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BALLARAT CONSERVATION STUDY

VOLUME ONE

commissioned by the
City of Ballarat, the Historic Buildings Preservation Council
and the
Australian Heritage Commission

prepared by
Jacobs Lewis Vines Architects

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BALLARAT CONSERVATION STUDY 1978

JACOBS LEWIS VINES ARCHITECTS

Name	No.	Address		Area	Volume 1 Ballarat Cons. Study '78	Volume 2 Building Inv. '78	Cat.
Almieda Pavilion						p.531	
William Booth Memorial Citadel, Salvation Army	17-19	Albert Street		B1.2	p.127	p.35	(S)
Buildings	20,22-30	Armstrong St Nth	(cnr Dana St, nth west cnr)	B1.3	p.128		(C)
Buildings, Victorian	4,24,26 28,40	Armstrong St Nth	(east side)	B1.3	p.128		(C)
Building	84	Armstrong St Sth	(east side)	B1.3	p.128		(C)
Former Dickson's Carriage Works	15	Armstrong St. Sth		B1.3	p.128	p.39	(S)
House	15	Ascot St Nth		B3.4	p.171		
House	17	Ascot St Nth		B3.4	p.171		
House	19	Ascot St Nth		B3.4	p.171		
House	20	Ascot St Nth		B3.4	p.171		
House	22	Ascot St Nth		B3.4	p.171		
House	24	Ascot St Nth		B3.4	p.171		
Gas Street lamp		Barkly Street		A4.1	p.178		
Methodist Hall		Barkly Street		A4.1	p.178	p.449	(S)
East Ballarat Library	25-29	Barkly Street		A4.1	p.178	p.457	(S)
Synagogue	4	Barkly Street	& Princess St	A4.1	p.179	p.463	(S)
Methodist Parsonage	18	Barkly Street		A4.1	p.178	p.451	(S)
East Ballarat Fire Station	22	Barkly Street	(cnr East St.)	A4.1	p.179	p.453	(S)
Buildings, Victorian	9,11,13 23,25,27	Bridge Street		B1.3	p.128		(C)
Buildings	34, 54,56,58, 66,68,70 72,76,80	Bridge Street	(south side)	B1.1	p.125		(C)
Shops, (3 storied)	24 & 26	Bridge Street		B1.1	p.125	p.41	(S)
Buildings	29,31	Bridge Street		B1.1	p.125		(C)
Ballarat Hotel	92	Bridge Street	(cnr. Peel St.)	A1.4	p.120	p.43	(S)
Former State Savings Bank	97	Bridge Street		A1.4	p.120	p.47	(S)
Gears Chemist Shop	100	Bridge Street		A1.4	p.120	p.49	(S)
Buildings	73,75,77	Bridge Street	(north side)	B1.1	p.125		(C)
Buildings, Art Deco.	86,88,90	Bridge Street		B1.1	p.125		(C)
St.Johns Vicarage	8	Brougham Street				p.475	
Pratts Warehouse		Camp Street	(cnr Mair St)	A1.1	p.105	p.54	(S)
Court House		Camp Street	(west side)	A1.1	p.104		(S)
Old Police Station		Camp Street	(west side)	A1.1	p.105	p.62	(S)
Building		Camp Street	(east side)(cnr Mair St)	A1.1	p.103		(I)
Govt Offices & Courthouse		Camp Street	(west side)	A1.1	p.104		(I)
Wilson House, Terrace	30-32	Camp Street	(east side)	A1.1	p.103	p.58	(S)

Name	No.	Address		Area	Volume 1 Ballarat Cons. Study '78	Volume 2 Building Inv. '78	Cat.
Building, 2 storied, Edw.	6	Camp Street	(east side)	A1.1	p.101		(C)
Building, neo classical	8	Camp Street	(east side)	A1.1	p.101		(C)
Building, 2 storied	12	Camp Street	(east side)	A1.1	p.101		(C)
Electra Hall	16	Camp Street	(east side)	A1.1	p.102	p.51	(S)
ANZ Building	22	Camp Street	(east side)	A1.1	p.102		(C)
Trades Hall	26	Camp Street	(east side)	A1.1	p.102	p.60	(S)
Car Accessory Store	28	Camp Street	(east side)	A1.1	p.102		(I)
YMCA Building	38	Camp Street	(east side)	A1.1	p.103	p.56	(S)
Brick Exhaust Vent		Creswick Road	& Doveton St			p.72	
Former Carriers Arms Hotel		Creswick Road				p.70	
Stables Hall		Curtis Street				p.74	
South British Insurance (formally Oddies Bank)	211	Dana Street	Armstrong St.Sth	B1.3	p.128	p.37	(S)
Warehouse, double- fronted, single	404	Dana St Sth		B1.6	p.129		(C)
Chimney - R.Sims, Timber Merchants		Dana Street				p.76	
Pair of Houses with returning side verandahs		Dana Street	(cnr Windermere St)	B3.8	p.173		
Ballarat Club	203	Dana Street		A1.1	p.90	p.78	(S)
Building, (cnr) Modern, single storied		Dana Street ,	(cnr Lydiard St Sth)	A1.1	p.90		(I)
Ballarat Brewing Co	309	Dana Street ,	(cnr Doveton St)	B1.6	p.129	p.82	(S)
Loreto Convent Ladies College	7	Dawson St Nth		A1.3	p.117	p.88	(S)
Row of Victorian villas	104-112	Dawson St Sth		B1.6	p.129		(C)
Former Baptist Church	3	Dawson St Sth		A1.3	p.117	p.84	
Dana Street School		Doveton St. Sth.		B1.6	p.129	p.92	(S)
Lutheran Church	206	Doveton St. Sth.				p.96	
William Bailey House John of God Hospital		Drummond St Nth	(north west cnr)	A3.4	p.136,14 3	p.356	(S)
Houses	204-222	Drummond St Nth	(east side)	A3.2	p.141		(C)
House	211	Drummond St Nth		A3.2	p.141		(S)
Houses	213 217	Drummond St Nth		A3.2	p.141		(C)
Houses, polychrome group	203,205, 207	Drummond St Nth.		A3.2	p.141		(C)
Two Houses		Drummond St Sth	(Webster St cnr. sth east side)	A3.1	p.139		(C)
Terrace, 2 storied & adjacent houses	6-12	Errard St Nth		B3.3	p.170		
Buildings, Vict, & Edw.	5,7,9	Errard St Nth		B3.3	p.170		
House	4	Errard St Sth.				p.364	
House	114	Errard St Sth.				p.366	
House (Lutheran Manse)	105	Eyre Street				p.99	
House	1104	Eyre Street				p.368	
Manchester Unity Hall	9	Grenville St. Sth.		A1.2	p.109	p.107	(S)
Protestant Hall	10	Grenville St. Sth.		A1.2	p.109	p.110	(S)
Water & Sewerage Office		Grenville Street	(& Lewis St. South west cnr)	A1.2	p.109	p.104	(S)

Name	No.	Address		Area	Volume 1 Ballarat Cons. Study '78	Volume 2 Building Inv. '78	Cat.
Former Gas Co. Office	2	Grenville Street	(& Lewis St.North west cnr)	A1.2	p.109	p.101	(S)
House	13	Hotham Street	(cnr.Devon St)			p.370	
St. Pauls Church of Eng.		Humffray St Sth				p.467	
House, (timber cottage)	166	Humffray St Nth.		B2.1	p.133	p.352	(S)
Methodist Church, Brown Hill		Humffray Street		B2.1	p.133	p.350	(S)
Group of Buildings		Hunt Street	Yarrowee Creek intersection	B2.2	p.133		(S)
House, (2 storied brick)	328	Ligar Street		B5.3	p.195	p.479	(S)
Terraces, single storey,	4-8	Loch Avenue		A3.3	p.142		(C)
Phones Building		Lydiard St Nth		A1.1	p.67,76		(C)
Carriage Sheds & other Railway Buildings & Works		Lydiard St Nth	(Ball't Railway complex)	A1.6	p.123- 124	p.190	(S)
Embankment & Peel St Bridge		Lydiard St Nth	(Ballarat Station Complex)	A1.6	p.124		(S)
Motor Showroom		Lydiard St Nth		A1.1	p.69		
Ballarat Railway Station		Lydiard St Nth	(off)	A1.1 A1.6	p.64 & p.123-124	p.183	(S)
Shops, (three)	116-120	Lydiard St Nth		A1.1	p.67		(C)
Shops, (three)	50-54	Lydiard St Nth		A1.1	p.72		(C)
Houses, 3	617-621	Lydiard St Nth	(west side)	A5.6	p.193		
Terraces, 3 single storey	401-405	Lydiard St Nth	(west side)	B5.1	p.186		(C)
"Ballarat Terrace"	227-231	Lydiard St Nth	(west side)	A5.1	p.187	p.487	(S)
T.J.Lawless & Co	107-109	Lydiard St Nth		A1.1	p.70		(C)
Houses, intact pair	330-332	Lydiard St Nth	(east side)	B5.1	p.186		(C)
AMP Building	17	Lydiard St Nth		A1.1	p.78		(I)
Kings Building	37	Lydiard St Nth		A1.1	p.77		
Office, modern 2 storied	39	Lydiard St Nth		A1.1	p.77		
Regent Theatre	49	Lydiard St Nth		A1.1	p.76		(A)
Radio Studios	56	Lydiard St Nth		A1.1	p.71,72		(I)
Private Car Park	61	Lydiard St Nth		A1.1	p.76		(I)
Railway Hotel	71	Lydiard St Nth		A1.1	p.76		(C)
John Kelsol Wool Merchant	102	Lydiard St Nth	(cnr Mair St)	A1.1	p.68	p.167	(S)
St Pauls Tech Sch	115	Lydiard St Nth		A1.1	p.69		(C)
Kennedy Murray Pty.Ltd. General Carriers	202	Lydiard St Nth	(Ball't Station complex)	A1.6	p.123	p.483	(S)
'Oberon', House, (boom style)	215	Lydiard St Nth	(west side)	A5.1	p.187	p.485	(S)
House	239	Lydiard St Nth	(west side)	B5.1	p.186		
House	402	Lydiard St Nth	(& Clarendon St)	A5.1	p.187	p.481	(S)
Commercial building, cnr with verandah intact	501	Lydiard St Nth		A5.4	p.191		
Shop, intact	615	Lydiard St Nth	(west side)	A5.6	p.193		
Alexandria Tea Rooms	26-34	Lydiard St Nth.		A1.1	p.48,71, 74	p.150	(S)
Old Colonists Club Hall	16-24	Lydiard St Nth.		A1.1	p.48,71, 74	p.139	(S)
Terrace & corner Shop	416-424	Lydiard St Nth.	(east side)	A5.5	p.192	p.499	(S)

Name	No.	Address		Area	Volume 1 Ballarat Cons. Study'78	Volume 2 Building Inv.'78	Cat.
ANZ Bank (former ES&A)	9-11	Lydiard St Nth.		A1.1	p.78	p.131	(S)
Bank of NSW	13-15	Lydiard St Nth.		A1.1	p.79	p.135	(S)
George Hotel	25-27	Lydiard St Nth.		A1.1	p.48,71, 77	p.144	(S)
Provincial Hotel	121-123	Lydiard St Nth.		A1.1	p.69	p.174	(S)
Union Fidelity Trustee Building	101-103	Lydiard St Nth.	(cnr Mair St)	A1.1	p.70	p.163	(S)
National Bank	5	Lydiard St Nth.		A1.1	p.78	p.121	(S)
Former Mining Exchange	6	Lydiard St Nth.		A1.1	p.74	p.125	(S)
Fine Art Gallery	40	Lydiard St Nth.		A1.1	p.73	p.154	(S)
J.J. Goller & Co.	114	Lydiard St Nth.		A1.1	p.67	p.169	(S)
La Scala Restaurant	122	Lydiard St Nth.		A1.1	p.66-67	p.172	(S)
Reids Coffee Palace	128	Lydiard St Nth.		A1.1	p.48, 66	p.178	(S)
House, Edw.,timber	233	Lydiard St Nth.	(west side)	A5.1	p.187	p.491	(S)
House, Edw. timber	235	Lydiard St Nth.	(west side)	A5.1	p.187	p.493	(S)
House, brick,single stor.	408	Lydiard St Nth.	(east side)	A5.1	p.187	P497	(S)
Ball't Sch.Mines Annexe		Lydiard St Sth	cnr.Armstrong St	A1.1	p.91		(I)
Wesley Church		Lydiard St Sth	& Dana St.(cnr.)	A1.1	p.89	p.240	
Commonwealth Bank		Lydiard St Sth	(east side, cnr Sturt St)	A1.1	p.80		(I)
Wesley Sunday School & Church Complex		Lydiard St Sth	(off Lydiard, Dana Street)	A1.1	p.89	p.245	(S)
Building	28-36	Lydiard St Sth	(west side)	A1.1	p.86		(S)
Cooke & Co	29-35	Lydiard St Sth	(east side)	A1.1	p.82		(I)
N.Z. Insurance Building	21-27	Lydiard St Sth	(east side)	A1.1	p.82		(I)
Office buildings, modern	5-7	Lydiard St Sth	(east side)	A1.1	p.81		(I)
MLC Offices	11	Lydiard St Sth	(east side)	A1.1	p.82		(I)
Royal South St.Theatre	17	Lydiard St Sth		A1.1	p.82	p.211	(S)
Franklin Chambers	18	Lydiard St Sth	(east side)	A1.1	p.86		(C)
Building, (cnr) 2 storied	42	Lydiard St Sth	(west side)	A1.1	p.87		(S)
Royal Insurance Build.	45	Lydiard St Sth	(east side)	A1.1	p.83		(I)
Building , single storied	46	Lydiard St Sth	(west side)	A1.1	p.87		
Building , single storied	48	Lydiard St Sth	(west side)	A1.1	p.87		(C)
Building , single storied	52	Lydiard St Sth	(west side)	A1.1	p.88		(C)
M.G.Benjamin & Co. (2 storied cnr building)	56	Lydiard St Sth	(west side)	A1.1	p.88	p.232	(S)
Booths Building	37,39	Lydiard St Sth	(east side)	A1.1	p.83		(S)
Building	102	Lydiard St Sth		A1.1	p.91		(C)
Brewery,Chimney Stack	106	Lydiard St Sth	(west side)	A1.1	p.91		(C)
Christ Church Cathedral Chapter House		Lydiard St Sth.	(off Dana St)	A1.1	p.84	p.238	
Christ Ch. Ang. Cath.		Lydiard St Sth.	(east side)	A1.1	p.83-84	p.234	(S)
Christ Church Hall		Lydiard St Sth.	(east side)	A1.1	p.83-84	p.236	(S)
Former Supreme Court . Electrical Engineering, School of Mines		Lydiard St Sth.	(east side)	A1.1	p.90	p.258	(S)
Old Gaol. Sch of Mines		Lydiard St Sth.	(east side)	A1.1	p.89	p.253	(S)
School of Mines		Lydiard St Sth.	(east side)	A1.1	p.89	p.251	(S)
Gas Lamps		Lydiard St Sth.		A1.1	p.86	p.215	(S)
Craigs Royal Hotel	10-16	Lydiard St Sth.	(west side)	A1.1	p.86	p.204	(S)

Name	No.	Address		Area	Volume 1 Ballarat Cons. Study '78	Volume 2 Building Inv. '78	Cat.
HBA House (former Union Bank of London)	6	Lydiard St Sth.	(west side)	A1.1	p.85	p.202	(S)
Counsel Chambers	26	Lydiard St Sth.	(west side)	A1.1	p.86	p.217	(S)
Chancery House	38	Lydiard St Sth.	(west side)	A1.1	p.87	p.224	(S)
Neil W Jones, Real Est.	50	Lydiard St Sth.	(west side)	A1.1	p.88	p.228	(S)
Edgar Bartrop, Real Est.	54	Lydiard St Sth.	(west side)	A1.1	p.88	p.230	(S)
Oxford Chambers	104	Lydiard St Sth.		A1.1	p.91	p.249	(S)
ANZ Bank (former)	1-3	Lydiard St.Nth	(cnr Sturt St)	A1.1	p.78 p.99	p.116	(S)
St.Vincent de Paul (formerly Warehouse)	58-60	Lydiard St.Nth.	(cnr Mair St)	A1.1	p.71	p.161	(S)
North Star Hotel	302	Lydiard Street	(cnr.Seymour Cres.)	A5.1	p.187	p.495	(S)
Houses (pair, 2 storied)	18-20	Lyons Street Sth	(west side)	B3.12	p.174	p.263	(S)
Old Ballarat Cemetery		Macarthur Street	(cnr Creswick Rd)	A3.26	p.166		(C)
House	105	Macarthur Street				p.501	
House , brick	206	Macarthur Street		A5.4	p.191	p.503	(S)
East Ballarat Post Office	21-27	Main Road		A1.5	p.122	p.267	(S)
Titheridge & Growcot (single storey office)	17	Main Road		A1.5	p.122	p.265	(S)
Uniting Church (former Congregational Church)	503	Mair Street	(& Dawson St cnr.)	A1.3	p.117	p.271	(S)
Grandstand ,City Oval		Mair Street		A3.7	p.146	p.404	(S)
Aquinas College	1014-	Mair Street		A3.5	p.144	p.382	(S)
Aust Catholic University	1200						
Intact Streetscape	208-220	Mair Street	(north side)	B1.3	p.128		
Building	704-708	Mair Street	(north side)	B3.1	p.167		(C)
Uniting Church Manse	505	Mair Street	(south side)	A1.3	p.117	p.277	
Building	522	Mair Street	(north side)	B3.1	p.167		(C)
House	524	Mair Street	(north side)	A3.21	p.161		(C)
House	526	Mair Street	(north side)	A3.21	p.161		(C)
Corner Shop,with post verandah	528	Mair Street	(north side) (cnr Lyons St)	A3.21	p.161		(C)
House	598	Mair Street	(north side)	A3.21	p.161		(C)
House , weatherboard	602	Mair Street	(north side)	A3.21	p.161	p.378	(S)
House	604	Mair Street	(north side)	A3.21	p.161		(C)
House , bluestone,stable	607	Mair Street	(south side)	B3.1	p.167	p.380	(S)
Building	613	Mair Street	(south side)	B3.1	p.167		(C)
Building	701	Mair Street	(south side)	B3.1	p.167		(C)
Building	703	Mair Street	(south side)	B3.1	p.167		(C)
Building	705	Mair Street	(south side)	B3.1	p.167		(C)
Building	804	Mair Street	(north side)	B3.1	p.167		(C)
Verandah & Shop	805	Mair Street	(Cnr Drummond St Nth)	A3.4	p.143	p.372	(S)
House 'Dunvegan'	806	Mair Street	(Cnr Drummond St Nth)	A3.4	p.143	p.374	(S)
Building	1003	Mair Street	(south side)	B3.1	p.167		(C)
Building	1005	Mair Street	(south side)	B3.1	p.167		(C)
Building	1011	Mair Street	(south side)	B3.1	p.167		(C)
Building	1103	Mair Street	(south side)	B3.1	p.167		(C)
Building	1113	Mair Street	(south side)	B3.1	p.167		(C)
Building	1115	Mair Street	(south side)	B3.1	p.167		(C)
House	1222	Mair Street	(nth, east, cnr Ripon St)	A3.6	p.145		(S)
House	1224	Mair Street	(nth west ,cnr Ripon St)	A3.6	p.145		(S)
Building	1303	Mair Street	(south side)	B3.1	p.167		(C)

Name	No.	Address		Area	Volume 1 Ballarat Cons. Study '78	Volume 2 Building Inv. '78	Cat.
Building	1308	Mair Street	(north side)	B3.1	p.167		(C)
Building	1309	Mair Street	(south side)	B3.1	p.167		(C)
Building	1311	Mair Street	(south side)	B3.1	p.167		(C)
House	1316	Mair Street		A3.7	p.146		(C)
House	1318	Mair Street		A3.7	p.146		(C)
House	1320	Mair Street		A3.7	p.146		(C)
House, brick, Edw.	1320	Mair Street	(cnr Pleasant St Nth)	A3.7	p.147		(C)
Houses 5 ,weatherboard	205-213	Mill Street	(south side)	A3.23	p.163		(C)
House	204	Mill Street	(cnr Hotham Street)	A3.24	p.163		(C)
House, polychrome brick	208	Mill Street	(north side)	A3.24	p.163		(C)
House, polychrome brick	210	Mill Street	(north side)	A3.24	p.163		(C)
House, polychrome brick	212	Mill Street	(north side)	A3.24	p.163		(C)
House, late Victorian	217	Mill Street	(south side)	A3.23	p.163		(C)
Nazareth House (Convent)	218	Mill Street	(north side)	A3.22	p.162	p.384	(S)
Methodist Ch. Complex		Neil Street		A5.4	p.191		
Houses 4	202-208	Neil Street	(off Nolan St)	A5.2	p.189		
House, Victorian brick	411	Neil Street		A5.1	p.187	p.505	(S)
Houses, intact group	4-8	Nolan Street		A5.2	p.189		
House, lge. weatherboard	2	Nolan Street		A5.2	p.189	p.508	(S)
'Lillyville' Victorian W/board		Peel Street	(north west cnr Eastwood St)	B1.6	p.130		(S)
Terrace, single storey brick	29-31	Peel Street	(east side)	B1.6	p.130		(C)
City Oval Hotel		Pleasant St Nth	(& Mair St cnr)	A3.7	p.147		(C)
House, weatherboard	104	Pleasant St Nth		A3.7	p.147		(C)
House	104	Pleasant St Nth		A3.7	p.146		(C)
House	108	Pleasant St Nth		A3.7	p.146		(C)
'Pleasant Homes' Build.		Pleasant St Sth		A3.20	p.160		(C)
House, brick, Edwardian	12	Pleasant St Sth	(west side)	B3.13	p.174		
House, timber, Edwardian	14	Pleasant St Sth	(west side)	B3.13	p.174		
House, weatherboard, Vic	16	Pleasant St Sth	(west side)	B3.13	p.174		
Terrace, 2 storied	123, 125	Raglan St Sth		A3.17	p.158	p.386	(C)
House, single storey	127	Raglan St Sth.	(cnr)	A3.17	p.158	p.388	(S)
Houses	2-10	Seymour Crescent	(west side)	A5.3	p.190		(C)
House	13	Seymour Crescent		A5.3	p.190	p.510	
House, Gothic, brick	14	Seymour Crescent		A5.3	p.190	p.512	(S)
House, with iron fence	16	Seymour Crescent		A5.3	p.190	p.514	(S)
House	18	Seymour Crescent	(west side)	A5.3	p.190		(C)
House	20	Seymour Crescent	(west side)	A5.3	p.190		(C)
St. Patricks Cathedral		Sturt Street	(& Dawson St)	A1.3	p.115	p.338	
House	802	Sturt Street	(& Errard St cnr.)	A3.15	p.155	p.400	(S)
Burke & Wills Fountain		Sturt Street	Central Median	A1.1	p.61		
Queen Victoria Statue		Sturt Street	Central Median	A1.1	p.61		
Robert Burns Statue		Sturt Street	Central Median	A1.1	p.61		
Ballarat Post Office		Sturt Street	(cnr Lydiard St Nth)	A1.1	p.75	p.112	(S)

Name	No.	Address		Area	Volume 1 Ballarat Cons. Study '78	Volume 2 Building Inv. '78	Cat.
St. Patricks Presbytery		Sturt Street	(off) (1 Lyon St.)	A1.3	p.115	p.344	
St. Patricks Hall		Sturt Street	(off) (Dawson St.)	A1.3	p.115	p.346	
Queen Alexandria Bandstand		Sturt Street		A1.3	p.113	p.328	
St. Peters Church of Eng		Sturt Street		A3.12	p.152	p.410	(S)
St. Peters Parsonage		Sturt Street		A3.12	p.152	p.412	(S)
Ballarat Town Hall		Sturt Street	(south side)	A1.1	p.98	p.321	(S)
Ballarat Base Hospital		Sturt Street	(north side)	A3.14	p.153		(C)
Building		Sturt Street	(north side) (cnr Armstrong St)	A1.1	p.101		(I)
Group of six Shops & Offices		Sturt Street	(north side) (cnr Camp St)	A1.1	p.97		(S)
Queen Victoria Wing Ballarat Base Hospital		Sturt Street	(north side)	A3.14	p.153		(S)
St. Andrews Uniting Church		Sturt Street	(north side) (cnr Dawson St)	A1.3	p.116	p.333	(S)
Commonwealth Bank		Sturt Street	(south side) (cnr Lydiard St Sth)	A1.1	p.94, 80		(I)
St Patricks Brothers Residence		Sturt Street	(south side)	A3.10	p.150		(C)
Southern Cross Hotel (former)	819-921	Sturt Street	(south side) (cnr Drummond St)	B3.2	p.168		(C)
Buildings, group	322-334	Sturt Street	(north side)	A1.3	p.116		(C)
Mechanics Institute (Vegas Cinema)	113-121	Sturt Street	(south side)	A1.1	p.92-93	p.310	(S)
Group of Shops	209-217	Sturt Street	(south side)	A1.1	p.98		(C)
Corner Building	801-807	Sturt Street	(south side)	A3.15	p.156		(C)
Ballarat Courier Bld. (former)	24-28	Sturt Street	(north side)	A1.2	p.111	p.293	(S)
Chamber of Commerce	42-46	Sturt Street	(north side)	A1.1	p.95	p.299	(S)
Edinburgh Buildings	12-16	Sturt Street	(north side)	A1.2	p.110	p.286	(S)
Group of Single Shops	432-436	Sturt Street	(north side)	A1.3	p.116		(C)
Group of Vict. Shops	417-421	Sturt Street	(south side)	A1.3	p.115		(S)
Shop, 2 storied	123-127	Sturt Street	(south side)	A1.1	p.93		(C)
Myer Mitchell Building	301-305	Sturt Street	(south side)	A1.1	p.99		(S)
Former Unicorn Hotel	129-132	Sturt Street	(south side)	A1.1	p.93-94	p.316	(S)
Broadwood Flats	606-608	Sturt Street	(north side)	A3.16	p.157	p.390	(S)
Camp Hotel	36-38	Sturt Street	(north side)	A1.1	p.95	p.295	(S)
The Log Tavern, 2 storied	23-25	Sturt Street	(south side)	A1.2	p.110	p.289	(S)
Building	8-10	Sturt Street	(north side)	A1.2	p.110		(C)
Buildings (2)	612-614	Sturt Street	(north side)	A3.16	p.157		(C)
Shops, 2 storied pair Vic	428-430	Sturt Street	(north side)	A1.3	p.116		(C)
Shops, matching pair	318-320	Sturt Street	(north side)	A1.3	p.116		
Pattersons Store (former)	35-37	Sturt Street	(south side)	A1.2	p.110		(A)
Shops (three)	919-921	Sturt Street	(south side)	B3.2	p.168		(C)
Suttons Music Store (former)	31-33	Sturt Street	(south side)	A1.2	p.110		(S)
Union Hotel	9-11	Sturt Street	(south side)	A1.2	p.50, 110	p.282	(S)
Shops & Offices , 2 storied	1	Sturt Street	(south side)	A1.2	p.109		(C)

Name	No.	Address		Area	Volume 1 Ballarat Cons. Study'78	Volume 2 Building Inv.'78	Cat.
Shop, 2 storied, Vict.	6	Sturt Street	(north side)	A1.2	p.110		(C)
Shops, 2 storied, Vict.	7	Sturt Street	(south side)	A1.2	p.109		(C)
Building	3,5	Sturt Street	(south side)	A1.2	p.109		(C)
Building	13	Sturt Street	(south side)	A1.2	p.110		(A)
ANA Building, single storey building	18	Sturt Street	(north side)	A1.2	p.111		(C)
The Beaully Flats/Shops	20	Sturt Street	(north side)	A1.2	p.111		(C)
Shops, 2 storied, Renaiss	22	Sturt Street	(north side)	A1.2	p.111		(C)
Shop, 2 storied	27	Sturt Street	(south side)	A1.2	p.110		(C)
Shop, 2 storied	29	Sturt Street	(south side)	A1.2	p.110		(C)
Shops, 2 storied, Renaiss	32	Sturt Street	(north side)	A1.2	p.111		(C)
Shop, single storey	34	Sturt Street	(north side)	A1.2	p.111		(C)
Shop, 2 storied	40	Sturt Street	(north side)	A1.1	p.95		(C)
State Bank (former)	48	Sturt Street	(north side)	A1.1	p.96	p.303	(S)
Shop, 2 storied, Victorian	103	Sturt Street	(south side)	A1.1	p.92		(C)
Shop, 2 storied	111	Sturt Street	(south side)	A1.1	p.92		(C)
National Mutual Building	201	Sturt Street	(cnr Lydiard St Sth) (west side)	A1.1	p.85	p.197	(S)
ANZ Bank - single storey extensions	202 a-d	Sturt Street	(north side)	A1.1	p.99		(C)
Shops, 2 storied, Vict.	204	Sturt Street	(north side)	A1.1	p.100		(C)
Shop, Art Deco, 2 storied	207	Sturt Street	(south side)	A1.1	p.97		(C)
SEC Showroom, former	210	Sturt Street	(north side)	A1.1	p.100		(S)
Shop, 2 storied, Vict.	212	Sturt Street	(north side)	A1.1	p.100		
Building	214	Sturt Street	(north side)	A1.1	p.100		
Building, Art Deco.	307	Sturt Street	(south side)	A1.3	p.114		(A)
Shop, 2 storied, Vict.	314	Sturt Street	(north side)	A1.3	p.116		(C)
Shop, 2 storied, Vict.	316	Sturt Street	(north side)	A1.3	p.116		(C)
Shop, 2 storied, Edw.	319	Sturt Street	(south side)	A1.3	p.114		(C)
Block Arcade	321	Sturt Street	(south side)	A1.3	p.114		(A)
Shop, 2 storied, Vict.	323	Sturt Street	(south side)	A1.3	p.114		(C)
Building, cnr. 2 storied	402	Sturt Street	(north side)	A1.3	p.116		(S)
Shop, 2 storied, Vict.	411	Sturt Street	(south side)	A1.3	p.114		(C)
Shop, 2 storied, Vict.	413	Sturt Street	(south side)	A1.3	p.114		(C)
Shop, 2 storied, Vict.	415	Sturt Street	(south side)	A1.3	p.115		(C)
Shop	423	Sturt Street	(south side)	A1.3	p.115		(S)
Shop, 2 storied, elaborate Victorian	424	Sturt Street	(north side)	A1.3	p.116		(S)
Townhouse, 2 storied	425	Sturt Street	(south side)	A1.3	p.115		(C)
Shop, 2 storied, Vict.	426	Sturt Street	(north side)	A1.3	p.116		(C)
Golden City Hotel	427	Sturt Street	(cnr. Dawson St.)	A1.3	p.113- 115	p.331	(S)
Ball't Fire Stat. (former)	702	Sturt Street	(cnr. Raglan St)	A3.15	p.155	p.392	(S)
House, (former Fire Station residence)	704	Sturt Street	(north side)	A3.15	p.155	p.396	(S)
House, 2 storied	706	Sturt Street	(north side)	A3.15	p.156		(C)
House	708	Sturt Street	(north side)	A3.15	p.155	p.398	(S)
House, elaborate brick	1023	Sturt Street	(south side)	B3.2	p.168		(C)
Building	1116	Sturt Street	(north side)	B3.2	p.168		(C)
Building	1304	Sturt Street	(north side)	B3.2	p.168		(C)

Name	No.	Address		Area	Volume 1 Ballarat Cons. Study '78	Volume 2 Building Inv. '78	Cat.
Building	1306	Sturt Street	(north side)	B3.2	p.168		(C)
House	1307	Sturt Street	(south side)	A3.12	p.152		(C)
House	1307	Sturt Street	(south side)	A3.12	p.152	p.414	(S)
Building	1322	Sturt Street	(north side)	B3.2	p.168		(C)
Building	1328	Sturt Street	(north side)	B3.2	p.168		(C)
Building	1399	Sturt Street	(south side)	B3.2	p.168		(C)
House	1407	Sturt Street	(south side)	B3.2	p.168	p.416	(S)
House ('Clarens')	1411	Sturt Street	(south side)	B3.2	p.168	p.418	(S)
Building	1412	Sturt Street	(north side)	B3.2	p.168		(C)
Building	1416	Sturt Street	(north side)	B3.2	p.168		(C)
House	1419	Sturt Street	(south side)	A3.11	p.151		(C)
House, weatherboard	1421	Sturt Street	(south side)	A3.11	p.151	p.420	
House	1422	Sturt Street	(north side)	B3.2	p.168		(C)
House	1423	Sturt Street	(south side)	A3.11	p.151		(C)
House, Edwardian, brick	1425	Sturt Street		A3.11	p.137, 151	p.422	(S)
St. Patricks College	1431	Sturt Street		A3.10	p.150	p.408	(S)
House, Edwardian	1435	Sturt Street	(south side)	A3.10	p.150		(C)
House	1437	Sturt Street	(south side)	A3.10	p.150		(C)
House	1441	Sturt Street	(south side)	A3.10	p.150		(C)
Bishops Palace (former)	1444	Sturt Street		A3.8	p.137, 148	p.424	(S)
Mary's Mount College	1600	Sturt Street		A3.9	p.149	p.429	(S)
Bandstand (Titanic Memorial)		Sturt Street Plantation		A1.1	p.61	p.308	
Houses, all Victorian or Edw. weatherboard		Sussex Street		A3.6	p.171		
Terrace Houses	21,23,25	Victoria Avenue		A3.25	p.165	p.433	(S)
Munster Arms Hotel		Victoria Street	(cnr Humffray St)	B4.1	p.183		(C)
St Alipius Church		Victoria Street	(south side)	A4.2	p.180		(C)
St. Alipius Presbytery		Victoria Street	(south side)	A4.2	p.180	p.469	(S)
St. Alipius School		Victoria Street	(south side)	A4.2	p.180	p.471	(S)
Terraces, single storey	152-162	Victoria Street	(south side)	A4.4	p.182		
Houses & Buildings	71	Victoria Street		B4.1	p.183		(C)
House	113	Victoria Street		B4.1	p.183	p.473	(C)
House	124	Victoria Street	(south side)	A4.3	p.181		(C)
House	126	Victoria Street		A4.3	p.181		(C)
House	128	Victoria Street		A4.3	p.181		(C)
House, 2 storied mansion	130	Victoria Street	(south side)	A4.3	p.181		(C)
House & cnr Shop	132	Victoria Street	(south side)	A4.3	p.181		(C)
Houses or Buildings	170	Victoria Street		B4.1	p.183		(C)
Houses or Buildings	172	Victoria Street		B4.1	p.183		(C)
Houses or Buildings	181	Victoria Street		B4.1	p.183		(C)
Houses or Buildings	221	Victoria Street		B4.1	p.183		(C)
Houses or Buildings	223	Victoria Street		B4.1	p.183		(C)
House	102-116	Webster Street	(north side)	A3.1	p.139		(C)
Terraces, single storied	34-38	Webster Street	(Cnr. Loch Av)	A3.3	p.142	p.439	(S)
Houses	24-28	Webster Street		B3.7	p.172		(C)
Buildings	120-122	Webster Street	(north side)	A3.1	p.139		(C)
House, converted 2	4	Webster Street	(north side)	B3.7	p.172		(C)

CITY OF BALLARAT
RETURN TO

Name	No.	Address		Area	Volume 1 Ballarat Cons. Study '78	Volume 2 Building Inv. '78	Cat.
storey							
House, early cottage	22	Webster Street		A3.7	p.172	p.437	(S)
Terrace, 2 storied	6,8,10	Webster Street	(north side)	B3.7	p.172		(C)
House, elaborate	33	Webster Street		B3.7	p.172		(C)
House & notable Iron Fence & Gate	39	Webster Street		B3.7	p.172		(C)
House, weatherboard	46	Webster Street		B3.7	p.172		(C)
House	110	Webster Street	(north side)	A3.1	p.140		(C)
Fence, iron dble palisade fence & gates	115	Webster Street	(south side)	A3.1	p.140		(C)
House	136	Webster Street		A3.1	p.140	p.441	(S)
St. Theresa's Catholic Ch		Wendouree Parade		B3.11	p.174	p.443	
Lakeview Hotel		Wendouree Parade	(& Mill St)		p.48	p.447	
Kiosk		Wendouree Parade	(cnr Webster St)	A3.7	p.147		(C)
Boatsheds		Wendouree Parade	(particularly between Mills & Exeter Sts)	Area 6	p.197	p.518	
House	15-17	Wendouree Parade		A3.7	p.146		(C)
House	7	Wendouree Parade		A3.7	p.146		(C)
House	11	Wendouree Parade		A3.7	p.146		(C)
House, Edwardian, timber	13	Wendouree Parade		A3.7	p.147	p.445	(C)
House, brick, Edw.	108	Wendouree Parade	(cnr Pleasant St)	A3.7	p.147		(C)
Greenshores	510	Wendouree Parade		Area 6	p.198	p.516	
Adam Lindsay Gordon's Cottage		Wendouree Pde	Botanical Gardens	Area 6	p.198	p.526	
Lake Lodge		Wendouree Pde	Botanical Gardens	Area 6	p.198	p.528	
Statuary Pavilion		Wendouree Pde	Botanical Gardens	Area 6	p.199	p.533	
Shop		Windermere St Sth	(cnr Eyre St)	B3.8	p.173		
House, weatherboard	24	Windermere St Sth		A3.18	p.159		(C)
House, weatherboard	26	Windermere St Sth		A3.18	p.159		(C)
House, weatherboard	28	Windermere St Sth		A3.18	p.159		(C)

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*Cover : Sturt Street, Nettletons Victorian Views Album, Historical Collection. La Trobe Library, State Library of Victoria.
The photographs dividing sections 1 and 2 in this report are also from the La Trobe Library, State Library of Victoria.*

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2.3 ENVIRONMENTAL AREAS AND STREETSCAPES

Map 2. Environmental Areas and Streetscapes

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BALLARAT CONSERVATION STUDY 1978

VOLUME TWO

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Part One: Introduction and Recommendations



1.1 INTRODUCTION AND OBJECTIVES

This study was commissioned in April 1978 by the City of Ballaarat, the Historic Buildings Preservation Council and the Australian Heritage Commission. The principal objective of the study as outlined by the commissioning bodies are:

- (i) to identify those buildings, groups of buildings and areas which could be considered suitable for inclusion on the Historic Buildings Register and the Register of the National Estate.
- (ii) to identify those buildings, groups of buildings, streetscapes and areas for possible protection using the provisions of Clause 8 and 8B of the Town and Country Planning Act (Third Schedule).
- (iii) to identify those streetscapes and areas which should receive special consideration by the City of Ballaarat.

This Conservation Study is viewed by the consultants as an ongoing study. Due to the large size of Ballarat, (and as agreed to by the commissioning bodies) this study covers only part of the City of Ballaarat as outlined in 1.2 'Extent of Study'. It is envisaged that a future study would include the remaining areas of greater Ballarat (in particular East Ballarat and Sebastopol) and the development of planning controls relevant to each defined area. The time lapse between the two studies would enable the City of Ballaarat to consider the areas defined by this report, and appropriate controls. This two stage adoption of controls could help prevent the problems that have occurred elsewhere caused by hasty attempts to provide controls to specific areas. Some preliminary discussion of planning controls and guidelines is outlined in this report.

The Ballaarat and District Planning Scheme, 1966, is currently being amended. It is envisaged by the consultants that this report will assist in the preparation of an amended planning scheme that will promote the preservation, re-establishment and enhancement of those areas of architectural, environmental and historical importance within the City of Ballaarat.

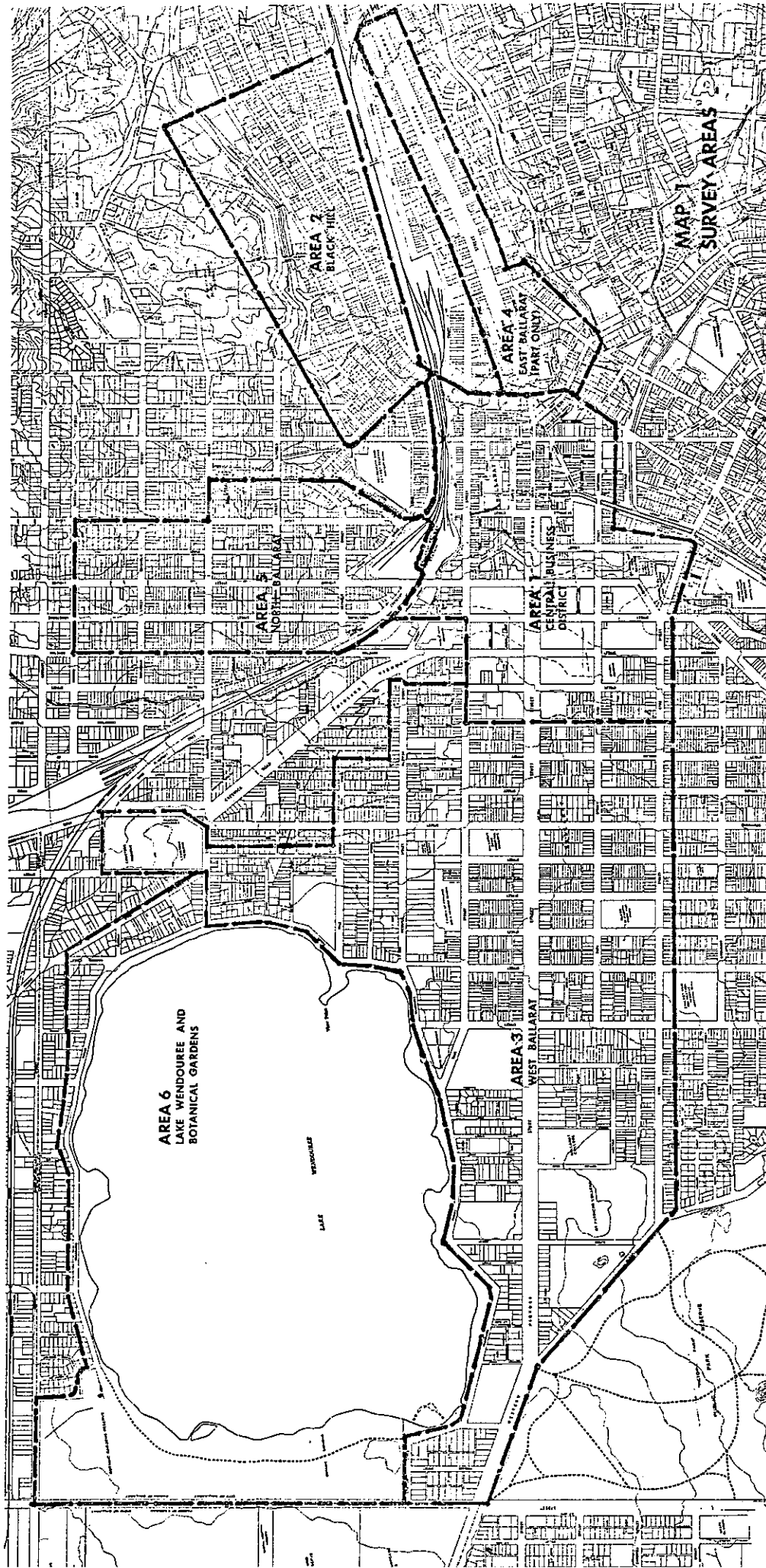
1.2 EXTENT OF STUDY

Initially the scope of the study was determined by the bodies who commissioned this study : the Ballaarat City Council, the HBPC and the Australian Heritage Commission. Six survey areas were defined based upon their historical, architectural and environmental significance. These areas represent the extent of the study. It was recognised that, due to time and budget constraints, a comprehensive survey of Ballarat would not be possible in one study and that priorities for investigation needed to be established. The survey areas are shown on Map 1.

They are as follows:

1. Central Business District
2. Black Hill
3. West Ballarat
4. East Ballarat (part only)
5. North Ballarat
6. Lake Wendouree and Botanical Gardens

It is recommended that a subsequent study be undertaken for the remaining areas of greater Ballarat. It is intended that this study would also determine planning objectives, policies and controls following public comment of this report.



1.3 BALLARAT : BRIEF HISTORICAL BACKGROUND¹

Balla-arat (the native word for elbow-place) was a rich alluvial flat, watered by the Yarrowee, dividing the plains from the forest. Teaming with wild animal, it was a favoured hunting ground of the blackmen, who hardly disturbed its primeval calm.

This was destroyed by the arrival of the white man during the 1830's and much of the area was taken up by the Scottish cousins, Yuille. Their sheep flourished on the grassy plains, yet the tenure of the squatters was to be brief, and they were as unceremoniously swept aside as the ancient civilization which had so innocently enjoyed the fruits of the earth.

The quiet pastoral settlement of Port Phillip, which had at last achieved separation from New South Wales, was overwhelmed by the discovery of gold in 1851. The inhabitants were maddened by gold-fever, and large rushes of men arrived from the other colonies, making for Buninyong where deposits of alluvial gold had been found. When the news reached the outside world, men flocked to Victoria from Britain, Europe, America and Asia, and in the canvas towns which sprang up beside the fields, every class and creed were represented. The pastoral peace was shattered and the earth torn open in the search for gold.

The site for a township was surveyed by W.S.Urquhart as early as 1851, and the first sales were conducted in 1852. This was the origin of West Ballarat, a plateau on which were established the military camp and the Gold Commissioner's offices. The majority of the miners, however, dwelt in tents or rough shanties beneath the plateau, in what was to become East Ballarat. Their numbers were in constant flux, as old fields were exhausted and new ones opened up.

1. This history was prepared by Paul de Serville and represents a summary from Weston Bate's proposed history of Ballarat. Page proofs of 'Lucky City' were kindly lent by Professor Bate for the purposes of this study.

1.3 BALLARAT : BRIEF HISTORICAL BACKGROUND (contd.)

Throughout the 1850's miners underwent many hardships : the rigours of camp life, disease, shortage of water, absence of women, and disappointment of hopes. One of the worst vexations was the expensive licence, and the methods of inspection used by inflexible and sometimes corrupt officials. Opposition to the licence grew, culminating in the incident known to history as the Eureka stockade, in which a minority of the protesting miners fought with a military detachment. The incident (unique in Australian history) led in the short term to a reform of the goldfields' administration, while in longer view, the Eureka stockade became the symbol, adopted by various political groups, of democracy and independence, born on the field of blood.

During the first ten years, the two towns developed separately. The West was favoured by professional and businessmen, by the larger wholesalers, the bigger manufacturers and some craftsmen. There, big sites were available and the streets were laid out in orthodox manner. East Ballarat was another world. The Main Road, on the flat, was the centre of the miners' life. Its stores, hotels and grog houses, theatres and music halls supplied miners with all their needs. A network of back streets took up the commercial overflow, while on their miner's rights, the diggers built simple cottages - home ownership was widespread. The East was crowded, prosperous (thousands of pounds of gold changed hands each week), squalid and filthy - the roads being muddy quagmires. When the Main Road frontages were surveyed by Thomas Byerley, the boundaries were left largely untouched, so that the East, for better or worse, avoided the neat subdivisions, favoured by colonial surveyors. They found it impossible to introduce order to the chaotic, lively jumble of East Ballarat. A foreigner commented upon its democratic, almost republican appearance and the noisy vagabond miners. If there was a shortage of respectable women (though there were many trollopes, whose preferred area was Esmond Street), there was an abundance of drink. Perhaps one

1.3 BALLARAT : BRIEF HISTORICAL BACKGROUND (contd.)

in four buildings was a hotel, and one publican was reputed to have 122 directly or indirectly in his control. The East was popular and rowdy; the West more genteel.

The nature of mining was changing, with the exhaustion of the alluvial fields. Partnerships and companies were formed to tunnel deep into the earth, often beneath Ballarat's main streets, blasting their way through rock, pumping out water, and crushing quartz to extract gold. The technology was at times sophisticated, and to repair and maintain the machinery, skilled workers manned the shops and foundries of the city.

A regiment of lawyers enriched themselves as a result of the numerous disputes, while the brokers made and lost fortunes selling shares in the numerous companies which sprang up after every find. In 1856, nearly $\frac{1}{4}$ million of gold was extracted from what had once been a peaceful aboriginal camping ground.

By 1861, the town had settled down, the mud had retreated, the balance between the sexes had improved. West Ballarat was beginning to capture the ascendancy, and many businesses moved from the East, attracted by the mining under the plateau, and by the opening of the railway station from Geelong. East Ballarat became more cosmopolitan; in Main Street men from every country in Europe and from many parts of America gathered for companionship and entertainment. The Chinese and the trollopes remained in the East, after many of the more respectable families moved West.

The vagaries of fortune were never more present than at Ballarat - large money was made and lost; buildings were destroyed and rebuilt overnight and fire and flood continued to change urban Ballarat. A distinctive characteristic of the city was the way in which miners and businessmen ploughed back their gains into the city. This practice was to have long-term effects on the prosperity of Ballarat when the primacy of mining declined.

1.3 BALLARAT : BRIEF HISTORICAL BACKGROUND (contd.)

Many of the miners preferred to settle in the city, marry and raise families.

Ballarat became, during the 1860's, the exporter of capital, management and machinery to other goldfields, and from 1862-1871 it was the railhead for a large part of Western Victoria. It had many of the characteristics of a provincial capital and benefited accordingly. Agriculture in the surrounding district developed greatly, and by 1859 fifty thousand acres were under cultivation. The city found itself at the centre of the colony's main stock producing area. Cheap food and cheap timber kept down mining costs.

Because natural communications were bad, Ballarat was forced to become self-dependent, especially in the field of manufacturing, production of mining equipment (pumping and haulage engines) and later, agricultural machinery.

The chief decade for building in West Ballarat was during the 1860's. Imposing public buildings were erected and the landscape improved. Anthony Trollope, who visited the city in 1871, confessed to being more impressed by it than by any other Australian city. By that year, 9.2 million ounces of gold had been mined, five million of it in the 1860s alone. On its golden foundations, Ballarat had built a considerable industrial city.

The rivalry between the two municipalities continued; each returned men to parliament (of varying shades of radicalism) but the East continued to fall behind. Its buildings decayed, often collapsed when a mine shaft opened. Larger in area, more turbulent, its inhabitants were poorer, prouder, with a more numerous Irish stock, and more sympathetic to the aims of Eureka. As West Ballarat became more genteel and family-minded, the East sank into grimmer dissipation. Yet for all

1.3 BALLARAT : BRIEF HISTORICAL BACKGROUND (contd.)

this, or perhaps because of it, the East had more colour and atmosphere.

In the 1870's railways linked Ballarat with towns in the Western District and the Wimmera, and the city became a centre for finance, machinery, supplies, entertainment and professional services. As well, it gained from the boom in the wheatlands. In West Ballarat there was a boom in building, many early cottages being demolished and larger houses (still of timber) built. The next decades were periods of consolidation. The Western municipality improved roads, beautified and ornamented the lake, gardens, and public buildings. Many substantial buildings were erected by public subscription. The city began to export some of its population, to the agricultural areas of the Wimmera, to boom Melbourne, and to the Western Australian goldfields. Graduates from the city's School of Mines (founded 1870) took up jobs all over Australia, as did the metal workers and tool makers. Gold was still being mined, though in smaller quantities, and there were fewer companies, larger ventures, deeper mining, and more failures. While the city remained outward looking and federalist in sympathy, it could no longer generate the capital to start many new industries (although McKay's Sunshine Harvester was one). Rather it concentrated on service industries : local utilities, trams, iceworks in the eighties; electric power, sanitary treatment in the nineties.

