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## **Heritage Impact Statement for 1431 Sturt Street, Newington (St Patricks College, Ballarat)**



**Figure 1.** Kennedy House, St Patrick's College, Ballarat

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## 1. INTRODUCTION

This Heritage Impact Statement (HIS) has been prepared for John Wardle Architects (JWA) to support a planning application for the development of a Multi-Purpose Centre (MPC) at St Patrick's College (SPC) in Ballarat.

The proposal involves the construction of the MPC on land in the north east of the campus currently occupied by an at grade carpark and a bus shelter. The proposed MPC would be situated to the rear (south) of the lawn area that separates the College Buildings from Sturt Street. The eastern elevation of the MPC would face onto Wanliss Road, behind McCann House, which is located in the north-east corner of SPC.

The HIS has been prepared based on Town Planning Drawings TP000-TP600 from JWA and dated June 2021. All images were taken by Line of Sight Heritage on 22 February 2021 unless otherwise stated.

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## 2. SUBJECT SITE

### 2.1. Location

SPC is located at 1431 Sturt Street in Central Ballarat (subject site). Sturt Street runs to the north, Wanliss Road runs to the east and Alfred Street runs to the west of the SPC campus. To the south SPC is variously bordered by Russell Street, Eyre Street and residential development.

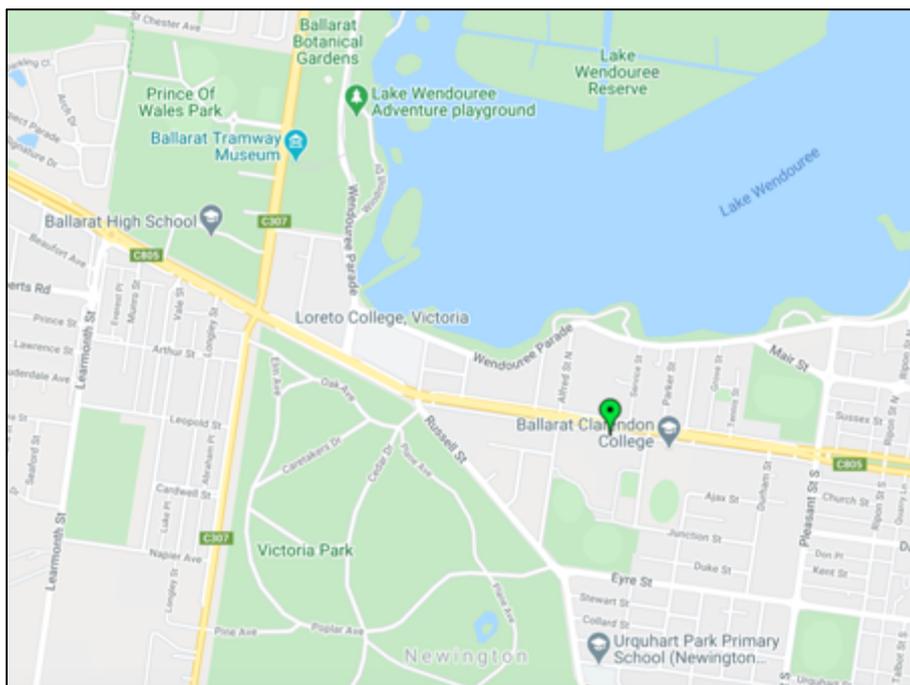


Figure 2. Location of St Patrick's College, Ballarat shown with green drop pin © Nearmap, 9 February 2021

### 2.2. St Patrick's College

The subject site is located on a large, broadly rectangular block of land that covers over 120,000m<sup>2</sup>. It has a frontage of some 270m to Sturt Street (north), 298m to Wanliss Road (east), 310m to Eyre and Russell Street (south) and 390m to Alfred Street South (west).

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Figure 3. Location of subject site – outlined in red ©Nearmap (9 February 2021)

### 2.3. Description

The subject site is currently occupied by a series of buildings associated with SPC, which range in date of construction from 1889 through to 2016. A Conservation Management Plan (CMP) prepared by David Rowe and Wendy Jacobs in 2014 contains a detailed description of the buildings extant at that time, as well as guidance on the further development of the subject site. This summary of the buildings is based upon the information provided in the CMP. Additional information has been added where required.

Building Current and Former Name/s	Description
Former Dining Hall Building/ Whelan Food Centre (1888-91; 1928-29; 1933; 1961; 1978; 1980s; 2000)	The west portion of the Whelan Food Centre (comprising the elongated gabled roof form and remnant timber west wall under the glazed in verandah) represents the original refectory and kitchen built as part of Holy Ghost College between 1888 and 1891. The building was one of four buildings constructed around a courtyard at this time. The roof is clad in introduced corrugated Colorbond, with projecting original ventilators on both roof faces. The north and south gables clad in timber square edged weatherboards survive. At the north end, the

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	<p>original cast iron Celtic cross finial survives, as does the trussed timber pendent in the gable end. At the south end, only a portion of the original trussed timber pendant survives.</p>
<p>Former Gymnasium/ Heinze Theatre (1899; 1903; 1909; 1931; 1964; 1974; 1984; 1995)</p>	<p>Constructed in 1899, probably to a design by Glencairn Lorimer, the brick structure is oriented north-south and has dichromatic brick wall construction with two courses of brickwork, comprising a stringcourse and the pointed-arched window and door openings with cream brick voussoirs and rendered sills. The windows are double hung and timber framed. The non-original corrugated Colorbond roof (which has replaced galvanized corrugated steel cladding) has a series of five ventilation gablets projecting on the east and west roof faces.</p> <p>The most dramatic alteration to the building's appearance has occurred to the west, where a wide, projecting skillion roofed assembly enclosure has been added – enclosing the original western wall. Despite the addition, the original west elevation remains largely intact.</p>
<p>Waterford Wing/ Pell Wing (1901; 1908/09; c1942; 1977)</p>	<p>'L' shaped structure built in brick. The original (eastern) portion was constructed in 1901 to a design by Ballarat architect, Glencairn Lorimer.</p> <p>The building has dichromatic brick wall construction that is especially identified by the two courses of brickwork (comprising a stringcourse with black tuckpointing) and the pointed-arched window and door openings with cream brick voussoirs and rendered sills. The aluminium framed and glazed verandah on the western elevation was constructed 1977.</p> <p>The building appears to have originally terminated at the south end with a minor projecting gable end on the west side, beyond which (to the south) was a modest hipped roof wing of brick construction on the west elevation and timber weatherboard cladding on the south façade. This modest wing appears to have been removed and replaced with the existing southern portion in c.1942. The building now terminates with a hipped roof face. The roofs are clad in slate and a series of galvanized ventilation stacks crown the main ridgeline.</p> <p>Adjoining the east wing to the north is a double-gabled addition (having an east-west orientation), built in 1909 as the library and social hall (billiard room) and also designed by Glencairn Lorimer.</p> <p>The elevated flat-roofed and glazed, post-supported verandah projects from the gable ends on the west façade was constructed in 1977.</p>
<p>Healy Centre; Healy Building; McCarthy Wing (1919; 1939; 1984; 2002-03)</p>	<p>Built in 1919 to a design by architect Bart Moriarity, the two storey face red brick building is set on an east-west axis. It has an elongated and parapeted gable roof form clad in terra cotta tiles. The east and west ends are defined by stepped brick parapets surmounted by crosses. The symmetry of the design is especially identified on the main (north) elevation, with its central minor gabled roof having a stepped brick parapet. Centred in the parapet is an incised rendered panel, containing the College crest and crowned with a cross.</p>

