allotment was bound by Gregory and Dowling Streets (to the north and west) and Wendouree Parade (to the south). Adjoining the western boundary of the property was the Agricultural Showgrounds reserve (Figures 2.01-03, 7.05). There is no evidence of any building developments by Harris in the precinct today.

Thirty years later, the land on the west side of Dowling Street (south of Gregory Street) was sold. On 16 September 1884, M. Kilmartin was the original purchaser of 2 roods and 1 4/10 perches at the south-west corner of Gregory and Dowling Streets.¹⁷ The southern portion of the block was sold to M.E. Hassell, comprising allotments 1A (3 roods and 3 perches) and allotment 1J (1 rood) on 16 September and 8 October 1884 respectively¹⁸ (Figure 2.05).

The land on the northern side of Gregory Street in the former Shire of Ballarat (and later Township of Ballarat North) was also sold on 30 May

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¹⁴ Withers, op.cit., p. 254.

¹⁵ Victorian Railways: Gradients & Curves, Victorian Railways, c. 1927, p. 40.

¹⁶ K S Kings, *The Ballarat Tramways: An Illustrated History*, Australian Railway Historical Society Victorian Division, Melbourne, 1971, pp. 8, 10, 13.

Portion of map of the Township of Ballarat, Sheet 2, 1964. Source: Planning Department, City of Ballarat.

¹⁸ Ibid.

1854¹⁹ (Figure 2.06). The original owners of allotments 7 and 8, Section B (comprising 8 acres and 2 roods, and 7 acres and 36 perches) were J. Alexander and J. Hayes respectively.²⁰ These original allotments stretched to Howitt Street, although the Ballarat and Ararat Railway line was clearly marked on the plans.

Later Residential Subdivisions Harris's Land

Harris's land fronting the east side of Dowling Street subsequently appears to have been sold to a Mr McLeod. In August 1929, this land – known as "McLeod's block" - was subdivided into 9 housing allotments, with 5 blocks fronting Dowling Street, 1 block fronting Gregory Street and 3 blocks fronting Wendouree Parade. The official subdivision for McLeod's block is dated 6 September 1929 (Figure 2.07). 23

On 18 February 1941, the large portion of land in the south-west corner of Harris's original land (corner of Wendouree Parade and Martin Avenue) that contained a large brick house (Figure 2.08) was laid out into 8 allotments (the northern-most allotments had earlier formed part of the old showgrounds subdivision of 1933).²⁴ Just twelve months later in February 1942, another three allotments – 336 (lot 2) and 340 (lot 1) Wendouree Parade and 1209 and 1209A Gregory Street (lot 3) – were subdivided (Figure 2.09).²⁵ The allotments now addressed as 1209, 1209A and 1211 Gregory Street appear to have been subdivided after 1949.²⁶

Hassell's Land

By 1934, M.E. Hassell's land (allotment 1A) on the west side of Dowling Street had been subdivided into four house blocks, with two allotments fronting Dowling Street, and two blocks fronting Wendouree Parade. It was in August 1938 when a rear portion of land – now addressed as 1 Dowling Street – was split from Hassell's early property at 402 Wendouree Parade (Figure 2.10).²⁷

Land on North Side of Gregory Street²⁸

In 1906, the land comprising allotment 8 on the north side of Gregory Street was subdivided into 16 allotments (Figure 2.11). Sydney John Penny owned the largest allotment now comprising 1302 and 1304 Gregory Street. Malcolm Montague McCallum purchased two allotments

Database of City of Ballarat Permit Books 1910-1945, Planning Department, City of Ballarat; City of Ballarat Mayor's Annual Report, 1930, p. 36.

¹⁹ Portion of plan of Township of Ballarat North, County of Grenville, n.d., Lands Office, Melbourne.

²⁰ Ibid.

²² LP13274, Plan of Subdivision, Block 2, Suburban Section A, Allotment 1, City and Parish of Ballarat. Source: Planning Department, City of Ballarat.

Portion of plan of County of Grenville, City of Ballarat (LP13274), 6 September 1929, Planning Department, City of Ballarat, ref.3.

LP16147, Plan of Subdivision, 18 February 1941, Planning Department, City of Ballarat, ref. no. 142. See also Auction notice for the old showgrounds, 11 October 1933 in the archives of Bartop Real Estate, Ballarat.

LP19015, Plan of Subdivision, February 1942, Planning Department, City of Ballarat, ref. no. 132.

²⁶ Certificates of Title, vol. 1765, fol. 352806, vol. 5692, fol. 296, vol. 7193 fol. 482.

²⁷ Portion of plan of City & Parish of Ballaarat, County of Grenville, 4 August 1938, Planning Department, City of Ballarat, ref. No. 3.

Plan of Subdivision by William Titheridge and Charles William Growcott of Allot 8 Sec B, Certificate of Title, book 435, no. 412, 20 August 1906, Lands Office, Melbourne.

now addressed as 1306 and 1308 Gregory Street, while the property at 1310 Gregory was acquired by Charles Albert Clarke.

Building Development Early Building

The earliest recorded dwellings in the Dowling Street precinct were constructed in the second half of the 19th century, although the exact dates have not been ascertained. At 402 Wendouree Parade, a dwelling was built before 1882 on allotment 1J originally owned by M.E. Hassell. The location of the house is shown on the early map of 1882 of the area. (Figure 2.12). In 1901, Frank Hassell appears to have carried out additions.²⁹ This house may have been demolished and replaced with a weatherboard dwelling in 1937 (which has subsequently been replaced by a more recent house).³⁰ An Edwardian dwelling was built at 3 Dowling Street on the original allotment 1A owned by M.E. Hassell. This house survives at 3 Dowling Street today. There also appears to have been a timber dwelling built on M. Kilmartin's land at 7 Dowling Street after 1884 and this house survives in a largely intact state today.³¹

On the east side of Dowling Street, John McLeod was the owner of a house known as "Rassaay" that fronted onto Wendouree Parade. Additions were carried out in 1910.³² By 1904, other properties along Wendouree Parade within the original block first acquired by Harris in 1854 included James Affleck's "Opawa" and James Tyler's "The Pines".³³ This latter house appears to have been a substantial mansion as shown as "brick house" in the subdivision plan of 1941 (Figure 2.08). The large property is also identified on the Ballarat Sewerage Authority Plan for 1934 (Figure 2.13), whereby the newly formed Martin Avenue and neighbouring Old Showgrounds subdivision are situated to the east.

By 1906, Sydney J. Penny, nurseryman, owned the large allotment at the south-west corner of Gregory and Dowling Streets. The Post Office Directory for 1904 indicates that Penny was occupying this land at this time, suggesting that a dwelling may have been situated on the site by this time. The land at 1306 Gregory Street was owned by Malcolm McCallum in 1906. He appears to have sold the site to Dodwell Brown who built a brick Federation styled house in the ensuing years. McCallum also built a Federation house (but in timber) in subsequent years. The allotment addressed as 1310 Gregory Street had been acquired by Charles Clark in 1906. A Federation styled dwelling appears to have been built at this time.

Early 20th Century

The northern side of Gregory Street (west of Dowling Street) witnessed the construction of Federation houses in the early 20th century. These properties included the three surviving dwellings at 1306, 1308 and 1310 Gregory Street. These dwellings are shown on the Ballarat Sewerage Authority Plan for 1933 (Figure 2.14).

²⁹ Database of City of Ballarat Permit Books, op.cit.

³⁰ Ibid

Figure 2.05 shows that M. Kilmartin was the owner of the property now known as 7 Dowling Street from 16 September 1884, indicating that the Victorian dwelling was built after this time.

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

³³ Ibid.

Interwar Period

By far the largest concentrated development occurred in 1929-30 when Richard Neil Collins and Albert Edward Pinney built new houses on the east side of Dowling Street on "McLeod's block". The Mayor stated that "this fine block of residences reflects great credit and enterprise on two Ballaarat contractors".34 The construction of the seven dwellings by Collins and Pinney brought about the removal of John McLeod's own house that fronted onto Wendouree Parade.³⁵ A notable entrepreneurial development, these new single storey detached dwellings were designed as interwar Bungalows featuring jerkin head, hipped and gabled roof forms and were constructed of face and rendered brickwork or weatherboard cladding, with tiled or galvanized corrugated steel roofs. They were also adorned with brick fences, constructed to reflect the designs of the dwellings. These houses are predominantly intact and are at 2, 4, 6, 8 and 10 Dowling Street, 348 Wendouree Parade, and 1215 Gregory Street, the earliest of this collection dating from 1929 (the other dwellings were built in 1930). The remaining houses that formed "McLeod's block" at 344 and 346 Wendouree Parade were more substantial and were built in 1931 by L. Ludbrook and Sons. dwellings were designed in an interwar English Domestic Revival style by the local architectural firm, Richards, Coburn and Richards.³⁶ All of these dwellings on McLeod's block are shown in Figure 2.13.

The concentrated development on the east side of Dowling Street was a precursor to the more locally well-known residential development in Colpin Avenue in 1933. There, Edgar Bartrop, local auctioneer and estate agent, sponsored the Ideal Homes Exhibition, whereby the All-Electric Home (7 Colpin Avenue), Gas-Feature Home (8 Colpin Avenue) and Lakeside Home (518 Wendouree Parade) were proudly displayed as the latest in residential design and contemporary living.³⁷ The All-Electric Home and Lakeside Home were built by Collins and Pinney, with the Gas-Feature Home being the work of another local builder, D.S. Quayle.³⁸ Other similarly-designed houses soon followed. Although the development of Colpin Avenue was more extensive and well publicized through the Ideal Homes Exhibition, this grouping of dwellings in Dowling and Gregory Street and Wendouree Parade reflect similar building and design aspirations of the architects and builders.

During the ensuing years, other interwar Bungalows were constructed on the original Harris landholding. These included the dwellings at 1207 Gregory Street for G. Houlse that was built by W.L. Richards in 1935,³⁹ 5 Dowling Street and 1302 Gregory Street, as shown on the Ballarat Sewerage Authority Plans for 1933 and 1940 (Figures 2.15-16). A

³⁴ Ibid. & Planning Department, City of Ballarat; City of Ballarat Mayor's Annual Report, 1930, p. 36.

³⁵ İdeal Homes Exhibition Catalogue, Colpin Avenue, 1933, Margaret Wright private collection, Queenscliff.

Family history notes provided by Margaret Wright, granddaughter of Geoffrey Selwyn Richards, June 2005.

³⁷ Ideal Homes Exhibition Catalogue, op.cit.

Family history notes provided by Margaret Wright, op.cit., & Database of City of Ballarat Permit Books op.cit.

³⁹ Ibid.

substantial late interwar Bungalow as built in c.1939 for J.T. John to a design by local Architect, L.H. Vernon.⁴⁰

Postwar Development

There was also some residential development immediately after the Second World War. The dwellings at 3 Martin Avenue, 334 Wendouree Parade (built for V. Lancashire), and 1209A Gregory Street are physical legacies of this development.

Building Construction Dates and Original Owners

A table of the original construction dates of the dwellings and the original owners is given as follows. The following data for Individually Significant place and places that are Significant within a Precinct has been extracted and calculated from detailed data shown in Appendix 2.5 (Volume 5). This data has been collated from various Directories and City of Ballarat Building Permit Books.

Property Address	Date of Construction	Original Building Owner
2 Dowling Street	c. 1930	Collins & Pinney
3 Dowling Street	c. 1901	Frank Hassell
4 Dowling Street	c. 1930	Collins & Pinney
5 Dowling Street	c. 1938	James V Robinson
6 Dowling Street *	c. 1930	Collins & Pinney
7 Dowling Street *	Pre 1934 [late 19 th century]	Not known Occupant in 1934 – Fred Petchell
8 Dowling Street	c. 1930	Collins & Pinney
10 Dowling Street	c. 1930	Collins & Pinney
1209a Gregory Street	c. 1947	K L Johnson
1213 Gregory Street	c.1933	Herbert Pascoe
1214 Gregory Street	Pre 1941 [possibly c.1935]	Not known Occupant in 1941 – Benjamin J Wood
1215 Gregory Street	c. 1929	John Coutts
1302 Gregory Street *	Pre 1920 [possibly c.1918]	Not known Occupant in 1920 – John R Lawrie
1304 Gregory Street *	Pre 1920 [possibly c.1918]	Not known Occupant in 1920 – Hilton White
1306 Gregory Street *	Pre 1920 [possibly c.1910]	Not known Occupant in 1920 – Dodwell J Brown
1308 Gregory Street	Pre 1941 [possibly c.1910]	Malcolm McCallum Occupant in 1941 – Gerald

M. Lewis (ed.)., Australian Architectural Index, revd. edn, University of Melbourne, Parkville, 1986. The index lists "L H Vernon, 1938, Residence for J.T. JOHN Esq., Wendouree Pde., Ballarat, Vic."

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⁴¹ Extensive and detailed research of historic Ballarat Rate Books may assist in further determining specific dates of house construction.

Property Address	Date of Construction	Original Building Owner
		Hanrahan
1310 Gregory Street	Possibly c.1906	Charles A Clark Occupant in 1941 – Alfred C Guider
3 Martin Avenue	c. 1950	G W Shorten
328 Wendouree Parade Demolished 2005	c. 1945	Arthur C Roddis
330 Wendouree Parade	c. 1941	Alan T Faull
332 Wendouree Parade	c. 1941	Mrs E M Ellis
334 Wendouree Parade	c. 1951-56	V Lancashire
336 Wendouree Parade	c. 1947	W R Morshead
340 Wendouree Parade *	c. 1939 [Possibly 1938 ⁴²]	J T John
344 Wendouree Parade *	c. 1931	W R Thomas
346 Wendouree Parade *	c. 1931	Morgan B John

^{*}BSA Plan = Ballarat Sewerage Authority Plan

1.3 Physical Evidence

1.3.1 Building Character & Appearance (refer to photos Appendix 2.3, Volume 5)

The Dowling Street Heritage Precinct is a medium-sized and varied residential are comprised of 43 dwellings.

Height

The heights of the dwellings within the precinct vary. The majority of the dwellings have a single storey appearance, including some dwellings with attics, such as the house at 6 Dowling Street (Photo 3.01). There are a small number of notable two storey dwellings, including the house at 340 Wendouree Parade (Photo 3.02). Two storey additions to single storey dwellings (with the additions being recessive, allowing the existing single storey appearance to dominate) are also identified throughout the area and include the dwelling at 8 Dowling Street (Photo 3.03).

Form, Design and Scale

The Dowling Street Heritage precinct features a variety of architectural styles from the 19th century through to the interwar and postwar periods. A notable example of a Victorian design of the 19th century is the dwelling at 7 Dowling Street (Photo 3.04). It has a hipped roof form that traverses the site, together with a minor gable and verandah that project towards the street frontage.

At 1306 Gregory Street is a distinctive example of a Federation style (Photo 3.05), with its steeply pitched roof forms, including the gable that projects towards the front. Another example is at 1308 Gregory Street (Photo 3.06), with its broad gambrel roof form having an encircling verandah formed under the projection of the main roof.

⁴² Lewis, op.cit.

Dowling Street (between Wendouree Parade and Gregory Street) is especially notable for its collection of interwar Bungalows with their jerkin head, hipped and/or gabled roof forms having front verandahs of varying types. More substantial examples and variant types of interwar Bungalow are English Domestic Revival styled dwellings at 344 and 346 Wendouree Parade (Photos 3.07-08), with their steeply pitched and tiled gabled, hipped and jerkin head roof forms, elongated brick chimneys and porches. Another variant example of the type is at 332 Wendouree Parade (Photo 3.09), with its corbelled brick gable ends. There are also more rudimentary examples of interwar Bungalows in Gregory Street (south side), together larger-scaled types at 336 and 340 Wendouree Parade (Photo 3.02). Other variant examples of interwar design include the dwelling at 330 Wendouree Parade (Photo 3.10), with its waterfall style frontage as defined by the curved parapetted brick walls and stepped chimnevs.

At 3 Martin Avenue is an example of a postwar Bungalow (Photo 3.11). It has the gabled form of the earlier Bungalows, but larger brick chimneys and more substantial corner windows.

Overall, the majority of the dwellings in the Dowling Street Heritage Precinct feature the following design characteristics:

- Multiple hipped, jerkin head, and/or gabled roof forms (with an approximate pitch between 25 and 35 degrees).
- Broad eaves (a number with exposed timber rafters).
- Predominantly timber framed double hung or fixed windows arranged singularly, in pairs, banks of three, projecting bays or in corners. There are a few dwellings with casement windows.
- Face or rendered brick chimneys.
- Front verandahs with hipped, gabled or flat roof forms supported by columns or solid masonry piers. A number of the verandahs also feature solid brick balustrades. A minor number of the late 19th and early 20th century era verandahs feature decorative valances and brackets.
- Decorative gable infill consistent with the era of the dwelling.
- Corbelled brick gable ends to some interwar era dwellings.
- Brick wall bands to some interwar era dwellings.
- Gable ventilators to some interwar era dwellings.

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.
 - Tiles.
- Windows and Doors:
 - Timber framing.

Garages and Carports

No garages and carports project forward of the dwellings in the Dowling Street heritage precinct. In most cases, the garage or carports are detached and are situated towards the rear of the dwellings.

Significance of Dwellings

Twenty-three of the thirty-seven dwellings in the Dowling Street Heritage precinct (62%) are considered to have significance within the area. The precinct also has a contextually high proportion of dwellings that may have individual significance, with 10 dwellings of this significance category.⁴³ Details and a photograph of each of the dwellings are provided in the Catalogue of Places as Appendix 2.4 (Volume 5).

The dwellings that are significant within the precinct are at:

- 2 Dowling Street
- 3 Dowling Street
- 4 Dowling Street
- 5 Dowling Street
- 6 Dowling Street
- 7 Dowling Street
- 8 Dowling Street
- 10 Dowling Street
- 1209A Gregory Street
- 1213 Gregory Street
- 1214 Gregory Street

- 1215 Gregory Street
- 1302 Gregory Street
- 1304 Gregory Street
- 1306 Gregory Street
- 1308 Gregory Street
- 1310 Gregory Street
- 3 Martin Avenue
- 328 Wendouree Parade
- 330 Wendouree Parade
- 332 Wendouree Parade
- 336 Wendouree Parade

The dwellings that may have individual significance are at:

- 5 Dowling Street.
- 6 Dowling Street.
- 7 Dowling Street.
- 10 Dowling Street.
- 1302 Gregory Street.
- 1304 Gregory Street.
- 1306 Gregory Street.
- 340 Wendouree Parade.
- 344 Wendouree Parade.
- 346 Wendouree Parade.

43

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

- 1 Dowling Street.
- 100 Dowling Street.
- 101 Dowling Street.
- 1209 Gregory Street.
- 1208-1210 Gregory Street.
- 1211 Gregory Street.
- 1212 Gregory Street.
- 1 Martin Avenue.
- 5 Martin Avenue.
- 348 Wendouree Parade.
- 402 Wendouree Parade.

1.3.2 Urban Design & Engineering Infrastructure Layout and Subdivision

Within the precinct, the allotment sizes vary considerably, due to different subdivisional developments during the 19th and 20th centuries. At 1304 and 1306 Gregory Street and at 336 and 340 Wendouree Parade, there are substantial allotments with sizeable homes having considerable front setbacks and garden settings. The remainder of the allotments in the area is medium-small in scale, like many of the allotments in nearby areas.

Setbacks

Most of the dwellings fronting Dowling and Gregory Street and Martin Avenue have regular front setbacks.

All the dwellings in the heritage area have side setbacks that provide clear visual building separation.

Engineering Infrastructure

In Gregory Street there are concrete kerbs and channels, with a wide channel on the south side of the street. Dowling Street is characterised by open bluestone spoon drains. In Wendouree Parade and Martin Avenue are concrete kerbs and channels.

Another characteristic of both Gregory and Dowling Streets are the grassed and graveled road verges.

Concrete footpaths are also a feature in each street except Martin Avenue which has no footpaths.

Front Fences

The Dowling Street Heritage Precinct has a range of fence designs, most of which have been constructed to suit the era and construction of the dwellings. These fences are:

- Low (up to 700 mm) interwar-postwar era fences with brick piers and plinths having geometric trussed steel panels between – the design and construction largely matching the interwar era dwellings. Typical examples include the fences at
 - 330 Wendouree Parade (Photo 3.10).

- 332 Wendouree Parade (Photo 3.09).
- 334 Wendouree Parade (Photo 3.07).
- Low interwar era solid brick fences of construction and detailing to match the interwar era dwellings. Typical examples include the fences at:
 - 6 Dowling Street (Photo 3.01).
 - 10 Dowling Street (Photo 3.12).
- Timber picket fences of varying designs consistent with the 19th and early 20th century and interwar eras of the dwellings. At 1306 Gregory is also a surviving original timber fence post (Photo 3.13), providing a physical legacy of the original fencing to this property. Typical examples include the fences at:
 - 7 Dowling Street (Photo 3.04).
 - 1302 Gregory Street.
 - 1308 Gregory Street (Photo 3.06). .
 - 1310 Gregory Street.
- Introduced higher timber fencing and cast iron and aluminium palisade fencing that does not relate to the aesthetic values of the heritage precinct or the design and construction of the dwellings.

Landmarks and Views

Within the precincts are local landmarks specific to the area. These include the Maltworks at 1114 Gregory Street and the substantial dwellings and their garden settings at 336 and 340 Wendouree Parade (Photos 3.10, 7.02) and 1304 and 1306 Gregory Street (Photo 3.05).

From Dowling Street and the intersection of Dowling and Gregory Streets are important uninterrupted views to Lake Wendouree.

1.3.3 Landscaping

Landscaping also forms an important aesthetic characteristic of the Dowling Street heritage precinct. In Dowling Street there are mixed exotic street trees including Claret Ash and Elms (Photo 3.14). This similar variety of exotic trees (together with Plane trees) is also identified in Gregory Street (Photo 3.15). In Martin Avenue, there are large canopies of Oak trees (Photo 3.16).

Wide grassed nature strips form another feature of the streetscapes in Gregory and Dowling Streets (Photos 3.14-15). There are also narrower grassed nature strips in Martin Avenue (Photo 3.16) and Wendouree Parade.

The landscape qualities of the area are also identified by the mature garden settings of the private properties. Some of these settings are substantial, including the properties at 1304 and 1306 Gregory Street, and 344 Wendouree Parade (Photo 3.07). These properties feature mature hedges at the side and front respectively. There is also a mature cypress hedge along the Gregory Street frontage to the property at 7 Dowling Street (Photo 3.04).

The private garden settings include grassed areas with perimeter flower or shrubbery beds, including garden beds along the front behind the

fences and side concrete driveways. Some properties have notable exotic trees, including the cypresses at 3 Dowling Street and the mature Liquid Amber at 344 Wendouree Parade (Photo 3.04).

1.4 Statement of Cultural Significance

The Dowling Street Heritage Precinct has significance as a predominantly intact and diverse area of 19th and early 20th century and especially interwar era houses. The heritage precinct is mainly characterised by detached, single storey, jerkin head, gabled and/or hipped Late Victorian, Federation and interwar Bungalow dwellings constructed of face or rendered brick or weatherboard wall cladding with tiled or galvanized corrugated steel roofs. Overall, 62% of the dwellings contribute to the significance of the area. On the north side of Wendouree Parade are a small number of notable two storey dwellings on substantial landscaped allotments. Also contributing to the heritage values of the area are the grassed and graveled road verges in Gregory and Dowling Streets, open bluestone spoon drains in Dowling Street, front brick and timber fences, wide grassed nature strips, private garden settings and the mixed exotic street trees in Dowling Street (including the Claret Ash and Elm trees). With the first land in the area being sold in 1854 to D. Harris (the land bound by Dowling and Gregory Streets, Wendouree Parade and Martin Avenue), the earliest known surviving dwelling in the precinct is the house at 7 Dowling Street on land first sold to M. Kilmartin in 1884. North of this property at 1306-1310 Gregory Street is a small group of substantial reflecting styled houses the important developments after the subdivision of this land in 1906. However, the greatest volume of house building in the area occurred during the interwar period. In particular, the subdivision of 9 allotments in "McLeod's Block" fronting the east side of Dowling Street in 1929 was applauded by the City of Ballarat at the time. The construction of 6 interwar Bungalows at 2-10 Dowling Street and 1215 Gregory Street by Collins and Pinney witnessed a bold entrepreneurial development by these local builders, pre-dating the more well-known and publicized Ideal Homes Exhibition in Colpin Avenue of 1933 of well designed interwar Bungalow dwellings constructed by the same builders, Collins and Pinney and other local builders. "McLeod's Block" development was supplemented by the building of two substantial interwar English Domestic Revival styled dwellings at 344 and 346 Wendouree Parade designed by Richards Coburn and Richards and built by L. Ludbrook and Sons between 1929 and 1931, together with the two large brick dwellings at 336 and 340 Wendouree Parade in the 1940s. Other interwar Bungalows fronting Wendouree Parade and Gregory Street were also constructed in the 1930s and 1940s.

The Dowling Street Heritage Precinct is **architecturally** significant at a **LOCAL** level (AHC D.2, E.1). It demonstrates original and early design qualities in its diverse collection of 19th and early 20th century dwellings and interwar Bungalows. These significant dwellings constitute 62% of the building stock in the area. The earliest surviving dwellings at 3 and 7 Dowling Street are largely Late Victorian and Edwardian in design, with hipped and gabled roof forms, asymmetrical and detached compositions timber construction (wall cladding and window frames) and slate and galvanized corrugated steel roof cladding. These dwellings were originally situated on larger allotments. Federation design qualities in the area is especially reflected in the dwellings at 1306, 1308 and 1310 Gregory Street. The intact qualities include the single storey, detached

and asymmetrical compositions, hipped, gambrel and gable roof forms clad in galvanized corrugated steel, brick and timber weatherboard wall construction, timber framed double hung and casement windows arranged singularly or in banks, decorative gable infill, return or front verandahs and the prominent brick chimneys. Of particular architectural significance for the area is the interwar Bungalows fronting Dowling Street, Wendouree Parade and Gregory Street (south side). development by Collins and Pinney is especially reflected in the dwellings on the east side of Dowling Street, dwelling at 1215 Gregory Street and the more substantial interwar English Domestic Revival styled dwellings at 344 and 346 Wendouree Parade, with their detached and asymmetrical compositions, jerkin head, hipped and gabled roof forms, front verandahs, face or rendered brick chimneys, broad eaves (including those with exposed timber rafters), timber framed double hung windows, face and rendered brick and timber weatherboard wall construction and tiled and galvanized corrugated steel roof cladding. The other interwar Bungalows and the few notable postwar Bungalows in the area have architectural significance for similar design qualities. Throughout the precinct is a lack of forward projecting and dominant garages and carports. The recessive nature of these structures, allowing the dwellings to dominate, also contributes to the architectural significance of the area.

