

22.05 HERITAGE CONSERVATION AND HERITAGE PRECINCTS

22/12/2016
C194

This policy applies to all heritage places affected by a Heritage Overlay.

22.05-1 Policy Basis

22/12/2016
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This policy:

- Applies the State Planning Policy Framework heritage objective (Clause 15.03) to local circumstances.
- Applies the State Planning Framework provision urban design objective (Clause 15.01) to local circumstances.
- Supports and builds on the Municipal Strategic Statement objectives in Clauses 21.06 relating to urban development, commercial centres and the management of heritage places.

22.05-1.1 Objectives

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- To implement the Heritage Victoria's '*The Heritage Overlay – Guidelines for Assessing Planning Permit Applications; Public Draft February 2007*'.
- To support the demolition of buildings that are 'not of heritage significance' in a heritage precinct as listed in the:
 - '*Ballarat Heritage Precincts – Statements of Significance (2006)*' incorporated document.
 - '*Ballarat Heritage Precincts Study Part A 2006 – Statements of Significance*' incorporated document.
- To ensure new development is consistent with the Statement of Significance of the relevant heritage precinct as listed in the:
 - '*Ballarat Heritage Precincts – Statements of Significance (2006)*' incorporated document.
 - '*Ballarat Heritage Precincts Study Part A 2006 – Statements of Significance*' incorporated document.
- To ensure that new development interprets the cultural significance of the place.

22.05-1.2 Policy

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It is policy

- To apply Heritage Victoria's '*The Heritage Overlay – Guidelines for Assessing Planning Permit Applications; Public Draft February 2007*' when considering applications under the Heritage Overlay.
- That all buildings other than those specifically listed as 'not of heritage significance' within the '*Ballarat Heritage Precincts – Statements of Significance (2006)*' and the '*Ballarat Heritage Precincts – Statements of Significance Study Part A July 2006*' incorporated documents are considered to be prima facie contributory to the significance of the heritage place where they are located. An applicant may lodge an application for sites that are deemed contributory. In considering whether a building contributes to the significance of the heritage place the responsible authority should have regard to the criteria for establishing significance set out for each precinct within the relevant statement of significance.

- To apply the ‘*Ballarat Heritage Precincts – Statements of Significance (2006)*’ and the ‘*Ballarat Heritage Precincts Study Part A 2006 Statements of Significance*’ when considering applications under the Heritage Overlay.
- Where a permit is required for demolition, to not grant a permit for demolition unless a permit has already been granted for the development of the land, or is to be simultaneously granted for the development of the land.
- Where a permit is granted for demolition, it is policy that the heritage place be recorded, based on the “*City Of Ballarat: Recommended Guidelines For Recording Of Heritage Places*”.
- That new development interprets the cultural significance of the place. A heritage impact statement may be required.

22.05-2 Waller Street Heritage Precinct

22/12/2016
C194

This policy applies to all land located within the Waller Street Heritage Precinct shown as HO169 in the Heritage Overlay.

22.05-2.1 Policy Basis

22/12/2016
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The Waller Estate Precinct is the earliest example in Ballarat of the type of entrepreneurial private property development that began to take hold in post war Australia. It is particularly associated with the 1950 Waller Estate subdivision developed by the Ballarat based Waller Syndicate. Their use of avenues, crescents and cul-de-sacs to form a predominantly curvilinear layout within the established grid pattern of the surrounding roads demonstrates a notable departure from the town planning principles previously used in Ballarat. The residential buildings are predominantly of a homogenous Post-war Suburban architectural style, are consistently single storey, with open front setbacks, low front and side fencing and no garages or carports in the front setback areas. Materials used are face brick veneer with brick colours ranging from cream to red, Marseilles pattern terracotta tiles roofing, brick chimneys, and timber or steel framed windows.

22.05-2.2 Objectives

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- To retain and enhance the homogeneous, modest, single storey traditional Post war Suburban buildings.
- To conserve the narrowed views along the inner curving and straight roads, and into the cul-de-sacs within the precinct.
- To ensure that new development is consistent with the substantially intact original buildings that are modest, single storey in form and scale.
- To ensure that new development is sympathetic with materials and finishes of existing buildings.
- To protect the openness of the front setbacks.
- To conserve and enhance the garden setting of the precinct by retention of nature strips, street plantings and the central garden reserve in Waller Avenue, Newington.
- To conserve the original, distinctive allotment layout and curvilinear road layout.
- To encourage the use of appropriate fence types, designs, materials and locations, with a height no greater than one metre.