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	<p>The north and south elevations have expressed face red brick giant pilasters that define the regular window bays of paired timber framed double hung windows.</p> <p>At the eastern end of the north elevation is an introduced steel framed external stair with glazed balustrades. It provides access to the introduced door opening above. An open, glazed first floor walkway across the front of the east portion of the building provides access to the Kenny Centre.</p> <p>On the south elevation at the east end, the original two storey skillion lavatory and linen wing survives largely intact. Only the northern portion of the roof of the original lavatory and linen wing at the west end now survives. The south elevation of the building is now part of a narrow, enclosed courtyard.</p>
Stewart Theatre (1932; 2010)	<p>A brick grandstand constructed in 1932 to a design by Clegg and Morrow.</p> <p>The building has a gable roof form clad in corrugated sheet metal that traverses the site, together with a minor gable which projects towards the front (south). It has face red brick wall construction that tapers down from the rear (north) to the south on the east and west sides, being supported at the front by narrow round concrete Doric columns on brick piers. Other early features include the exposed timber rafters in the eaves and the timber shingling in the front minor gable.</p> <p>In 2010, the building was converted into the 'Stewart Theatre'. The conversion included the glazing in of the front and sides.</p>
Kennedy Building and Kitchen Wing (1932; 1933)	<p>A symmetrical two-storey building constructed from brick in 1932. The building is characterised by a main, parapeted hipped roof form that traverses the site, together with symmetrically arranged projecting parapeted minor gables at the front and sides. Two hipped roofed wings project at the rear, with a verandah (having gambrel roof clad in introduced corrugated Colorbond). The main roofs are clad in terra cotta tiles. A centrally located copper cupola lantern surmounts the main front portion of the roof, which is also adorned with face brick chimneys having rendered tops with projecting cornice moulds supported by consoles.</p> <p>The building has return ground floor verandahs and first floor balconies on the front (north) and sides. The verandahs are supported by square face brick piers with stylized rendered Doric columns above which is a rendered stringcourse. The balconies flank a central gabled bay comprising an entrance portico on the ground floor and a window bay on the first floor having a Palladian-derived first floor window-piece, with a central decorative stained glass window and round-arched window above, and flanking timber framed double hung windows surrounded by Ionic pilasters that support stylized entablatures. The end bays of the main façade also feature Ionic columns on the first floor. These in-antis columns are paired. Geometric metal balustrades</p>

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	<p>with round hollow steel rails complete the balconies. The verandahs feature tessellated tile floors while the balconies have concrete floors with drainage channels on the northern sides. Beyond the projecting entrance colonnade of the central bay is a double door opening with original paneled timber and glazed doors with a geometric stained glass transom above. These doors are flanked by a narrow stained glassed side lights.</p> <p>This main doorway and a doorway on the east side have streamlined rendered architraves and concrete lintels punctuated by stylised rectilinear keystones. This same design and construction is continued in the ground and first floor window openings which have projected rendered sills supported by decorative consoles. The windows are timber framed and double hung with the upper sashes being six paned. On the first floors of the east and west elevations of the main front section of the building are blind colonnades of square, rendered Ionic pilasters supporting stylized rendered entablatures punctuated by keystones. The colonnades are divided into three bays, each of which feature timber framed double hung windows (with six paned upper sashes) and contextually elaborate architraves with projecting sills supported by decorative curving consoles. In each of the parapeted gable ends are blind, rendered oculus openings punctuated by rendered keystones.</p> <p>Attached at the rear of Kennedy House is the original (1933) kitchen wing. It has unusual hipped and gabled single storey roof forms clad in introduced corrugated Colorbond, including a bank of clerestory windows (with introduced canvas awnings that project beyond the main roof ridgeline) on the east roof face. These windows provided upper lighting to the kitchen spaces within. The wing has face brick wall construction and window and door opening detailing similar to the main Kennedy building.</p>
Boiler House (1933)	<p>A freestanding single storey brick structure, constructed in 1933 to service Kennedy House. This modest gabled building has a tapered square face brick chimney stack at the north end. The pointed arched windows on the east façade have been introduced. There is an early skillion addition on the north side and an original door opening has been widened on the south side.</p>
Purton Centre, McCarthy Wing (1939; 1997)	<p>A two-storey brick building comprising an elongated gabled roof form, clad in unglazed terracotta tiles with stepped parapets at the northern and south ends, together with a gabled and stepped parapeted pavilion at the north end of the main east façade.</p> <p>The parapeted gable ends are missing the original cross finials. At the rear (west), is a projecting minor two storey wing. The east façade is defined by regular bays of steel framed eight paned ground and first floor windows, punctuated by projecting face brick vestigial pilasters. Similar windows are located on the north and west elevations. There is an original double door opening on the north elevation, while a single door opening has been introduced on the east elevation.</p>

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	<p>All of the openings are distinguished by original soldier courses of clinker bricks over the lintels. The northern pavilion on the east façade has a pair of long vertical steel framed windows. At the south end of the main (east) elevation is an original splayed bay with double door opening and flanking early window openings having original glass bricks. A covered way, constructed in 1997 as an extension of the covered way in front of the Healy Centre, spans the full length of the east elevation and returns to the doorway on the north façade.</p> <p>To the south of the main two storey block is a single storey hipped wing with a hipped monitor light. It is also clad in terracotta roof tiles with face brick wall construction articulated with projecting vestigial pilasters on the west elevation. There are high horizontally-aligned steel framed hopper sash windows in the three bays of the west elevation. They also feature original lintels of soldier coursed clinker bricks. Adjoining the south end of the shower block is an industrial-like, rectangular stack of rudimentary design and face brick construction.</p>
<p>College Chapel (1946; 1984)</p>	<p>Designed in 1946 by Cyril Kelly and built as a memorial to 312 former students who lost their lives in World War I and II.</p> <p>The Chapel is built to a cruciform plan – with a rounded apse and transepts to the west end. The building has an elongated tiled and parapeted gabled roof with projecting minor transept gables and terminating with the polygonal apsidal roof, the 6 bayed nave is defined by the projecting face brick buttresses surmounted by rendered, sway-bellied cappings and the vertically-oriented multi-paned windows with circular stained glass in the round-arched heads. The round arches of the windows are accentuated by the rendered label moulds. Banks of round-arched tripartite windows light the transepts on the north and south sides, with circular stained glass windows on the west wall of the apse.</p> <p>A projecting rendered cornice defines the bases of the parapets which feature face brick dentillations. A similar rendered capping crowns the bowed projecting confessional bays on the north and south sides that are lit by narrow vertically oriented windows. The main entrance is by a projecting parapeted porch at the east end of the nave. It features rendered columns in-antis. The timber doors are four paneled. There is a side porch at the east end of the north elevation having similar doors and a round-arched porch opening with columns in-antis with a rendered decorative concrete tablet above. At the east end of the south elevation is a covered colonnade introduced in 1984.</p>
<p>Change Room and Toilet block (1928-29; 1963/64)</p>	<p>Before 1928-29, an open-air toilet block and change space had been built to the south of the brick classrooms (Waterford Wing). In 1963-64, the structure was remodelled, with the western portion re-roofed, a dividing wall constructed along the centre, and a new brick toilet block constructed on the east side. Today, the remodelled western portion represents the face brick change rooms, with a broadly projecting protective eave on the west side. There are bays of doors and timber framed hopper sash windows with transoms above that</p>