The Dowling Street Heritage Precinct is aesthetically significant at a LOCAL level (AHC D.2, E.1). The area has contextually important visual qualities as a result of the diverse subdivisional eras and subsequent varying allotment sizes with large and smaller sized landscaped private gardens (some with mature exotic trees), and the public landscapes. These latter qualities are especially identified in the wide grassed nature strips, mature street trees including the Claret Ash and Elms in Dowling Street, Claret Ash, Elm and Plane trees in Gregory Street and large canopies of exotics on the west side of Martin Avenue. The open bluestone spoon drains in Dowling Street, concrete kerbs and wide channels in Gregory Street and the grassed and graveled road verges also contribute to the public landscape qualities of the area, as do the views to Lake Wendouree from Wendouree Parade, Dowling Street, Martin Avenue and Gregory Street (from the Dowling Street intersection). The front fences that have been designed to complement the style and construction of the dwellings as especially identified in Dowling Street further help to reflect the aesthetic significance of the area.

The Dowling Street Heritage Precinct is **historically** significant at a **LOCAL** level (AHC A.2, H.1). The area has associations with diverse land sales and subdivision and building developments in the 19th and early 20th centuries and during the interwar period. The first land in the area was sold to D. Harris in May 1854 and included 7 acres and 2 roods bound by Dowling Street, Gregory Street and Wendouree Parade. It was thirty years later before further land sales took place on the west side of Dowling Street in 1884. These allotments were purchased by M. Kilmartin and M.E. Hassell, although Hassell had constructed a dwelling on the north-west corner of Dowling Street and Wendouree Parade by 1882. Gregory Street formed the municipal boundary in the early years. Land was also sold in May 1854, with Sydney Penny's residence having been built at the corner of Gregory and Dowling Streets by 1904. A subdivision of the large allotment in 1906 witnessed the construction of three Federation styled houses. The Dowling Street Heritage Precinct is

especially associated with residential developments during the interwar period, particularly on the large block of land first owned by D. Harris. In 1929, a nine-lot subdivision of "McLeod's Block" that mainly fronted the east side of Dowling Street (including the extant dwellings at 2, 4, 6, 8 and 10 Dowling Street and 1215 Gregory Street) soon brought about a collection of well-design interwar Bungalows built by Collins and Pinney, local builders that was applauded by the Mayor of the City of Ballarat. This small but bold early entrepreneurial development appears to have been the catalyst for further house building in the area in the 1930s and 1940s, including the substantial Bungalows at 344 and 346 Wendouree Parade designed by Richards, Coburn and Richards and built by G. Ludbrook.

Overall, the Dowling 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 Dowling 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 Dowling 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.

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

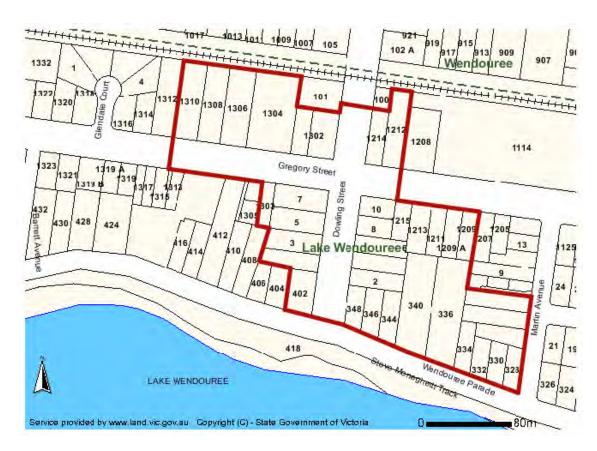
The historical development of the Dowling Street Heritage precinct and the diversity of land subdivisions and house construction in the 19th and early 20th centuries and particularly in the interwar period have been clearly documented. From the earliest land sales in 1854 and 1884, to house building in the Federation period on the northern side of Gregory Street, to the major house building of the interwar period, intact and significant physical fabric also reflects the evolution of the area. Particular emphasis has been given to the interwar housing developments, given that it was during this period when the most substantial number of houses and therefore the most dramatic change in the aesthetic amenity of the area occurred. The subdivision of "McLeod's Block" in 1929 brought with its associations with one of Ballarat's most entrepreneurial building firms for the period, Collins and Pinney. This small speculative development of interwar Bungalow house construction on the east side of Dowling Street (and fronting Gregory Street and Wendouree Parade) was the precursor to the more well-known and publicized development of interwar Bungalow building known as the Ideal Homes Exhibition of 1933 in Colpin Avenue. It appears to have been the success of the "McLeod's Block" development that led to similar and larger-scaled, well-designed and constructed Bungalows in Colpin Avenue. Contextually more importantly, it may have been the "McLeod's Block" housing development that was the catalyst for further interwar Bungalow house building in the precinct.

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 characteristic diversity of the area in allotment size and house style reflects the important phases of house building in Dowling Street. The high quality of construction is reflected in the extant Late Victorian, Federation and interwar Bungalows in the area. This diversity and contextually high design quality demonstrates the importance of the area as a place to reside – whether beside Lake Wendouree in Wendouree Parade or in the tree-lined streets of Gregory Street and Dowling Street, with its collection of notable interwar Bungalows (a number of matching fence design and construction) that was applauded by the Mayor of the City of Ballarat at the time of proposed building development in 1929. The few Late Victorian styled dwellings and Federation styled houses are a physical legacy of the changing land uses in the area and design techniques in the 19th and early 20th centuries. Community consultation has indicated that the dwellings, street trees and engineering infrastructure are valued by some members of the local community.

Appendix 2.1: Dowling Street Heritage Precinct Map



Dowling Street Heritage Precinct Map

Appendix 2.2: Dowling Street Precinct Historical Figures

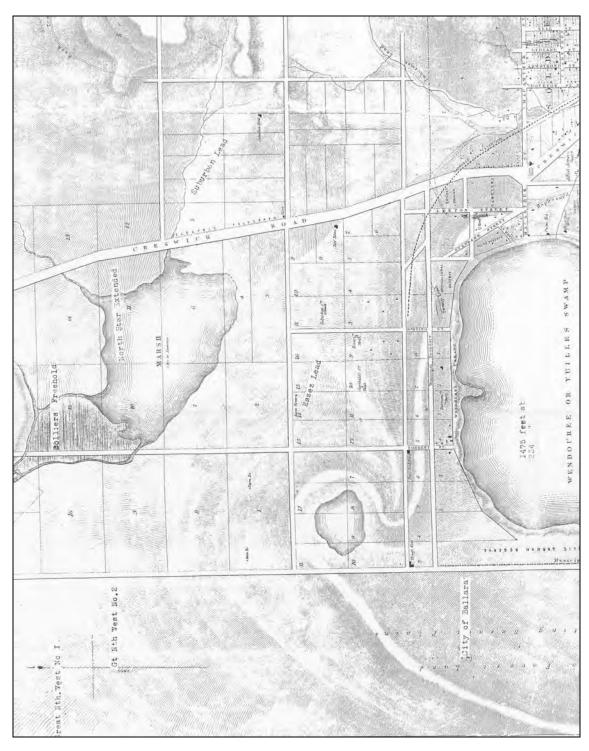


Figure 2.01: Portion of map of Ballarat, J Brache, October 21, 1861, showing Yuille's Swamp (Lake Wendouree), Public Garden Reserve, leads and shafts north of the lake, Gregory Street (Municipal Boundary), Agricultural Reserve, and Cricket Ground. Source: City of Ballarat.

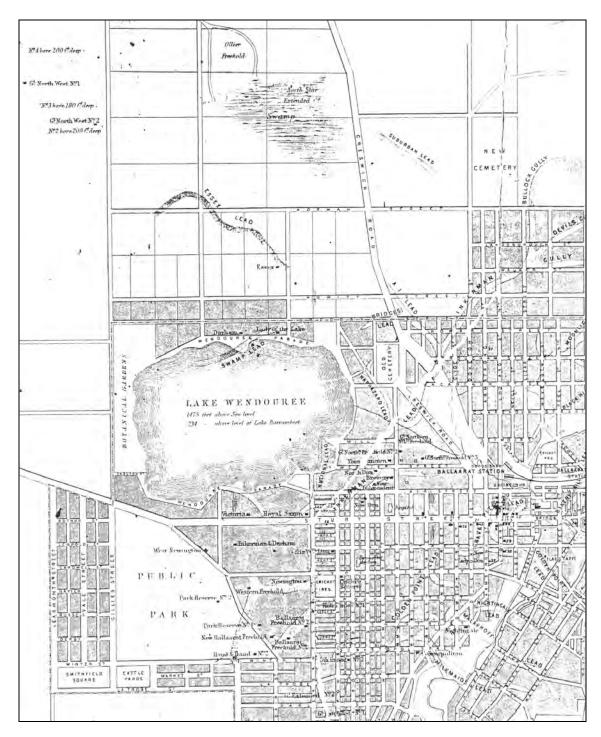


Figure 2.02: Portion of *Map of Ballaarat and Sebastopol*, compiled and engraved from official and original mining surveys by John L Ross, 1868, showing Lake Wendouree, Botanical Gardens, Gregory Street (Municipal Boundary), and leads and shafts north of the lake. Source: City of Ballarat.



Figure 2.03: Portion of *Niven's Mining Map of Ballaarat*, compiled from Government Plans and the most recent surveys of the district mining 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.

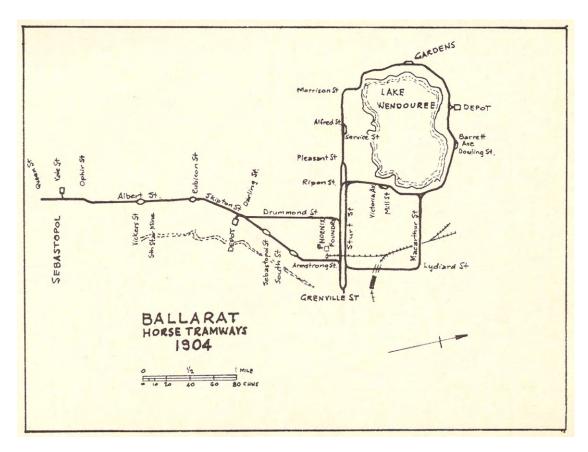


Figure 2.04: Ballarat Horse Tramways, 1904, showing depot and tram stop north of Lake Wendouree. Source: The Ballarat Tramways: An Illustrated History, p. 8.

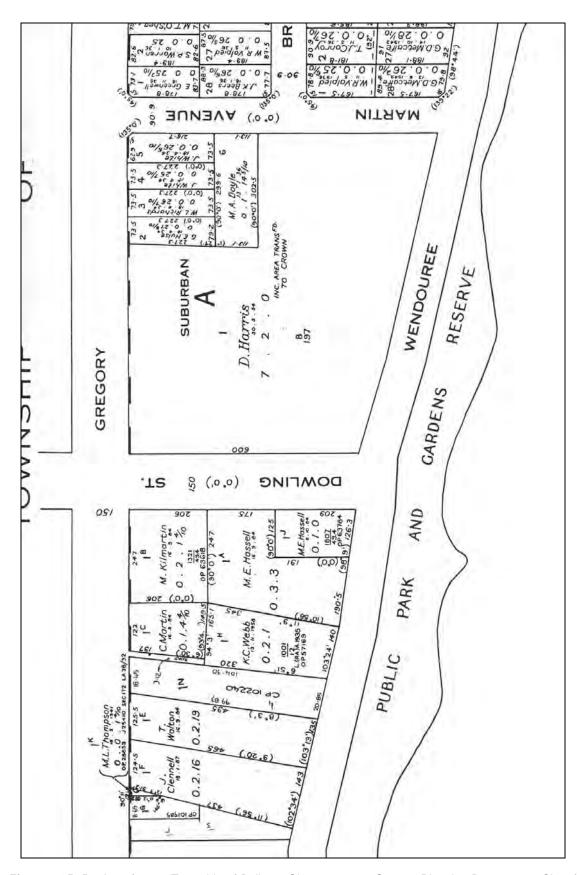


Figure 2.05: Portion of map, *Township of Ballarat, Sheet 2*, 1964. Source: Planning Department, City of Ballarat.

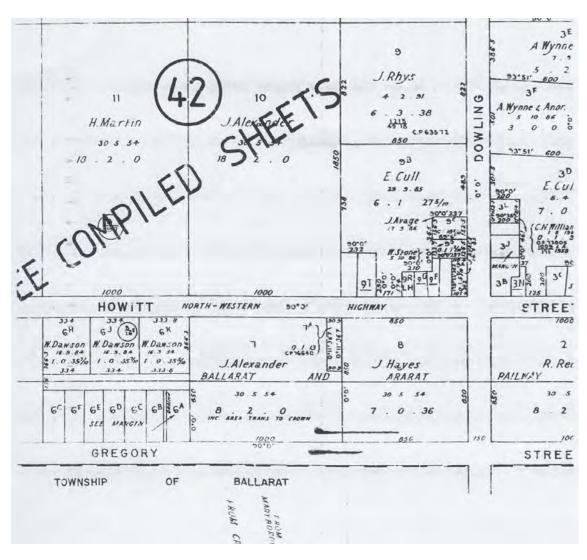


Figure 2.06: Portion of plan of Township of Ballarat North, County of Grenville, n.d. Source: Lands Office, Melbourne.

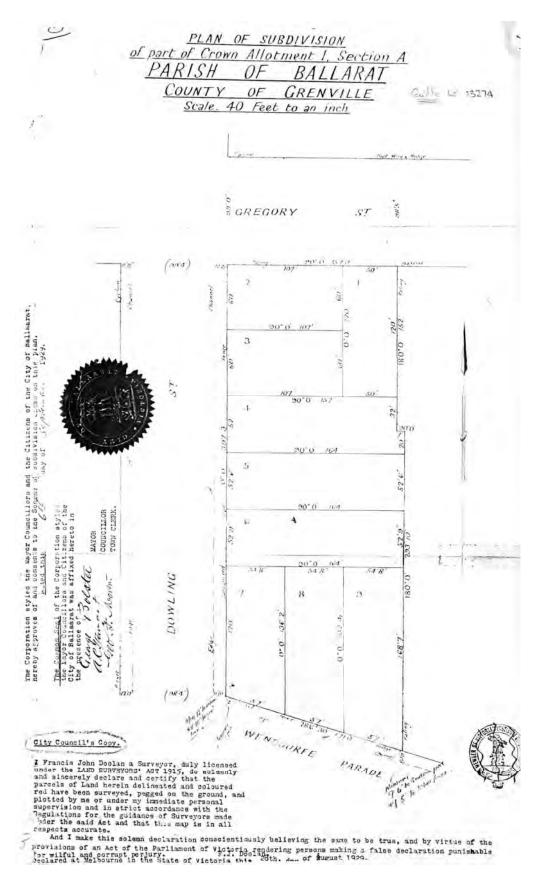


Figure 2.07: Portion of plan of Country of Grenville, City of Ballarat (LP13274), 6 September 1929, showing subdivision of MacLeod's block. Source: Planning Department, City of Ballarat, ref. 3.

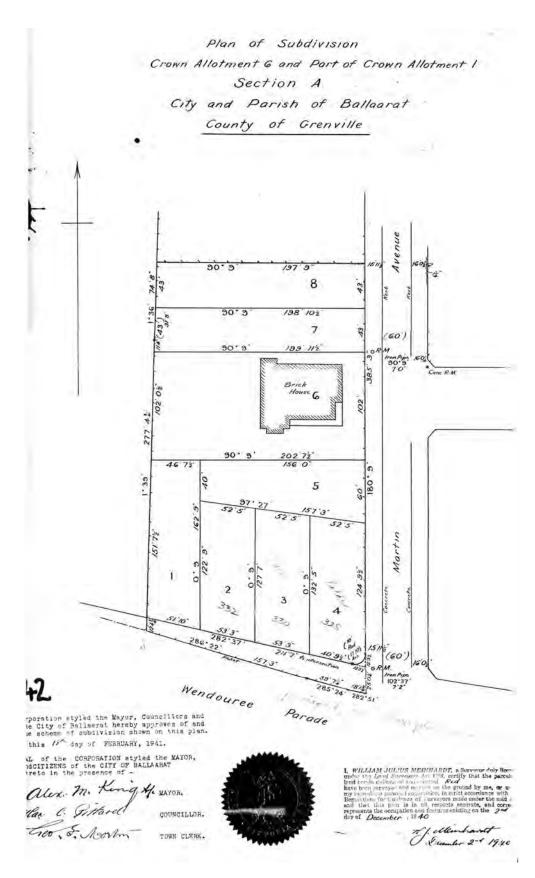


Figure 2.08: LP16147, Plan of Subdivision, 18 February 1941, showing the subdivision of 8 allotments, including the large brick house that once fronted onto Wendouree Parade. Source: Planning Department, City of Ballarat.

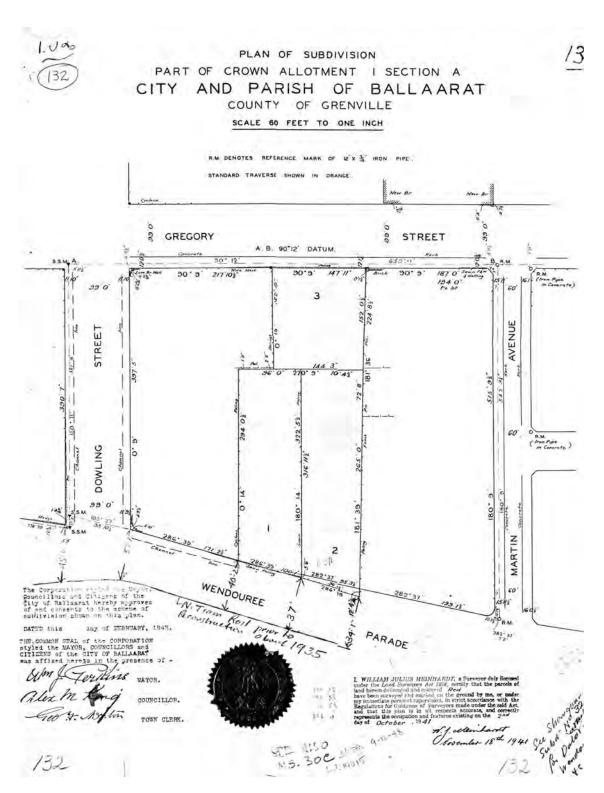


Figure 2.09: LP19015, Plan of Subdivision, February 1942. Source: Planning Department, City of Ballarat, ref. 132.

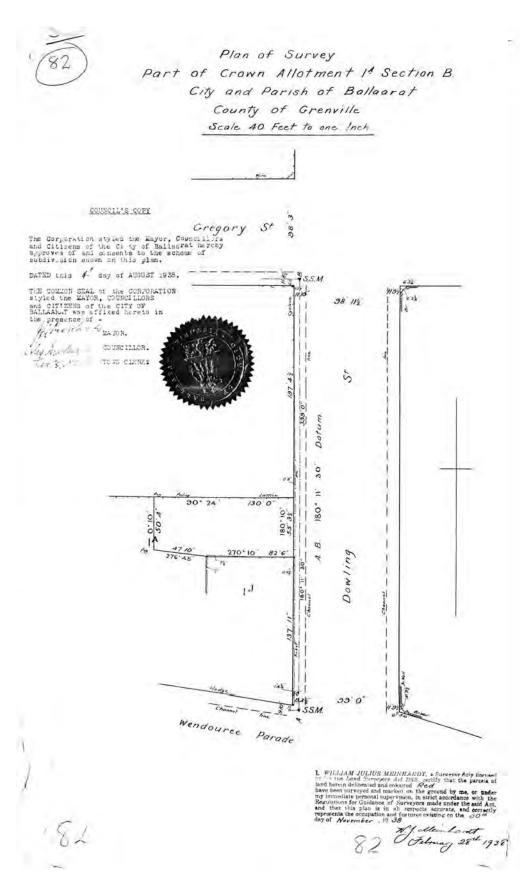


Figure 2.10: Portion of plan of City of Ballarat, Country of Grenville, 4 August 1938. Source: Planning Department, City of Ballarat.

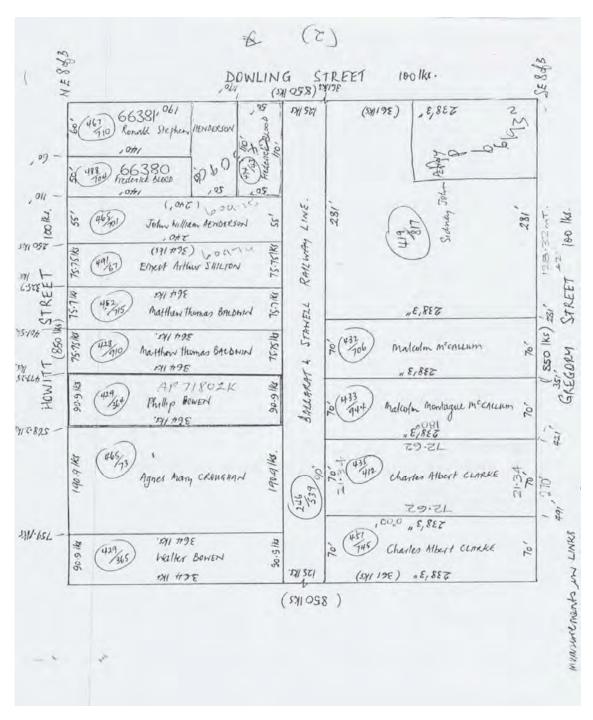


Figure 2.11: William Titherirdge & Charles William Growcott, Plan of Subdivision, allotment 8 section B, 27 August 1906. Source: Titles Office, Melbourne.

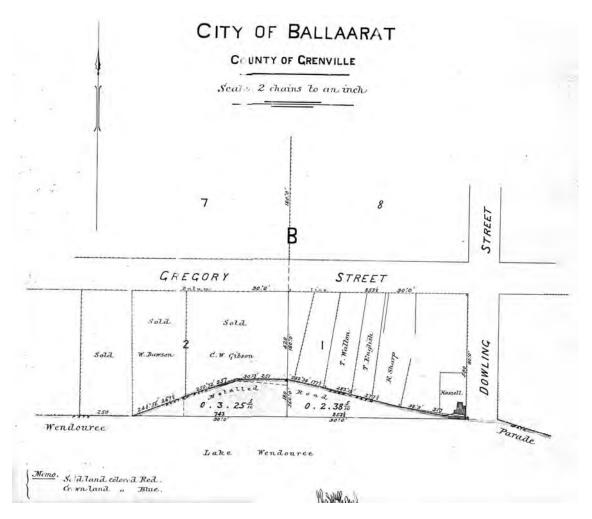


Figure 2.12: Portion of Map, City of Ballarat, County of Grenville, 1882. Note the outline of Hassell's dwelling at the corner of Wendouree Parade & Dowling Street. Source: Planning Department, City of Ballarat.

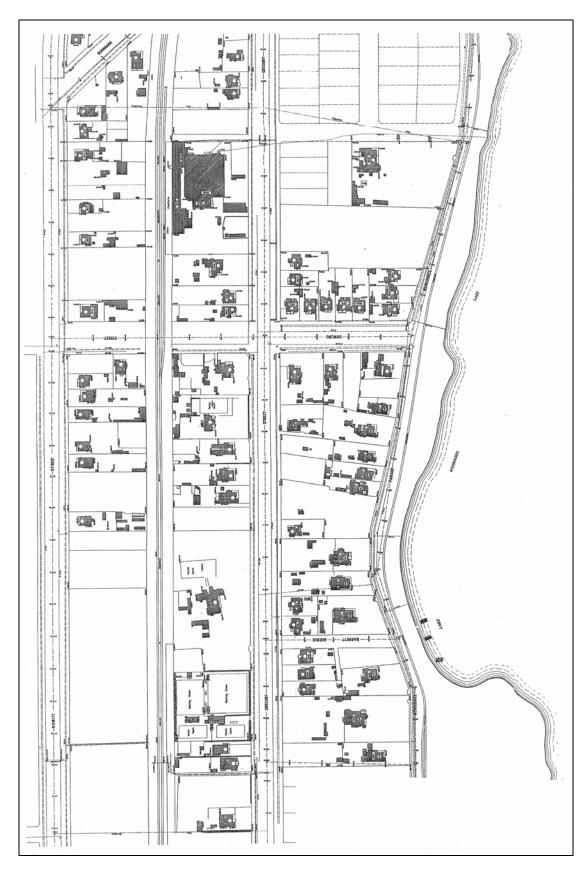


Figure 2.13: Ballarat Sewerage Authority Plan, 29 October 1934. Source: Wendy Jacobs.

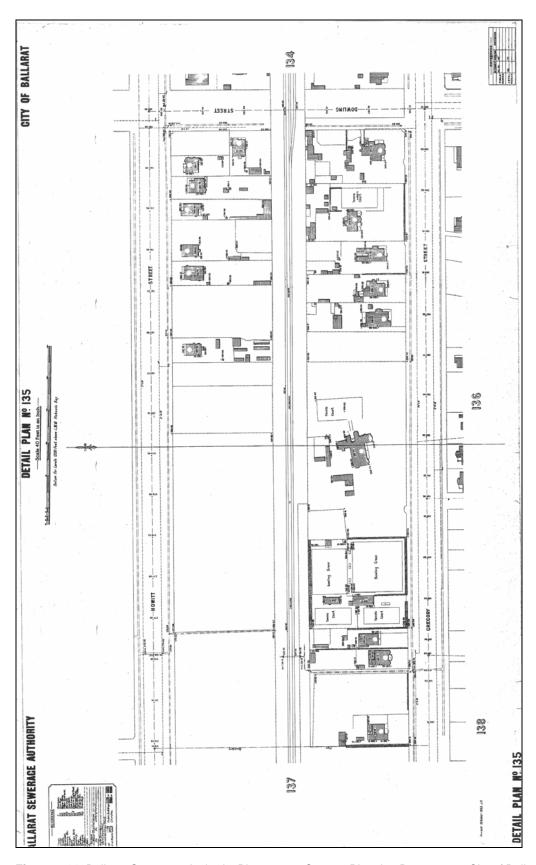


Figure 2.14: Ballarat Sewerage Authority Plan, 1933. Source: Planning Department, City of Ballarat.

