
Ballarat Heritage Precincts Study

PART A



Volume 2

Barkly St & Humffray St Heritage Precinct

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&
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July 2006

City of Ballarat Heritage Precincts Study

PART A

Volume 2

BARKLY ST & HUMFFRAY ST HERITAGE PRECINCT

Commissioned & Funded by the City of Ballarat

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Executive Summary

1.0 Introduction

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

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

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

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

2.0 Project Purpose & Objectives

2.1 Purpose of the Project

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

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

2.2 Recommended Precincts to be Reviewed

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

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

2.3 Project Objectives

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

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

3.0 Project Results

C.1 Proposed Heritage Precincts

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

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

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

4.0 Recommendations

4.1 Ballarat Planning Scheme

4.1.1 Status of Ballarat Precincts Study

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

4.1.2 Clause 21: Municipal Strategic Statement

It is recommended that:

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

- In Clause 21.05-5, the statement to “undertake a Heritage Precinct analysis for six heritage precincts recommended by the *Ballarat Heritage Study*” be removed.
- The definitions for heritage places identified in Clause 21.05 be altered so that they are in accordance with those definitions in the Australia ICOMOS Burra Charter. This is because a heritage place (a single site, building, object, view, space, landscape or area) may have aesthetic/architectural, historic, scientific or social heritage value, not solely historic significance as identified throughout Clause 21.05. In particular, consideration should be given to the following changes:
 - Under Key Issues – Heritage: change “sites” to “places”.
 - Under Clause 21.05-02, replace the word “historic” significance with “heritage” significance for Objective 13 – Heritage.
 - Under Clause 21.05-04, replace Zones with Overlays (second dot point), replace “historic” significance with “heritage significance”. Also for seventeenth dot point, replace “historic” places with “heritage” places, so that the policy reads: “Require alterations to heritage places to be carried out in a sympathetic manner with reference to the Burra Charter.
 - Under Clause 21.05-06 – Other Actions, replace “historic” place and “historic area” with heritage place and heritage area in the thirteenth dot point so that the action reads:

“Provide heritage and urban design advice to anyone proposing to alter a place or develop within a heritage overlay area according to the principles of the Burra Charter.”
- In Clause 21.05-6, Settlement – Other Actions, consider additional actions including:
 - Preparation of local policy for conservation of significant engineering infrastructure outside heritage overlay areas.
 - Preparation of local policy for conservation and management of significant heritage street trees outside heritage overlay areas.

4.1.3. Clause 22: Local Heritage Policy

It is recommended that:

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

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

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

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

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

4.2 Proposed Heritage Precincts

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

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

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

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

4.3 Permit Exemptions

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

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

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

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

4.4 Heritage Precincts as Incorporated Plans

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

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

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

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

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

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

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

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

4.6 Draft Guidelines for the Assessment of Heritage Planning Applications

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

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

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

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

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

⁴ Ibid., pp.83-90.

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

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

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

4.7 Existing Design & Development Overlays in Proposed Heritage Precincts

4.7.1 Urban Character Area 9 (DDO6) Height Policy

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

4.7.2 Urban Character Area 1 (DDO3) Height Policy

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

4.7.3 Urban Character Area 1 (DDO3) Fence Policy

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

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

1.0 Barkly Street & Humffray Street Heritage Precinct

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

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

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

The Initial Years

The Barkly Street and Humffray Street Precinct is located to the south-west of Main Road at Bakery Hill in Ballarat East, Parish of Ballarat¹, County of Grenville. It was originally part of the Ballarat pastoral run held by the Yuille cousins, William Cross Yuille and Archibald Buchanan Yuille from 1838 to 1852.² They subsequently took over "all the country now known as Ballarat West and East and Sebastapol".³

Gold Discovery & Mining

In 1851 the area was transformed from a pastoral run into a hive of activity following the discovery of gold at Clunes, Buninyong, and Ballarat.⁴ Significantly, the first gold strike in Ballarat occurred immediately south of the precinct area. According to early historian, W.B. Withers, who arrived in the area in November 1852:

By the time the first week was over there had gathered near 100 diggers at the Point [nearby Golden Point], the riches unearthed there quickly attracting not only all the other prospectors, but setting the colony on fire with excitement from end to end. The quiet Ballarat sheep run, with its grassy slopes and shadowy glades, and its green valley where the Yarrowee poured its limpid waters, became suddenly transformed by the wand of an enchanter ... The axe of the digger quickly made inroads upon the forest all round; the green banks of the Yarrowee were lined with tubs and cradles, its clear water were changed to liquid, yellow as the yellowest Tiber flood, and its banks grew to be long shoals of tailings.⁵

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

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

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

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

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

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

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

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

Early Town Surveys

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

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

Nearby Bakery Hill & Eureka¹¹

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

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

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

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

9 A.B. Watson, *Lost & Almost Forgotten Towns of Colonial Victoria: A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B Watson, 2003, p. 22; Victorian Municipal Directory 1890, p. 120.

10 *Ibid.*

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

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

13 *Ibid.*, p.173.

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

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

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

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

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

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

Land Purchases and use

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

14 A.J. Feeley, “With the Argus to Eureka”, in *Historical Studies – Eureka Supplement*, MUP, 1965, p.78.

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

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

Barkly and Humffray Streets Precinct Subdivision

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

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

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

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

Building Development in the Barkly / Humffray Precinct

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

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

Building Construction Dates and Owners

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

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

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

*BSA Plan = Ballarat Sewerage Authority Plan

1.3 Physical Evidence

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

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

Height

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

Form, Design and Scale, Construction and Finish

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

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

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

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

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

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

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

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

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

Garages and Carports

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

Significance of Dwellings

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

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

The dwellings that are significant within the heritage precinct are:

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

The dwellings that may have individual significance are:

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

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

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

1.3.2 Urban Design & Engineering Infrastructure

Layout and Subdivision

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

Setbacks

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

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

Engineering Infrastructure

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

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

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

Front Fences

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

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

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

Landmarks and Views

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

1.3.3 Landscaping

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

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

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

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

1.4 Statement of Cultural Significance

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

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

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

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

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

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

1.5 Rationale to Statement of Cultural Significance

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

The Barkly Street and Humffray Street Heritage Precinct is considered to meet the following relevant Criteria:

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

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

D.2: Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique).