From the eighties onwards the city began to feel the influence of Melbourne; business firms and young people were attracted there, and the centralising of services threatened Ballarat's prosperity. Yet, it escaped the worst of the depression, supported in part by gold mining, in part by the greater prudence of its inhabitants.

1.3 BALLARAT : BRIEF HISTORICAL BACKGROUND (contd.)

Ballarat was distinctive in that its citizens poured money into public rather than private display. The city and its lake and gardens were beautified, statues imported by a benefactor from Carrara, an art gallery was founded, which from the beginning collected Australian paintings. The South Street competitions were inaugurated in debating, literature and music. The Mayor in 1890 even abandoned the annual ball and used the money to bring up the Victorian Symphony Orchestra. Mark Twain, visiting the city in 1896, was surprised to find that despite its size, Ballarat had all the essentials of a metropolis. Aware of its identity and achievements, the city at times (in the minds of its more literate inhabitants) could detect a parallel with Athens and Florence, and if the comparison was a little stretched, Ballarat could boast of a special place in the history of Victoria. It was distinguished by its spirit : belief in progress, faith in improvement, radical-liberal in politics, pragmatic, enterprising, and fiercely loyal to its own city, to Australia, and to the Empire and the Queen Empress, symbol of power, piety and motherhood.

1.4 SUMMARY OF RECOMMENDATIONS

1.4.1 Buildings recommended for addition or retention on the Historic Buildings Register

(i) As a result of investigation and consideration of the relative merits of the building listed for investigation the following buildings are recommended for *addition* to the Historic Buildings Register:

- ✓ 1. South British Insurance Co. Ltd. cnr. Armstrong and Dana Streets
- ✓ 2. Electra Hall, Camp Street
- ✓ 3. Pratt's Warehouse, cnr. Camp and Mair Streets
- ✓ 4. Trades Hall, 20 Camp Street
- ✓ 5. Old Police Station, Camp Street
(NOTE: This is a State owned building and is brought to the attention of the Historic Buildings Council. It is recommended that the building be referred to the Government Buildings Advisory Council.)
- ✓ 6. Ballarat Club, 203 Dana Street
- ✓ 7. Dana Street School (State School No.33), Doveton Street South
(NOTE: This is a State owned building and is brought to the attention of the Historic Buildings Council. It is recommended that the building be referred to the Government Buildings Advisory Council.)
- ✓ 8. Lutheran Church, 206 Doveton Street South
- ✓ 9. Water and Sewerage Office, cnr. Grenville and Lewis Streets
(NOTE: This is a State owned building and is brought to the attention of the Historic Buildings Council. It is recommended that the building be referred to the Government Buildings Advisory Council.)
- ✓ 10. Manchester Unity Hall, 9 Grenville Street South
- ✓ 11. Protestant Hall, 10 Grenville Street South
- ✓ 12. National Bank, 5 Lydiard Street North
- ✓ 13. Fine Art Gallery, 40 Lydiard Street North
- ✓ 14. Union Fidelity Trustee Building, 101 Lydiard Street North
cnr. Mair Street
- ✓ 15. J.J. Goller & Co. 114 Lydiard Street North
- ✓ 16. La Scala Restaurant, 120 Lydiard Street North
- ✓ 17. Reids Coffee Palace, 128 Lydiard Street North

1.4.1 Buildings recommended for addition to the Historic Buildings Register (contd.)

18. Pallarat Railway Station, off Lydiard Street North
(NOTE: This is a State owned building and is brought to the attention of the Historic Buildings Council. It is recommended that the building be referred to the Government Buildings Advisory Council.)
19. National Mutual Building, cnr. Lydiard and Sturt Street
20. Royal South Street Theatre, 17 Lydiard Street South
- ✓ 21. Gas Lamps, Lydiard Street South
- ✓ 22. Counsel Chambers, 26 Lydiard Street South
- ✓ 23. Chancery House, 38 Lydiard Street South
- ✓ 24. Neil W. Jones, Real Estate, 50 Lydiard Street South
- ✓ 25. Wesley Church, cnr. Lydiard and Dana Streets
- ✓ 26. Wesley Sunday School, off Lydiard Street South
(in Dana Street)
- ✓ 27. Old Gaol, Lydiard Street South
(NOTE: This is a State owned building and is brought to the attention of the Historic Buildings Council. It is recommended that the building be referred to the Government Buildings Advisory Council.)
28. Electrical Engineering School of Mines (old Supreme Court)
Lydiard Street South
(NOTE: This is a State owned building and is brought to the attention of the Historic Buildings Council. It is recommended that the building be referred to the Government Buildings Advisory Council.)
- ✓ 29. Houses, 18-20 Lyons Street
- ✓ 30. Uniting Church (former Congregational Church) cnr. Mair and Dawson Streets
31. Uniting Church Manse, Mair Street
32. Union Hotel, 11 Sturt Street

1.4.1 Buildings recommended for addition to the Historic Buildings Register (contd.)

- ✓ 33. The Log Tavern, 23 Sturt Street
- ✓ 34. Camp Hotel, 38 Sturt Street
- ✓ 35. Chamber of Commerce, 42-46 Sturt Street
- ✓ 36. State Bank, 48 Sturt Street
- ✓ 37. Bandstand (Titanic Memorial) Sturt Street Plantation
- ✓ 38. Mechanics Institute (Vegas Cinema) 115-119 Sturt Street
- ✓ 39. Former Unicorn Hotel, 127 Sturt Street
- ✓ 40. Ballarat Town Hall, Sturt Street
- ✓ 41. St. Andrews Uniting Church, Sturt and Dawson Streets
- ✓ 42. St. Patrick's Cathedral complex including Presbytery & Hall Sturt Street
- ✓ 43. House, 1104 Eyre Street
- ✓ 44. Fire Station, 702 Sturt Street (cnr. Raglan Street)
- ✓ 45. House, 704 Sturt Street
- ✓ 46. House, 802 Sturt Street cnr. Errard Street
- ✓ 47. Grand Stand, City Oval, Sturt Street
- ✓ 48. House, 1421 Sturt Street
- ✓ 49. Mary's Mount College, 1602 Sturt Street
- ✓ 50. Terrace Houses, 21, 23, 25 Victoria Avenue
- ✓ 51. East Ballarat Fire Station, 22 Barkly Street, cnr. East Street
- ✓ 52. East Ballarat Library, Barkly Street
- ✓ 53. House, 328 Ligar Street
- ✓ 54. "Ballarat Terrace", 227-231 Lydiard Street
- ✓ 55. House, 411 Neill Street
- ✓ 56. House, 14 Seymour Crescent
- ✓ 57. House, 16 Seymour Crescent
- ✓ 58. Lake Lodge, Botanical Gardens
- ✓ 59. Statuary Pavilion, Botanical Gardens.

1.4.1 Buildings recommended for addition or retention on the
Historic Buildings Register (contd.)

(ii) The following buildings are recommended for retention on the
Historic Buildings Register:

- ✓ 1. Former Baptist Church, 3 Dawson Street
- ✓ 2. ANZ Bank, cnr. Lydiard Street North and Sturt Street
(202 Sturt Street)
- ✓ 3. Former Mining Exchange, 6 Lydiard Street North
- ✓ 4. ANZ bank (former E.S. & A.) 9 Lydiard Street North
- ✓ 5. Bank of New South Wales, 13-15 Lydiard Street North
- ✓ 6. Old Colonists Hall, 16-24 Lydiard Street North
- ✓ 7. George Hotel, 25 Lydiard Street North
- ✓ 8. Alexandria Tea Rooms, 26-34 Lydiard Street North
9. Provincial Hotel, 123 Lydiard Street North
- ✓ 10. H.B.A. House (former Union Bank of London) 6 Lydiard Street North
- ✓ 11. Craig's Royal Hotel, 10 Lydiard Street South
- ✓ 12. Bishop's Palace, Sturt Street West
- ✓ 13. Synagogue, cnr. Barkly and Princess Streets

1.4.2 Summary of Recommendations regarding all buildings investigated

The following list summarises recommendations regarding all buildings investigated during the course of the Study.

Recommendations are summarised as follows:

HBR * The building is recommended for *addition* to the Historic Buildings Register.

GBAC - This building is a State owned building, and is brought to the attention of the Historic Buildings Preservation Council. It is recommended that the buildings be referred to the Government Buildings Advisory Council.

C - This building is owned by the Commonwealth Government and is brought to the attention of the Historic Buildings Preservation Council.

** The building is recommended for *retention* on the Historic Buildings Register.

RNE * The building is recommended for *addition* to the Register of the National Estate.

** The building is recommended for *retention* on the Register of the National Estate.

TCPA * The building is recommended for specification under Clause 8 of the Town and Country Planning Act (Third Schedule).

** It is recommended that the building *remain* specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

1.4.2 Summary of Recommendations regarding all buildings investigated (contd.)

NAME	ADDRESS	HBR	RNE	TCPA
<u>Area 1 - C.B.D. Precinct</u>				
William Booth Memorial Citadel, Salvation Army	Albert Street		*	*
South British Insurance Co. Ltd.	cnr. Armstrong and Dana Streets	*	*	*
Former Dickson's Carriage Works	15 Armstrong St.Sth.		*	*
Shops	24 & 26 Bridge Street		*	*
Ballarat Hotel	92 Bridge Street (cnr. Peel Street)		*	*
Former State Savings Bank	97 Bridge Street		*	*
Gears Chemist Shop	100 Bridge Street		*	*
Electra Hall	Camp Street	*	*	*
Pratt's Warehouse	cnr. Camp & Mair St.	*	*	*
YMCA Building	Camp Street		*	*
Wilson House, Terrace	30-32 Camp Street		*	*
Trades Hall	20 Camp Street	*	*	*
Old Police Station	Camp Street	*GBAC	*	*
Court House	Camp Street		*	*
Former Carrier's Arms Hotel	Creswick Road		*	*
Brick Exhaust Vent	Creswick Road cnr. Doveton Street		*	*
Barracks Hall	Curtis Street		*	
Chimney - R.Sims, Timber Merchants	Dana Street		*	
Ballarat Club	203 Dana Street	*	*	*
Ballarat Brewing Co.	309 Dana Street (cnr.Doveton Street)		*	*
Former Baptist Church	3 Dawson Street	**	**	*

1.4.2 Summary of Recommendations regarding all buildings investigated (contd.)

NAME	ADDRESS	HBR	RNE	TCPA
<u>Area 1 - C.B.D. Precinct</u>				
Loretto Convent Ladies College	7 Dawson Street.		*	*
Dana Street School	Doveton St. Sth.	*GBAC	*	**
Lutheran Church	206 Doveton St. Sth.	*	*	*
House (Lutheran Church Manse)	105 Eyre Street			*
Former Gas Co. Office	2 Grenville Street (cnr. Lewis Street)		*	*
Water & Sewerage Office	cnr. Grenville and Lewis Street	*GBAC	*	**
Manchester Unity Hall	9 Grenville St. Sth.	*	*	*
Protestant Hall	10 Grenville St. Sth.	*	*	*
Post Office	cnr. Lydiard St. Nth. and Sturt Street	*C	*	**
ANZ Bank	cnr. Lydiard St. Nth. and Sturt Street (202 Sturt Street)	**	**	*
National Bank	5 Lydiard St. Nth.	*	*	*
Former Mining Exchange	6 Lydiard St. Nth.	**	**	**
ANZ Bank (former E.S. & A.)	9 Lydiard St. Nth.	**	**	*
Bank of New South Wales	13-15 Lydiard St. Nth.	**	**	*
Old Colonists Hall	16-24 Lydiard St. Nth.	**	**	*
George Hotel	25 Lydiard St. Nth.	**	**	*
Alexandria Tea Rooms	26-34 Lydiard St. Nth.	**	**	*
Fine Art Gallery	40 Lydiard St. Nth.	*	*	*
St. Vincent de Paul	60 Lydiard St. Nth. (cnr. Mair Street)		*	*
Union Fidelity Trustee Building	101 Lydiard St. Nth. (cnr. Mair Street)	*	*	*
John Kelsol Wool Merchant	102 Lydiard St. Nth. (cnr. Mair Street)		*	*

1.4.2 Summary of Recommendations regarding all buildings investigated (contd.)

NAME	ADDRESS	HBR	RNE	TCPA
<u>Area 1 - C.B.D. Precinct</u>				
J.J.Goller & Co.	114 Lydiard St.Nth.	*	*	*
La Scala Restaurant	120 Lydiard St.Nth.	*	*	*
Provincial Hotel	123 Lydiard St.Nth.	**	*	*
Reids Coffee Palace	128 Lydiard St.Nth.	*	*	*
Ballarat Railway Station	off Lydiard St.Nth.	*GBAC	**	*
Bluestone Railway Bridge	Peel Street		*	
Carriage Sheds and other Railway Buildings and Works			*	
National Mutual Building	cnr. Lydiard and Sturt Streets	*	*	*
H.B.A. House (former Union Bank of London)	6 Lydiard St. Sth.	**	**	*
Craig's Royal Hotel	10 Lydiard St.Sth.	**	**	*
Royal South St.Theatre	17 Lydiard St.Sth.	*	*	*
Gas Lamps	Lydiard Street Sth.	*	*	*
Counsel Chambers	26 Lydiard St.Sth.	*	*	*
Booth's Buildings Chancery House	28-36 Lydiard St.Sth.		*	*
	37 Lydiard St. Sth.		*	*
	38 Lydiard St.Sth.	*	*	*
	42 Lydiard St.Sth.		*	*
Neil W.Jones, Real Estate	50 Lydiard St.Sth.	*	*	*
Edgar Bartrop	54 Lydiard St.Sth.		*	*
M.G.Benjamin & Co. Pty. Ltd.	56 Lydiard St.Sth.		*	*
Christ Church Anglican Cathedral	Lydiard St.Sth.		*	*
Christ Church Hall	Lydiard St.Sth.		*	*
Christ Church Cathedral Chapter House	off Lydiard St.Sth. (Dana Street)		*	*

1.4.2 Summary of Recommendations regarding all buildings Investigated (contd.)

NAME	ADDRESS	HBR	RNE	TCPA
<u>Area 1 - C.B.D. Precinct</u>				
Wesley Church	cnr.Lydiard and Dana Streets	*	*	*
Wesley Sunday School	off Lydiard St.Sth. (in Dana Street)	*	*	*
Oxford Chambers	104 Lydiard St.Sth.		*	*
School of Mines	Lydiard St.Sth.		*	*
Old Gaol (now part of School of Mines)	Lydiard St.Sth.	*GBAC	**	*
Electrical Engineering School of Mines (former Supreme Court)	Lydiard St.Sth.	*GBAC	*	*
Houses	18-20 Lyons Street	*	*	*
Titheridge & Growcot	17 Main Road		*	*
East Ballarat Post Office	27 Main Road.	*C	*	*
Uniting Church (former Congregational Church)	cnr.Mair & Dawson St.	*	*	*
Uniting Church Manse	Mair Street	*	*	*
Union Hotel	11 Sturt Street	*	*	*
Edinburgh Buildings	12-16 Sturt Street		*	*
The Log Tavern	23 Sturt Street	*	*	*
Ballarat Courier Building	28 Sturt Street			*
Camp Hotel	38 Sturt Street	*	*	*
Chamber of Commerce	42-46 Sturt Street	*	*	*
State Bank	48 Sturt Street	*	**	**
Bandstand (Titanic Memorial)	Sturt St.Plantation	*	*	*
Mechanics Institute (Vegas Cinema)	115-119 Sturt Street	*	*	*
Former Unicorn Hotel	127 Sturt Street	*	*	*

1.4.2 Summary of Recommendations regarding all buildings investigated (contd.)

NAME	ADDRESS	HBR	RNE	TCPA
<u>Area 1 - C.B.D. Precinct</u>				
Baklarat Town Hall	Sturt Street	*	*	*
Queen Alexandra Bandstand	Sturt Street.		*	*
Golden City Hotel	429 Sturt Street (cnr.Dawson Street)		*	*
St.Andrews Uniting Church	Sturt & Dawson St.	*	*	*
St.Patrick's Cathedral	Sturt & Dawson St.	*	*	*
St.Patrick's Presbytery	off Sturt Street (1 Lyon Street)	*	*	*
St.Patrick's Hall	off Sturt Street (Dawson Street)	*	*	*
<u>Area 2 - Black Hill Precinct</u>				
Methodist Church	Humffray Street		*	*
House	166 Humffray St.Nth.		*	*
<u>Area 3 - Sturt Street West Precinct</u>				
St.John of God Hospital (Baileys House)	Drummond Street		*	*
House	202 Drummond St.Sth.		*	*
House	217 Drummond Street		*	*
House	4 Errard Street		*	*
House	114 Errard Street		*	*
House	1104 Eyre Street	*	*	*
House	13 Hotham Street (cnr.Devon Street)		*	*
Verandah and Shop	Mair Street		*	*
House "Dunvegan"	cnr.Mair & Drummond St.		*	*
House - rear St.John of God Hospital	Mair Street		*	*
House	602 Mair Street		*	*
House	607 Mair Street		*	*
Aquinas College	1014-1020 Mair Street		*	*

1.4.2 Summary of Recommendations regarding all buildings investigated (contd.)

Area 3 - Sturt Street West Precinct

NAME	ADDRESS	HBR	RNE	TCPA
Nazareth House (Convent)	218 Mill Street		*	*
Houses	123 & 125 Raglan St.		*	*
House	127 Raglan Street (cnr. Eyre Street)		*	*
Broadwood Flats	606-608 Sturt St.		*	*
Fire Station	702 Sturt Street (cnr. Raglan Street)	*	**	*
House	704 Sturt Street	*	*	*
House	708 Sturt Street		*	*
House	802 Sturt Street (cnr. Errard Street)	*	*	*
Grand Stand, City Oval	Sturt Street	*	*	*
St. Patrick's College	Sturt Street		*	*
St. Peter's Church of England	Sturt Street		**	*
St. Peter's Parsonage	Sturt Street		*	*
House	1307 Sturt Street		*	*
House	1407 Sturt Street		*	*
House ("Clarens")	1411 Sturt Street		*	*
House	1421 Sturt Street	*	*	*
House	1425 Sturt Street		*	*
Bishop's Palace	Sturt Street West	**	**	*
Mary's Mount College	1602 Sturt Street	*	*	*
Terrace Houses	21, 23, 25 Victoria Ave.	*	*	*
House	22 Webster Street		*	*
Terrace	34-38 Webster St. (cnr. Loch Avenue)		*	*
House	136 Webster Street		*	*

1.4.2 Summary of Recommendations regarding all buildings investigated (contd.)

Area 3 - Sturt Street West Precinct

NAME	ADDRESS	HBR	RNE	TCPA
St. Theresa's Catholic Church	Wendouree Parade		*	*
House	13 Wendouree Parade		*	*
Lakeview Hotel	cnr. Wendouree Pde. and Mill Street		*	*

Area 4 - Victoria Street Precinct

Methodist Hall	Barkly Street		*	*
Methodist Parsonage	18 Barkly Street		*	*
East Ballarat Fire Station	22 Barkly Street (cnr. East Street)	*	*	*
East Ballarat Library	Barkly Street	*	*	*
Synagogue	cnr. Barkly and Princess Streets	**	**	*
St. Paul's Church of England	Humffray Street		*	*
St. Alpius Presbytery	Victoria Street		*	*
St. Alpius School	Victoria Street		*	*
House	113 Victoria Street		*	*

Area 5 - Lydiard Street North Precinct

St. John's Vicarage	8 Brougham Street		*	*
House	328 Ligar Street	*	*	*
House	cnr. Lydiard and Clarendon Street		*	*
Kennedy Murray Pty. Ltd. General Carriers	202 Lydiard Street		*	*
House ("Oberon")	215 Lydiard Street		*	*
"Ballarat Terrace"	227-231 Lydiard St.	*	*	*
House	233 Lydiard Street		*	*
House	235 Lydiard Street		*	*

1.4.2 Summary of Recommendations regarding all buildings investigated (contd.)

Area 5 - Lydiard Street North Precinct

NAME	ADDRESS	HER	RNE	TCPA
North Star Hotel	302 Lydiard Street (cnr.Seymour Street)		*	*
House	408 Lydiard Street		*	*
Terrace and corner shop	416-426 Lydiard St.Nth.		*	*
House	105 McArthur Street		*	*
House	206 McArthur Street		*	*
House	411 Neill Street	*	*	*
House	2 Nolan Street		*	*
House	13 Seymour Crescent		*	*
House	14 Seymour Crescent	*	*	*
House	16 Seymour Crescent	*	*	*

Area 6 - Lakefront/Botanic Gardens Precinct

Greenshores	510 Wendouree Parade		*	*
Boatsheds	Wendouree Parade (particularly between Mills & Exter Sts.)			*
Adam Lindsay Gordon's Cottage	Botanical Gardens		*	**
Lake Lodge	Botanical Gardens	*	*	*
Almieda Pavilion			*	*
Statuary Pavilion	Botanical Gardens	*	*	*

1.4.3 Areas and streetscapes of special significance for possible protection using Clause 8B of the Town and Country Planning Act (Third Schedule)

After consideration of the uniqueness of precincts or groups of buildings in terms of architectural importance, the following areas of significance are proposed as appropriate for protection under the provisions of Clause 8B of the Town and Country Planning Act (Third Schedule).

It is further recommended that Area A1.1 Lydiard Street and Related Areas should be treated as an area of extreme importance requiring immediate consideration by the City of Ballarat. Some form of protection, perhaps in the form of an Interim Development Order, should be introduced for the area.

These areas are shown as Priority A Areas on Map 2; with the exception of Area A1.1, they are not listed in order of importance.

SURVEY AREA 1

- A1.1 Lydiard Street and Related Areas
- A1.2 Sturt Street (East) Area
- A1.3 Sturt Street (West) Area
- A1.4 Bridge and Victoria Street Area
- A1.5 Main Road Area
- A1.6 Railway Precinct

SURVEY AREA 2

No Priority A Areas specified.

SURVEY AREA 3

- A3.1 Webster Street Area
- A3.2 Drummond Street Area
- A3.3 Webster and Loch Street Area
- A3.4 Drummond and Mair Street Corner Precinct
- A3.5 Aquinas College Area Precinct
- A3.6 Ripon and Mair Street Corner Precinct
- A3.7 City Oval and Wendouree Parade Area
- A3.8 Bishop's Palace Area
- A3.9 Mary's Mount Area
- A3.10 St. Patrick's College Area
- A3.11 1419-1425 Sturt Street Streetscape
- A3.12 St. Peter's (Church of England) Streetscape
- A3.14 Queen Victoria Wing

1.4.3 Areas and streetscapes of special significance for possible protection using Clause 8B of the Town and Country Planning Act (Third Schedule)

SURVEY AREA 3 (contd.)

- A3.15 Sturt Street/Fire Station Area
- A3.16 Sturt Street (606-614) Streetscape
- A3.17 Raglan and Eyre Street Streetscape
- A3.18 24-28 Windermere Street Streetscape
- A3.20 'Pleasant Home' Pleasant Street Streetscape
- A3.21 Mair (Corner Lyons) Street Streetscape
- A3.22 Nazareth House Mill Street Streetscape
- A3.23 205-213 Mill Street Streetscape
- A3.24 Mill Street Streetscape
- A3.25 21-25 Victoria Avenue Streetscape
- A3.26 Old Ballarat Cemetery

SURVEY AREA 4

- A4.1 Barkly Street Area
- A4.2 St. Alipius, Victoria Street
- A4.3 Victoria Street (Corner Queen Street) Streetscape
- A4.4 Victoria Street (152-162) Streetscape

SURVEY AREA 5

- A5.1 Lydiard Street (Residential) Area
- A5.2 Nolan Street Area
- A5.3 Seymour Crescent Area
- A5.4 Macarthur and Neil Street Area
- A5.5 Lydiard and Macarthur Street Area
- A5.6 Lydiard and Howard Street Area

SURVEY AREA 6

- A6.1 Lake Wendouree and Botanical Gardens

1.4.4 Areas and Streetscapes to receive special consideration by the City of Ballaarat

The following areas and streetscapes are proposed as appropriate for special consideration by the Ballaarat City Council in development control procedures. These are shown as Priority B Areas on Map 2.

SURVEY AREA 1

- B1.1 Bridge Street Area
- B1.2 Albert Street Area
- B1.3 Armstrong Street (South) Area
- B1.4 Armstrong Street (North) Area
- B1.5 Eyre Street Area
- B1.6 Dana and Dawson Street Area
- B1.7 Peel Street (South) Precinct

SURVEY AREA 2

- B2.1 Humffray Street Area
- B2.2 Yarrowee Creek Precinct
- B2.3 Black Hill Residential Area

SURVEY AREA 3

- B3.1 Mair Street Area
- B3.2 Sturt Street Area
- B3.3 Errard Street Area
- B3.4 Ascot Street Area
- B3.5 Talbot Street Area
- B3.6 Sussex Street Area
- B3.7 Webster Street Area
- B3.8 Windermere Street Streetscape (Dana to Eyre, West Side)
- B3.9 Dana Street Streetscape
- B3.10 Sturt and Russell Street Area
- B3.11 Carlton and Wendouree Parade
- B3.12 Lyons Street South Streetscape
- B3.13 12-16 Pleasant Street Streetscape
- B3.14 Windermere Street North Streetscape

SURVEY AREA 4

- B4.1 Victoria Street Area

SURVEY AREA 5

- B5.1 Lydiard Street (Residential) Area
- B5.2 Neil Street Area
- B5.3 Ligar Street Area
- B5.4 Doveton Crescent Area
- B5.5 Doveton and Macarthur Streets
- B5.6 Doveton and Brougham Streets

SURVEY AREA 6

No Priority B Areas specified.

1.4.5 Areas and works recommended for listing on the Register of the National Estate

The following areas and works are recommended for listing on the Register of the National Estate:

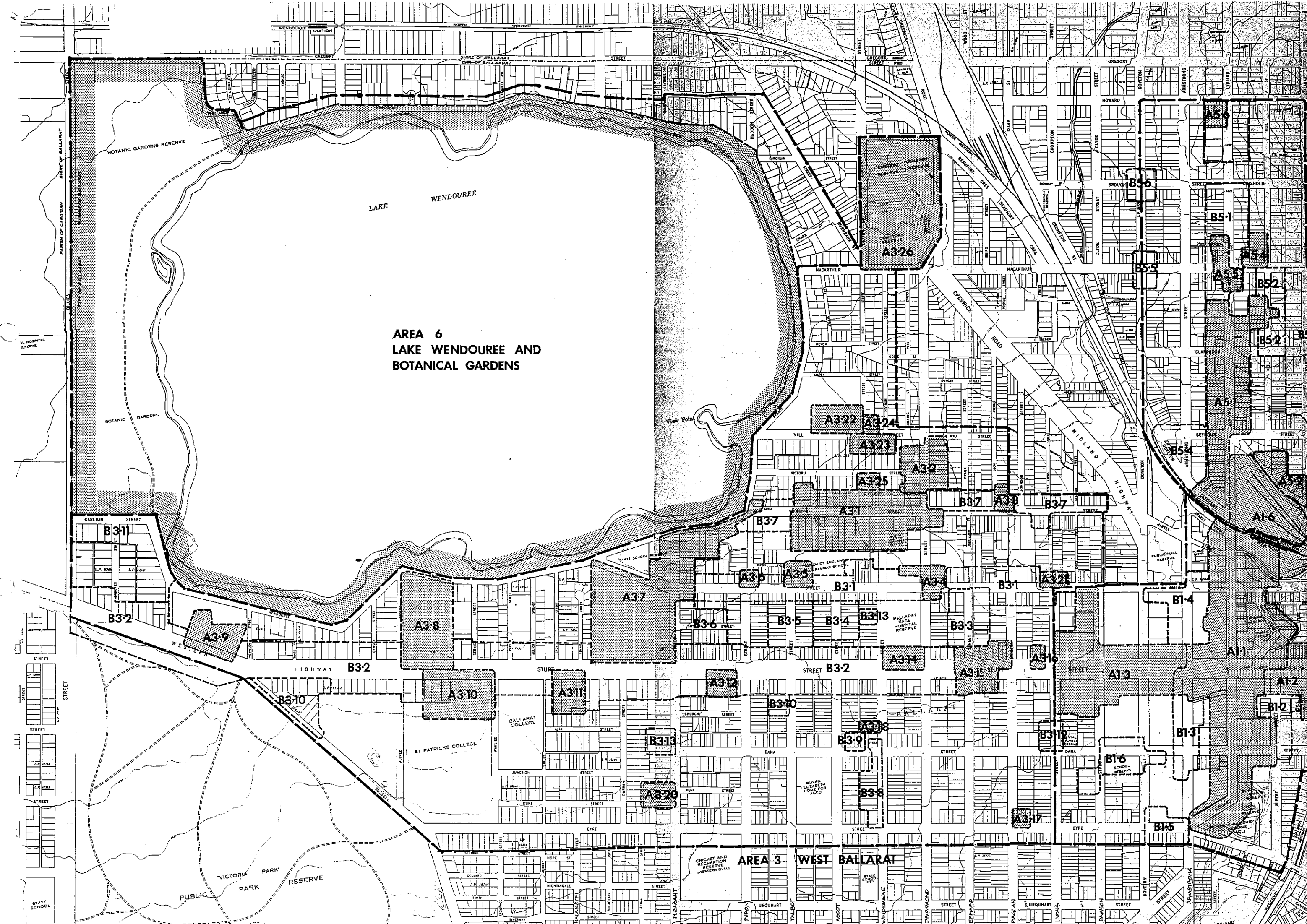
A1.1 Sturt Street and Related Areas.

A1.6 Railway Precinct.

A6.1 Lake Wendouree and Botanical Gardens.

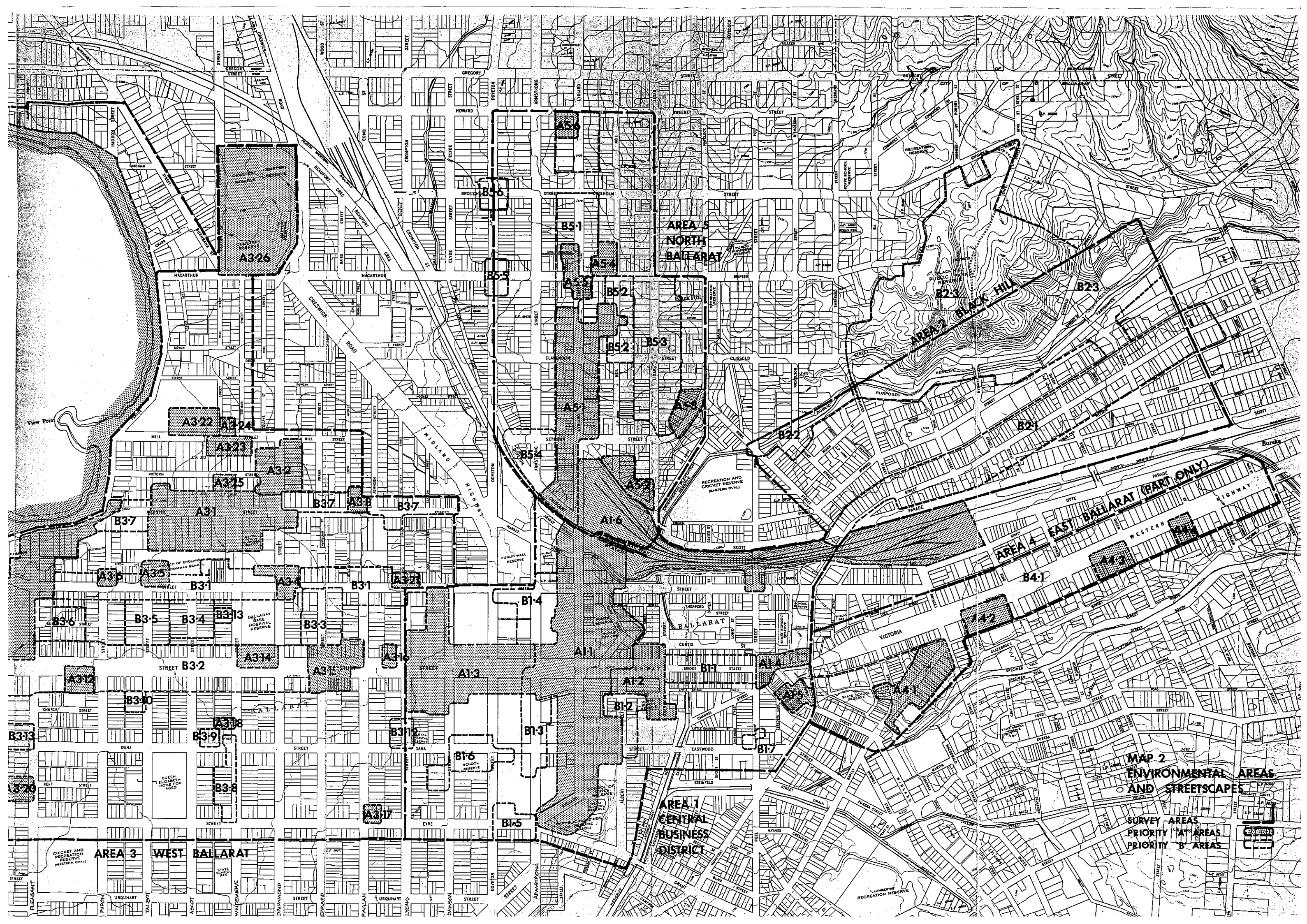
The central median strip of Sturt Street.

The Yarowee and Gnarr Creek Drainage Complex.



**AREA 6
LAKE WENDOUREE AND
BOTANICAL GARDENS**

AREA 3 WEST BALLARAT



Part Two: Environmental Areas and Streetscapes



2.1 INTRODUCTION

This section of the report is devoted to the identification of those buildings and areas considered suitable for designation as Areas of Special Significance under the provisions of Clause 8B of the Town and Country Planning Act (Third Schedule). In addition it defines areas of lesser importance that are not considered suitable for designation, but which should receive consideration by the Ballarat City Council.

This section is intended to provide an objective survey of the study area defined by the brief, and to specify areas and their particular character and importance.

The primary objective of this study is to raise the awareness of the residents of Ballarat to the importance of these areas, so that appropriate decisions about their future can be made.

2.1.1 The existing architectural and historical importance of Ballarat

Ballarat represents an important asset to the nation's heritage. Its commercial areas contain buildings and historic environments of national significance. The intactness and environmental amenity of many residential areas would have few equivalents anywhere, particularly in Victoria.

The civic amenity of the city, comprising parks and gardens, street trees, associated buildings and street furniture also have few parallels and represent a strong sense of tradition and community pride.

However, intrusive development and the demolition of many important buildings has taken place. Unfortunately much of this has been undertaken comparatively recently.

Accordingly, it is hoped that this report will lead to a reappraisal of the important characteristics of the city and foster the sensitive recycling of older buildings and a conscious effort to construct new buildings to complement the city's historic and pleasant environment.

Ballarat has, in its own right, as much potential for tourism as ventures such as Sovereign Hill. While Sovereign Hill recreates the early development of Ballarat as a booming gold town and serves an important educational role, Ballarat today remains as tangible evidence of the longer term prosperity of a nineteenth century city created by gold discoveries of world importance.

Sovereign Hill has played an important role in raising the consciousness of Ballarat citizens to their historical heritage and this should assist the restoration of historic areas of Ballarat.

2.1.2 Legislation for Protection of Environmental Areas and Streetscapes

Under current legislation there are two sources of protection for environmental areas and streetscapes: the specification of an area or streetscape under Clause 8B of the Town and Country Planning Act (Third Schedule); and limited protection provided by the listing of an area or streetscape on the Register of the National Estate. In the future it is possible that State Government legislation providing protection for historic areas may be introduced.

(i) Clause 8B of the Town and Country Planning Act (Third Schedule)

At present, no other legislation exists in Victoria to provide protection for streetscapes and areas, and Clause 8B is an extremely valuable planning tool. The clause states:

The conservation and enhancement of the character of an area specified as being of special significance by prohibiting restricting or regulating the use or development of land in the area and by prohibiting restricting or regulating the pulling down removal alteration decoration or defacement of any building work site or object in such area or by requiring buildings and works to harmonize in character and appearance with adjacent buildings or with the character of the area or (in the case of an area of historical interest) to conform to the former appearance of the area at some specified period and for such purposes specifying the materials colours and finishes to be used in the external walls of buildings or in the external coverings of such walls.

In Maldon Clause 8B has been utilized and serves as an interesting case study. The Maldon Planning Scheme was prepared in 1973 and gazetted in October 1977. The Planning Scheme is the first statutory attempt in Victoria to achieve historic conservation of a whole town. Under the scheme, the whole of the township is specified as an area of special significance under Clause 8B.

2.1.2 Legislation for Protection of Environmental Areas and Streetscapes (contd.)

The Maldon Conservation Study¹ was commissioned in April 1977, to facilitate the implementation of the Planning Scheme and in particular the provisions of Clause 8B.

In Melbourne, the Hawthorn City Council, in conjunction with the Melbourne Metropolitan Board of Works, have prepared an ammendment to the Metropolitan Planning Scheme designating St.James Park as a conservation area. This will be the first case in Melbourne of utilizing Clause 8B in a metropolitan context.

Other municipalities in Melbourne, such as the City of Fitzroy, are pressing for the use of this planning tool for the protection of areas of significance.

Clause 8B provides for protection of areas through the use of planning controls. These are administered under the Planning Scheme by the responsible authority, in this case the City of Ballaarat. The Report of Committee into Town Planning Compensation² indicates that responsibility is dependent upon whether such specified areas are of local, regional, state or national significance.

The criteria use to identify environmental areas and streetscapes for specification under Clause 8B are summarised in Section 2.1.4 of this report.

1. Jacobs Lewis Vines Architects Maldon Conservation Study
commissioned byd published by the Town & Country Planning Board.

2. Released March 1978.

2.1.2 Legislation for Protection of Environmental Areas and Streetscapes
(contd.)

(ii) The Register of the National Estate

The Australian Heritage Commission, a statutory authority established under the Australian Heritage Commission Act, 1975, as the Government's policy advisory and administrative body responsible for the National Estate. The National Estate is defined in the legislation as:

'those places, being components of the natural environment of Australia, that have aesthetic, scientific or social significance or other special value for future generations, as well as for the present community.'

This section of the report is mainly concerned with the man made or cultural environment consisting of historic towns and precincts and urban parks and gardens.

The Register of the National Estate is an inventory of the significant parts of the cultural and natural environment of Australia.

In this study, the most significant environmental areas recommended for possible protection using the provisions of Clause 8B Town and Country Planning Act (Third Schedule) are also recommended for listing on the Register of the National Estate. Several other areas not covered by the possible use of this Clause are also recommended for listing on the Register of the National Estate: these include such precincts as gardens, lakes, railway works, drainage systems, which are important to the character of Ballarat.

If an area is listed on the Register of the National Estate, it is merely a recognition of the National Estate value of that place. Unless the area in question is Commonwealth property or Crown land, the listing has no legal constraints.

2.1.3 Survey Method

Six survey areas of particular historical, architectural and environmental grounds were initially selected. This is discussed under 1.2 Extent of Study. These survey areas are illustrated on Map 1 page 9.

The second stage involved a thorough survey of these areas to determine the boundaries of streetscapes and areas of significance. The characteristics of these areas were then identified. The criteria for their selection is outlined in the following Section 2.1.4.

This study identifies two categories of areas within the study area : Priority A and Priority B areas. These are defined in detail in Section 2.2. *However the balance of the Survey Areas should not be excluded from further consideration by Council as these have an overall environmental amenity and provide a context for Priority A and B areas.*

Each area is described in the following form:

- (i) Boundary definition - this provides an exact description of the limits of the area.
- (ii) Area description - this lists the items that contribute to the significance of the area and thus provides objectives for development controls.
- (iii) Building Schedule - this schedules significant buildings that are recorded in Part 3, Building Inventory for both Priority A areas and Priority B areas. Contributory buildings and streetscapes are scheduled only within certain Priority A areas.

In the case of one Priority A area A1.1 Lydiard Street and Related Areas a description of all buildings within the area and their impact - significant, contributory or intrusive - are noted. Policies for these buildings are provided. *This additional material is provided as this area is seen as having a high conservation priority and is seen as a case study for other Priority A Areas.* These policies would provide preliminary guidelines for the City of Ballarat in the event of an Interim Development Order being placed on this area.

2.1.3 Survey Method (contd.)

In addition, for certain Priority A Areas a key to all categories of buildings is scheduled;

- (S) Contributory but considered to be of special significance as an individual building.
- (C) Contributory; this includes buildings possessing various degrees of intactness.
- (A) Architectural interest only - buildings that are not contributory to an historic environment, possibly even intrusive.
- (I) Intrusive.

* Indicates that the building is recorded in Part 3 of the Building Inventory.

Detailed maps of all Priority A Areas have been prepared. These show the outlines of significant and contributory buildings to enable ready identification. Notes and sketches indicate some of specific characteristics of the area which contribute to its particular significance. These maps are intended to be read in conjunction with Items (i), (ii) and (iii) of the written area description outlined above.

A card index box was compiled of photographs of environmental areas and streetscapes to assist in the identification of features of these areas by council officers. In addition they provide a record of existing condition of certain aspects at the time of this study for possible use in development control matters.

2.1.4 Selection criteria for areas and streetscapes

The following criteria form the basis for the selection of areas of significance:

(i) Architectural Importance

(a) Architectural Similarity -

- groups of buildings of specific style or building material which read as a coherent group.
- groups of buildings with continuous height, verandah lines and or setback.
- groups of buildings of similar function with compatible building elements (e.g. groups of shops).
- groups of buildings of architectural merit.

(b) Architectural Diversity -

- groups of buildings which display a variety of styles or building materials with some degree of architectural merit, which combine to form a coherent group.

(ii) Historical Importance

- nature and early date of subdivision.
- association with social events or functions.
- association with particular people or person.

(iii) Street Character

The above criteria are reinforced by the following street components -

- established trees.
- street width (wide, narrow, curved).
- street vistas (relationship to landmarks, terminal views).
- street materials - road surfacing, pavements, lawn strips, gutters.
- street furniture - street lamps, signs.

2.1.4 Selection criteria for areas and streetscapes (contd.)

(iii) Street Character (contd.)

- fences.
- relationship to open space.
- verandahs.

(iv) Subdivision Patterns

- unusual street layout (e.g. organic and unplanned development created by mining activity, formal planned elements, changing street widths, and the juxtaposition of grid and organic development).

(v) Topography

- the influence of natural features (e.g. hills, creeks, rocky escarpments) on the urban street pattern and building type.

The areas and streetscapes were surveyed and significant areas categorised into the following groups:

PRIORITY A

Those areas and/or streetscapes which display one outstanding criteria or display some or many of the above criteria. These areas have then been defined, contributory buildings recorded and a character description provided of the area including important building elements. In the case of some particularly important areas, recommendations are made for possible protection under Clause 8B of the Town and Country Planning Act (Third Schedule); elsewhere areas are defined Priority A to create a public consciousness of their importance and may at an appropriate stage be considered for protection using the provisions of the Act.

PRIORITY B

Those areas considered less significant and coherent than Priority A above but which contribute to the character of Ballarat. These areas are defined for the information of the council and residents and should receive special consideration by the City of Ballaarat in development control procedures.

2.1.5 An effective conservation programme

Conservation of a built environment that comprises predominantly private freehold properties requires a careful well thought out conservation program.

Planning controls form the basis of such a programme. They can provide for demolition control of buildings and specific intact components and they can provide for controls over new development and alterations to maintain or enhance the character of the area. Planning controls can generally counter the more drastic actions of property owners but cannot produce the authentic restorations or sensitive treatment of infill buildings that are required in conservation areas. Often planning controls alone can be simply counter productive, particularly if they cause adverse public reaction.

It is important to place conservation controls within a framework of general planning controls that enhance the amenity of all areas. In this approach the restrictions created by planning controls in conservation areas will be seen to be similar to controls imposed elsewhere, except that these are more specific and detailed. The emphasis must be on planning controls not conservation controls.

Public education is the key to any conservation initiative. The public and affected property owners must be made aware of the historic importance of defined areas. Dissemination of historical or descriptive material related to specific buildings and areas is required to make people reappraise a familiar environment that they may be so familiar with that its real importance is not appreciated. In addition efforts must be made by government agencies wherever possible to set an example through sensitive and accurate restoration projects.

The provision of expert advice on restoration and redevelopment of buildings is an essential element to an effective restoration programme. Planning controls are by definition negative and they can never force owners to maintain or restore buildings.

2.1.5 An effective conservation programme (co,td.)

The Ministry for Planning in 1977 established an architectural advisory service in Maldon. This service provides free advice as follows:

- interpretation of the Planning Scheme;
- expert advice on the restoration and reconstruction of buildings, including on site assessment and supervision;
- advice on the design of alterations to buildings or new developments;
- initiation and supervision of projects receiving financial assistance from the Maldon Restoration Fund.

Financial assistance can also be used as a tool to promote restoration projects. In Maldon a revolving fund has been established which provides low interest loans to high priority restoration projects. Grants are made for public buildings and institutions. The Historic Buildings Council and the Australian Heritage Commission make grants to such restoration projects.

2.1.6 Planning Policies and Controls

It is recommended that detailed objectives and planning policies and guidelines applicable to the A areas be drawn up *after* some response and public involvement to this study has been obtained. Such policies and guidelines would be intended to achieve the objective of each priority A area. In this study, primarily one of area *identification*, detailed objectives have been discussed for A1.1 Lydiard Street and Related Areas only, due to the importance of this area.

Objectives and policies appropriate for both existing buildings and new infill development could be considered under the following headings: (This should be seen as a preliminary discussion only.)

- A. Demolition.
- B. Preservation/Restoration.
- C. Building Envelope (e.g. site cover, set backs, building height).
- D. Building Elements (e.g. shop fronts and other fenestration, verandahs, surface materials/colour).
- E. Signs/Services (e.g. size, type and location of signs, location of services).
- F. Landscape/Fences (e.g. type, material, height of fences, type of landscaping encouraged).
- G. Public Spaces (e.g. street trees, laneways/kerbs, street furniture).

Such planning policies and guidelines have been proposed for certain areas in Melbourne. The "Drummond Street South Conservation Study"¹ has drawn up recommendations regarding sight lines, heights, set backs etc. and the "North Fitzroy Conservation Study"² has drawn up policies and guidelines in each of the categories A - G discussed above. These guidelines are seen as a tool to assist the Council in achieving the objectives of area conservation and enhancement.

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1. Daryl Jackson, Evan Walker Architects Pty. Ltd. "Drummond Street South Carlton Historic Area Conservation Study" for the Melbourne City Council December 1975.
 2. Jacobs Lewis Vines Architects in conjunction with Daryl Jackson, Evan Walker Pty.Ltd. Architects "North Fitzroy Conservation Study" Draft July 1978.

2.1.6 Planning Policies and Controls (contd.)

In view of some of the objectives presented for A1.1, restoration guidelines are discussed in the following section.

The introduction of these controls will require an amendment to the planning scheme. However it is important that the implementation of controls takes place gradually. For this reason it is recommended that controls should be introduced for one area of unquestionable importance, namely A1.1 Lydiard Street and related areas. Initially an Interim Development Order would provide flexibility in interpretation and enable the testing of proposed guidelines. It is also recommended that an architectural advisory service be established (as discussed previously) to provide for some flexibility and individual descretion.

2.1.7 Restoration Guidelines

(a) General

In past studies on historic towns and areas, reconstruction guidelines have been outlined to assist in the restoration of old buildings.¹ The National Trust Technical Bulletins on Exterior Paint Colours² and Lettering and Signs on Buildings c.1850-1900³ are of considerable assistance in restoration work.

It is beyond the scope of this study to outline specific guidelines for restoration work in Ballarat. However a discussion on the importance of verandahs to the character of Ballarat has been included to illustrate the necessity of retaining these building components.

It is recommended that planning policies and guidelines applicable to the City of Ballaarat be undertaken at a future date for use by the Ballaarat City Council and for incorporation into a planning scheme. These are discussed in 2.1.10 of this report.

1. In particular G.Tibbits et al Beechworth Historical Reconstruction Faculty of Architecture, Building & Town & Regional Planning. November 1976; and Jacobs Lewis Vines Architects Maldon Conservation Study op. cit..

2. National Trust of Australia (Victoria) Technical Advisory Committee. Technical Bulletin 1.1 Exterior Paint Colours February 1977.

3. National Trust of Australia (Victoria) Technical Advisory Committee. Technical Bulletin 2.1. Lettering and Signs on Buildings c.1850-1900 August 1976.

2.1.7 Restoration Guidelines (contd.)

(b) Original Verandahs

Early photographs show that Ballarat contained many fine post or column supported verandahs. Of particular interest are the single storey platform verandahs with balustrading. This design appears to be an important Ballarat phenomenon. It may have been due to the influence of the numerous Americans on the Ballarat goldfields. One similar example survives in the Ballarat area - the Club Hotel in Clunes, built in 1870. The practice seems to have been mainly concentrated in Bridge Street and Sturt Street. Many extant buildings were designed with access doors at first floor level to such verandahs, e.g. the Union Hotel, 9 Sturt Street and shops at 417 and 419 (near Dawson Street). Unfortunately there are no surviving examples of the verandahs.

The two and three storey verandah was also a significant Ballarat phenomenon, and although they were widely constructed throughout the country, Ballarat is now notable for possessing a significant number of surviving examples. With the exception of the Unicorn Hotel, these are of a late boom style with ornate cast iron and a sloping iron roof, often with a projecting gable. Remaining examples are the George Hotel (three storey), the Old Colonists Hall, the Alexandria Tea Rooms, Reids Coffee Palace, the Golden City Hotel and Lake View Hotel; the latter are all two storey. The Unicorn Hotel is earlier (c.1870), being a two storey version of the flat roof and balustrade style outlined above.

Whilst the single storey verandah with a sloping and exposed corrugated iron roof was the most common, very few remain in Ballarat.

RESTORATION AND RECONSTRUCTION OF VERANDAHS

The reconstruction of verandahs that have been demolished has become an accepted practice in certain municipalities throughout the State.

2.1.7 Restoration Guidelines (contd.)

(b) Original Verandahs (contd.)

Melbourne City Council in particular has reversed an earlier by-law which prohibited such verandahs and is now supporting restoration of surviving examples. It is also approving reconstruction, provided specific requirements are met.

These involve:

- (i) a setback from the kerb to remove the problem of the overhang of high trucks created by the camber of the road;
- (ii) the verandah to be designed so as to be self-supporting if one post is removed.

In 1977 the Melbourne City Council and the Victorian State Government announced plans for the reconstruction of original shop verandahs at the top end of Bourke Street, following recommendations of a study similar to the Ballarat Conservation Study.

The reconstruction of certain original verandahs in Ballarat would provide a major enhancement of the more important historic precincts. Verandah reconstruction costs are often small compared with restoration of shop fronts, yet provide a more obvious effect on the streetscape.

In Lydiard Street an appropriate objective would be to reconstruct all verandahs on buildings to which they were originally constructed. Already the City Council has plans to reconstruct the original verandah of the Mining Exchange; this single storey verandah featured a superb cross vault over the carriageway entrance.

In Sturt Street, Bridge Street and Main Street reconstruction should be encouraged on all buildings on to which they were originally constructed. Emphasis should be on buildings of particularly architectural or historical importance, and those that are particularly intact or prominent. The proposed Mall in Bridge Street and increased pavement widths in Sturt Street remove the need for reduced widths as tall

2.1.7 Restoration Guidelines (contd.)

(b) Original Verandahs (contd.)

trucks will not be able to come near the original verandah line. Reconstruction of many single storey verandahs would be facilitated by surviving drawings of the standardised City of Ballarat design of verandahs of 1906.