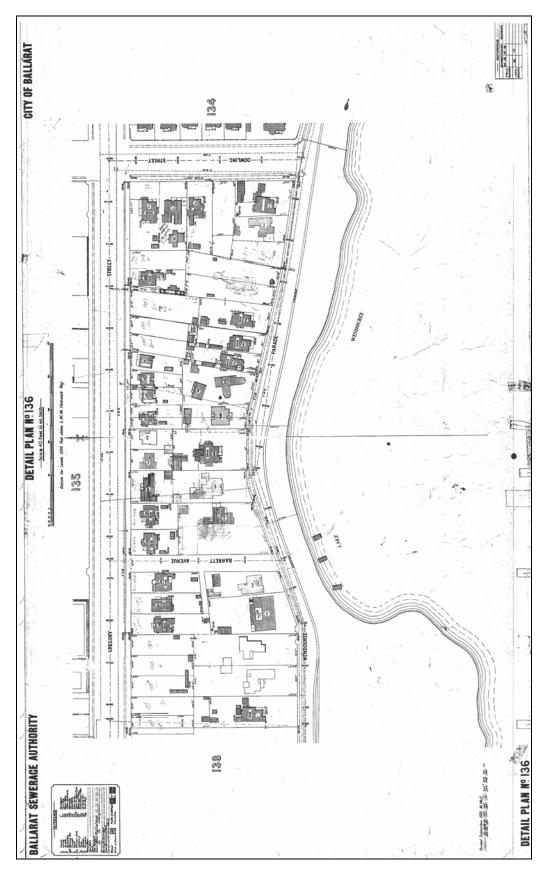


Figure 2.15: Ballarat Sewerage Authority Plan, 1933. Source: Planning Department, City of Ballarat.

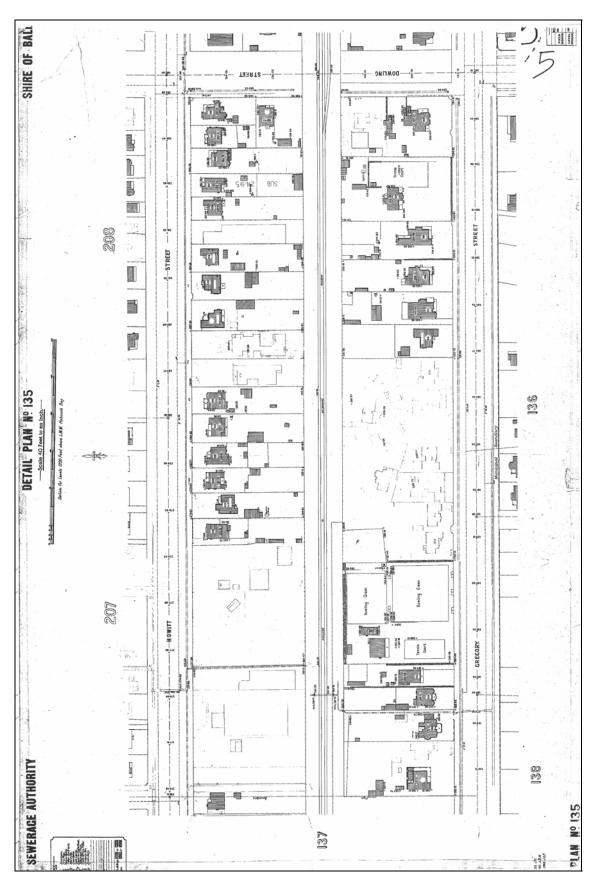


Figure 2.16: Ballarat Sewerage Authority Plan, 1940. Source: Planning Department, City of Ballarat.

Appendix 2.3: Contemporary Photographs



Photo 3.01: Single storey interwar Bungalow styled dwelling with attic, 6 Dowling Street.



Photo 3.03: Single storey interwar Bungalow styled dwelling with recessive two storey additions, 8 Dowling Street.



Photo 3.05: Federation styled dwelling, 1306 Gregory Street.



Photo 3.07: Substantial interwar Bungalow styled dwelling, 344 Wendouree Parade.



Photo 3.02: Two storey interwar dwelling, 340 Wendouree Parade.



Photo 3.04: Victorian styled dwelling, 7 Dowling Street.



Photo 3.06: Federation styled dwelling, 1308 Gregory Street.



Photo 3.08: Substantial interwar Bungalow styled dwelling, 346 Wendouree Parade.



Photo 3.09: Transitional interwar & postwar Bungalow styled dwelling, 332 Wendouree Parade.



Photo 3.11: Postwar dwelling, 3 Martin Avenue.



Photo 3.13: Surviving timber fence post to original woven wire fence, 1306 Gregory Street.



Photo 3.15: Streetscape view of Gregory Street (from Dowling Street intersection) looking west showing mixed exotic street trees (Claret Ashes, Planes and Elms).



Photo 3.10: Interwar Waterfall styled dwelling, 330 Wendouree Parade.



Photo 3.12: Early solid brick and rendered front fence to interwar Californian Bungalow styled dwelling, 10 Dowling Street.



Photo 3.14: Streetscape view of Dowling Street (looking south towards Lake Wendouree), showing street trees of Claret Ash and Elms.



Photo 3.16: Canopies of Oak trees in Martin Avenue looking south towards Lake Wendouree.

Appendix 2.4: Catalogue of Places

ld	Place Name		Address	Ex	isting HO Era	Proposed Heritage Precinc	t Proposed Status	Photo
0227	House	1	Dowling Street	Cake Wendouree Other Notes	Postwar Notable Fabric	Dowling Street (HO) Fence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☑ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 110305-033	
0228	House	2	Dowling Street	Notes Rendered bri	Interwar Notable Fabric F ick front fence having ope appear to have been intro		☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 110305-032	
0229	House	3	Dowling Street		Notable Fabric Fabric F	Dowling Street (HO) Fence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 110305-034	
0230	House	4	Dowling Street	Lake Wendouree Other Notes	Interwar Notable Fabric	Dowling Street (HO) Fence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 110305-031	
0231	House	5	Dowling Street	Lake Wendouree Other Notes	Interwar Notable Fabric ☐ F	Dowling Street (HO) Fence Trees	 Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 110305-035 	

ld	Place Name		Address		Existing HO	Era Pro	posed Heritage Precinct	Proposed Status	Photo
0232	House	6	Dowling Street		In her Notable Fabri lid face brick front fer		Dowling Street (HO) Trees	 Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 110305-030 	
0233	House	7	Dowling Street	Notes Mature	19th her Notable Fabri cypress hedge along hetic introduced timbe	Gregory Street		Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 110305-036,037	
0234	House	8	Dowling Street		In her Notable Fabri lid face brick front fer		Dowling Street (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 110305-029	
0235	House	10	Dowling Street		In her Notable Fabri lid face and rendered		Dowling Street (HO) Trees e.	 Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 110305-028 	
0166	House	100	Dowling Street	Lake Wendouree Ot Notes	ln her Notable Fabri	terwar ic Fence	Dowling Street (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 110305-014	

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ld	Place Name	Address	Exi	isting HO Era	Proposed Heritage Precinct	Proposed Status	Photo
0165	House	101 Dowling Street	Lake Wendouree Other Notes	Postwar Notable Fabric	Dowling Street (HO) Fence	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 110305-013	
0103	Vacant	1209 Gregory Street	Lake Wendouree Other Notes	Notable Fabric	Dowling Street (HO) Fence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☑ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No.	
0104	House	1209A Gregory Street	Cake Wendouree Other Notes Early solid factors		Dowling Street (HO) Fence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 110305-024	
0105	House	1211 Gregory Street	Lake Wendouree Other Notes	Interwar Notable Fabric	Dowling Street (HO) Fence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 110305-025	
0079	House	1212 Gregory Street	Lake Wendouree Other Notes	Interwar Notable Fabric ☐ F	Dowling Street (HO) Fence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 110305-020	

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ld	Place Name		Address		Existing HO	Era P	roposed Heritage Precinct	Proposed Status	Photo
0106	House	1213	Gregory Street	Lake Wendouree Othe	er Notable Fa	Interwar abric Fenc	Dowling Street (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 110305-026	
0078	House	1214	Gregory Street	Lake Wendouree Othe	er Notable Fa	Interwar abric Fenc	Dowling Street (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 110305-016-015	
0107	House	1215	Gregory Street	Lake Wendouree Othe	er Notable Fa	Interwar abric Fenc	Dowling Street (HO) e	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 110305-027	
0077	House	1302	Gregory Street		er Notable Fa	Interwar abric Fence capped timber pic		 Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 110305-012-011 	
0076	House	1304	Gregory Street		er Notable Fa	Interwar abric Fence side & mature ex		 Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 110305-008-010 	

ld	Place Name		Address		Existing HO	Era	Prop	osed Heritage Precinct	Proposed Status	Photo
0075	House	1306	Gregory Street		Other Notable Early timber fence pos Mature cypress hedge	t at side (at fro	Fence	Dowling Street (HO) Trees	Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 110305-005-007	
0074	House	1308	Gregory Street	Lake Wend	Other Notable Sympathetic introduce	1 45110	Fence	Dowling Street (HO) Trees fence	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 110305-004	
0073	House	1310	Gregory Street	Lake Wend	Other Notable Sympathetic introduce	1 45110	Fence	Dowling Street (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 110305-001-003	
0236	House	1	Martin Avenue	Lake Wend	louree Other Notable Demolished as of early	1 45110	Fence	Dowling Street (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-120	
0237	House	3	Martin Avenue	Lake Wend	louree Other Notable	Postwar Fabric	Fence	Dowling Street (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-119	

ld	Place Name		Address		Existing	g HO Era	a Proj	oosed Heritage Precinct	Proposed Status	Photo
0238	House	5	Martin Avenue	Lake Wer	ndouree Other Nota	Late 20th Cer	ntury/Recent	Dowling Street (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☑ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-118	
0294	House	328	Wendouree Parade	Lake Wer	Other Nota		Fence	Dowling Street (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-146	
0295	House	330	Wendouree Parade					Dowling Street (HO) Trees , and bays of	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-147	
0296	House	332	Wendouree Parade	Lake Wer				Dowling Street (HO) Trees , and bays of	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-148	
0297	House	334	Wendouree Parade	Lake Wer	Other Nota Early front fence wopen trussed steel	vith face brick		Dowling Street (HO) Trees , and bays of	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-149	

ld	Place Name		Address		Existing HO	Era	Proposed Heritage Precinc	Proposed Status	Photo
0298	House	336	Wendouree Parade		ner Notable Fa	Interwar abric Fer	Dowling Street (HO) nce	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-150	
0299	House	340	Wendouree Parade		ner Notable Fa	Interwar abric Fer	Dowling Street (HO) nce Trees	 Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-152 	
0300	House	344	Wendouree Parade	Oth	ner Notable Fa		Dowling Street (HO) nce	 Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-153-154 	
0301	House	346	Wendouree Parade	Oth Notes Early fac		ce articulated wi	Dowling Street (HO) nce Trees ith projecting piers. have been introduced.	 Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-155 	
0302	House	348	Wendouree Parade		ner Notable Fa	Postwar abric Fer	Dowling Street (HO) nce Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-156	

Place Name Address Existing HO Era Proposed Heritage Precinct Proposed Status Photo		• •							_		•
Other Notable Fabric Other Notable Fabric Other Notable Fabric Fence Trees Not Significant within a Precinct (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO)	ld	Place Name		Address	Exis	sting HO	Era	Propo	sed Heritage Precinct	Proposed Status	Photo
	0303	House	402	ſ						☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO)	

Appendix 2.5: Dowling Street Table of Building Construction Dates & Occupiers

2.5 Dowling Street 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 and various Directories. Due to the renumbering of places in c. 1906, 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 / 1920 / 1934 Directories	1941 Directory	1946 Directory	1956 Directory
Dowling Street - East Side (RHS)	2	2/6/1930 Builder - Collins & Pinney Description - Four Brick residences, tile roofs	WALTER, Mrs Ida (1934)	WALTER, Mrs Ida	WALTER, Mrs Ida	WALTER, Mrs Ida
	4	2/6/1930 Builder - Collins & Pinney Description - Four Brick residences, tile roofs 23/3/1960 Builder - Chambers, G & W Description - additions to residence Owner - Hollway, J N Price - £115 12/4/1961 Builder - Chambers, G & W Description - additions to residence Owner - Hollway, J N 24/6/1963 Builder - Chambers, G & W Description - alterations to residence (New Room Roof Patio) Owner - Holloway, J Price - £192 (addns) & £100 (alts)	HOLLOWAY, John (1934)	HOLLOWAY, John	HOLLOWAY, John	HOLLWAY, John

Street	Street No	Building Permit Book	1904 / 1920 / 1934 Directories	1941 Directory	1946 Directory	1956 Directory
	6	2/6/1930 Builder - Collins & Pinney Description - Four Brick residences, tile roofs	SELLWOOD, Thos (1934)	SELLWOOD, Mrs Caroline	SELLWOOD, Mrs Caroline	GRILLS, Mrs M A
		Builder – Lazanyi, R Description – construct internal alterations to residence Owner – Lazanyi, R & L				
		21/11/1985 Builder – not known Description – additions & alterations to residence Owner – Lazanyi, R & L				
		29/9/1992 Builder – Jones, P Description – construct additions / alterations to dwelling Owner – Lazanyi, R				
	8	2/6/1930 Builder - Collins & Pinney Description - Four Brick residences, tile roofs	Vacant (1934)	CROSBIE, Finlay J	LAMBERT, Austin E	MOVERLEY, Arth D
		21/10/1885 Builder – Alexander, M Description – construct alterations and additions to residence Owner – Crosie, P				
	10	2/6/1930 Builder - Collins & Pinney Description - New weatherboard residence, iron roof	THOMPSON, Chas (1934)	THOMPSON, Chas	DAVIS, Horace V	DAVIS, Horace V
		4/1/1980 Builder – Grandison				

Street	Street No	Building Permit Book	1904 / 1920 / 1934 Directories	1941 Directory	1946 Directory	1956 Directory
		Description – paling fence to portion of Gregory Street Owner – Grandison, Alex & Anne				
		17/11/1983 Builder – Hucker, G Description – construct alterations / additions to residence Owner – Grandison, A & A				
		17/12/1985 Builder – not known Description – construct alterations to existing residence Owner – Grandison, A E & A M				
Dowling Street - West Side	1	12/12/1937 Builder - Richardson, L.H. Description - Weather Board Owner - Brethand, Mr Price - £650		Brethand, Douglas	McCOY, Geo L	McCOY, Geo L
		11/3/1902 Builder – Williams Description - Weatherboard removal and additions Owner - Hamer, W.	HAMER, Wm "Chunal", picture framer (1904 & 1920)			
	3	29/10/1901 Builder - Hassell, F. Architect - Hassell, F. Description - Weather Board additions	HASSELL, Frank, carpenter (1904, 1920 & 1934)	HASSELL, Frank	HASSELL, Frank	DIGNAN, Jno J

Street	Street No	Building Permit Book	1904 / 1920 / 1934 Directories	1941 Directory	1946 Directory	1956 Directory
		Owner - Hassell, F. 13/4/1948 Builder – Chambers, G & W Description – additional room & alterations to kitchenette Owner – Hollway, J N 10/4/1953 Builder – Sherritt, R W Description – alterations & additions to timber residence Owner – Lorensini, R W 16/11/1972 Builder – Numclad Home Improvements Description – re-clad exterior walls of residence Owner – Rudullic, Mr & Mrs P 22/3/1974 Builder – Talbot, W A Description – affix new aluminium tiles over existing roof to residence Owner – Rudulis, Mr P & Mrs Z				
	5	3/6/1938 Builder - Gallagher and Mason Description - Expanded Metal/Plaster Owner - Robinson, J.V. 27/9/1945 Builder – Robertson, J V Description – sleepout Owner – Robertson, J V 4/5/1953 Builder – Evans, M J Description – timber framed sleep out		ROBERTSON, Jas	ROBERTSON, Jas	ROBERTSON, Jas

Street	Street No	Building Permit Book	1904 / 1920 / 1934 Directories	1941 Directory	1946 Directory	1956 Directory
		Owner – Robertson, J V Price - £200				
		15/3/1962 Builder – Gudgeon, W S & Sons Description – add room to residence Owner – Robertson, J V				
		29/7/1968 Builder – Gudgeon, W S & Sons Description – alterations to residence & new car port Owner – Robertson, J V Price - £216				
		8/2/1985 Builder – Steel Crest Garages Description – construct garage to residence Owner – Walton, J & B				
		20/5/1985 Builder – Walton, J & B Description – additions to existing timber dwelling Owner – Walton, J & B				
	7	Did this property previously have an address in Gregory Street? See Gregory Street south side, west of Dowling Street Early 20th Century	PETCHELL, Fred (1934)	FORD, Jas	FORD, Jas	BELL, J C
Gregory Street - North Side (RHS)			PALMER, Alfred M (1920)			
Street Numbers from 1941			BERRIMAN, John (1920)			
	1212	Post War		COLLINS, Michl		COLLINS, Michl

Street	Street No	Building Permit Book	1904 / 1920 / 1934 Directories	1941 Directory	1946 Directory	1956 Directory
	1214	Interwar		WOOD, Benjn J		WOOD, Benjn J
Dowling Street intersection						
			PENNY, Sydney J, nurseryman (1904)			
			BARRETT, Hugh S (Cooroona) (1904)			
	1300-1302	Interwar	LAWRIE, Jno R (1920)	LAWRIE John R		LAWRIE, John R
	1304	c.1918	WHITE, Hilton (1920)	WHITE, Hilton		FEARY, J K
	1306	Early 20th Century	BROWN, Dodwell J (1920)	BROWN, Dodwell J		WEJDAT, F
	1308	c.1910	McCALLUM, Malcolm M (1906)	HANRAHAN, Gerald		HULLICK, Nrmn M
	1310	c.1906	CLARK, Charles A (1906)	GUIDER, Alfred C		GOODGER, Mrs E
			DALE, Capt Frank J (1920)			
Gregory Street - South Side (LHS)	1209	5/11/1947 Builder – subcontract Description – Timber & exp metal residence (tile) Owner – Roddis, Nita M	Part of 336/340 Wendouree Parade Title until Subdivision after 1949			RONALDSON, P J
Street Numbers from 1941	1209a	Post War 10/12/1947 Builder – Roddis, W G & Coy Description – brick veneer residence (tile) Owner – Johnson, K L	Part of 336/340 Wendouree Parade Title until Subdivision after 1949			JOHNSON, Mrs Keith
	1211	Post War 23/1/1947 Builder - ? Description – Timber framed residence (WB) Owner – Mason, Eileen	Part of 336/340 Wendouree Parade Title until Subdivision after 1949			MASON, Mrs Eileen

Street	Street No	Building Permit Book	1904 / 1920 / 1934 Directories	1941 Directory	1946 Directory	1956 Directory
		27/5/1965 Builder – Restyle Aluminium P/L Description – re-clad exterior walls of residence Owner – Mason, Mrs E				
	1213	Interwar 7/3/1967 Builder – Chambers, G & W Description – add room to residence Owner – Kelsall, A G Price - £210 22/6/1967 Builder – Chambers, G & W Description – internal toilet to residence Owner – Kelsall, A G	Part of 336/340 Wendouree Parade Title until transfer 7 February 1933 to PASCOE, Herbert Leslie Herbert PASCOE Maltster 1933-34 Rate Book Weatherboard house	LYONS, Witr		KELSALL, Arth G
	1215	10/9/1929 Builder - Pinney & Collins Description - Weather Board Owner - Coutts, J		COUTTS, Jno		FLEMING, Mrs A M
Dowling Street intersection						
	1xxx ?		HAWKINS, Jas V (1920)			
			YOUNG, Geo, groom (1904)			
			WALKER, Wm D, clerk (1904)			
	1303	30/11/1937 Builder - Quayle, D.S. Description - Weather Board Owner - Rowe, N. Price -£480		ROWE, Norman W		ROWE, Norman W

Street	Street No	Building Permit Book	1904 / 1920 / 1934 Directories	1941 Directory	1946 Directory	1956 Directory
Martin Avenue - West Side	1	8/8/1946 Builder – Nicholson, A W Description – brick veneer residence (tile) Owner – Zachariah, Sister 8/11/1951 Builder – Roddis, W C & Co Description – brick garage (imp iron) Owner – Zachariah, E				ZACHARIAH, Miss Margt
	3	11/1/1950 Builder – Dowsing, A Description – brick veneer residence (tile) Owner – Shorten, G 8/3/1951 Builder – Dowsing, A Description – additions to brick veneer residence to form 2 flats Owner – Shorten, G 12/9/1952 Builder – Blackburn, J Description – timber framed garage Owner – Shorten, G W 23/11/1988 Builder – Doherty, G Description – construct alterations to existing dwelling Owner – Newland, I 11/5/1990 Builder – Newland, Mr Description – construct additions to dwelling & caport Owner – Newland, Mr/s 20/9/1993				SHORTEN, G W

Street	Street No	Building Permit Book	1904 / 1920 / 1934 Directories	1941 Directory	1946 Directory	1956 Directory
		Builder – Doherty, G Description – construct garage Owner – Newland, I & D				
	5	18/9/1967 Builder – Trahar, W B Description – brick veneer part of residence, replace windows Owner – Lucas, K				LUCAS, K R
Wendouree Parade - North Side	328	30/8/1945 Builder – Roddis, A C Description – brick veneer residence (tile) Owner – Roddis, A C 29/8/1949				RODDIS, Arth C
		Builder – Roddis, A C Description – brick veneer extension to residence Owner – Roddis, A C Demolished 2005				
	330	21/5/1941 Builder - Nicholson, A.W. Description - Brick Veneer Owner - Faull, A. Price - £1100				FAULL, Alan T
		25/10/1946 Builder – Nicholson, A W Description – additions to residence Owner – Faull, A				
		25/5/1955 Builder – Weir, S J Pty Ltd Description – additions to residence brick playroom & woodshed Owner – Faull, A T				

Street	Street No	Building Permit Book	1904 / 1920 / 1934 Directories	1941 Directory	1946 Directory	1956 Directory
		Price - £520				
	332	15/8/1941 Builder - Harrington, D.J. Description - Brick Veneer Owner - Ellis, Mrs E.M. Price - £900 6/1/1948 Builder - Bevan, N Description - additions - bedroom Owner - Ellis, E M				ELLIS, Mrs E
	334	6/10/1941 Builder - Nicholson, A.W. Description – Brick Owner - Lancashire, R. Price - £850 The dwelling does not appear to have been constructed in 1941.	1941-41 Rate Book Land 1951-52 Rate Book Land Possibly built after 1951-52 and before 1956			LANCASHIRE, V
	336 (also referred to as 338)	8/1/1947 Builder – Bond, F A Description – brick residence (tile) Owner – Morshead, W R 13/10/1949 Builder – Bond, F A Description – alterations & additions to brick residence Owner – Morshead, W R 29/4/1954 Builder – Bond, F A Description – alterations and additions to brick residence Owner – Morshead, W R				MORSHEAD, Wm junr

Street No.	Building Permit Book	1904 / 1920 / 1934 Directories	1941 Directory	1946 Directory	1956 Directory
	Price - £2030				
(306 in 1920)		TYLER, James (The Pines), draper (1904 & 1920)			
(306 in 1920)		MOLLOY, Arthur (1920)			
336		Part of 340 Wendouree Parade Title until transfer to Charles Irvine MOLLOY (Title 12 May 1949) Plan of Subdivision - 1942			
340	25/2/1958 Builder – Weir, S J Description – additions to brick veneer residence and alterations Owner – Jens, D J Price - £1100 and £300	First Title includes: 336 & 340 Wendouree Pde 1209, 1209A, 1211 & 1213 Gregory St. STEPHENS, George Samuel, timber merchant of Doveton Street (Title 17 Nov 1885) MITCHELL, Margaret Jane, married woman of Holmes Street (Title 17 October 1893) AFFLECK, Georgina Ann (died 23 April 1910) of Wendouree Parade (Title 4 April 1902) AFFLECK, Jas G (Opawa), independent means (1904) GORDON, Charles (died 30 April 1929) and GORDON, Hermann Englehard (died 28 September 1942), produce merchants of Armstrong Street (Title 9 July 1910) 1213 Gregory Street split from this title in 1933. GORDON Bros, nurserymen (1920)			JOHN, J T

Street	Street No	Building Permit Book	1904 / 1920 / 1934 Directories	1941 Directory	1946 Directory	1956 Directory
			MOLLOY, Neale Gordon, clergyman of Canterbury and MOLLOY, Charles Irvine, chemist of Sturt Street (Title 10 September 1947) 336 Wendouree Pde and 1209, 1209A & 1211 Gregory Street split from this title in 1947 as one Title. JOHN, James Taylor (Title 10 September 1947) JOHN, James Taylor Manager 1938-39 Rate Books 1942-43 Rate Books Brick			
	344	17/4/1931 Builder - Ludbrook, G. Architect - Richards, Coburn, & Richards Description – Brick Owner - Thomas, W.R. 12/9/1957 Builder – Brown, J H & Sons Description – alterations to brick residence, brick garage & shed Owner – Ashley, W W Price - £515				ASHLEY, W W

Street	Street No	Building Permit Book	1904 / 1920 / 1934 Directories	1941 Directory	1946 Directory	1956 Directory
	346	16/9/1931 Builder - Ludbrook, L. & Sons Description – Brick Owner - John, M.B. 22/12/1948 Builder – Pryor, J Description – alterations to brick and additions Owner – John, M B				JOHN, Morgan B
	348	10/7/1929 Builder - Pinney & Collins Description - Brick				RODDA, W J
	(308 in 1920)	29/4/1910 Builder - Richards, P.S. Description - Brick Additions Owner - McLeod, Jno	McLEOD, John (Rassaay), merchant (1904 & 1920) Subdivided in 1929			
	402 (100A)	17/12/1902 Description – Weatherboard Owner - Hassell, F.	House marked HASSELL on 1882 map HASSELL, Edwd, carpenter (1904) CAUSON, Wm J (1920)	CAUSON, Mrs Ada		CAUSON, Mrs Ada

Ballarat Heritage Precincts Study

PART A



Volume 6 Old Showgrounds 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 6

OLD SHOWGROUNDS HERITAGE PRECINCT

Commissioned & Funded by the City of Ballarat

Authors:

Dr David Rowe

Authentic Heritage Services Pty Ltd

&

Wendy Jacobs Architect & Heritage Consultant

Historical Research: Susie Zada 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 southeast 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)."

 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.

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.

