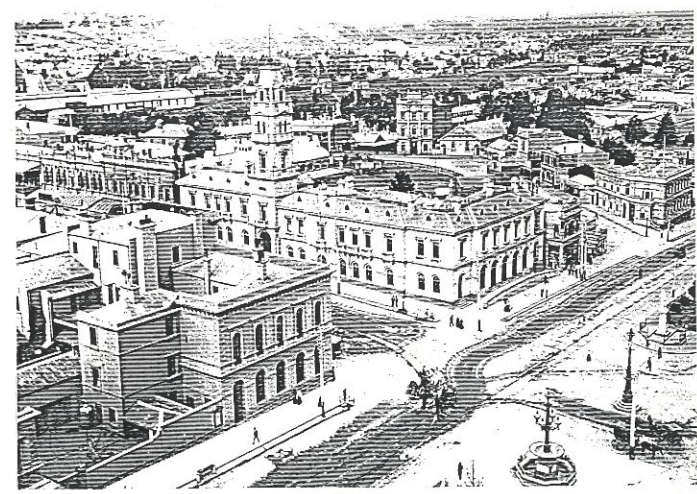


DRAFT

CAMP STREET PRECINCT BALLARAT

CONSERVATION MANAGEMENT PLAN



13876
23188

CAMP STREET PRECINCT BALLARAT

CONSERVATION MANAGEMENT PLAN

Prepared for

THE CITY OF BALLARAT

Allom Lovell & Associates
Conservation Architects
35 Little Bourke Street
Melbourne 3000

with

Andrew Long & Associates
3/568 St Kilda Road
Melbourne 3004

October 1999

TABLE OF CONTENTS

TABLE OF CONTENTS	i
LIST OF FIGURES	iii
CONSULTANTS	vii
ACKNOWLEDGEMENTS	viii
Executive summary	x
1.0 INTRODUCTION	1
1.1 Background and Brief	1
1.2 Methodology	1
1.3 Previous Studies	1
1.4 Heritage Listings and Planning Controls	3
2.0 PRECINCT HISTORY AND SEQUENTIAL DEVELOPMENT	7
2.1 Introduction	7
2.2 Establishment of the Government Camp (1852-1864)	7
2.3 Site Layout and Buildings, 1852-1864 (Sequential Plan no. 1)	12
2.4 New Boundaries: Establishment of the Reserves and Sale of Allotments (1864-1888)	22
2.5 Physical Development 1865-1890 (Sequential Plan no. 2)	26
2.6 Consolidation of the site, 1891-1925: Sequential Plan no. 3	36
2.7 1926-1945 Construction of the New State Offices: Sequential Plan no. 4	40
2.8 1945-1999	43
3.0 PHYSICAL SURVEY	47
3.1 Introduction and Structure	47
3.2 Documentation	48
3.3 Precinct Overview	48
3.4 Former Ballarat Free Library	84
4.0 PREDICTIVE ARCHAEOLOGICAL ASSESSMENT	137
4.1 Introduction	137
4.2 Aims	137
4.3 Study Area Description	137
4.4 Methodology	139
4.5 Results	139
4.6 Archaeological Implications	141
4.7 Archaeological Management Issues	151
4.8 Watching Briefs	154
5.0 ANALYSIS AND ASSESSMENT OF SIGNIFICANCE	155
5.1 Introduction	155
5.2 Assessment Criteria and Methodology	155
5.3 Associational Links	155
5.4 Ability to Demonstrate	156
5.5 Formal and Aesthetic Qualities	157

5.6	Assessment Against Heritage Victoria Criteria	158
5.7	Statement of Significance	159
6.0	CONSERVATION POLICY AND MANAGEMENT PLAN	161
6.1	Purpose of the Policy	161
6.2	Levels of Significance	161
6.3	General Conservation Policies	166
6.4	Future Development and Works	170
6.5	Use	173
6.6	Archaeological Investigation	174
6.7	Interpretation	174
6.8	Control of Physical Intervention and Constraints on Investigation	174
6.9	Adoption and Review	175
6.10	Conservation Strategy	175
Endnotes		179