Construction and restoration of surviving verandahs should be seen as a high priority. In particular the Unicorn Hotel verandah warrants strong consideration - it is of special interest for its now unique design and early date, in spite of having lost many of its original components.

2.2 DEFINITION OF PRIORITY A AND B AREAS

2.2.1 Priority A Areas

These represent all areas within the defined study areas that are considered by the consultants to be of sufficient merit to be considered at an appropriate stage for protection by the provisions of Clause 8B of the Town and Country Planning Act (Third Schedule). The main objective of designating an area, one of "special significance" in this study is to promote the preservation, re-establishment and enhancement of the Victorian and Edwardian character of Ballarat as it existed before 1914. However, this date should not be seen as a rigid cut off point. Significant early twentieth century buildings are noted where they are felt to be of interest within the context of the area.

There are 43 A areas and these are marked on the accompanying map on page 54.

The report delineates the boundaries of the "area of special significance" and provides a description of the character of each area. An attempt is made to briefly describe those buildings individually or collectively within the area which contribute or detract from the character of the area as part of an overall area description. Where a building contributes to the character of the area the street number is listed.

In particularly important areas, or where there are buildings of special significance, a description of the building and a list of intact contributory components is provided.

These can include the following items:

- building facade (whole or part).
- building materials and whether original finishes have been retained.
- roofing material.
- chimneys.

2.2 DEFINITION OF PRIORITY A AND B AREAS (contd.)

2.2.1 Priority A Areas (contd.)

- decorative elements e.g. iron, timber fretwork.
- original fence.
- other components where contributory.

In general no attempt is made to discuss the historical development of each of the designated areas, nor are descriptions normally made of building interiors or of exteriors not visible from the street. There are, however, several instances where the rear of a building forms a streetscape of importance.

The individual merits of each area are discussed. The primary objective of each area is to preserve the individual buildings of note. (In some instances individual buildings within the areas are of sufficient importance that they are already protected by the Historic Buildings Act or are recommended by this study for addition to the Register of Historic Buildings. These are discussed separately in Part Three of this study.)

The secondary objective is to ensure that their surroundings enhance rather than detract from the area. The tertiary objective is to conserve the overall character of the area, including any features such as stone gutters, street furniture and trees.

Because of the nature of the brief which entails only the *identification* of such areas, specific recommendations for planning controls are only made in several instances where it is felt that the importance of the area warrants immediate attention.

2.2 DEFINITION OF PRIORITY A AND B AREAS (contd.)

2.2.1 Priority A Areas (contd.)

There are a large number of areas and streetscapes scheduled under Priority A, an indication of Ballarat's remarkable heritage. Because of this it is felt that a period of adjustment is required to enable public appreciation of this fact before implementation of controls beyond those recommended are considered.

Public involvement and support for a conservation programme must precede any attempt to create controls. This issue is discussed under Section 2.1.5 "An Effective Conservation Programme".

A preliminary discussion on Planning Policies and Controls is discussed in 2.1.6 of this report.

2.2.2 Priority B Areas

This section of the report attempts to describe those areas in the defined study area which are considered of insufficient importance to be protected by the provisions of Clause-8B of the Town and Country Planning Act, but should receive special attention and consideration by the Ballaarat City Council.

The main objectives of these areas is to promote the preservation, re-establishment and enhancement of the Victorian and Edwardian character of the area.

The report delineates the boundaries of these areas, and provides a description of the character of the area for the assistance of the Council.

There are 29 B areas. These are marked on the map on page 54.

SURVEY AREA 1

CENTRAL BUSINESS DISTRICT

SCHEDULE OF SIGNIFICANT AREAS

Priority A

- A1.1 LYDIARD STREET AND RELATED AREAS
- A1.2 STURT STREET (EAST) AREA
- A1.3 STURT STREET (WEST) AREA
- A1.4 BRIDGE AND VICTORIA STREET AREA
- A1.5 MAIN ROAD AREA
- A1.6 RAILWAY PRECINCT.

Priority B

- B1.1 BRIDGE STREET AREA
- B1.2 ALBERT STREET AREA
- B1.3 ARMSTRONG STREET (SOUTH) AREA
- B1.4 ARMSTRONG STREET (NORTH) AREA
- B1.5 EYRE STREET AREA
- B1.6 DANA AND DAWSON STREET AREA
- B1.7 PEEL STREET (SOUTH) PRECINCT

The central business district contains a large proportion of the buildings of architectural and historic importance covered by this survey. In addition it contains one area that is of major importance - A1.1 Lydiard Street and Related Areas; this area is dealt with in a detailed manner as it is recommended to form an initial conservation area.

The Central Business District provides an interface between East and West Ballarat. The flat basaltic plain of West Ballarat is terminated with an escarpment above the old watercourse of the Yarrowee Creek. This has been the subject of various redirections and now lies under Bridge Street near Grenville Street. Beyond this to the East the land is undulating.

SURVEY AREA 1 (contd.)

Coincidentally this physical boundary also separated the two principalities that originally comprised Ballarat, that of Ballarat West, later to become the City of Ballaarat and Ballarat East. Formed in 1856 and 1857 respectively they amalgamated in 1921. The separate bodies left a legacy of distinct planning patterns. The City of Ballaarat, being more prosperous and removed from the din and turmoil of the alluvial mining areas, was laid out with wide streets on a grid pattern - Sturt Street is three chains wide and was considered to rank with the boulevards of Paris. The termination of Sturt Street is most dramatic.

Bridge Street, the continuation of Sturt Street into East Ballarat, is only one third of the width. It is straight only for one block, after which it forks in a curve to the left to become Victoria Street and Main Road to the right. The contrast of layout and scale provides one of Ballarat's most interesting townscape characteristics.

Bridge Street, Victoria Street and Main Road originally formed a dense and prosperous retail thoroughfare which was a marked contrast to Sturt Street. Bridge Street has maintained this activity in spite of traffic congestion. Most of the Street layout of East Ballarat is quite organic and is related to early development, use patterns and topography.

In the East Ballarat section of the C.B.D. there are few buildings of importance - these are mainly confined to the area west of Grenville Street. However this latter area contains a concentration of important buildings which have few equivalents elsewhere in the State. These buildings stand witness to the extraordinary prosperity that placed Ballarat in world prominence, particularly in the period up to 1890.

Priority A Areas

These are dealt with in several ways. Area A1.1 Lydiard Street and Related Areas receive particular attention for the whole area - Areas A1.2 and A1.3 receive detailed attention only with respect to contributory buildings. Recommendations are made with respect to all buildings in A1.1.

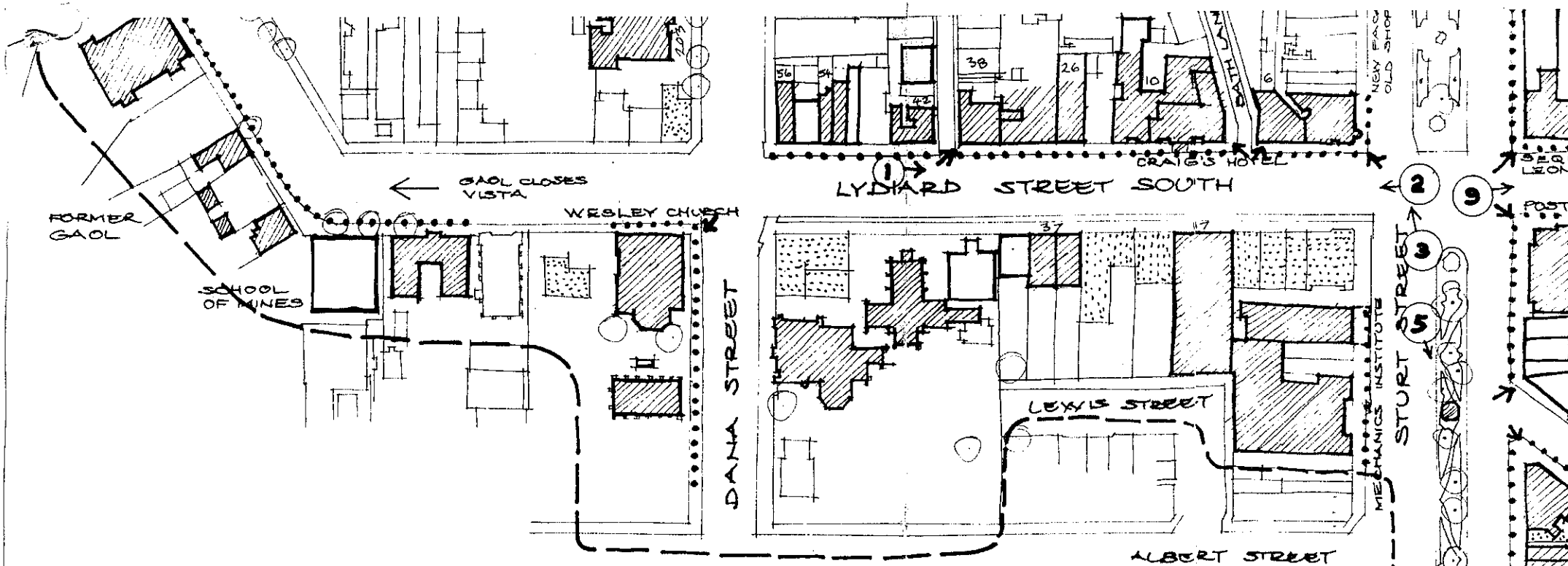
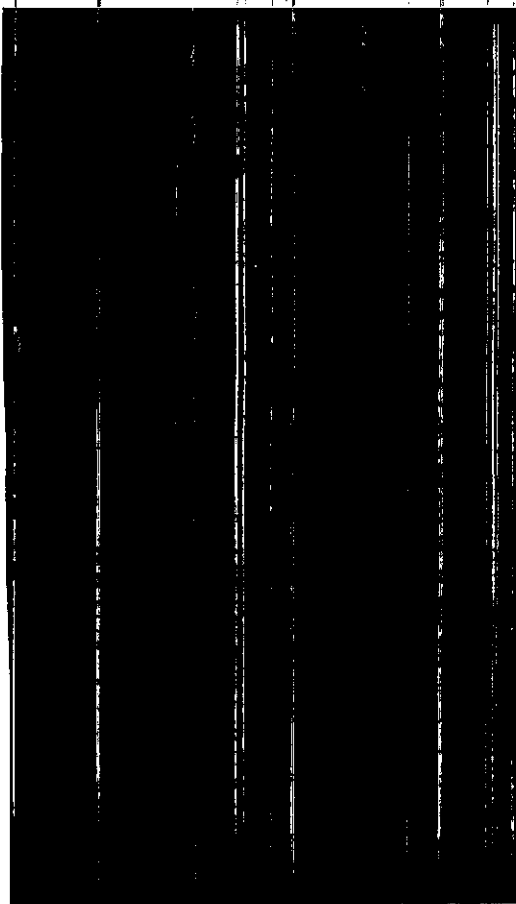
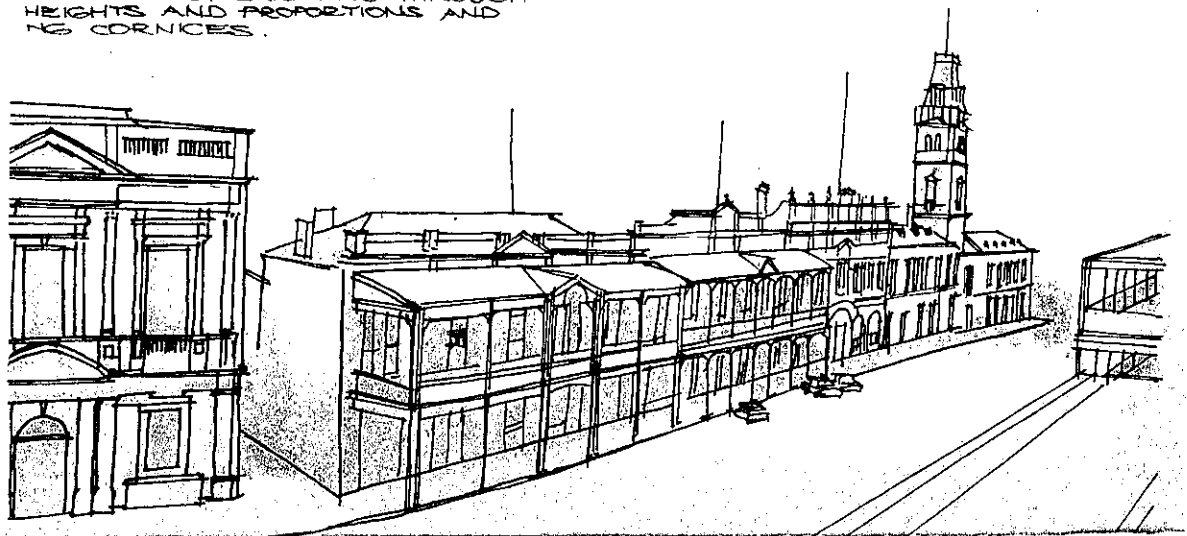
SURVEY AREA 1 (contd.)

Because the removal of original or early verandahs has made such a dramatic impact on most of these areas, a note on their importance and reconstruction is made in Section 2.1.6. This should be read in conjunction with the other recommendations or comments on the Priority A Areas.

Priority B Areas

These contain areas that possess some contributory buildings. The objectives of these areas should also be to promote the preservation, re-establishment and enhancement of the Victorian and Edwardian character of the area.

BUILDINGS MAINTAIN A STREET-RELATIONSHIP IN SPITE OF VARYING HEIGHTS BY CARRYING THROUGH HEIGHTS AND PROPORTIONS AND NO CORNICES.

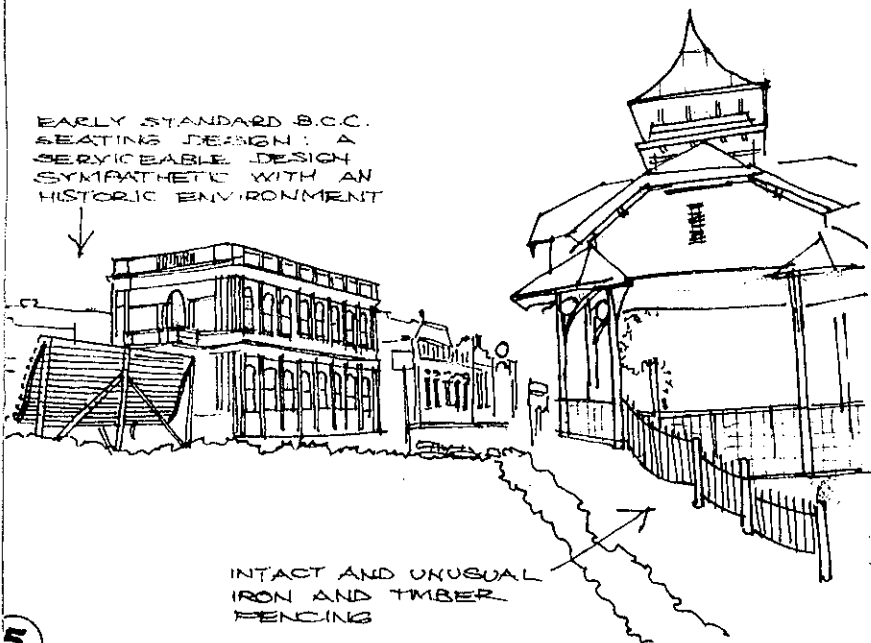


CENTRAL PLANTATION STRIP PROVIDES A UNIQUE SETTING FOR BALLARAT'S HISTORIC BUILDINGS.

IN ADDITION IT IS AN IMPORTANT STREETSCAPE ELEMENT - HERE IT PROVIDES CHANGE OF LEVEL, BANDSTAND AND STREET FURNITURE.

CAMP STREETS WINDING LAYOUT PROVIDES A SERIES OF DIFFERENT VISTAS - IT HAS A SERIES OF IMPORTANT BUILDINGS THAT EFFECTIVELY CLOSE VISTAS WHERE THESE CHANGES OF DIRECTION OCCUR. THESE STREETSCAPE QUALITIES ARE AIDED BY STREET TREES AND ALSO BY THE MANNER IN WHICH THE GROUND FALLS AWAY TO EACH END AND THE STREET IS SET ABOVE THE BASALT ESCARPMENT.

EARLY STANDARD B.C.C. SEATING DESIGN: A SERVICEABLE DESIGN SYMPATHETIC WITH AN HISTORIC ENVIRONMENT.



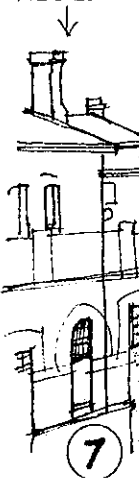
INTACT AND UNUSUAL IRON AND TIMBER FENCING

5) STURT STREET



6) CAMP STREET

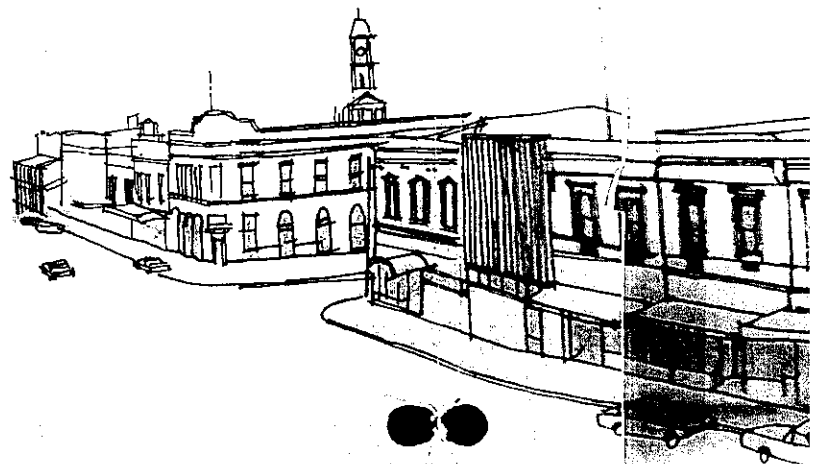
COURT HOUSE



7)

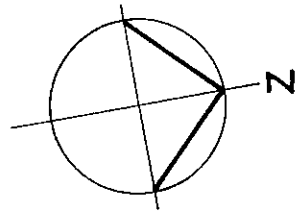
THIS STRETCH OF LYDIARD STREET IS THE MOST INTACT AND INTERESTING OF ITS KIND ANYWHERE IN AUSTRALIA. ITS CONSISTENCY IS REDUCED ONLY BY THE REPLACEMENT OF SINGLE LEVEL COLUMN VERANDAS BY CANTILEVERED AWNINGS AND ONE MODERNISED FACADE

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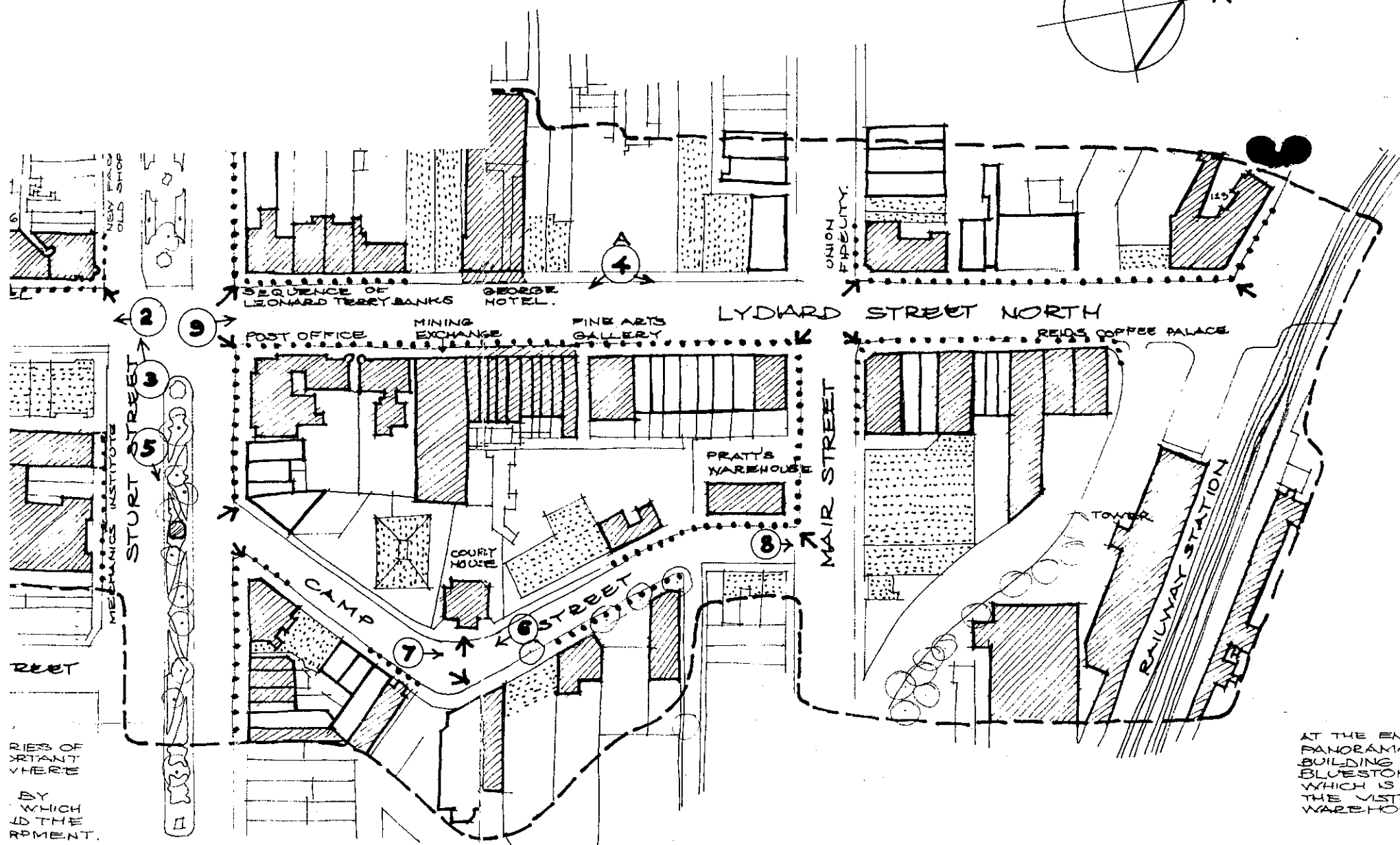


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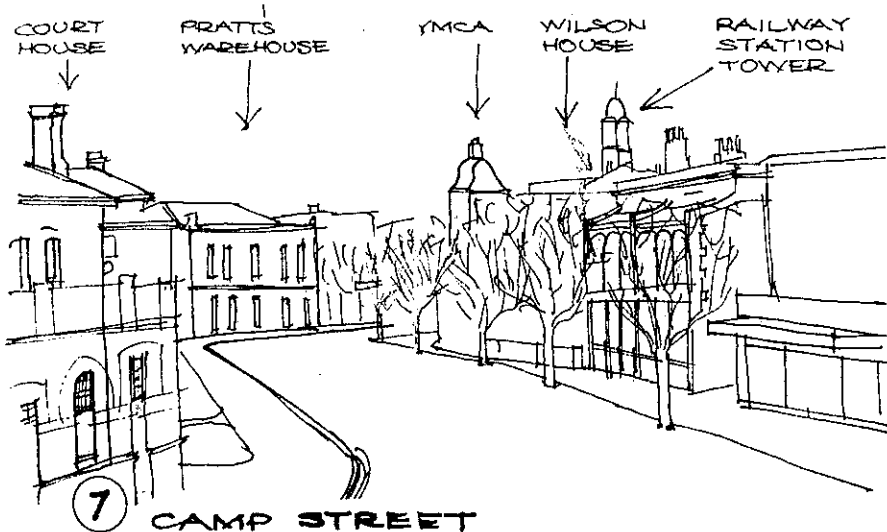
④ LYDIARD STREET NORTH



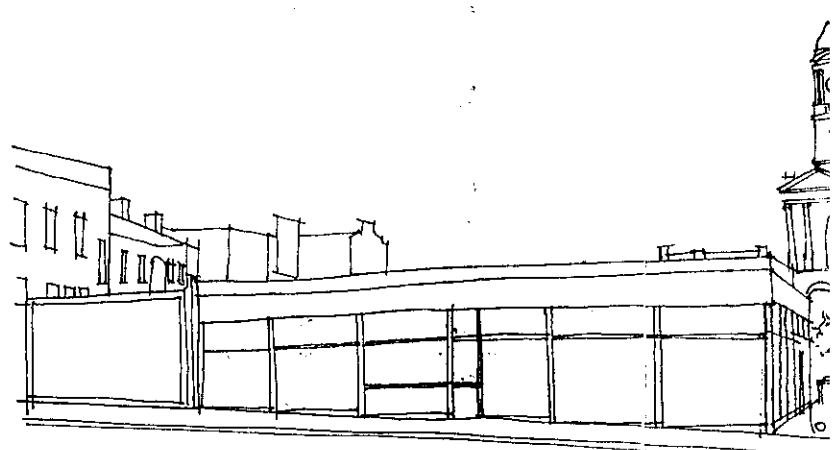
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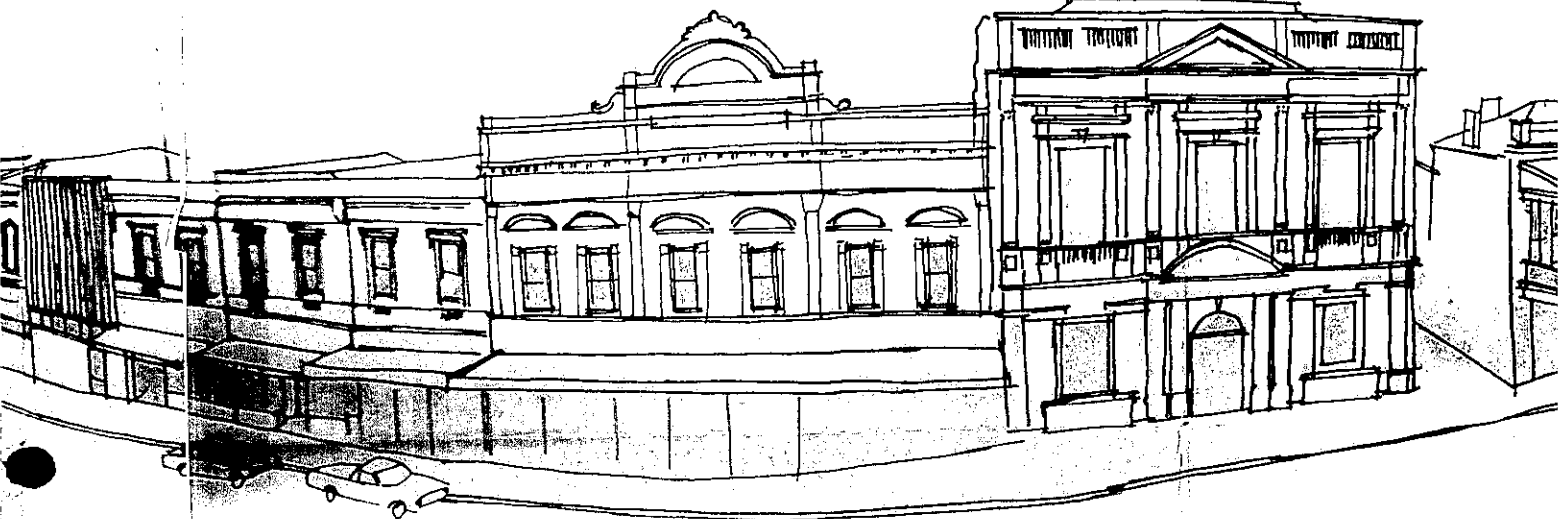


⑧ VIEW FROM CAMP STREET

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THE RECONSTRUCTION OF ORIGINAL VERANDAHS
AS IS OCCURING IN OTHER MUNICIPALITIES
THROUGHOUT THE STATE WOULD HAVE A
MAJOR IMPACT AND WOULD HELP MODERN
SHOP FRONTS BLEND WITH THE ENVIRONMENT.

THESE BUILDINGS MAINTAIN A ST
SCAPE RELATIONSHIP IN SPITE OF
PARAPET HEIGHTS BY CARRYING
WINDOW HEIGHTS AND PROPORTION
PROJECTING CORNICES.



EET NORTH

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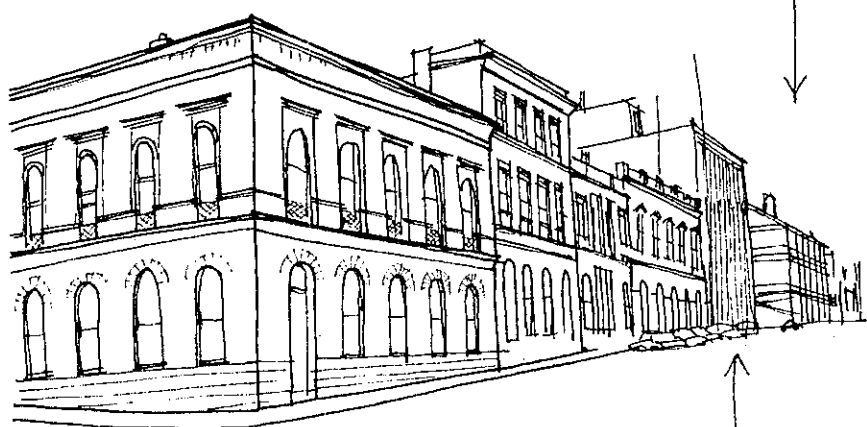


SEQUENCE OF FOUR LEONARD TERRY BANKS.
THIS GROUP OF RENAISSANCE REVIVAL
BUILDINGS IS UNEQUALLED ANYWHERE IN
AUSTRALIA AND IS THE ARCHITECTURAL
FOCUS OF THIS AREA



THE RICHNESS OF THE
GEORGE HOTELS VERANDAHS
ECHOES THE VERANDAHS
OPPOSITE.

SCALE 0 10 2



NOTE INTRUSIVE ELEMENTS OF MODERN INFILL.
THE PARAPET LINE IS SIGNIFICANTLY ALTERED. THE
ROOF LINE IS BROKEN BY THE LIFT AND SERVICE
ROOM AND THE CURTAIN WALL TREATMENT AND
BRIGHT SPANDREL COLOUR DOES NOT RELATE IN
ANY WAY TO THE SURROUNDING BUILDINGS.

A1.1 - LYDIARD STREET AND RELATED AREAS

Lydiard Street and some of its immediate surrounds form the most important environmental area in Ballarat and represent a major asset to the city in terms of civic design and tourist potential.

It is also of considerable importance on a state and national level. Lydiard Street is the best surviving example in the state of the intermediate period of provincial city development - the later boom period is best represented by Bendigo's Pall Mall.

In accordance with the importance of this area it is treated in a different manner from those identified elsewhere in this study. A detailed description is provided of all critical buildings in the area and a series of policies appropriate to each building. It is the consultant's belief that some form of protection and enhancement for contributory and significant buildings is required at the earliest opportunity, and methods for controlling new infill need to be developed.

(i) Boundary Definition

All of Lydiard Street south of the railway line. There are two other environmental areas defined north of this, the Railway Precinct A1.6 and Survey Area 5; A5.1 provides continuity in this direction.

Camp Street between Mair and Sturt Street.

Sturt Street from No.38 (Camp Hotel) to Armstrong Street on the north side, and 103 to 303 (Myers) Sturt Street.

Setbacks in general apply to the depth of the property, or as shown on the accompanying map.

(ii) Area Description

The significance of the area derives from:

- (a) the large number of buildings of major architectural and historic importance. There are ten buildings already listed on the Historic Buildings Register.

A1.1 - LYDIARD STREET AND RELATED AREA (contd.)

(ii) Area Description (contd.)

- (a) The focus of the area in architectural terms is the sequence of banks all designed by Leonard Terry on the north west corner of Lydiard and Sturt Streets.

The series of multi-level verandahs to the north of these banks provide a spectacular example of late Victorian exuberance.

- (b) Intact streetscapes; there are many important and predominantly intact sequences of streetscapes, some including the buildings discussed in (a) above.

These are -

Lydiard Street (north to south)

1. Railway line to Mair Street - east side
2. Railway line to Mair Street - west side
3. Mair Street to Sturt Street - east side
4. 27 Lydiard Street (George Hotel) to Sturt Street - west side
5. Sturt Street to Dana Street - west side
6. Dana Street to Armstrong Street - east side

Sturt Street (east to west)

1. 38 Sturt Street (Camp Hotel) to Lydiard Street - north side
2. 111 Sturt Street (Ewins Bookshop) to 127 Sturt Street (former Unicorn Hotel) - south side
3. Lydiard Street to 208 Sturt Street (S.E.C. Showroom) - north side
4. Corner Sturt and Armstrong Street (Town Hall and Myers) - south side

Camp Street

Camp Street possesses overall streetscape quality, although it lacks the continuity of those described above. This quality is retained despite the intrusion of various buildings, in particular the State Government Offices.

- (c) The remaining mature street trees and stone storm-water channels and kerbs.

A1.1 - LYDIARD STREET AND RELATED AREAS

(ii) Area Description (contd.)

(d) The central median strip in Sturt Street which contains many features of architectural, historic and landscape interest. Specific aspects are:

- the Titanic Memorial bandstand;
- the intact and unusual cast iron and timber fencing;
- the iron seats once common in Ballarat;
- the Burke and Wills fountain, Queen Victoria statue and Robert Burns statue;
- the mature trees;
- the changes in level between roadways with connecting paths.

(e) The topography of the area which sits largely on the escarpment created by the edge of the basalt flow. This escarpment has been emphasised by some of the buildings constructed on it

- particularly the rear view of buildings such as Royal South Street Theatre and the warehouses and other buildings comprising the block on the east of Lydiard Street between the Railway and Mair Street. It also emphasises the scale of such buildings as the Town Hall and Railway's Tower when viewed from the lower level.

It has also influenced the layout of Camp Street whose curve follows the line of the escarpment and provided a cross fall to Sturt Street. This has been interestingly resolved by the creation of a change of level in the median strip.

(f) The street pattern of the area and the creation of vistas and landmarks. The width of Sturt Street provides a grand setting creating distant vistas for such buildings as the Town Hall, Post Office, former National Mutual, Mechanics Institute and State Bank.

A1.1 - LYDIARD STREET AND RELATED AREAS

(ii) Area Description (contd.)

The curvature at the southern termination of Lydiard Street, at which stands the former gaol entrance gateway and gateway buildings, provides a formal and impressive closing to the vista looking south along Lydiard Street.

The curvature of Camp Street; it emphasises the following key buildings:

The Trades Hall, Electra Hall and the adjacent group of buildings, the YWCA building and adjacent terrace, Pratts warehouse and the Court House.

Views out of Camp Street include the former Unicorn Hotel and Mechanics Institute to the south, and Ballarat Railway Station entrance tower to the north.

(iii) Building Schedule

The following buildings are considered to contribute to or effect the character of the area. They are listed -

(S) Contributory but considered to be of special significance as an individual building.

(C) Contributory; this includes buildings possessing various degrees of intactness.

(A) Architectural interest only - buildings that are not contributory to an historic environment but are compatible in scale and form.

(I) Intrusive.

* Indicates that the building is recorded in Part 3 of the Building Inventory.

AL.1 - LYDIARD STREET AND RELATED AREAS

(iii) Building Schedule (contd.)

Following the description of each building is a statement of policy relevant to each building. As these are recommendations they are not intended for general distribution and should be edited from any public release of this material.

It has been necessary to review some recent redevelopments in a fairly critical light. This has been done specifically to create an awareness of the potential impact of new development in this area and not to criticise decisions made by architects and owners who may not have appreciated the particular importance and character of this area.

Buildings of Special Significance (S) and Contributory buildings (C) should be protected from demolition or alteration of intact items.

The Ballarat Railway Station, although part of another environment area Al.6 Railway Precinct, is included in the description of this area because it has to be considered in the context of Area Al.1. Area Al.6 is dealt with separately as an entity because it relates to a large area of railway land with different implications for planning controls.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

LYDIARD STREET (Railway line to Mair Street, east side)

Although this streetscape sequence is less distinguished than the block to the south (east side Lydiard Street, Mair Street to Sturt Street) it is more intact and has exceptional potential for restoration to an original or early condition with little work except for verandah restoration to five shops and general repainting.

- (S)* Ballarat Railway Station - This building is the focus of the extremely important railway complex. The towered entrance and covered platforms are borrowed from the English and European practice. They are unusual for Australia, particularly a provincial town. It forms a grand finale for the northernmost section of the commercial section of Lydiard Street, although concealed by its restricted siting.

The station was built in two stages, the covered platform of 1862 and the tower dating from the completion of the direct connection to Melbourne in 1889. It is the focus for two other splendid and extensive buildings; the more utilitarian goods shed, and carriage shed. These basalt buildings are basically large scale variations of the basalt goods sheds found along the Geelong, Ballarat and Melbourne to Castlemaine lines.

The entire complex is among the most significant railway terminal complexes in Australia, architecturally and historically. Intact all facades except for parcels office alterations.

POLICY The entire complex should be referred to the Government Buildings Advisory Council for preservation and restoration.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

LYDIARD STREET

POLICY External restoration work should be concerned with restoration of facades to original appearance - particularly paint colours. Restoration should also be concerned with removing intrusive additions and alterations, signs and street furniture and restoring the original environment of the building. The new aluminium bus shelter adjacent in Lydiard Street is one of the more obvious intrusions.

In addition to this work there is major potential for opening up a spectacular vista of the station entrance and tower from Camp Street looking across Mair Street. This could be achieved by aquisition of the car showroom in Mair Street and the creation of an open public square or park. It is an extremely protected location with an escarpment rising on the north and west sides. The rear elevations of buildings along Lydiard Street provide a dramatic punctuation and their current appearance should be retained and repainting restricted. (The escarpment at the rear of Lydiard Street forms one of the most important physical features of Ballarat and the rear elevations of such buildings as are in this group and others should be considered as important for preservation as their street facades).

The creation of this open space would dramatically overcome the station's restricted siting and would create a magnificent environment that would link the Camp Street precinct to the station precinct and set off the rear elevations of the warehouse buildings of Lydiard Street. It would form a natural focus for tourists if combined with suitable facilities, particularly for those arriving by train, as it forms part of the more historic and architecurally interesting section of Ballarat.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

LYDIARD STREET

- 128 (S)* Reid and Son Coffee Palace - Built 1886, extended by Tappin Gilbert & Dennehy in 1888 and possibly later again; serves to terminate the continuous streetscape sequence from Mair Street and effectively for the northern extremity of the commercial section of Lydiard Street. Its two storey balcony serves to repeat those of the Old Colonists Hall and Alexandria Tea Rooms and thus links the two street-scape sequences. The recent redecoration of this building emphasises the importance of conserving the appearance of buildings that have remained intact over a major period of the building's life.

The charcoal and white paintwork and signs do not suit this fine building. Intact facade.

POLICY This building should be protected from demolition or external alteration except as outlined. Subsequent redecoration should be in accordance with the building's former (and recent) appearance; signs concealing iron lace work should be removed.

- 122 (S)* Warehouse (La Scala Restaurant) - A handsome two storey bluestone warehouse, rusticated bluestone with arched openings and piano nobile with dressed ashlar stone work, has been painted. The brass canopies are not suited to the building's pleasant proportions. Intact facade other than addition of brass canopies.

POLICY The building should be protected from demolition and external alteration, except as outlined. Remove canopies when building is subject to further redecoration, and if possible, remove paintwork from bluestone section, repaint cement render more appropriate colours.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

LYDIARD STREET

116-120(C) Three Shops - Unusual group with upper storey bow windows which may possibly be later additions; altered at ground floor level with modern awning verandahs that detract from the building and streetscape. Charcoal colour scheme is in appropriate. Early photographs show details of the original cast iron column supported verandah. Intact first floor facade.

POLICY Repaint appropriate colours; in particular restoration of original shop verandahs should be encouraged, as well as shop fronts.

114 (S)* Warehouse, J.J.Goller & Co. - Built 1862, a two storey rusticated unpainted bluestone, intact externally, although parapet added later and signs may also be later.

POLICY This building should be protected from demolition and external alteration; in particular the intact bluestone should not be painted or otherwise altered. Paint scrapings should be taken to establish original colours and owner encouraged to employ these when redecorating. Signs on windows should be retained.

108-112(C) Bones Buildings - A relatively later group of shops, makes a stylistic contrast to its restrained neighbours. The ground floor has been modernised with an awning verandah that detracts from the building and streetscape. The paint colour is appropriate to a rendered facade, first floor signs are compatible. Intact first floor facade and paint colours.

POLICY Restoration of original verandahs in particular should be encouraged as well as shop fronts. Paintwork to first floor should be retained.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

Cnr. Mair Street

- (S)* John Kelsal, Wool Warehouse - Former wool warehouse, cement rendered, elegant arcaded ground floor and curved corner treatment, which provides an interesting and important termination of the streetscape sequence.

The removal of original proprietor's name and business which was executed in raised rendered letters on the parapet creates a rather shoddy appearance as well as making the corner pediment appear rather empty and meaningless. The gloss paintwork is unsympathetic in colour and finish. The painting of the bluestone rusticated base is inappropriate. Fenestration has been altered in a rather piecemeal manner and this grand building has an air of neglect.

POLICY As this building forms a prominent and important streetscape element it, like St.Vincent de Paul opposite, has major restoration potential. Reinstatement of the original windows is required and lettering on the parapet should, if possible, be restored. The paint should be removed from the bluestone base and the whole building repainted with appropriate colours.

LYDIARD STREET (Railway line to Mair Street, west side)

The block between the railway line and Mair Street is of less conservation importance than opposite, but contains two prominent end buildings that are of greater significance and externally more intact than any buildings opposite with the exception of the J.J.Goller and Co. bluestone warehouse. The emphasis on this block should be the retention of original finishes on these two buildings and demolition controls on all buildings that are contributory.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

LYDIARD STREET

- 121 (S)* Provincial Hotel- A delightfully flamboyant Edwardian design on an obtuse angled site which provides prominence to the extensive and elaborate facades on two frontages. These feature pavilions with domed towers and balconies. The original finish, which contrasts a natural render finish with bands of brickwork, is vital to the design of the building. Although of a later date than other contributory buildings, it is of major streetscape and environmental importance to Lydiard Street and the Railway precinct. Intact facade, other than some ground floor windows, and face brickwork.

POLICY The building should be protected from demolition and alteration, including painting of face brickwork and all other features which have not been previously painted.

Extant leadlight windows should be retained.

- (I) Motor Showroom - This building is unsympathetic in design, colour and scale to its neighbours in this otherwise intact area.

POLICY Redevelopment plans should conform to criteria, yet to be established, for sympathetic infill.

- 115 (C) St. Paul's Technical School - An undistinguished Roman Renaissance composition with three parapet pediments painted an unsympathetic green colour. Apart from this it serves to provide continuity to this street-scape sequence. Intact facade.

POLICY Appropriate colours should be employed when the building is repainted.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

LYDIARD STREET

- 107-9 (C) T.J. Lawless & Co. - Two storey Renaissance building with a modernised ground floor and cantilevered verandah. The colours are more appropriate than others in the vicinity for this style of building, although not authentic. Intact first floor facade.

POLICY Appropriate or original colours should be employed in redecoration - in particular restoration of the original verandah should be encouraged as well as the original shopfront.

Cnr. Mair Street

- 101 (S)* Union Fidelity Trustee Building - The building is of major significance as a prominent and important corner punctuation of a streetscape sequence.

Constructed in 1887 as the Palace Hotel this building is crisply detailed and remarkably intact and well preserved. Echoes the same design formula as St. Vincent de Paul on the diagonally opposite corner - a heavily detailed ground floor contrasting an elegant piano nobile (grand upper floor). This has a powerful rectilinear character with Ionic pilasters and ornamental window guards. Intact facades and natural render finish.

POLICY This building should be protected from demolition and any external alteration including painting. Existing Venetian cedar blinds should be retained as these contribute to the building's extraordinary sense of intactness.

LYDIARD STREET (Mair Street to Sturt Street, east side)

This block between Mair Street and Sturt Street is of lesser importance on the Mair Street end but contains a sequence from the fine Arts Gallery to Sturt Street with few peers elsewhere in Australia;

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

LYDIARD STREET

the Alexandra Tea Rooms and the Old Colonists Club verandahs are effectively balanced opposite by the George Hotel; there is only one intrusive element for the block

Cnr. Lydiard and Mair Streets

- 58 (S)* St.Vincent de Paul's - This building is critical to this intersection as a prominent and important corner building. It effectively terminates a streetscape sequence and complements two other important buildings on the north side of the intersection. A particularly handsome building, two storeys facing Lydiard Street with a basement creating a third storey at the rear resulting from the fall of the land. The upper piano nobile features tabernacle windows and Ionic pilasters. The ground floor has been defaced by a modern front facing Lydiard Street, but the side elevation has remained unaltered and features a series of arched window openings with vermiculated dressings and masks on the keystones. The current paintwork detracts from the overall appearance. Intact north facade and first floor Lydiard Street facade.

POLICY This building's individual and streetscape importance warrants its restoration, as well as the reconstruction of the original verandah. This would lessen the impact of the remodelled front. It would be desirable to restore this as well. Repainting with original or appropriate colours should be required when the building is next subject to redecoration.

- 56 (I) Radio Studios - This building represents the only substantial intrusion to the entire streetscape sequence. It is fortunately of the same scale as adjacent buildings but is a modern refacing of one of the series of buildings to the south (50-54).

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

LYDIARD STREET

56 (contd.) POLICY Because it represents the only significant intrusion the feasibility of the restoration of the original facade should be investigated. In the event of this proving impractical, future external alterations should be required to remove the projecting 'frame' and re-open the first floor windows, and should be repainted the appropriate colours.

50-54 (C) Three Shops - This group of three shops provides a restrained group that complements St.Vincent de Paul's in scale and design. The first floors are intact although the ground floors have been modernised and cantilever awning verandahs fitted. It is an apparently early building based on simple detailing; the render is deteriorating in places. Intact first floor facades.

POLICY Render finish should be restored. Original or appropriate paint colours should be required when the buildings are redecorated; such repainting should be on a group rather than individual basis.

44-48 (C) Bones Buildings - A two storied group of three shops, built in 1886; a pleasant group with simple Renaissance detailing to the first floor windows of a 'tabernacle' type which relate to those on the upper floor of St.Vincent de Paul's (above) with segmental pediments. The heavy, curved 'boom style' pediment however appears clumsy in relation to the pure Renaissance detailing of this building and its neighbours.

Again the ground floor has been modernised and a modern cantilevered verandah has replaced the original with cast iron columns. Intact first floor facade.

POLICY The group should be repainted as an entity with appropriate colours; restoration of original verandahs should be encouraged and the original shopfronts reconstructed.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

LYDIARD STREET

36-42 (S)* Ballarat Fine Art Gallery - Designed by Tappin, Gilbert & Dennehy and constructed in 1887, could be regarded as one of Ballarat's most stately monuments. The 1914 alterations by Clegg, Miller and Cameron appear to be confined to the rear. The building is somewhat clumsy and overbearing, perhaps because of the architects' efforts to cram details that are too large for the frontage. The blind windows are in themselves interesting and effective in blending the building into the streetscape. Until the alterations by John and Phyllis Murphy in 1964, there were two shops on the ground floor with two pyramidal roofed verandahs similar to Craigs Hotel portico. The colour of the building with its acquired patina contributes to the building's sense of age and dignity. Intact first floor facade and some ground floor details, particularly the gallery entrance and natural render finish.

POLICY The original verandahs, of which various photographs survive, should be reconstructed. The rendered finish of the building should be maintained in its current state.

26-34 (S)* Alexandra Tea Rooms - Built in 1875 this building with its two storied street verandah combines with its neighbours (the Old Colonists Hall and George Hotel) to make a major contribution to the streetscape. The verandah is double columned with a central strongly defined pediment all executed with distinctive lace work.

The ground floor shopfronts have been modernised but the original verandah serves to emphasise the manner that such verandahs can reduce the impact of later work; this demonstrates the desirability of replacing original verandahs on shops where possible. Intact facade, other than shopfronts, verandah and decorative iron.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

LYDIARD STREET

26-34(contd.)POLICY The building is adequately protected by the provisions of the Historic Buildings Act. The verandah and upper floor should be repainted the original colours; restoration of the original ground floor shopfronts and tea rooms entrance should be undertaken.

16-24 (S)* Old Colonists Hall - Built in 1887 it relates to the adjacent Alexandra Tea Rooms and is a major adjunct to the streetscape. The verandah is not as refined as its neighbour but the building has a more interesting facade.

The colours are pleasant if not strictly appropriate; although the Indian red verandah roof is authentic. The first floor is otherwise intact but the ground floor has been modified with later shop fronts. Some of these have a character of their own. Intact facade, other than shopfronts, verandah and decorative iron.

POLICY The building is adequately protected by provisions of the Historic Buildings Act; the verandah and upper floors should be repainted the original colours and the more intrusive modern shopfronts restored to their original design.

6 (S)* The Ballarat Mining Exchange - Designed by C.P.Figgis and built in 1887. It is a remarkable building both in terms of design and historical importance. The original single level verandah with a barrel vault over the entrance has been removed but the intactness of finish of the first floor is particularly important as is the intactness of the ground floor shop openings. The actual shopfronts have been slightly altered. Intact facade, face brickwork and natural render trim.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

LYDIARD STREET

6 (contd.) POLICY This building is adequately protected under the provisions of the Historic Buildings Act and through ownership by the City of Ballarat.

Externally, the original verandah should be reconstructed, as should be the shopfronts. Only where the masonry has been repainted around the shopfront should any repainting of wall surfaces be undertaken; these should match existing colours elsewhere. Window frames should be repainted original colours and the reconstructed verandah should be painted an appropriate colour.

Cnr. Sturt Street

(S)* Post Office and Public Offices - The first stage was constructed in 1864 with additions in 1883 including the tower; it was designed by the Public Works Department. The buildings complement the Leonard Terry Banks opposite and form an important and prominent termination of this streetscape.

It is important for being such a large scale and comprehensive complex. The Lydiard Street additions continue the original design from the first stage, although the tower is of a more mannerist character with its mansarded capping.

The building has been badly renovated which has destroyed its original character. The concrete roof shingles which replaced the slate are completely inappropriate; the white colour scheme is too severe.

POLICY The building should be fully restored, at least externally. The original roof should be reinstated as should original wall finishes.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

LYDIARD STREET (Mair Street to Sturt Street, west side)

This section does not have the consistency of the section opposite, or those north of Mair Street. It has various indistinguished or intrusive buildings, but at the Sturt Street end there is the most important sequence of buildings in Ballarat - the four Leonard Terry banks. The George Hotel, although isolated from other contributory buildings, still retains much of its former grandeur.

- 71 (C) Railway Hotel - two storey face brick building. An early building which has been changed quite drastically by the addition of a raised plain parapet (which conceals the steep hipped roof), painting of the elaborate face brickwork and changes to window sashes. There is an early photograph which shows this to be quite a distinctive building. (Removal of paint by sandblasting would damage the brickwork.)
POLICY Restoration of the original parapet, repainting with appropriate colours, and reconstructing the original windows would make a dramatic change to this building's appearance. Intact majority of facade, both floors, most window openings.
- 61 (I) Private Car Park - This building is intrusive because of the design, unsuitable materials and the single storey scale.
POLICY Car parks should be discouraged in this location, and any redevelopment should be of a scale and design that is compatible to adjacent buildings and the area generally.
- 49 (A) Regent Theatre - A large building with features of other Hoyts Regent cinemas. It is essentially a composition of two principal elements; a high two storey 1930's neo classical design facade that is compatible with the historic character of the area, with an elaborate cantilevered awning of architectural interest; the auditorium, set back about 5 metres, rises to a gable considerably higher again and is intrusive and untidy unless viewed from the immediate vicinity of the building. On balance however the building is relatively compatible and has an interior of interest.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

49 (contd.) POLICY The rendered section should be painted the original stone colour of the rendered finishes common at this period. Any redevelopment should retain the front facade section.