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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

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

⁴ Ibid., pp.83-90.

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 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.

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 Old Showgrounds Heritage Precinct

1.0 Old Showgrounds Heritage Precinct CONSERVATION ANALYSIS

1.1 Precinct Boundaries (refer to map in Appendix 2.1, Volume 6)

The Old Showgrounds Heritage precinct includes allotments in Gregory Street, Martin Avenue Wendouree Parade and Haddon and Burnbank Streets. Brawn Avenue is also situated within the area. The precinct also takes in 7 properties at the south-west corner of Gregory Street and Martin Avenue.

The main central portion of the precinct bound by Wendouree Parade, Haddon, Burnbank and Gregory Streets is still reflective of the subdivision of the old showgrounds in 1933.

1.2 Historical Evidence (refer to historical figures in Appendix 2.2, Volume 6)

The Initial Years

The Old Show Grounds Precinct is located between Lake Wendouree and the railway line north of 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. 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 1861 and Niven's Mining Map of 1870 (Figures 2.01-03). No physical evidence of these mines survives today, when viewed from the public realm. There are also no mines situated in the Old Showgrounds heritage precinct.

Early Town Surveys

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

By 1854, the major thoroughfares of Gregory, Dowling, Burnbank and Haddon Streets and Wendouree Parade had been established, as shown on Brache's map of 1861 (Figure 2.01). Gregory Street formed the municipal boundary between the Shire of Ballarat (to the north) and the Town (later City) of Ballarat

7 Victorian Municipal Directory 1890, p. 90.

The spelling Ballarat has been adopted throughout instead of the alternative spelling of Ballarata. 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.

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

⁶ *Ibid.*, p. 21.

(to the south). It appears to have been named after the Ballarat Town Councillor, Joshua Gregory.⁸ Wendouree Parade originates from the language of the Wauthaurong Aboriginal Tribe, meaning, "be off" / " off you go".⁹ By 1882, it was a "metalled road".¹⁰ Haddon Street was named after the township of Haddon and Burnbank Street was the road to Burnbank.¹¹

Lake Wendouree

Beside the Old Showgrounds precinct is Lake Wendouree that was 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 attraction to healthful exercise, the botanic gardens as the western margin of the lake.12

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 exist at Gillies, Forest, Dowling and Burnbank Streets and Creswick Road where the Ballarat North Workshops were erected.¹³

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 between Barrett and Dowling Streets.¹⁴ (Figure 2.04)

12 Withers, op.cit., p. 254.

⁸ Information provided by Michael Taffe, Ballarat, May 2005, from personal research and a list of street names compiled by Frank Madden, former Town Clerk.

⁹ Ian D Clark and Toby Heydon, Database of Aboriginal Placenames of Victoria, CD Rom, Victorian Aboriginal Corporation for Languages, Melbourne, 2002.

Wendouree Parade is shown on portion of Map of County of Grenville, Township of Ballarat, 14 February 1882, Planning Department, City of Ballarat, ref no. M248.

¹¹ Tafe, op.cit.

¹³ Victorian Railways : Gradients & Curves, Victorian Railways, c. 1927, p. 40.

¹⁴ K S Kings, *The Ballarat Tramways: An Illustrated History*, Australian Railway Historical Society Victorian Division, Melbourne, 1971, pp. 8, 10, 13.

Early Land Use

The land south of Gregory Street and between Martin Avenue and Haddon Street was reserved for the Agricultural Show Grounds and catered for by the Show Grounds railway station.¹⁵ This land appears to have been reserved as early as 1854 and is shown on the early maps of the area from 1861 (Figures 2.01-03 and Figure 2.05)

The arena was located in the centre with the grandstand on the eastern side. The stock entrance was from Gregory Street, a pedestrian entrance at the corner of Wendouree Parade and Haddon Street, and a larger entrance from Haddon Street. Buildings included the luncheon area; handcrafts and cooking; and poultry, horse, cattle and bullock pens. Areas were also allocated for the side shows, agricultural and car displays, and the famous Jimmy Sharman's boxing tent (Figure 2.06). Oak trees appear to have lined the Wendouree Parade boundary (Figure 2.07) and probably the Haddon Street boundary on the east side. Oak trees survive in the gardens at 302 Wendouree Parade and 5 and 7 Haddon Street.

During the First World War, the Show Grounds were used as a "decentralized training camp for 1000 recruits". Sheep, cattle and pig pens were set up as sleeping quarters, with Wendouree Parade used as a marching ground¹⁶ (Figures 2.07-08).

Showgrounds Subdivision

By 1930, a new showground site had been identified at Ballarat North. Agreement had been reached whereby the old showgrounds land would be subdivided and a portion of the revenue from the land sales paid to the Ballarat Agricultural and Pastoral Society to help establish buildings at the new site and to compensate for the cost of land purchased by the Society. Delays occurred in the transfer to the new Show Grounds as the Trustees were unable to obtain a financial advance from the Government to commence the new buildings and it was not until 1933 before the transfer proceeded.¹⁷

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 (Figure 2.09). Interestingly, Bartrop lived at 2 Haddon Street opposite the entrance to the showgrounds. The complexities and delays in dealing with government departments, Ballarat Council and the Agricultural & Pastoral Society contributed to Bartrop's decision to abandon the old showgrounds site in favour of the Colpin Avenue for the exhibition.¹⁸

Despite the apparent difficulties, on 11 October 1933 the old showgrounds was subdivided into 61 allotments and advertised for auction by another auctioneer, Charles Walker (Figure 2.10). The area was divided east-west into Sections A9 and A10, each containing 28 allotments. A further 5 allotments were created west of Martin Avenue on the corner of Gregory Street. An "old bluestone wall" is shown at the western end of the new road through the subdivision, with the extent of the former showgrounds arena and an "old gravel track" shown as

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¹⁵ Victorian Railways: Gradients & Curves, Victorian Railways, c. 1927, p. 40.

W. Bate, *Life After Gold: Twentieth-Century Ballarat*, Melbourne University Press, Carlton, 1993, pp. 54-5.

¹⁷ City of Ballarat, Mayor's Annual Reports, 1930, p. 16; 1931, p 20; 1933, p. 6.

¹⁸ 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.

broken lines (Figures 2.10-11). A further auction was held on 18 April 1934 (Figure 2.12).

The first allotment was sold in October 1934 and the majority of allotments north of Brawn Avenue were sold between 1935 and 1936. South of Brawn Avenue, many of the allotments were not sold until 1942-44 (Figure 2.13). In 1934, the Ballarat Council believed that the construction of roads, paths and channels would "lend considerable impetus to building activity in the new subdivision. This statement was well placed, as in 1936 it was reported that 49 of the 61 blocks had already been sold.¹⁹

The old showgrounds subdivision also included land on the south side of Gregory Street, east of Martin Avenue. These 5 allotments had originally formed part of a 7 acre landholding owned by D. Harris from 30 May 1854. As part of the old showgrounds subdivision, four house blocks fronted onto Gregory Street and were sold in 1934, with a larger allotment fronting onto Martin Avenue sold in 1936. In February 1941, this larger allotment was subdivided into two. Another two allotments on Gregory Street frontage were further subdivided into three lots about this time, being addressed as 11, 13 and 15 Martin Avenue.

The old showgrounds subdivision brought with it the creation of new roads: Martin and Brawn Avenues. Road and drainage plans for these streets are dated 1936. Brawn Avenue formed the thoroughfare through the centre of the new subdivision and was named in honour of the Hon. F Brawn, MLC for Wellington Province from 1907 to 1934, Chairman of the Ballarat Water Commission for 25 years and Mayor of Ballarat 1907-1908 and 1915-1916, who died in July 1936. Martin Avenue was named by estate agent, Edgar Bartrop, after Michael Martin, businessman (Martin's Stoneware), and Mayor of Ballarat in 1936. 22

Building Development in the Old Showgrounds Subdivision

The earliest dwellings in the old showgrounds estate were built in the early-mid 1930s in Gregory, Brawn and Haddon Streets. Gallagher and Mason were the builders of the weatherboard house at 11 Haddon Street and the neighbouring "expanded metal and timber" house at 13 Haddon Street, although they do not appear on the Ballarat Sewerage Authority plan for 29 October 1934 (Figure 2.14). Most of the dwellings on the old showgrounds land were built between 1935 and 1939 as shown on the Ballarat Sewerage Authority Plan for 1939 (Figure 2.15). Those houses built in the late 1930s and 1940s were at 9, 17, 19, 21, and 22 Brawn Avenue, 1115 and 1117 Gregory Street and some dwellings on the east side of Martin Avenue.

Several local builders of Ballarat were responsible for the construction of the interwar Bungalow dwellings, including J. Spenser, A.W. Nicholson, W.G. Feary and Sons, H.C. Reaby, S. Warren, F.A. Button, W.L. Richards, R.A. Cutter, D. McGregor, and Gallagher and Mason. Those responsible for more than one dwelling were:

A.W. Nicholson: 1 & 4 Brawn Avenue.

City of Ballarat, Mayor's Annual Reports, 1934, p. 11; 1936, p. 7.

²⁰ Database of City of Ballarat Historic Drawings, Planning Department, City of Ballarat.

²¹ City of Ballarat, Mayor's Annual Report, 1936, p. 5.

²² Information provided by Michael Taffe, Ballarat, May 2005, from personal research and a list of street names compiled by Frank Madden, former Town Clerk.

- W.G. Feary & Sons: 6 Brawn Avenue, 1111 Gregory Street and 302 Wendouree Parade.
- H.C. Reaby: 8 & 14 Brawn Avenue & 1103 Gregory Street.
- S. Warren: 10 Brawn Avenue, 1125 Gregory Street & 9 Haddon Street.
- F.A. Button: 24 Brawn Avenue & 5 Haddon Street.
- Gallagher & Mason: 121 Burnbank Street, 1105 & 1115 Gregory Street,
 & 11 & 13 Haddon Street.

Although Edgar Bartrop was not responsible for the auction of the old showgrounds estate, he did play a part in the building of some of the homes in the area. In addition to his involvement with the construction of "Ideal Homes" in Colpin Avenue in the 1930s, he had also established the "Edgar Bartrop Home Building Service". It is known that Bartop's Home Building Service was responsible for the house at 16 Brawn Avenue for R.E. Dunn (built by A.K. Wood) in c.1936, as shown on the drawing for the dwelling (Figure 2.16). He also appears to have been responsible for the dwelling at 20 Brawn Avenue in 1940, initially for L.J. Treloar (built by S.D. Jenkin), as a drawing of this dwelling (including the fence) (Figure 2.17) closely resembles the existing dwelling today (albeit altered with the chimneys and original garage doors removed).

The concept and details of the "Edgar Bartop Home Building Service" were published in the "Contrast Home Show" sponsored by Edgar Bartrop in Dana Street in c.1940:

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 election 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.²³

Town Planning Context: Old Showgrounds Subdivision

The standard and economical and yet well-built interwar Bungalows on contextually generous allotments (with opportunities for ample landscaping) has an affinity with contemporary Garden City planning and philosophy. 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

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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

was neatly-designed and predominantly uniform dwellings set in pleasant, green surroundings.²⁴ 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.²⁵

In Australia, John Sulman, Australia's father of town planning, published *An Introduction to the study of Town Planning* in Australia in 1921 which set out important Garden City principles. The publication included the following:

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

While the grid planning of the old showgrounds subdivision was conventional, the primacy of single family housing, private gardens and neat, inexpensive housing were well-known Garden City tenets. On this type of planning, Sulman considered Garden Cities and Suburbs to be characterized by:

... the absence of congestion of dwellings and their better arrangement, ample provision of parks, playgrounds and open spaces, the planting of trees and grass of part of the roads where not required for traffic, and the provision of greater opportunities for social intercourse.²⁷

The close proximity to Lake Wendouree for sport and recreation balanced out the lack of public open space with the old showgrounds subdivision, but the generous grassed nature strips (and absence of footpaths in Brawn and Martin Avenues) and space around the dwellings largely reflected Sulman's Australian version of Garden City ideals.

The economical but well-built nature of the interwar Bungalows within the old showgrounds subdivision further reflected Garden City principles. Indeed, Edgar Bartop's Home Building Service and the large number of local builders who were involved in building standard interwar dwellings arguably represents a later and localized translation of similar principles used in England years earlier. These similarities are especially identified in Gavin Stamp's synopsis of the underlying architectural philosophies behind the development of *Letchworth and Hampstead Garden Suburb in The English House 1860-1914*:

Here is the humanity of the vision, both social and architectural. Most domestic architects were apolitical – probably Conservative, if anything – after all, they worked for the rich if they could; but some, like Lethaby, Park and Unwin, shared the socialist ideal of Morris and Webb. They believed that the benefits of a good, homely, well-built domestic architecture should not be enjoyed only by the

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²⁴ Bannister Fletcher, A History of Architecture, 17th edn., Butterworths, London, 1963, p.1007.

²⁵ E. Howard, Garden Cities of To-Morrow, Faber, London, 1906 [?], p.2.

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

²⁷ Sulman, *op.cit.*, p.106.

comparatively wealthy but by everybody. The detached countryside English House could be built simpler, smaller and more cheaply without losing its charm or integrity. At Letchworth, Port Sunlight and other garden suburbs, architects showed how cottages could be cottages still, decent houses in which ordinary people could live ... Each tenant could feel he was living in a house – his castle – and in a villagy atmosphere which was healthy. Architects both famous and obscure addressed themselves to the problem of designing cheap but decent housing and several competition were held, notably the 1905 "Cheap Cottages Exhibition" at Letchworth where cottages were built for £150 if possible.²⁸

Other Subdivisions & Building Development in the Precinct

A considerably earlier residential subdivision opposite the showgrounds reserve was the laying out of allotments on the east side of Haddon Street in 1862. These allotments, bound by Haddon and Burnbank Streets, appeared to have formed part of much larger subdivision on Burnbank Street.

Opposite the showgrounds reserve was the subdivision of allotments on the north side of Gregory Street, in the former Shire of Ballarat. The original dates of the subdivision of this land have not been ascertained, although it is known that subdivisions occurred in 1951, 1975, 1987, and 1993²⁹ (Figure 2.19). These allotments include dwellings constructed during the Edwardian and interwar periods, together with dwellings in the mid-late 20th century.

Although the allotments on the east side of Haddon Street were subdivided as early as 1862, the earliest known dwellings to have been constructed were on the northern side of Gregory Street. The timber Edwardian dwelling at 1102 Gregory Street was possibly built for Robert Haines in c.1900. It may have been the same period when a timber Edwardian dwelling was constructed at 1110 Gregory Street for James Lindsay. Both dwellings have experienced alterations over the years, although the overall original character and appearance is clearly discernible.

Like the old showgrounds estate, it was during the 1930s when most of the dwellings on the northern side of Gregory Street and east side of Haddon Street were built. These dwellings are shown on the Ballarat Sewerage Authority Plan for 1934 (Figure 2.14).

Building Construction Dates and Owners

A table of the original construction dates of the dwellings and their owners is given as follows. The following data for Individually Significant places and places Significance within the Precinct has been extracted and calculated from detailed data shown in Appendix 2.5 (Volume 6).³⁰ This data has been collated from various Directories, Land Sales and City of Ballarat Building Permit Books.

Property Address	Date of	Original Building Owner
	Construction	

²⁸ G. Stamp, The English House 1860-1914: the flowering of English Domestic Architecture, Faber and Faber, London, 1986.

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Portion of Township plan of Ballarat North, n.d., Lands Office, Melbourne & Certificates of Title and Subdivision plans, Vol 6906, fol. 193, 15 March 1951, vol. 1209, fol. 840, 1 September 1975, vol. 1026A, fol. 442, 12 June 1996, Titles Office, Melbourne.

³⁰ Extensive and detailed research of historic Ballarat Rate Books may assist in further determining specific dates of house construction.

Property Address	Date of Construction	Original Building Owner
2 Brawn Avenue	c. 1938	John F Spencer
4 Brawn Avenue	c. 1939	Eric C Sanders
5 Brawn Avenue	c. 1936	W Chambers
6 Brawn Avenue	c. 1936	R W Lonsdale
8 Brawn Avenue	c. 1935	H C Reaby
9 Brawn Avenue	c. 1939	William J Perkins
10 Brawn Avenue	c. 1937	George Richmond
11 Brawn Avenue	c. 1935 Designed by H.L. Coburn	William J Selkirk
12 Brawn Avenue	c.1936	Mrs Jessie McIver
15 Brawn Avenue	c.1939	John Johnston
16 Brawn Avenue	c. 1936	R E Dunn (Fig 2.16)
17 Brawn Avenue	c.1939-40	Alfred Nicholson
19 Brawn Avenue	c. 1949	C D Cottee
20 Brawn Avenue	c.1940	L J Treloar (Fig 2.17)
21 Brawn Avenue	c. 1946	Jack Lonsdale
22 Brawn Avenue	c. 1942	Francis T Re
24 Brawn Avenue	c. 1936	J K Beers
119 Burnbank Street	c.1934-35 Designed by P.S. & G.S. Richards	John L Russell
121 Burnbank Street	c. 1935	William Astbury
1102 Gregory Street	Pre 1904 [possibly c.1900]	Not known Occupant in 1904 – Robert Haines
1103 Gregory Street	c. 1935	R Browning
1104 Gregory Street	Pre 1904 [possibly c.1933]	Not known Occupant in 1941 – Hugh Spotswood
1105 Gregory Street	c. 1935	H Tucker
1106 Gregory Street	c.1933	Not known Occupant in 1941 – Stanley S Mitchell
1107 Gregory Street	c.1935	Not known Occupant in 1941 – Robert C Wenning
1108 Gregory Street	Pre 1956 [possibly c.1945]	Not known Occupant in 1956 – William A Coffield
1109 Gregory Street	c. 1935	F O Cooke
1110 Gregory Street	Pre 1904	Not known

Property Address	Date of Construction	Original Building Owner
	[possibly c.1900]	Occupant in 1904 – James Lindsay
1112 Gregory Street	c. 1933	Not known Occupant in 1941 – William L Henderson
1117 Gregory Street	c. 1943	Frank E Bellingham
1119 Gregory Street	c. 1939	Cyril R Negri
1121 Gregory Street	c. 1947	T G McPherson
1123 Gregory Street	c. 1935	Not known Occupant in 1941 – Royal B Spong
1125 Gregory Street	c. 1936	Mrs Greenwell
1205 Gregory Street	c. 1935.	Herbert W. Standbridge.
1207 Gregory Street	c.1935	G. Houlse
3 Haddon Street	1935 Designed by H.L. Coburn	John C Haymes
4 Haddon Street	c.1935	Alexander Rands
5 Haddon Street	c. 1939	Stanley Miller
6 Haddon Street	c. 1939	Not known Occupant in 1941 – Roy A Mason
7 Haddon Street	c. 1935 ³¹ Designed by L.H. Vernon	Charles H Benjamin
8 Haddon Street	c. 1935	Alfred D Goddard
9 Haddon Street	c. 1936	Walter H Knight
11 Haddon Street	c. 1934	G L Grigsbey
13 Haddon Street	c. 1934	William G Vawdrey
302 Wendouree Parade	c. 1938	Henry H Davies
304 Wendouree Parade	c. 1949	J C Rowe Occupant in 1941 – The Pines Private Hospital and/or Mary Weston
306 Wendouree Parade	c. 1950-51	Arthur Collins
308 Wendouree Parade	c. 1949	R McAloney
312 Wendouree Parade	c. 1950	F E Duncan
314 Wendouree Parade	c. 1949	J Hickey
324 Wendouree Parade	c. 1948	D I Ellis
326 Wendouree Parade	c. 1946	D G Metcalfe
		*

M. Lewis (ed.)., *Australian Architectural Index*, revd. edn., University of Melbourne, Parkville, 1986. The index listed "L H Vernon, 1935 and 1936, Residence, Ballarat, for C.H. BENJAMIN, Haddon St".

1.3 Physical Evidence

1.3.1 Building Character & Appearance (refer to photos Appendix 2.3, Volume 6)

The Old Showgrounds heritage precinct is a residential area comprised of 74 dwellings.

Height

The Old Showgrounds Heritage precinct is especially identified by dwellings with a single storey appearance (Photos 3.01-02). Only seven of the houses in the area are two storey (or higher) in height, including the house at 324 Wendouree Parade (Photo 3.03).

Form, Design and Scale

The Old Showgrounds heritage precinct is primarily characterized by interwar and postwar Bungalows having largely asymmetrical compositions defined by hipped and/or gabled roof forms. Examples include the dwellings at 2 and 12 Brawn Avenue and 1103 Gregory Street (Photos 3.01-02, 8.04). These mostly modest-medium sized dwellings have projecting front or corner verandahs and porches that are gabled, hipped or flat in form, or are situated under the main roof. The verandahs and porches are supported by brick piers, concrete columns or timber posts.

A variant in the predominant interwar Bungalow type are the few dwellings with Old English stylistic qualities, including the house at 1117 Gregory Street (Photo 3.05), especially denoted by the more steeply pitched and picturesquely articulated gabled roof forms, stepped brick chimneys, corbelled brick gable ends and arched brick openings in the verandahs.

The Old Showgrounds precinct also features a small number of Bungalows of a waterfall style, such as the house at 326 Wendouree Parade (Photo 3.06). These dwellings have flowing curved front facades and curved corner windows.

A further variant in interwar Bungalow design is the house at 3 Haddon Street designed by Herbert Leslie Coburn in 1935. It represents an eclectic streamlined interwar English Domestic Revival and Modern style, typical of the work of the architect. The architectural qualities include the steeply pitched gable roof forms clad in tiles, asymmetrical composition, corner windows, face brick wall construction accentuated with clinker brick wall bases, window heads and curved balustrading, stepped and curved brick chimney and the projecting flat roofed curved front porch. Other similarly-styled houses by Coburn in the Old Showgrounds precinct including the dwelling at 11 Brawn Avenue.

Apart from the one two storey postwar Georgian Revival dwelling at 324 Wendouree Parade (which is a significant dwelling although atypical for the area) (Photo 3.03), the other two storey dwellings have been introduced or greatly altered and do not relate to the architectural character of the majority of the area.

Overall, the majority of the dwellings in the Old Showgrounds Heritage Precinct feature the following design characteristics:

- Multiple hipped and/or gabled roof forms (with an approximate pitch between 25 and 40 degrees).
- Broad eaves. A small number of dwellings also feature exposed timber rafters.

- Predominantly timber framed double hung or fixed windows arranged singularly, in pairs, banks of three, projecting bays or in corners. There are some significant examples of metal framed windows, such as the corner windows at 4 Brawn Avenue.
- Face or rendered brick chimneys, either plain, stepped or tapered in form.
- Front verandahs with hipped, gabled or flat roof forms supported by columns or solid masonry piers. A number of the verandahs also feature solid brick balustrades. Some of the verandahs are also curved at the front.
- Decorative gable infill consistent with the era of the dwelling.
- Corbelled brick gable ends to some interwar era dwellings.
- Gable ventilators to some interwar era dwellings.

Most of the dwellings in the area are medium in scale. The dwellings on larger allotments and the two storey houses (a number of which do not relate architecturally to the precinct), are more substantial in scale.

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.
 - Tiles.
- Windows and Doors:
 - Timber framing.

Garages and Carports

No garages and carports project forward of the dwellings and are therefore not streetscape features in the Old Showgrounds Heritage precinct. There are some introduced carports that are attached to the side of the dwellings, but these structures are recessive from the front of the dwellings. Most garages and carports are situated at the rear.

Significance of Dwellings

Fifty-five of the seventy-four dwellings (74%) within the Old Showgrounds Heritage precinct are considered to have significance within the area. A number of the interwar dwellings are rudimentary in design. Within the context of the area they appear to relate to the socio-economic situation of the original owners. The precinct also has three dwellings that may have individual significance.³² Further details and a photograph of each of the dwellings are provided in the Catalogue of Places in Appendix 2.4 (Volume 6).

The dwellings that are significant within the heritage precinct are:

- 2 Brawn Avenue.
- 1110 Gregory Street.
- 4 Brawn Avenue.
- 1111 Gregory Street.
- 5 Brawn Avenue.
- 1112 Gregory Street.
- 6 Brawn Avenue.
- 1113 Gregory Street.

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.

- 8 Brawn Avenue.
- 9 Brawn Avenue.
- 10 Brawn Avenue.
- 11 Brawn Avenue.
- 12 Brawn Avenue.
- 15 Brawn Avenue.
- 16 Brawn Avenue.
- 17 Brawn Avenue.
- 19 Brawn Avenue.
- 20 Brawn Avenue.
- 21 Brawn Avenue.
- 22 Brawn Avenue.
- 24 Brawn Avenue.
- 119 Burnbank Street.
- 121 Burnbank Street.
- 1102 Gregory Street.
- 1103 Gregory Street.
- 1104 Gregory Street.
- 1105 Gregory Street.
- 1106 Gregory Street.
- 1107 Gregory Street.
- 1108 Gregory Street.
- 1109 Gregory Street.

- 1117 Gregory Street.
- 1119 Gregory Street.
- 1121 Gregory Street.
- 1123 Gregory Street.
- 1125 Gregory Street.
- 1205 Gregory Street.
- 1207 Gregory Street.
- 3 Haddon Street.
- 4 Haddon Street.
- 5 Haddon Street.
- 6 Haddon Street.
- 7 Haddon Street.
- 8 Haddon Street...
- 9 Haddon Street.
- 11 Haddon Street.
- 13 Haddon Street.
- 302 Wendouree Parade.
- 304 Wendouree Parade.
- 306 Wendouree Parade.
- 308 Wendouree Parade.
- 312 Wendouree Parade.
- 314 Wendouree Parade.
- 324 Wendouree Parade.
- The dwellings that may have individual significance are:
 - 12 Brawn Avenue.
 - 21 Brawn Avenue.
 - 302 Wendouree Parade.
 - 324 Wendouree Parade.
- The properties that are not considered to have significance within the precinct are at:
 - 1 Brawn Avenue.
 - 3 Brawn Avenue.
 - 7 Brawn Avenue.
 - 13 Brawn Avenue.
 - 14 Brawn Avenue.
 - 18 Brawn Avenue.
 - 20 Brawn Avenue.
 - 1102A Gregory Street. 1111 Gregory Street.

 - 1115 Gregory Street
 - 10 Haddon Street.
 - 12 Haddon Street.
 - 9 Martin Avenue.
 - 11 Martin Avenue.
 - 13 Martin Avenue.
 - 15 Martin Avenue. 318 Wendouree Parade.
 - 320 Wendouree Parade.
 - 322 Wendouree Parade.