LIST OF FIGURES

Figure 1	Plan showing study area and the location of the principal buildings.	2
Figure 2	Ballarat Planning Scheme Heritage Overlays in the study area and surrounds	4
Figure 3	Urquhart's survey of the township and diggings, 1852. Reproduced from W Bate. Lucky City.	8
Figure 4	Undated plan showing the location of the Government Camp relative to the River Yarrowee. Courtesy City of Ballarat.	9
Figure 5	The Government Camp at the time of the Eureka Stockade: Reinforcements crossing the bridge at the foot of Sturt Street. Reproduced from W Bate. Lucky City.	10
Figure 6	The troops marched from the Government Camp to battle at the Eureka Stockade in late 1854. Reproduced from W Bate. Lucky City.	11
Figure 7	Sequential plan no. 1, showing development on the site to 1864.	13
Figure 8	Plan of the Government Camp, c. 1856 (?). Reproduced from P Butters. The Government Camp, Ballarat, original held by the City of Ballarat.	14
Figure 9	Plan of the Township of Ballarat (c. 1856?). PRO VPRS 4775, p. 25.	15
Figure 10	Plan of the Government Camp, Ballarat, 1857. Courtesy Gold Museum.	17
Figure 11	Untitled plan (1864) on DCNRE Reserve file Rs. 3109, Part 1	18
Figure 12	View of the bluestone barracks building of 1861. State Library of Victoria.	19
Figure 13	S T Gill's view of Lydiard Street looking south-west from the Camp, 1855. Note the neat array of relatively substantial buildings on the west side of Lydiard Street. State Library of Victoria.	19
Figure 14	Composite photograph 1872, taken from the Town Hall in Sturt Street, looking north-east over the site of the Government Camp.	20
Figure 15	View towards the site from the south east, early 1870s? Courtesy Maxwell Harris.	21
Figure 16	Subdivision of Section C known as the Camp Reserve, Ballarat. Surveyed by Thomas Forbes, 5 October 1864. PRO VPRS 4775, p. 21.	24
Figure 17	Plan of the reservations as gazetted in the late 1870s and 1880s.	25
Figure 18	Sequential plan no. 2, showing development to c. 1890.	27
Figure 19	1879 subdivision plan, showing the layout of buildings at this date. DNRE Reserve file Rs. 3109.	28
Figure 20	The first stage of the Post Office Complex as constructed in 1864. This view is of the south facade of the building. Courtesy Ballarat Library.	29
Figure 21	The building after the addition of the north wing and tower, c. 1887. Courtesy Ballarat Library	30
Figure 22	The scene in Lydiard Street on 21 June 1887, on the occasion of the foundation stone laying ceremonies for the Gallery, Mining Exchange and Old Colonists Association. On the left of the vacant Gallery site is Bones Buildings, while on the right is the Ballarat Commercial club building (Alexandria Tearooms, prior to the addition of its verandah). Courtesy Ballarat Library.	31
Figure 23	View north along Lydiard Street from its intersection with Sturt Street, 1897. Courtesy Ballarat Library.	32
Figure 24	Mining Exchange, 1901. Ballarat and District in 1901. Courtesy Ballarat Library.	33
Figure 25	Interior of Mining Exchange, late nineteenth century. Courtesy Ballarat Library.	33
Figure 26	This design for a new library was abandoned due to lack of funding. Illustrated Australian News.	35
Figure 27	View north-east from Sturt Street across to the Benevolent Asylum building on Camp Street, 1887. Courtesy Ballarat Library.	35

Figure 28	Undated view from the Post Office tower looking east. The building on the left is the Benevolent Asylum, in the centre (rear) is Trades Hall, while on the right is the State Savings Bank.	36
Figure 29	Ballarat Sewerage Authority, Detail Plan 1921-24. Courtesy Central Highlands Water.	38
Figure 30	Sequential Plan no. 3, showing development to 1925.	39
Figure 31	Sequential plan no. 4, showing development to 1945	41
Figure 32	The site following the reorganisation of the reserves in 1939. DRNE Reserve file Rs. 3109.	42
Figure 33	View of the new State Offices from the south, soon after completion. Courtesy Ballarat Library.	43
Figure 34	Sequential plan no. 5, showing development between 1946 and 1999.	44
Figure 35	Plan of study area showing principal buildings.	49
Figure 36	Principal (west) facade of the Ballarat Fine Art Gallery.	53
Figure 37	Principal (west) facade of the Bones Building	53
Figure 38	Main stair to Gallery building	54
Figure 39	Australian Late Colonial and Impressionist Gallery, which dates from 1927.	54
Figure 40	Ground Floor Level, Ballarat Fine Art Gallery/Bones Building: Levels of Significance	58
Figure 41	First Floor Level, Ballarat Fine Art Gallery/Bones Building: Levels of Significance	59
Figure 42	West elevation, Old Colonists' Hall	63
Figure 43	Rear (east) elevation, Old Colonists' Hall	63
Figure 44	View of the Card Room on the first floor	65
Figure 45	Detail of the stair balustrade	65
Figure 46	Ground floor level, Old Colonists' Hall: Levels of Significance	68
Figure 47	First Floor Level, Old Colonists' Hall: Levels of Significance	69
Figure 48	West elevation, Mining Exchange	73
Figure 49	Shop front to Lydiard Street, Shops 1 and 2.	73
Figure 50	West wall of the Mining Exchange Hall, showing the stair up to the first floor offices.	75
Figure 51	One of the first floor offices	75
Figure 52	View west over the Mining Exchange showing the roof form and east elevation. The Call Room is on the right of this photo.	77
Figure 53	General view of the Mining Exchange interior, looking east.	77
Figure 54	Interior of the Call Room	79
Figure 55	View of the brick toilets on the west wall of the Call Room	79
Figure 56	Ground Floor Level, Mining Exchange: Levels of Significance	80
Figure 57	First Floor Level, Mining Exchange: Levels of Significance	81
Figure 58	The facade treatment of the 1901 library building prior to its alteration in 1939. 85	
Figure 59	View of the Sturt Street shops in the c. early twentieth century. Courtesy Maxwell Harris.	85
Figure 60	Principal elevation of the former library building	87
Figure 61	North elevation	87
Figure 62	Memorial board in stair hall	89
Figure 63	c. 1901 truss and ceiling	89
Figure 64	General view of shops to Camp and Sturt Streets	91
Figure 65	Shopfront of Shop 4	93
Figure 66	Interior of first floor residence to Shop 4	93
Figure 67	South elevation of 104 Sturt Street (left shop)	95
Figure 68	Rear wall of 104 Sturt Street, incorporating part of the old Mining Board Room95	