39 Modern two storey office - This building is not particularly intrusive on account of the scale and repetitive and simple window elements of the first floor facade. However the ground floor is not in character with the historic nature of this area; this section of the facade comprises metal frames and glass which is accentuated by the absence of an awning.

POLICY In the event of remodelling, the ground floor shop fronts should be treated more in the manner of the first floor. Alternatively an awning of a suitable design would reduce the impact of the ground floor from a distance.

37 Kings Building - A single storey shop with a large parapet of a twentieth century classical revival style of little note. It has a cantilevered verandah which is appropriate for the style of shop, but its low height conflicts with the grandiose verandah of the adjacent George Hotel.

POLICY The colour of the facade and the rather intrusive signwriting could be altered to more appropriate colours that complement the historical character of the area.

27 (S)* George Hotel - A handsome large three storey building with an elaborate column supported street verandah to each floor. The verandah was designed as part of the building and not added later, as occurred with the two buildings opposite. This probably explains the restrained treatment of the facade of the building carcass. This was constructed in face brickwork and there is no elaborate modelling, except on the parapet. Unfortunately the brickwork has been painted. Intact all facade except ground floor openings and carriageway, verandah brackets are missing.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

27 (contd.) POLICY The facade of this building is of major importance to the streetscape of this area. When the building is redecorated original brick and cement render colours should be utilised.

17 (I) A.M.P. Building - This building is the major intrusion in Lydiard Street, and in a particularly sensitive location. It is intrusive on account of the following items:

- the design; the curtain wall construction has introduced a totally different and conflicting building element which is emphasised by the bright blue colour of the spandrel panels and the prominent vertical aluminium frames.
- the height and roof line; the building projects above its extremely important neighbours which destroys the regular sequences of parapet heights - the service building on the roof creates a rather untidy roof line.

POLICY Whilst it is unlikely for any changes to be made to this building in the foreseeable future, the following modifications would reduce the impact of this building:

reduce the parapet height, at least to the level of the George Hotel with a simple uncluttered raised section behind to accommodate services and remaining office space;

change the spandrel and frame colours so that they are more harmonious with the overall environment.

13-15 (S)* Bank of New South Wales.

9-11 (S)* Former E.S. & A. Bank, now A.N.Z. Bank.

5 (S)* National Bank.

1-3 (S)* A.N.Z. Bank.

This group of buildings is described here collectively on account of their interrelation of design and their extreme importance as a group. They are all a fairly pure Renaissance revival design and are of national importance. They were designed by Leonard Terry, and with H.B.A. House, also a Terry design, they represent the best collection of work of this important practice. These four adjacent buildings are notable for repetition of window elements

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

13-15, 9-11, 5, 1-3 (contd.)

with variations of detailing. They all have a heavily coursed ground floor and a piano nobile, or grand floor above. Variety is introduced by the third floor of the National Bank, but this is controlled by a strong cornice which carries through the parapet lines of the adjacent building; the former E.S. & A. Bank overcomes its narrow frontage by a more complex arrangement of forms with two symmetrical bays providing a continuity with adjacent buildings, and a small central recess with engaged Corinthian columns. All the banks have been subsequently painted except for the A.N.Z. Bank on the corner of Sturt Street. Intact all facades and natural render finish of A.N.Z. Bank.

POLICY These buildings should be presented in as near to original condition as is possible. The A.N.Z. Bank should retain its natural render finish, whilst the others should be finished in a manner which resembles the original cement wash as close as is possible. The cover photo of Volume 2 of this report shows these buildings in their original state.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

LYDIARD STREET (Sturt Street to Dana Street, east side)

This block is of rather a mixed character, but the purpose of keeping the whole strip in this Area A1.1, is to discourage any further intrusive development rather than to recognise any intrinsic significance. It is to be regretted that many of the intrusive developments occurred so recently after Ballarat's historic character had already been so widely recognised.

Cnr. Sturt Street

- (I) Commonwealth Bank - This site is of importance historically, being known as "the Corner" where mining brokers gathered and had their offices. Subsequently the London Chartered Bank erected their premises here, designed by Leonard Terry; this building survived until redeveloped by the Commonwealth Bank in the 1960's. The original elegant building completed the four corners of Lydiard and Sturt Streets with buildings of major importance; it also formed part of an important streetscape sequence, as shown on the cover of this volume. This location was then even richer for the remarkable collection of Leonard Terry's buildings; the design of the London Chartered Bank can still be seen today in the Union Fidelity Trustees Building at the corner of Lydiard and Mair Streets. The uncanny similarity between the two buildings is broken only by the right angled corner of the London Chartered Bank.

The current Commonwealth Bank building must be seen as one of the least fortunate redevelopments in Ballarat when the prominence of the site and previous building are taken into account. The design is unsympathetic to the neighbouring buildings, particularly the scale, as well as the detailing. The expression of the structure in concrete and the window features are particularly conspicuous. The materials also clash strongly with the area generally.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

LYDIARD STREET

Commonwealth Bank (contd.)

POLICY Although unfortunately the current building may have some years of useful life remaining, planning for drastic modifications, or even redevelopment should be undertaken at an early date, even if execution of such a project may seem unrealistic in the near future. A consciousness of the problem created by this building is required. A reconstruction of the original building, although normally a dubious practice, would not be inappropriate in this location. The reconstruction of historically important war damaged parts of Europe come to mind. The Union Trustees building would assist this process by providing a model for detailing. The alternative would be a simple and neutral modern building or an extensive remodelling of the existing building both within the following constraints: the building envelope of the original Terry bank should be adhered to; the materials used should be of a similar colour and appearance; fenestration should be similar to the original; surface modelling would be required to prevent the composition becoming dull.

- 5 & 7 (I) Group of two modern office buildings - These buildings are not as intrusive as the Commonwealth Bank on account of their not being on a critical corner location, and of being of a suitable height. However the design of windows and use of materials is out of character with the area.

POLICY In the event of these buildings being modified externally, consideration should be given to revised window design and cladding materials.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

LYDIARD STREET

- 11 (I) M.L.C. Offices - This building is intrusive, chiefly on account of its scale; in addition the horizontal design of windows and the untidy roofline created by service equipment.

POLICY This building is not in the critical location of the A.M.P. building. Accordingly, consideration should be given only to the fenestration and roof equipment when the building is facing major modification.

- 17 (S)* Royal South Street Theatre - This building retains much of its Victorian character, despite the modernised ground floor. It is an important landmark from the rear. Intact first floor facade and rear facades.

POLICY As the original entry canopy was restricted in size, similar to Craigs opposite, the existing cantilevered awning should be retained, in spite of its intrusive appearance.

- 21-7 (I) New Zealand Insurance Building - a modern office building; it is out of scale, being lower than the adjacent Royal South Street Theatre, and is broken into contrasting elements, panels of brick and curtain walling which are out of character with the area generally.

POLICY It would be desirable for the facade height to be raised to the height of its neighbours, and for the fenestration to be redesigned.

- 29-35 (I) Cooke and Co. - This is a drastic refacing of the former Wattle Tea Rooms, of which drawings survive. The first floor facade with its large advertising motif is out of character for the area. The colour is also intrusive. Intact rear facade.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

LYDIARD STREET

29-35 POLICY A feasibility to determine what remains of
(contd.) the original building behind the existing facade should be considered. In the event of this having been replaced future remodelling should provide a series of windows of similar proportions to the original with an appropriate colour scheme.

37-9 (S)* Booth's Buildings - This handsome building has two floors of arcaded windows in a Renaissance revival style. It has an interesting parapet with an elaborate central pediment. Unfortunately a section of the ground floor has been modernised in a manner that is out of character with the overall design of the building. Intact street facade, except for the northern section of the ground floor; rear facade.

POLICY The feasibility of reinstatement of the modern section of the ground floor should be investigated. The existing colour of the building is relatively sympathetic, except for the white trim areas.

45 (I) Royal Insurance Building - This building, like 29-35 above, is another refaced Victorian building. It is important in that it has retained the original side wall and the rear elevation. Intact side and rear facades.

POLICY The comments for Nos.29-35, Cooke & Co. apply here as well.

Christ Church Anglican Complex - This group of buildings is of interest in this area by providing a contrast with the regular development up to the boundary frontage.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

LYDIARD STREET

- (S)* Christ Church Hall - an intact and pleasant red face brick building with contrasting painted trim and a simple slate gable roof.
- (S)* Christ Church Anglican Cathedral - a simple and early Gothic revival building built of random coursed bluestone with dressed bluestone trim. The later entry porch with its modern low pitched roof and detailing is an intrusive element.

POLICY The porch should be modified so as to be more in keeping with the design of this fine building.

- (I) Service Station - The design and use of this building is inappropriate for this area and destroys the environment of the Anglican Cathedral and Wesley Church. It is located on the site of the proposed new Cathedral which was never completed.

POLICY Preferably this building should be removed and the area landscaped formally with large trees. A suitable design of modern building could be considered if properly landscaped and set well back from both frontages. If the service station remains the building should be completely remodelled to be as neutral as possible with appropriate landscaping that softens the building and reduces the driveway area.

Al.1 - LYDIARD STREET AND RELATED AREAS (contd.)

LYDIARD STREET (Sturt Street to Dana Street, west side)

This block is an important and consistent streetscape sequence; it is generally intact with no intrusive elements. It contains many significant buildings, the most important being in a group at the Sturt Street end - the National Mutual Building, H.B.A. House and Craigs Hotel.

Cnr. Sturt Street

- (S)* National Mutual Building - a large important Italian Gothic building finished in freestone. Although it breaks with the scale of the surrounding buildings, its design and detailing ensure that it is compatible with them. The original verandah and shopfronts have been replaced and the modern verandah and attached screen are intrusive. Intact both facades and face stonework; except for modern shopfronts and awning; dome and pavilions removed.

POLICY The verandah should be removed and the original replaced. Reconstruction of shopfronts, although desirable, may prove impractical in this instance.

- 6 (S)* H.B.A. House, former Union Bank of Australia - One of Leonard Terry's finest designs with Greek revival elements and a series of superimposed columns to both floors. It is in an incredibly intact condition with an excellent natural rendered finish closely resembling stone work. Intact both facades and natural render finish.

POLICY This building is protected by the provisions of the Historic Buildings Act.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

LYDIARD STREET

- (S)* Craigs Royal Hotel - an important and interesting complex, the present building being constructed in two stages. It serves as a landmark with the later boom style corner tower, and the earlier and unusual Italianate wing is of major architectural importance.* The unusual entrance portico and gas lamps contribute to this building's sense of intactness. The paint colour, although not original, suits this building; although some of the advertising detracts. Intact facades, other than the partly enclosed balconies.

POLICY This building is protected by the provisions of the Historic Buildings Act. The original colours should be determined before the building is repainted. Inappropriate advertising signs should be removed.

- 18 (C) Franklin Chambers - a remodelled Victorian building which manages to retain streetscape value through the window proportions and parapet heights. The entrance canopy is rather awkward.

POLICY This building should be painted original or appropriate colours.

- 26 (S)* Counsel Chambers - an extraordinary eclectic design of individual and streetscape interest. Intact facade other than ground floor windows and alterations to doors.

POLICY This building should be repainted original or appropriate colours and the modern sign replaced with a more suitable design

- 28-36 (S)* This building is of considerable streetscape value, although there have been various alterations to the facade that are not immediately apparent. Intact facade, except for parapet details, window pediments and two ground floor windows.

POLICY The building should be painted original or appropriate colours and window pediments replaced if feasible.

* See front plate of Part One.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

LYDIARD STREET

- 38 (S)* Chancery House - a building of some importance, it has two facades with two superimposed orders of Roman doric columns. Intact both facades, except entrance doorway. The present paint scheme is unsympathetic.

POLICY The building should be painted an appropriate colour and the original entrance should be reconstructed.

- 42 (S)* A two storied corner building, the earliest in this section of Lydiard Street, being constructed before 1859. This simple building is typical of inns of the period. Intact upper floor except for removal of glazing bars; ground floor substantially altered and modern spandrel panel added.

POLICY It would be desirable and relatively inexpensive to restore this building to most of its original appearance with the removal of the spandrel panel, changes to the ground floor openings, and rebuilding first floor windows. It should be painted original or appropriate paint colours with better designed signs.

- 46 A single stories 1930's building of little note that maintains the parapet height of the adjacent building.

POLICY Appropriate redecoration could help this building blend in with adjacent buildings.

- 48 (C) A single storey Victorian building of a pleasing simplicity. Intact facade.

POLICY Appropriate colour should be used for repainting.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

LYDIARD STREET

- 50 (S)* A small scale yet richly ornate and complex late boom single storey building. Intact facade.

POLICY This building should be painted original or appropriate colours.

- 52 (C) A simple single storey building with Renaissance detailing; of streetscape quality only. Intact facade generally.

POLICY This building should be painted original or appropriate colours.

- 54 (S)* An interesting small single storey building with a pleasant arcaded front and an unusual circular fanlight. Intact facade.

POLICY This building should be repainted original or appropriate colours.

- 56 (S)* Two storey corner building originally of an elaborate decorative brickwork design, now unfortunately painted. It has many intact moulded items which are not obscured by the paint work. Intact both facades except front door.

POLICY As removal of paint work by sandblasting damages brickwork (e.g. the School of Mines), and other methods are time consuming, repainting with original brick colours could be the most appropriate action.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

LYDIARD STREET (Dana Street to Armstrong Street, east side)

Cnr. Dana Street

- (S)* Wesley Church complex - The church and Sunday school buildings together are one of the most important polychrome brick church complexes anywhere and are of major streetscape importance; the church in particular because of its location on the frontage with both streets. Unfortunately the parsonage has been replaced by an out of character cream brick building of no distinction. There are various trees in the surrounding gardens. Intact both church buildings.

POLICY The new parsonage should be better screened by additional tree planting.

- (S)* School of Mines - a complex of numerous brick buildings which have been misguidedly painted at one stage - this lead subsequently to the sandblasting of the principal building. The buildings have a pleasant streetscape quality derived from their more or less uniform height, a continuity of design elements and a common setback on the street boundary. Intact facades.

POLICY Buildings should be painted original or appropriate colours.

- (S)* Former Ballarat Gaol, gates and entrance buildings - These are of major streetscape importance because of their design and workmanship and their location on the curve of the street with the gaol gates, rather ominously closing the vista along Lydiard Street. Intact facades and intact face stonework and face brickwork of right hand building.

POLICY An investigation of the feasibility of removing the paint from the left hand building should be undertaken, other than sandblasting; alternatively this should be painted a colour to match the other brick entrance building.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

LYDIARD STREET

- (S)* Former Supreme Court Building - An interesting design with an unusual French mannerist slate roof. This building looks rather neglected now because the open entrance arcade is filled in and the building is painted a drab grey. Intact facade, other than entrance.

POLICY This building should be repainted the original or appropriate colours and the entrance arcade should be reopened.

LYDIARD STREET (Dana Street to Armstrong Street, west side)

This block is of a generally nondescript nature; it has only two significant buildings, yet only one that is intrusive. The brewery works are rather a pleasant and ad hoc collection of elements.

203 Dana Street (off Lydiard Street)

- (S)* Ballarat Club - an unusual and elaborate essentially intact large two storey brick building with contrasting trim. Intact facade, although tower removed.

POLICY Restore fence to original appearance.

Cnr. Dana Street

- (I) Modern single storey corner building - the scale of its neighbours in Lydiard Street, it is of an unsympathetic design and use of materials.

POLICY Exterior remodelling could render this building more compatible with the area.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

LYDIARD STREET

- 102 (C) An apparent remodelling of an earlier building, it relates to the adjacent Oxford Chambers.

POLICY Building should be repainted appropriate colours.

- 104 (S)* Oxford Chambers - an intact and interesting late eclectic design. It is finished in an appropriate material and colour. Intact facade and finish.

POLICY Maintain in existing state.

- 106 etc(C) Brewery - This is a collection of interesting industrial vernacular buildings. Items of particular note are the chimney stack, cooling tower and the various gabled and vaulted roof forms.

POLICY This complex should retain the more important elements in the vicinity of Lydiard Street.

Cnr. Armstrong Street

- (I) School of Mines annexe - a collection of new prefabricated structures.

POLICY A high fence of an appropriate design would serve to screen these buildings.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

STURT STREET (from No.103 to Lydiard Street, south side)

This section was once one of the highlights of Ballarat - set where Sturt Street climbs the escarpment. The sequence is dominated by the Mechanics Institute Building, and formerly by the London Chartered Bank as well, clearly shown by the cover photograph, Volume 1. However, it still has a streetscape sequence of great interest. It is also opposite the most interesting section of the central median strip of Sturt Street.

- 103 (C) A simple two storied Victorian shop, the first floor facade altered, and ground floor modernised. Intact part of first floor.

POLICY This building should be painted an appropriate colour and the reconstruction of original verandah considered.

- 111 (C) Two storey shop built before 1865, now much modified, urns and details removed; and the ground floor has been modernised. Intact main elements of first floor facade.

POLICY This building should be painted an appropriate colour and the reconstruction of the original verandah considered.

- 113-121 (S)* Mechanics Institute - This imposing three and a half storey building was built in 1869 and designed by R.H.Caselli. The Hall at the rear (now the Vegas Theatre) was constructed in 1860.

This building, of a Renaissance design, is of particular interest on account of the manner in which the facade is composed in two projecting wings producing a recess over the ground floor entrance. This is an elaborate arched composition which is repeated on the next floor with a matching grand hemicycle. The building is notable for its generally intact condition (particularly the parapet

A1.1 - LYDIARD STREET AND RELATED AREAS

STURT STREET (contd.)

113-121 (contd.)

M
details which include a statue of ~~Brittania~~ mounted over the entrance); its historical associations and scale for an early building. At first there were originally two sections of single storey verandah with sloping roofs. A later verandah had a central transverse vault. It provides an important punctuation to this end of Area A1.1 in Sturt Street, which is emphasised by its location on the escarpment. It demonstrates how Victorian buildings can break parapet lines yet maintain consistency by repetition of fairly standardised elements such as windows and cornice lines. Intact front facade, except ground floor shopfronts and awning verandahs.

POLICY This building should be painted original colours, the projecting sign removed and the verandah with vaulted entry reconstructed. Restoration of original doors and shopfronts should also be considered.

- 123-7 (C) Two storied shop - once the location of the front of the first Mining Exchange. This building contains some elements of a Victorian building, although it has been badly defaced by new industrial type metal windows. Intact some elements of the first floor facade.

POLICY New Victorian proportioned windows should be constructed at first floor level. Reconstruction of an earlier verandah should be considered. The building should be painted appropriate colours.

- 129-32 (S)* Former Unicorn Hotel - This interesting building was developed in different stages, but the present facade and verandah would appear to date from the 1870's. The verandah is of a handsome design and is a major street-scape element within Sturt Street and when viewed from Camp Street. It is of importance for being of an early

A1.1 - LYDIARD STREET AND RELATED AREAS

STURT STREET (contd.)

129-32 (contd.)

and now unusual design; most other two storied Ballarat verandahs date from the turn of the century. (Verandahs are discussed more fully in Section 2.1.7(b)).

It is a two storey version of the early single storey flat roofed and balustraded post verandahs. The original elements are (from the ground up): the slender cast iron columns with Corinthian capitals; ground floor brackets; swag bellied balcony panels; the double timber bressumer with frieze iron inserts; cornice and brackets. There are four missing ground floor brackets and those at first floor level are replacements. Originally there were mouldings to the first floor, perhaps covered by the existing flat fascia, and the now flat surfaced parapet originally was an elaborate set of palisters with a unicorn statue mounted centrally. Original photographs and etchings show it as an opulent structure which originally was luxuriant with potted palms on the first floor level.

The facade of the building has been under-played because of the elaborate verandah. The upper floor windows are of an austere detailed Renaissance design featuring a central triangular pediment and hood mould supported by consoles. Intact first floor facade and most of the verandah (as detailed above).

POLICY The verandah should be restored to its original condition on account of its now unique design and early date; the building should be repainted its original colours. Reconstruction of the ground floor facade should be considered.

Cnr. Lydiard Street

- (I) Commonwealth Bank - discussed under Lydiard Street.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

STURT STREET (from No.38 to Lydiard Street, north side)

This section is an intact streetscape sequence apart from the State Bank infill. It comprises a full range of Victorian and Edwardian styles, and is notable for its heterogeneity. Camp Street provides the opportunity for two storey splayed corner element. The central plantation provides a magnificent foreground for this section.

- 36-38 (S)* Camp Hotel built 1907 - a two storied Art Noveau composition of great interest, particularly for the combination of materials (tiles and natural cement), and the form of the building with two flanking piers rising to an elaborate decorative relief panel supporting decorative wrought iron light brackets. Intact first floor facade, and natural material finishes as discussed above. Ground floor openings appear to be original, or close to the original form.

POLICY Maintain in present condition.

- 40 (C) Two storied shop - Before painting this building would have related to adjacent Camp Hotel with cement render used as a decorative contrast to face brickwork. Intact first floor facade.

POLICY Facade should be painted the colour of original materials; reconstruction of original verandah should be considered.

- 42-46 (S)* Former Chamber of Commerce - One of the earliest surviving buildings of importance in Ballarat and particularly Sturt Street; built before 1859. A Renaissance design; the parapet is unusual for the oval cut-outs in the recessed panels and for the two pedestals rising above the ends; there are alternatinv triangular and segmental arched window pediments on the first floor. Originally the ground floor was finished with similar

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

42-46 (contd.)

windows instead of shop fronts, and the roof form has changed. The side elevation has been almost completely hidden by the intrusive State Bank additions.

POLICY This important building should be restored as far as practical to its original condition. The ground floor treatment and awning verandah pose special problems in this instance.

- 48 (S)* State Bank - A two storied Renaissance revival building designed by Reed and Barnes and built in 1872. It is strongly axial and the long flank is made more intrusive by the rough dressed bluestone base which forms another storey at the lower end of the building. The design is essentially two storeys of arched windows between Corinthian pilasters with a balustraded parapet and first floor spandrel detail. The now narrow end elevation has a projecting vestibule.

Originally the double storey section extended back slightly further before breaking into a pleasant and matching single storey wing. This formed an intact streetscape leading into Camp Street.

For some apparently inexplicable reason this section has been demolished and has been replaced by a facade of a similar scale. Concurrently a new two storey section was built in the space between the bank and Chamber of Commerce, blanking out the return facade of this historic building. The new work is intrusive in design and materials, being uncompromisingly modern; in addition it has created a stage set feeling to the front facade, particularly when viewed from Sturt Street. However, the retention of the front facade must be seen as an important precedent in Ballarat for the preservation of facades of buildings in historic areas. Intact front facade and a small section of the return facade.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

48 (contd.) POLICY In the unlikely event of further modifications to this building being made, it would be desirable to recess the infill section in Sturt Street at least 5 metres, or alternatively reduce it to single storey height. The Camp Street facade could be treated in a manner that removes the strong emphasis of the recessed windows.

North West corner Camp Street

(S) Group of six shops and offices (used by the Ballarat Library); an eclectic design incorporating Romanesque, Renaissance and Jacobean elements, designed by Clegg and Miller in 1908. Originally a striking design of red brick contrasting cement render incorporating some features of contemporary buildings in Ballarat - the Ballarat Club and the Provincial Hotel. Intact first floor facade.

POLICY These buildings should be repainted the colour of the original materials and the original verandah should be reconstructed.

Cnr. Lydiard Street

(S)* Post Office - Refer Lydiard Street description.

STURT STREET (Lydiard Street to No.303 - Myers, south side)

This section is important for three prominent corner buildings which are landmarks from either direction in Sturt Street.

Cnr. Lydiard Street

(S)* National Mutual Building - discussed under Lydiard Street.

207 (C) A two storey art deco shop presumably a refacing of a Victorian building and maintaining the original fenestration. Intact first floor facade.

POLICY This building should be repainted a suitable colour.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

STURT STREET

209-17 This group of shops was substantially rebuilt recently after a fire. The original building was a pleasant and early group that at one stage had an extremely unusual street verandah comprising a series of gables. The new facades are intrusive on account of design, scale and materials. There is a surviving wall of the original building along the right-of-way adjacent to the Town Hall. Intact part of return wall.

POLICY These facades could be easily modified to be less intrusive - different windows, rendered finish with some suitable projecting forms, and a raised parapet.

South East corner Armstrong Street

(S)* Ballarat Town Hall - A large Palladian composition with raised corner pavilions and a typical Town Hall tower superimposed at the centre. The ground floor has arched openings between pilasters, both in rough masonry dressings; the upper floor has Corinthian pilasters flanking Renaissance windows. This building is particularly notable for having retained the natural render and masonry finish. The rear has been modernised. Intact Sturt and Armstrong Street facades, and natural masonry finishes.

POLICY The principal facades should be retained in their present condition; consideration should be given to appropriate finishes that would make the rear section more compatible with the front elevations.

A1.1 - LYDIARD STREET AND RELATED AREAS

STURT STREET (contd.)

South West corner Armstrong Street

- 303- (S) Myers Stores - Mitchell's Building, a large three
305 storied building; pleasing if not unique.
It has Renaissance windows to the upper two floors on both facades; two splayed corners in Sturt Street and a parapet with balustraded sections. The stark white colour and painted over windows greatly detract from the building's appearance, as do the modern cantilever awnings. Intact Armstrong and Sturt Street facades, except ground floor.

POLICY This building should be the painted colour of the original rendered finish and the windows cleaned. The reconstruction of the original verandah should be considered.

STURT STREET (Lydiard Street to Armstrong Street, north side)

This block is notable in part; the rest is either neutral or intrusive. It has been included to prevent further developments detracting from the streetscape, and from the Town Hall in particular.

Cnr. Lydiard Street

- (S)* A.N.Z. Bank - discussed under Lydiard Street.
- 202 (C) A low single storey extension to the A.N.Z. Bank of the
a-d 1920's; an excellent example of a sympathetic and well mannered addition utilising matching materials and detailing. Intact facades, cantilevered awning and natural render finish.

POLICY These buildings should be maintained in their existing state.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

STURT STREET

204-2 (C) Two storey Victorian shops with modernised ground floor.
Intact most elements of the first floor facade.

- POLICY This building should be painted appropriate or original colours; the reconstruction of the original verandah should be considered.

210 (S) S.E.C. Showrooms - This grand Victorian building has single windows between Corinthian pilasters to both floors, and has plain pilasters to the return facade along the adjacent right-of-way. The building has a critical function as a mass in the streetscape.
Intact first and second floor, Sturt Street facade, return facade on right-of-way.

POLICY This building should be repainted its original colour. Reconstruction of its original verandah should be considered.

212 A modernised front of a Victorian two storey shop. It has maintained the original fenestration and facade height, although finished in a flush tile surface that is out of character with the area.

POLICY The building should be finished in a material that is more sympathetic to its area.

214 A hybrid building, apparently a refacing of a Victorian building; the central door and balconette may be in fact original.

POLICY This building should be painted an appropriate colour.

A1.1 - LYDIARD STREET AND RELATED AREAS

STURT STREET (contd.)

Cnr. Armstrong Street

- (I) This building is very intrusive in this particular area; this is because of bold textured materials, the blank facade, the large graphics and the low but wide scale.

POLICY When this building is due for major external repair it should be remodelled with a more appropriate design and materials.

CAMP STREET (Sturt Street to Mair Street, east side)

Camp Street has an interesting streetscape character on both sides because of the angled plan and the number of significant buildings. The east side is generally more consistent and has only two intrusive buildings.

Cnr. Sturt Street

- (S)* Original State Bank Building.

- (I) Rebuilt section of State Bank Building .
These are discussed under Sturt Street.

- 6 (C) An Edwardian two storey building with a modern ground floor and two curved awnings . Intact first floor facade and return wall and roof line.

POLICY This building should be painted an original or appropriate colour.

- 8 (C) A simple 1920's neo classical building of little distinction with a modern shopfront.

POLICY This building should be painted an appropriate colour.

- 12 (C) Two storey building with simple Renaissance windows and triangular pediments on the ground floor, and a large triangular pediment supported on a pair of engaged columns at the first floor. Intact front facade, return walls and chimney.

POLICY This building should be painted original or appropriate colours.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

CAMP STREET (contd.)

- 16 (S) Electra Hall - an unusual and important Greek revival building, formerly a Masonic Hall. Its simple and pleasant design and location with one exposed side make it an important streetscape contribution. It has been finished in an unpleasant sprayed textured substance. Intact front and side facades and fence.

POLICY The feasibility of removing the sprayed coating should be investigated.

- 22 (C) A.N.A. Building - This building is a Federation style remodelling of an earlier classical revival building. The new facade is of considerable interest and is a strong streetscape element adjacent to the Trades Hall. Intact remodelled facade.

POLICY This building should be painted an original or appropriate colour.

- 26 (S)* Trades Hall - This extraordinary building was built in 1887, designed by James and Piper, and is notable for the pair of giant order Corinthian columns supporting a broken segmental pediment. The building is a prominent streetscape element because of its position and scale; it is most effective in closing the vista looking north from Sturt Street. Intact all facades other than the modern front door.

POLICY This building should be painted the original colours.

- 28 (I) Car Accessory Store - This building is intrusive because of the design and scale of the shopfront, the cantilevered awning, intrusive saw tooth roof and the orange paint colours. This form of use is also not compatible with the area.

POLICY Redevelopment should be compatible with the historic character of the area.

A1.1 - LYDIARD STREET AND RELATED AREAS (contd.)

CAMP STREET (contd.)

- 30-32 (S)* Wilson House - a pair of fine terraces with simple and early details. They serve as a strong streetscape element. Intact front and side facades.

POLICY These buildings should be repainted the original colours.

- 38 (S)* Y.M.C.A - an interesting and intact Edwardian building. With its pepper pot turrets located on the bend of the street it makes a strong projecting streetscape element. Intact all facades.

POLICY Maintain in existing condition.

Cnr. Mair Street

- (I) A low scale building that is intrusive because of design, scale and materials, particularly for a corner position.

POLICY Redevelopment should be compatible with the character of the area.

CAMP STREET (Sturt to Mair Street, west side)

This sequence has several significant buildings, but also two that are particularly intrusive; in particular the State Government Offices.

Cnr. Sturt Street

- (S) This is discussed in Sturt Street.

- 5 Ballarat Library - This was originally a handsome building that followed the street line to a design of Molloy and Smith in 1901. It had the frontage cut back by the Public Works Department in 1939 to provide a vista for the badly located and intrusive State Government Offices.

Al.1 - LYDIARD STREET AND RELATED AREAS

CAMP STREET (contd.)

Ballarat Library (contd.)

It is now a particularly third rate 1930's P.W:D. building that is neither contributory or intrusive.

(It could be argued that the State Government should be under considerable moral obligation to meet the costs of restoring this area.)

POLICY A building that returned to the previous alignment, would enhance the streetscape qualities of Camp Street which are weakest in this area and help screen the State Government Offices.

- (I) State Government Offices and Courthouse - This building is particularly intrusive in this location. It is a classical 'Moscow' style Public Works design of the 1930's - with some similarity in its massing to Russell Street Police Station. In another location this building could be of some importance.

POLICY Rebuilding on the street alignment up to the building could reduce this building's impact.

- (S)* Court House - This pleasant red brick building with contrasting rendered trim is important as a projecting streetscape element, being located in the bend of the street alignment. Intact all facades and original finishes.

POLICY This building should be maintained in this condition.

- (I) New Police Station - An intrusive building on account of its design and materials.

POLICY External remodelling could reduce the impact of this building.

A1.1 - LYDIARD STREET AND RELATED AREAS

CAMP STREET (contd.)

- (S)* Old Police Station - A superb building reminiscent of early Sydney Public Works buildings, with the raised single storey verandah and side wings.
- Intact all facades and original finishes.

POLICY This building should be maintained in its original state.

Cnr. Mair Street

- (S)* Pratts Warehouse - an early and intact bluestone building of impressive design. It closes the vista when looking north, and is an important corner element.
- Intact all facades and face stone work.

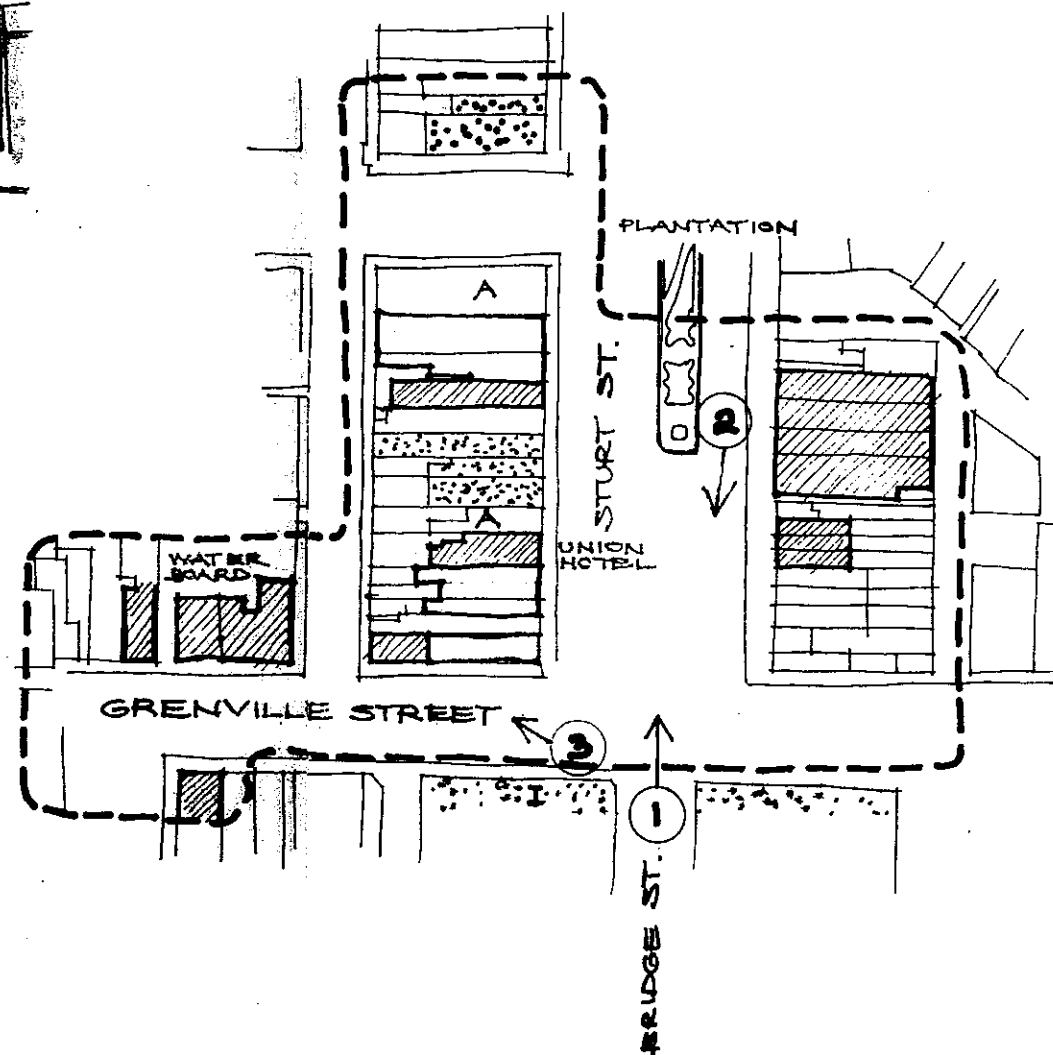
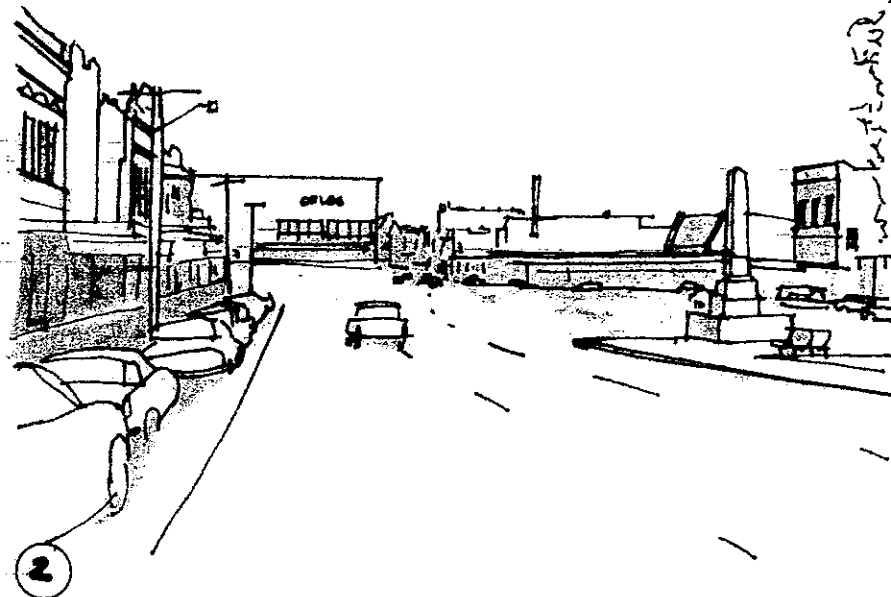
POLICY This building should be maintained in this condition.

REPETITION
OF WINDOW
ELEMENTS AND
DETAILS.



3 GRENVILLE STREET STREETSCAPE:
AN INTACT SEQUENCE OF RENAISSANCE
BUILDINGS OF GREAT DISTINCTION.

NEW CORNER BUILDINGS HAVE COMPLETELY CHANGED
THE AREA. LEFT HAND SIDE WITH MATERIALS AND
WINDOWS - RIGHT HAND SIDE WITH DESIGN AND
SCALE. THE CORNER HAS LOST ITS FORMER
RENAISSANCE QUALITIES WITH TWO MAJOR CORNER
BUILDINGS WHICH CLOSED THE VISTA PROVIDING
AN INTERESTING JUNCTION BETWEEN STURT AND
BRIDGE STREETS.

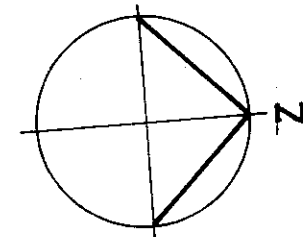


IMPORTANCE OF AREA DERIVES FROM
BRIDGE ST. NOT VIEW TOWARDS
(BELOW LEFT).
THE ESCARPMENT GIVES ADDED
TO THE TOWN HALL AND POST OF

VARIETY OF PARAPET LEVELS.
NOTE HOW SCREENED PARAPET
AND LARGE SCALE ADVERTISING
INTERRUPTS SEQUENCE



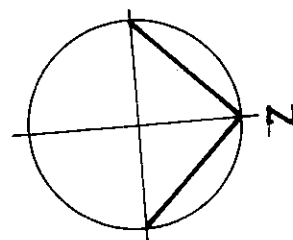
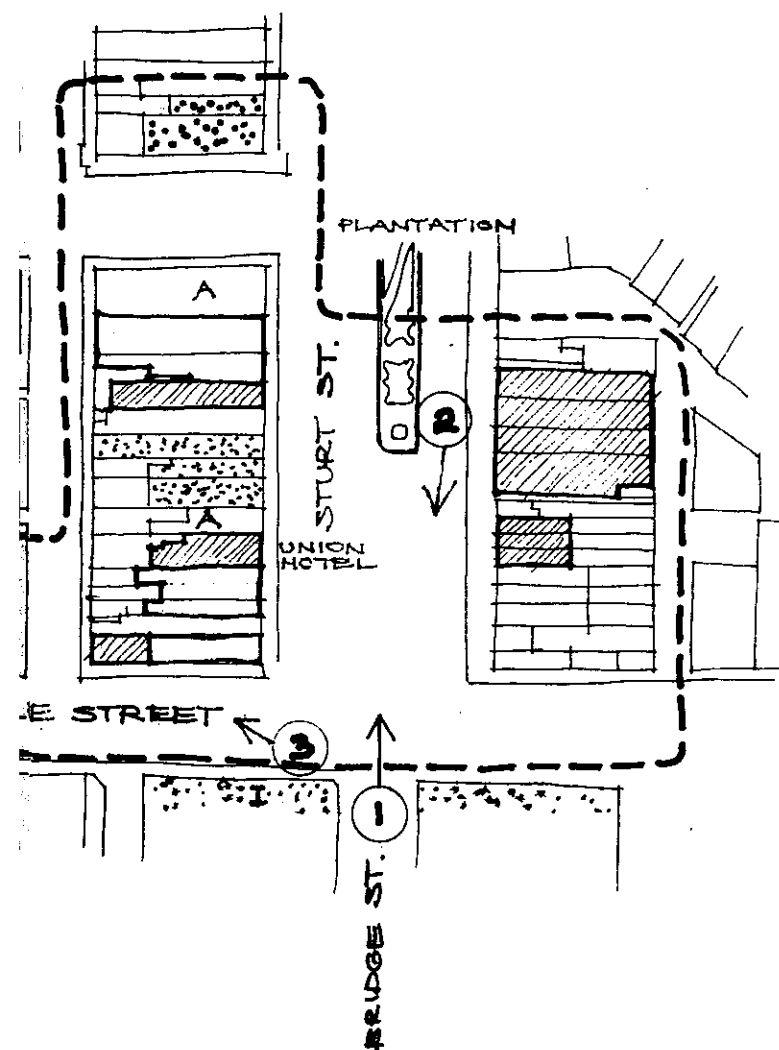
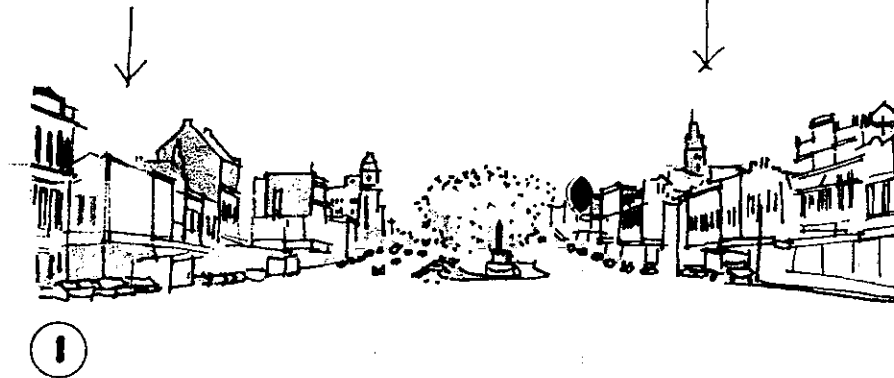
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IMPORTANCE OF AREA DERIVES FROM VIEW FROM
BRIDGE ST. NOT VIEW TOWARDS BRIDGE ST.
(BELOW LEFT).
THE ESCARPMENT GIVES ADDED EMPHASIS
TO THE TOWN HALL AND POST OFFICE TOWERS.

VARIETY OF PARAPET LEVELS.
NOTE HOW SCREENED PARAPET
AND LARGE SCALE ADVERTISING
INTERRUPTS SEQUENCE

INTERESTING
STREETSCAPE
SEQUENCE



KEY

- SIGNIFICANT BUILDINGS
- CONTRIBUTORY BUILDINGS
- ▲ BUILDINGS WITH ARCHITECTURAL INTEREST
- ⊞ INTRUSIVE BUILDINGS

SCALE

0 10 20 30 40 50 m.

A1.2 STURT STREET (EAST)
AREA

Al.2 and Al.3 - STURT STREET AREAS

Although Sturt Street in this Survey Area forms an environmental entity of its own, it has been divided into three areas. This is because a central section of it forms part of the more important and cohesive Al.1 Lydiard Street and Related Areas. Accordingly, the balance is treated as two separate sections to the east Al.2 and Al.3 to the west. Both areas have many individual buildings that warrant restoration, including reconstruction of early or significant verandahs.

Al.2 - STURT STREET (EAST) AREA

(i) Boundary Definition

Sturt Street between Grenville Street and 34 Sturt Street on the north side; Sturt Street between Grenville Street and 101 Sturt Street on the south side. Grenville Street south of Sturt Street; the western side between Sturt Street and the Protestant Hall also incorporating the Manchester Unity Hall opposite 9 Grenville Street.

(ii) Area Description

The significance of the area derives from:

- (a) the wide formal space when approached from the confines of Bridge Street and the vista towards the Town Hall.
- (b) the central plantation which is planted with mature trees, contains several items of interest - the Eight Hours Memorial, iron seats and paths connecting the two levels. The plantation provides an interesting device to separate the different levels of the two roadways.
- (c) the Grenville Street streetscape, which is a particularly fine and unbroken sequence of predominantly Renaissance revival buildings.
- (d) a number of buildings of individual interest.
- (e) streetscapes -

There is one major and several significant streetscapes within this area:

A1.2 - STURT STREET (EAST) AREA (contd.)

(ii) Area Description (contd.)

- (i) Grenville Street between the Protestant Hall to Sturt Street - one of the most important in Ballarat.
- (ii) Sturt Street, south side, 1-9, 23-33 Sturt Street.
- (iii) Sturt Street, north side, 6-32 Sturt Street.
- (iv) Remaining stone storm-water channels, footpath and early street furniture.

Other characteristics of the area:

Originally there was an exciting enclosure of space, reminiscent of the Italian Renaissance, when looking to Bridge Street from this area. This has been lost, a result of the demolition of two key buildings at the termination of Bridge Street, and of the design and scale of their replacements. For this reason the environmental area has been terminated at the west side of Grenville Street. There would, however, appear to be considerable scope for future designs that could regain some of this feeling and dignity as well as serving to enhance the main approach to the proposed Mall in Bridge Street.

(iii) Building Schedule

The following buildings are considered to contribute to the character of the area. They are on the accompanying map and are as follows:

- (S) Contributory but considered to be of special significance as an individual building.
 - (C) Contributory; this includes buildings possessing various degrees of intactness.
 - (A) Architectural interest only - buildings that are not contributory to an historic environment but are compatible in scale and form.
- * Indicates that the building is recorded in Part 3 Building Inventory.

Al.2 - STURT STREET (EAST) AREA (contd.)

GRENVILLE STREET

- 9 (S)* Manchester Unity Hall - corner building single storey. A pleasant eclectic composition in 3 bays; it also features an interesting hall. Intact facades and hall interior.
- 10 (S)* Protestant Hall - single storey. A superb reduced Baroque composition which provides an interesting silhouette with an elegant segmental pediment surmounted by slim matching pedestals. Intact facade.

South West corner Lewis Street

- (S)* Water and Sewerage Office - two storey corner building. An important streetscape element with classical Renaissance detailing - piano nobile with triangular window pediments and balustraded parapet. Intact facades.

North West corner Lewis Street

- (S)* Former Gas Company Office - two storey corner building. An important and interesting streetscape element. Its compact design features a rusticated ground floor with a circular fanlight over its splayed entrance door and matching semicircular arched windows; the first floor originally incorporated a series of triangular pediments over the windows, since removed. There is a simple parapet with a wide cornice below which is cut elegantly back over the splayed entrance. Intact facades other than pediments noted.

STURT STREET (SOUTH) SIDE

- 1 (C) Two storey shops and offices. A large corner building. It is important for connecting the streetscape sequence in Grenville Street with Sturt Street - it also serves as an important punctuation to the lower end of Sturt Street. Intact first floor facade.
- 3,5 (C) Intact first floor facade.
- 7 (C) Two storey Victorian shops c.1870. Intact first floor facades (other than balcony access door).

Al.2 - STURT STREET (SOUTH) AREA

- 9 (S)* Union Hotel 1863 - an elegant three storey composition. A strong vertical emphasis is created by tall windows on the top floor and a French door and matching windows on the first floor. The door provided balcony access to the original flat deck of the balustraded verandah. It is fortunate that the pilasters and engaged columns at ground floor level are intact. This building would be particularly suited to a full facade restoration including verandah reconstruction. Intact entire facade except ground floor windows and verandah.
- 13 (A) Of interest on account of the art deco frieze.
- 23-25 (S)* Elaborate two storey shops c.1895 with Jacobean and Romanesque influences. The decorative tile work contrasts the weathered finish of the natural cement render. Intact first floor facade.
- 27 (C) Two storey shop c.1870's. Intact first floor facade.
- 29 (C) Two storey shop c.1870's. Intact first floor facade.
- 31-33 (S) Former Suttons Music Stores c.1890 - grandiose eclectic design with a heavy Romanesque arcade; many original elements have been removed including the elaborate Jacobean pediment. Intact sections of the first floor facade.
- 35-37 (A) Patterson's Stores - a large streamlined building of the 1930's genre. Although it is of architectural interest it sits unhappily with its neighbours.

STURT STREET (NORTH) SIDE

- 6 (C) Two storey Victorian shop c.1870. Notable for window architraves and pediments, and parapet details. Intact first floor facade.
- 8-10 (C)
- 12-16 (S)* Edinburgh buildings. Two storey shops c.1888. Victorian group unusual for the Gothic parapet details and the manner in which the parapet is raised for the central shop. Intact first floor facade, surface finish.

Al.2 - STURT STREET (NORTH) AREA (contd.)

- 18 (C) A.N.A. Building - single storey shop c.1910.
Federation motifs. Intact parapet.
- 20 (C) The Beaulys Flats and Shops - two storied c.1920.
A heavy late Edwardian complex. Intact first floor
facade, natural cement finish.
- 22-32 Two storey Renaissance row of shops c.1865.
22, 32 and 34 survive and are notable for the
handsome triangular and segmental pedimental
first floor windows and part belustraded parapet.
- 22 (C) Intact first floor facade.
- 32-34 (C) Intact first floor facade and ground floor piers.
- 24-28 (S)* Have been remodelled for the Ballarat Courier in the
1940's and are of architectural interest, particularly
the green terracotta art deco parapet detailing.
- 34 Single storey shop. Parapet behind light weight
screening may be intact.

AL.3 - STURT STREET (WEST) AREA

(i) Boundary Definition

Sturt Street on the north side between Armstrong and Lyons Street, and on the south side between 307 Sturt Street and Lyons Street. Dawson Street on the west side between Main Street at the northern end to include St. Patrick's Hall at the south, and on the east side between Sturt Street and the former Baptist Church.

(ii) Area Description

The significance of the area derives from:

- (a) the unifying central median strip with mature trees and various items of interest such as statues, memorials, a bandstand, and ornamental iron seating.

It is essential that a regular spacing of trees be maintained where gaps currently exist or arise in the future through disease.

- (b) the manner in which the churches form a strong precinct in the block between Lyons and Dawson Streets.

This provides an "edge" to the higher density and more environmentally cohesive central city area to the east. This block is notable for two fine buildings, St. Patrick's Cathedral and St. Andrew's Kirk. They are both set among gardens and surmounted by elaborate cast iron fences - the whole combining with the trees in the central plantation to form an intact nineteenth century ecclesiastic environment.

- (c) the vistas to the east along Sturt Street of many large and important buildings in the vicinity of Lydiard Street, in particular the Town Hall.

A1.3 - STURT STREET (WEST) AREA (contd.)

(ii) Area Description (contd.)

- (c) The more distant view of Mount Warranheip is best appreciated from this elevated area before the land falls away; the almost axial location of the mountain serves to terminate the vista.
- (d) the relatively intact nature of the first floor facades of a large part of the block between Dawson and Doveton Streets.