1.3.2 Urban Design & Engineering Infrastructure Layout and Subdivision

Apart from a few larger allotments at 306 and 308 Wendouree Parade and 1106 and 1110 Gregory Street, most of the allotments in the Old Showgrounds heritage precinct are rectangular in shape and of similar size. The rectilinear nature of the bulk of the area (bound by Wendouree Parade, Martin Avenue and Gregory and Haddon Streets) reflects the original subdivision layout of the showgrounds estate in 1933.

Setbacks

Throughout the precinct are regular front setbacks. The size of the front setbacks appear to be similar, even with the curved nature of the front of the Wendouree Parade allotments.

All the dwellings in the heritage area have side setbacks that provide clear visual building separation.

Engineering Infrastructure

All of the streets within the Old Showgrounds precinct have concrete kerb and channel (Photo 3.07). In Brawn Avenue, Burnbank Street and on the northern side of Gregory Street are also concrete cross overs (Photo 3.08). On the southern side of Gregory Street are bitumen cross overs. The properties fronting Haddon Street (east side) have rear access, apart from the introduced dwelling at 12 Haddon Street which has a concrete cross over.

Brawn Avenue and Martin Avenue are further characterized by a lack of footpaths (Photos 3.07-08). In Gregory Street, there is a concrete footpath on the north side and a bitumen path of the south. A similar bitumen footpath is situated on the west side of Haddon Street, although the east side has no footpath. Wendouree Parade has concrete footpaths, as does Burnbank Street.

Front Fences

The Old Showgrounds Heritage Precinct is especially identified by the number of early fence types. At least 31 of the 52 properties (60%) that are significant within the precinct have early fences or fences that relate to the interwar or postwar era of the dwellings. The types of fences are:

- Low (up 1100 mm) interwar and postwar era fences with brick piers and plinths having geometric trussed steel panels between – the design and construction largely matching the interwar and postwar era dwellings. Examples are the fences at:
 - 19 Brawn Avenue.
 - 21 Brawn Avenue.
 - 1104 Gregory Street.
 - 1108 Gregory Street (Photo 3.09).
 - 1121 Gregory Street.
 - 1125 Gregory Street (Photo 3.10).
 - 8 Haddon Street.
 - 314 Wendouree Parade.
 - 324 Wendouree Parade (Photo 3.03).
- Low (up to 1100 mm) interwar and postwar era solid brick fences of construction and detailing to match the interwar and postwar era dwellings. Typical examples include the fences at:
 - 2 Brawn Avenue.

- 4 Brawn Avenue.
- 9 Brawn Avenue.
- 12 Brawn Avenue (Photo 3.02).
- 17 Brawn Avenue.
- 20 Brawn Avenue.
- 22 Brawn Avenue (Photo 3.11).
- 1103 Gregory Street (Photo 3.04).
- 1109 Gregory Street.
- 1111 Gregory Street.
- 1117 Gregory Street (Photo 3.05).
- 1119 Gregory Street.
- 3 Haddon Street (Photo 3.12).
- 4 Haddon Street.
- 308 Wendouree Parade.
- 312 Wendouree Parade.

There are also some properties without front fences and a small number with introduced solid rendered brick, cast iron or aluminium palisade or other fences that do not relate to the design and construction of the interwar and postwar dwellings.

Landmarks and Views

Nearby the precinct, the Maltworks at 1114 Gregory Street forms a local landmark and there are uninterrupted views to it in the immediate vicinity. The properties fronting Wendouree Parade enjoy uninterrupted views to Lake Wendouree, while there are glimpses of the lake from Martin Avenue and the intersections of Martin Avenue and Brawn Avenue, and Martin Avenue and Gregory Street.

1.3.3 Landscaping

The Old Showgrounds Heritage precinct is especially identified by its generous grassed nature strips, particularly in Martin Avenue and Brawn Avenue which lack footpaths (Photos 3.07-08). There are also mature oak trees in the front gardens of 5 and 7 Haddon Street and 302 Wendouree Paraade (Photo 3.13) which appear to relate to the era of the showgrounds in this location before 1933. In Martin Avenue are mature canopies of street trees.

Mature front interwar and postwar garden settings are a feature of the area. These settings are characterized by grassed areas, flower beds, shrubs and trees. The property at 302 Wendouree Parade also has a mature Norfolk Island Pine (Photo 3.13), while there is a mature Liquid Amber tree in the front garden of 304 Wendouree Parade (Photo 3.14). The front garden settings are also largely characterized by side concrete driveways and pedestrian paths.

1.4 Comparative Analysis

Crocker Street, Ballarat West³³

Crocker Street represents a highly intact and homogenous interwar streetscape in the West Ballarat Heritage Precinct. Originally known as Albion Street, the allotments fronting Crocker Street were laid out in 1921, 12 years before the development of the Old Showgrounds Precinct. 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

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.

storeys.' These dwellings appear to have been built between 1923 and 1938. The designs of the 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, the Old Showgrounds precinct, with its streetscapes of Brawn Avenue, Wendouree Parade and Gregory Street, reflect a more rudimentary and economical interwar area.

Colpin Avenue, Colpin Avenue Heritage Precinct³⁴

Colpin Avenue was subdivided in 1933 and was the location of Ballarat's first "Ideal Homes Exhibition". This was a title that was originally intended to have been awarded to the Old Showgrounds subdivision, but difficulty and delays caused the relocation of the exhibition to Colpin Avenue instead. Colpin Avenue represents one of Ballarat's most intact and homogenous interwar streetscapes with high quality single storey interwar Bungalow (and to a lesser extent postwar Bungalow) dwellings. Most of the dwellings in the Old Showgrounds precinct, particularly in Brawn Avenue and Gregory Street, are equally well-built as those in Colpin Avenue, but were designed in a more standard manner. By far the landscape qualities and engineering infrastructure in Colpin Avenue contributes much to the heritage values of the area, with its brick kerb and channel, grassed nature strips (lacking footpaths), high proportion of intact early front fences, mature private front garden settings and the mature Pin Oak trees along both sides of Colpin Avenue.

Dowling Street (east side), Dowling Street Heritage Precinct³⁵

The collection of Bungalows on the east side of Dowling Street (between Gregory Street and Wendouree Parade) forms a distinctive interwar streetscape that is broadly comparable to the Gregory Street and Brawn Avenue streetscapes in the Old Showgrounds precinct. Representing a subdivision of "McLeod's Block" in Dowling Street in 1929, the construction of 7 interwar Bungalows at 2-10 Dowling Street and 1215 Gregory Street by local builders Collins and Pinney brought about a more homogenous interwar streetscape than evident in the Old Showgrounds precinct. 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 especially contribute to the significance of this part of the Dowling Street Heritage precinct.

1.5 Statement of Cultural Significance

The Old Showgrounds Heritage Precinct has significance as a largely intact interwar residential area. This significance is manifested in the considerable number of modest and economical but well-built interwar Bungalows set within landscaped settings that reflect the philosophies and social attitudes of early 20^{th} century Garden City planning. The dwellings and their settings are a physical legacy of the socio-economic status of the area in the 1930s and 1940s. The larger number of timber weatherboard and brick interwar Bungalows are characterized by detached compositions having hipped and gabled roof forms with projecting front and corner verandahs or porches. The

See Section 5 for further details on the Old Showgrounds Heritage Precinct.

³⁵ See Section 7 for further details on the Dowling Street Heritage Precinct.

roofs are clad in tiles or galvanized corrugated steel. Within the area are variants of the standard interwar Bungalow, including a few dwellings with Old English, waterfall and eclectic English Domestic Revival and Modern stylistic qualities. Overall, 74% of the dwellings in the precinct have significance to the The dwellings are set within a grid layout of largely regular-sized allotments with similar front and side setbacks. The landscape qualities including the grassed nature strips (and absence of footpaths in Brawn and Martin Avenues), mature front garden settings and the Oak trees in the gardens at 5 and 7 Haddon Street and 302 Wendouree Parade which appear to relate to the era of the showgrounds before 1933 - contribute much to the aesthetic and historical values of the area. Originally reserved for agricultural showground purposes by 1854, the land was subdivided into residential allotments and first auctioned in October 1933. In addition, a further 6 allotments were offered for sale fronting the south-west corner of Gregory Street and Martin Avenue at this time. Opposite the showgrounds in Haddon and Gregory Streets, most of the dwellings were also constructed during the same period as the interwar Bungalows in the showgrounds subdivision, during the 1930s and 1940s.

The Old Showgrounds Heritage Precinct is architecturally significant at a LOCAL level (AHC D.2). It demonstrates original design qualities as identified in the predominantly and moderately intact economical but well-built interwar Bungalow styled, single storey, detached and modestly scaled dwellings. Overall, 74% of the dwellings have significance within the area. The intact or appropriate design qualities for most of these dwellings include the multiple hipped, jerkin head and gabled roof forms (with a pitched between 25 and 40 degrees), broad eaves (including the exposed timber rafters to some dwellings), predominantly timber framed double hung or fixed windows arranged singularly, in pairs and banks of three or as projecting bays, face or rendered brick chimneys, front verandah with hipped, gabled or flat roof forms supported by columns or solid masonry piers, decorative gable infill, gable ventilators, face and rendered brick wall construction and timber weatherboard wall cladding, and the galvanized corrugated steel and tiled roof cladding. The few Old English styled dwelling with intact steeply pitched and picturesquely articulated gabled roof forms, stepped brick chimneys, corbelled brick gable ends and arched brick openings in the verandahs, together with the small number of waterfall styled interwar dwellings with flowing curved front facades and curved corners windows, and the distinctive eclectic English Domestic Revival and Modern styled houses with their gabled forms, asymmetrical compositions, corner windows, face brick wall construction accentuated with clinker brick wall bases, window heads and curved balustrading, stepped and curved brick chimneys and the projecting flat roofed curved front and side porches also make an architectural contribution to the significance of the Old Showgrounds heritage precinct. The recessive and side location of garages further enhances the interwar heritage streetscape qualities of the area.

The Old Showgrounds Heritage Precinct is **aesthetically** significant at a **LOCAL** level (AHC D.2). It demonstrates important visual qualities as shown in the mature private garden settings characterized by grassed areas, flower beds, shrubs and trees, and the, front brick interwar fences designed low in height (up to 1100 mm high) with brick piers and plinths and geometric trussed steel bays, or low (up to 1100 mm high) solid brick fences of construction and detailing to match the dwellings. Aesthetic significance is also identified in the grassed nature strips (including the lack of footpaths in Brawn and Martin Avenues), mature street trees in Martin Avenue, surviving mature Oak trees at 5 and 7 Haddon Street and 302 Wendouree Parade (which appear to date from

the era of the showgrounds in this location before 1933), and the concrete kerb and channel.

The Old Showgrounds Heritage Precinct is historically significant at a LOCAL level (AHC A.2, H.1). It is associated with the reservation of land for Agricultural and Showgrounds purposes in the mid 1850s. The area is especially associated with interwar housing development as a result of the subdivision of the showgrounds reserve in 1933, when largely modestly scaled and economical interwar Bungalows were constructed between 1934 and the 1940s (together with a few dwellings in the immediate postwar years). Similar housing development during the interwar period is also reflected in other land subdivisions opposite the former showgrounds site in Haddon, Burnbank and Gregory Streets. The area has associations with several local builders responsible for the construction of many of the dwellings, including A.W. Nicholson, W.G. Feary and Sons, H.C. Reaby, S. Warren, F.A. Button and Gallagher and Mason. A small number of houses were also built as part of the Edgar Bartrop Home Building Service, whereby the local auctioneer and estate agent, Edgar Bartop, provided standard house designs and local builders to carry out the work. This service followed on from the more locally well-known Ideal Homes Exhibition in late 1933, when the latest in interwar house design was exhibited in Colpin Avenue under the sponsorship of Edgar Bartrop. More broadly, the collection of modest, economical and well-built dwellings in the Old Showgrounds Precinct largely reflects contemporary Garden City philosophy and social attitudes to town planning and housing first developed in England in the early 20th century.

Overall, the Old Showgrounds 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 Old Showgrounds Heritage Precinct has been assessed against the relevant Criteria for 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 Old Showgrounds 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 individuals whose activities have been significance within the history of the nation, State or region.

The Old Showgrounds Heritage Precinct has a direct association with the evolution and development of the Agricultural and Pastoral Society and the annual show in this area from the mid 19th century until 1933. More particularly, historical and physical evidence has clearly revealed that the subdivision of this land and neighbouring allotments in Haddon, Burnbank and Gregory Streets was the catalyst of an important local housing development of interwar Bungalows that were economical but well-built. Several of these dwellings were constructed by local builders (as previously stated) whose involvement has assisted in the existing heritage character of the area today. A contextual background for the development of the old showgrounds subdivision - with

ample space for landscaping, grassed nature strips and the nearby recreational area of Lake Wendouree – and especially affordable and well-built housing – has been documented which in itself provides an understanding of some Garden City town planning ideals translated into a local context in the 1930s.

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).

The significant interwar (and to a lesser degree postwar) dwellings in the Old Showgrounds heritage precinct represent a considerable proportion (74%) of the building stock in the area. The standard heritage design characteristics of most of the interwar Bungalows provides an understanding of the socioeconomic status of the original owners, methods of house building for the period and more broadly, an understanding of contemporary town planning and social attitudes for the period. The design quality of the area has been clearly articulated through the consistent building forms, height, scales, details and construction techniques.

Appendix 2.1: Old Showgrounds Heritage Precinct Map



Old Showgrounds Heritage Precinct Map

Appendix 2.2: Old Show Grounds Precinct Historical Figures

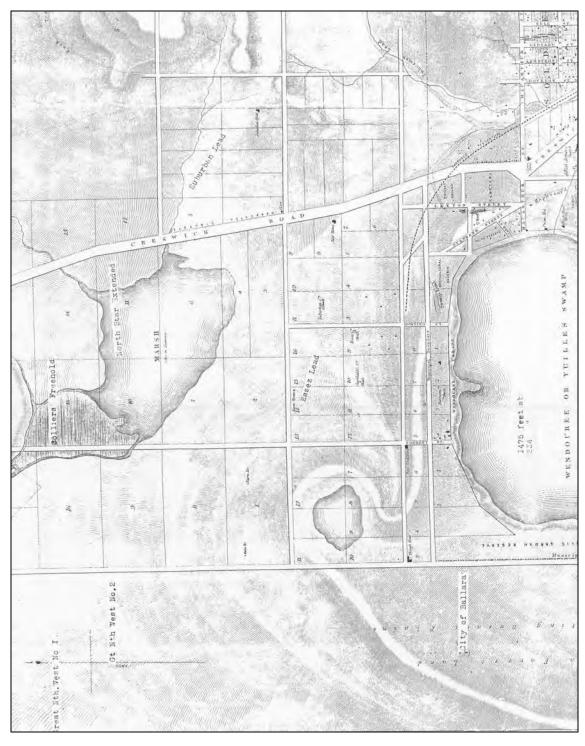


Figure 2.01: Portion of map of Ballarat, J Brache, October 21, 1861, showing Yuille's Swamp (Lake Wendouree), Public Garden Reserve, leads and shafts north of the lake, Gregory Street (Municipal Boundary), Agricultural Reserve, and Cricket Ground. Source: City of Ballarat.

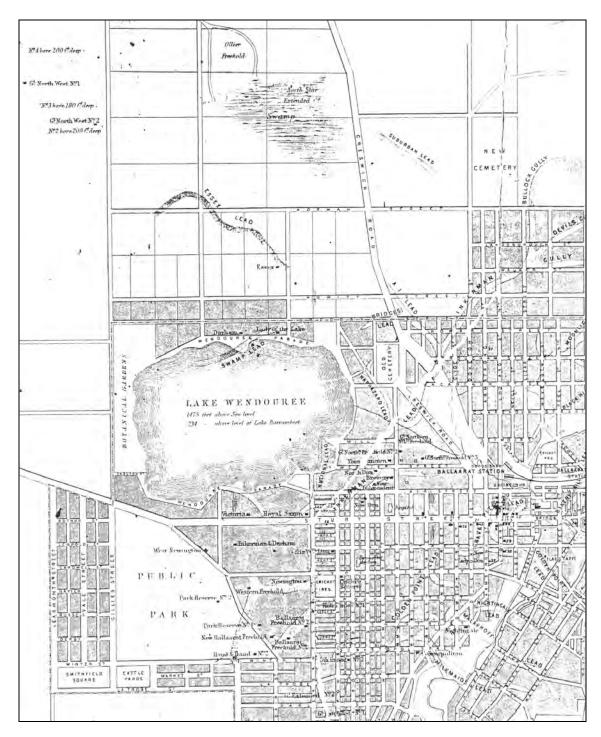


Figure 2.02: Portion of *Map of Ballaarat and Sebastopol*, compiled and engraved from official and original mining surveys by John L Ross, 1868, showing Lake Wendouree, Botanical Gardens, Gregory Street (Municipal Boundary), and leads and shafts north of the lake. Source: City of Ballarat.



Figure x.03: Portion of *Niven's Mining Map of Ballaarat*, compiled from Government Plans and the most recent surveys of the district mining 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.

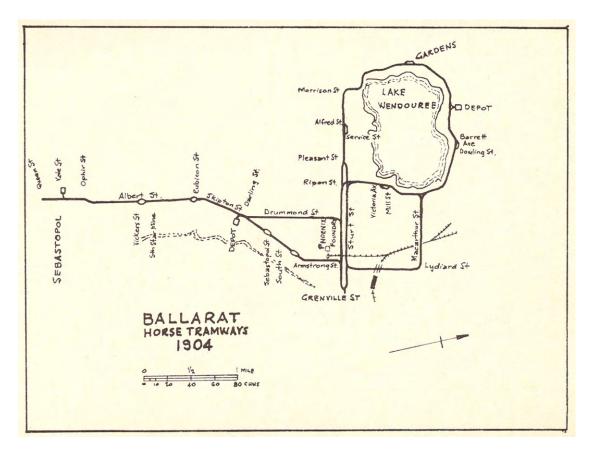


Figure 2.04: Ballarat Horse Tramways, 1904, showing depot and tram stop north of Lake Wendouree. Source: The Ballarat Tramways: An Illustrated History, p. 8.

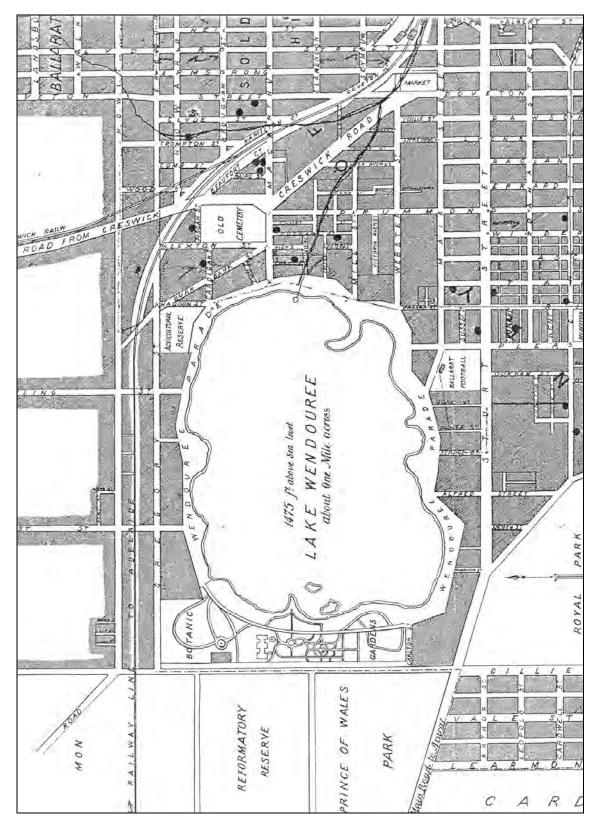


Figure 2.05: Portion of Ballarat Litho & Ptg. Cos. *Electoral Map of Ballarat*, 1916, showing Lake Wendouree and the Agricultural Reserve that later became known as the showgrounds reserve. Source: Planning Department, City of Ballarat.

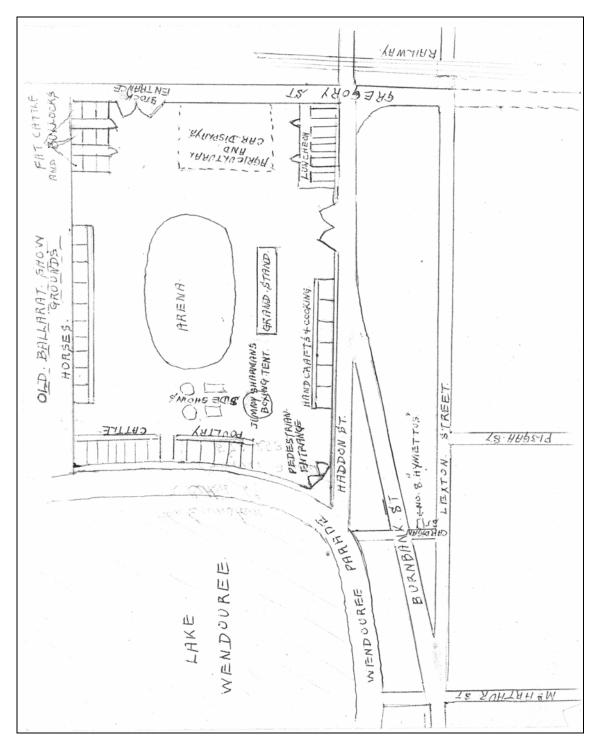


Figure 2.06: The layout of the Old Showgrounds, drawn by Alan Dunstan of 105 Lexton Street, October 27, 1987. This plan reflects the grounds prior to 1933. Source: Michael Taffe, Ballarat.



Figure 2.07: Ablutions time at the Showgrounds camp: they collected hot water in their buckets and pans from coppers in the background. Note the apparent Oak trees in the background (to the left). Source: *Life After Gold: Twentieth-Century Ballarat*, p. 55.

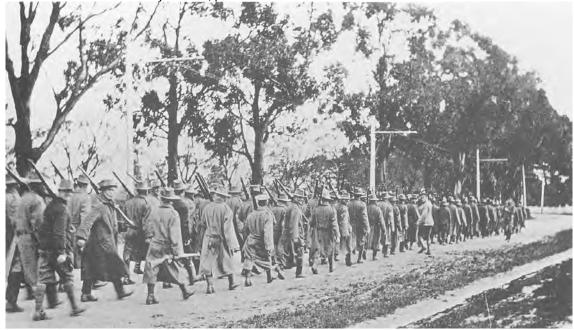


Figure 2.08: Ballarat trainees march beside Lake Wendouree. Source: *Life After Gold: Twentieth-Century Ballarat*, p. 55.

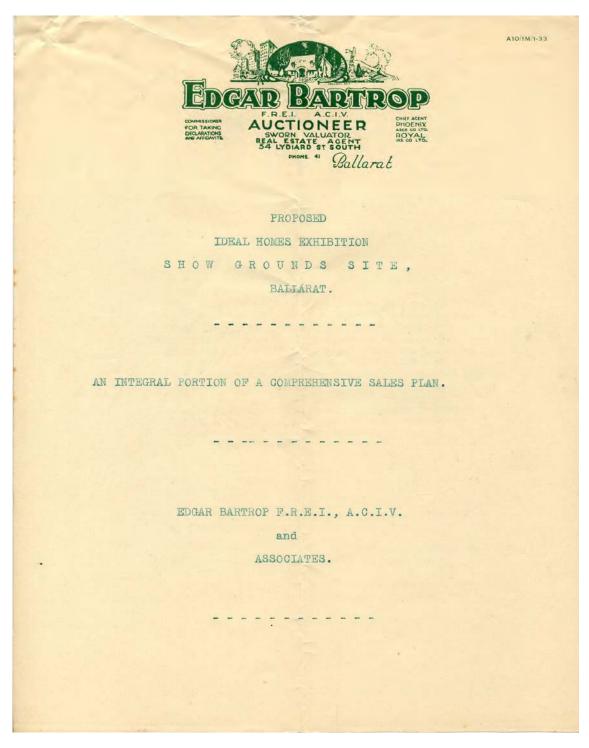


Figure 2.099: Front page of document for proposed Ideal Homes Exhibition at the Show Grounds, (attached correspondence dated August 1933). Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.



Figure 2.10: Auction Notice for the Old Show Grounds, October 11, 1933. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

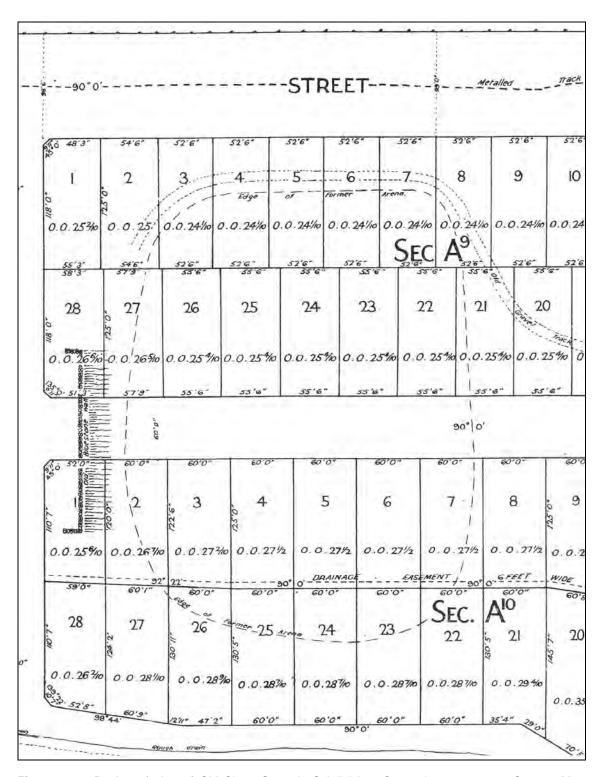


Figure 2.11: Portion of plan of Old Show Grounds Subdivision, September 26, 1934. Source: Map Collection, State Library of Victoria.