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	were also introduced in 1964. The northern-most window has been introduced in recent times.
O'Malley Wing (1965; 2011)	Originally constructed in 1964, the two-storey brick building featured long, elongated cuboid structure having regular glazed bays punctuated by giant projecting face brick piers. A significant renovation in 2011 included the removal of the original ground and first floor windows and brick walls below the windows, and the projecting flat-roofed concrete ground floor window shades, and the installation of floor to ceiling black powder-coated aluminium framed glazed with lightweight spandrel panels.
Edmund Rice Building/ Kelty Resource Centre (1974; 1994)	Constructed of brick in 1974 the two-storey building was designed in a Brutalist style by Daryl Jackson Evan Walker Architects. The building was extended and re-modelled, including the glazing in of the distinctive curved stairwell on the south elevation in 1994.
Miller Wing/ Pawson Laboratory/ Arts and Ceramic Rooms (1976; 1982-83; 1998)	Built in 1976 to a design by Daryl Jackson and Evan Walker. The building is characterised by its elongated two storey cuboid form articulated into regular bays defined by banks of aluminium framed windows (with brick walls below) and projecting giant brick piers.  The works in the creation of the Pawson Laboratory addition closely resembled the original design of the O'Malley Wing by Jackson and Walker. The more recent alterations have included the provision of metal screens on the west elevation and a single storey corrugated Colorbond and brick addition on the west side (south end), and a two-storey brick and glazed addition on the south end.
Kenny Centre (1978; 1983-84)	Two storey cuboid brick structure constructed in 1978 to a design by Daryl Jackson Evan Walker Architects. The ground floor remained unfinished until additional funding was provided to enable its completion in 1983-84.
Maintenance Workshop (1978)	Single storey, shallow gabled, brick maintenance workshop constructed in 1978.
O'Malley Centre/ Gymnasium (1981)	Constructed in 1981. Shallow-gabled sports centre with a shallow gable roof. Built from Colorbond.
Spring Administration Wing (1983)	Single-storey, brick building constructed in 1983 to a design by G.D and N.E Hewitt.  From the front (north), the building has a shallow gabled roof form that links Kennedy House and the Kenny Centre. Clad in Colorbond tray deck sheeting, the roof is supported by regular bays of aluminium framed windows and a central glazed doorway, with face brick piers between.
Treacy Wing (1987)	Constructed in 1987, the building is cuboid in shape, with glazed bays separated by brick piers. A contemporary addition, constructed from Colorbond, has been added to the south.
Wilding Wing (2003)	A substantial two storey building, constructed in 2003. The structure is located on an east-west axis, having curved walls at the west end. It is especially characterised by its flat roof forms and expressed, narrow concrete piers that have a fin-like appearance at the west end where they incrementally rise above the roofline. Between the piers on the north and west facades are glazed ground and first floor window bays

	with spandrel panels between. The south wing of the building has face brick construction.
Little Wing (2004)	Constructed in 2004, the Little Wing is a two storey, elongated cuboid building with an outward appearance that is similar to the original O'Malley Wing to the south. It has regular glazed window bays of giant face brick piers between, and ground and first floor entrance doors on the south, east and west elevations. The first-floor doors are accessed by steel framed and glazed covered walkways that connect the Little Wing to adjacent buildings.
Old Collegians Pavilion (2007)	Constructed in 2007, the large face brick building has a broadly projecting skillion roof forms supported by paired steel posts at the north and south ends (with the southern-most posts being angled). On the south elevation is a projecting steel framed and glazed rectangular bay. On the north façade is a recessed, glazed entrance at the east end.
Kearney Stand (2010)	Constructed in 2010, the building is of a similar design to the Old Collegians' Pavilion and is built of brick. It is characterized by a broadly-projecting skillion roof forms and paired expressed steel posts at the southern end and features a first-floor balustrade on the southern elevation – overlooking the main oval.
Devine Wing (2010)	Constructed in 2010, the design of the building is reflective of the earlier O'Malley Wing, being two-storey with an elongated cuboid form characterised by regular glazed bays separated by projecting face brown brick giant piers. The south façade has a large plain face brick wall in addition to two vertical glazed bays at the west end.
Whelan Food Technology Centre (2016-17)	Constructed in 2016-17, the single storey brick building is oblong in shape with smaller annexes attached to its east and west elevations. The roof is flat, and not visible from the ground, although aerial images, appears to show that it has been clad in profiled steel.
Trade Wing	In addition to the buildings listed above, there are also two sheds constructed from Colorbond – one to the south of the Waterford Wing and one adjacent to the Hill oval fronting Alfred Street. Both of these sheds are described in the CMP as being constructed in 'recent times'.

A plan, taken from the CMP, of each of the buildings is included below at Figure 4. Note that the tennis courts to the north east have been replaced with at grade parking, while 'Wanliss House' (shown as building 19) has been demolished.

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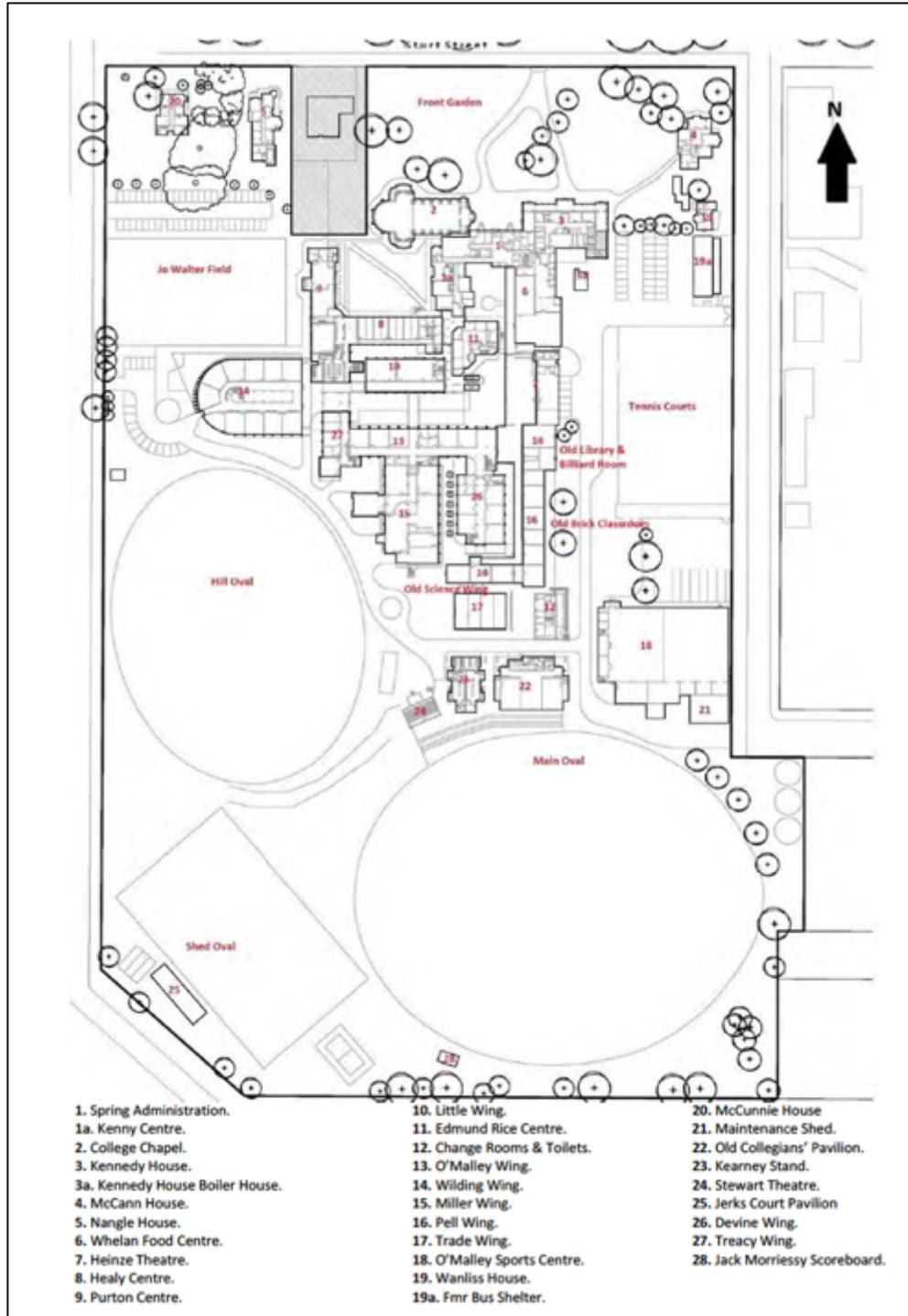


Figure 4. Elements of subject site – Taken from CMP, p.2.