22.05-2.3 Policy22/12/2016
C194**Exercising Discretion**

Where a permit is required for development, it is policy to:

- Encourage the retention of Post-war Suburban heritage places.
- Discourage development that is more than single storey in height.
- Ensure building heights incorporate the following:
 - the highest point of the roof should not be greater than the highest adjacent building, whereby the height of the roof should not be greater than the main (overall) adjacent ridge line;
 - the proportion of the building roof should not be greater than the proportion of roof to walls of the building visually connected to it;
 - the roof form, pitch and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;
- Ensure that building forms are detached and one storey that reflect the Post-war Suburban style.
- Ensure that new development has a front setback equal or greater than any adjoining building and no building (including garages, carports, outbuildings) may occur in the front setback.
- Ensure that new development has side setbacks equal or greater than the existing building on the subject allotment.
- Ensure that new development incorporates the following design characteristics:
 - roofs of either hipped or gabled form with a pitch of between 26.5 and 27.5 degrees. Marseilles pattern terracotta tiles are an appropriate cladding;
 - porches separately roofed with a flat hood or covered by a continuation of the main roof supported by metal pipe or timber columns;
 - eaves which are lined or have projecting exposed rafters;
 - quad profile gutters with circular downpipes;
 - chimneys of unpainted brick and expressed externally as tall vertical elements;
 - exterior walls constructed of face brick veneer with brick colours ranging from cream to red;
 - windows may be timber framed (double hung, rectangular and vertical in proportion, and may be single or combined in groups of 2 or 3 to form a horizontal bank) or steel framed windows (narrow casement windows flanking a large fixed central pane).
- Ensure garages are set to the rear of the allotment, or at least as far as possible to the rear of the house where dictated by an odd allotment shape. They should meet the following criteria where possible:
 - sized to fit one car only;
 - gable or skillion roof concealed by a plain squared parapet;
 - brick wall construction to match the house, or if the house is clad in weatherboard, to match the chimney.

- Encourage fences to be constructed of brick to match that of the building, and may be no higher than 1 metre at the front, and 1.8 metres to the side tapering to 1 metre where aligning with or in front of the building.
- Retain road and allotment layouts of the Waller Estate Precinct that date from its original layout in the 1950 Waller Estate subdivision. New road works or street works are to take into consideration the original layout of the 1950's Waller Estate subdivision.
- Encourage low scale plantings and landscape design that complement the heritage values of the area.
- Retain the grassed nature strips, street plantings and the central garden reserve in Waller Avenue.

22.05-3 St Aidan's Heritage Precinct

22/12/2016
C194

This policy applies to all land within the St Aidan's Heritage Precinct shown as HO183 in the Heritage Overlay.

22.05-3.1 Policy Basis

22/12/2016
C194

The St. Aidan's Heritage Precinct has significance as possibly the earliest area in Ballarat with a predominantly curvilinear layout created within the established grid pattern of surrounding roads. The precinct demonstrates original and early design qualities of intact inter war and post war buildings with recessive garages and outbuildings, which are predominantly single storey in height. There are three significant larger two storey dwellings in the precinct that form local heritage landmarks (11 St Aidan's Drive, 2 and 4 The Boulevarde). The landscape qualities of the precinct include the large allotment sizes, regular front setbacks, distinctive building separation, lack of front fencing which creates open views within the precinct, generous grassed nature strips, curved streets and mature street trees. This is reinforced by the close proximity of the precinct to the neighbouring Botanical Gardens and Lake Wendouree.

22.05-3.2 Objectives

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- To require the use of construction materials in the area that are compatible with the significant building finishes including (but not limited to) the unpainted brick or rendered wall construction and timber weatherboard wall cladding, tiled roof cladding and timber framed window and door construction.
- To conserve and maintain the highly important landscape qualities in the precinct, including open views to the front garden settings, generous grassed nature strips (without footpaths) and the mature street trees.
- To conserve, maintain and enhance the existing early front fences.

22.05-3.3 Policy

22/12/2016
C194

In addition to the decision guidelines at Clause 43.01-4, it is policy to:

- Retain the unpainted brick finish to the following significant dwellings:

1 Lindisfarne Crescent, Lake Wendouree	7 St. Aidan's Drive, Lake Wendouree
2 Lindisfarne Crescent, Lake Wendouree	8 St. Aidan's Drive, Lake Wendouree
4 Lindisfarne Crescent, Lake Wendouree	9 St. Aidan's Drive, Lake Wendouree
6 Lindisfarne Crescent, Lake Wendouree	10 St. Aidan's Drive, Lake Wendouree