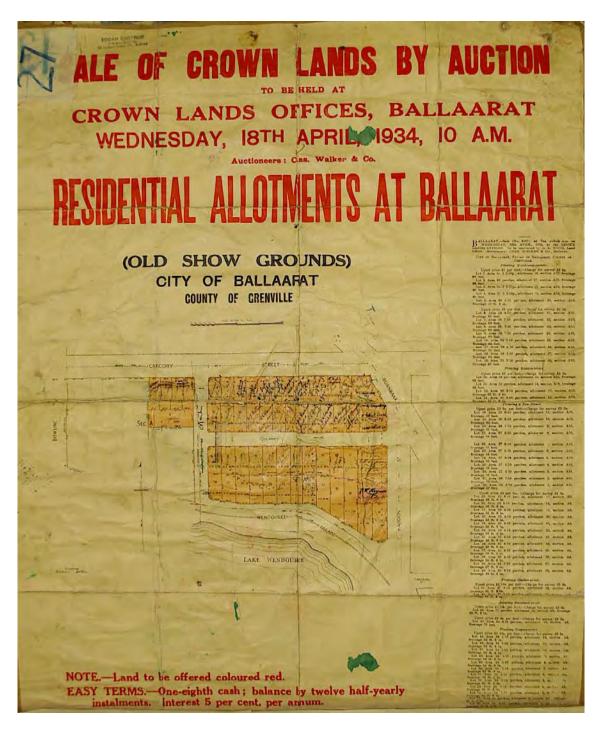


Figure 2.12: Auction Notice for the Old Show Grounds, April 18, 1934. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

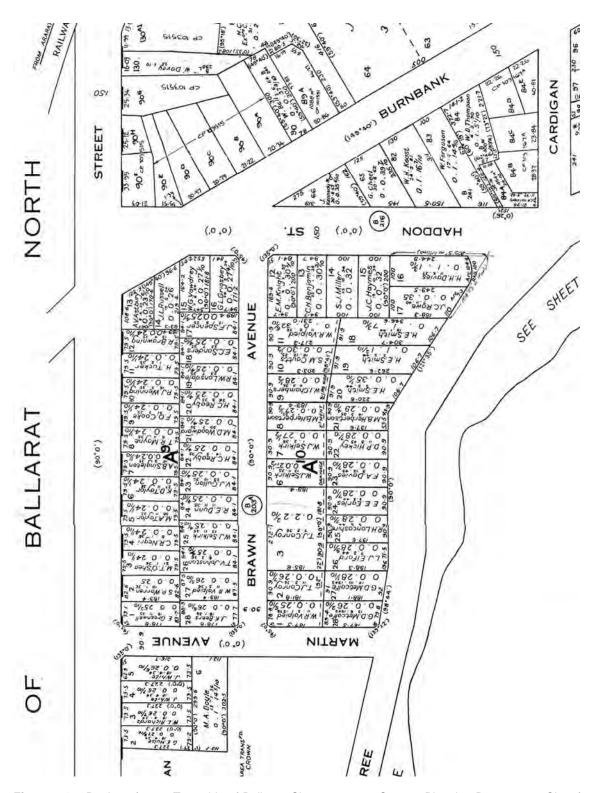


Figure 2.13: Portion of map, Township of Ballarat, Sheet 2, 1964. Source: Planning Department, City of Ballarat.

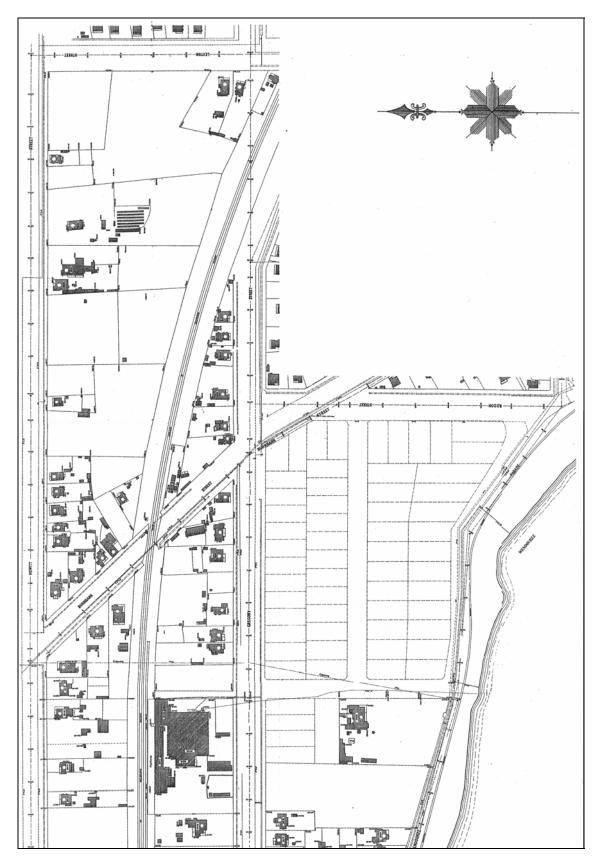


Figure 2.14: Ballarat Sewerage Authority Plan, 29 October 1934. Note the lack of dwellings in the newformed Old Showgrounds subdivision. Source: Wendy Jacobs.

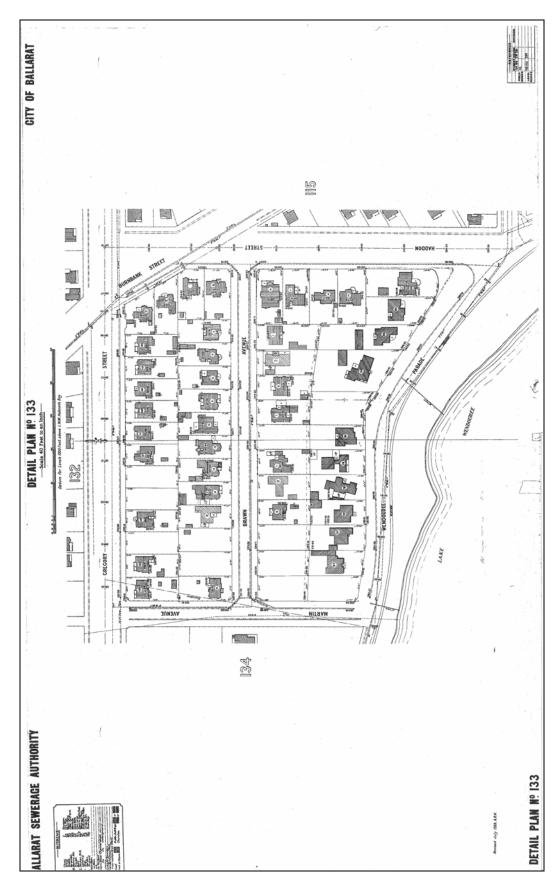


Figure 2.15: Ballarat Sewerage Authority Plan, 1939. Source: Planning Department, City of Ballarat.

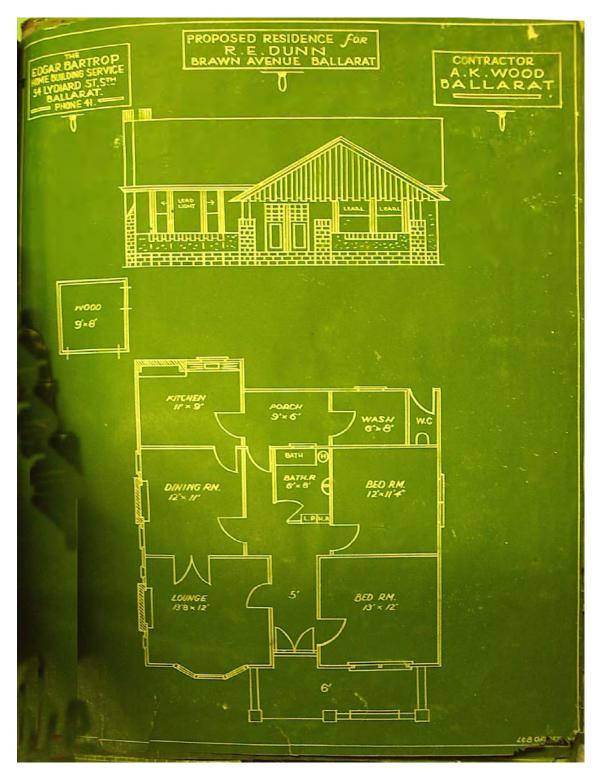


Figure 2.16: Floor plan of residence for R E Dunn (16 Brawn Avenue) n.d [c.1936]. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

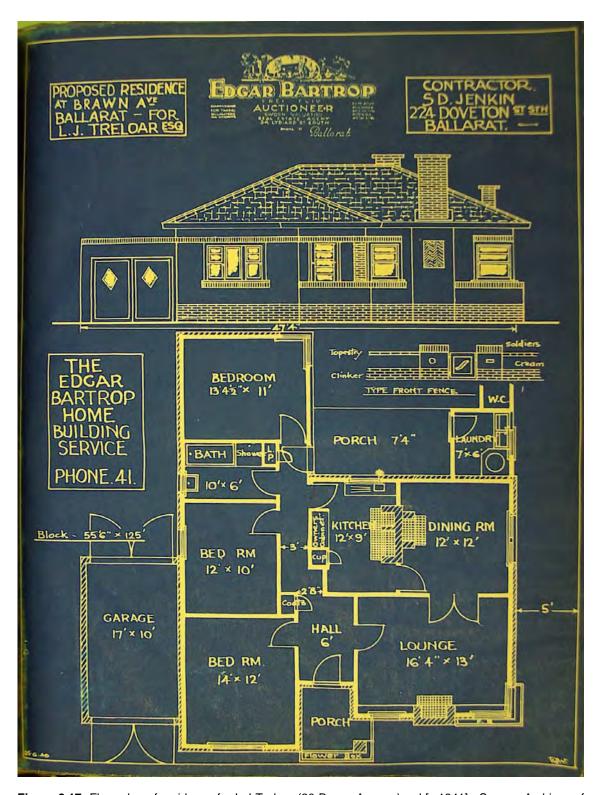


Figure 2.17: Floor plan of residence for L J Treloar (20 Brawn Avenue) n.d [c.1941]. Source: Archives of Bartrop Real Estate, 50-54 Lydiard Street South, Ballarat.

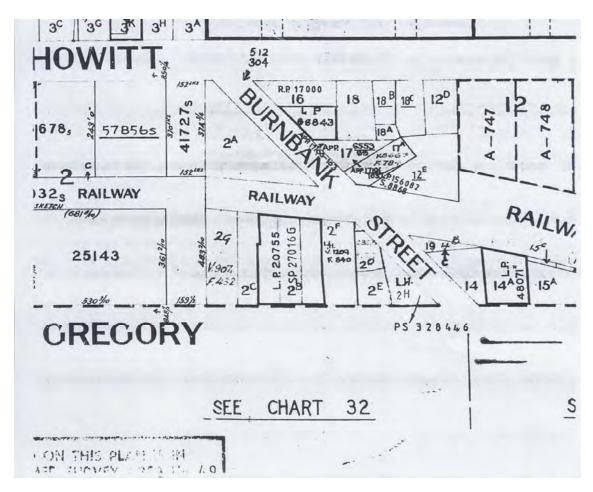


Figure 2.19: Portion of Township plan of Ballarat North, n.d., Lands Office, Melbourne.

Appendix 2.3: Contemporary Photographs



Photo 3.01: Single storey interwar Bungalow styled dwelling, 2 Brawn Avenue.



Photo 3.03: Atypical two storey interwar styled dwelling, 324 Wendouree Parade.



Photo 3.05: Interwar Old English styled dwelling, 1117 Gregory Street.



Photo 3.07: Concrete kerb and channel, Brawn Avenue.



Photo 3.02: Single storey interwar Bungalow style dwelling, 12 Brawn Avenue.



Photo 3.04: Interwar Bungalow styled dwelling, 1103 Gregory Street.



Photo 3.06: Postwar Bungalow Waterfall styled dwelling, 326 Wendouree Parade.



Photo 3.08: Concrete driveway cross over, Brawn Avenue.



Photo 3.09: Early brick pier and plinth fence with geometric trussed steel bays to interwar Bungalow dwelling. 1108 Gregory Street.



Photo 3.11: Early solid brick front fence to Bungalow styled dwelling, 22 Brawn Avenue.



Photo 3.13: Mature Oak trees behind dwelling at 302 Wendouree Parade.



Photo 3.10: Early brick pier and plinth fence with geometric trussed steel bays to interwar dwelling, 1125 Gregory Street.



Photo 3.12: Early solid brick front fence to Bungalow styled dwelling, 3 Haddon Street.



Photo 3.14: Mature Liquid Amber tree in the front garden at 304 Wendouree Parade.

Appendix 2.4: Catalogue of Places

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ld	Place Name		Address	Existing	HO Era	Proposed Heritage Precinct	Proposed Status	Photo
0245	House	2	Brawn Avenue	Other Notal Notes Early face brick from		Old Showgrounds (HO) ence	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-133	
0246	House	3	Brawn Avenue	Lake Wendouree Other Notal	Late 20th Century/Recent	Old Showgrounds (HO)	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☑ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-131	
0247	House	4	Brawn Avenue	Other Notal Notes Early face brick from		Old Showgrounds (HO) ence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-134	
0248	House	5	Brawn Avenue	Contact Notes Lake Wendouree Other Notal Early face brick from		Old Showgrounds (HO) ence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-130	
0249	House	6	Brawn Avenue	Lake Wendouree Other Notal	Interwar ble Fabric ☐ Fel	Old Showgrounds (HO) ence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-135	

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ld	Place Name		Address	Existing H	IO Era F	Proposed Heritage Precinct	Proposed Status	Photo
0250	House	7	Brawn Avenue	Lake Wendouree Other Notable	Interwar - altered e Fabric Fend	Old Showgrounds (HO) ce Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-129	
0251	House	8	Brawn Avenue	Cake Wendouree Other Notable Notes Early face brick front			☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-136	
0252	House	9	Brawn Avenue	Other Notable Notes Early face brick front			☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-128	
0253	Anglesea	10	Brawn Avenue	Lake Wendouree Other Notable	Interwar e Fabric Fend	Old Showgrounds (HO) ce	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-137	
0254	House	11	Brawn Avenue	Contact Notable Notes Altered early face bring palisade bays.			☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-127	

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ld	Place Name		Address	Exist	ting HO Era	Proposed Heritage Pre	ecinct Proposed Status	Photo
0255	House	12	Brawn Avenue			Old Showgrounds (Fence	(HO) Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 250205-138-139	
0609	House	13	Brawn Avenue	Lake Wendouree Other No	Late 20th Century/F	Old Showgrounds (Fence Trees	(HO) Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 250205-126	
0256	House	14	Brawn Avenue		Postwar otable Fabric brick front fence.	Old Showgrounds ((HO) Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 250205-140	24
0257	House	15	Brawn Avenue	Lake Wendouree Other No	Interwar otable Fabric	Old Showgrounds ((HO) Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 250205-125-124	
0258	House	16	Brawn Avenue	Lake Wendouree Other No	Interwar otable Fabric	Old Showgrounds ((HO) Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 250205-141	

ld	Place Name		Address	Existing HO Era	Proposed Heritage Precinct	Proposed Status	Photo
0259	House	17	Brawn Avenue	Contract Con	Old Showgrounds (HO) Fence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-123	
0260	House	18	Brawn Avenue	Lake Wendouree Other Notable Fabric Notes	Pence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-143	
0261	House	19	Brawn Avenue	Notes Cother Notable Fabric Early front fence with face brick pier trussed steel panels between.	Fence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-122	
0262	House	20	Brawn Avenue	Lake Wendouree Interwar Other Notable Fabric Notes Early solid face brick front fence.	3 , ,	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-142	
0263	House	21	Brawn Avenue	Notes Other Notable Fabric Mature Liquid Amber & other trees Early front fence with face brick pier	Fence Trees	 Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 250205-121 	

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ld	Place Name		Address	E	existing HO	Era Pi	roposed Heritage Precinct	Proposed Status	Photo
0264	House	22	Brawn Avenue		r Notable Fa		Old Showgrounds (HO) e	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-144	
0265	House	24	Brawn Avenue	Lake Wendouree Othe	r Notable Fa	Interwar abric Fenc	Old Showgrounds (HO) e	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-145	
0267	House	119	Burnbank Street	Lake Wendouree Othe	r Notable Fa	Interwar abric Fenc	Old Showgrounds (HO) e Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-099	
0266	House	121	Burnbank Street	Lake Wendouree Othe	r Notable Fa	Interwar abric Fenc	Old Showgrounds (HO) e Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-100	
0087	House	1102A	A Gregory Street	Lake Wendouree Othe	Late	e 20th Century/Recent abric Fenc	Old Showgrounds (HO) e Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 110305-146	

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ld	Place Name		Address	Existing H	lO Era Pi	roposed Heritage Precinct	Proposed Status	Photo
0088	House	1102	Gregory Street	Lake Wendouree Other Notabl	Early 20th Century le Fabric Fenc	Old Showgrounds (HO) e	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 110305-147	
0089	House	1103	Gregory Street	Other Notabl Notes Early solid face brick		Old Showgrounds (HO) e Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-102	
0086	House	1104	Gregory Street	Other Notabl Notes Early front fence with trussed steel panels	n face brick piers and p		☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 110305-145	
0090	House	1105	Gregory Street	Lake Wendouree Other Notabl	Interwar le Fabric	Old Showgrounds (HO) e	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-103	
0085	House	1106	Gregory Street	Lake Wendouree Other Notabl	Interwar l e Fabric ☐ Fenc	Old Showgrounds (HO) e	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 110305-144	

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ld	Place Name		Address		Existing HO	Era Pro	pposed Heritage Precinct	Proposed Status	Photo
0091	House	1107	Gregory Street	Lake Wendo	ouree Other Notable Fa	Interwar abric Fence	Old Showgrounds (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-104	
0084	House	1108	Gregory Street		Other Notable Fa arly front fence with face ussed steel panels betw	e brick piers and pl		☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 110305-143	
0092	House	1109	Gregory Street	Lake Wende	ouree Other Notable Fa		Old Showgrounds (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-105	
0081	Caroline Court	1110	Gregory Street	Lake Wendo	ouree Other Notable Fa	te 20th Century/Recent	Old Showgrounds (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 210605-115	
0093	House	1111	Gregory Street	Lake Wendo	ouree Other Notable Fa		Old Showgrounds (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-106	

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ld	Place Name		Address	Existing	g HO Era	Proposed Heritage Precinct	Proposed Status	Photo
0082	House	1112	Gregory Street	Lake Wendouree Other Nota	Interwar able Fabric	Old Showgrounds (HO) Fence	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 110305-141	
0094	House	1113	Gregory Street		Interwar able Fabric F with face brick piers a els between.		☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-107	
0083	House	1114	Gregory Street		Early 20th Centuable Fabric Frick front fence articul	Fence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 210605-113	
0095	House	1115	Gregory Street	Lake Wendouree Other Notes	Interwar able Fabric	Old Showgrounds (HO) Fence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-108	
0096	House	1117	Gregory Street		Interwar able Fabric F ice brick front fence.	Old Showgrounds (HO) Fence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-109	

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ld	Place Name		Address		Existing HO	Era Pr	oposed Heritage Precinct	Proposed Status	Photo
0097	House	1119	Gregory Street	Lake Wei	Other Notable F Early solid face brick fror		Old Showgrounds (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-110	PT
0098	House	1121	Gregory Street	Lake Wei	Other Notable F Early front fence with factorsed steel panels between	ce brick piers and p		☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-111	
0099	House	1123	Gregory Street	Lake Wei	ndouree Other Notable F	Interwar Fabric Fence	Old Showgrounds (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 190405-023	
0100	House	1125	Gregory Street	Lake Wei	Other Notable F Early front fence with factorsed steel panels between	ce brick piers and p		☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-112	
0101	House	1205	Gregory Street	Lake Wei	Other Notable F Early solid face brick fror		Old Showgrounds (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 110305-022	

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ld	Place Name		Address		Existing HO Era	Proposed Heritage Pr	recinct Proposed Status	Photo
0102	House	1207	Gregory Street	Lake Wendouree Othe	Interwar er Notable Fabric	Old Showgrounds	HO) ☐ Individually Significant (H☐ Significant within a Precing Not Significant (HO)☐ Characteristic of Area (D☐ Not Characteristic of Area Photo No. 110305-02	DO) a (DDO)
0270	House	3	Haddon Street		Interwar er Notable Fabric , solid face brick front fenc	Fence Trees	Individually Significant (H Significant within a Precing Not Significant (HO) Characteristic of Area (D Not Characteristic of Area Photo No. 250205-09	DO) a (DDO)
0271	House	4	Haddon Street		Interwar er Notable Fabric , solid face brick front fenc	Fence Trees	HO) ☐ Individually Significant (HO) ☐ Significant within a Precional Not Significant (HO) ☐ Characteristic of Area (DO) ☐ Not Characteristic of Area Photo No. 190405-17	DO) a (DDO)
0272	House	5	Haddon Street		Postwar er Notable Fabric ak tree. House not signific	Fence Trees	Individually Significant (H Significant within a Precine Not Significant (HO) Characteristic of Area (D Not Characteristic of Area Photo No. 250205-09	DO) a (DDO)
0273	House	6	Haddon Street	Lake Wendouree Othe	Interwar er Notable Fabric	Old Showgrounds	Individually Significant (HO) Individually Significant (HO) Not Significant (HO) Characteristic of Area (D Not Characteristic of Area Photo No. 190405-18	DO) a (DDO)

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ld	Place Name		Address	Ех	xisting HO Era	Proposed Heritage Precinct	Proposed Status	Photo
0274	House	7	Haddon Street	Contract Con	Postwar Notable Fabric Fettree.	Old Showgrounds (HO) ence	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-092-093	
0275	House	8	Haddon Street	Notes Early front fe	Interwar Notable Fabric Fe ence with face brick piers and panels between.		☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 190405-19	
0276	House	9	Haddon Street	Lake Wendouree Other Notes	Interwar Notable Fabric Fe	Old Showgrounds (HO) ence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-094-095	
0277	House	10	Haddon Street	Lake Wendouree Other Notes	Interwar Notable Fabric Fe	Old Showgrounds (HO) ence Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 190405-20	
0278	House	11	Haddon Street	Lake Wendouree Other Notes	Interwar Notable Fabric Fe	Old Showgrounds (HO) ence	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-096	

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ld	Place Name		Address		Existing HO	Era Pro	pposed Heritage Precinct	Proposed Status	Photo
0279	House	12	Haddon Street	Lake Wendouree Othe	Late 20 er Notable Fabi	ric Fence	Old Showgrounds (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☑ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 190405-21	
0280	House	13	Haddon Street	Lake Wendouree Othe	lı er Notable Fabı	nterwar ric Fence	Old Showgrounds (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-098-097	
0239	Units	7	Martin Avenue	Lake Wendouree Othe	Late 20t er Notable Fabi	th Century/Recent	Old Showgrounds (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☑ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No.	
0240	House	9	Martin Avenue	Lake Wendouree Othe	F er Notable Fabi	Postwar ric Fence	Old Showgrounds (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-117	
0241	House	11	Martin Avenue	Lake Wendouree Othe	Late 20t er Notable Fabi	th Century/Recent	Old Showgrounds (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-116	

ld	Place Name		Address		Existing HO	Era Pro	oposed Heritage Precinct	Proposed Status	Photo
0242	Vacant	13	Martin Avenue	Lake Wen	odouree Other Notable Fa	bric Fence	Old Showgrounds (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No.	
0243	House	15	Martin Avenue	Lake Wen	odouree Other Notable Fa	Postwar bric Fence	Old Showgrounds (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-115	
0282	House	302	Wendouree Parade	Notes	Other Notable Fal Mature Norfolk Island Pine Early face brick front fence	e & Oak Trees	Old Showgrounds (HO) Trees	 Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 250205-088-089 	
0283	House	304	Wendouree Parade		odouree Other Notable Fa	Interwar bric	Old Showgrounds (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-087	
0284	House	306	Wendouree Parade	Lake Wen	odouree Other Notable Fa	Postwar bric Fence	Old Showgrounds (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-085-086	

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ld	Place Name		Address		Existing HO	Era Pro	pposed Heritage Precinct	Proposed Status	Photo
0285	House	308	Wendouree Parade		Other Notable Fa		Old Showgrounds (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-083-084	
0286	House	312	Wendouree Parade		Other Notable Fa		Old Showgrounds (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-082	
0287	House	314	Wendouree Parade		Other Notable Fa Early front fence with face trussed steel panels between	e brick piers and p		☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-081	
0288	House	316	Wendouree Parade	Lake Wer	Other Notable Fa	e 20th Century/Recent abric Fence	Old Showgrounds (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-080	
0289	House	318	Wendouree Parade	Lake Wer	ndouree Late Other Notable Fa	e 20th Century/Recent abric Fence	Old Showgrounds (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-079	

ld	Place Name		Address		Existing	HO Era	Pr	oposed Heritage Precinct	Proposed Status	Photo
0290	House	320	Wendouree Parade	Lake Wen	douree Other Notal	Late 20th Century	//Recent	Old Showgrounds (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-078	
0291	House	322	Wendouree Parade	Lake Wend	douree Other Notab	Interwa	_	Old Showgrounds (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-077	
0292	House	324	Wendouree Parade	Notes			Fence Fence		Individually Significant (HO) Significant within a Precinct (HO) Not Significant (HO) Characteristic of Area (DDO) Not Characteristic of Area (DDO) Photo No. 250205-076	
0293	House	326	Wendouree Parade	Lake Wen	douree Other Notab	Postwa ble Fabric	r Fence	Old Showgrounds (HO) Trees	☐ Individually Significant (HO) ☐ Significant within a Precinct (HO) ☐ Not Significant (HO) ☐ Characteristic of Area (DDO) ☐ Not Characteristic of Area (DDO) Photo No. 250205-075	

Appendix 2.5: Old Showgrounds Table of Building Construction Dates & Occupiers

2.5 Old Showgrounds 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 Sales and various Directories. Due to the renumbering of places in c. 1906, 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.