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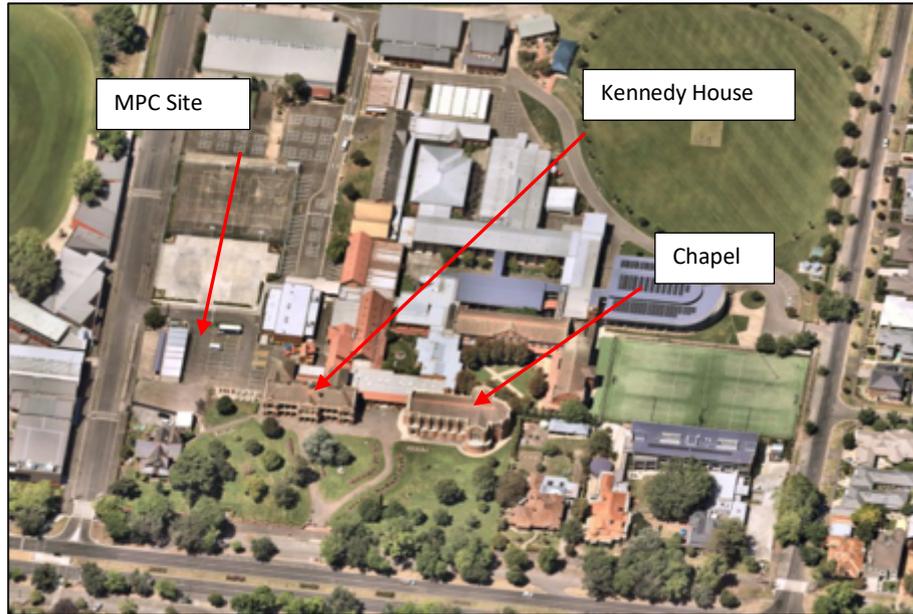


Figure 5: Image of SPC looking south. Key sites labelled © Nearmap, 9 January 2021

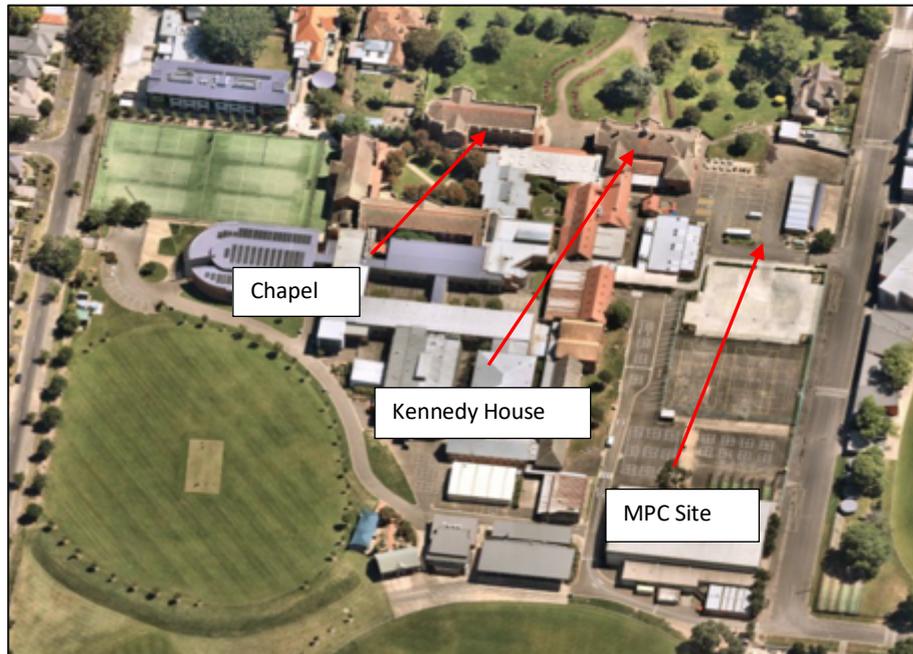


Figure 6: Image of SPC looking north. Key sites labelled © Nearmap, 9 January 2021

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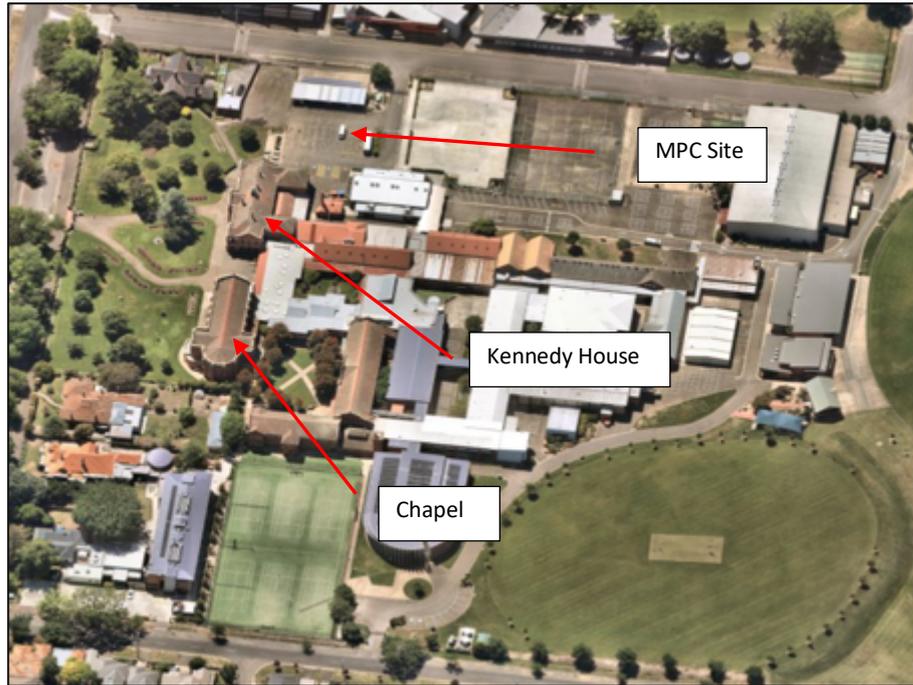


Figure 7: Image of SPC looking east. Key sites labelled © Nearmap, 9 January 2021

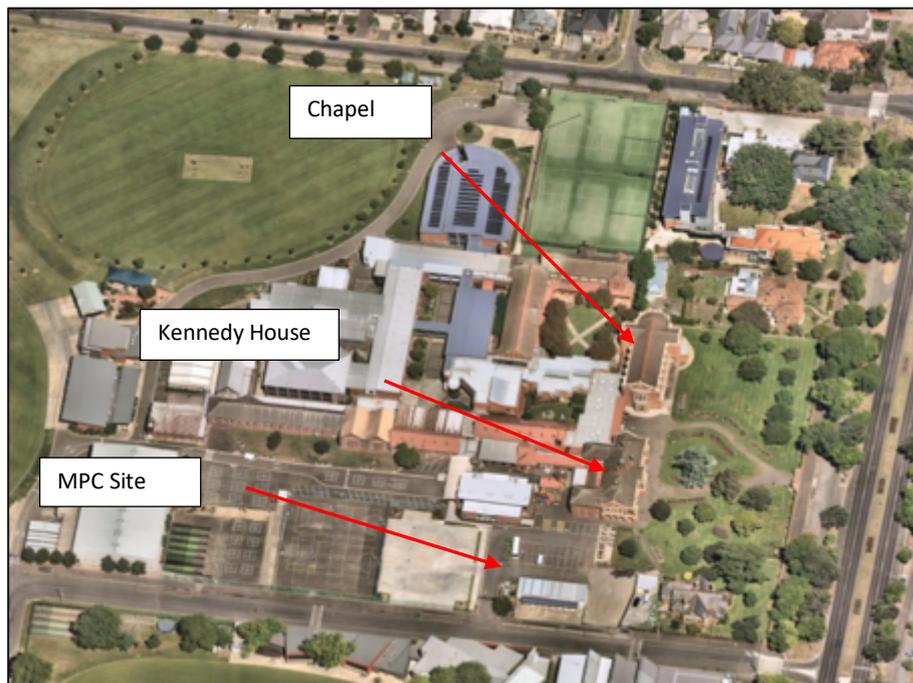


Figure 8: Image of SPC looking west. Key sites labelled © Nearmap, 9 January 2021

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Figure 10: Main Sturt Street gates. Chapel visible to right



Figure 11: Kennedy House from main Sturt Street entrance



Figure 12: College Chapel



Figure 13: Lawn – looking south to site of proposed MPC



Figure 14: Kennedy House

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Figure 15: At grade carparking where MPC is proposed. Bus shelter to left



Figure 16: Wanliss Road. McCann House to right



Figure 17: Looking south-east from lawn to location of proposed MPC



Figure 18: Looking north from site of proposed MPC. Kennedy House to left



Figure 19: Site of proposed MPC – looking north. McCann House to right



Figure 20: Rear of Kennedy House to right. Boiler house with chimney to centre.