7 Lindisfarne Crescent, Lake Wendouree 12 St. Aidan's Drive, Lake Wendouree
 8 Lindisfarne Crescent, Lake Wendouree 14 St. Aidan's Drive, Lake Wendouree
 12 Lindisfarne Crescent, Lake Wendouree 16 St. Aidan's Drive, Lake Wendouree
 14 Lindisfarne Crescent, Lake Wendouree 2 The Boulevarde, Lake Wendouree
 2 St. Aidan's Drive, Lake Wendouree 4 The Boulevarde, Lake Wendouree
 5 St. Aidan's Drive, Lake Wendouree 14 The Boulevarde, Lake Wendouree
 6 St. Aidan's Drive, Lake Wendouree

- Retain the significant front fences at the following properties:
 - 14 Lindisfarne Crescent, Lake Wendouree
 - 1 St. Aidan's Drive, Lake Wendouree
 - 5 St. Aidan's Drive, Lake Wendouree
 - 6 St. Aidan's Drive, Lake Wendouree
 - 7 St. Aidan's Drive, Lake Wendouree
 - 9 St. Aidan's Drive, Lake Wendouree
 - 14 St. Aidan's Drive, Lake Wendouree
- Discourage front fences where the garden settings contribute to the landscape qualities of the area, including the gardens of the following significant properties:

1 Lindisfarne Crescent, Lake Wendouree 10 St. Aidan's Drive, Lake Wendouree
 2 Lindisfarne Crescent, Lake Wendouree 2 The Boulevarde, Lake Wendouree
 4 Lindisfarne Crescent, Lake Wendouree 4 The Boulevarde, Lake Wendouree
 6 Lindisfarne Crescent, Lake Wendouree 14 The Boulevarde, Lake Wendouree
 8 Lindisfarne Crescent, Lake Wendouree
 2 St. Aidan's Drive, Lake Wendouree
 8 St. Aidan's Drive, Lake Wendouree
- Retain the early concrete kerb and channel, and particularly the wider concrete channels forming scooped drains in St. Aidan's Drive, Lake Wendouree.
- Retain the front private garden settings and open views to these settings from the public realm.
- Retain the mature trees in the front gardens of the following private properties:
 - Silver Birch Trees: 1 Lindisfarne Crescent, Lake Wendouree
 - Liquid Amber and Silver Birch Trees: 2 Lindisfarne Crescent, Lake Wendouree
 - Exotic Trees: 4 Lindisfarne Crescent, Lake Wendouree
 - Silver Birch Tree: 1 St. Aidan's Drive, Lake Wendouree
 - Claret Ash Tree: 8 St. Aidan's Drive, Lake Wendouree
 - Silver Birch, Cypress and Crab Apple Trees: 11 St. Aidan's Drive, Lake Wendouree
 - Liquid Amber and Ash Trees: 14 St. Aidan's Drive, Lake Wendouree
 - American tulip tree: 14 The Boulevarde, Lake Wendouree
- Retain the Oak, Maple and Prunus street trees.

- Retain the generous grassed nature strips and the absence of footpaths on these nature strips.
- Require additions to retain the three dimensional single storey quality of the existing dwelling, given the single storey appearance of most of the area (except the local heritage landmark dwellings). If two storey additions are appropriate, consideration should be given to recessive locations with subservient proportions (i.e. at the rear or beyond a main roof ridge line, and recessive from the existing side walls).
- Require any new building to be single storey in appearance when viewed from the front, given the single storey streetscape qualities of the area.
- Encourage the siting of garages and carports at the rear of dwellings. On corner properties where garages and carports front side streets, consideration should be given to equivalent side setbacks as the side wall plane of the dwelling.
- Discourage front fencing given the important landscape character of the area. Where new front fences are applicable, the fences are to complement the architectural style and design of the dwelling on the site.
- Encourage any new drainage systems to be constructed without damage to existing significant infrastructure.

Reference document

Ballarat Heritage Precincts Study Part A, July 2006; Dr David Rowe: Authentic Heritage Services Pty Ltd and Wendy Jacobs: Architect and Heritage Consultant.

22.05-4 Colpin Avenue Heritage Precinct

22/12/2016
C194

This policy applies to all land within the Colpin Avenue Heritage Precinct shown as HO184 in the Heritage Overlay.

22.05-4.1 Policy Basis

22/12/2016
C194

The Colpin Avenue Heritage Precinct has significance as a highly intact streetscape of predominantly single storey interwar dwellings constructed largely between 1933 and 1941. Additional important features of the precinct include the mature garden settings, well designed and constructed fences, the streetscape of generous grassed nature strips (with no footpaths), mature Oak street trees and the distinctive red brick kerb and channel. The precinct is unique to Ballarat as the advertising and sale of the land was based on an 'innovative' concept, whereby the subdivision layout, engineering infrastructure, houses and gardens were promoted as part of the 'Ideal Homes' exhibition. A number of dwellings demonstrated 1930s contemporary design and technology in its feature homes, such as the 'Gas Home' (8 Colpin Avenue) and 'All Electric Home' (7 Colpin Avenue).