This block forms an important relationship with the churches on the adjacent block, particularly the Golden City Hotel, which with its large two storey verandahs provides a major corner streetscape element. Within this block there are two significant streetscapes: 411-427 (Golden City Hotel), and 402-428 (north side).

There is only one large building that is not compatible with the majority of this block, on account of its design, materials and scale. It is located on the south west corner of Doveton Street.

The Queen Alexandria Bandstand is located in this block and serves to complement the streetscapes defined above. There is also a large number of early wrought iron seats surrounding the bandstand. The whole of the plantation, including the mature trees, has an extremely pleasant Edwardian atmosphere.

- (f) the basalt gutters and particularly the deeper drains. A cast iron balustrade featuring diagonals intersecting with a central boss, is located at the corner of Dawson and Sturt Streets; it complements the adjacent elaborate cast iron fence surrounding St. Patrick's Cathedral. While these balustrades are relatively common, they appear to be unique to Ballarat.

Al.3 - STURT STREET ((WEST) AREA (contd.)

Other characteristics of the area:

- (a) The block between Doveton and Armstrong Streets contains fewer items of significance, and is only included in this area because it serves to connect two areas of considerable significance. The central plantation has less features of nineteenth century interest, and because it is open, it is not able to soften the effect of some of the less complementary modern buildings, particularly those that are single storey.
- (b) The block on the south side contains, in addition to Mitchell's buildings, several twentieth century buildings of architectural interest. Mitchell's buildings (now Myers) is included in Al.1 because it is a major streetscape building and provides strong support to the Town Hall, a major element of Area Al.1.

(iii) Building Schedule

The following buildings are considered to contribute to the character of the area. They are shown on the accompanying map and are as follows:

STURT STREET (from No.307 to Lyons Street, south side)

- 307 (A) Art deco remodelled facade (refer to Volume 2 Appendix 1). Intact first floor facade.
- 319 (C) Edwardian style two storied shop of great architectural interest, a strong essay in contrasting materials. Intact first floor facade and natural masonry finishes.
- 321 (A) Block Arcade - an extraordinary art deco design of considerable interest architecturally, a remodel of an early building (see 323). Intact first floor facade.
- 323 (C) Two storied Victorian shop - apparently stripped of much detailing. Intact elements of the first floor facade.
- 411 (C) Two storied shop with Victorian detailing. Intact elements of first floor facade.
- 413 (C) Two storied red brick and plaster Federation style shop. Intact first floor facade and original masonry finishes.

A1.3 - STURT STREET (WEST) AREA (contd.)

STURT STREET (from No.307 to Lyons Street, south side)

- 415 (C) Double fronted two storied Victorian shop with interesting detailing. Intact first floor facade.
- 417, (S) Group of matching early Victorian shops of particular
419 & 421 interest with arched windows to Nos.417 and 419, and square heads to No.421; central French doors that presumably served an early style of flat decked verandah. The parapet is of interest with an unusual cut-out star motif. Intact first floor facades and natural render finish No.421.
- 423 (C) Originally this building matched the others but has been re-rendered; most of the details have been removed and new doors and windows fitted in the original openings. Intact elements of the original first floor facade.
- 425 (C) A simple two storied brick town home of an apparently early date; unusual for intact ground floor in this location. The face brickwork has been painted. Intact ground and first floor facade.

Cnr. Dawson Street

- 427 (S)* Golden City Hotel - this building is of major streetscape significance on account of its prominent corner position adjacent to the open church lands, and the wide two storied verandah. It has interesting stables at the rear. Intact ground and first floor facades and rear stables.
- (S)* St.Patrick's Cathedral complex - an important and intact ecclesiastic group. The bluestone Cathedral, brick St.Patrick's Hall and Presbytery are all significant buildings. The mature trees and garden and the elaborate iron fence combine with the building to make this an extremely important environment. Intact all facades, roofing, masonry finish, fences etc

A1.3 - STURT STREET (WEST) AREA (contd.)

STURT STREET (Armstrong Street to Lyons Street, north side)

314 (C) Two storied Victorian shop. Intact first floor facade.

316 (C) Two storied Victorian shop. Intact first floor facade.

318-320 Pair of matching shops of interest; Renaissance windows with triangular pediments and balustrading to parapet. Intact first floor facades and natural cement render finish.

322-334 (C) A group of remodelled buildings which retain some street-scape qualities because of parapet detail and height of windows. No. 224 however has been defaced with a new window. Intact elements of the first floor facade.

Cnr. Doveton Street

402 (S) A large and important two storied Victorian corner building with well detailed windows and parapet, the current colour scheme detracts from its appearance. Intact first floor facade, Doveton and Sturt Street facade.

424 (S) An intact, imposing and elaborate two storied Victorian shop with an intricate parapet and pediment. Intact first floor facade and natural render finish.

426 (C) An intact two storied Victorian shop. Intact first floor facade and natural render finish.

428-430 (C) An unusual pair of two storied Victorian shops. Intact first floor facade and render finish.

432-436 (C) A group of single storey 1920's shops, but with parapets that complement the area. Intact parapets.

Cnr. Dawson Street

(S)* St. Andrew's Kirk - an important stone building architecturally, the spire is an important landmark; it is set in spacious grounds with a section of decorating iron fencing; the adjacent hall in red brick is complementary. Intact all facades, roofing, masonry finish, fences etc.

Al.3 - STURT STREET (WEST) SIDE (contd.)

DAWSON STREET (Mair Street to south of Sturt Street)

Cnr. Mair Street

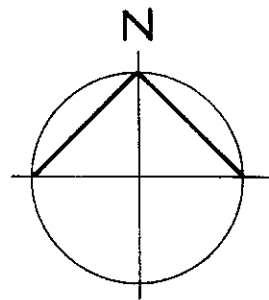
(S)* Congregational Church complex - a particularly important group of buildings, particularly the church and spire which form a landmark for both streets. It is notable, apart from its innovative design, for the innovative natural brick and render finish and the finish on the spire. Intact all facades, roofing and original masonry finishes.

(S)* Loreto Convent - the old wing is particularly important but the adjacent wings complement it. Intact facade, roofing and original masonry finishes.

Cnr. Sturt Street

The four corner buildings are discussed under Sturt Street.

3 Former Baptist Church - now restaurant, this building has maintained the classical revival external appearance with its massive portico supported on giant Corinthian columns. The side walls of face bluestone are also important. Intact front and side facades, roofing, and face stonework.



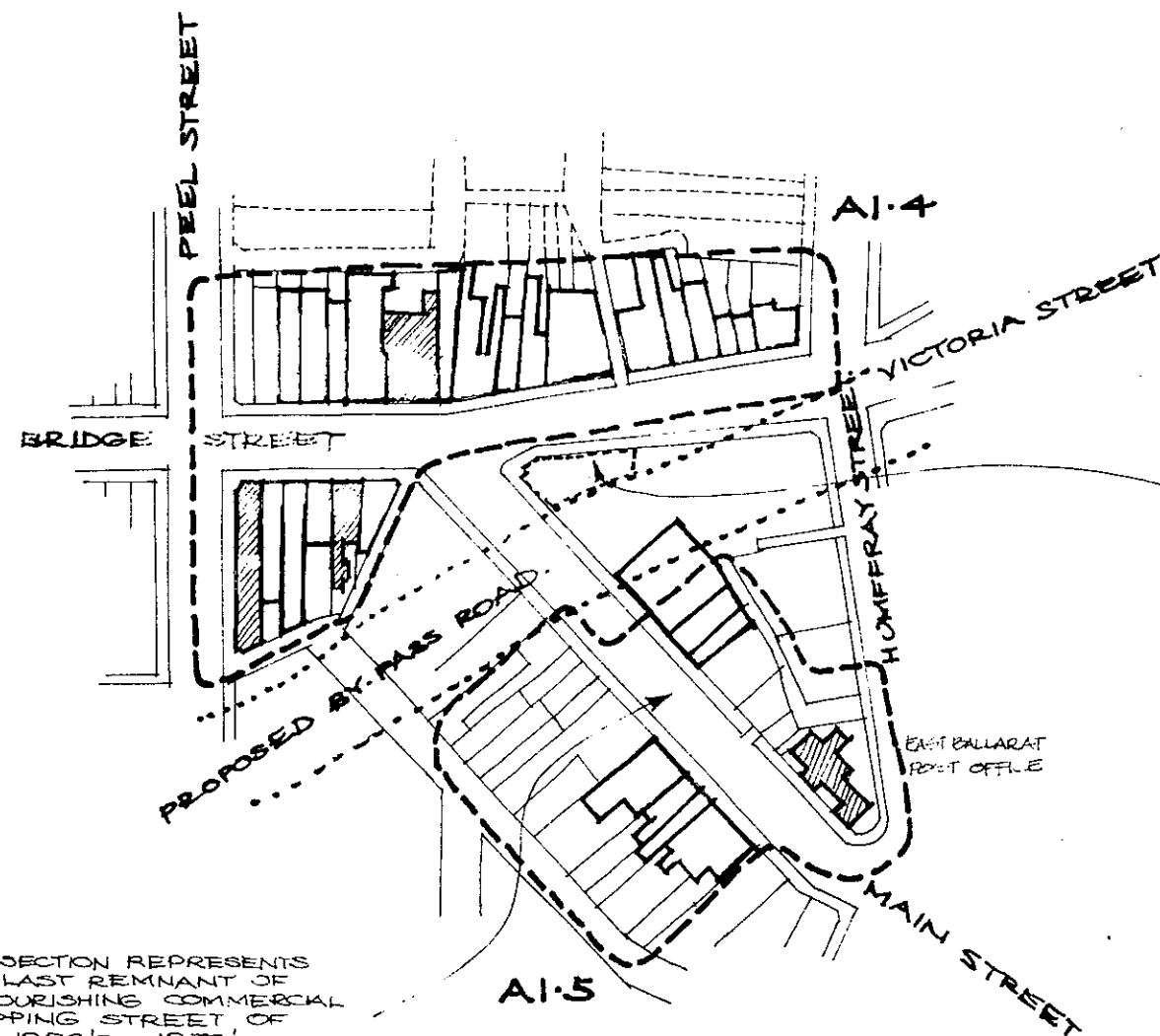
INTERESTING AND UNUSUAL
SEQUENCE OF VISTAS :
THE NARROW WINDING
ROAD IN FOREGROUND
AND DISTANT VISTA OF
STURT STREET'S
GRANDEUR - THE
PLANTATION AND TOWERS.

IMPORTANT AND PREDOMI-
NANTLY EARLY AND
INTACT STREETSCAPE
SEQUENCE; ADDITIONAL
INTEREST PROVIDED BY
STEPPED FACADES AND
CHANGE OF DIRECTION
IN STREET ALIGNMENT.



VISUAL OPENNESS OF ROADWAY REQUIRED
TO MAINTAIN FLOW OF SPACE

NEED TO REBUILD CORNER TO RECREATE
ENCLOSURE OF SPACE AND PROVIDE
SEPARATION FROM BY-PASS ROAD.

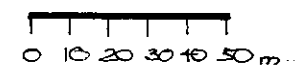


THIS SECTION REPRESENTS
THE LAST REMNANT OF
A FLOURISHING COMMERCIAL
SHOPPING STREET OF
THE 1850'S - 1870'S.

KEY

- ▨ SIGNIFICANT BUILDINGS
- CONTRIBUTORY BUILDINGS

SCALE



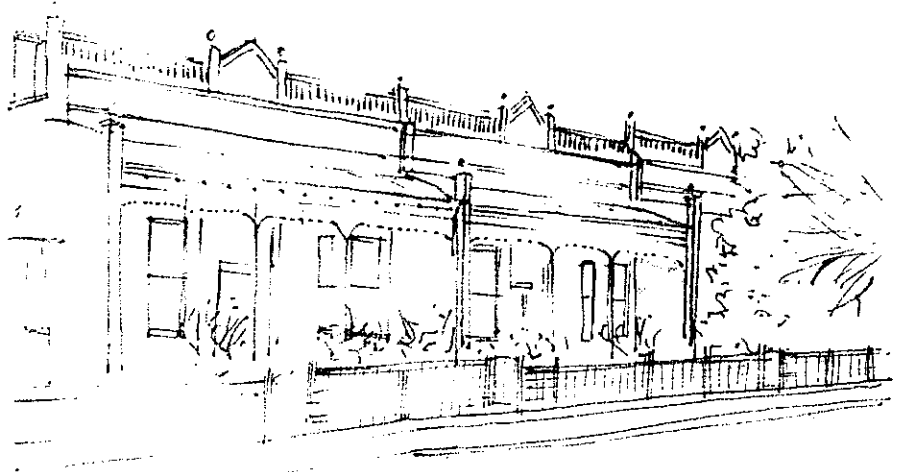
A1.4 BRIDGE AND VICTORIA STREETS
AREA

A1.5 MAIN ST. AREA.

REPETITION OF COHESIVE AND
GENERALLY INTACT BRICK VILLAS
WITH CONSISTENT SETBACKS,
MATERIALS HEIGHTS ETC.

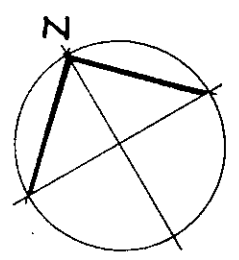
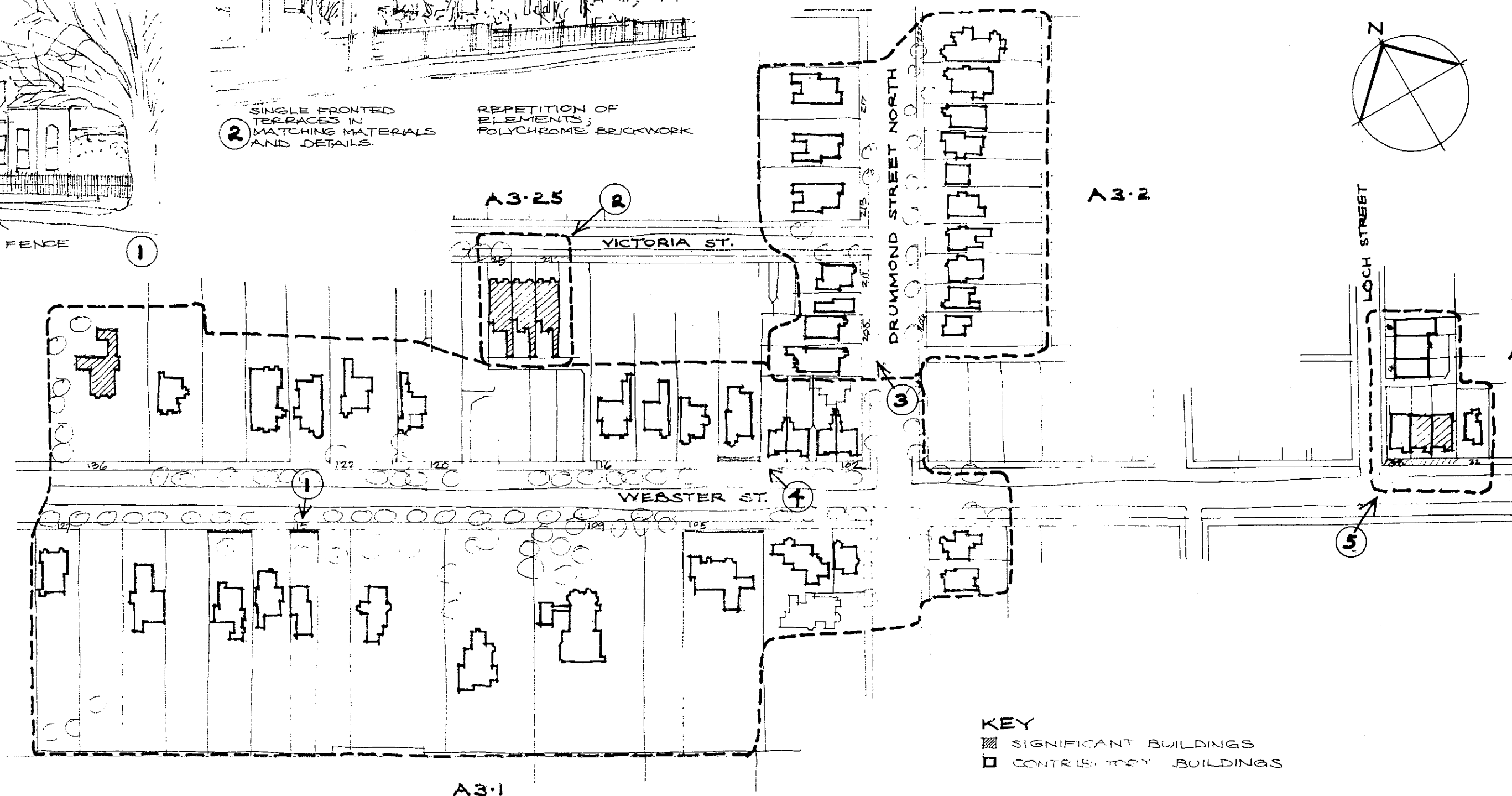


INTACT FENCE



2 SINGLE FRONTED
TERRACES IN
MATCHING MATERIALS
AND DETAILS.

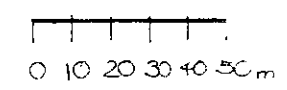
REPETITION OF
ELEMENTS;
POLYCHROME BRICKWORK



KEY

- SIGNIFICANT BUILDINGS
- CONTRIBUTORY BUILDINGS
- APPROXIMATE LOCATION OF CONTRIBUTORY TREES.

SCALE

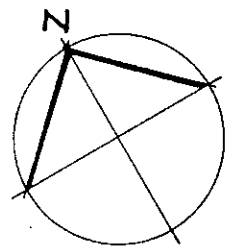


INTACT POLYCHROME
BRICKWORK WITH
GENERALLY REPETITIVE
MASSING, CONSISTENT
SETBACKS, HEIGHTS ETC.

CONTRASTING STYLE
BUT MATCHING
MATERIALS AND
DETAILING.



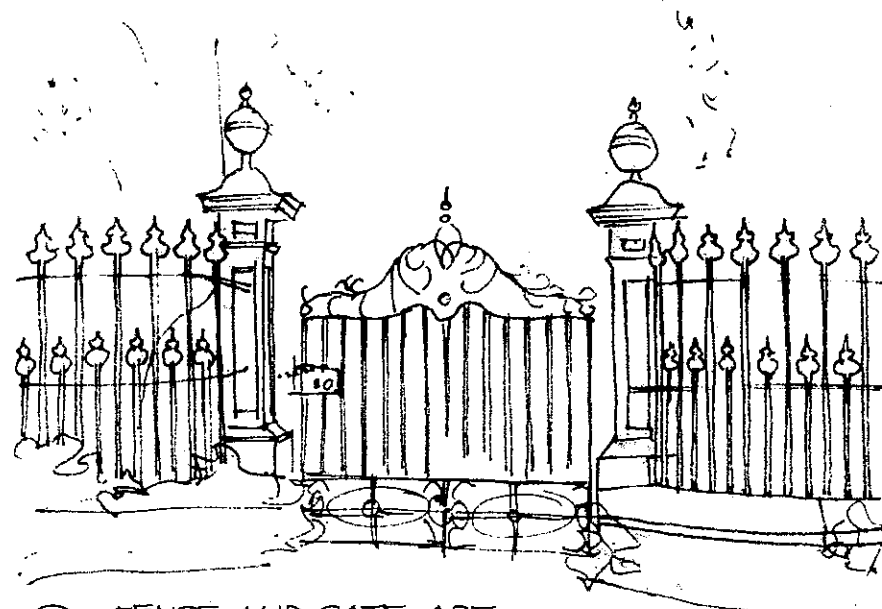
3



LOCH STREET

A3.3

5



4 FENCE AND GATE ARE
IMPORTANT STREETSCAPE
ELEMENTS.



5

UNIQUE AND INTACT GROUP WITH A REPETITION
OF ELEMENTS, WITH PATTERNED BRICKWORK.

A3.1 WEBSTER STREET AREA

A3.2 DRUMMOND STREET AREA

A3.3 WEBSTER & LOCH STREET AREA

A3.25 21-25 VICTORIA STREET STREETSCAPE

BUILDINGS
BUILDINGS

LOCATION OF
TREES.

A1.4 - BRIDGE AND VICTORIA STREET AREA

(i) Boundary Definition

Bridge Street and Victoria Street, from Peel Street to Humffray Street on the north side; Bridge Street, from Peel Street to Main Street, on the south side. Also refer to the accompanying map.

N.B. Part of this area is colloquially referred to as Bakery Hill; this would appear to be a term used for all the elevated land in the vicinity of Humffray, Victoria and Barkly Streets.

(ii) Area Description

The significance of this area derives from:

- (a) the important and predominantly early and intact streetscape sequence on the north side; additional interest is provided by stepped facades and the change in direction of street alignment. The combination of topography and streetscape is unique in Victoria. This strip is one of the few remaining areas in Ballarat which has shops surviving from an early period that retain the atmosphere of a gold rush town. It is as important a sequence as those in small gold towns such as Beechworth and Maldon.
- (b) The intact streetscape sequence on the south side has a more substantial Victorian building of a later period.
- (c) the interesting and unusual sequence of vistas; from Humffray Street - the narrow winding road in the foreground, and the distant vista of Sturt Street, (the wide roadway, mature trees and the towers of the Town Hall and Post Office); from Bridge Street - the curvature of the road as it rises to Victoria Street which is also wide with mature trees.

A1.4 - BRIDGE AND VICTORIA STREET AREA (contd.)

(ii) Area Description (contd.)

The controlled flow of space and the contrasts are the principal elements in both cases. This is weakened by the vacant land at the corner of Main Street where it is recommended that a building that is compatible with the area be erected to contain the space at the corner, and also to provide a sense of enclosure in the proposed pedestrian Mall from the south by-pass road.

(d) the stone storm-water channels and kerbs.

(iii) Building Schedule

Contributory buildings are shown on the accompanying map.

There are three significant buildings:

BRIDGE STREET (cnr. Peel Street)

- (S)* Ballarat Hotel - a large and prominent building which, although altered at ground floor, is notable for the large area of decorative brickwork and interesting details.
- 97 (S)* Former State Bank - this building is of architectural interest, but is out of character with the rest of the streetscape, although it is of an appropriate scale.
- 100 (S)* An elaborate Renaissance facade, presumably designed for an early style of flat decked verandah, as indicated by the full height central window.

The contributory buildings are collectively of special interest, particularly those on the north side.

Important intact elements are as follows:

the original and early facades and the numerous shopfronts; the intact finishes, particularly the unpainted brick and cement render; the full return walls and roof lines of taller buildings, or where the structure is exposed from corner positions, or the rear by-pass road.

A1.4 - BRIDGE AND VICTORIA STREET AREA (contd.)

These buidings would be enhanced by the reconstruction of authentic original verandahs. They should be repainted in original colours and advertising limited to appropriate styles and locations, as covered in 2.1.7(a) Restoration Guidelines.

A1.5 - MAIN ROAD AREA

(i) Boundary Definition

The section of shops in Main Street between Bridge and Humffray Streets, as shown on the accompanying map.

(ii) Area Description

The significance of this area derives from:

- (a) the historical significance of this last remnant of a flourishing commercial and shopping thoroughfare of the 1850's-1870's.
- (b) the number of contributory buildings of street-scape value.
- (c) the relationship of this area with A1.4 above.
- (d) the storm-water channels and kerbs.

(iii) Building Schedule

Contributory buildings are shown on the accompanying map. There are two significant buildings;

MAIN STREET

- | | | |
|----|------|--|
| 27 | (S)* | East Ballarat Post Office - an elaborate and pleasant post office notable for its simple design, open arcaded entrance, Lombardic windows, the extraordinary retaining wall at the rear, and original gates and fences. Unfortunately the patterned face brickwork has been painted. |
| 17 | (S)* | A small single storey office with intact window details and facade. |

The intact contributory buildings would be enhanced by the reconstruction of authentic original verandahs. They should be repainted in original colours.

Al.6 - RAILWAY PRECINCT

(i) Boundary Definition

All railway owned land between Lydiard Street in the west and King Street in the east.

(ii) Area Description

The significance of this area derives from:

- (a) the number of significant buildings, principally the Ballarat Station complex, with few intrusive elements.
- (b) works associated with the railway such as the embankment with the Peel Street Bridge and fencing.
- (c) landscaping - mature and other trees, particularly those on the embankment to the south of the Station.

The collective nature of these elements makes this the most important rail terminal in the State and possibly the Commonwealth. Its preservation is therefore of a high priority.

(iii) Building Schedule

There are the following significant buildings:

- (S)* Ballarat Station buildings - comprising the unusual covered platform shed built in 1862, and the grandiose Southern entrance building and tower of 1877-1889. This is fully discussed under Al.1 Lydiard Street, and Related Areas (Railway Line to Main Street, east side).
- (S)* Goods Sheds - a large bluestone store located north of the Platform building. A large scale version of the bluestone goods sheds on the Geelong to Ballarat line, and Melbourne to Bendigo line.
- (S)* Kennedy Murray Pty. Ltd. General Carriers (202 Lydiard Street) - A face brick office which forms an important streetscape element, as well as an important part of the rail yards.
- (S)* Carriage Shed - a large bluestone building located close to the southern entrance building and similar to the goods sheds.

Al.6 - RAILWAY PRECINCT (contd.)

(iii) Building Schedule (contd.)

- (S)* Embankment and Peel Street Bridge - constructed in 1862, the embankment bridges the valley of the Yarrowee Creek and forms a large physical barrier that dominates the surrounding area. The bluestone bridge, through the embankment at Peel Street, is an elegant and simple elliptical arch. A bluestone vaulted drain for the Yarrowee Creek also runs through.
- (S) Locomotive Shed, East Ballarat, built 1888 - a large decorative brick locomotive shed, now partilly destroyed by the removal of one end wall.

There are numerous other contributory items, many simple weatherborad structures, elevated gatehouses, fences, railway gates, bollards, sale yards; essentially all the components of a well established railway complex.

B1.1 - BRIDGE STREET AREA

(i) Boundary Description

Bridge Street, both sides from Grenville Street to Peel Street.

(ii) Area Description

The significance of this area derives from:

- (a) its historical associations - it is the only surviving retail area in East Ballarat remaining of the prosperous 1850's-1870's. There are several narrow shopfronts that indicate the haphazard subdivision of land at this early period. The photograph on the cover plate for this section shows Bridge Street in 1866 with many elegant shops which contrast with the mud of the roadway.
- (b) its streetscape quality - a crowded narrow thoroughfare linking two wide avenues; a bottleneck that has created a strong retail centre and has provided an interesting sequence of spaces.
- (c) a number of intact Victorian, Edwardian and Art Deco buildings. There is one significant building:

24 and 26 Bridge Street, a restrained three storied Victorian building that is intact on the upper floors of the front facade and all the side facade, and has retained its original rendered finish.

There are a number of contributory buildings of interest:

Nos. 27, 29, 31; and 73, 75, 77, north side; and Nos. 24, 26; 34; 54, 56, 58; 66, 68, 70, 72, 76, 80, south side; and the Art Deco group of refaced buildings, 86, 88, 90.

Victorian buildings are prominent in much of this area; they should be painted appropriate colours and their original verandahs reconstructed, when the Mall is established.

B1.1 - BRIDGE STREET AREA

(ii) Area Description (contd.)

- (d) the stone storm-water channels and kerbs.
 - (e) the distant vista of the Town Hall and Post Office towers, and Sturt Street plantation, emphasised by the escarpment when viewed from this flat area; and the curving sweep as Bridge Street climbs the hill into Victoria Street.
- The rising ground in both directions provides a closed vista at each end and an unusual sense of enclosure.

The basic Victorian character of this area has survived, in spite of several major redevelopments, and provide a link with adjacent Priority A Areas; accordingly this Victorian character should be preserved and enhanced. Redevelopment should maintain facade heights and complement the character of this area. There are various buildings that have failed to do this; in particular those at the corner of Bridge and Grenville Streets, and the north corners of Peel and Bridge Streets. The preservation of the side and the rear of buildings should also be considered as these will be viewed from the two by-pass roads.

It is suggested that the Mall should be relatively formal to enhance this Victorian character. Paving should be in bluestone to match the kerbs and channels; tree planting should be of an appropriate European species in a regular pattern that maintains the wonderful flow of space in this area; seating should be of a pattern that matches the iron seats in the Sturt Street median strip; and, as mentioned above, Victorian buildings should have the original shopfronts reconstructed as Bridge Street has possessed in the past extremely interesting examples.

The overall character of the area would be dramatically improved if the corner buildings at Grenville Street were remodelled or re-developed in an appropriate manner. A two storey building of the south east corner would recreate the original sense of enclosure of this area and hence provide a stronger feeling of identity for the proposed Mall. If these two buildings were altered in this manner, the re-erection of the large gas lamp that stood centrally at the end of Bridge Street would not look out of place; at present it would be an anachronism.

B1.2 - ALBERT STREET AREA

(i) Boundary Definition

Albert Street, from A1.2 at the north to two allotments south of Dana Street; Lewis Street, except where it forms part of a Priority A Area (refer to Map 2).

(ii) Area Description

The significance of this area derives from:

- (a) the views of the rear of buildings in Lydiard Street south and Sturt Street escarpment, particularly the Wesley Church and Anglican complexes, the Victorian office buildings, the Royal South Street Theatre and Mechanics Institute Hall.
- (b) the streetscape qualities of Albert Street itself, with few intrusive buildings and various contributory buildings. There is one significant group of buildings - the William Booth Memorial No.19, and No.17 adjacent.
- (c) the mature street trees and stone storm-water channels and kerbs.
- (d) the closing vista of Sturt Street and its plantation.

B1.3 - ARMSTRONG STREET (SOUTH) AREA

(i) Boundary Definition

Armstrong Street, west side, between A1.1 and No.84;
east side, between A1.1 and the south east corner
allotment with Dana Street (refer also to Map 2).

(ii) Area Description

The significance of this area derives from:

- (a) a number of intact and/or contributory Victorian
buildings; there are two significant buildings:

South British Insurance Building (formerly Oddy's
Bank, a private company) designed by Leonard
Terry.

15 Armstrong Street (formerly Dickson's
Carriageworks).

There are also a number of contributory buildings
of interest; Nos.20, 22-30, North West corner
Dana Street, No.84.

B1.4 - ARMSTRONG STREET (NORTH) AREA

(i) Boundary Description

Armstrong Street north of A1.1 and A1.3 in Mair Street;
Mair Street, south side, between Doveton Street and A1.1;
and north side between Armstrong and A1.1 (refer also to
Map 2).

(ii) Area Description

The significance of this area derives from:

- (a) a number of intact and/or contributory Victorian
buildings. There are a number of interest:

Nos.9, 11, 13; 23, 25, 27 west side; and
No. 4; 24, 26, 28; 40 east side.

- (b) There is a near intact streetscape sequence,
Nos. 208-220 Mair Street, north side.

- (c) remaining stone storm-water channels and kerbs.

B1.5 - EYRE STREET AREA

(i) Boundary Definition

Eyre Street between Armstrong and Doveton Streets as shown on the accompanying map.

(ii) Area Description

The significance of the area derives from:

- (a) a number of intact Victorian buildings.

There is one significant building:

North East corner of Doveton Street - a large interesting and ornate brick villa.

(Note: This has subsequently been demolished for a non-residential purpose - an example of how zoning affects sensitive areas.)

- (b) the mature trees, gravel verges and stone storm-water channels.

B1.6 - DANA AND DAWSON STREET AREA

(i) Boundary Definition

Dana Street between 309 Doveton Street and Dawson Street, south side; Doveton and Dawson Streets, north side; Dawson Street between Nos.104-112, west side.

(ii) Area Description

The significance of the area derives from:

- (a) a number of intact Victorian and Edwardian buildings. There are two significant buildings:

Part of Dana Street School - an early bluestone National School.

309 Dana Street, the Ballarat Brewery Company - a pleasant and interesting large single storey building with an unusual iron vaulted roofed stable.

There are a number of contributory buildings of interest:

404 Dana Street - a single brick double storied warehouse with areas of surviving face brickwork.

Dana Street State School buildings.

- (b) an intact streetscape sequence: Nos.104,106,108, 110 and 112 Dawson Street, a relatively intact row of Victorian villas, some with intact face brickwork, decorative iron and original fences.
- (c) mature street trees, gravel verges and stone storm-water channels and kerbs.

B1.7 - PEEL STREET (SOUTH) PRECINCT

(i) Boundary Definition

Nos. 27-31 Peel Street, east side, and north west corner allotment Peel and Eastwood Streets.

(ii) Area Description

- The significance of this area derives from:

- (a) several intact or contributory Victorian buildings. There is one significant building:

North West corner Peel and Eastwood Streets, Lillyville - an interesting and partially intact Victorian weatherboard villa with several items of particular interest.

There are two contributory buildings of interest:

Nos. 29-31 an early brick single storey terrace.

SURVEY AREA 2

BLACK HILL DISTRICT

Schedule of Significant Areas

Priority B

B2.1 HUMFFRAY STREET AREA

B2.2 YARROWEE CREEK PRECINCT

B2.3 BLACK HILL RESIDENTIAL AREA

The character of this area is important to Ballarat as it maintains the feeling of a mining settlement more strongly than elsewhere.

Black Hill developed early as a mining area and continued as such until a comparatively late period. There are various visible relics of mine workings, the most conspicuous being the open cut scars on Black Hill itself. From these there still remain several short addits or tunnels. Below are the remains of an engine room - brick footings supporting large holding down bolts. There are various photographs in existence of Black Hill over its long mining history as well as views of the city of Ballarat from it.

Other relics are some old industrial buildings that would appear to have been part of mine workings, and the most interesting remnants are the street patterns, landscape features and the remaining miners' cottages and associated shops.

The sections along the creek, particularly on the north side, have much in common with mining settlements elsewhere in the state, particularly parts of Chewton and Maldon.

The street layout with a main commercial thoroughfare set on high ground parallel to the creek is echoed in Main Road, as well as many other mining settlements where Development took place in these areas before the government surveyors were able to regularise subdivision plans into the standard grid pattern imposed on most towns.

SURVEY AREA 2 (contd.)

Priority B Areas

In spite of the particular interest of this area no areas were identified as being of Category A significance. However at the outset of the Study, Area B2.3 Black Hill Residential Area was considered to be of Category A significance.

Two events have altered this during the course of this Study. One was the intrusive presence of some modern and out of character villa units in a critical location in the view line of Oliver Street, the main approach to the area. Originally they were shielded by some mature trees, particularly from Oliver Street; however these trees have since been removed.

The other has been the drastic remodelling of a building, again in a key position. The building was of a simple but not significant vernacular design - the alterations have introduced elements totally out of character with the area. With a little forethought these could have been modified to suit both the requirements of the owner and the character of the area.

These two examples highlight the need for care to be taken in treating developments in significant areas - small items can produce major consequences.

B2.1 - HUMFFRAY STREET AREA

(i) Boundary Definition

This area extends along both sides of Humffray Street from the railway line to Rice Street.

(ii) Area Description

The precinct is considered important for:

- (a) The typical organic form of an unplanned commercial thoroughfare of a mining settlement, featuring curves related to the topography. It has to some extent been regularised by parallel streets flanking it, providing uniform property depths.

SURVEY AREA 2

B2.1 - HUMFFRAY STREET AREA

(ii) Area Description (contd.)

- (b) The number of relatively intact houses and shops of the period up to 1914.
- (c) The streetscape qualities created by commercial buildings built to the pavement level, many with post verandahs; in particular those located at street corners or on the curvature of the road and closing vistas emphasise the organic development of the street.

There are two buildings of special significance recorded in Part 3 Building Inventory.

HUMFFRAY STREET

- (S)* Brown Hill Methodist Church, built 1857.
- 166 (S)* Timber cottage - features interesting and intact detailing.

B2.2 - YARROWEE CREEK PRECINCT

(i) Boundary Definition

Peel, Hunt and Princess Streets adjacent to the Yarrowee Creek.

(ii) Area Description

This area comprises in the main simple miners' cottages characteristic of the whole Black Hill district.

The area is considered important for:

- (a) the Yarrowee Creek - its landscape characteristics, as well as various foot and road bridges; one of the latter featuring a significant iron balustrading that was once common throughout the bridges of Ballarat associated with the various drainage complexes.
- (b) several intact examples of miners' cottages.

There is a significant grouping of buildings at the intersection of Hunt Street and Yarrowee Creek.

SURVEY AREA 2 (contd.)

B2.3 - BLACK HILL RESIDENTIAL AREA

(i) Boundary Definition

It includes the Yarrowee Creek and all the freehold area to the north between Princess and Rice Streets, as well as the southern part of the Black Hill Reserve - the northern part falling outside the survey area and appearing to have no significant mining relics.

(ii) Area Description

The significance of the area derives from:

- (a) the organic nature of subdivision and development patterns, some appearing to have been developed on miners residential rights.
- (b) the landscape characteristics - the Yarrowee Creek and its various bridges, mature trees, winding gravel roads, the spectacular backdrop of Black Hill with its open cut mining scars.
- (c) the scattered miners' cottages; several being intact and of architectural interest.
- (d) sections of brick bull nose kerbing.

SURVEY AREA 3

WEST BALLARAT

SCHEDULE OF SIGNIFICANT AREAS:

Priority A

- A3.1 WEBSTER STREET AREA
- A3.2 DRUMMOND STREET AREA
- A3.3 WEBSTER AND LOCH STREET AREA
- A3.4 DRUMMOND AND MAIR STREET CORNER PRECINCT
- A3.5 AQUINAS COLLEGE AREA PRECINCT
- A3.6 RIPON AND MAIR STREET CORNER PRECINCT
- A3.7 CITY OVAL AND WENDOUREE PARADE AREA
- A3.8 BISHOP'S PALACE AREA
- A3.9 MARY'S MOUNT AREA
- A3.10 ST.PATRICK'S COLLEGE AREA
- A3.11 1419-1425 STURT STREET STREETSCAPE
- A3.12 ST.PETER'S (CHURCH OF ENGLAND) STREETSCAPE
- A3.14 QUEEN VICTORIA WING
- A3.15 STURT STREET/FIRE STATION AREA
- A3.16 STURT STREET (606-614) STREETSCAPE
- A3.17 RAGLAN AND EYRE STREET STREETSCAPE
- A3.18 24-28 WINDERMERE STREET STREETSCAPE
- A3.20 'PLEASANT HOME' PLEASANT STREET STREETSCAPE
- A3.21 MAIR (CORNER LYONS) STREET STREETSCAPE
- A3.22 NAZARETH HOUSE MILL STREET STREETSCAPE
- A3.23 205-213 MILL STREET STREETSCAPE
- A3.24 MILL STREET STREETSCAPE
- A3.25 21-25 VICTORIA AVENUE STREETSCAPE
- A3.26 OLD BALLARAT CEMETERY

Priority B

- B3.1 MAIR STREET AREA
- B3.2 STURT STREET AREA
- B3.3 ERRARD STREET AREA
- B3.4 ASCOT STREET AREA
- B3.5 TALBOT STREET AREA

SURVEY AREA 3 (contd.)

Priority B (contd.)

- B3.6 SUSSEX STREET AREA
- B3.7 WEBSTER STREET AREA
- B3.8 WINDERMERE STREET STREETScape (DANA TO EYRE, WEST SIDE)
- B3.9 DANA STREET STREETScape
- B3.10 STURT AND RUSSELL STREET AREA
- B3.11 CARLTON AND WENDOUREE PARADE
- B3.12 LYONS STREET SOUTH STREETScape
- B3.13 12-16 PLEASANT STREET STREETScape
- B3.14 WINDERMERE STREET NORTH STREETScape

The residential area to the west of the Central Business District provides a marked comparison with the residential area of East Ballarat, where early unsurveyed settlement, mining activity and topography created a fairly unstructured urban pattern, principally housing lower income earners. The development of the government subdivision around the government camp and its subsequent extension west to the marshy area, now Lake Wendouree, provided the basis for the development of a suburb for the affluent, away from the squalor, noise, mud and dust of the mining areas.

The area was laid out in a gracious manner notable for the Victorian landscaping of the man-made Lake Wendouree and its surrounding boulevard, the grandeur of Sturt Street, copious tree planting, and the provision of large allotments to enable the construction of large houses and gardens.

The area is characterised by building stock of a high standard reflecting Ballarat's prosperity from the 1870's to the 1930's. This is particularly manifested by the number of remaining mansions. A principal example is William Bailey's house in Drummond Street, now sandwiched between newer sections of the St. John of God Hospital, of which it now forms a part.

There are a number of other large houses close by in Mair and Webster Streets. Many of these have also been taken over by institutions, some more sympathetically than others.

SURVEY AREA 3 (contd.)

The Catholic church in particular has become well established in this area and has built a number of notable buildings. The Bishop's Palace in Sturt Street is an extraordinary and important survivor of a mansion house idiom with its huge gardens and paddocks still intact. It provides an important visual link between Sturt Street and Lake Wendouree, and is the most intact nineteenth century precinct in Ballarat. St. Mary's Convent is a large-scale and elaborate convent complex with few peers in the state.

The houses south of Sturt Street generally are less substantial than to the north; there are more timber houses and few houses on large allotments.

Survey Area 3, West Ballarat, contains many intact sequences of buildings of the pre-first world war era, for example A3.1 and A3.2

Elsewhere pockets of historically and architecturally interesting buildings are mixed with later housing that is generally complementary, although perhaps of lesser conservation merit; there has generally been little intrusive residential development. Much of the newer institutional buildings - hospitals and schools - and the newer commercial development in Sturt Street have been unfortunate in terms of design, scale and siting. The amalgamation of small sites has often compounded these problems - for instance the large service station sites in Sturt Street.

The areas of category A and B significance have been identified, but the overall environmental amenity of the Survey Area should not be ignored. There are few residential areas anywhere in the state that possess the same overall character and amenity. There is a need for general planning guidelines that are required to maintain the character of this entire area. This would be in addition to specific conservation measures in the designated areas. Appropriate new development should be controlled to maintain the scale and character of the area. The trees of the area are an essential part of its character and should be conserved where possible. Replacement planting programmes are required to offset losses through age, disease and human activities.

A3.1 - WEBSTER STREET AREA

(i) Boundary Definition

Webster Street between Nos. 136 and 127 at the west to Drummond Street at the east, including two buildings on the south east corner of Webster and Drummond Streets.

(ii) Area Description

The significance of the area derives from:

- (a) a sequence of generally intact villas; several large ones being of particular significance. Some characteristics of the contributory buildings are:
 - unpainted polychrome brickwork, intact decorative iron work the harmonious scale and continuity of some of the buildings. There is also an unusual group of double fronted timber pairs.
- (b) private gardens - many of these are large and contain mature trees. Some have particular intact features - several interesting and intact iron palisade and timber picket fences, driveways, edging and gates, some apparently original bedding patterns, fountains and a lawn tennis court.
- (c) the character of the road reserve itself comprising mature trees, gravel verges and original stone guttering.
- (d) intact streetscapes; the following groups of buildings provide consistent streetscapes:
 - 1. Nos.102-116 Webster Street (north side).
 - 2. Nos.120-122 Webster Street (north side).

There are few intrusive elements within the area, although there are several later but relatively compatible buildings. Although the area finishes short of Wendouree Parade, it is necessary to maintain the character of the area in between, although not within an historic context.

A3.1 - WEBSTER STREET AREA (contd.)

(iii) Building Schedule

Contributory buildings are shown on the accompanying map. Significant buildings are as follows:

WEBSTER STREET

- 136 (S)* Superb example of a large intact and ornate villa set on the original large allotment.

There are also several contributory buildings/items of special interest.

- 115 (C) Intact iron double palisade fence and gates of great interest (refer sketch in Area Map).
- 110 (C) House notable for intact features, including fence and gate posts.

A3.2 - DRUMMOND STREET AREA

(i) Boundary Definition

Drummond Street east and west side between Nos. 203 and 204 at the south end to 217 and 222 to the north.

(ii) Area Description

The significance of the area derives from:

- (a) a sequence of generally intact villas on both sides, the west predominantly brick, the east weatherboard. Some characteristics of these contributory buildings are:
- intact polychrome brickwork;
 - elaborately detailed weatherboard houses;
 - intact decorative iron work;
 - the harmonious scale and continuity of most buildings, a function of design, height, setback and materials.

(b) There is one consistent streetscape 205-211 Drummond Street, west side, (an important polychrome group).

(c) The wide street and mature trees located in the roadway.

(iii) Building Schedule

Contributory buildings are marked on the accompanying map.

A3.3 - WEBSTER AND LOCH AVENUE AREA

(i) Boundary Definition

32-38 Webster Street, and
4-8 Loch Avenue.

(ii) Area Description

The significance of the area derives from:

- (a) a particularly unusual sequence of the two adjacent single storey terraces. They are both of matching materials : patterned red brickwork with cream quoins and eaves trim, bull nose verandahs and matching verandah iron. They form a consistent streetscape.
- (b) the relationship between the two buildings on a corner site; the contrast between street widths.
- (c) the mature trees, stone storm -water channels and wide gravel verges.

(iii) Building Schedule

Contributory buildings are shown on the accompanying map. There is one significant building:

WEBSTER STREET

- 34-38 (S)* An unusual group of double-fronted single storey terraces, broken by an alternating recess for the verandahs and projecting wings.

There is also one contributory group of buildings of special interest.

LOCH AVENUE

- 4-8 (C) A simple group of double-fronted single storey terraces in matching materials to 34-38 Webster Street, but without the projecting wings.

A3.4 - DRUMMOND AND MAIR STREET CORNER PRECINET

(i) Boundary Description

The corner buildings on the north west and east corners and two buildings on the south east corners (refer accompanying map).

(ii) Area Description

The significance of the area derives from:

- (a) three major streetscape elements on each corner, particularly the delicensed hotel on the south east corner.
- (b) the mature trees, remaining stone storm-water channels and wide gravel verges (all mainly in Webster Street).

(iii) Building Schedule

Contributory buildings are shown on the accompanying map. Significant buildings are as follows:

NORTH WEST CORNER DRUMMOND & MAIR STREETS

- (S)* Bailey's House (now part of St. John of God Hospital) large mansion notable for tower, wide verandahs and intact fencing and gates.

NORTH EAST CORNER DRUMMOND & MAIR STREETS

- (S)* Dunvegan - early residence with intact garden setting - later verandah.
- (S)* Verandah and shop (approved City of Ballarat design c.1908).

A3.5 - AQUINAS COLLEGE PRECINCT

(i) Boundary Definition

1014-1022 Mair Street (north side).

(ii) Area Description

The significance of the area derives from:

- (a) a large and intact mansion house and some intact garden features - driveway, fence and gates with mature trees; relating to an adjacent intact house.

(iii) Building Schedule

Contributory buildings are shown on the accompanying map. There is one significant building:

1014-1020 (S)* Aquinas College.

A3.6 - RIPON AND MAIR STREET CORNER PRECINCT

(i) Boundary Definition

1222, 1224 Mair Street.(both on north corner
Ripon Street).

(ii) Area Description

The significance of this area derives from:

- (a) two almost matching large and elaborate weatherboard houses, basically intact with return verandahs and bay windows.
- (b) the strong closure of the vista of the wider section of Ripon Street by these two buildings.
- (c) the two wrought iron standard Ballaarat City Council design cross braced guard rails over the storm-water entries.
- (d) the mature trees, gravel verges and stone storm-water channels.

(iii) Building Schedule

Contributory buildings are shown on the accompanying map.

A3.7 - CITY OVAL PRECINCT

(i) Boundary Definition

The entire City Oval; part of adjacent State School and grounds; Pleasant Street east side and including from the City Oval Hotel to Wendouree Parade, including two houses off Pleasant Street in Mair Street; and Wendouree Parade from Pleasant Street to, and including, the kiosk on the north corner of Webster Street.

(ii) Area Description

The significance of this area derives from:

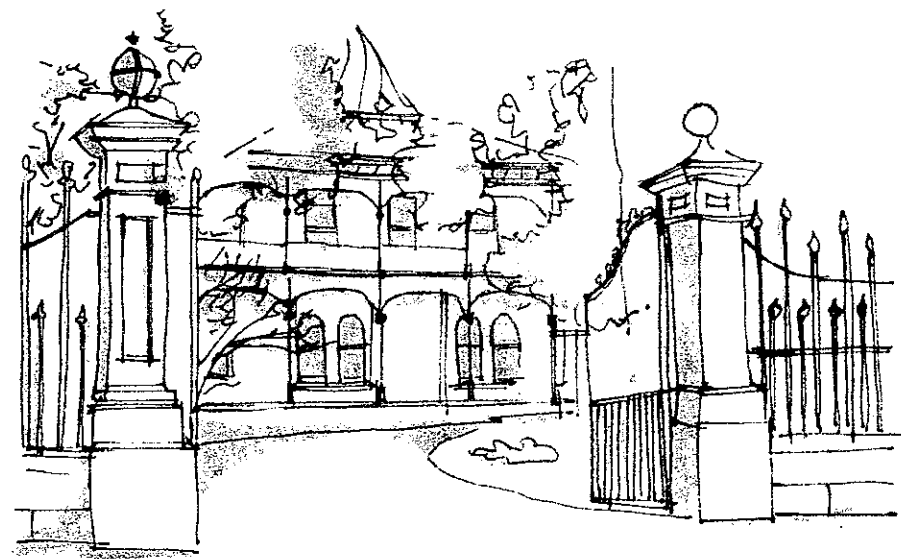
- (a) the City Oval surrounded by mature trees and dominated by its extraordinary grandstand.
- (b) the sequence of intact late Victorian and Edwardian villas, basically intact and in mature garden settings.
- (c) the strong streetscape qualities of the SEC buildings; the City Oval Hotel; and the original brick sections of the State School.
- (d) the excellent environmental qualities of Wendouree Parade overlooking the Lake - this represents the best lakeside residential area of architectural and historic conservation potential.
- (e) the mature street trees, stone storm-water channels and gravel verges.