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Figure 21: Looking south to site of proposed MPC. Kennedy House to right



Figure 22: Whelan Food Technology Centre



Figure 23: Bus Shelter (to be relocated further south on Wanliss Road)



Figure 24: Kennedy House with Boiler House to rear



Figure 25: Wilding Wing



Figure 26: Purton Centre to left



**Figure 27:** Site of proposed MPC. looking over at-grade carpark



**Figure 28:** Looking south. O'Malley Sports Centre to left

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**Figure 29:** Contemporary building to south west of campus



**Figure 30:** Wilding Wing

### 3. SURROUNDING CONTEXT

#### 3.1. Sturt Street

SPC is located some 2km to the west of central Ballarat. On the southern side of Sturt Street, to the immediate east of SPC along Sturt Street, is Ballarat Clarendon College (Clarendon College), an educational institution which traces its history back to 1864 (the College has occupied the current campus since 1912 and the main brick building with central tower dates to this time). Further east, between Clarendon College and Pleasant Street South, Sturt Street is lined with large detached homes, generally single storey (some now used for commercial purposes) set amidst an avenue of mature trees. The houses generally date to the late Nineteenth and first half of the Twentieth Century. On the northern side of Sturt Street, most houses also date to the late Nineteenth and first half of the Twentieth Century, although they are often two-storey. The eastern end of the Street (immediately prior to Pleasant Street north) is occupied by the City Oval Bowling club and, immediately to its rear, the City Oval.

#### 3.2. Wanliss Road

Immediately to the east of SPC, and separating it from Clarendon College, is Wanliss Road. Wanliss Road flanks both SPC and Clarendon College for its length. On the eastern side of Wanliss Road, near Sturt Street, are 1-2 storey contemporary masonry buildings associated with Clarendon College. Further south are sports grounds also associated with Clarendon College. The western side of Wanliss Road adjoins SPC. Here, the northern portion of the land fronting the road is occupied by McCann House and at grade car parking and playground facilities, while the southern end is dominated by the O'Malley Sports Centre.

#### 3.3. Alfred Street South, Murray Street

To the west of SPC, on the southern side of Sturt Street, development is generally more recent, with a number of clinker brick homes designed in an English domestic revival style and dating to the c1930s and 1940s, as well as one or two contemporary dwellings. On the northern side of Sturt Street, the housing stock is generally Twentieth Century, with the majority of dwellings dating to between 1910 and 1950.

The area to the south of SPC, is also dominated by residential development, although it is typically more recent. To the west of SPC, Alfred Street south is lined with contemporary one and two storey homes. To the east of SPC, Murray Street and Duke Street feature a range of typically modest single storey homes, generally dating from 1920 – present.

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**Figure 31:** Ballarat Clarendon College © College website (<https://www.clarendon.vic.edu.au>)



**Figure 32:** Sturt Street – looking west. SPC to left of image



**Figure 33:** Sturt Street and Alfred Street Nth corner

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**Figure 34:** Sturt Street and Alfred Street Sth corner



**Figure 35:** Alfred Street Sth, looking south

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**Figure 36:** Murray and Duke Street corner – to the south west of subject site



**Figure 37:** Murray Street looking north

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**Figure 38:** South west corner of Eyre and Murray Street



**Figure 39:** Wanliss Road, looking south – Clarendon College buildings shown to left

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**Figure 40:** Wanliss Road, looking north – Clarendon College on right

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## **4. HISTORY**

### **4.1. West Ballarat Precinct**

*This history is drawn from the Statement of Significance for HO164 (West Ballarat Precinct). Additional information has been added where required.*

Ballarat is one of Victoria's greatest gold mining locations. When gold was found at Ballarat in August 1851, the discovery sparked Victoria's first major rush and the birth of an important inland city.

In the 1860s, the future site of St Patrick's College was mined by deep lead companies including the Tannery Mining Co. and the Inkerman and Durham Junction Co. Mining of Ballarat's deep leads had commenced in 1852 with the arrival of skilled tin and coal miners from Cornwall, Scotland and Wales. They observed that gold was being found at ever-increasing depths and concluded rightly that the miners were extracting gold from deep leads – the beds of ancient streams. Yields were often prodigious.

The wealth generated by deep lead mining transformed the city. As Ballarat historian A.W. Strange wrote, in less than twenty years 'a big progressive bustling city had arisen' – ... with over 40,000 inhabitants, 56 churches, three town halls, 477 hotels, many large public buildings, 84 miles of made streets, 164 miles of footpaths, 15 miles of stone channelling, a reticulated water supply with 60 main water pipes, and a gas works with 50 miles of gas mains.

Deep lead mining in Ballarat wound up by 1870 and the city expanded over its abandoned mine sites. The area of West Ballarat, where SPC is located, was developed from this time, with the availability of substantial crown allotments and vacant former mining sites attracting many prominent educational and religious institutions to the area towards the late 19th century as well as private residential speculative subdivisions during the 20th century.

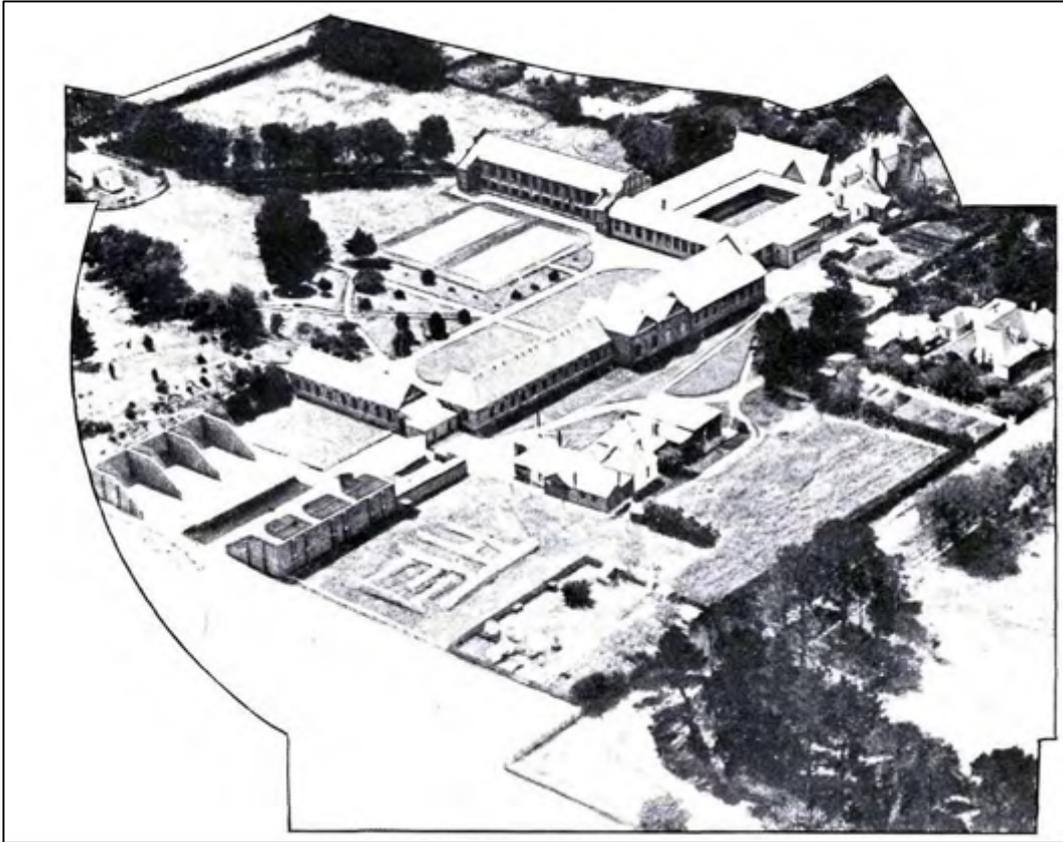
Institutional and religious buildings within HO164 include two places listed on the Victorian Heritage Register (VHR1017 – Loreto School, c.1875; and VHR0413 – Bishop's Palace, 1877), as well as St. Patrick's College (1893) Clarendon College (1911), and three churches: the former St Cuthbert's Presbyterian Church (1911); the former Pleasant Street Wesleyan Church (c.1867); and the Spanish Mission style Catholic Church, St Theresa of the Little Flower (1938).