22.05-4.2 Objectives

22/12/2016
C194

- To require the use of construction materials in the area that are compatible with the significant building finishes including (but not limited to) the unpainted brick or rendered wall construction and timber weatherboard wall cladding, tiled and galvanized corrugated steel roof cladding and timber framed window and door construction.
- To conserve and maintain the highly important landscape qualities in the precinct, including open views to the front garden settings, generous grassed nature strips (without footpaths) and the mature Pin Oak street trees on both sides of Colpin Avenue.
- To conserve, maintain and enhance the early brick kerb and channel and driveway crossovers.

- To conserve, maintain and enhance the existing early front fences.

22.05-4.3 Policy

22/12/2016
C194

In addition to the decision guidelines at 43.01-4, it is policy to:

- Retain the unpainted brick finish to the dwelling at 2 Colpin Avenue, Lake Wendouree.
- Retain the significant front fences (including any unpainted brick finish) at the following properties:
 - 1 Colpin Avenue, Lake Wendouree
 - 2 Colpin Avenue, Lake Wendouree
 - 3 Colpin Avenue, Lake Wendouree
 - 5 Colpin Avenue, Lake Wendouree
 - 7 Colpin Avenue, Lake Wendouree
 - 10 Colpin Avenue, Lake Wendouree
 - 11 Colpin Avenue, Lake Wendouree
 - 12 Colpin Avenue, Lake Wendouree
 - 13 Colpin Avenue, Lake Wendouree
 - 518 Wendouree Parade, Lake Wendouree
- Encourage new front fences to complement the architectural style and design and construction of the dwelling on the site.
- Retain the early brick kerb and channel on both sides of Colpin Avenue, Lake Wendouree.
- Discourage the introduction of new crossovers.
- Encourage the removal of the introduced bitumen finish to the early brick driveway channel crossovers.
- Retain the front private garden settings and open views to these settings from the front.
- Retain the mature exotic tree in the front garden of 11 Colpin Avenue, Lake Wendouree.
- Retain the mature Oak street trees.
- Retain the generous grassed nature strips and the absence of footpaths on these nature strips.
- Require new additions to retain the three-dimensional single storey quality of the existing dwelling given the single storey appearance of the Colpin Avenue area. If two storey additions are appropriate, consideration should be given to recessive locations with subservient proportions (i.e. at the rear or beyond a main roof ridge line, and recessive from the existing side walls).
- Require new buildings to be single storey in appearance when viewed from the front, given the single storey streetscape qualities of the area.
- Encourage the siting of garages and carports at the rear of dwellings. On corner properties where garages and carports front side streets, consideration should be given to equivalent side setbacks as the side wall plane of the dwelling.

Reference document

Ballarat Heritage Precincts Study Part A, July 2006; Dr David Rowe: Authentic Heritage Services Pty Ltd and Wendy Jacobs: Architect and Heritage Consultant.

22.05-5 Dowling Street Heritage Precinct

22/12/2016
C194

This policy applies to all land within the Dowling Street Heritage Precinct shown as HO185 in the Heritage Overlay.

22.05-5.1 Policy Basis

22/12/2016
C194

The Dowling Street Heritage Precinct has significance as a predominantly intact and diverse area of 19th and early 20th century and especially interwar houses. The precinct is mainly characterised by detached, single storey, late Victorian, Federation and interwar Bungalow dwellings constructed of face or rendered brick or weatherboard wall cladding with tiled or galvanized corrugated steel roofs. Additional important features include the wide grassed nature strips and gravelled road verges, mature street trees, open bluestone spoon drains, concrete kerb and wide channels and views from various points to Lake Wendouree.

22.05-5.2 Objectives

22/12/2016
C194

- To encourage the use of construction materials in the area that are compatible with the significant building finishes including face and rendered brick wall construction and horizontal timber weatherboard wall cladding, corrugated non-zincalume sheet metal and tiled roof cladding, and timber framed window and door construction.
- To retain the existing configuration of the streets in the area, including Dowling Street, Gregory Street, Martin Avenue and Wendouree Parade.
- To maintain and conserve the important landscape qualities in the precinct, including the street trees, grassed nature strips, and existing private garden settings (including mature trees).
- To conserve, maintain and enhance the streetscape qualities including drainage infrastructure and the gravelled and grassed road verges in Gregory and Dowling Streets.
- To conserve, maintain and enhance the design and construction of front fences that relate to the architectural style, design and construction of the respective eras of the dwellings.