Figure 69	The first floor front room in 104 Sturt Street	96
Figure 70	One of the ceiling lights which provide light to the rooms at the back of 104 Sturt Street	96
Figure 71	Ground Floor, Former Library and Shops: Levels of Significance	98
Figure 72	Mezzanine Level, Former Library and Shops: Levels of Significance	99
Figure 73	First Floor, Former Library and Shops: Levels of Significance	100
Figure 74	View of the building from the south	104
Figure 75	View of the building from the north	104
Figure 76	The main stair at ground floor level	106
Figure 77	View looking west inside the Magistrates Court on the ground floor	106
Figure 78	The Supreme Court courtroom on the first floor, view looking east	107
Figure 79	Another view of the Supreme Court courtroom looking west, showing the side of the public viewing gallery (now enclosed).	107
Figure 80	Basement Level, State Offices, Levels of Significance	109
Figure 81	Ground Floor Level, State Offices: Levels of Significance	110
Figure 82	First Floor Level, State Offices: Levels of Significance	111
Figure 83	Second Floor Level, State Offices: Levels of Significance	112
Figure 84	Third Floor Level, State Offices: Levels of Significance	113
Figure 85	Fourth Floor Level, State Offices: Levels of Significance	114
Figure 86	Fifth Floor Level, State Offices: Levels of Significance	115
Figure 87	Original floor plan, Police Court	119
Figure 88	Principal east elevation of the Court House	121
Figure 89	View of the north elevation, Court House	121
Figure 90	View of the courtroom, looking west	122
Figure 91	View inside clerk's room, looking west	122
Figure 92	Former Police Court, Levels of Significance	124
Figure 93	View of Police Station looking from the south	126
Figure 94	Original floor plans for the Police Barracks. The original room names are crossed out on these plans.	129
Figure 95	Principal east elevation, Police Barracks	130
Figure 96	View of the north elevation	130
Figure 97	The stair has been relocated	131
Figure 98	Upstairs dormitories have been converted to a communications centre.	131
Figure 99	Ground Floor Level, Former Police Barracks: Levels of Significance	133
Figure 100	Ground Floor Level, Former Police Barracks: Levels of Significance	134
Figure 101	Topographical Plan, Ballarat (nd.) Courtesy City of Ballarat.	138
Figure 102	Plan of the study area, showing the three zones and the numbered areas across the site	142
Figure 103	High Opportunity Zone (areas 1a, 1b and 1c) in the c. late 1850s.	143
Figure 104	High Opportunity Zone (areas 1a, 1b and 1c) in the c. mid 1860s	144
Figure 105	High Opportunity Zone (areas 1a, 1b and 1c) in c. 1871-78	145
Figure 106	High Opportunity Zone (areas 1a, 1b and 1c) c. 1880	146
Figure 107	High Opportunity Zone (areas 1a, 1b and 1c), c. 1900-1930	147
Figure 108	High Opportunity Zone (areas 1a, 1b and 1c), c. 1930-1960s	148
Figure 109	High Opportunity Zone (areas 1a, 1b and 1c), present	149
Figure 110	Significant buildings, lanes, landscape, and paths	162

CONSULTANTS

This report was prepared by:

Peter Lovell

Allom Lovell & Associates

Kate Gray

Conservation Architects

Guy Murphy

and

Andrew Long

Andrew Long & Associates

Consulting Archaeologist