The impressive nature of these developments that were mostly designed by leading Ballarat architects, have become important individual landmark symbols of the town. The planting of the Sturt Street Boulevard also formalised the street as the formal western gateway to the centre of the city, and to the east, it links with the commemorative Ballarat Avenue of Honour, where between 1917 and 1921, over 3,000 trees were planted along the Western Highway for 22km.

### **4.2. St Patrick's College**

While the development of the area covered by HO164 was largely complete by the end of World War II, the various institutions have continued to grow and develop. This growth is particularly evident at SPC where, a review of the CMP shows that, buildings have regularly been altered, demolished and constructed to meet the changing needs of the school community.

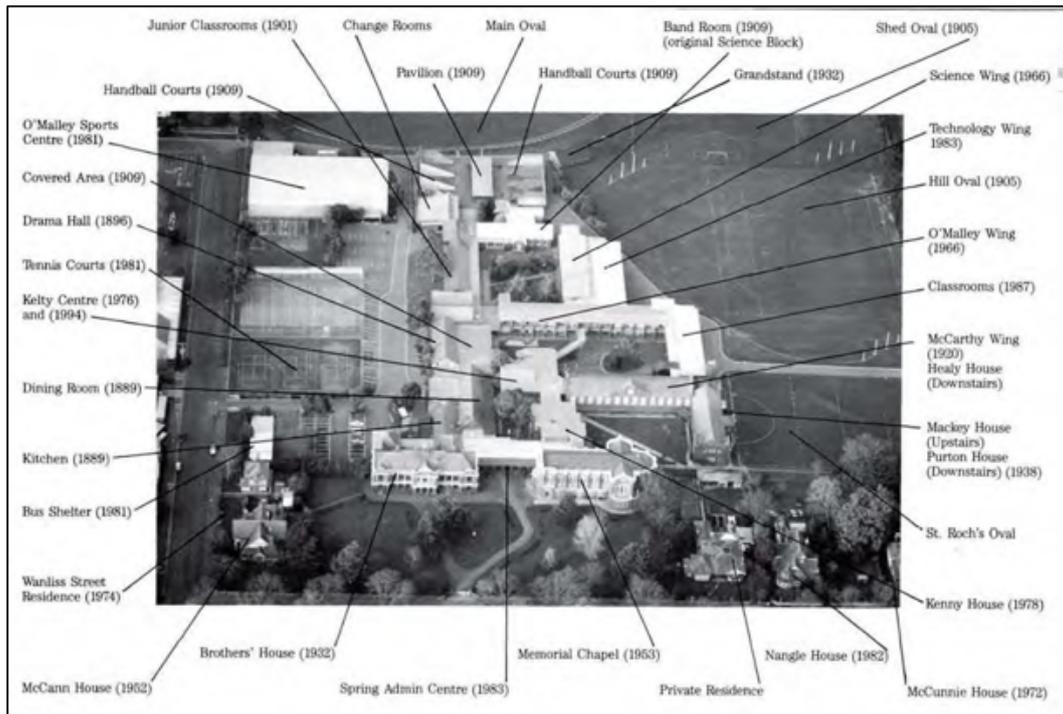
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**Figure 41:** Aerial view of St. Patrick's College from the south looking north-west, 1928-29 © David Rowe and Wendy Jacobs CMP, 2014.

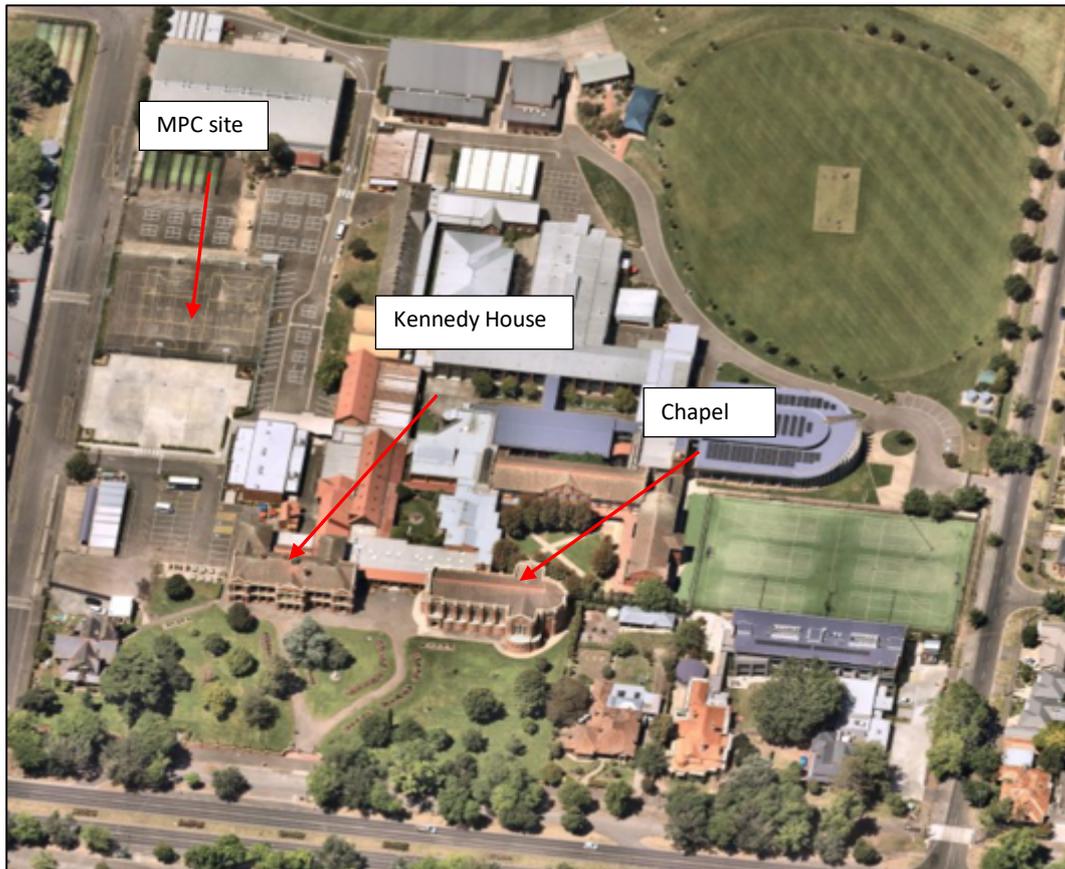


**Figure 42:** Aerial view of St. Patrick's College (looking south), 1966.  
Source: CMP, 2014.



**Figure 43:** Aerial view of St. Patrick's College (looking south), 1994 © CMP

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**Figure 44:** Aerial view of St. Patrick's College (looking south). Key sites indicated. © Nearmap, 9 January 2021

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## 5. HERITAGE CONTROLS

### 5.1. Victorian Heritage Register / Victorian Heritage Inventory

The subject site is not included in the Victorian Heritage Register (VHR). The subject site is not included in the Victorian Heritage Inventory (VHI) as a site of potential archaeological value; however, all archaeology older than 75 years is protected under the *Heritage Act 2017*.

### 5.2. National Trust / Register of the National Estate

The subject site has not been classified by the National Trust of Australia (Victoria), and is not included in the Australian Government's, now closed, Register of the National Estate (RNE).