22.05-5.3 Policy

22/12/2016
C194

In addition to the decision guidelines at Clause 43.01-4, it is policy to:

- Retain the unpainted brick finish to the following significant dwellings:
 - 6 Dowling Street, Lake Wendouree
 - 8 Dowling Street, Lake Wendouree
 - 1205 Gregory Street, Lake Wendouree (veranda and fence only)
 - 1209A Gregory Street, Lake Wendouree
 - 1302 Gregory Street, Lake Wendouree
 - 1306 Gregory Street, Lake Wendouree
 - 330 Wendouree Parade, Lake Wendouree

- 332 Wendouree Parade, Lake Wendouree
- 334 Wendouree Parade, Lake Wendouree
- 336 Wendouree Parade, Lake Wendouree
- 340 Wendouree Parade, Lake Wendouree
- 344 Wendouree Parade, Lake Wendouree
- 346 Wendouree Parade, Lake Wendouree
- Retain the following significant front fences:
 - 6 Dowling Street, Lake Wendouree
 - 8 Dowling Street, Lake Wendouree
 - 10 Dowling Street, Lake Wendouree
 - 1205 Gregory Street, Lake Wendouree
 - 1209A Gregory Street, Lake Wendouree
 - 1306 Gregory Street, Lake Wendouree (remnant fence post at side only)
 - 330 Wendouree Parade, Lake Wendouree
 - 332 Wendouree Parade, Lake Wendouree
 - 334 Wendouree Parade, Lake Wendouree
 - 344 Wendouree Parade, Lake Wendouree
 - 346 Wendouree Parade, Lake Wendouree
- Retain the open bluestone spoon drains in Dowling Street and the concrete kerb and channels elsewhere (including the wide channels on the south side of Gregory Street), and the grassed and gravelled road verges.
- Retain the Claret Ash and Elm trees in Dowling Street, and the Claret Ash, Elm and Plane trees in Gregory Street.
- Retain mature trees in private properties, particularly:
 - Italian Cypress and other Cypress trees: 3 Dowling Street, Lake Wendouree
 - Cypress hedge (at side) and exotic trees: 1304 Gregory Street, Lake Wendouree
 - Cypress hedge (at side): 1306 Gregory Street, Lake Wendouree
 - Liquid Amber: 344 Wendouree Parade, Lake Wendouree
- Retain the grassed nature strips.
- Encourage additions to be no greater in height, scale and bulk than the existing dwelling. If two storey additions are appropriate, consideration should be given to recessive locations with subservient proportions (i.e. at the rear or beyond a main roof ridge line, and recessive from the existing side walls).
- Encourage new buildings to be no higher than immediately neighbouring 'significant' dwellings.
- Encourage the siting of garages and carports at the rear of dwellings. On corner properties where garages and carports front side streets, consideration should be given to equivalent side setbacks as the side wall plane of the dwelling.
- Encourage new front fences to complement the architectural style and design of the dwelling on the site.
- Encourage new drainage systems to be constructed without damage to existing significant infrastructure.

Reference document

Ballarat Heritage Precincts Study Part A, July 2006; Dr David Rowe: Authentic Heritage Services Pty Ltd and Wendy Jacobs: Architect and Heritage Consultant.

22.05-6 Old Showgrounds Heritage Precinct

22/12/2016
C194

This policy applies to all land within the Old Showgrounds Heritage Precinct shown as HO186 in the Heritage Overlay.

22.05-6.1 Policy Basis

22/12/2016
C194

The Old Showgrounds Heritage Precinct has significance as a largely intact interwar residential area. The number of modest and economical but well built dwellings and their settings demonstrate the socio-economic status of the area in the 1930s and 1940s. The precinct is predominantly comprised of timber weatherboard and brick interwar bungalows having hipped and gabled roof forms with projecting front and corner verandas or porches. The precinct has important visual qualities demonstrated by the mature private garden settings, the recessive garages and the low front brick interwar fences constructed and detailed to match the dwellings. Also important are the grassed nature strips, mature street trees and trees in private gardens.