Street	Street No	Land Sales	Building Permit Book	1904 / 1920 Directories	1941 Directory	1956 Directory
Brawn Avenue - North Side	2	SPENCER, J F, 12/9/1935	28/11/1938 Builder - Spenser, J. Description - Brick Veneer Owner - Spenser, J. Price - £700 26/11/1984 Builder - Collins, A J Description - construct additions to residence Owner - Collins, G & L 19/3/1991 Builder - Collins, A Description - construct carport, store shed Owner - Collins, G & L		SPENCER, Jno	SPENCER, Jno
	4	SANDERS, E C, 23/7/1935	30/3/1939 Builder - Nicholson, A.H. Description - Roughcast/Timber Owner - Sanders, E. Price - £800 31/8/1965 Builder - Delaland, G Description - Additions to garage and new foal pen Owner - Goulden, J F & J M Price - £198 and £60		SANDERS, Eric C	McKENZIE, Malcolm R

Street	Street No	Land Sales	Building Permit Book	1904 / 1920 Directories	1941 Directory	1956 Directory
	6	LONSDALE, R W, 23/7/1935	16/11/1936 Builder - Feary, W.G., and Son Description – Weatherboard Owner - Lonsdale, R.W. Price - £550 16/12/1974 Builder – Alumclad Home Improvements Description – affix new aluminium cladding to external walls of weatherboard residence		FINLAYSON, Jno F	LONSDALE, Mrs E
			Owner – Lonsdale, J Miss 2/9/1991 Builder – Martin, B Description – heater to dwelling Owner – Morris, P			
	8	REABY, H C, 26/9/1935	1/10/1935 Builder - Reaby, H.C. Description - Brick Veneer Price - £900		SLOAN, Lwrnce	NGIP, Wm
	10	WOODWARD, M D, 30/7/1935	9/7/1937 Builder - Warren, S. Description - Expanded Metal/Timber Owner - Richmond, G. Price - £520 25/2/1975 Builder - Richmond, M Description - erect car-port Owner - Richmond, M		RICHMOND, Geo	RICHMOND, Geo
	12	REABY, H C, 14/5/1935	McIVER, Mrs Jessie 1935-36 Rate Book Brick dwelling		GRILLS, Jno C	GRILLS, Jno C
	14	CULLAN, V J, 25/10/1935	1/11/1935 Builder - Reaby, H.C. Description - Brick Veneer Owner - Gullan, V.J. Mrs		GULLAN, Robt McL	WILSON, A C

Street	Street No	Land Sales	Building Permit Book	1904 / 1920 Directories	1941 Directory	1956 Directory
			Price - £800 12/6/1946 Builder – Brown, J H & Son Description – Additions – Bedroom Owner – Gullan, R 2/2/1955 Builder – Bennett, R Description – Alterations and additions to weatherboard residence Owner – Wilson, A Price - £100 and £230 6/2/1963 Builder – Taylor, K D Description – additions to residence. Resite bathroom, enclose porch Owner – Wilson, A Price - £186 3/5/1968 Builder – Taylor, K D Description – Additions to front room, alterations to Verandah Owner – Wilson, A Price - £800 23/9/1969 Builder – Taylor, K D Description – new car-port			
	16	DUNN, R E, 11/11/1935	Owner – Wilson, A 30/1/1936 Builder - Bartrop, E. Description – Weatherboard Owner - Dunn, R.E. Price - £550 15/2/1965 Builder – Bennett, F R		WILLIAMS, Thos A	WILLIAMS, Thos A

Street	Street No	Land Sales	Building Permit Book	1904 / 1920 Directories	1941 Directory	1956 Directory
			Description – additions to residence Owner – McKnight, D B Price - £130			
			11/10/1965 Builder – McKnight, D B Description – demolish old garage and erect new garage and toolshed Owner – McKnight, D B Price - £468			
			30/11/1973 Builder – Jarvis, G Description – erect rumpus room, alterations to residence Owner – Wallis, D			
			15/10/1975 Builder – Wallis, D Description – car-port Owner – Wallis, D			
	18	SELKIRK, W J, 13/11/1935	7/12/1938 Builder – Warren, S Description – Weatherboard house Owner – Mrs Cook		LAWRENCE, Edwin R	LAWRENCE, Edwin R
			Cook, Mrs 1938-39 Rate Book Weatherboard, 5 rooms			
			18/9/1952 Description – Alterations and additions to timber framed residence Owner – Lawrence, E R			
			15/2/1962 Builder – not decided Description – Remove residence to outside city area (Ballarat			

Street	Street No	Land Sales	Building Permit Book	1904 / 1920 Directories	1941 Directory	1956 Directory
			Shire) Owner – Lawrence, E R 15/3/1962 Builder – Quayle, W Description – New brick veneer residence and garage Owner – Lawrence, E R Price - £1610 and £200 24/5/1962 Builder – Quayle, W Description – Carport Owner – Lawrence, E R Price - £162			
	20	JOHNSTON, T V, 6/2/1936	(From Bartrop Real Estate Archives) Matched to this property by plan and current photo Builder - Bartrop, E. Owner – Treloar, L J 1/8/1940 Builder – Jenkin, S D Description – Brick Veneer Owner – Treloar, L J		House being built - either 20 or 22	MITCHELL, Mrs A M
	22	VALPIED, W R, 11/5/1936	2/1/1942 Builder – Collins, E J Description – Brick Veneer 12/2/1952 Builder – Weir, S J Description – Alterations & additions to brick veneer residence (Tile) Owner – Re, F 3/8/1989 Builder – Walker, A B & W K Description – construct additions to dwelling Owner – Walker, A B & W K			RE, Frncs T

Street	Street No	Land Sales	Building Permit Book	1904 / 1920 Directories	1941 Directory	1956 Directory
	24	BEERS, J K, 16/1/1936	26/6/1936 Builder - Button, F.A. Description – Weatherboard Owner - Beers, J.K. Price - £570 31/12/1987 Builder – to notify Description – additions to residence Owner – Brown, C & T 27/7/1989 Builder – Brown, C J Description – construct timber framed carport Owner – Brown, C J 24/5/1991 Builder – Haintz, N S Description – construct additions /		GRIFFIN, Wm H	GRIFFIN, Mrs L S
			alterations to weatherboard dwelling Owner – Brown, C J & T A			
Brawn Avenue - South Side	1	VALPIED, W R, 11/5/1936	24/8/1939 Builder - Nicholson, A.W. Description - Timber Frame & Brick Veneer residence, garage & wood shed Owner - Hickey, J. Price - £1000 13/4/1955 Builder - Sharpley, E C Description - Additions to brick outbuilding. Garage Owner - Valpied, L G Price - £200		HICKEY, Jas A	AVES, R B
			26/3/1957 Builder – Ballarat Paper Mills			

Street	Street No	Land Sales	Building Permit Book	1904 / 1920 Directories	1941 Directory	1956 Directory
			Description – Timber framed W.C. to residence Owner – Davis, C J Price - £20			
	3	COUTTS, S M, 10/12/1935	8/11/1954 Builder – Chambers, G & W Description – Brick veneer residence and garage Owner – Bird, Mary A Price - £1555 and £400 27/6/1974 Builder – Twaits, N Description – construct additions to brick veneer residence Owner, Mackay, R F			BIRD, Hrld
	5	CHAMBERS, W I, 4/3/1936	31/12/1936 Builder - Chambers Bros. (G & W) Description – Weatherboard Price - £600 31/5/1962 Builder – Reid, Albert D Description – carport Owner – Reid, Albert D Price - £144		HOBBS, Jno M	FRENCHAM, R
	7	HERBERTSON, M B, 1/7/1935	6/4/1936 Builder - Coburn, H.L. (Architect) Description – Timber Owner - Herbertson, G. Price - £800 5/10/1959 Builder – Milbourne, J C Description – Weatherboard additions to residence, additions to garage and sleepout Owner – Milbourne, J C		WALKER, Jno R	HORGAN, Jno M

Street	Street No	Land Sales	Building Permit Book	1904 / 1920 Directories	1941 Directory	1956 Directory
			18/7/1960 Builder – Milbourne, J C Description – Timber framed carport Owner – Milbourne, J C & J L 3/2/1989 Builder – Collishaw, F Description – construction of open garage Owner – Collishaw, F 7/2/1990 Builder – Collishaw, F K & L G Description – construct internal			
			alterations to dwelling Owner – Collishaw – F K & L G			
	9	SELKIRK, W J, 1/2/1936	PERKINS, William J Motor Engineer 1938-39 / 1939-40 Rate Books Brick Veneer, 5 rooms			PERKINS, Wm J
			18/4/1991 Builder – Steelcrest Garages Description – construct garage Owner – McMullen, G J			
	11	SELKIRK, W J, 13/11/1935	19/12/1935 Builder – Brookes Architect - Coburn, H.L. Description – Brick Owner - Selkirk, W.J. Price - £1200		SELKIRK, Wm J	SMITH, Dr F P
			25/2/1958 Builder – Quayle Brothers Description – Carport to residence Owner – Smith, Dr P G Price - £230			

Street	Street No	Land Sales	Building Permit Book	1904 / 1920 Directories	1941 Directory	1956 Directory
	13	CONROY, T J, 7/5/1936	4/8/1939 Builder - Trahar, W.B. Description - Timber framed residence Owner - Perkins, J Price - £950 27/7/1956 Builder - Yawkins, J F Description - Brick veneer residence and woodshed Owner - Yawkins, J F Price - £1375 and £100 25/5/1976 Builder - Coverline Constructions Description - erect garage Owner - Yawkins, J F		PERKINS, Wm J	
	15	CONROY, T J, 7/5/1936	18/10/1938 Builder – Richards, W L Description – Weatherboard and cement house, 5 rooms Owner – Johnson, J Johnston, John Maltster 1938-39 Rate Book Exp M (expanded metal?) 21/3/1968 Builder – Owen, Jas F & Sons Description – additions to bathroom Owner – Conder, K Price - £40		Vacant	CONDON, Kevin T
	17	CONROY, T J, 7/5/1936	26/6/1939 Builder – Nicholson, A H Description – Brick Veneer Nicholson, Alfred Draftsman 1939-40 Rate Book		NICHOLSON, Robt A	McDONALD, Jas P

Street	Street No	Land Sales	Building Permit Book	1904 / 1920 Directories	1941 Directory	1956 Directory
			Brick Veneer, 5 rooms 24/2/1943 Description – Garage and cement sheds Owner – McDonald, J P 4/7/1986 Builder – sub contractor Description – new open garage Owner – Sorrell, N & A			
	19	CONROY, T J, 11/5/1936	21/9/1949 Builder – Pryor, J Description – Brick veneer residence (Tile) Owner – Cottee, C D 2/12/1958 Builder – Smith, W G Description – Brick and timber framed garage and woodshed Owner – Smith, Mr & Mrs Price - £300			SMITH, W G
	21	VALPIED, W R, 11/5/1936	29/3/1946 Builder – Salt, W S Description – Brick Veneer residence Owner, Lonsdale, J			LONSDALE, Jack
Burnbank Street - West Side (LHS)	119	RUSSELL, J L, 15/5/1934	14/6/1934 Builder – Chambers, G G Architect – Richards, P S & G S Description – Weatherboard Owner – Russell, John, chemist 26/9/1946 Builder – Sarah, R A Description – sleepout and wood shed Owner – Jenkins, Mr	Agricultural Show Grounds - HEWATT, R A, crtkr (*1904) Agricultural Show Grounds - MILES, Thos, crtkr (1920)	RUSSELL, John L	FOLEY, Kevin

Street	Street No	Land Sales	Building Permit Book	1904 / 1920 Directories	1941 Directory	1956 Directory
			3/7/1987 Builder – Dwyer, I & I Description – install heater Owner – Dwyer, I & I			
	121	ASTBURY, A V, 6/6/1935	18/6/1935 Builder - Gallagher & Mason Description - Expanded metal Owner - Astbury, W.R. Price - £650		Astbury, Wm	CUTHBERTSON, Wm M
	119-121		28/8/1967 Ampol Petroleum P/L – refused – to erect Petrol Service Station			
					HICKEY, J, fibro plst wks	
Gregory Street - North Side (RHS)	1102			HAINES, Robt (1904 & 1920)	HAINES, Robert	YOUNG, David
Street Numbers from 1941	1104			SPOTSWOOD, Hugh (1904); ROSS, Miss Irene (1920)	DENIGAN, Patk L	RICHARDSON, Witr W
	1106			RICHARDS, Mrs Kate (1904 & 1920)	MITCHELL, Stanley S	MITCHELL, Stanley S
	1108					COFFIELD, Wm A
	1110			LINSAY, Jas (1904); LINSAY, Miss Janet (1920)	LINDSAY, Miss Janet	FULLERTON, Mrs A M
	1112			LINSAY, Jas jun, grngrcr (1904 & 1920)	HENDERSON, Wm L	HENDERSON, Wm L
	1114				BROWN, Robt	BROWN, Robt

Street	Street No	Land Sales	Building Permit Book	1904 / 1920 Directories	1941 Directory	1956 Directory
				WHITE, Jos, maltster (1904 & 1920)	WHITE & Co Pty Ltd, mlsts	WHITE & Co Py Ld, mlstrs
Gregory Street - South Side (LHS)				Show Grounds (1904 & 1920)		
Street Numbers from 1941	1103	BROWNING, R, 13/4/1935	15/6/1935 Builder - Reaby, H.C. Description – Weatherboard Owner - Browning, R. Price - £600		BROOKMAN, Mrs Mary J	YOUNG, Jno
	1105	TUCKER, H, 1/2/1935	7/2/1935 Builder - Gallagher & Mason Description - Expanded Metal Owner - Tucker, H. 13/10/1965 Builder – Jew, M D Description – new bedroom to residence Owner – Jew, M D Price - £144 18/1/1971 Builder – Jew, M D Description – new car port to residence Owner – Jew, M D		Vacant	HEINZ, David
	1107	WENNING, P J, 16/2/1935	21/10/1958 Builder – Wenning, P J Description – timber framed additions to garage and residence Owner – Wenning, P J Price - £200 24/8/1974 Builder – Gray, L Description – construct 18' x 22' detached garage to residence Owner – Gray, L G		WENNING, Robt C	WENNING, Robt C

Street	Street No	Land Sales	Building Permit Book	1904 / 1920 Directories	1941 Directory	1956 Directory
	1109	COOKE, F O, 21/2/1935	2/9/1935 Builder - Richards, W.L. Description – Weatherboard Owner - Cooke, Mr Price - £550 22/5/1952 Builder – Besemeres, J C Description – timber garage (Imp iron) Owner – Besemeres, J C		BESEMERES, Jack	BESEMERES, Jno C
	1111	MAYNE, T R, 9/11/1935	26/1/1938 Builder - Feary, W.G., and Sons Description – Weatherboard Owner - Mayne, Mr. Junr Price - £550 4/8/1950 Builder – Mayne, A E Description – garage 20' x 10' outbuilding Owner – Mayne, A E 23/7/1964 Builder – Thomas, N K Description – 30' TV mast to roof of residence Owner – Mayne, A E		MAYNE, Arth E	MAYNE, Arth E
	1113	SINGLETON, A B, 10/9/1935	15/5/1937 Builder - Button, F.A. Description - Expanded Metal/Timber Owner - Singleton, A. Price - £700		SINGLETON, Alan B	ROBERTS, L W
	1115	TAYLOR, K D, 27/11/1935	8/5/1940 Builder - Gallagher & Mason Description – Timber frame residence Owner - Taylor, K. Price - £700		House being built	SUTTON, Mrs A I
	1117	TAYLOR, M A, 28/11/1935	Bellingham, Frank			BELLINGHAM, Frank E

Street	Street No	Land Sales	Building Permit Book	1904 / 1920 Directories	1941 Directory	1956 Directory
			1942-43 Rate Book Brick veneer, 6 rooms			
	1119	NEGRI, C R, 8/1/1936	1/2/1939 Builder - Cutter, R.A. Description – Weatherboard Owner - Negri, G. Mr Price - £850		NEGRI, Cyril R	NEGRI, Cyril R
	1121	O'SHEA, M T, 21/1/1936	11/3/1947 Builder – Nicholson, A W Description – Brick veneer residence Owner – McPherson, T G 1952 Builder – McPherson, T G Description – masonry garage (S/H Iron) Owner – McPherson, T G			McPHERSON, Thos G
	1123	WARREN, S P, 10/1/1936			SPONG, Royal B	WRIGHT, A D
	1125	GREENWELL, E, 18/11/1935	5/10/1936 Builder - Warren, S. Description – Weatherboard Owner - Greenwells, Mrs Price - £700		Vacant	PARKS, Graeme
	1205		Stanbridge, Herbert 1935-36 Rate Book Weatherboard 27/5/1948 Description – Timber tool shed Owner – Stanbridge, H		STANBRIDGE, Herbert W	STANBRIDGE, Herbert W
	1207		15/1/1935 Builder - Richards, W.L. Description - Weather Board Owner - Houlse, G. Price -£480 8/10/1951 Builder – Quayle, A L Description – alterations and		HOULSE, Geo G	GOWER, Robt

Street	Street No	Land Sales	Building Permit Book	1904 / 1920 Directories	1941 Directory	1956 Directory
			additions to timber residence (iron) Owner – Monger, F			
Haddon Street - East Side	NE cnr Cardigan Street		20/3/1914 Description - Weatherboard house Owner - Tomkinson, F.	TOMKINSON, Fredk (1920)		
	2		15/2/1927 Builder - McGregor, D. Architect - McGregor, D. Description - New WB residence- brick foundation with cement sheet & wood. Owner - Bartrop, E. 12/7/1952 Builder - Bartrop, E Description - conc block garage Owner - Bartrop, E 6/7/1955 Builder - Bartrop, E Description - brick garage attached to residence Owner - Bartrop, E Price - £350 12/4/1961 Builder - Bartrop, E Description - alter bathroom and additions Owner - Bartrop, E Demolished		BARTROP, Edgar	BARTROP, Edgar
	4	FERGUSON, W, 17/5/1965	16/7/1936 Builder – McArthur, J C Description – Weatherboard Agent – Bartrop, E Owner – Rands, A V 8/12/1986		HEWISON, Frncs L	SCRUSE, Frncs E

Street	Street No	Land Sales	Building Permit Book	1904 / 1920 Directories	1941 Directory	1956 Directory
			Builder – Knowles, A Description – construct garage Owner – Tallent, A			
	6	KEOST, W H, 24/2/1985	13/7/1990 Builder – Ballarat Home Improvement Description – re-roof dwelling Owner – Harvey, Mrs		MASON, Roy A	MASON, Roy A
	8	KEOST, W H, 24/2/1985	14/2/1938 Builder – Millard, H L Description – Expanded metal and plaster house Owner – Goddard, A Goddard, Alfred 1937-38 Rate Book Expanded metal, 5 rooms		GODDARD, Alfd D	GODDARD, Alfd D
	10	CHEEL, G, 30/8/1962				
	12	KENNEDY, J & Other, 30/8/1962	Shown as "old No 115 Burnbank Street" therefore possibly 12 Haddon Street 26/9/1963 Builder – Lawrence, E Description – Brick veneer residence and garage Owner – Lawrence, E Price - £2640			
		Unidentified property in Haddon Street	4/2/1976 Builder – Executive Constructions Description – construct brick veneer residence and garage Owner – Bray, Mr G D & Mrs M D			
Haddon Street - West Side	3	HAYMES, J C, 19/10/1934	29/7/1935 Builder - Coburn, H.L. (Architect) Description - Brick Veneer Owner - Haymes, J. Price - £900		HAYMES, John C	HAYMES, John C

Street Stre	eet No	Land Sales	Building Permit Book	1904 / 1920 Directories	1941 Directory	1956 Directory
			24/7/1947 Builder – Haymes, J C Description – Brick & timber Garage Owner – Haymes, J C 12/8/1956 Builder – Harrison Brae Description - alterations & additions to brick veneer Owner – Haymes, L			
5		MILLER, S J, 22/10/1934	13/4/1939 Builder - Button, F.A. Description - Brick Veneer Owner - Miller, S. Price - £1060 18/4/1939 Architect – Vernon, L H Description – Garage and wood shed Owner – Miller, S 31/10/1945 Builder – Nicholson, A Description – alterations brick residence (tile) Owner – Miller, S J 8/7/1946 Builder – Chambers, G & W Description – additions to residence (tile) Owner – Miller, S J 31/8/1972 Builder – Hughes, M D Description – additions to residence Owner – Miller, S J 28/6/1980		MILLER, Stnly	MILLER, Stnly

Street	Street No	Land Sales	Building Permit Book	1904 / 1920 Directories	1941 Directory	1956 Directory
			Builder – MBI Engineering Description – additions and alterations to residence			
	7	BENJAMIN, C H, 23/1/1936	1/11/1935 Builder - Ludbrook, S. Architect – Vernon, L H Description - Brick Veneer Owner - Benjamin, C.H. Price - £850		BENJAMIN, Chas H	TORNEY, Richd
			21/5/1976 Builder – Bowman, B C Description – demolish rear portion; alterations & additions to residence Owner – Ashley, P W & D H			
			27/8/1986 Builder – not known Description – addition to residence – storeroom Owner – P W R Ashley			
			1/9/1986 Builder – not known Description – new garage Owner – Ashley, P W			
	9	KNIGHT, E M, 4/2/1935	21/4/1936 Builder - Warren, S. Description – Weatherboard Owner - Knight, W.H. Price - £750		KNIGHT, Witr H	NEWTON, Mrs K M
			14/10/1946 Builder – Nicholson, A W Description – additions – kitchen Owner – Knight, Mrs E M			

Street	Street No	Land Sales	Building Permit Book	1904 / 1920 Directories	1941 Directory	1956 Directory
	11	GRIGSBEY, G L, 24/9/1934	18/10/1934 Builder - Gallagher & Mason Description – Weatherboard Owner - Grigsbey, L J Grigsby, Leslie 1935-36 Rate book Brick? 27/4/1978 Builder – Templar, G J Description – Brick garage to residence Owner – Templar, Mr & Mrs G 11/10/1978 Builder – Horgon, Jeff Description – alterations and additions to residence Owner – Templar G 6/2/1980 Builder – Cham, B A Description – re-roof residence Owner – Templar, G 25/3/1991 Builder – Vincent, K J Description – construct additions / alterations to dwelling Owner – Nunn, K C & M R		BROWN, Cyril	CLERKE, Percy B
	13	VAWDREY, W G, 7/6/1934	10/10/1934 Builder - Gallagher & Mason Description - Expanded Metal/Timber Owner - Vawdrey, W. Vawdrey, William 1935-36 Rate book Brick? 13/4/1992 Builder – Geljon, Alex		VAWDREY, Wm G	VAWDREY, Wm G

Street	Street No	Land Sales	Building Permit Book	1904 / 1920 Directories	1941 Directory	1956 Directory
			Description – construct additions to dwelling Owner – Ellett, J B & C A			
			30/7/1993 Builder – Ellett, J B & C A Description – construct carport as outbuilding Owner – Ellett, J B & C A			
Martin Avenue - West Side	7	Late 20th Century / Recent				ANWYL, Mrs O I
	9	Post War	12/1/1959 Builder – White, C M Description – timber framed sleepout to residence Owner – White, C M Price - £150 31/8/1984 Builder – Wansink, E Description – construct additions to residence Owner – Wansink, E			WHITE, Colin M
	11	Late 20th Century / Recent	10/8/1954 Builder – McPherson Description – timber & brick residence (iron roof) Owner – McPherson Price - £1280 22/2/1988 Description – additions to dwelling Owner – Purves, C L D 5/3/1990 Builder – Bigarelli, L & L M Description – re-roof dwelling Owner – Purves, C & S			McPHERSON, Malcolm
			15/10/1992			

Street	Street No	Land Sales	Building Permit Book	1904 / 1920 Directories	1941 Directory	1956 Directory
			Builder – Haintz, N J Description – construct additions / alterations to dwelling Owner – Purves, C			
	13		31/3/1954 Builder – Barnes, G Description – brick veneer residence Owner – Pittard, R Price - £1525			PITTARD, R A
			19/10/1956 Builder – Pittard, R A Description – additions to brick veneer residence – Owner – Pittard, R A Price - £140			
			19/10/1956 Builder – Pittard, R A Description – timber framed garage & shed Owner – Pittard, R A Price - £300			
			16/3/1981 Builder – Morrison, W Description – repairs to residence (underpinning) Owner – Alexander, Mrs B			
	15	Post War	28/3/1960 Builder – Sheers, E C Description – new brick veneer residence & garage Owner – McPherson, L G Price - £1400 and £300			
			30/8/1961 Builder – Sheers, E C Description – roof part of pergola to residence Owner – McPherson, L G			

Street	Street No	Land Sales	Building Permit Book	1904 / 1920 Directories	1941 Directory	1956 Directory
			4/5/1988 Builder – Donald, B & J Description – new fence and alterations to residence Owner – Gribble, J			
Wendouree Parade - North Side				Agricultural Show Grounds (1904 & 1920)		
	300-302	DAVIES, H H, 11/6/1937	7/11/1938 Builder - Feary, W.G., and Sons Description - Brick Veneer Owner - Davies, H. Price - £1300		DAVIES, Hy H	DAVIES, Hy H
	304	ROWE, J C, 7/11/1940	21/9/1949 Builder – Pryor, J Description – brick veneer residence (tile) Owner – Rowe, J C	TYLER, James (The Pines), draper (1904 & 1920)	Pines (The) Private Hospital	ROWE, J C
	304	ROWE, J C, 7/11/1940			WESTON, Mary	
	306	SMITH, H E, 19/4/1944	3/11/1950 Builder – Collins, E J Description – brick veneer residence (tile), garage and storeroom Collins, Arthur H Merchant 1951-52 Rate book Brick veneer, 5 rooms		JOHN, J T	COLLINS, A H
	306a	SMITH, H E, 19/4/1944			THOMAS, Norman R	
	308a	SMITH, H E, 2/2/1944			JOHN, Morgan K	
	308	SMITH, H E, 2/2/1944	28/9/1949 Builder – Wilson, F N & A W Description – 2 storey brick residence (tile) Owner – McAloney, R		McGUINESS, Brendin	MACALONEY, R

Street	Street No	Land Sales	Building Permit Book	1904 / 1920 Directories	1941 Directory	1956 Directory
	312	HERBERTSON, M B, 14/3/1935	29/8/1950 Builder – Howard – Duncan Description – brick veneer residence Owner – Duncan, F E			DUNCAN, F E (was shown at 310)
	314	HICKEY, D P, 11/8/1943	19/5/1949 Builder – Hickey, J Description – Brick veneer residence (Tile roof) Owner – Hickey, J Price - £1975 (or £975)			HICKEY, W J (was shown at 312)
	316	DAVIES, F A, 9/12/1943	25/7/1947 Builder – Delaland, E Description – Brick veneer residence (As Cem Roof) Owner – Davis, F 4/7/1957 Builder – Brazil, T J Description – brick veneer residence including garage under Owner – Hollins, D Price - £2370 7/8/1961 Builder – Brazil, T J Description – alterations to residence Owner – Kamerestos, G Price - £100			
	318	EARLES, E E, 2/2/1944	4/8/1947 Builder – Swanson Bros Description – Pre-fab steel, brick veneer residence Owner – McIvor, H M 14/10/1954 Builder – Vernon, L H & Assoc (Architects) Description – additions to brick veneer residence Owner – McIvor, Mr			McIVOR, Ivor

Street	Street No	Land Sales	Building Permit Book	1904 / 1920 Directories	1941 Directory	1956 Directory
			Price - £231 20/1/1955 Builder – Vernon, L H & Assoc (Architects) Description – additional weather board to brick veneer residence Owner – McIvor, I 1/11/1961 Builder – Luscombe, A Description – construct 2 nd floor to brick veneer residence Owner – McIvor, I Price - £840			
	320	LANCASHIRE, R H, 2/2/1944	21/6/1951 Builder – Nicholson, A W Description – brick veneer residence (tile) Owner – Lancashire, U 6/2/1961 Builder – Taylor, K D Description – new brick veneer residence Owner – Nicholson, B			
	322	ELFORD, L J, 7/2/1944	23/5/1949 Builder – Mason & Taylor Description – brick veneer residence (Tile) Owner – Murphy, I D Price - £1429 29/11/1957 Builder – Donald, J Description – timber framed carport Owner – Murphy, Mrs Price - £240			MURPHY, Mrs Irene
	324	METCALFE, G D, 14/10/1942	3/11/1948 Builder – Bevan, N Description – 2 story brick and			THOMAS, Geo

Street	Street No	Land Sales	Building Permit Book	1904 / 1920 Directories	1941 Directory	1956 Directory
			brick veneer residence (tile) Owner – Ellis, D I			
	326	METCALFE, G D, 12/6/1942	27/4/1946 Builder – Edmonds Description – Brick veneer residence (Tile) Owner – Metcalfe, D G 6/1/1948 Builder – Bevan, N Description – Garage and Bed room Owner – Metcalfe, G D 16/9/1954 Builder – Trahar, W B Description – alterations and additions to brick veneer residence Owner – Metcalfe, D Mrs Price - £3800			METCALFE, Gordon D

Ballarat Heritage Precincts Study

PART A



Volume 7 St. Aidan's 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 7

ST. AIDAN'S HERITAGE PRECINCT

Commissioned & Funded by the City of Ballarat

Authors:

Dr David Rowe

Authentic Heritage Services Pty Ltd

&

Wendy Jacobs Architect & Heritage Consultant

Historical Research: Susie Zada 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 southeast 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)."