(iii) Building Schedule

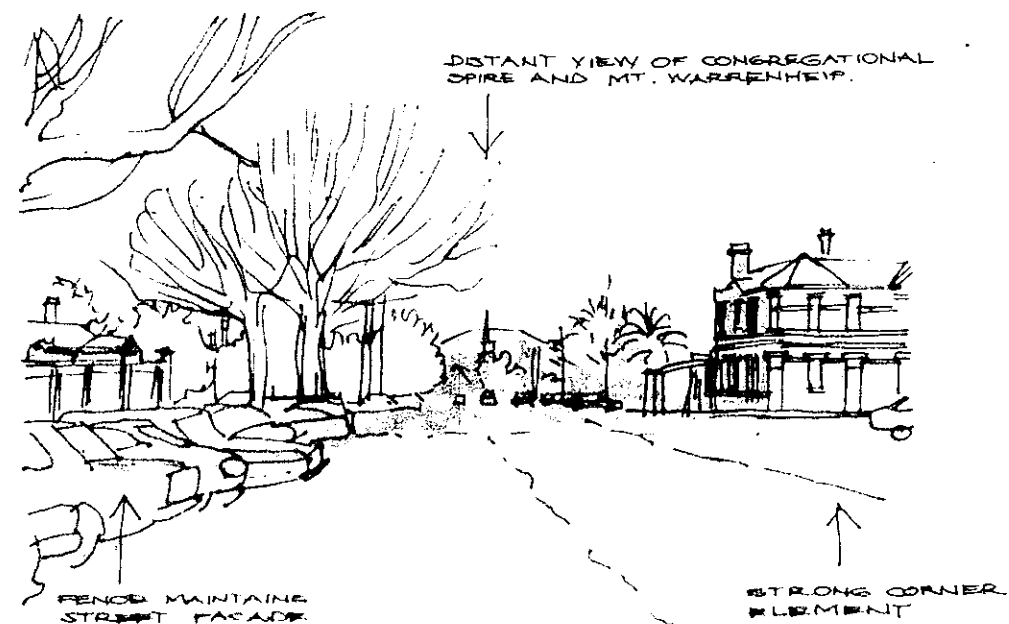
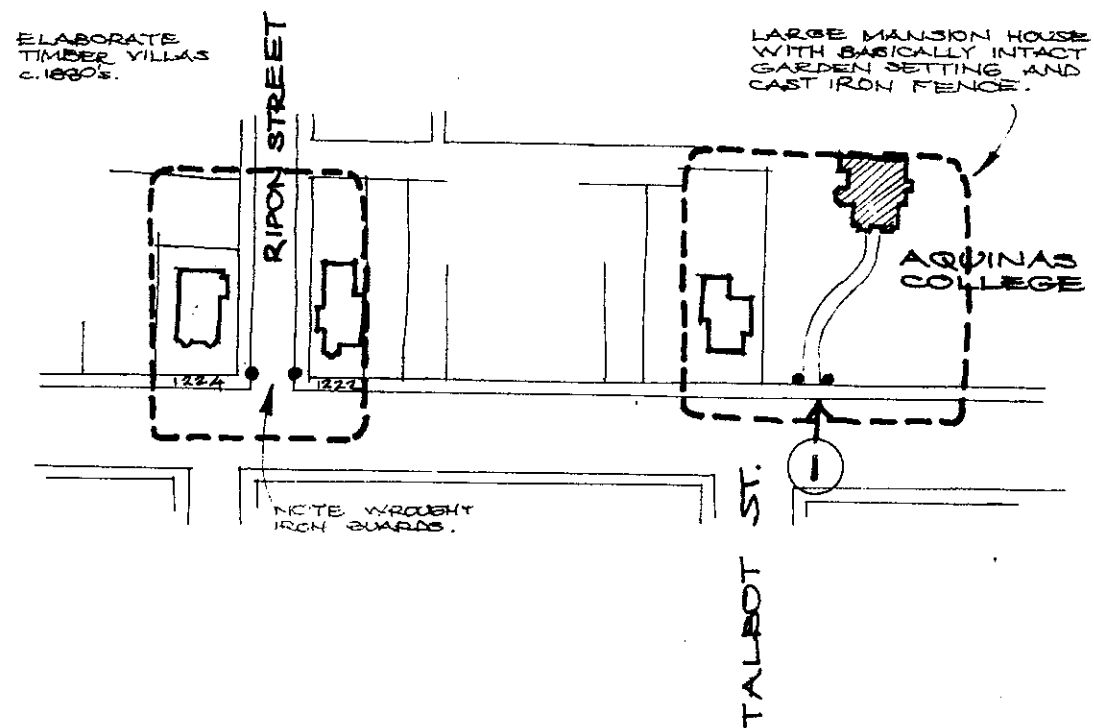
Contributory buildings are shown on the accompanying map. Significant buildings are as follows:

- (S)* Grandstand, City Oval - unusual and decorative grandstand features three decorative pavilions and elegant cast iron columns and brackets.

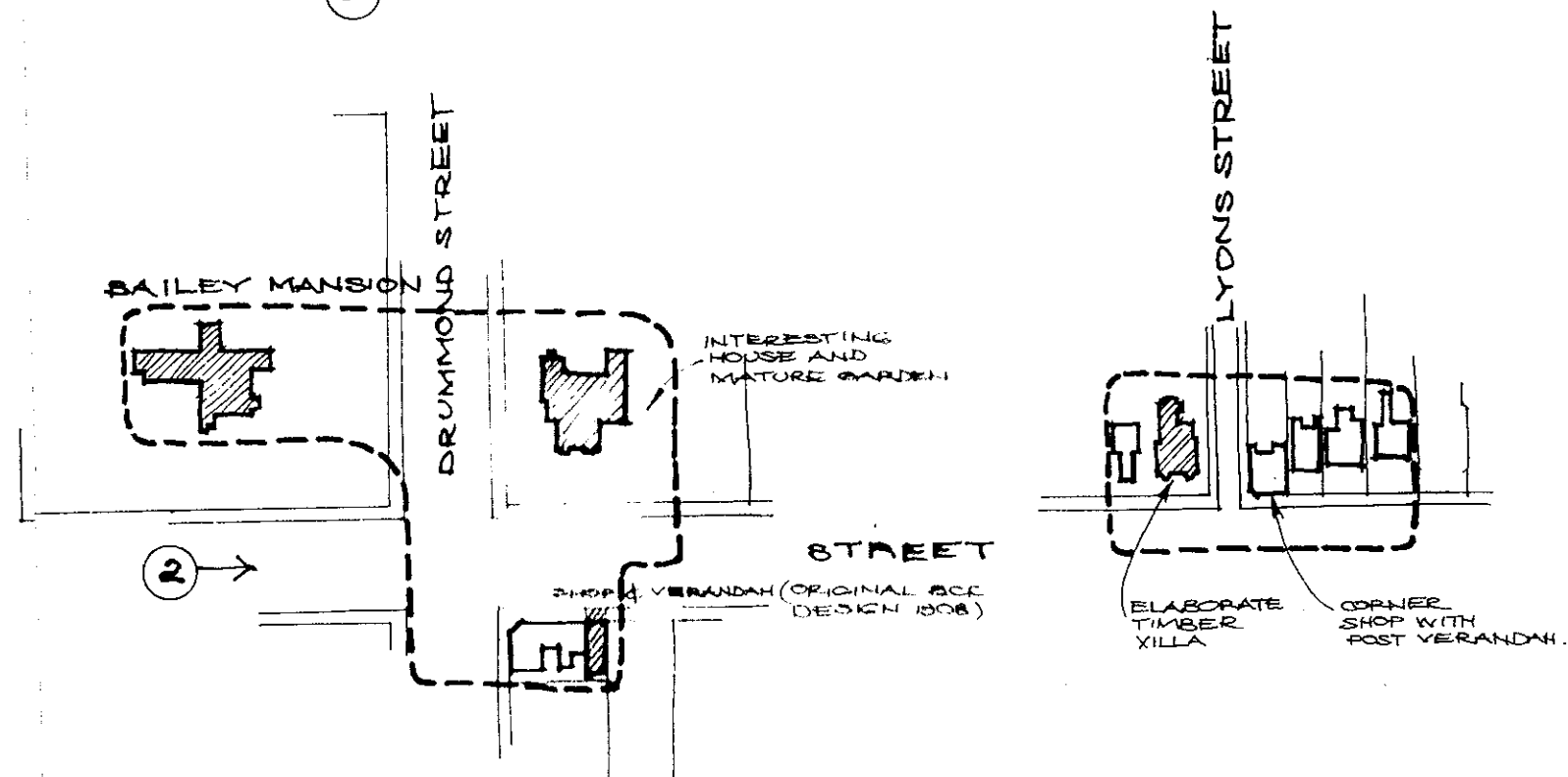
There are also several contributory buildings of special interest.



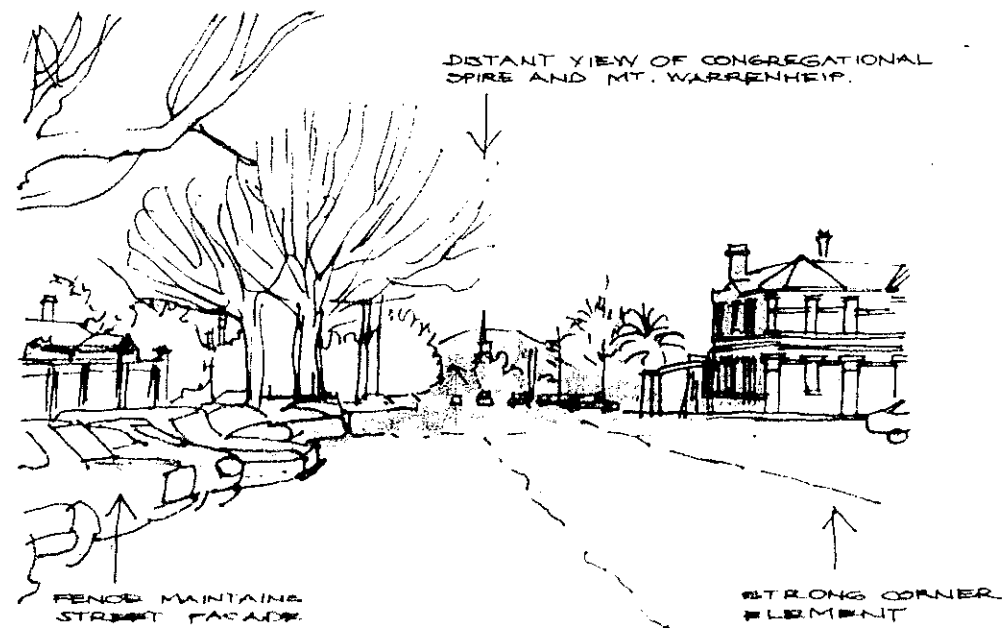
① INTACT FENCE HOUSE AND GROUNDS.



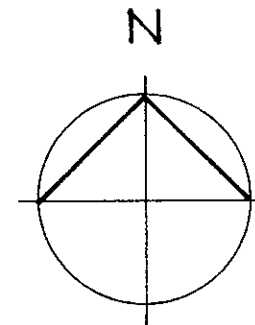
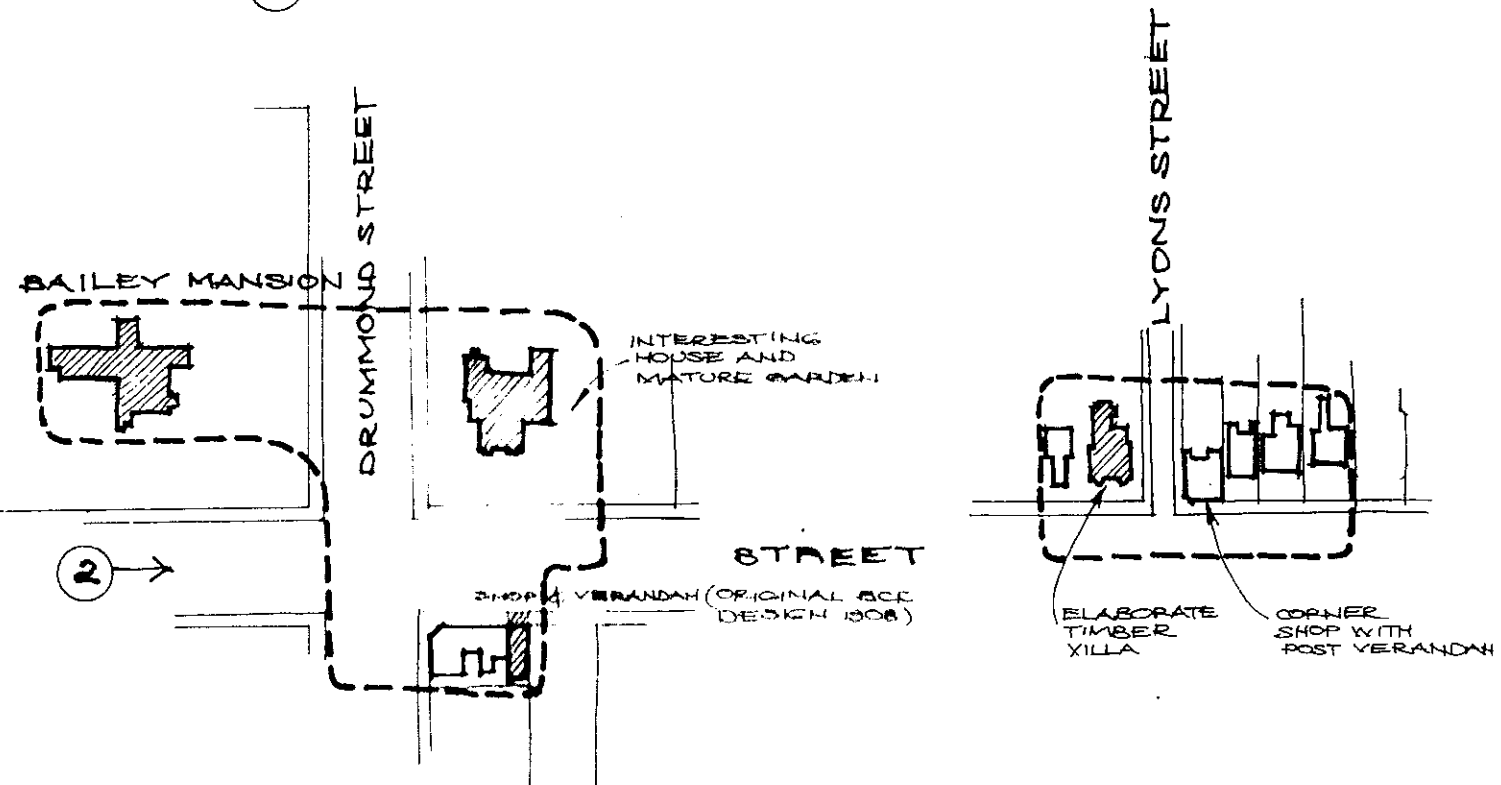
②



② →



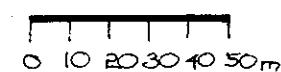
2



KEY

- SIGNIFICANT BUILDINGS
- CONTRIBUTORY BUILDINGS

SCALE



A3.4 DRUMMOND AND MAIR STREETS
CORNER PRECINCT

A3.5 AQUINAS COLLEGE AREA
PRECINCT

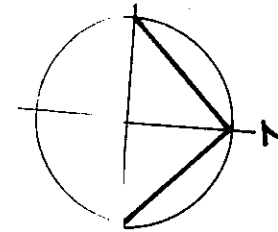
A3.6 RIPON AND MAIR STREETS
CORNER PRECINCT

A3.21 MAIR (CORNER LYONS)
STREET STREETSCAPE

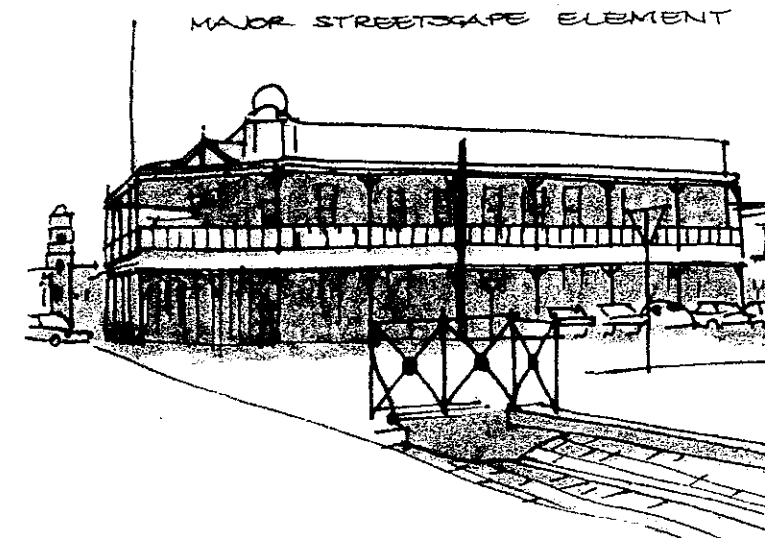
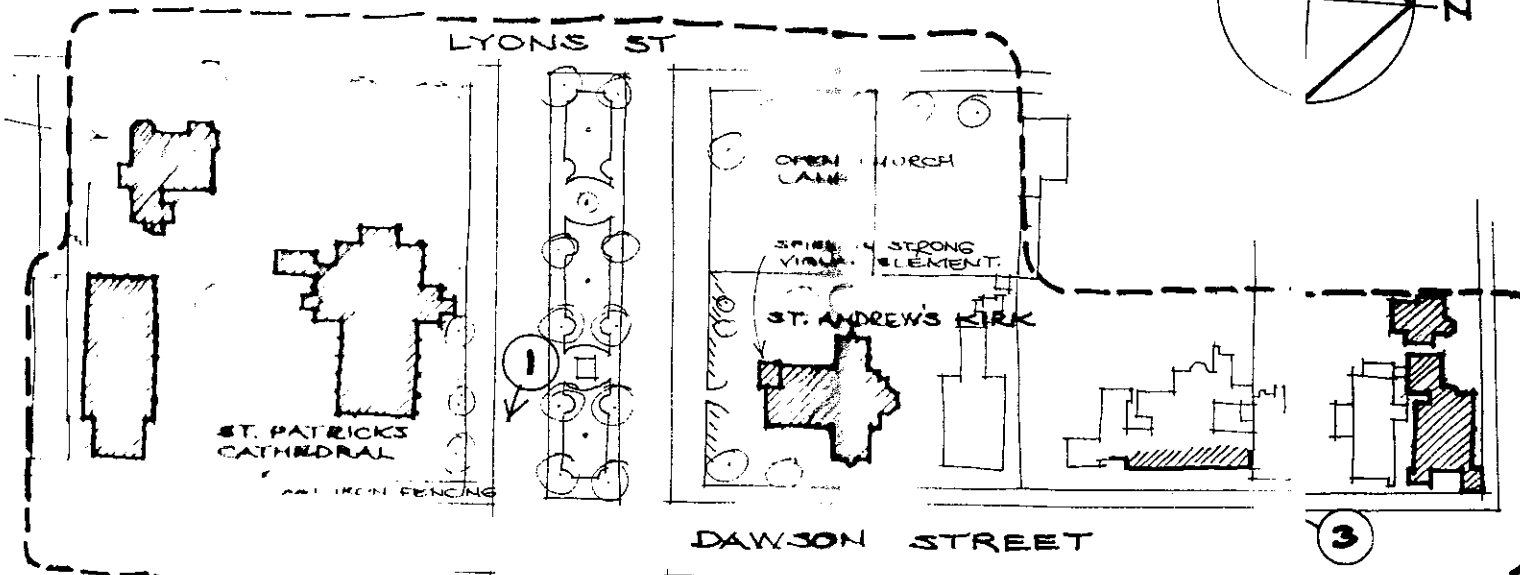
A3.4

A3.21

TWO CHURCHES LOCATED IN SPHERICAL
LARGE SETTINGS SERVE TO CREATE AN
LINK TO THE CENTRAL COMMERCIAL AREA.
THE LARDERS ARE ENCLOSED WITH
DESCRIPTIVE IRON FENCING PROVIDING
A HISTORIC FORMALITY TO THE AREA.



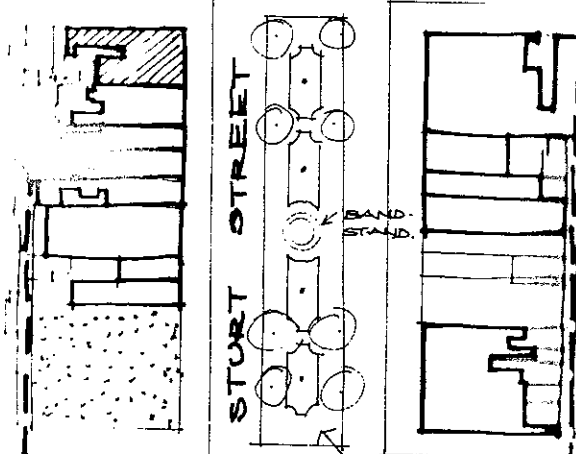
ST. PATRICK'S CATHEDRAL
AN IMPORTANT PRECINCT



1 NOTE IMPORTANCE OF STONE GUTTER,
FURNITURE AND DECORATIVE IRON FENCE
TO THE HISTORIC ENVIRONMENT.

GENUINE
INTEREST
GROUP

LARGE NEW BUILDING
INTRUSIVE BELONGS OF
SCALE (FRONTAGE) AND
DESIGN.



THIS BLOCK IS RELATIVELY
INTACT PARTICULARLY
WHERE IT RELATES TO
THE CHURCHES.

THE CENTRAL PLANTATION HAS MANY VICTORIAN
ELEMENTS - ORIGINAL SEATING, TREES AND THE
QUEEN ALEXANDRA BANDSTAND.

A FAIRLY PATCHY BLOCK WITH VARIOUS
INTRUSIVE BUILDINGS HOWEVER BECAUSE
THERE ARE NO WIDE FRONTAGES AND
SCALE IS ESSENTIALLY TWO STOREY IT
IS FAR MORE COMPATIBLE THAN NEW
BUILDINGS OPPOSITE AND TO THE WEST

PLANTATION LACKS THE
INTEREST OF ELSEWHERE
PARTICULARLY AS THERE
ARE FEW TREES.

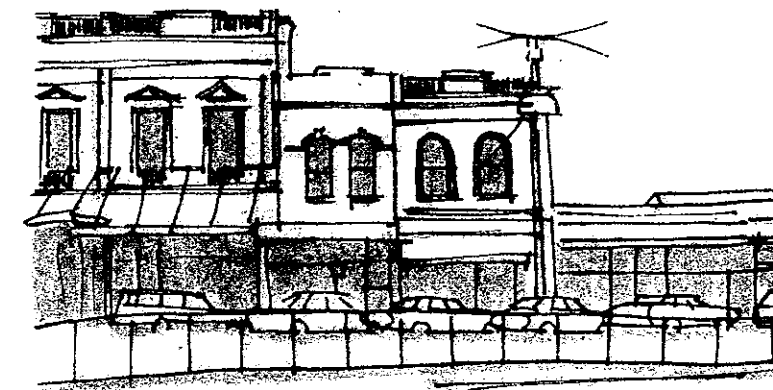
SINGLE STOREY BLDGS ARE
PARTICULARLY INTRUSIVE.
MODERN DESIGN AND LOW
SCALE DOES NOT RELATE
TO REST OF BLOCK.

KEY

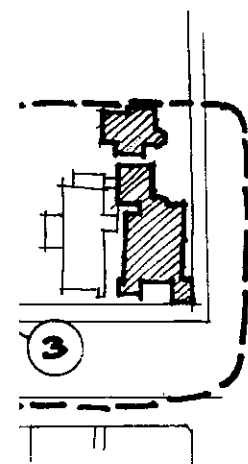
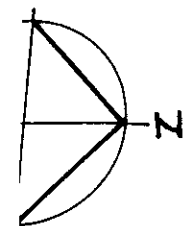
- SIGNIFICANT BUILDINGS
- CONTRIBUTORY BUILDINGS
- ▨ BUILDINGS OF ARCHITECTURAL INTEREST
- INTRUSIVE BUILDINGS
- CONTRIBUTORY TREES.

SCALE

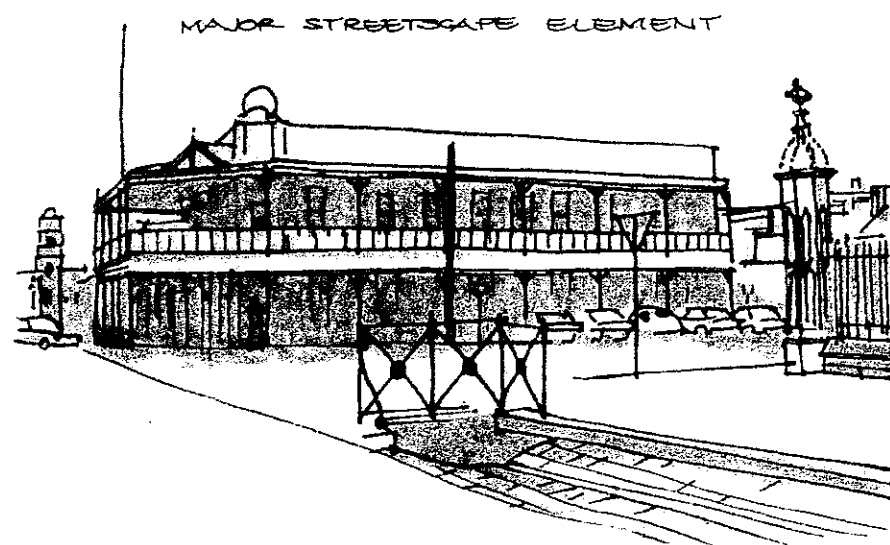
0 10 20 30 40 50 m.



2 SHOWS NEED TO MAINTAIN SCALE AND
DESIGN WITH NEW DEVELOPMENTS.



CONGREGATIONAL CHURCH



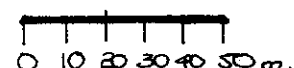
MAJOR STREETSCAPE ELEMENT

① NOTE IMPORTANCE OF STONE GUTTER, STREET FURNITURE AND DECORATIVE IRON FENCING TO THE HISTORIC ENVIRONMENT.

KEY

- SIGNIFICANT BUILDINGS
- CONTRIBUTORY BUILDINGS
- ▤ BUILDINGS OF ARCHITECTURAL INTEREST
- ▥ INTRUSIVE BUILDINGS
- CONTRIBUTORY TREES

SCALE

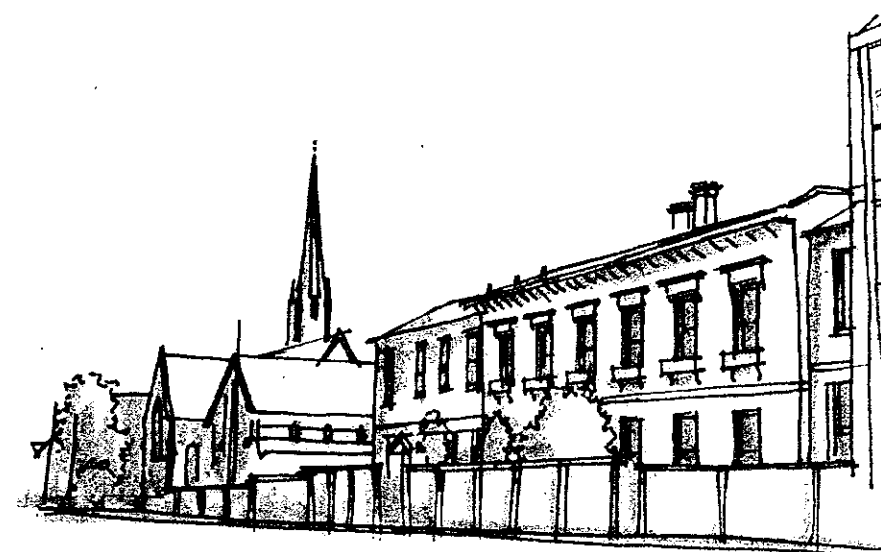


ON HAS MANY VICTORIAN SEATING, TREES AND THE ANDSTAND.

IF ARE
EUSIVE.
NO LOW
RELATE
OK.



② SHOWS NEED TO MAINTAIN SCALE AND DESIGN WITH NEW DEVELOPMENTS.

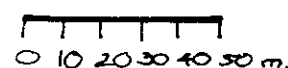


③ CHURCHES AND CHURCH SCHOOLS PROVIDE AN HISTORICALLY NEAR INTACT SETTING IN THE BLOCK BETWEEN DAWSON AND LYONS STREETS.

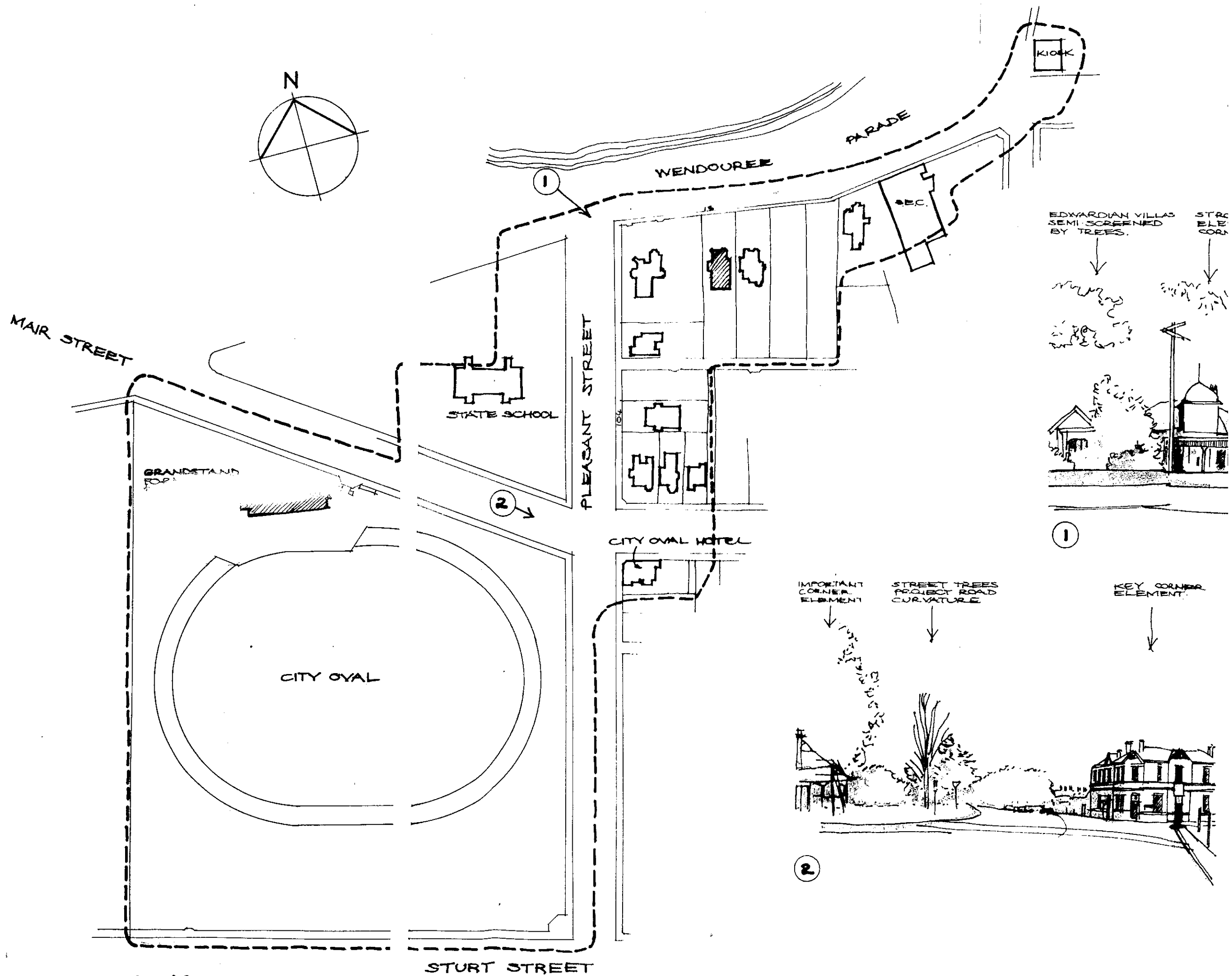
KEY

- SIGNIFICANT BUILDINGS
- CONTRIBUTORY BUILDINGS
- ▤ BUILDINGS WITH ARCHITECTURAL INTEREST
- ▥ INTRUSIVE BUILDINGS

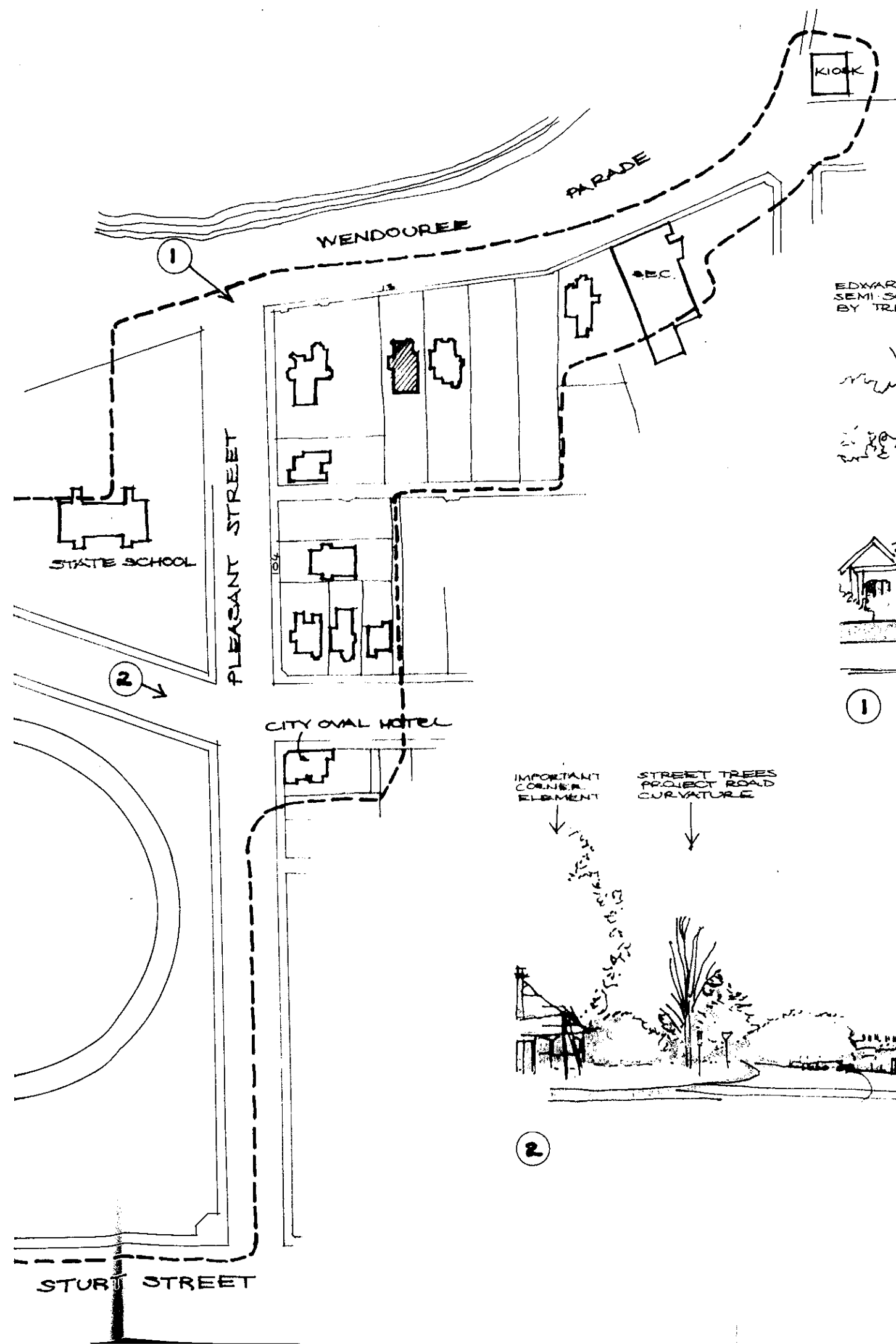
SCALE



A1.3 STURT STREET (WEST) AREA



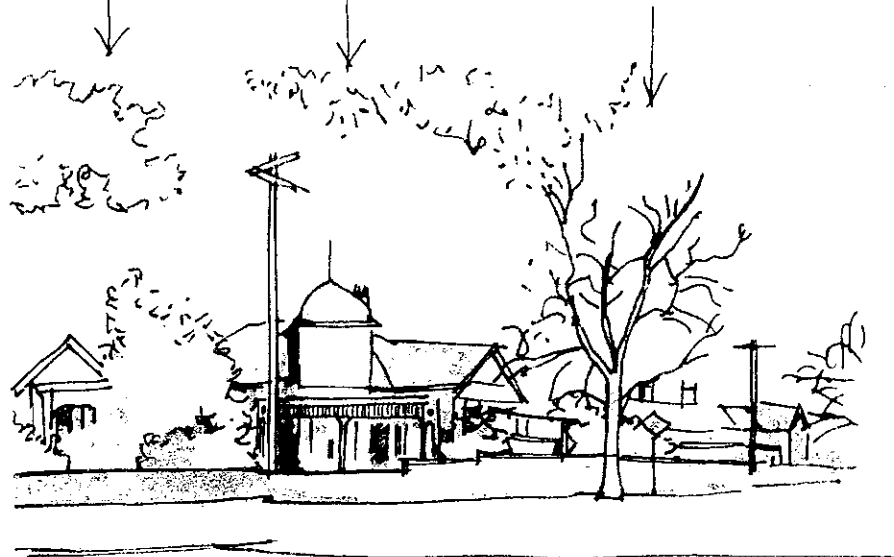
A3.7



EDWARDIAN VILLAS
SEMI-SCREENED
BY TREES.

STRONG VISUAL
ELEMENT FOR
CORNER SITE

MATURE STREET
TREES ARE
ESSENTIAL
LANDSCAPE
COMPONENTS

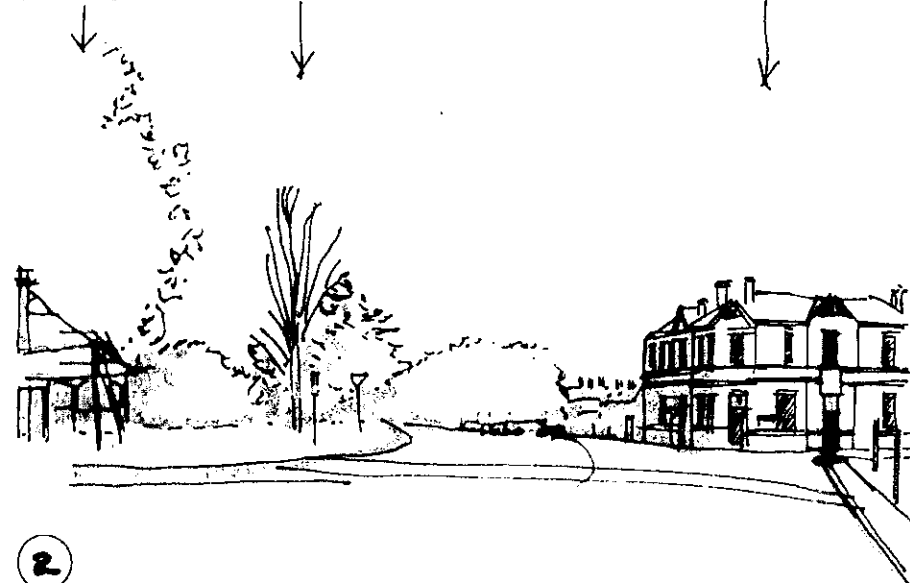


1

IMPORTANT
CORNER
ELEMENT

STREET TREES
PROJECT ROAD
CURVATURE

KEY CORNER
ELEMENT

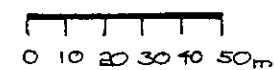


2

KEY

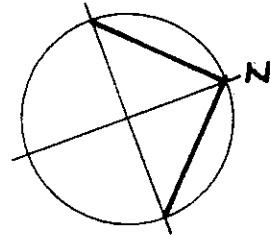
- SIGNIFICANT BUILDINGS
- CONTRIBUTORY BUILDINGS

SCALE



A3.7 CITY OVAL AND
WENDOUREE PARADE
AREA.

GRAZING LAND AT REAR PROVIDES A MORE RURAL ASPECT. THE OPEN SPACE PROVIDES AN IMPORTANT CONTRAST TO THE BUILDING AND ADJACENT TREES WHEN VIEWED FROM THE LAKE AND WENDOURER PARADE.



A LARGE SCHOOL COMPLEX THAT IS FAIRLY COMPREHENSIVE AND WELL DETAILED; NOTABLE BECAUSE IT IS FREE AT THE FRONT FROM ANY INTRUSIVE ELEMENTS; IT HAS INCORPORATED AND PRESERVED A SERIES OF EDWARDIAN VILLAS.



ALFRED STREET

LANDSCAPED AREAS WITH MATURE TREES

GRAZING

IMPORTANT RELATIONSHIP OF THE FORMALITY AND GRANDEUR OF STURT ST. WITH THE GARDENS



BISHOP'S PALACE

GATES

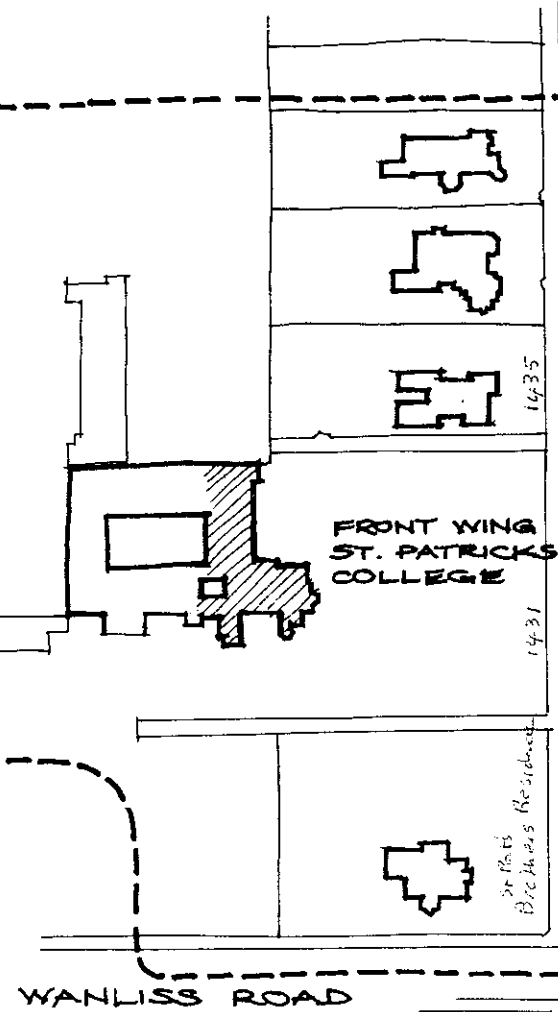
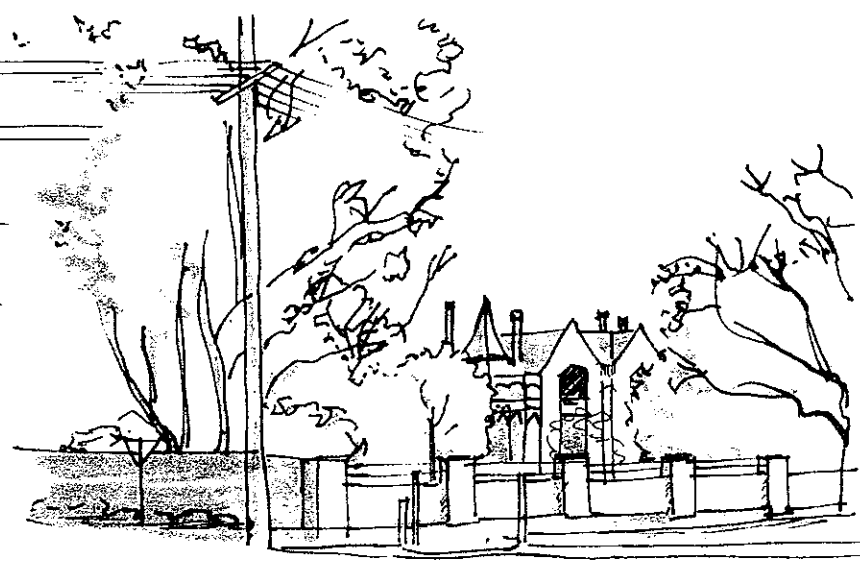
SIMPLE RESET FENCE

WENDOURER PARADE

LAKE WENDOURER

A TOTALLY INTACT NINETEENTH CENTURY ENVIRONMENT UNPARALLELED IN AN URBAN CONTEXT IT PROVIDES A STRONG VISUAL LINK BETWEEN STURT ST. AND LAKE WENDOURER.

← THE LANDSCAPE PROVIDES ONLY A GLIMPSE OF THE PALACE FROM STURT ST.



FRONT WING ST. PATRICKS COLLEGE

1435

1431

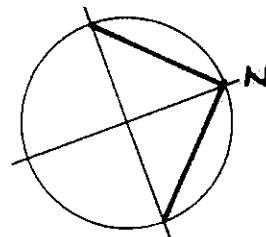
St. Patrick's Residential

WANLISS ROAD

STURT STREET

A3.8

A3.10



GRAZING LAND AT REAR PROVIDES A MORE RURAL ASPECT. THE OPEN SPACE PROVIDES AN IMPORTANT CONTRAST TO THE BUILDING AND ADJACENT TREES WHEN VIEWED FROM THE LAKE AND WENDOUREE PARADE.

ALFRED STREET

LANDSCAPED AREAS WITH MATURE TREES

GRAZING

IMPORTANT RELATIONSHIP OF THE FORMALITY AND GRANDEUR OF STURT ST., WITH THE GARDENS

GATES

BISHOP'S PALACE

SHORE STREET FENCE

WENDOUREE PARADE

LAKE WENDOUREE

A3.8

A TOTALLY INTACT NINETEENTH CENTURY ENVIRONMENT UNPARALLELED IN AN URBAN CONTEXT IT PROVIDES A STRONG VISUAL LINK BETWEEN STURT ST. AND LAKE WENDOUREE.

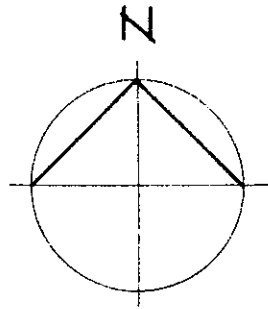
← THE LANDSCAPE PROVIDES ONLY A GLIMPSE OF THE PALACE FROM STURT ST.

A3.8 BISHOP'S PALACE AREA

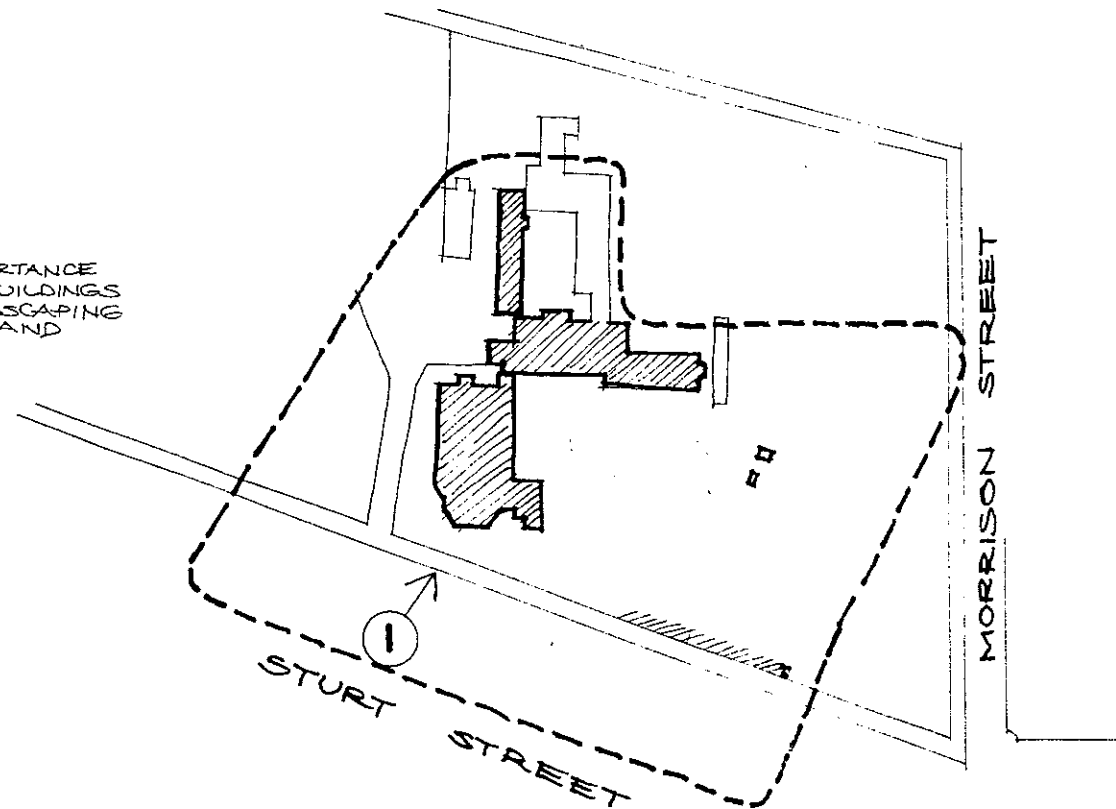
A3.10 ST. PATRICK'S COLLEGE AREA

STURT STREET

1



THE AREA IS OF IMPORTANCE
NOT ONLY FOR THE BUILDINGS
BUT ALSO THE LANDSCAPING
INCLUDING WALLS AND
ENTRANCE GATES.

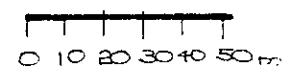


A3.9

KEY

- SIGNIFICANT BUILDINGS
- CONTRIBUTORY BUILDINGS.

SCALE



COMPLEX MASSING EXECUTED IN MATCHING
STONE; RED BRICK WING AT REAR WITH
BELFRY CONTRASTS BUT IS COMPATIBLE.



1



WALL SERVES TO UNITE DIFFERENT ELEMENTS
AND ENCLOSE PRIVATE GARDEN

A3.9 MARY'S MOUNT

A3.7 - CITY OVAL PRECINCT (contd.)

(iii) Building Schedule (contd.)

WENDOUREE PARADE

- (C) Kiosk north corner Webster Street - pleasant building, unusually restrained commercial premises, intact external finishes.
 - (C) SEC building, partly intact facade and face brick work, face bluestone side walls. Strong element because it is built to street frontage.
 - 13 (C) Intact and interesting Edwardian timber villa.
 - (C) Corner Pleasant Street - large and intact face brick late Edwardian house with pepper pot turret over corner entry making it a strong corner streetscape element.
- PLEASANT STREET:
- (C) State School building, corner Mair and Pleasant Streets; intact polychrome brick work.
 - 104 (C) Elaborate and intact Victorian weatherboard house.
 - (C) Corner Mair Street - late and intact face brick Edwardian villa.
 - (C) Corner Mair Street - City Oval Hotel; large corner building, strong element because it is built to frontage of both streets; intact face brick work and original fenestration; interesting roof line provided by a series of transverse gables.

A3.8 - BISHOP'S PALACE AREA

(i) Boundary Definition

The entire block on which the Bishop's Palace stands and the adjacent road reserves. (Wendouree Parade, Alfred Street and Sturt Street.)

(ii) Area Description

The significance of the area derives from:

- (a) the dominance of the Palace itself - scale, unusual and striking design, and original and intact condition.
- (b) the extraordinary grounds of the building which at the front and side are formally landscaped providing controlled views of the Palace, with mature trees, a winding driveway and grand entrance gates; at the rear they are pastoral and enclosed with a simple timber picket fence, and provide an important open space which contrasts with the formal gardens and emphasise the building's scale and interest; they also provide vistas from the Lake and Wendouree Parade.
- (c) the combination of an intact and unusual mansion house in an intact nineteenth century setting adjacent to one of the grandest avenues in any provincial city in Australia.
- (d) the visual link this land provides between Wendouree Parade and Sturt Street.
- (e) the mature street trees, stone storm-water channels, and wide plantation strips with gravel verges.

(iii) Building Schedule

Contributory buildings are shown on the accompanying map. Significant buildings are as follows:

- (S)* Bishop's Palace - an unusual Gothic bluestone mansion which has preserved its original appearance; it also derives its importance from its garden setting.

A3.9 - MARY'S MOUNT AREA

(i) Boundary Definition

An area to the north of and adjoining and including Sturt Street, just west of Morrison Street; containing the early sections of the convent and the mature gardens, as shown on the accompanying map.

(ii) Area Description

The significance of this area derives from:

- (a) the dominance of the convent as a complex constructed in freestone. Its scale (three storey) and design, particularly the chapel, create a strong landmark. A rear red brick wing with castellations and belfry is complementary.
- (b) the mature and well maintained gardens which are enhanced by the fence, gates and out-buildings.
- (c) the mature street trees, remaining stone storm-water channels and gravel verges of Sturt Street; and the expansive 'Victoria Park' opposite with its mature trees.
- (d) the relationship generally between the grandeur of Sturt Street and the large imposing convent complex.