22.05-6.2 Objectives

22/12/2016
C194

- To ensure consistency of front and side setbacks (particularly in Brawn Avenue and Gregory Street).
- To encourage the use of construction materials in the area that are compatible with the significant building finishes including the horizontal timber weatherboard wall cladding, occasional brick construction, corrugated non-zincalume sheet metal roof cladding and timber framed window and door construction.
- To conserve the landscape qualities in the precinct, including the grassed nature strips (without footpaths in Brawn and Martin Avenues), mature street trees and trees in private gardens.
- To conserve and enhance the other streetscape qualities including drainage infrastructure and concrete and bitumen footpaths.
- To conserve and enhance the design and construction of front fences that relate to the architectural style and design of the respective eras of the dwellings.

22.05-6.3 Policy

22/12/2016
C194

In addition to the decision guidelines at Clause 43.01-4, it is policy to:

- Retain the unpainted brick finish to the following significant buildings:

2 Brawn Avenue, Lake Wendouree	1121 Gregory Street, Lake Wendouree (including fence)
8 Brawn Avenue, Lake Wendouree	1125 Gregory Street, Lake Wendouree (including fence)
9 Brawn Avenue, Lake Wendouree	3 Haddon Street, Lake Wendouree (including fence)
11 Brawn Avenue, Lake Wendouree	4 Haddon Street, Lake Wendouree (veranda and fence only)
12 Brawn Avenue, Lake Wendouree	5 Haddon Street, Lake Wendouree

(fence only)

17 Brawn Avenue, Lake Wendouree	7 Haddon Street, Lake Wendouree
19 Brawn Avenue, Lake Wendouree	8 Haddon Street, Lake Wendouree (fence only)
20 Brawn Avenue, Lake Wendouree	302 Wendouree Parade, Lake Wendouree
21 Brawn Avenue, Lake Wendouree	304 Wendouree Parade, Lake Wendouree
22 Brawn Avenue, Lake Wendouree	308 Wendouree Parade, Lake Wendouree
1103 Gregory Street, Lake Wendouree (veranda and fence only)	312 Wendouree Parade, Lake Wendouree
1108 Gregory Street, Lake Wendouree	314 Wendouree Parade, Lake Wendouree
1113 Gregory Street, Lake Wendouree (including fence)	324 Wendouree Parade, Lake Wendouree
1117 Gregory Street, Lake Wendouree (including fence)	326 Wendouree Parade, Lake Wendouree
1119 Gregory Street, Lake Wendouree (including fence)	

- Retention of significant front fences. These fences include those at:

2 Brawn Avenue, Lake Wendouree	1111 Gregory Street, Lake Wendouree
4 Brawn Avenue, Lake Wendouree	1113 Gregory Street, Lake Wendouree
5 Brawn Avenue, Lake Wendouree	1114 Gregory Street, Lake Wendouree
8 Brawn Avenue, Lake Wendouree	1117 Gregory Street, Lake Wendouree
9 Brawn Avenue, Lake Wendouree	1119 Gregory Street, Lake Wendouree
12 Brawn Avenue, Lake Wendouree	1121 Gregory Street, Lake Wendouree
17 Brawn Avenue, Lake Wendouree	1125 Gregory Street, Lake Wendouree
19 Brawn Avenue, Lake Wendouree	3 Haddon Street, Lake Wendouree
20 Brawn Avenue, Lake Wendouree	4 Haddon Street, Lake Wendouree
21 Brawn Avenue, Lake Wendouree	8 Haddon Street, Lake Wendouree
22 Brawn Avenue, Lake Wendouree	302 Wendouree Parade, Lake Wendouree
1103 Gregory Street, Lake Wendouree	304 Wendouree Parade, Lake Wendouree
1104 Gregory Street, Lake Wendouree	308 Wendouree Parade, Lake Wendouree
1108 Gregory Street, Lake Wendouree	314 Wendouree Parade, Lake Wendouree
1109 Gregory Street, Lake Wendouree	324 Wendouree Parade, Lake Wendouree

- Retain the concrete kerb and channel, concrete and bitumen crossovers and concrete and bitumen footpaths within the area. Also encourage the retention of the grassed nature strips without footpaths in Martin and Brawn Avenues.
- Retain the three mature oak trees in the private gardens of 5 and 7 Haddon Street and 302 Wendouree Parade.
- Retain the grassed nature strips.
- Retain the mature street trees in Martin Avenue and the mature elm street tree opposite 322 Wendouree Parade.

- Require new additions to retain the three dimensional single storey quality of the existing dwelling, given the predominant single storey appearance of the area. If two storey additions are appropriate, consideration should be given to recessive locations with subservient proportions (i.e. at the rear or beyond a main roof ridge line, and recessive from the existing side walls).
- Require new buildings to be single storey in appearance when viewed from the front, given the predominant single storey streetscape qualities of the area.
- Encourage the siting of garages and carports at the rear or side of dwellings. On corner properties where garages and carports front side streets, consideration should be given to equivalent side setbacks as the side wall plane of the dwelling.
- Encourage new front fences to complement the architectural style and design of the dwelling on the site.
- Encourage new drainage systems are to be constructed without damage to existing significant infrastructure.