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

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

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

Appendix 2.1: Barkly Street & Humffray Street Heritage Precinct Map

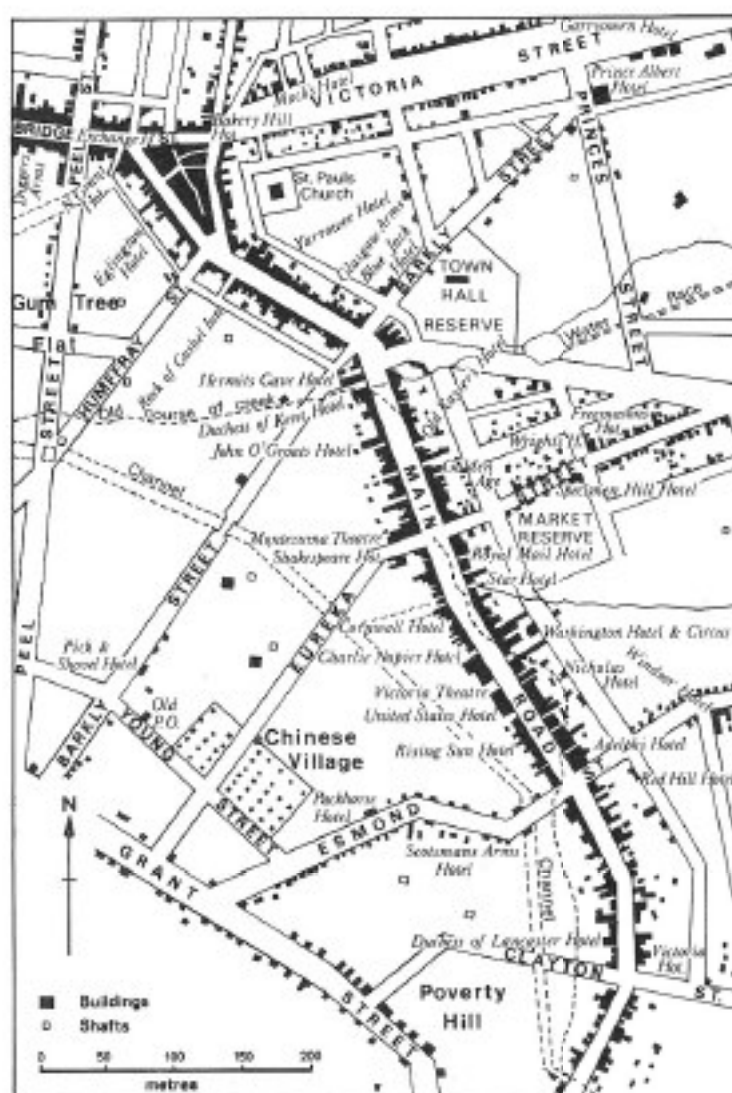


Barkly Street & Humffray Street Heritage Precinct Map

Appendix 2.2: Barkly Street & Humffray Street Precinct Historical Figures



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



Main Street in 1861

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

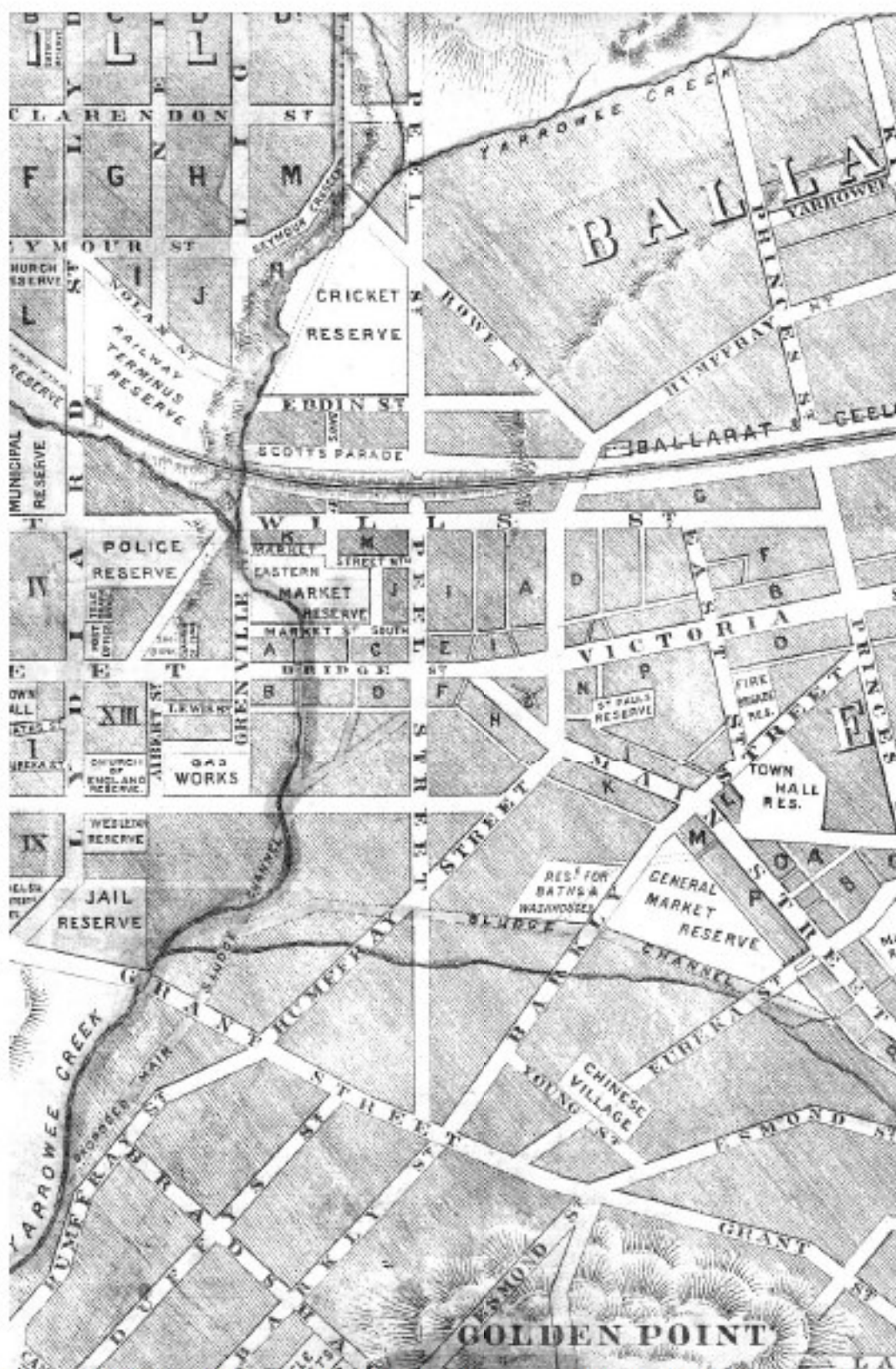


Figure 2.03: Portion of *Plan of Ballarat Municipalities*, engraved after the latest Government Surveys by H Deutsch, Ballarat, n.d. estimated 1860s, showing "Reserve for Baths & Washhouses" in the south east section of the precinct, and the "Sludge Channel" across the south of the precinct. Source: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

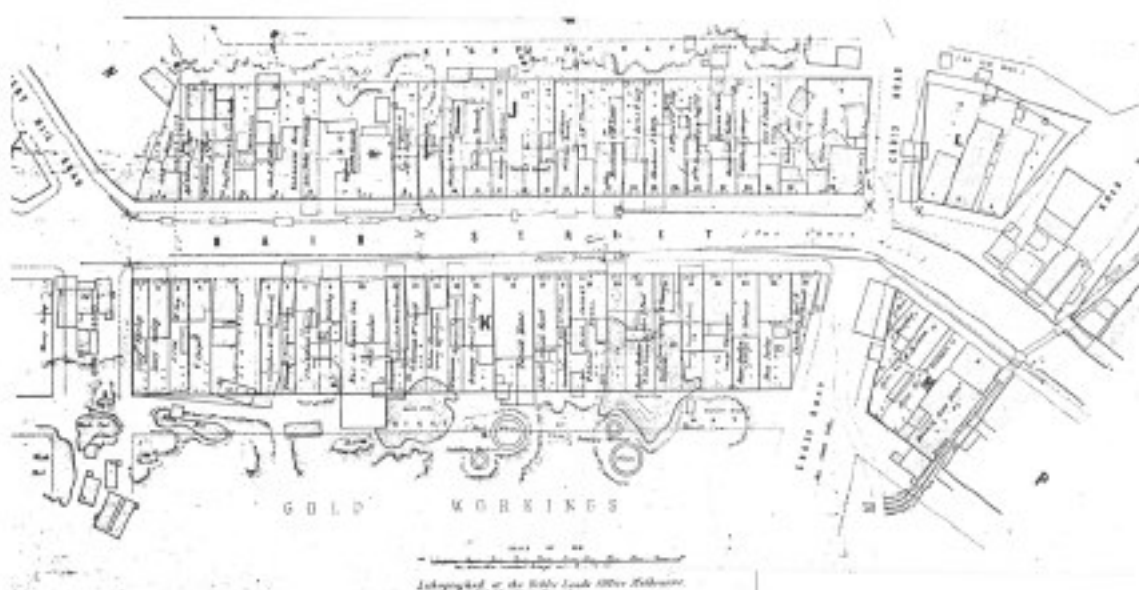


Figure 2.04: Part of Revised Plan of Blocks J, K, L & M, Main Street Ballarat, 1904 copy of original lithograph, February 1858, showing concentration of buildings along Main Street, buildings overlapping into present day Porter Street, and mining equipment, shafts and "Gold Workings" within the precinct.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



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



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



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



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



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



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



J. B. Humffray, 1859

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

Appendix 2.3: Contemporary Photographs



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



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



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



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



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



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



Photo 3.07: Federation styled dwelling, 51 Eastwood Street.



Photo 3.08: Edwardian styled dwelling, 105 Humffray Street.



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



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



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



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



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



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



Photo 3.15: Ballarat Exhaust Building, 44 Eastwood Street.



Photo 3.16: View along Porter Street.



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



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



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



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



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



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



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



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



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



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



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



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



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



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