(iii) Building Schedule

Significant and contributory buildings of the complex are shown on the accompanying map.

Significant buildings are as follows:

- the chapel;
- the principal front wing and adjacent arcaded wing;
- the rear brick wing with castellation;
- the perimeter brick fence and gateway;
- the brick garden grotto.

A3.10 - ST.PATRICK'S COLLEGE AREA

(i) Boundary Definition

An area fronting Sturt Street from Wanliss Street to 1437 Sturt Street and depth of the principal buildings, as shown on the map, refer Area A3.8.

(ii) Area Description

The significance of this area derives from:

- (a) the large school complex which, although relatively late (1930's), is a well detailed and eclectic design that has been maintained in good order. It is set in large grounds which at the present time have remained free from intrusive later developments.
- (b) a formal and well maintained garden with driveways and fences consistent with the architecture of the principal buildings.
- (c) a group of adjoining Edwardian villas that are relatively intact.
- (d) the mature street trees, remaining stone storm-water channels and gravel verges and side plantation strips of Sturt Street.
- (e) the relationship generally between the grandeur of Sturt Street and such a comprehensive complex.

(iii) Building Schedule

Contributory buildings are shown on the accompanying map, refer Area A3.8. There is one significant building:

- (S)* The principal College buildings.

A3.11 - 1419-1425 STURT STREET STREETScape

(i) Boundary Definition

Sturt Street, south side Nos. 1419-1425.

(ii) Area Description

The significance of this area derives from:

- (a) the sequence of Victorian and Edwardian buildings of architectural interest which form a consistent streetscape.
- (b) the mature street trees; the wide plantation strips; stone storm-water channels and gravel verges of Sturt Street.

(iii) Building Schedule

Contributory buildings are shown on the accompanying map. Significant buildings are as follows:

STURT STREET

- | | | |
|------|------|---|
| 1421 | (S)* | An elaborately detailed weatherboard house of the 1900's with two polygonal bays which project the roof, walls and verandah forward; the latter has intact densely patterned frieze iron and brackets. The garden is of particular interest for being an apparently original layout with most of the original front and returning side picket fence being intact. |
| 1425 | (S)* | An architectural oddity, this Edwardian brick house has a ventilated pepperpot turret and an elaborate classical colonnaded front verandah. |

A3.12 - ST.PETER'S (CHURCH OF ENGLAND) STREETSCAPE

(i) Boundary Definition

Sturt Street, south side, Nos.1307-1311.

(ii) Area Description

The significance of this area derives from:

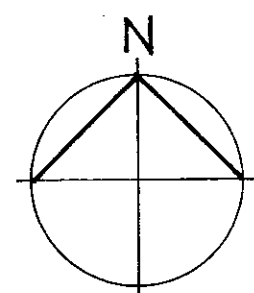
- (a) the sequence of intact buildings.
- (b) the specific streetscape qualities of St.Peter's Church and adjacent vicarage.
- (c) the mature trees, garden and original fence of the church complex.
- (d) the mature trees and central plantation of Sturt Street.

(iii) Building Schedule

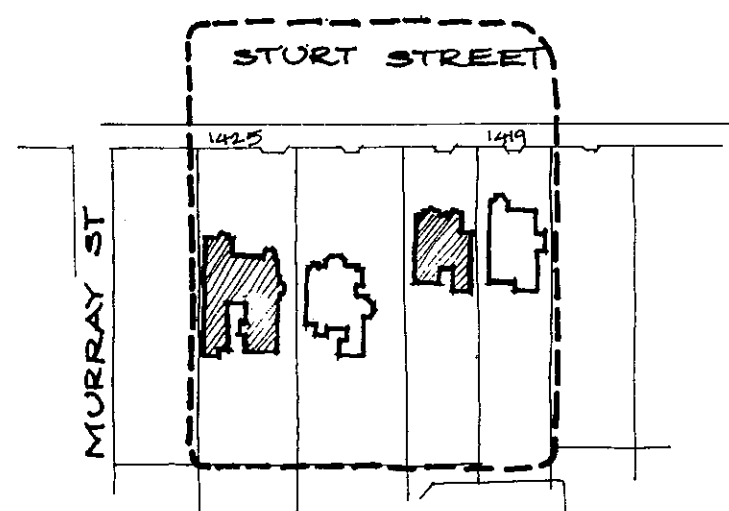
Contributory buildings are shown on the accompanying map. Significant buildings are as follows:

STURT STREET

- | | | |
|------|------|--|
| 1307 | (S)* | A simple weatherboard villa with Ballarat design open flat iron columns. |
| | (S)* | St.Peter's Parsonage - an interesting two storey building notable for its decorative brickwork, front balconette, and side balcony and imposing chimneys. |
| | (S)* | St.Peter's Church of England; a simple bluestone Gothic building to which a square tower has been added introducing other slightly inconsistent design elements. |

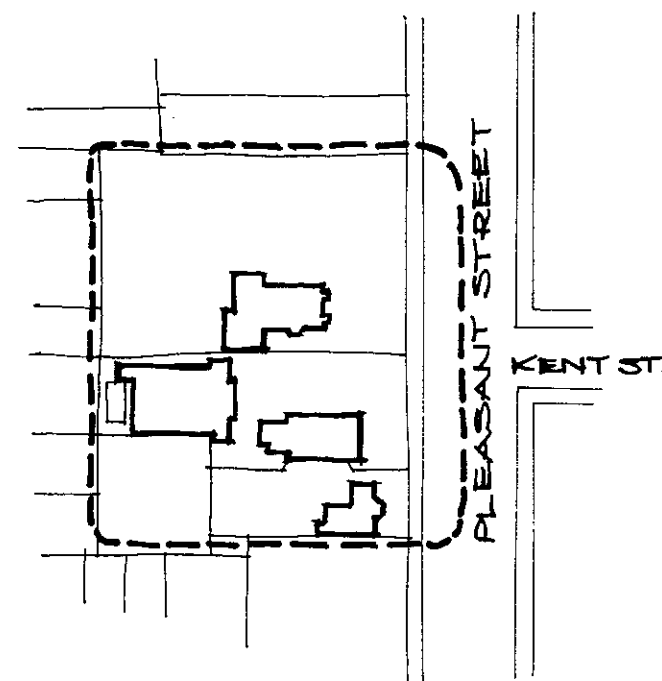


1421 HAS BASICALLY INTACT
GARDEN SETTING AND
FENCING.



A SEQUENCE OF
VICTORIAN AND EDWARDIAN
VILLAS OF ARCHITECTURAL
INTEREST.

A3.11



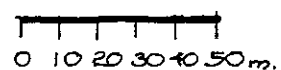
A HARMONIOUS ECCLESIASTICAL
GROUP IN GARDEN SETTING.

A3.20

KEY

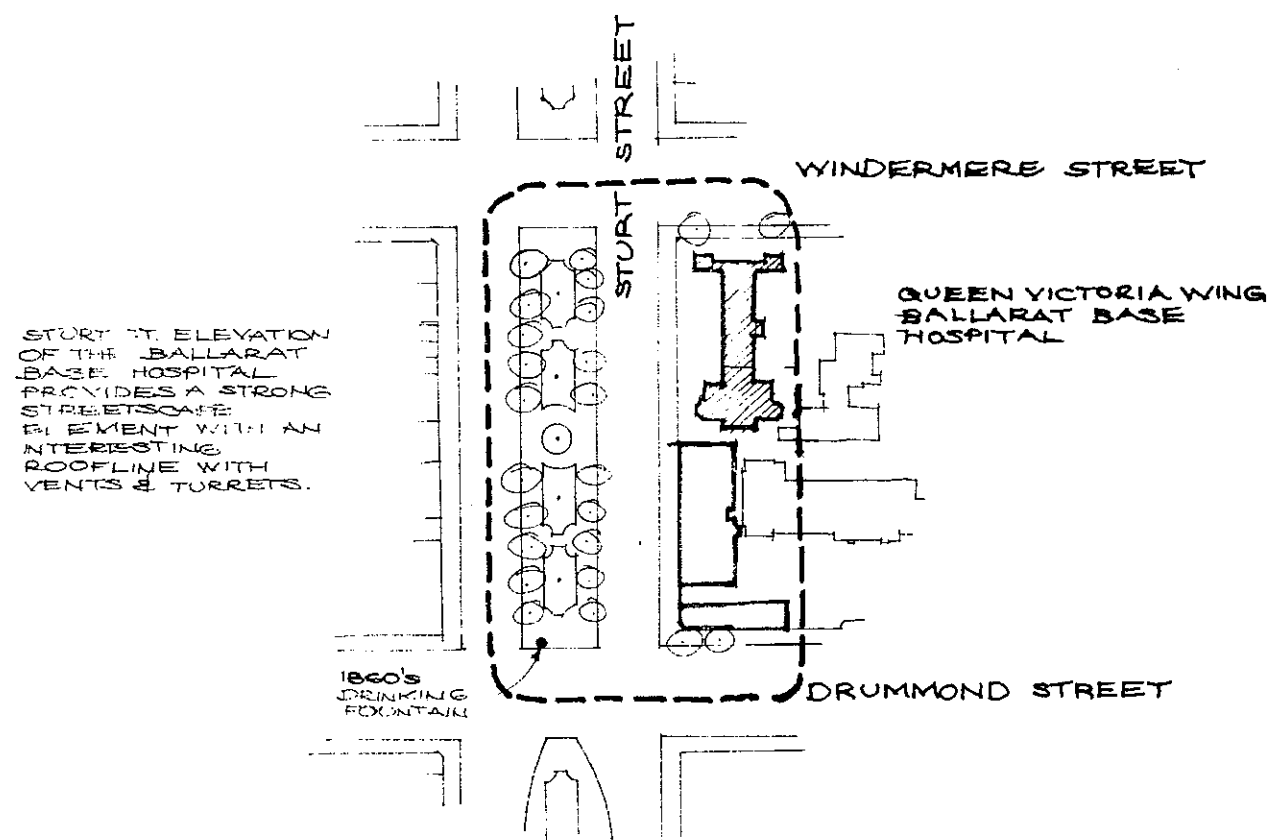
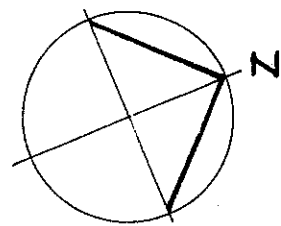
- SIGNIFICANT BUILDINGS
- CONTRIBUTORY BUILDINGS

SCALE



A3.11 1419-1425 STURT STREET
STREETSCAPE

A3.20 'PLEASANT HOME' PLEASANT
STREET STREETSCAPE

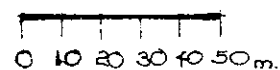


A3.14

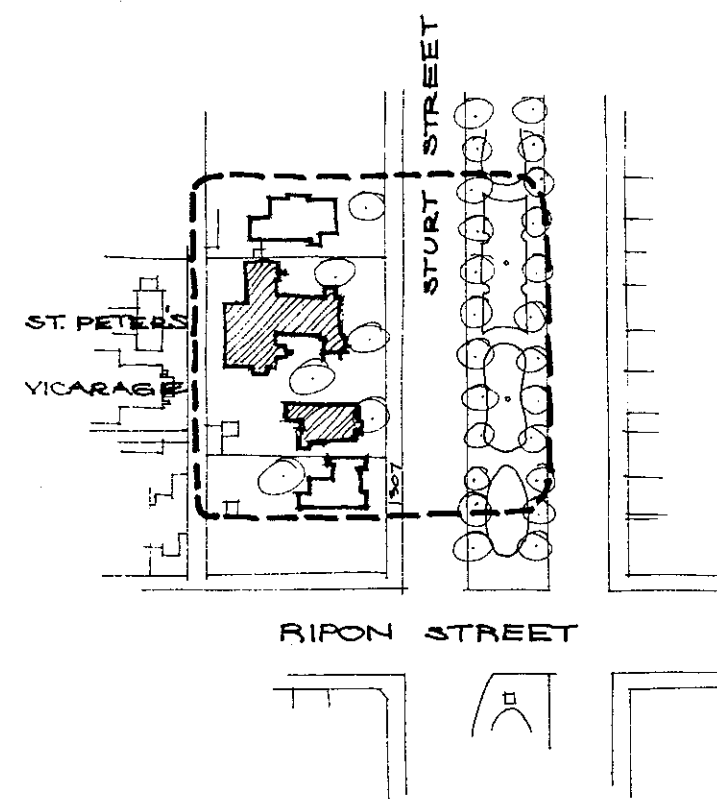
KEY

- SIGNIFICANT BUILDINGS
- CONTRIBUTORY BUILDINGS
- CONTRIBUTORY TREES

SCALE



ST. PETERS AND THE ADJACENT VICARAGE PROVIDES THE FOCUS OF THIS AREA.



A3.12

A3.12 ST. PETERS. STREETSCAPE (STURT ST.)

A3.14 QUEEN VICTORIA WING (STURT ST.)

A3.14 - QUEEN VICTORIA WING
(BALLARAT BASE HOSPITAL)

(i) Boundary Definition

Sturt Street, north side from Windermere Street to Drummond Street and the depth of the principal buildings facing Sturt Street; also including the central plantation.

(ii) Area Description

The significance of this area derives from:

- (a) the large scale and homogeneous massing of the Queen Victoria Wing and adjacent wing on the corner of Drummond Street. Both have elaborate roof lines and form major streetscape elements, in spite of the incompatible Blood Bank and Pathology extension, and the closed-in verandahs of the Queen Victoria Wing.
- (b) the relationship of the mature trees and items of interest (an elaborate central fountain and an 1860's drinking fountain) in the adjacent central plantation of Sturt Street with this building; and the stone storm-water channels and mature trees elsewhere.

(iii) Building Schedule

Contributory buildings are shown on the accompanying map. There is one significant building:

- (S) Queen Victoria Wing; this building originally the womens' ward was originally an extremely handsome building with an unusual roof line. Apart from the tiled pavilions at the west end, there are a series of unusual and picturesque roof vents. The building is of a combined Jacobean and Edwardian style with red brick and rendered trim. It originally featured gracious open balconies and a formal front garden enclosed by an elaborate wrought iron fence, part of which still remains. The later alterations referred to in (ii)a above only partially remove the building's original splendour and would appear to be readily removed. The two wings would be likely to have major potential for consulting rooms and various out patient services, similar to the doctors' row further along Sturt Street.

A3.15 - STURT STREET
(FIRE STATION) AREA

(i) Boundary Definition

Sturt Street, on the north side between Raglan Street and No.806, on the south side between Nos.711 to 807 and as shown on the accompanying map.

(ii) Area Description

The significance of the area derives from:

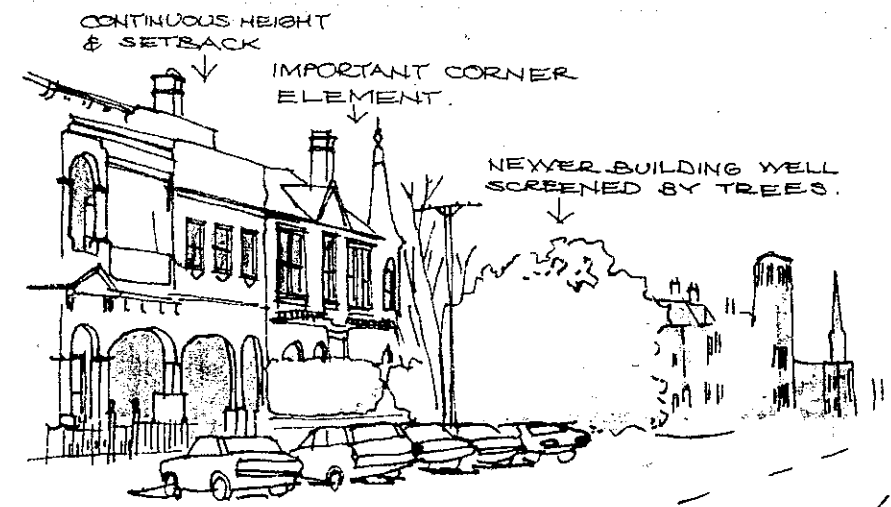
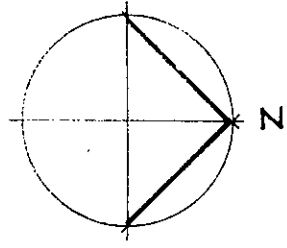
- (a) a number of unusual and interesting buildings, the most notable being the Ballarat Fire Station, the lookout tower forming a landmark for the area.
- (b) the streetscape characteristics of three different groups of buildings:

The group of doctors houses and fire station, Nos.702-712, resulting from a consistent height and regulated setbacks in spite of the heterogeneity of the buildings of this group; the carriageway entrances provide another element of continuity; the fire station is important as a corner element and with a facade that returns on the side street.

The adjacent terraces, Nos.802-806 which have consistent height and setbacks; the building on the north west corner of Errard Street provides a strong element with its return facade and corner turret.

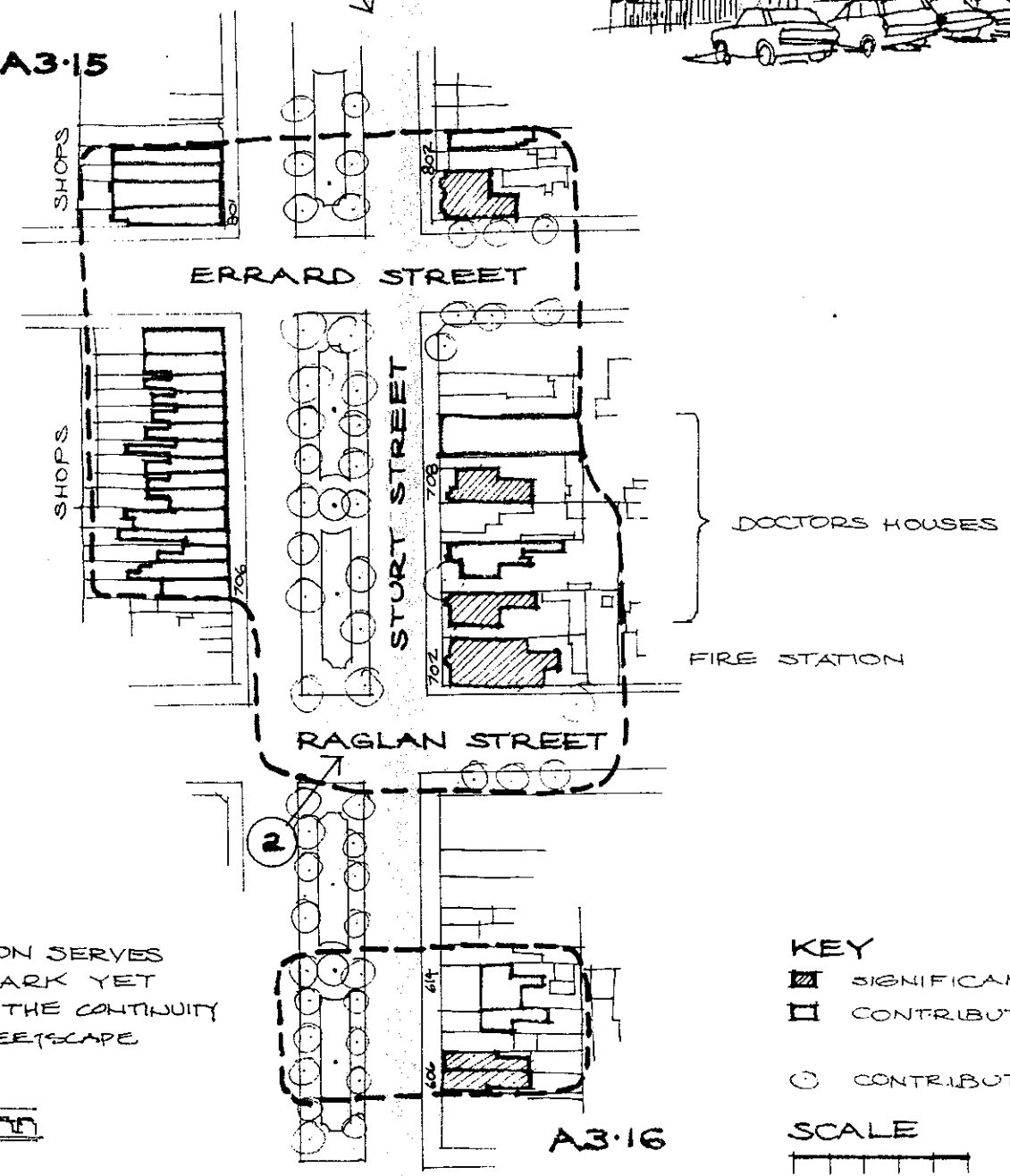
The shops on the south side, Nos.711 to 807, which have intact first floor facades and parapets, provide a consistent parapet line with the exception of the single storey but compatible shop - south east corner of Errard Street.

- (c) The mature trees of the central plantation of Sturt Street, as well as in Errard and Raglan Streets north, and the gardens on the block between Errard and Raglan Street (north side); the stone storm-water channels.



A3:15

INTACT SEQUENCE
OF FIRST FLOOR
FACADES AND
PARAPETS.



DOCTORS HOUSES

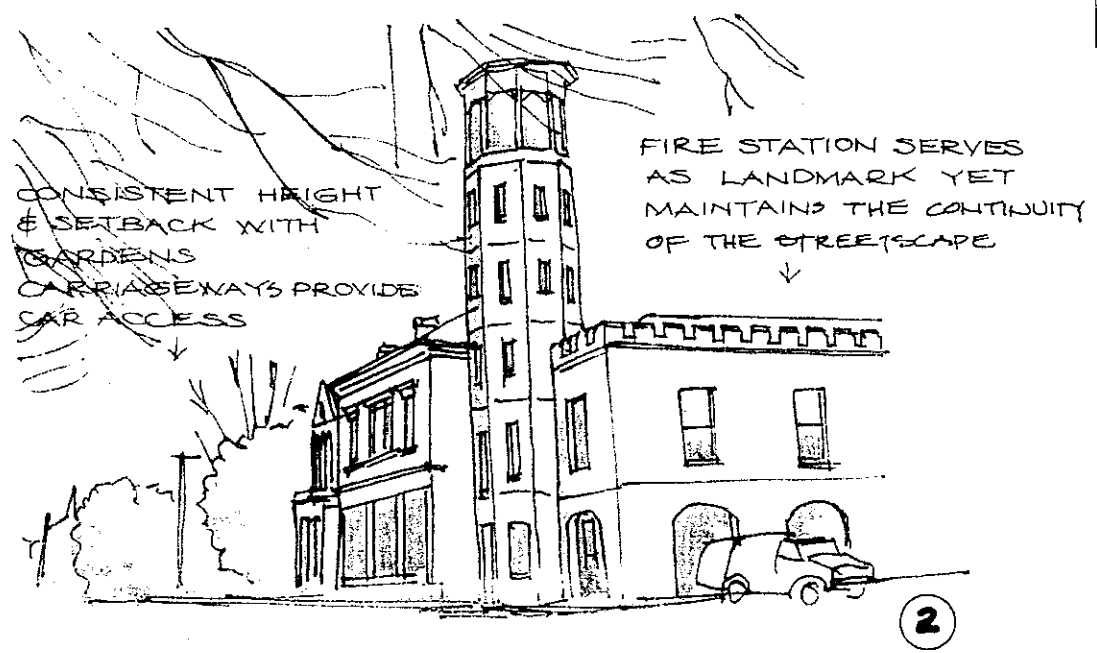
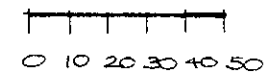
FIRE STATION

A3:16

KEY

- SIGNIFICANT BUILDING
- CONTRIBUTORY BUILDINGS
- CONTRIBUTORY TREES

SCALE



- A3:15 STURT STREET (FIRE STATION) A1
- A3:16 STURT STREET (606 - 614) STREET

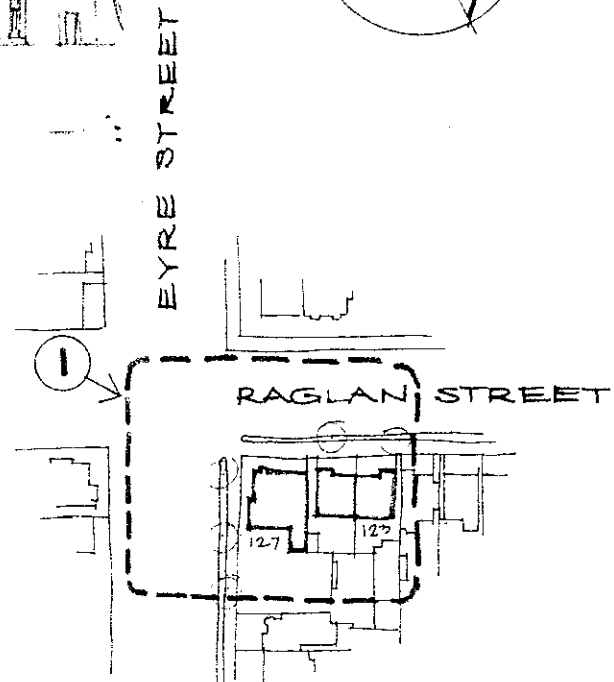
TERRACE PAIR
WITH MATCHING
VILLA.

UNIFORMITY OF
MATERIALS;
DETAILING AND
MASSING.

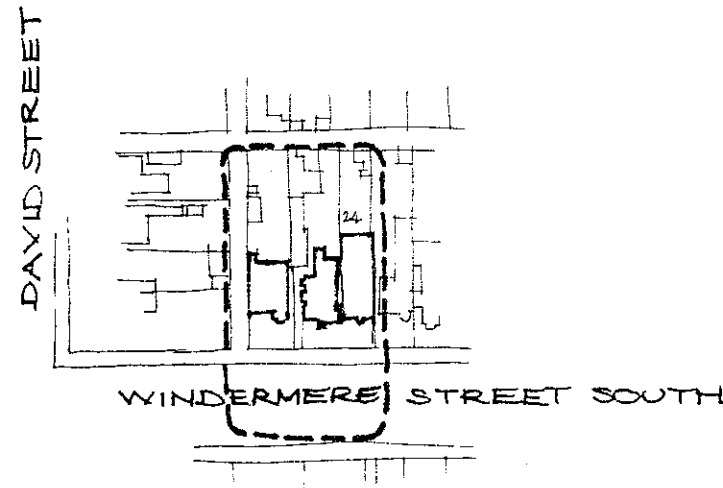


1

COMPLEX OF A TERRACE
PAIR AND VILLA OF
MATCHING BRICK.



A3.17



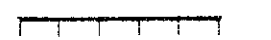
A3.18

KEY

□ CONTRIBUTORY BUILDINGS

⊙ CONTRIBUTORY TREES

SCALE



0 10 20 30 40 50m

A3.17 RAGLAN STREET AND
EYRE STREET STREETSCAPE
(123-127 RAGLAN ST.)

A3.18 WINDEMERE STREET
SOUTH STREETSCAPE
(24-28 WINDEMERE ST)

A3.15 - STURT STREET
(FIRE STATION) AREA (contd.)

(iii) Building Schedule

Contributory buildings are shown on the accompanying map. Significant buildings are as follows:

STURT STREET

- 702 (S)* Ballarat Fire Station, a two storied building with a castellated top. The tower rises five storeys and has an open look-out which also houses the great fire bell. Originally bluestone, it has since been finished with roughcast. An exceptional building, it is one of the many architectural surprises and delights of Sturt Street.
- 704 (S)* Dr. Pinnock's residence, now a residence for the fire station, is an interesting Renaissance based design, unusual for the recessed verandah, bay window and carriageway below the top floor which is supported by substantial Tuscan columns. It has an interesting iron ground floor balustrade. It has been painted the same unflattering grey of the fire station.
- 708 (S)* Another doctor's residence with carriageway of a totally different style. It is notable for its intact face brickwork and slate roof, the elaborate verandah iron including the unusual 'sunburst' balustrade panels, a projecting wing which has a further projecting bay window, and the unusual gable detail over which there are three separate finials. It also has a carriageway through the verandah section, and an intact double palisade iron fence.
- 802 (S)* (Corner Errard Street) French chateau Gothic style. This house is notable for its elaborate design - bay windows with castellations, roof gablets and some Tudor details. It has intact face brick with contrasting white painted render trim and an elaborate slate roof.

There are also several contributory buildings of special interest.

A3.15 - STURT STREET
(FIRE STATION) AREA (contd.)

STURT STREET

- 706 (C) Another doctor's house with carriageway - intact at first floor, although the ground floor level verandah has been built in.
- 801-807 (C) A prominent corner building with a return facade with an intact first floor facade, and some intact ground floor features on the Errard Street frontage. On the first floor it has an elegant series of triangular pedimented windows, with one large segmental pediment over a tripartite window group facing Errard Street. It has an elegant stepped parapet, presumably designed as a name plate, and similar to the parapet of the Old Colonist's Hall.

A3.16 - STURT STREET (606-614) STREETScape

(i) Boundary Definition

606-614 Sturt Street, north side.

(ii) Area Description

The significance of this area derives from:

- (a) four buildings of streetscape interest - broken only by the modern shop No.610.
- (b) the location in a block adjacent to A3.15 and A1.3.
- (c) the mature trees of the central plantation of Sturt Street and the stone storm-water channels.

(iii) Building Schedule

Contributory buildings are shown on the accompanying map. Significant buildings are as follows:

STURT STREET

606-608

- (S)* An unusual Renaissance revival pair, notable for the first floor balcony recessed into the building carcass and supported by Ionic columns. The iron balustrade panels are of an unusual design.

A3.17 - RAGLAN AND EYRE STREET STREETSCAPE

(i) Boundary Definition

123-127 Raglan Street, east side.

(ii) Area Description

The significance of the area derives from:

(a) the unusual group qualities of the three houses
- matching brickwork, rendered quoins, chimneys,
and other detailing. They form an important
consistent streetscape.

(b) the mature street trees, gravel verges and stone
guttering.

(iii) Building Schedule

Contributory buildings are shown on the accompanying
map. Significant buildings are as follows:

RAGLAN STREET

- 123-125 (C) An unusual two storey terrace. As mentioned above it was obviously designed integrally with No.127. It features the device relatively common in Ballarat, but not elsewhere, of using a projecting wing to enclose a verandah. In this instance it was designed symmetrically with projecting end wings with a wing wall separating the verandahs.
- 127 (S)* An elaborate single storey villa with a hipped roof that returns on the corner elevations; a projecting wing that encloses a finely detailed iron verandah on one end; tripartite windows in a rendered surround with colonettes and triangular pediments; decorative ridging iron and finials.

A3.18 - 24-28 WINDERMERE STREETScape

(i) Boundary Definition

24-28 Windermere Street wouth; west side.

(ii) Area Description

The significance of this area derives from:

(a) a group of three particularly elaborate small double fronted weatherboard houses and the unusual fence (original?). They form a consistent streetscape.

(b) the mature street trees, gravel verges and stone storm-water channels.

(iii) Building Schedule

Contributory buildings are shown on the accompanying map. There are two contributory buildings of special interest.

WINDERMERE STREET SOUTH

- 24 (C) An elaborate timber facade which has attempted to create the effect of a masonry parapet with a cornice and supporting brackets. The timber enclosed verandah frieze further emphasises the intricate joinery details.
- 26 (C) A more conventional weatherboard house - it has a projecting wing with an elaborately detailed bay window, capped by a decorative cornice and delicate iron ridging. The gable end is similarly well detailed with a decorative finial mount, although the finial itself is missing. The verandah has open flat iron columns, of a Ballarat design. The front fence is of special interest with elaborate square posts with ornate cappings; there are two top rails, the lower carrying crockets. The fencing below is cyclone mesh but would appear to have replaced an earlier woven wire mesh.

A3.20 - 'PLEASANT HOME' PLEASANT STREET STREETScape

(i) Boundary Definition

The four early buildings of this 'Pleasant Home' complex.

(ii) Area Description

The significance of this area derives from:

- (a) the well designed ecclesiastic nature of the complex, formerly a Methodist Church, Sunday school hall and parsonage.
- (b) the garden setting of these buildings, including mature trees and the iron palisade fencing, gates and gate posts of the former church.
- (c) the mature street trees, gravel verges and stone storm-water channels.

(iii) Building Schedule

Contributory buildings are shown on the accompanying map, refer A3.11.

A3.21 - MAIR (CORNER LYONS) STREETSCAPE

(i) Boundary Definition

522-604 Mair Street, north side.

(ii) Area Description

The significance of this area derives from:

(a) the group of unusual and/or intact weatherboard houses and shop.

(b) the strong streetscape qualities of the shop with a post verandah on the corner of Lyons Street.

(c) the gravel verges and stone storm-water channels.

(iii) Building Schedule

Contributory buildings are shown on the accompanying map, refer A3.4. There is one contributory building of special interest.

MAIR STREET

602 (S)* Elaborate and unusual designed weatherboard house with two bay windows and an unusual flat-roofed projecting porch with unusual decorative iron brackets on three sides.

A3.22 - NAZARETH HOUSE, MILL STREET STREETSCAPE

(i) Boundary Definition

Mill Street north side, part of the Nazareth House Convent, also as shown on the accompanying map.

(ii) Area Description

The significance of this area derives from:

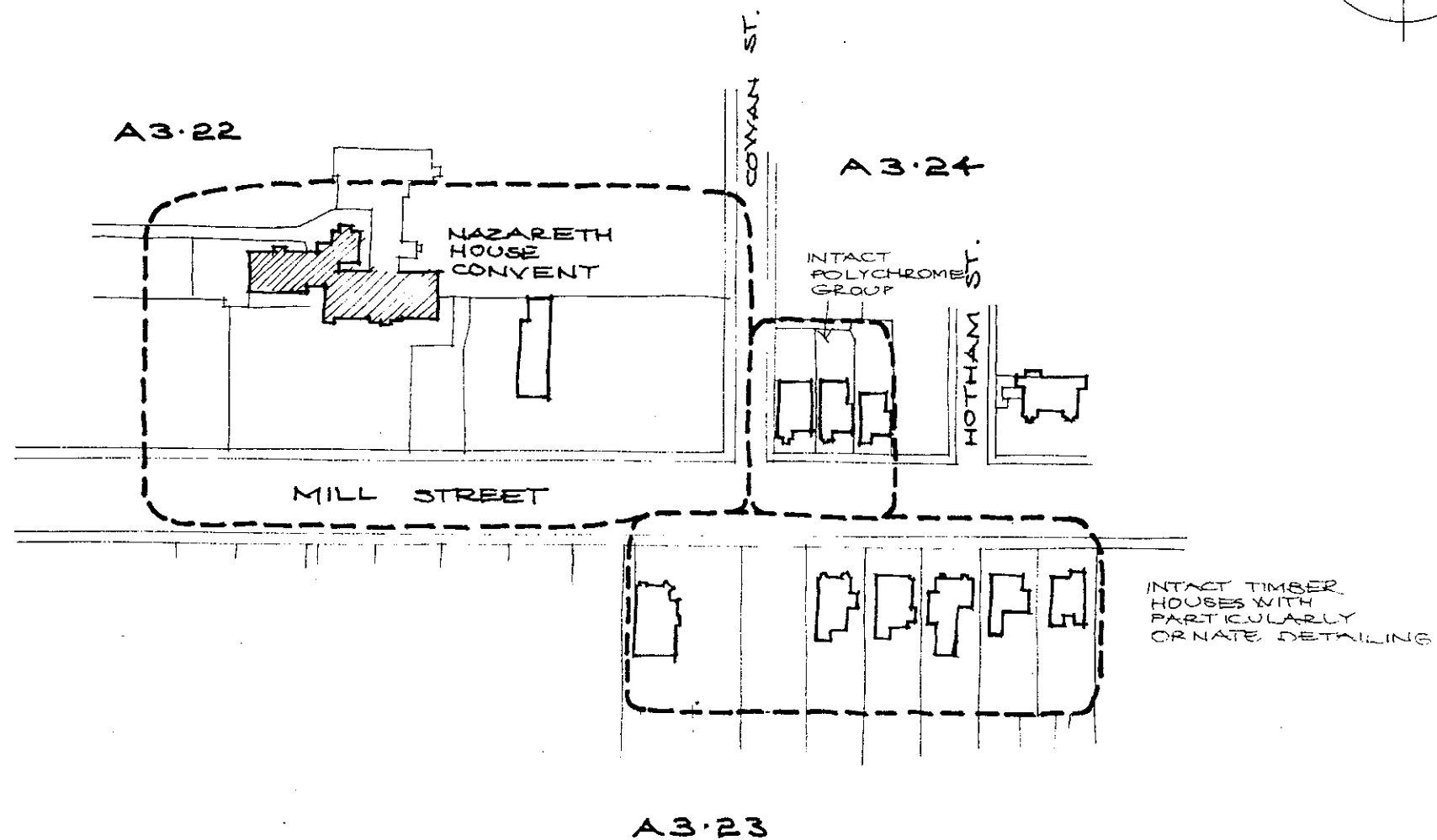
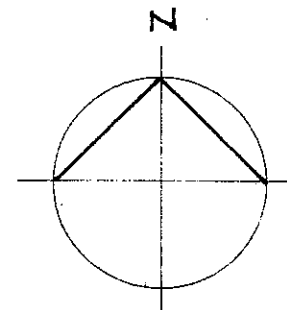
- (a) the imposing and comprehensive convent complex, and its large front garden free of later developments.
- (b) the street trees and gravel verges.

(ii) Building Schedule

Contributory buildings are shown on the accompanying map. There is one significant building.

MILL STREET

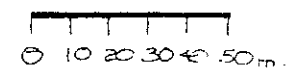
- (S)* The principal wings facing Mill Street are 3 storey, in red brick with white painted rendered trim, with a central transverse gable projecting from a hip roof and two symmetrical square brick towers with small slate roofed spires. The fence is an elaborate triple palisaded design with iron posts with decorative rear bracing.



KEY

- SIGNIFICANT BUILDINGS
- CONTRIBUTORY BUILDINGS

SCALE



A3.22 NAZARETH HOUSE AREA

A3.23 205-215 MILL STREET STREETSCAPE

A3.25 MILL STREET STREETSCAPE

A3.23 - 205-213 MILL STREET STREETSCAPE

(i) Boundary Definition

205-213 Mill Street, south side.

(ii) Area Description

The significance of this area derives from:

- (a) the strong and consistent streetscape created by five elaborate and intact weatherboard homes.
- (b) the mature trees, gravel verges and stone storm-water channels.

(iii) Building Schedule

Contributory buildings are shown on the accompanying map. There is one contributory building of special interest.

MILL STREET

213 (C)

An elaborate late Victorian house. It has a slate hip roof with a central flat section trimmed with a raised cornice and decorative iron trim with finials. There are two elaborate chimneys with chimney pots and rendered cornices and strapwork. There are two slightly projecting bays, each with an iron finial. The roof is finished with an elaborate eaves detail of brackets and fretwork wall plates. There is a comparatively simple bull nose verandah with iron similar to the B.C.C. approved design for verandahs of 1908. The front windows are located in the two projecting bays. There is an intact picket fence.

A3.24 - MILL STREET STREETScape

(i) Boundary Definition

208-212 Mill Street, north side.

(ii) Area Description

The significance of the area derives from:

(a) the strong and consistent streetscape created by three intact and ornate polychrome brick houses, of a different yet related design.

(b) the mature street trees, gravel verges and stone storm-water channels.

(iii) Building Schedule

Contributory buildings are shown on the accompanying map.

A3.25 - 21-25 VICTORIA AVENUE STREETSCAPE

(i) Boundary Definition

21-25 Victoria Avenue south side.

(ii) Area Description

The significance of the area derives from:

- (a) the streetscape qualities of this extraordinary single storey terrace.
- (b) mature street trees, gravel verges and stone storm-water channels.

(iii) Building Schedule

Contributory buildings are scheduled on the map, refer

A3.1. These buildings are significant and are as follows:

VICTORIA AVENUE

- 21-25 (S)* A unique row of 3 single storey face brick and rendered terraces; originally there were 4 (No.19). The entrance doors have banded brick quoins and voussiors with a decorative cornice and cast iron trim above the door head, and blue etched glass with the house name in a semicircular fanlight above. The bay windows are positioned symmetrically about the entrances. These are finished in cement render, as are the wing wall quoins and capping over, and the balustraded parapet which is stepped for No.25. The verandahs have relatively simple decorative iron columns and convex iron sheeting.

A3.26 - OLD BALLARAT CEMETRY

(i) Boundary Definition

The Old Ballarat Cemetery, Macarthur Street.

(ii) Area Description

The significance of the area derives from:

(a) the improvements provided by the Cemetery Trust
- particularly the elaborate iron entrance
gates and rotunda.

(b) the historical nature of the graves and the
Chinese section with small uniform sized head
stones; also the dominant funerary oven with its
unusual iron flue.

SURVEY AREA 3 (contd.)

Priority B Areas

These areas are of particular importance in Survey Area 3 as they provide a background and context for the Priority A Areas.

B3.1 - MAIR STREET AREA

(i) Boundary Definition

Mair Street, extending on both sides from A3.7, just short of Pleasant Street to Lyons Street, excluding Priority A Areas, A3.4, A3.5, A3.6 and A3.21 and Priority B Area B3.3; (refer Map 2).

(ii) Area Description

The significance of the area derives from:

- (a) various intact Edwardian and Victorian houses and several larger mansions with mature gardens.

There are three significant buildings:

607 Mair Street - a bluestone cottage with large rear bluestone stable.

Part of the St. John of God Hospital, 'Cuthbert House', this was formerly

Ballarat Girls' Grammar School; an early house with various projecting bays and an elaborate verandah that returns on three sides.

- (b) the mature street trees, gravel verges and stone storm-water channels.
- (c) the distant vistas - Mount Warranheip and the Congregational Church spire.
- (d) several streetscape sequences.
- (e) contributory buildings of significance

There are several contributory buildings of interest.

613, 701, 703, 705, 1003, 1005, 1011, 1103, 1113, 1115, 1303, 1309 and 1311 south side

and 522, 604, 704-8, 804, brick wing of St. John of God Hospital, not specified elsewhere,

and 1308 north side.

Institutional expansion has to some extent lessened the environmental qualities of Mair Street and could continue to do so.

B3.2 - STURT STREET AREA

(i) Boundary Definition

Sturt Street, on both sides, Gillies Street to the west to Lyons Street to the east. It excludes those parts that are otherwise specified Priority A areas:

A3.7, A3.8, A3.9, A3.10, A3.11, A3.12, A3.14, A3.15
A3.16. (Refer Map 2.)

(ii) Area Description

The significance of the area derives from:

- (a) the grandeur of Sturt Street, an unusually wide and well planted roadway, unique to a provincial or inland city, except perhaps Canberra.

It has a central plantation east of Pleasant Street and side plantations to the west.

- (b) mature trees, gravel verges (west of Pleasant Street) and stone storm-water channels.

- (c) various interesting or intact Victorian Edwardian houses and mature gardens.

There are two significant buildings:

1407 (S)* An elaborate face brick and cement rendered house with projecting bays.

1411 (S)* An apparently early brick villa.

There are also several contributory buildings of special interest on the south side:

No.819-821, corner of Drummond Street, the Southern Cross Hotel; Nos.919-921, the first floor facade of three shops unusual for drafted representational ashlar work; No.1023, an elaborate brick house with two projecting bays, and No.1399; on the north side Nos.1116, 1304, 1306, 1322, 1328, 1412, 1416 and 1422.

B3.2 - STURT STREET AREA (contd.)

The whole of Sturt Street has been specified. This is despite various intrusive buildings and other developments, as it provides such an important and well landscaped approach to the commercial centre of Ballarat. Developments associated with cars are the most intrusive, in particular used car yards, service stations, drive-in fast food outlets and car accessory businesses. Some shopping areas, to a lesser extent, are intrusive because they introduce a new low scale, cheap materials, and little design consideration.

Redevelopment of housing stock, substantial villas and terraces, has facilitated much of this new development which is most intrusive where it involves the amalgamation of one or more blocks. The use zoning which permits, and in effect encourages, this change of character, should be reviewed. Activities compatible with existing building stock, such as professional offices, with car parking bonuses for existing buildings, should be seen, as an alternative which maintains the original environment.

B3.3 - ERRARD STREET AREA

(i) Boundary Definition

Errard Street North, both sides from A3.15 to Mair Street. (Refer also to Map 2.)

(ii) Area Description

The significance of the area derives from:

- (a) a number of intact Victorian and Edwardian buildings; Nos.5,7,9 and 6,8,10 and 12 Errard Street.
- (b) a consistent streetscape created by the two storey terrace and adjacent houses Nos.6-12.
- (c) the mature trees, gravel verges and stone storm-water channels.

The street also includes various later but compatible houses.

B3.4 - ASCOT STREET AREA

(i) Boundary Definition

Ascot Street North, as shown on Map 2.

(ii) Area Description

The significance of the area derives from:

- (a) the large number of intact Victorian and Edwardian weatherboard houses; particularly 15, 17 and 19, and 20, 22 and 24 Ascot Street.
- (b) a consistent, unusually elevated streetscape sequence; Nos.20-24 Ascot Street.
- (c) the mature trees, gravel verges and stone storm-water channels.

B3.5 - TALBOT STREET AREA

(i) Boundary Definition

Talbot Street, north, between B3.1 and B3.2.

(ii) Area Description

The significance of the area derives from:

- (a) a number of intact Victorian and Edwardian weatherboard houses.
- (b) the mature street trees, gravel verges and stone storm-water channels.
- (c) the closing vista of the streetscape A3.5.

A3.6 - SUSSEX STREET AREA

(i) Boundary Definition

All houses with their principal frontages in Sussex Street; and Pleasant Street, east side between A3.7 and B3.2; also refer to Map 2.

(iii) Area Description

The significance of the area derives from:

- (a) the large number of intact Victorian and Edwardian weatherboard houses.
- (b) the mature trees, gravel verges and stone storm-water channels.
- (c) the contrasting narrow width of Sussex Street to Ripon and Pleasant Streets.

B3.7 - WEBSTER STREET AREA

(i) Boundary Definition

Webster Street, north side, from No.4 at the east to the Wendouree Parade Kiosk at the west; Webster Street south side: two sections as shown on Map 2.

(ii) Area Description

The significance of the area derives from:

- (a) the number of intact Victorian and Edwardian houses, both weatherboard and brick, and ranging from small cottages to mansions.

There is one significant building:

No.22 Webster Street, an apparently very early cottage, possibly prefabricated.

There are several contributory buildings of special note:



No.4 Webster Street, an early single storey villa, later converted to two storeys;

Nos.6, 8, 10, an early two storey terrace, of a variety common to Sydney pre-1850.

No.33, an elaborate house with two projecting bays.

No.39 notable for its intact iron fence and gate.

No.46, elaborately detailed weatherboard, scalloped barge boards, with three finials for each gable end, early fretwork verandah brackets and beaded edge profile boards.

- (b) several streetscape sequences of intact or interesting houses, Nos.4-10, 24-28, 44-46 Webster Street.
- (c) the mature street trees, gravel verges and stone storm-water channels.
- (d) the mature private gardens.
- (e) the several environmental qualities of the western section that provide a link between the two important Priority A Areas A3.1 and A3.7.

B3.8 - WINDERMERE STREET STREETScape
(DANA TO EYRE, WEST SIDE)

(i) Boundary Definition

Windermere Street, west side between Eyre Street and one allotment to the north of Dana Street.

(ii) Area Description

The significance of the area derives from:

- (a) the consistent streetscape comprising generally intact Victorian weatherboard houses, terminated by strong corner elements, a shop, corner Eyre Street and a pair of houses with returning side verandahs, both corner of Dana Street.
- (b) the mature street trees, gravel verges and stone storm-water channels.

B3.9 - DANA STREET STREETScape

(i) Boundary Definition

1004-1012 Dana Street, north side.

(ii) Area Description

The significance of this area derives from:

- (a) the intact streetscape sequence of Victorian weatherboard houses.
- (b) the mature street trees, gravel verges and stone storm-water channels.

B3.10 - STURT AND RUSSELL STREET AREA

(i) Boundary Definition

The triangular section of residential allotments at the corner of Sturt and Russell Streets, and the 10 allotments in Sturt Street. (Refer Map 2.)

(ii) Area Description

The significance of this area derives from:

- (a) the incidence of elaborate and unusual late 1930's cream brick houses.
- (b) the mature street trees, gravel verges, stone storm-water channels, and the outlook over Victoria Park with its mature trees.

B3.11 - CARLTON STREET AND WENDOUREE PARADE

(i) Boundary Definition

All of Carlton Street and the adjacent section of Wendouree Parade to Mary's Mount Convent.

(ii) Area Description

The significance of this area derives from:

- (a) the number of 1920's and 1930's houses of interest, including several more picturesque timber examples of the Californian bungalow idiom.
- (b) the outlook of both streets - the Botanical Gardens and Lake Wendouree and the mature street trees, gravel verges, and stone storm-water channels.

B3.12 - LYONS STREET SOUTH STREETSCAPE

(i) Boundary Definition

12-22 Lyons Street, west side.

(ii) Area Description

The significance of this area derives from:

- (a) one significant building, Nos.18-20 (S)* - a two storey pair of houses of an extremely elegant Renaissance revival design; and a sequence of intact Victorian weatherboard houses on either side.

B3.13 - 12-16 PLEASANT STREET STREETSCAPE

(i) Boundary Definition

12-16 Pleasant Street, west side.

(ii) Area Description

The significance of this area derives from:

- (a) the unusual group of three houses -
 - a brick Edwardian design with an angled corner pepper pot tower over the entry.
 - a timber Edwardian house set well back with an angled wing.
 - an elaborate Victorian weatherboard house with double bays and a truncated, part pyramidal roof.
- (b) the adjacent mature street trees, gravel verges, and stone storm-water channels.

B3.14 - WINDERMERE STREET NORTH STREETSCAPE

(i) Boundary Definition

17-23 Windermere Street, west side.

(ii) Area Description

The significance of this area derives from:

- (a) the consistent streetscape qualities of the intact Victorian houses.
- (b) the gravel verges, and stone storm-water channels.

SURVEY AREA 4

EAST BALLARAT

SCHEDULE OF SIGNIFICANT AREAS

Priority A

- A4.1 BARKLY STREET AREA
- A4.2 ST. ALIPIUS, VICTORIA STREET
- A4.3 VICTORIA STREET (CORNER QUEEN STREET) STREETSCAPE
- A4.4 VICTORIA STREET (152-162) STREETSCAPE

Priority B

- B4.1 VICTORIA STREET AREA

This Survey Area represents a small part of East Ballarat, the former Municipal centre of Barkly Street, and a section of Victoria Street, the wide formal approach to Ballarat from Melbourne. Victoria Street is, however, atypical of the rest of East Ballarat where street layout more or less followed the patterns of existing development, and there is little influence of the surveyor's grid. Streets are generally winding and narrower than West Ballarat. This situation is more clearly explained in 1.3 Brief Historical Background. East Ballarat was created as a separate municipality in 1857 and was amalgamated with the City of Ballaarat in 1921. Separate municipal offices, library and fire station were built in Barkly Street on high ground above the early teeming but now defunct commercial area of Main Street.

The area now has far fewer significant buildings than West Ballarat because there were few public or large commercial buildings erected. The majority were humble miner's dwellings and small shops of the 1850's to 1870's which have since vanished.

A4.1 - BARKLY STREET AREA

(i) Boundary Definition

Barkly Street from Princes Street, to the right-of-way south of East Street and including 6 houses in East Street; also refer to the accompanying map A4.1.