 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.

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.

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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

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

⁴ Ibid., pp.83-90.

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 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.

4.7 Existing Design & Development Overlays in Proposed Heritage Precincts

4.7.1 Urban Character Area 9 (DDO6) Height Policy

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

4.7.2 Urban Character Area 1 (DDO3) Height Policy

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

4.7.3 Urban Character Area 1 (DDO3) Fence Policy

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

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

1.0 St. Aidan's Heritage Precinct

1.0 St. Aidan's Heritage Precinct

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

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

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

The Initial Years

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

Gold Discovery & Mining

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

Early Town Surveys & Lake Wendouree

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

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

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

7 Victorian Municipal Directory 1890, p. 90.

The spelling Ballarat has been adopted throughout instead of the alternative spelling of Ballarata. 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.

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

⁶ *Ibid.*, p. 21.

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

Railway & Tramway Transport

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

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

Early Land Holdings and Developments Original and Early Land Purchases

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

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

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

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⁸ Withers, op.cit., p. 254.

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

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

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

Bishop's Court, Ballarat Anglican Diocese

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

St. Aidan's Theological College

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

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

St Aidan's College & Bishopscourt Subdivision Initial Survey

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

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

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¹³ Certificates of Title, Land Title Office, Melbourne: Vol 511 Fol 102154; Vol 740 Fol 147890; Vol 1064 Fol 212627; Vol 1841 Fol 368189; Vol 6411 Fol 1282146. The original Title for 1878 was in the name of The Right Reverend Samuel Thornton, Doctor of Divinity, Bishop of Ballarat, William Henry Gaunt, Esquire of Ballarat and William Henry Barnard, Esquire of Ballarat. The Titles for 1886 and 1940 were under the name of Ballarat Diocesan Trustees.

¹⁴ City of Ballarat Building Permit Book Database 1910-1945 (the database does have earlier entries, including the Warden's Cottage constructed in c.1907).

Mary Steele, Beside the Lake: A Ballarat Childhood, Hyland House Publishing Pty Ltd, Flemington, 2000, pp. 24, 25, 88.

¹⁶ Information provided by Dr Peter Mansfield, former resident of Colpin Avenue, May 2005.

¹⁷ LP15638, Plan of Subdivision, Allotment 2, (Suburban) Section C, City and Parish of Ballarat. Source: Planning Department, City of Ballarat. See also Steele, *op.cit.*, p. 84.

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

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

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

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

Subdivision Layout

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

Garden City Planning at St. Aidan's

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

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

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

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

Information provided by Mrs Maxine Knight, May 2005. 20

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

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

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

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

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

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

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

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

²⁴ Ibid., p.154.

²⁵ Ibid., p.155.

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

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

²⁸ Ibid.

²⁹ Sulman, *op.cit.*, p.106.

Significant People - George William Brown³⁰

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

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

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

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

Building Development in St. Aidan's

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

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

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

³¹ Certificate of Title, 16 January 1941.

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

³³ Certificate of Title, 5 September 1951.

³⁴ See Appendix 2.5, Volume 7.

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

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

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

³⁸ Ibid.

³⁹ Ibid.

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

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

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

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

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

^{*}BSA Plan = Ballarat Sewerage Authority Plan

Dwelling: 3 St Aidan's Drive

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

1.3 Physical Evidence

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

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

Height

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

Form, Design and Scale

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

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

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

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

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

Construction and Finishes

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

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

Garages and Carports

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

Significance of Dwellings

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

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

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

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

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

The dwellings at may have individual heritage significance are at:

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

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

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

1.3.2 Urban Design & Engineering Infrastructure Layout and Subdivision

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

Setbacks

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

Engineering Infrastructure

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

Most of the cross overs are constructed in concrete.

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

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

Front Fences

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

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

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

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

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

Views

From The Boulevarde are views to the North Gardens Reserve.

1.3.3 Landscaping

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

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

1.4 Comparative Analysis⁴²

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

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

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

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

1.5 Statement of Cultural Significance

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

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

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

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

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

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

1.6 Rationale to Statement of Cultural Significance

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

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

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

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

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

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

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

D.2: Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique).

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

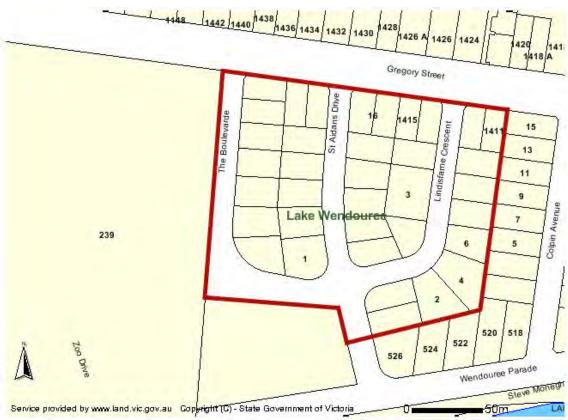
The St. Aidan's Heritage Precinct has a high proportion of interwar and postwar dwellings set within a distinctive landscaped setting of open front gardens, generous grassed nature strips, curved thoroughfares and street trees. These qualities clearly reflect the contemporary Garden City town planning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

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

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

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

Appendix 2.1: St. Aidan's Heritage Precinct Map



St. Aidan's Heritage Precinct Map

Appendix 2.2: St Aidan's Precinct Historical Figures

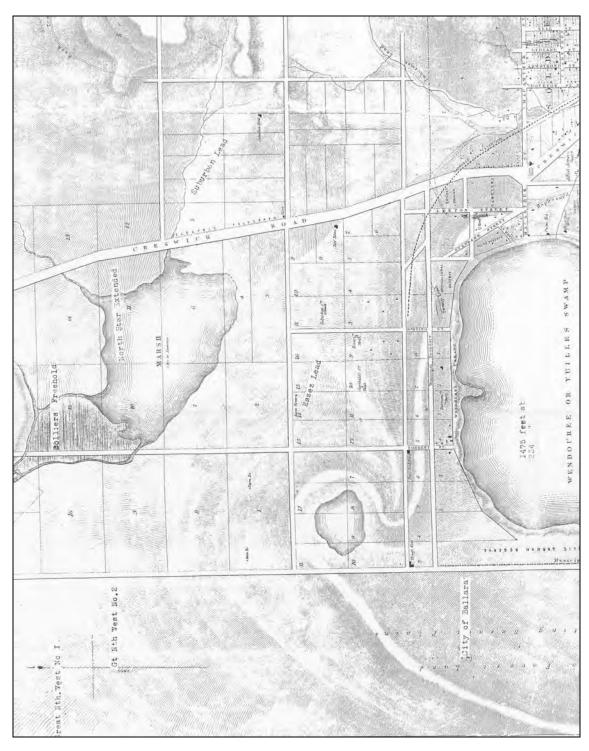


Figure 2.01: Portion of map of Ballarat, J Brache, October 21, 1861, showing Yuille's Swamp (Lake Wendouree), Public Garden Reserve, leads and shafts north of the lake, Gregory Street (Municipal Boundary), Agricultural Reserve, and Cricket Ground. Source: City of Ballarat.

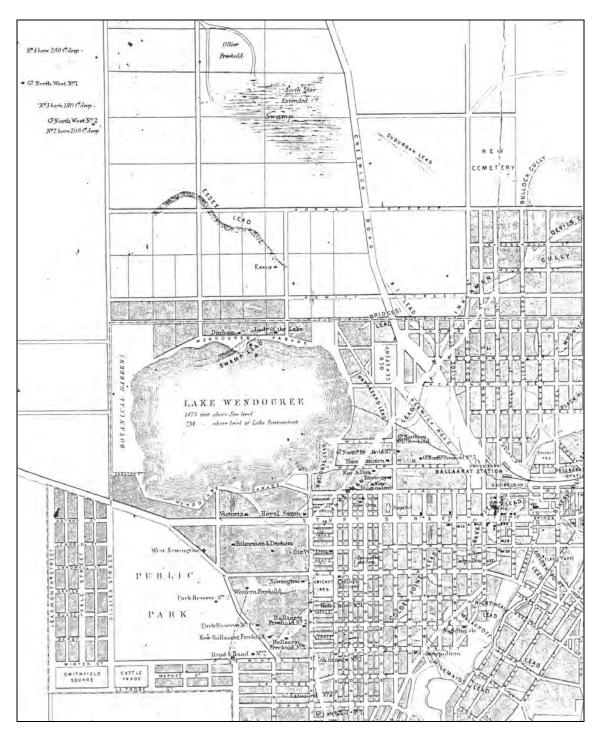


Figure 2.02: Portion of *Map of Ballaarat and Sebastopol*, compiled and engraved from official and original mining surveys by John L Ross, 1868, showing Lake Wendouree, Botanical Gardens, Gregory Street (Municipal Boundary), and leads and shafts north of the lake. Source: City of Ballarat.



Figure 2.03: Portion of *Niven's Mining Map of Ballaarat*, compiled from Government Plans and the most recent surveys of the district mining 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.

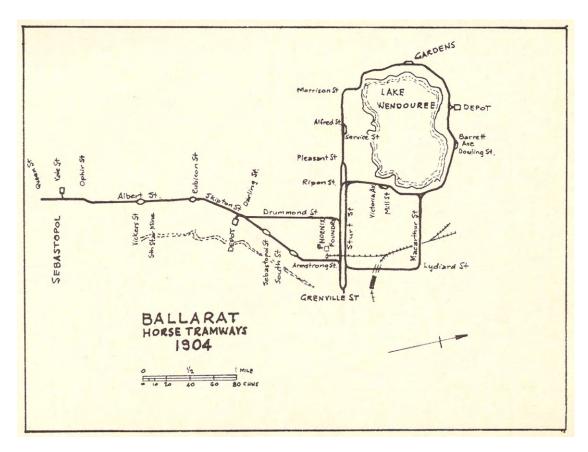


Figure 2.04: Ballarat Horse Tramways, 1904, showing depot and tram stop north of Lake Wendouree. Source: The Ballarat Tramways: An Illustrated History, p. 8.

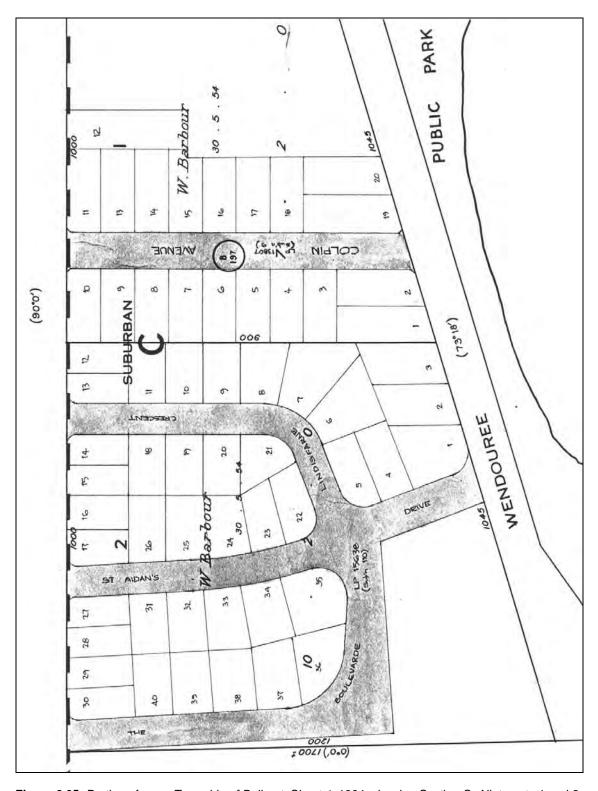


Figure 2.05: Portion of map, *Township of Ballarat, Sheet 1*, 1964, showing Section C, Allotments 1 and 2. Source: Planning Department, City of Ballarat.

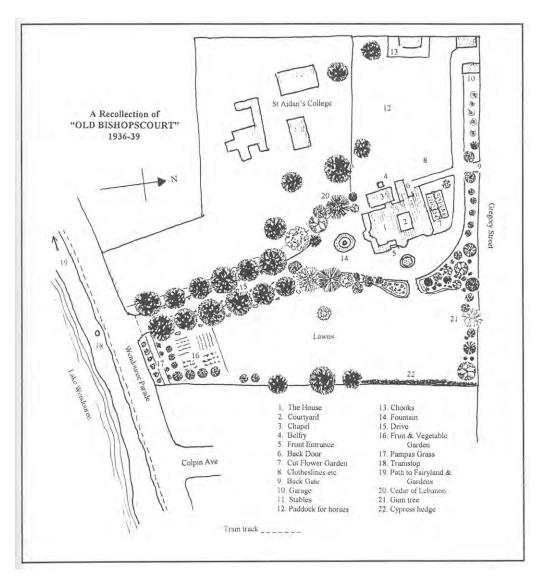


Figure 2.06: The layout of the original Bishopscourt property in the 1930s. Source: *Beside the Lake: A Ballarat Childhood*, p. 27.

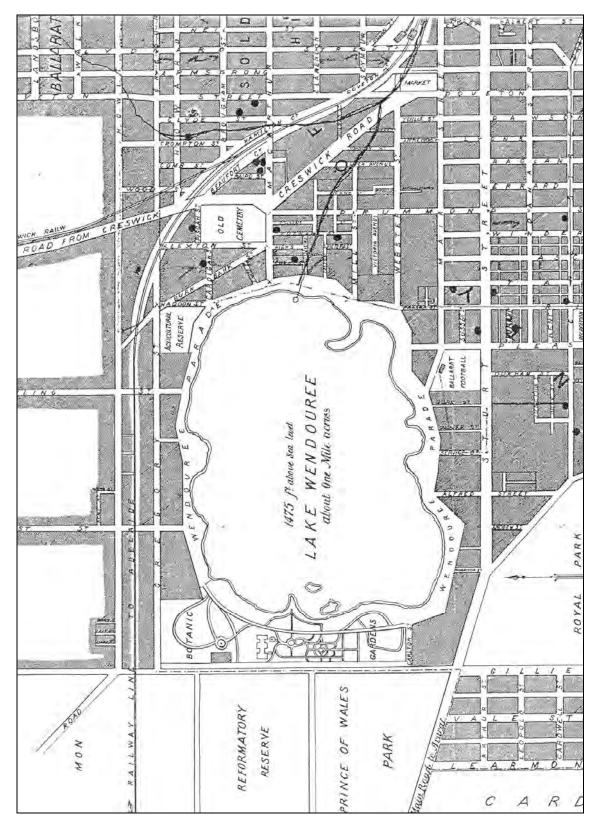


Figure 2.07: Portion of Ballarat Litho & Ptg. Cos. *Electoral Map of Ballarat*, 1916, showing Lake Wendouree, Botanic Gardens, and Agricultural Reserve. Cottage Gardens are indicated on the map with a "•". Source: City of Ballarat.



Figure 2.08: Bishopscourt (Bishop's Court), formerly Strathalbyn House. Source: *Ballarat Golden City: A Pictorial History*, p. 130.

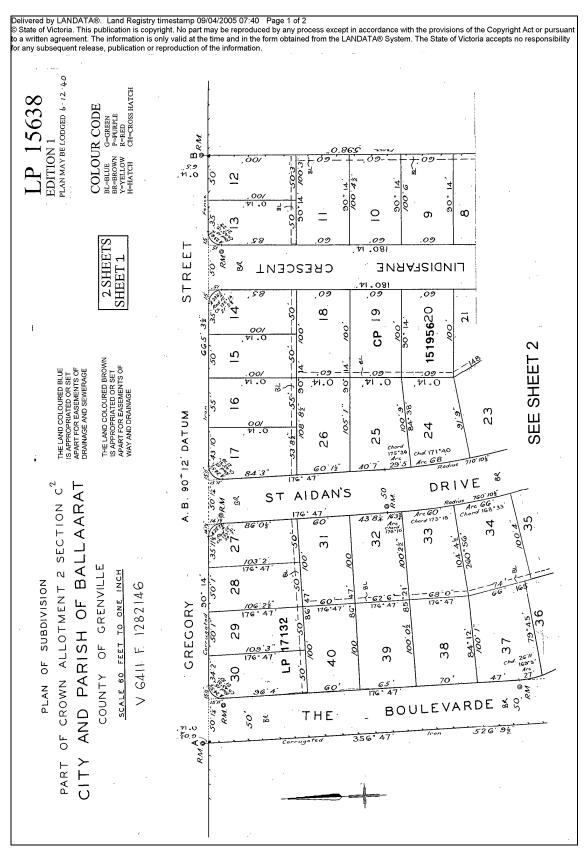


Figure 2.09: Plan of Subdivision LP15638, Sheet 1, December 6, 1940. Source: Land Title Office.

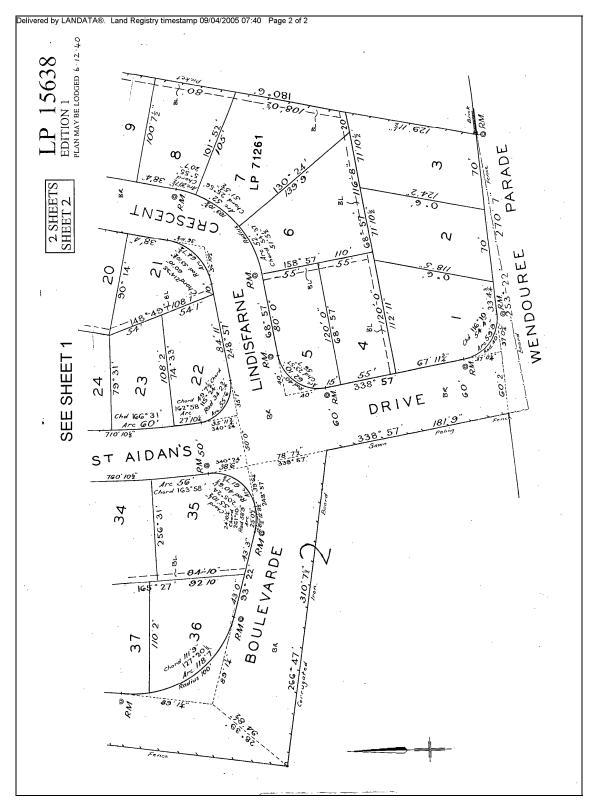


Figure 2.10: Plan of Subdivision LP15638, Sheet 2, December 6, 1940. Source: Land Title Office.

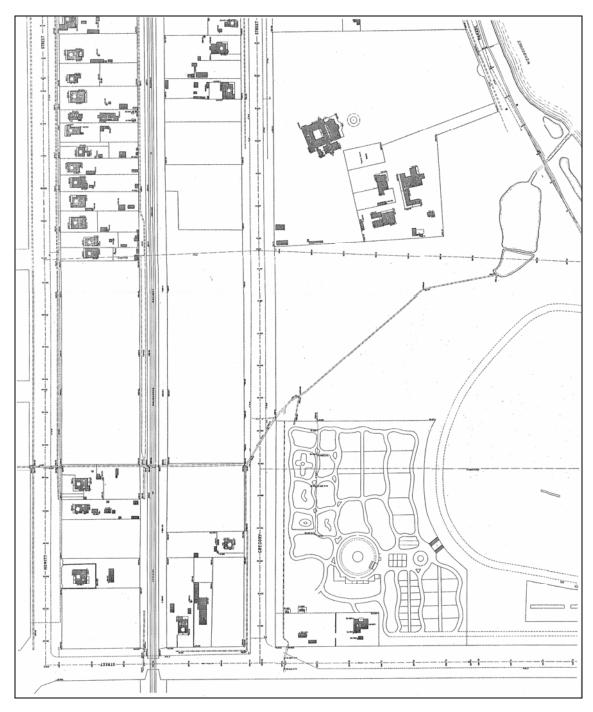


Figure 2.11: Ballarat Sewerage Authority Plan, 29 October 1934. Source: Wendy Jacobs.

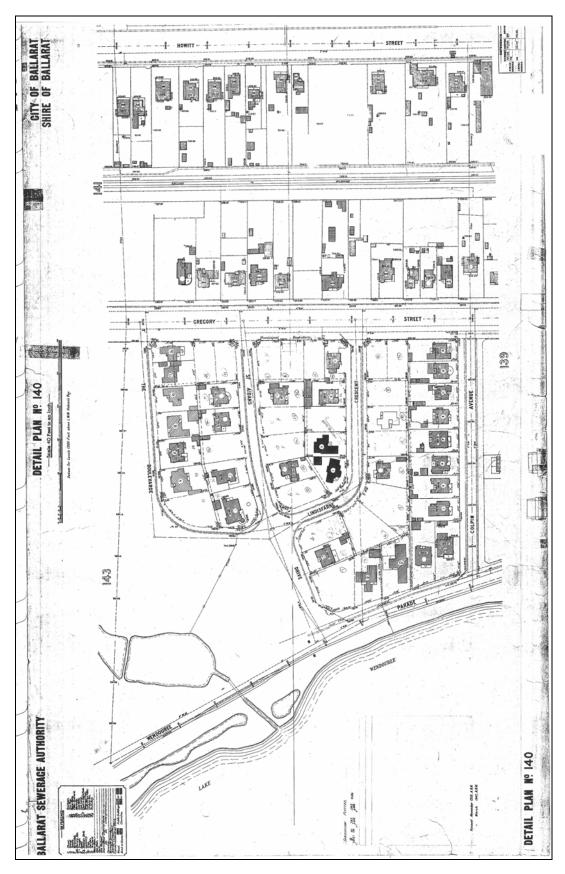


Figure 2.12: Ballarat Sewerage Authority Plan, 1947(b). Source: Planning Department, City of Ballarat.

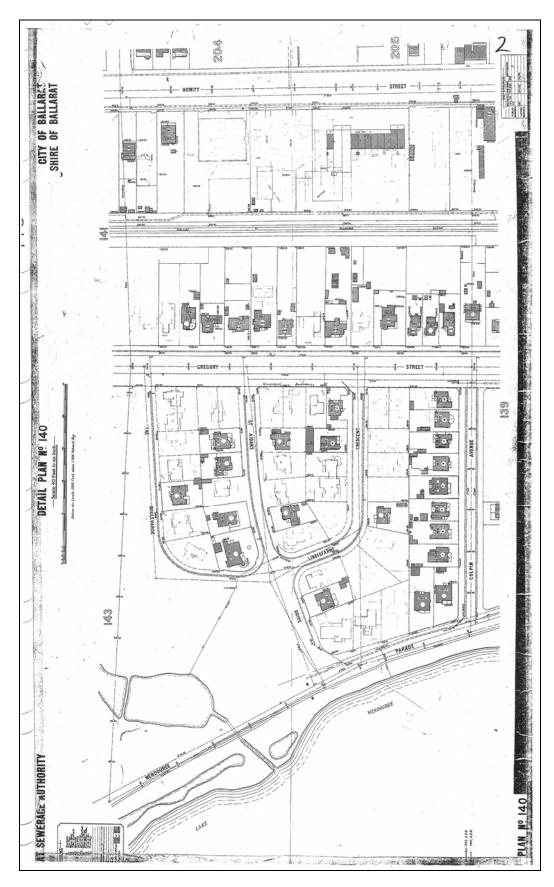


Figure 2.13: Ballarat Sewerage Authority Plan, 1947(a). Source: Planning Department, City of Ballarat.

Appendix 2.3: St. Aidan's Heritage Precinct Contemporary Photographs



Photo 3.01: Dwelling, 7 Lindisfarne Crescent.



Photo 3.03: Dwelling, 5 St. Aidan's Drive.



Photo 3.05: Two storey dwelling, 2 The Boulevarde.



Photo 3.07: Dwelling with skillion roof form, 12 Lindisfarne Crescent.



Photo 3.02: Dwelling, 14 Lindisfarne Crescent. Also note early low solid brick front fence.



Photo 3.04: Two storey dwelling, 11 St. Aidan's Drive.



Photo 3.06: Two storey dwelling, 14 The Boulevarde.



Photo 3.08: Waterfall style dwelling with curved bay (left side) ad stepped chimney, 1 St. Aidan's Drive.



Photo 3.09: Waterfall style dwelling, 6 St. Aidan's Drive.



Photo 3.11: Edwardian dwelling (former Warden's Cottage, St. Aidan's College), 3 St. Aidan's Drive.



Photo 3.13: Early solid brick front fence, 7 St. Aidan's Drive.



Photo 3.10: Waterfall style dwelling with curved walls and windows, 1 Lindisfarne Crescent.



Photo 3.12: Streetscape view, Lindisfarne Crescent.



Photo 3.14: Mature garden setting, 2 Lindisfarne Crescent.