Reference document

Ballarat Heritage Precincts Study Part A, July 2006; Dr David Rowe: Authentic Heritage Services Pty Ltd and Wendy Jacobs: Architect and Heritage Consultant.

22.05-7

22/12/2016
C194

Creswick Road/Macarthur Street Heritage Precinct

This policy applies to all land within the Creswick Road/Macarthur Street Heritage Precinct shown as HO187 in the Heritage Overlay.

22.05-7.1

22/12/2016
C194

Policy Basis

The Creswick Road/Macarthur Street Heritage Precinct is significant for its predominantly intact dwellings and commercial buildings built between the mid-late 1800s and the interwar period. The dwellings demonstrate original and early design qualities of Victorian, late Victorian, Edwardian and interwar bungalow styles, reflecting important eras of residential development and the broad socio-economic status of its inhabitants. Important elements include the curving thoroughfare known as Beaufort Crescent and the adjacent Avenue of Honour of trees, known as Monash Avenue. Other features include the mature street trees, grassed nature strips, small private front gardens, bluestone spoon drains, grassed and gravelled verges and notable front fences that reflect the design and construction of the dwellings of the area. Also of importance are the road layout, street and allotment configuration, views to the railway line and cemetery, views to the Canberra Hotel and the brick chimney stack at the site of the former brick kilns in Creswick Road.

22.05-7.2

22/12/2016
C194

Objectives

- To encourage the use of construction materials in the area that are compatible with the significant building finishes including the horizontal timber weatherboard wall cladding, occasional brick construction, corrugated non-zincalume sheet metal roof cladding and timber framed window and door construction.
- To retain the configuration of the streets in the area, including Creswick Road, Macarthur Street, Baird Street, Beaufort Crescent and Ronald Street.
- To conserve and maintain the important landscape qualities in the precinct, including the mature street trees and the grassed nature strips.
- To conserve, maintain and enhance the other streetscape qualities including the open bluestone spoon drains, gravelled and grassed road verges and asphalt footpaths.

- To conserve, maintain and enhance the design and construction of front fences that relate to the architectural style and design and construction of the respective eras of the dwellings.

22.05-7.3 Policy

22/12/2016
C194

In addition to the decision guidelines at Clause 43.01-4, it is policy to:

- Retain the unpainted brick finish to the following significant buildings:

322 Creswick Road, Ballarat Central	710 Macarthur Street, Ballarat Central (shopfront only)
805 Macarthur Street, Ballarat Central	
- Retain the front fences that contribute to the significance of the area, including fences at:

5 Baird Street, Ballarat Central	438 Creswick Road, Ballarat Central
11 Baird Street, Ballarat Central	702 Macarthur Street, Ballarat Central
11A Baird Street, Ballarat Central	704 Macarthur Street, Ballarat Central
13 Baird Street, Ballarat Central	706 Macarthur Street, Ballarat Central
18 Baird Street, Ballarat Central	808 Macarthur Street, Ballarat Central
27 Baird Street, Ballarat Central	809 Macarthur Street, Ballarat Central
5 Beaufort Crescent, Ballarat Central	811 Macarthur Street, Ballarat Central
5 Ronald Street, Ballarat Central	813 Macarthur Street, Ballarat Central
7 Ronald Street, Ballarat Central	
322 Creswick Road, Ballarat Central	
405 Creswick Road, Ballarat Central	
410 Creswick Road, Ballarat Central	
- Retain the uninterrupted views from the precinct along Creswick Road of the chimney stack at the site of the former brick kilns in Creswick Road (which is a local heritage landmark immediately outside the precinct).
- Retain the open bluestone spoon drains in Baird Street, Beaufort Crescent and Creswick Road (and the accompanying concrete crossovers and culverts), concrete upstands to the bluestone drains at one end of Beaufort Crescent, grassed and gravelled road verges and asphalt footpaths in Macarthur Street and Beaufort Crescent.
- Retain the row of Elms in Creswick Road, Pin Oaks on the east side of Baird Street, the mix of Plane, Elm and Ash trees in Macarthur Street, and the Maple and Mountain Ash trees along Monash Avenue (adjacent to Beaufort Crescent).
- Retain the mature Liquid Amber trees in the private properties at 3 Beaufort Crescent and 320 Creswick Road.
- Require new additions to retain the three dimensional single storey quality of the existing dwelling, given the predominant single storey appearance of the area. If two storey additions are appropriate, consideration should be given to recessive locations with subservient proportions (i.e. at the rear or beyond a main roof ridge line, and recessive from the existing side walls).
- Require new buildings to be single storey in appearance when viewed from the public realm, given the predominant single storey streetscape qualities of the area.