(ii) Area Description

The significance of the area derives from:

- (a) the various significant buildings and the contrasting number of weatherboard cottages.
- (b) the strong landmark created by the Fire Station tower at the corner of East and Barkly Streets, and the other strong streetscape elements of the Methodist Church complex, also the former East Ballarat Free Library and the Synagogue.
- (c) the closing of the vista to the north east, by the tower of St. Alipius.
- (d) the large gas street lamp outside the Fire Station, similar to others shown in early photos.
- (e) the elaborate wrought iron gates and fencing for the now removed Town Hall gardens. The bluestone storm-water channels.

(iii) Building Schedule

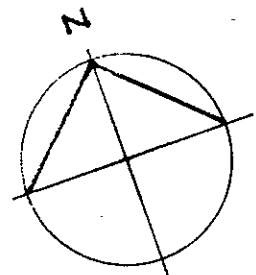
Contributory buildings are shown on the accompanying map. There are several significant buildings:

BARKLY STREET

- (S)* Methodist Hall - an unusual basilica configuration, weatherboard with several rather unusual details.
- 18 (S)* Methodist Parsonage - a simple two storey brick house.
- (S)* Former East Ballarat Library - one of the most extraordinary buildings in Ballarat with unusual polychrome brickwork and detailing; a strong streetscape element.

A4.1 - BARKLY STREET AREA (contd.)

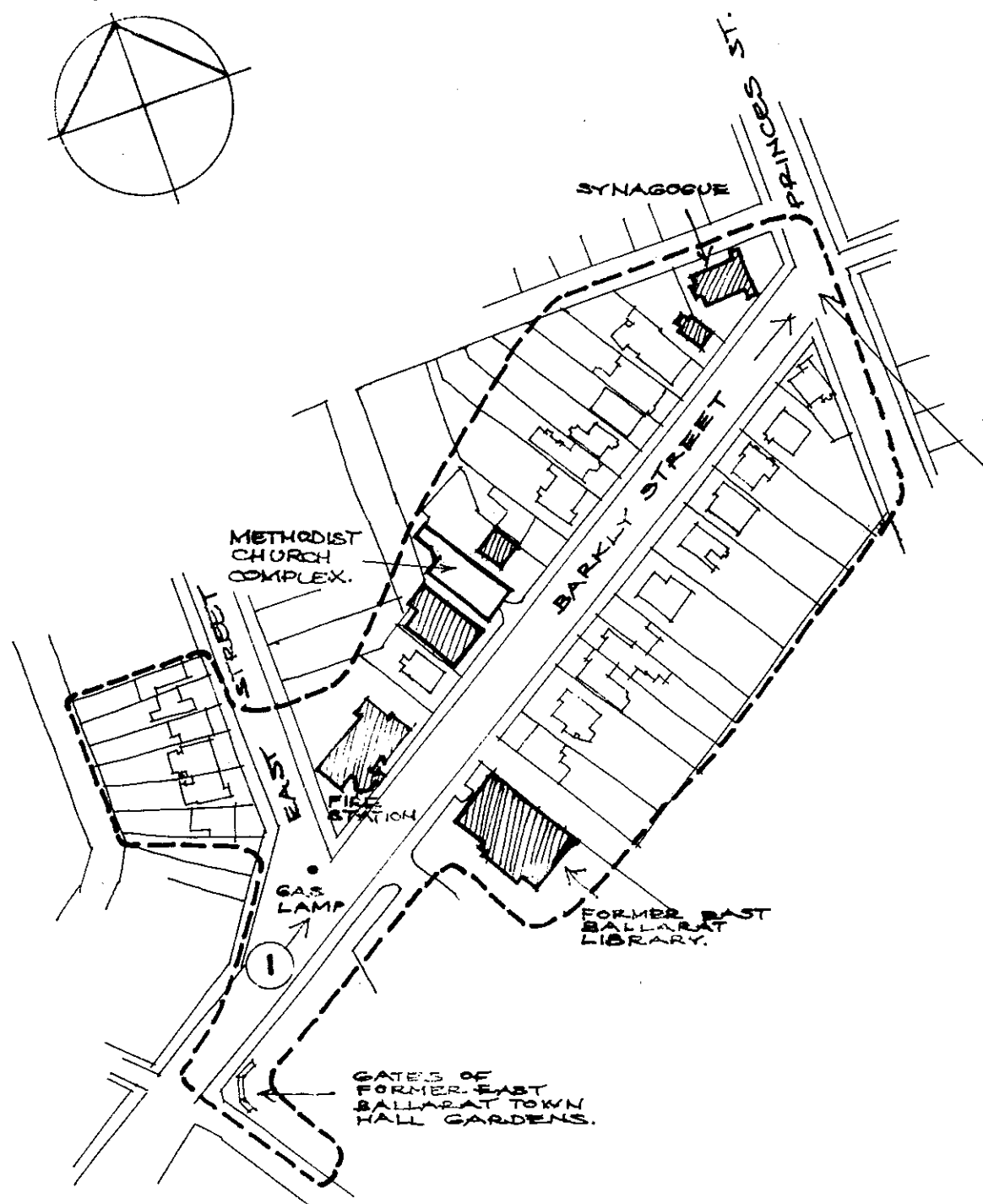
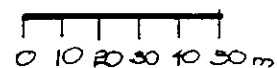
- 22 (S)* East Ballarat Fire Station - another unusual building
 cominated by the four storey brick fire tower similar
 to the West Ballarat Station except for the materials
 and the stepping in at each level.
- (S)* Synagogue, corner of Princes Street. This is an early
 and simple classical building in a pleasant garden
 setting and an associated small brick house. It
 provides an intact corner supplies a strong termination
 of this area.



KEY

- SIGNIFICANT BUILDINGS
- CONTRIBUTORY BUILDINGS

SCALE



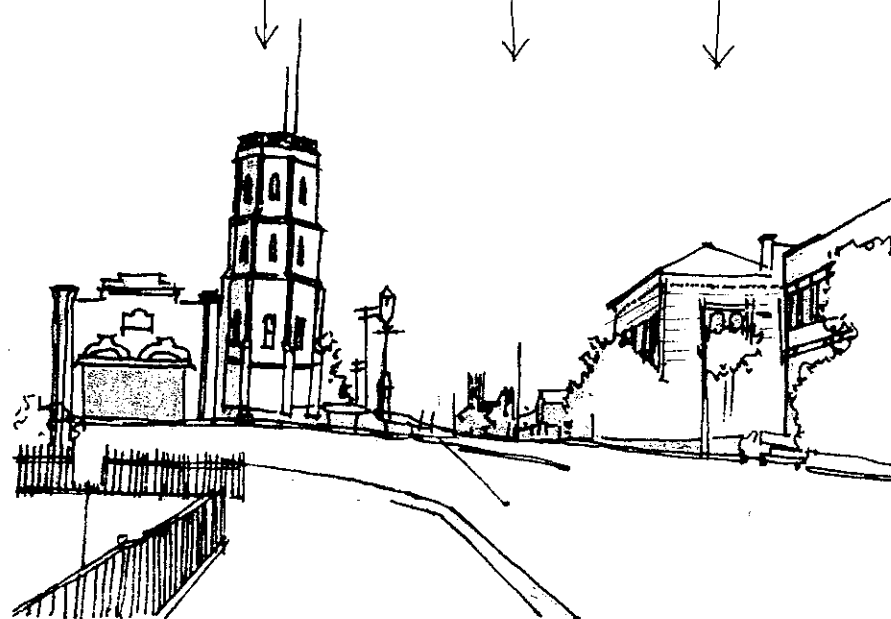
VISTA IS TERMINATED BY THE TOWER OF ST. ALPIUS.

THIS AREA IS IMPORTANT FOR ITS SIGNIFICANT BUILDING BEING ONCE THE MUNICIPAL CENTRE FOR EAST BALLARAT. THE ADJACENT HOUSES ARE CONTRIBUTORY.

FIRE STATION AN IMPORTANT LANDMARK

DISTANT VISTA OF ST. ALPIUS.

EAST BALLARAT LIBRARY ONLY REMAINS OF THE ELABORATE EAST BALLARAT TOWN HALL COMPLEX



A4.1

A4.1 BARKLY STREET AREA

1

A4.2 - ST.ALIPIUS, VICTORIA STREET

(i) Boundary Definition

Victoria Street, south side - St.Alipius Church School and Presbytery.

(ii) Area Description

The significance of the area derives from:

- (a) the buildings and surrounding grounds of the complex.
- (b) the relationship of the plantation strips, bluestone gutters and mature trees of Victoria Street with this intact group.

(iii) Building Schedule

Contributory buildings are shown on the accompanying map.

A4.3 - VICTORIA STREET (CORNER QUEEN STREET) STREETScape

(i) Boundary Definition

124-132 Victoria Street, south side.

(ii) Area Description

The significance of this area derives from:

- (a) the strong streetscape element of the shop with its iron column supported corner verandah.
- (b) the streetscape qualities of the adjacent houses and gardens, in particular the large and elaborate two storied mansion with intact decorative iron verandah, face brick work and cement render trim.
- (c) the mature street trees, wide plantation strip and stone storm-water channels.

(iii) Building Schedule

Contributory buildings are shown on the accompanying map.

A4.4 - VICTORIA STREET (152-162) STREETSCAPE

(i) Boundary Definition

152-162 Victoria Street, south side.

(ii) Area Description

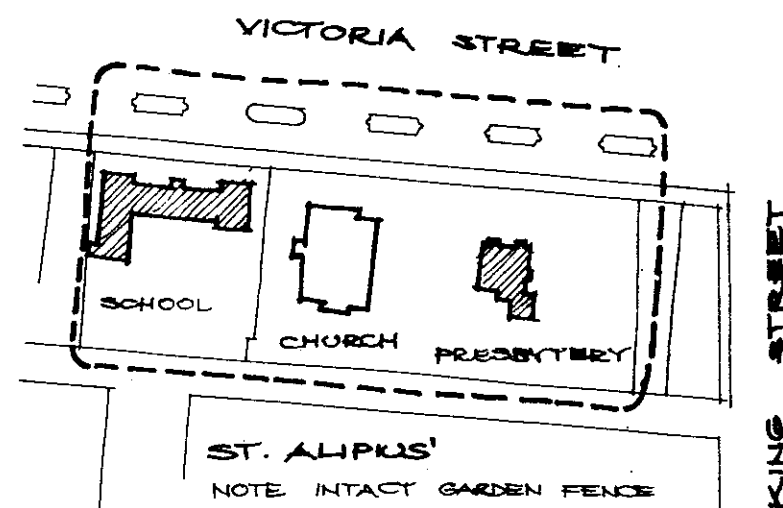
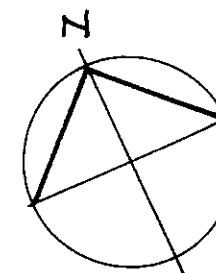
The significance of the area derives from:

(a) the interesting face brick row of six single storey terrace houses.

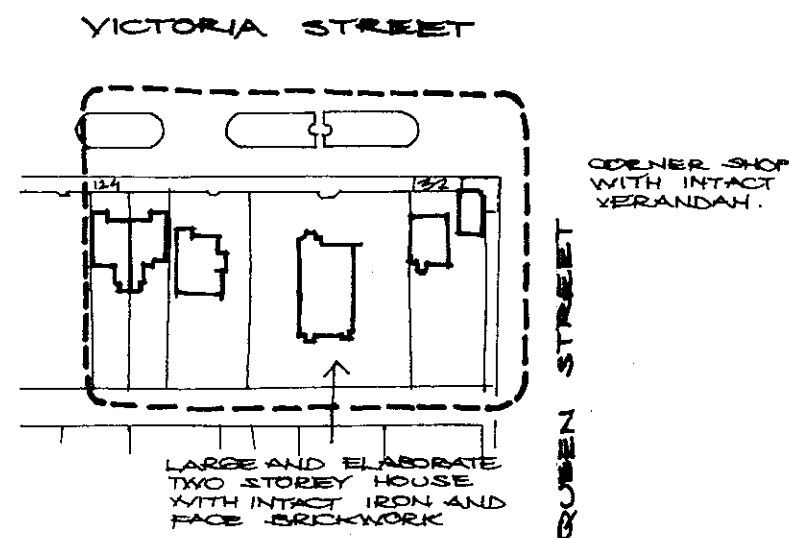
(b) the plantation strip with stone storm-water channels.

(iii) Building Schedule

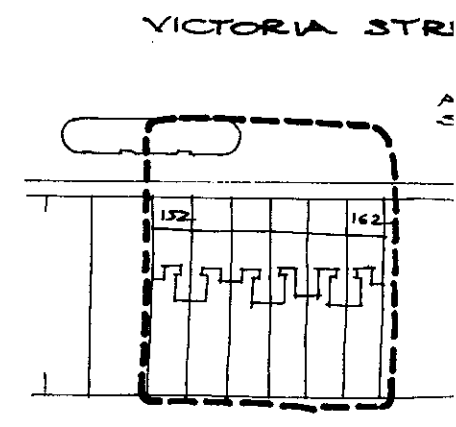
Contributory buildings are shown on the accompanying map.



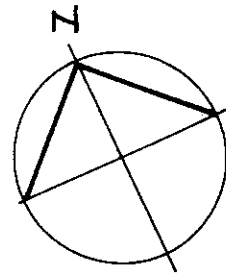
A4.2



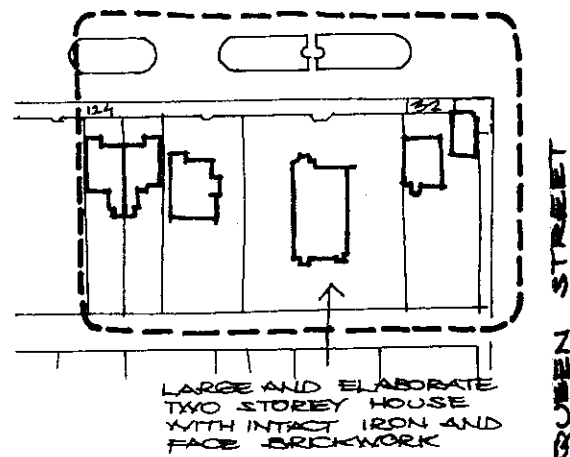
A4.3



A4.4



VICTORIA STREET

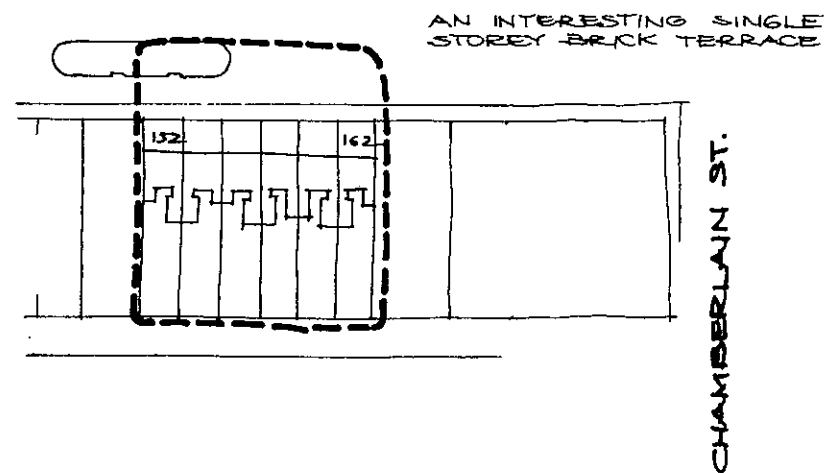


CORNER SHOP
WITH INTACT
VERANDAH.

LARGE AND ELABORATE
TWO STOREY HOUSE
WITH INTACT IRON AND
FACE BRICKWORK

A4.3

VICTORIA STREET



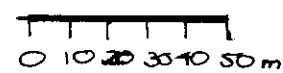
AN INTERESTING SINGLE
STOREY BRICK TERRACE

A4.4

KEY

- SIGNIFICANT BUILDINGS
- CONTRIBUTORY BUILDINGS.

SCALE



A4.2 ST. ALPIUS, VICTORIA ST.

A4.3 VICTORIA ST. (CORNER
QUEEN ST.) STREETSCAPE

A4.4 VICTORIA ST (152-162)
STREETSCAPE

B4.1 - VICTORIA STREET

(i) Boundary Definition

Victoria Street, both sides, from Humffray Street to the west; to Rodier Street and the railway line to the east. It excludes the following Priority A Areas, A4.2, A4.3 and A4.4.

(ii) Area Description

The significance of the area derives from:

(a) the wide road reserve, wide plantation strips with garden beds and mature trees (rather more sporadic than Sturt Street) stone storm-water channels and kerbing.

(b) a number of contributory houses and buildings.

Some of these of special interest area:

Munster Arms Hotel, corner Humffray Street,
Nos.71, 113, 170, 172, 181, 221 and 223.

This area is extremely important as the Melbourne approach to Ballarat. Retention of Victorian and Edwardian housing stock is highly desirable and new developments that are compatible with these should be encouraged. There is a new residential development, north side, that underlines the need for this consideration.

SURVEY AREA 5

NORTH BALLARAT

SCHEDULE OF SIGNIFICANT AREAS

Priority A

- A5.1 LYDIARD STREET (RESIDENTIAL) AREA
- A5.2 NOLAN STREET AREA
- A5.3 SEYMOUR CRESCENT AREA
- A5.4 MACARTHUR AND NEIL STREET AREA
- A5.5 LYDIARD AND MACARTHUR STREET AREA
- A5.6 LYDIARD AND HOWARD STREET AREA

Priority B

- B5.1 LYDIARD STREET (RESIDENTIAL) AREA
- B5.2 NEIL STREET AREA
- B5.3 LIGAR STREET AREA
- B5.4 DOVETON CRESCENT AREA
- B5.5 DOVETON AND MACARTHUR STREETS (CORNER PRECINCT)
- B5.6 DOVETON AND BROUGHAM STREETS (CORNER PRECINCT)

North Ballarat is laid out on the same general grid as West Ballarat, although separated from it by the creek and railway line. It has a different character than West Ballarat because of the undulating terrain. Lydiard Street rises steadily from the railway area to a point past Clarendon Street; there is a dramatic escarpment below Seymour Crescent resulting in the irregular street layout in this area, and Neil and Ligar Streets are comparatively undulating.

The Survey Area contains various well built houses of interest, although there are no mansions, as in West Ballarat. The area obviously represented more the middle classes and there are few cottages as found in East Ballarat. However, the area generally has an interesting character deriving partly from the topography, the mature street trees, the overall intactness of building stock, and the scattered corner shops with column verandahs. General planning policies to retain the existing character of the whole Survey Area are required.

A5.1 - LYDIARD STREET (RESIDENTIAL) AREA

(i) Boundary Definition

Lydiard Street, north, on the west side between the railway line and the former Presbyterian Church north of Clarendon Street; on the west side between Seymour Street and No.408; Nos.4-12 Doveton Crescent; and an irregular section of Neil Street between Clarendon and Macarthur, as shown on the accompanying map.

(ii) Area Description

The significance of the area derives from:

- (a) the generally intact nature of the area and the various sequences of intact villas and terraces. There are various intact face brickwork buildings and some interesting and ornate Victorian and Edwardian timber villas.
- (b) private gardens - many of these contain mature trees and some have the original picket or iron pallisade fencing.
- (c) intact streetscapes; the following groups of buildings provide consistent and intact streetscape sequences.

- 1. Nos.227-231 Lydiard Street West Side
(Ballarat Terrace)
- 2. Nos.233-239 Lydiard Street West side.
- 3. Nos.401-405 Lydiard Street West side.
- 4. Nos.320-322 Lydiard Street East side.

330 - 332

The road reserve in Lydiard Street does not have the same character as other areas designated. Stone kerbs have been replaced with concrete and there are few mature street trees, except in Doveton Crescent.

(iii) Building Schedule

Contributory buildings are shown on the accompanying map. Significant buildings are as follows:

A5.1 - LYDIARD STREET (RESIDENTIAL) AREA (contd.)

(iii) Building Schedule (contd.)

LYDIARD STREET

- 215 (S)* A pleasing and intact late boom design with a cement rendered facade.
- 227-231(S)* Ballarat Terrace; an extremely interesting and intact two storey terrace building. It is notable for decorative brickwork, intact iron and balustrades to both verandah levels, an intact iron double palisade fence, and open work iron posts.
- 233 (S)* An elaborate Edwardian timber villa with a corner turret and front and side verandahs.
- 235 (S)* An elaborate Edwardian timber villa with two wide projecting bays.
- 302 (S)* North Star Hotel - a face brick building of the 1860's, now unfortunately painted. It has some original windows and is most notable for the wide two storey verandahs constructed at the turn of the century which form a major corner streetscape element.
- 402 (S)* Corner Clarendon Street; an unusual design of face brick work and rendered trim built in two separate sections, with a verandah that returns on the corner elevations.
- 408 (S)* A large single storey villa notable for patterned brickwork, particularly a band below the eaves line; and a wide verandah returning on three sides.

NEIL STREET

- 411 (S)* A pleasant late Victorian brick villa with a central projecting wing with projecting bay windows. It has an interesting verandah projected by this plan which has interesting decorative iron and wide brackets with pendants. There is an unusual octagonal lantern with a turret over the centre of the house.

A5.1 - LYDIARD STREET (RESIDENTIAL) AREA (contd.)

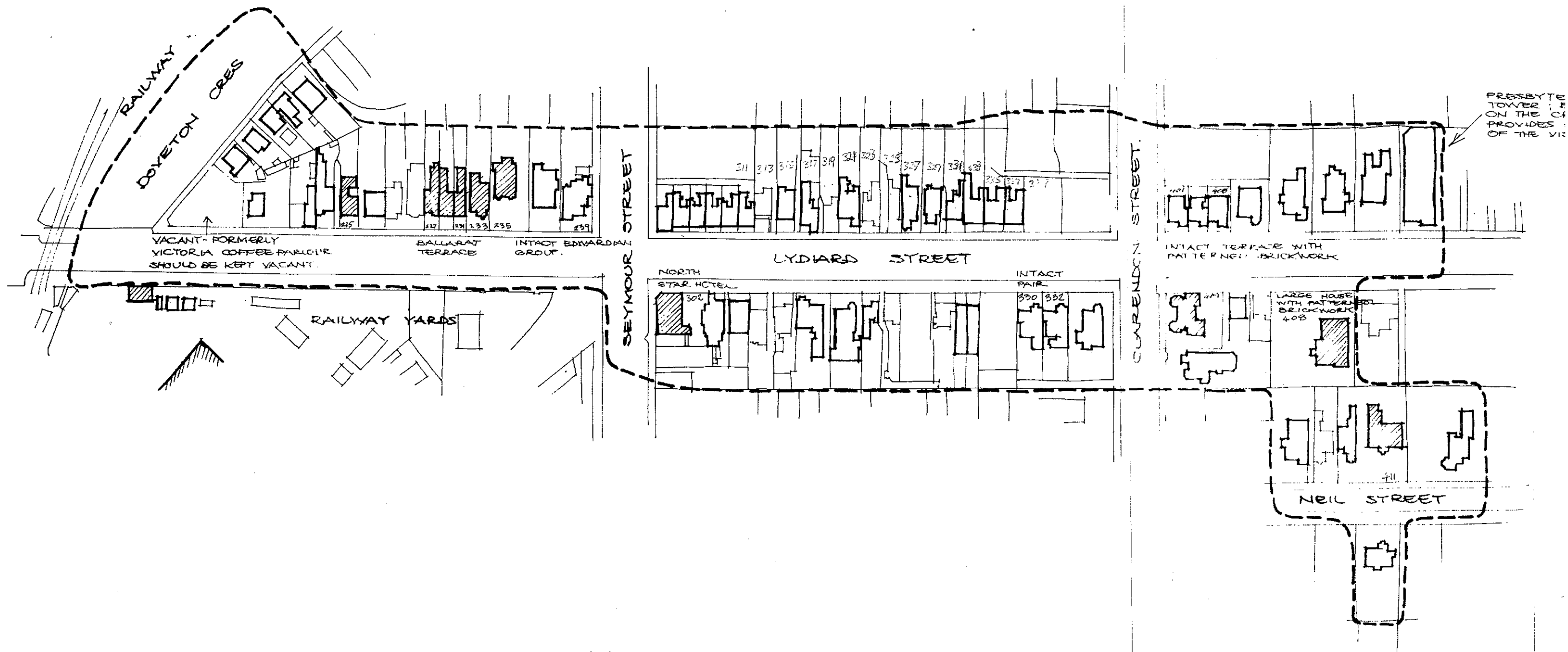
(iii) Building Schedule (contd.)

There are also several contributory buildings of special interest:

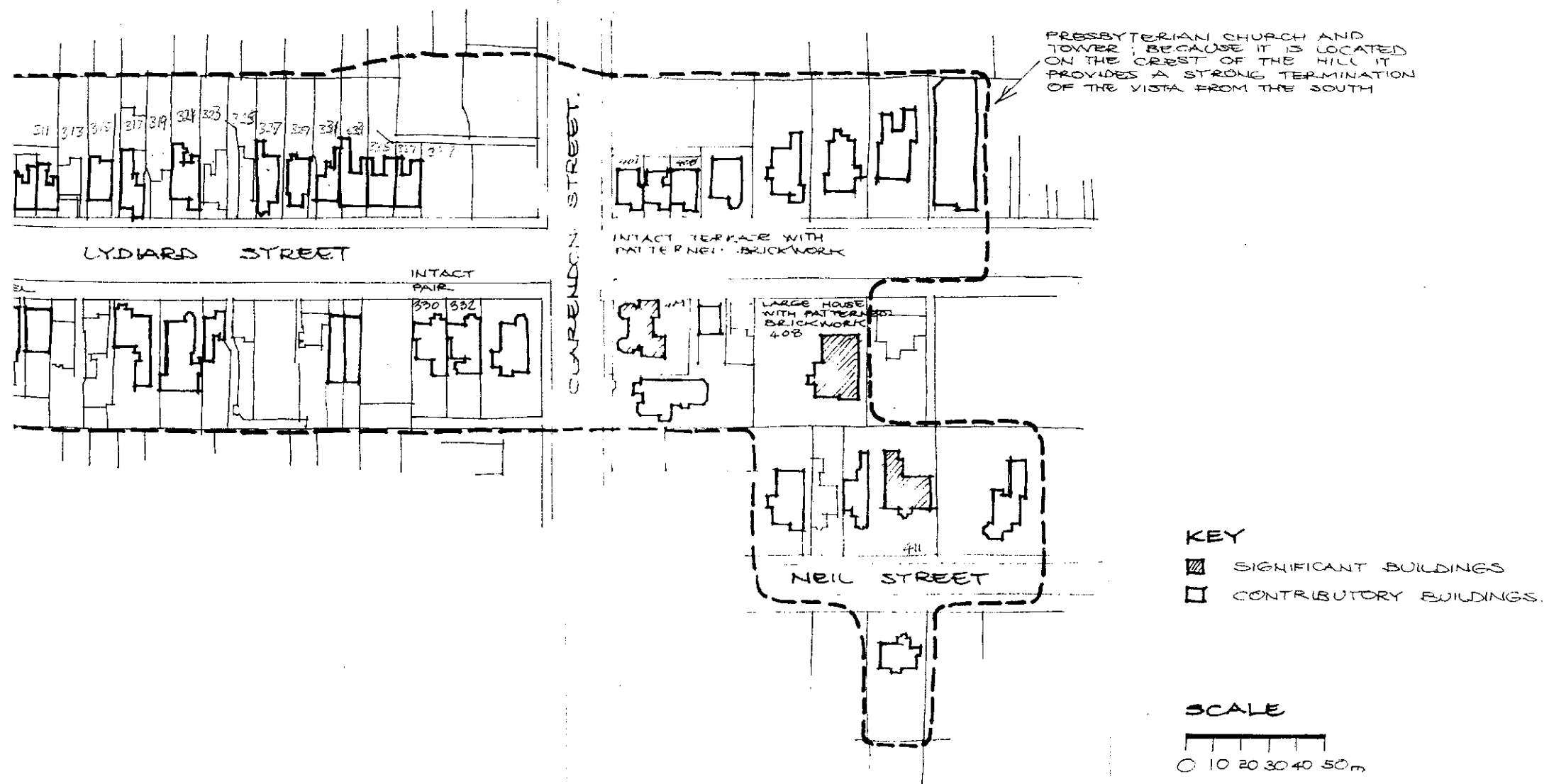
LYDIARD STREET

- 401-405(C) Three single storey terraces with repetition of elements; projecting wings enclosing verandahs - they are in a dark face brick, unusual for Ballarat, otherwise they are similar to a group in Webster Street.
- 330 and(C) Two adjacent intact matching brick villas with intact
332 face brickwork with cement trim. A projecting window is modelled in a render finish - an unusual device elsewhere but relatively common in Ballarat.

AN OVERALL INTACT VICTORIAN AND EDWARDIAN RESIDENTIAL AREA. IT COMPRISES MANY HOUSES WITH UNPAINTED BRICK AND PATTERNED BRICK AND MANY ELABORATE TIMBER HOUSES. IT IS EFFECTIVELY CONTAINED BY THE RAILWAY LINE AND THE HILL AT THE NORTHERN EXTREMITY. IT PROVIDES AN IMPORTANT CONTINUITY TO LYDIARD STREET ON THE SOUTH SIDE OF THE RAILWAY.



IN AND EDWARDIAN
 SES MANY HOUSES
 ATTERED BRICK AND
 HOUSES.
 D BY THE RAILWAY
 NORTHERN EXTREMITY.
 IT CONTINUITY TO
 SOUTH SIDE OF



A5.2 - NOLAN STREET AREA

(i) Boundary Definition

Nolan Street from Ligar Street to one allotment west of Neil Street, and returning up Neil Street for five allotments; see also accompanying map.

(iii) Area Description

The significance of the area derives from:

- (a) the number of intact Victorian houses.
- (b) the street layout, being curved and cut down with a series of well built bluestone retaining walls on the property frontages giving the houses an elevated position; stone storm-water channels, gravel verges and the mature trees of the rail yards opposite.

(iii) Building Schedule

Contributory buildings are shown on the accompanying map. There is one significant building:

NOLAN STREET

- 2 (S)* A large weatherboard house with two projecting wings, one hipped the other gabled, both with bay windows; and a verandah between them with intact frieze iron and brackets and balustrade. The house is unusual for a timber house because of the bluestone base (which matches the retaining wall), and the flight of steps up to the verandah with decorative iron balustrading.

A5.3 - SEYMOUR CRESCENT AREA

(i) Boundary Definition

Nos.2-20 Seymour Crescent, west side; also the view outlook across the escarpment should be considered as part of the area.

(ii) Area Description

The significance of this area derives from:

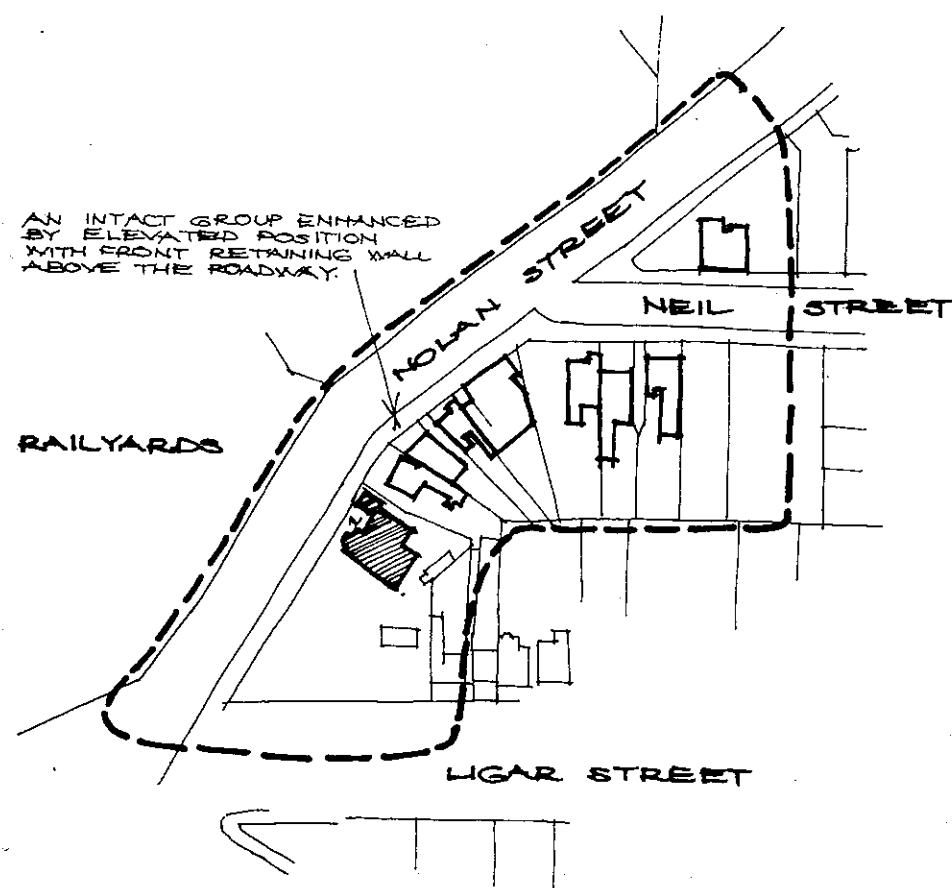
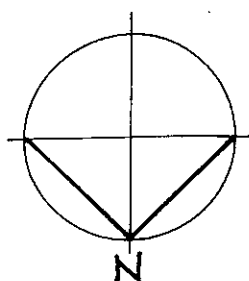
- (a) a sequence of generally intact villas of some interest situated in an elevated position above road level; there is a section of bluestone retaining wall that defines this.
- (b) private gardens; there are several intact private gardens with mature trees. There are also gardens with intact iron palisade and original picket fences.
- (c) the stone storm-water channels, the curvature of the street, and the elevated position above the escarpment, provide extensive views towards East Ballarat and Mount Warranheip.

(iii) Building Schedule

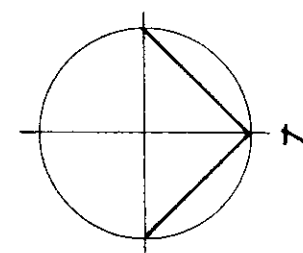
Contributory buildings are shown on the accompanying map. There are two significant buildings.

SEYMOUR CRESCENT

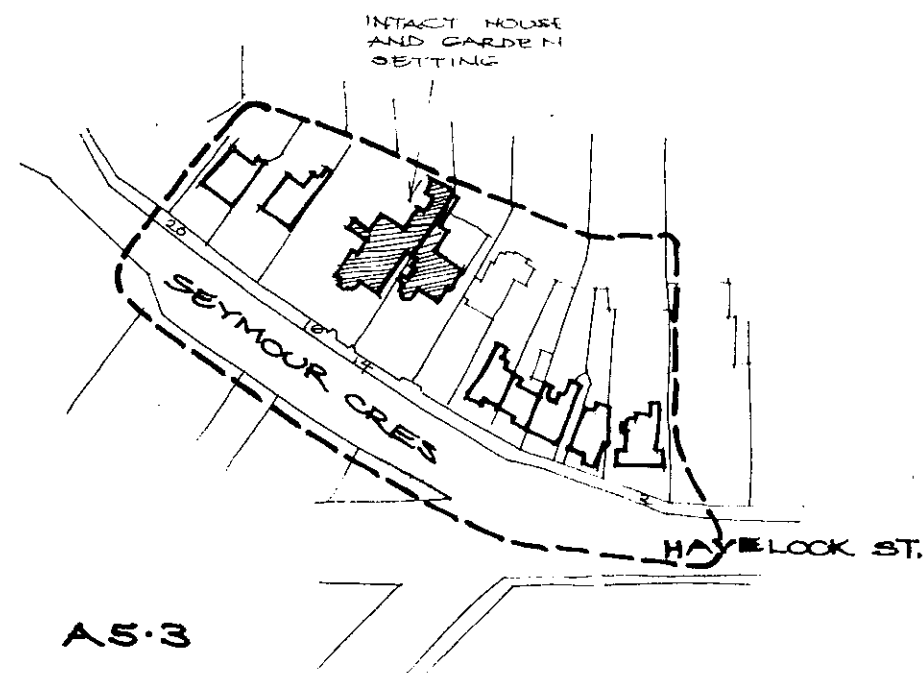
- | | | |
|----|------|---|
| 14 | (S)* | An interesting and early Gothic brick cottage; unfortunately the face brickwork has been painted. It has an early picket fence. |
| 16 | (S)* | A substantial house of the 1870's, notable for its intactness, patterned face brickwork, timber verandah fretwork, intact and unusual double palisaded iron fence with curved gate recess built on a stone retaining wall. The garden has several mature trees. |



A5.2



STREETSCAPE ENHANCED BY TOPOGRAPHY
- ELEVATED POSITION OVERLOOKING AN
- ESCARPMENT ON THE OPPOSITE SIDE
OF SEYMOUR CRESCENT

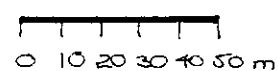


A5.3

KEY

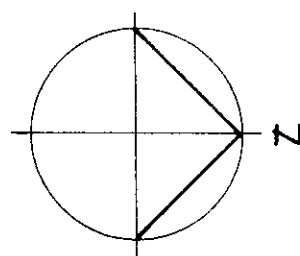
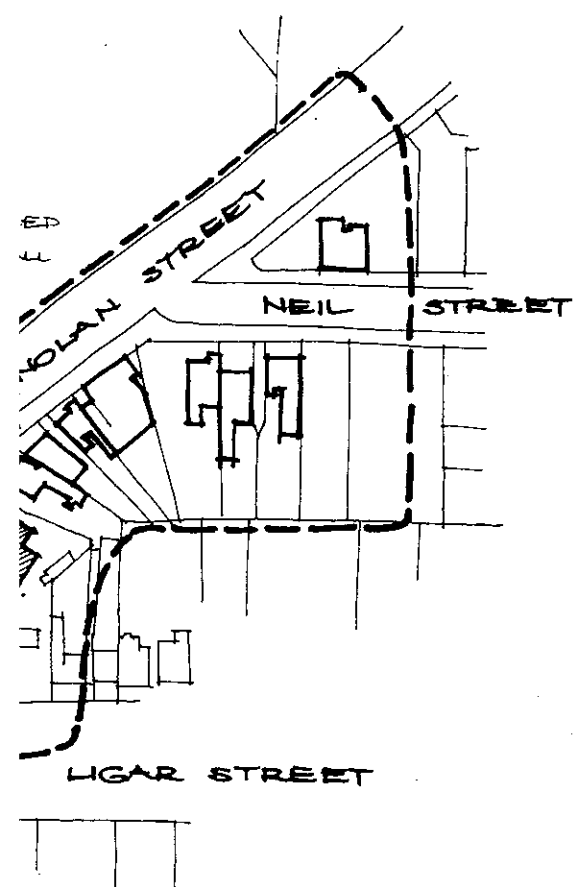
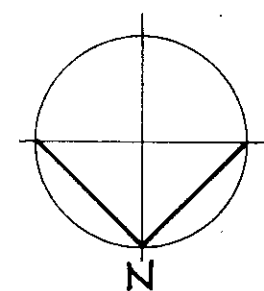
- SIGNIFICANT BUILDINGS
- CONTRIBUTORY BUILDINGS

SCALE

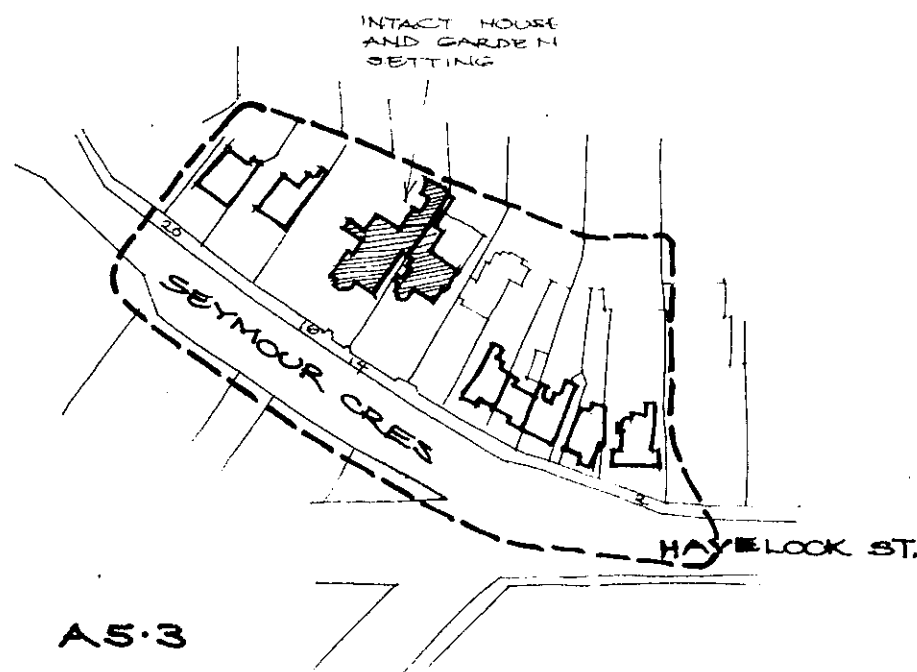


A5.2 NOLAN ST

A5.3 SEYMOUR



STREETSCAPE ENHANCED BY TOPOGRAPHY
- ELEVATED POSITION OVERLOOKING AN
- ESCARPMENT ON THE OPPOSITE SIDE
OF SEYMOUR CRESCENT

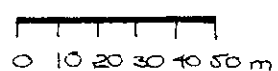


A5.3

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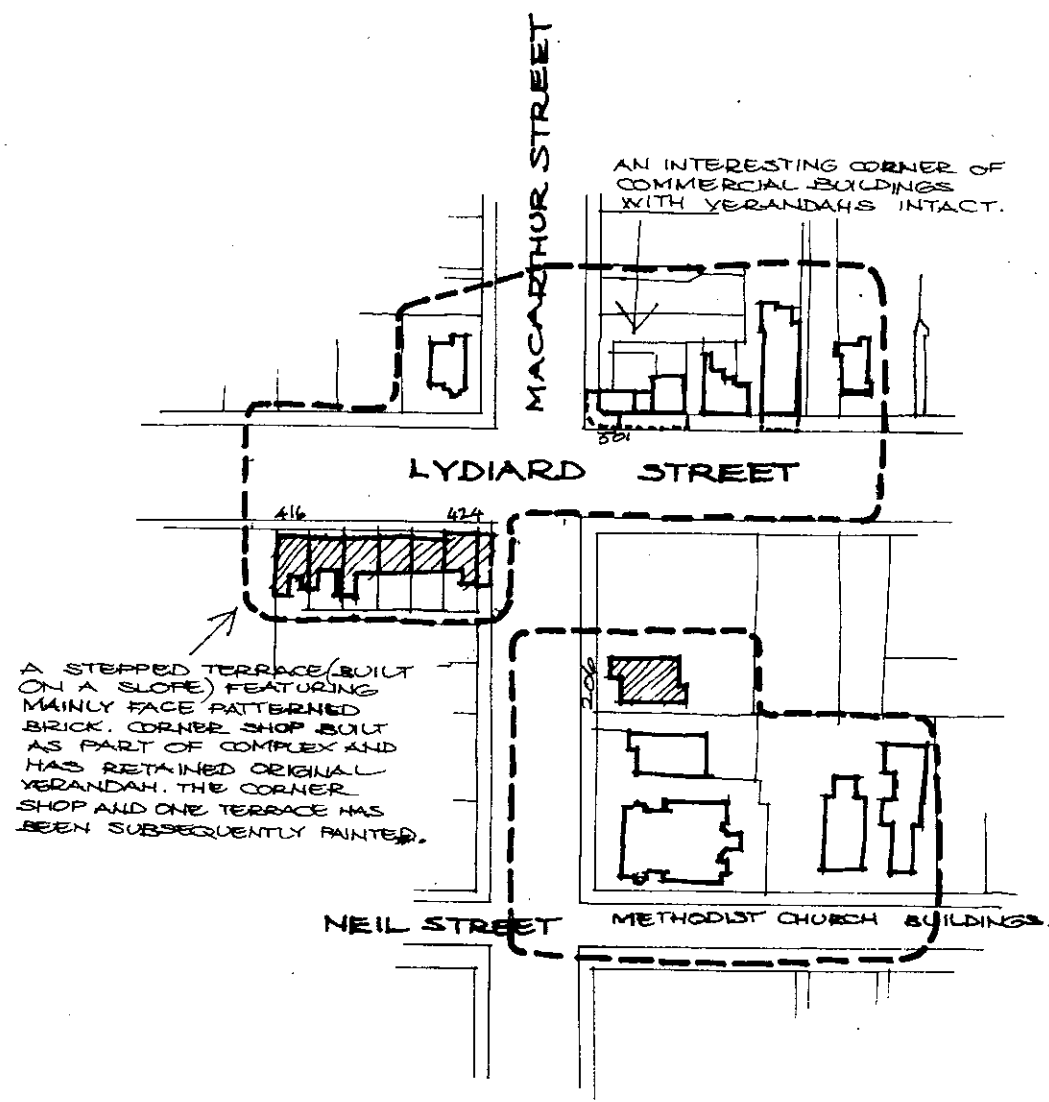
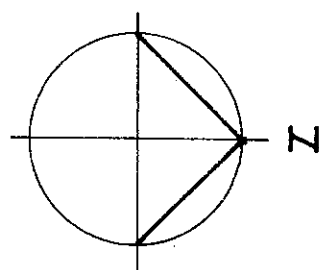
- SIGNIFICANT BUILDINGS
- CONTRIBUTORY BUILDINGS

SCALE

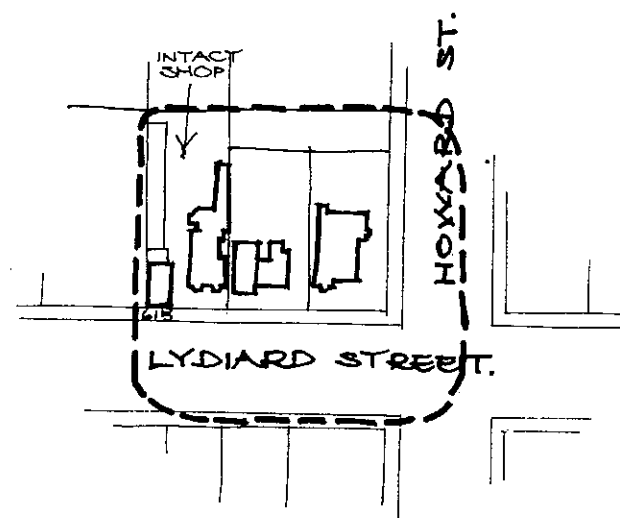


A5.2 NOLAN STREET AREA

A5.3 SEYMOUR CRESCENT AREA



A5.4

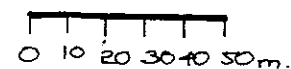


A5.6

KEY

- SIGNIFICANT BUILDINGS
- CONTRIBUTORY BUILDINGS.

SCALE



A5.4 MACARTHUR AND NEIL STREET AREA

A5.5 LYDIARD AND MACARTHUR STREET AREA

A5.6 LYDIARD AND HOWARD STREET AREA

A5.4 - MACARTHUR AND NEIL STREET AREA

(i) Boundary Definition

206 Macarthur Street, north side, to Neil Street,
and the former Methodist Church complex in Neil Street.

(ii) Area Description

The significance of the area derives from:

- (a) the sequence of intact buildings.
- (b) the strong streetscape qualities of the
Methodist Church on a corner allotment.

(iii) Building Schedule

Contributory buildings are shown on the accompanying
map. There is one significant building.

MACARTHUR STREET

- 206 (S)* An assymetrical villa with particularly elaborate yet
primitive patterned brickwork and open work cast iron
pilasters of a very delicate character.

A5.5 - LYDIARD STREET AND MACARTHUR STREET AREA

(i) Boundary Definition

Nos.416-424 Lydiard Street, east side; on the west side the allotment on the south west corner and the sequence of commercial buildings and adjacent house, as shown on the accompanying map.

(ii) Area Description

The significance of the area derives from:

- (a) the intact and interesting buildings including an interesting group of commercial buildings with intact post supported verandahs; an unusual single storey terrace and an intact early and interesting house on a prominent corner location with an early design of picket fence.

- (b) mature trees in gardens and the street.

(iii) Building Schedule

Contributory buildings are shown on the accompanying map. There is one significant group of buildings:

- 416-424(S)* A stepped terrace, rising up the slope to the south, featuring mainly face patterned brick; it has a corner shop built as part of complex which has retained the original verandah. The corner shop and adjacent terrace have subsequently been painted.

A5.6 - LYDIARD AND HOWARD STREET AREA

(i) Boundary Definition

No. 615 Lydiard Street, west side to Howard Street.

(ii) Area Description

The significance of the area derives from:

- (a) the intact group of Victorian houses.
- (b) an adjacent intact shop and post supported verandah.

(iii) Building Schedule

Contributory buildings are shown on the accompanying map.

B5.1 - LYDIARD STREET (RESIDENTIAL) AREA

(i) Boundary Definition

Lydiard Street from Howard Street to the north to the northern extremity of the specified area A5.1; excluding Priority A areas A5.5 and A5.6; and the corner allotments on the north east and north west corner of Chisholm Street.

(ii) Area Description

The significance of the area derives from:

- (a) various intact and contributory Victorian and Edwardian houses.
- (b) the relationship to adjacent Priority A Areas for which it provides a context.
- (c) the street trees.

B5.2 - NEIL STREET AREA

(i) Boundary Definition

Neil Street, both sides, between Macarthur and Clarendon Streets, excluding the specified Priority A Area A5.1.

(ii) Area Description

The significance of the area derives from:

- (a) various intact Victorian and Edwardian houses.
- (b) several mature gardens.
- (c) the mature street trees, stone storm-water channels and gravel verges.

B5.3 - LIGAR STREET AREA

(i) Boundary Definition

Ligar Street both sides from Macarthur Street to the north, to Seymour Street to the south, excluding three allotments on the north west corner with Seymour Street.

(iii) Area Description

The significance of the area derives from:

- (a) various intact Victorian and Edwardian houses, with face brick and weatherboards.

There is one significant building, No.328, an unusual two storied face brick house with white rendered trim; unusual detailing of ground and upper floor windows, and unusual side entrance porch located at the intersection of a wide side with delicate Ballarat iron open panel columns.

- (b) the scattered mature street trees, storm-water channels and gravel verges.

B5.4 - DOVETON CRESCENT AREA

(i) Boundary Definition

Doveton Crescent between Armstrong Street and Seymour Street; Armstrong Street between Doveton Crescent and Seymour Street.

(ii) Area Description

The significance of the area derives from:

- (a) the various intact and/or interesting buildings - including a former shop and houses.
- (b) the numerous mature street trees, stone storm-water channels and gravel verges.

B5.5 - DOVETON AND MACARTHUR STREETS
(CORNER PRECINCT)

(i) Boundary Definition

The principal corner allotments, as shown on Map 2.

(ii) Area Description

The significance of the area derives from:

- (a) the strong corner elements on the north corners - particularly the hotel with its intact post supported verandah.
- (b) the State School buildings.
- (c) the mature trees, stone storm-water channels, culvert rails and gravel verges.

B5.6 - DOVETON AND BROUGHAM STREETS
(CORNER PRECINCT)

(i) Boundary Definition

The principal corner allotments, as shown on Map 2.

(ii) Area Description

The significance of the area derives from:

- (a) the strong corner elements - particularly the buildings with post supported verandahs.
- (b) the stone storm-water channels, gravel verges, and adjacent mature street trees.