### 5.3. Ballarat Planning Scheme

The subject site is located within the Special Use Zone (SUZ5) of the Ballarat Planning Scheme. It is affected by three Design and Development Overlays (DDO11, DDO12 and DDO20) and a Vegetation Protection Overlay (VPO2). Of relevance to this HIS, it is located within the Heritage Overlay – HO164 (West Ballarat Precinct).<sup>1</sup> Tree controls are triggered in the schedule to the Heritage Overlay, but are largely removed for this site through the 'Ballarat Planning Scheme Heritage Control 2004 – Incorporated Plan (October 2015)'.

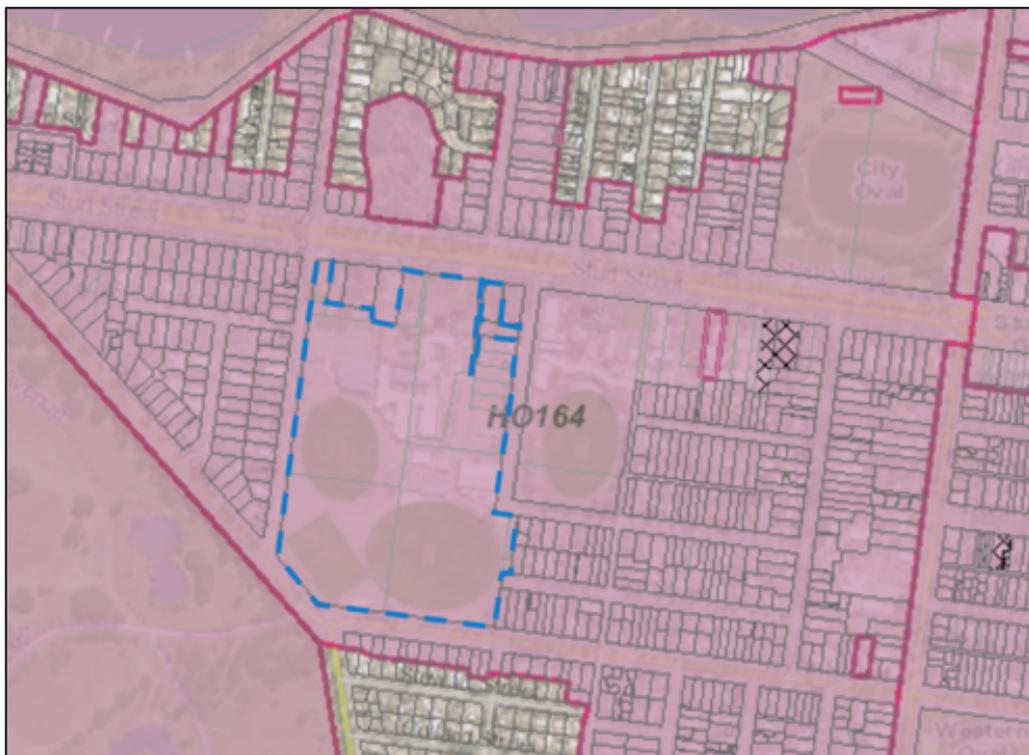


Figure 45: Subject site © VicPlan (accessed 2 March 2021).

<sup>1</sup> The City of Ballarat 'Heritage Online' Database identifies the address of SPC as 159-166 Sturt Street and, perhaps as a result, erroneously records it as being located in HO167 (Sturt Street Precinct).

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Internal alteration controls do not apply.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO164	West Ballarat Heritage Precinct Incorporated plan: Ballarat Planning Scheme Heritage Control 2004	No	No	Yes	No	No	No	No

#### 5.4. Statement of Significance

The statement of significance is provided in full at Appendix 1. The sections most relevant to the subject site are included below:

##### **Statement of Significance**

*The West Ballarat Precinct is **historically** significant at a LOCAL level (AHC Criteria A4 and H1).*

- (a) The place’s importance in the course, or pattern, of Australia’s natural or cultural history;*
- (b) Importance in exhibiting unusual richness or diversity of built landscapes and cultural features (a3); importance for association with events, developments, cultural phases, and individuals which have had a significant role in the human occupation and evolution of the region (a4 & h1).*

*The urban development and character of the Precinct, founded in 1850s, has historic significance for its association with a number of significant activities that links together some of the main themes in the historical, social and architectural development of Ballarat.*

*The Precinct is historically significant for its associations with underground quartz mining that was sustained over a long period of time. The importance of the late expansion of quartz gold mining on the basalt plateau, in particular the rich Inkerman Lead that wound its way through the precinct and was the target of a variety of mining companies from the late 1850s onwards is fundamental to understanding the pattern of development in the area.*

*The Precinct is historically important as an early example of a highly desirable mid 19th- to mid 20th century goldfields residential area. It was surveyed by the colonial Government Surveyor W.S. Urquhart in late 1851. Its historic values are associated with the rectilinear street layout pattern which reflects typical 19th century geometric neoclassical planning style based on public order. While the street pattern in Ballarat was the primary focus of city development, in this area a number of individual buildings have become hallmark features of Ballarat.*

*Sturt Street, part of the former cattle stock route between Geelong and Adelaide, forms the back bone of the Precinct. It was one of the earliest roads to have been surveyed in Ballarat. Its grandeur and scale moderates the form and structure of the Precinct and provides the setting for many prestigious institutions in the city. Sturt Street has become an elegant boulevard, enhanced by a ceremonial approach to its design that is defined by four avenues of exotic street trees that line the central*

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median strip and service roads. The Sturt Street boulevard is the focus of city design in this area as the formal western gateway to the centre of the city, and to the east, it links with the commemorative Ballarat Avenue of Honour, where between 1917 and 1921, over 3,000 trees were planted along the Western Highway for 22km.

The availability of substantial crown allotments and vacant former mining sites attracted many prominent educational and religious institutions to the area towards the late 19th century as well as private residential speculative subdivisions during the 20th century. The impressive nature of these developments that were mostly designed by leading Ballarat architects, have become important individual landmark symbols of the town. They illustrate the continued prosperity and progress of the gold mining city of Ballarat throughout the 19th and 20th century, in contrast with many other Victorian 19th century gold mining areas.

The Precinct is important as it demonstrates the lasting continuity of civic pride and urban beautification schemes that had defined the 19th century structure of the city. This is illustrated by major avenue plantings, and infrastructure development such as the extensive network of significantly intact bluestone channel drains, gutters and kerbs from the 1880s. The combined works contribute to the creation of a stately provincial City with magnificent wide thoroughfares, tree-lined avenues, parks, gardens and substantial educational institutions.

The Precinct's reputation for a better class of housing was encouraged by the introduction in 1887 of a horse drawn tram service along Sturt Street as far as Lake Wendouree, linking the central business area with outlying residential pockets. Improved access promoted the attractiveness of the area for the successful merchants and business people, who had begun to establish separate residences from their places of work in central Ballarat. Many of the residences in the area were designed by leading Ballarat architects.

The West Ballarat Precinct is **aesthetically and architecturally** significant at a LOCAL level (AHC criteria D.2, E.1 and F.1).

(d) its importance in demonstrating the principal characteristics of: (i) a class of Australia's Cultural places; or (ii) a class of Australia's cultural environments (including way of life, custom, process, land-use, function, design or technique);

(e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;

(f) its importance in demonstrating a high degree of creative design or artistic excellence, or technical achievement at a particular period.

The Precinct is important for its outstanding collection of high-quality denominational schools and associated buildings. They demonstrate a way of life and priorities of the gold rush citizens on which the reputation of Ballarat as a provincial city which excelled in educational institutions was founded. The size, architectural achievement and stability of these schools also indicate the strength and influence of the Roman Catholic, Presbyterian, and Anglican communities in the early nineteenth century.

The collection of buildings includes the first convent of the Loreto nuns in Australia, with the establishment of Loreto School in 1875. The development of the Bishop's Palace, built in 1876 as the home of the Roman Catholic Archbishop of the Ballarat Diocese. The construction of St. Patrick's

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College designed by Architects Tappin, Gilbert and Dennehy in 1889, the Ballarat and Clarendon College built in 1912 as well as the present Pleasant Street Primary School. The precinct contains three churches, the former St Cuthbert's Presbyterian Church (1911) and former Pleasant Street Wesleyan Church (c.1867) and the architecturally outstanding Spanish Mission Style Catholic Church, St Theresa of the Little Flower, in Wendouree Parade (1938).