- Encourage the siting of garages and carports at the rear of dwellings. On corner properties where garages and carports front side streets, consideration should be given to equivalent side setbacks as the side wall plane of the dwelling.
- Encourage new front fences to complement the architectural style and design of the dwelling on the site.
- Encourage new drainage systems to be constructed without damage to existing significant infrastructure.

Reference document

Ballarat Heritage Precincts Study Part A, July 2006; Dr David Rowe: Authentic Heritage Services Pty Ltd and Wendy Jacobs: Architect and Heritage Consultant.

22.05-8 Barkly Street/Humffray Street South Heritage Precinct

22/12/2016
C194

This policy applies to all land within the Barkly Street/Humffray Street South Heritage Precinct shown as HO188 in the Heritage Overlay.

22.05-8.1 Policy Basis

22/12/2016
C194

The Barkly Street and Humffray Street Heritage Precinct is characterised by predominantly intact residential late 19th century, early 20th century and inter war buildings. These buildings represent original or early design qualities of Edwardian, Federation, late Victorian and Californian bungalow styles. Other significant features are the open channels and culverts resulting from mining, and the bluestone spoon drains in Porter Street. The precinct is also aesthetically significant for its grassed nature strips and the grassed edges to the open channels. Important views can be seen from within the precinct to local landmarks outside of the precinct, including the Ballarat East Fire Station, St Paul's Anglican Church, the Ballarat East Post Office and the former Anglican Church of Christ Charter House.

22.05-8.2 Objectives

22/12/2016
C194

- To encourage the use of construction materials in the area that are compatible with the significant building finishes including, horizontal timber weatherboard or stuccoed brick wall construction, corrugated non-zincalume sheet metal roof cladding, and timber framed window and door construction.
- To retain the configuration of the streets in the area, including Barkly Street, Humffray Street, Steinfeld Street, Eastwood Street and Porter Street.
- To conserve, maintain and enhance the streetscape qualities including the open bluestone spoon drains, gravelled road verges, grass nature strips and asphalt footpaths.
- To conserve and maintain the drainage channels and grassed edges that traverse the precinct.
- To conserve, maintain and enhance the design and construction of front fences that relate to the architectural style, design and construction of the respective eras of the dwellings.

22.05-8.3 Policy

22/12/2016
C194

In addition to the decision guidelines at Clause 43.01-4, it is policy to:

- Retain the front fences that contribute to the significance of the area, including fences at:

104 Barkly Street, Bakery Hill	105 Humffray Street, Bakery Hill
204 Barkly Street, Bakery Hill	113 Humffray Street, Bakery Hill
39 Eastwood Street, Bakery Hill	203 Humffray Street, Bakery Hill
40 Eastwood Street, Bakery Hill	209 Humffray Street, Bakery Hill
45 Eastwood Street, Bakery Hill	25 Steinfeld Street, Bakery Hill

- Retain the views to important local landmarks outside the area, including the view north from Barkly Street to the Ballarat Fire Station, view north from Humffray Street to St. Paul's Anglican Church and the Ballarat East Post Office, and the view west along Eastwood Street to the incomplete former Anglican Church of Christ Chapter House.
- Retain the grassed nature strips, drainage channels and culverts throughout the precinct.
- Retain the mature Elm and Oak trees in the drainage reserve at the corner of Eastwood and Barkly Streets.
- Encourage additions to retain the three dimensional single storey quality of the existing dwelling, given the single storey appearance of the area. If two storey additions are appropriate, consideration should be given to recessive locations with subservient proportions (i.e. at the rear or beyond a main roof ridge line, and recessive from the existing side walls).
- Require new buildings to be single storey in appearance when viewed from the public realm, given the single storey streetscape qualities of the area.
- Encourage the siting of garages and carports at the rear of dwellings. On corner properties where garages and carports front side streets, consideration should be given to equivalent side setbacks as the side wall plane of the dwelling.
- Encourage new front fences to complement the architectural style and design of the dwelling on the site.
- Encourage new drainage systems to be constructed without damage to existing significant infrastructure.

Reference document

Ballarat Heritage Precincts Study Part A, July 2006; Dr David Rowe: Authentic Heritage Services Pty Ltd and Wendy Jacobs: Architect and Heritage Consultant.