The Precinct is architecturally important for its small groups of private residential development which consist of a wide variety of substantially intact residential buildings of outstanding architectural quality that are associated with Victorian, Federation and Inter-War eras.

Examples include development in Tennis Street which was laid out in 1888 and consolidated in the 1930s, Queen Victoria Street (between Pleasant Street South and Malakoff Street) laid out in 1889, and Dawson Avenue laid out in 1894. Of particular architectural and aesthetic importance for their rarity value is the development in the western section of the Precinct, which includes a fine collection of Inter-War residences houses designed by local architectural firms including Richards, Coburn and Richards, and H.L. Coburn. These residences are of high integrity and condition and are important to the character of Ballarat. The developments occurred during the early 1920s and 1930s and include construction of houses along the north side of Sturt Street West between Gillies Street and Hamilton Avenue and Crocker Street in 1921, and on the south side of Sturt Street, west of Alfred Street in 1927 as well as adjacent land in the triangle between Sturt and Russell Streets, but individual examples are also scattered throughout the area.

The twentieth century residential developments found within the Precinct are examples of interwar prosperity in what was a growing provincial city. The harmony of colour and tone created by the predominate use of local clay textured bricks and red roof tiles, as well as individual interest provided by localized idiosyncratic detail and decoration of the residences form homogenous streetscapes of considerable aesthetic appeal. Many of the houses tend to be substantial brick residences, set in large mature gardens with rear garages. The houses are one and two storeys high, generally modelled on the English Domestic Revival style and Spanish Mission architecture of the mid 20th century with a notable absence of other architectural styles, such as American styled California Bungalow. Today these houses give us an indication of the prosperity of sections of the Ballarat community in the interwar years during periods of economic depression. While, to the south east of the Precinct, a defining factor of the urban fabric are the relatively narrow and short streets, the small allotments, scale, size and set backs and greater mix of residential architectural styles, which together with the narrow sealed pavements create distinctive changing internal streetscape views, which are unusual in Ballarat.

The Precinct has aesthetic significance for its outstanding visual qualities of its setting, urban layout and architecture. The important visual qualities reflect the historical, cultural and architectural development of the Precinct, and contribute to the contextual setting of Ballarat.

The important visual qualities of the Precinct are also enhanced by the street landscape design and layout that has contributed to the appearance of a gracious provincial City. These streetscape features include the tree-lined avenues, the soft landscaping of the gravel/grass road shoulders, turf nature strips and asphalt footpaths; the extensive network of bluestone drains, the extensive areas of grassed and landscaped public and private open space including the school grounds, parks, gardens with their mature canopy trees, all contribute to the outstanding wide thoroughfares and residential streets.

*Other important aesthetic qualities include a variety of significant individual urban landmarks that stand out from the generally contextual appearance of the majority of buildings. A number of these individual buildings can be seen from outside of the Precinct such as the churches; the various educational institutions; the City Oval with its ornate grandstand and the mullock heap near the corner of Russell Street and Alfred Street South.*

*The West Ballarat Precinct is **scientifically** significant at a LOCAL level (AHC criteria F.1).*

*(c) its potential to yield information that will contribute to an understanding of Australia's natural or cultural history.*

*The Precinct is of importance for contributing to a history of the infrastructure development of West Ballarat, as identified by the extensive network of significantly intact bluestone channels, gutters and kerbs*

*The West Ballarat Precinct is **socially** significant at a LOCAL level (AHC criteria G.1).*

*(g) the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.*

*The Precinct is recognized and highly valued by the local community for residential, educational, religious, and recreational reasons. The City Oval, home to the Ballarat Football Club and including the grandstand, tennis and croquets clubs, is of considerable social significance. It was originally the site of the Royal Saxon Company's mine and has been used for recreational activities since the 1850s.*

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## **6. BALLARAT PLANNING SCHEME PROVISIONS RELATING TO HERITAGE**

### **6.1. Clause 43.01 – Heritage Overlay**

Because the subject site is affected by a Heritage Overlay, pursuant to Clause 43.01-1 of the Ballarat Planning Scheme a planning permit is required to 'construct a building or construct or carry out works'. Before deciding on an application, in addition to the decision guidelines in Clause 65, the Responsible Authority must consider the matters set out in Clause 43.01-8. Those most pertinent to this application are:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*
- *Any applicable statement of significance (whether or not specified in the schedule to the overlay), heritage study and any applicable conservation policy.*
- *Any applicable heritage design guideline specified in the schedule to this overlay.*
- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.*
- *Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.*
- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.*
- *Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.*

### **6.2. Planning Policy Framework**

Clause 15.03-1S – 'Heritage Conservation' of the Ballarat Planning Scheme contains the State Planning Policy Framework (SPPF) for heritage. Its objective is to 'ensure the conservation of places of heritage significance'. The strategies to achieve the objective, which are relevant to this proposal, are:

- *Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.*
- *Encourage appropriate development that respects places with identified heritage values.*
- *Retain those elements that contribute to the importance of the heritage place.*
- *Encourage the conservation and restoration of contributory elements of a heritage place.*
- *Ensure an appropriate setting and context for heritage places is maintained or enhanced.*

### **6.3. Local Planning Policy Framework**

Ballarat's Local Planning Policy Framework (LPPF) in relation to heritage is contained in Clause 21.06-2 'Heritage'. Its objective is to 'protect, conserve and enhance areas, features, structures and sites of historical, aboriginal, natural and cultural significance' (Objective 4).

Relevant strategies to achieve this objective are:

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- *Conserve, protect, and enhance the fabric of identified heritage places and precincts.*
- *Identify and protect heritage places, including maintaining the visual prominence of heritage buildings and landmarks.*
- *Encourage sympathetic forms of development adjacent to heritage sites.*
- *Ensure alterations to heritage places are carried out in a sympathetic manner with consideration to the 'Burra Charter'.*
- *Require that new development interprets culturally significant places and respects heritage and cultural boundaries.*

The 'Heritage Conservation and Heritage Precincts' Policy is at Clause 22.05-1 of the Ballarat Planning Scheme. The relevant objectives of Clause 22.05 are:

- *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.*

#### **6.4. Incorporated Plan**

The Schedule to the Heritage Overlay also notes the presence of an Incorporated Plan for the West Ballarat Precinct (HO164). The Plan sets out permit exemptions for a variety of sites affected by HO controls. Of relevance, the Tree Controls that are triggered by the Schedule to the Heritage Overlay are largely removed for this site.

#### **6.5. Design and Development Overlays**

While not solely 'heritage' related, we also note that the Place is affected by three Design and Development Overlays (DDO11, DDO12 and DDO20). DDO11: Urban Character Area 17 (West of Pleasant Street) is of particular relevance because it contains several references to the character of Sturt Street and the appropriate form and scale of new development.

The relevant design objectives at DDO Schedule 11 include:

- *To retain and enhance Sturt Street as a gracious and formal nineteenth century boulevard, which is an urban character of special significance to the City of Ballarat.*
- *To encourage new development that complements existing historic development in form, scale, height, siting, materials and colour.*
- *To encourage the development of harmonious building forms that will contribute to the integration of traditional urban character along the street.*
- *To retain the existing garden character featuring exotic canopy trees.*

In addition to the design objectives identified above, the DDO contains specific provisions around built form/height which are of relevance:

- *Building heights should be no greater than two storeys.*
- *Higher buildings may be permitted where it is demonstrated that they would be sympathetic with the character of the street.*

- *A building greater than two storeys in height may be permitted on the existing school and convent sites if the proposed development complements the height and mass of the existing building complex.*
- *External construction materials are to be sympathetic with existing materials and colour tones in the street.*

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## 7. THE PROPOSAL

The proposal is contained in the following town planning drawings and plans numbered TP000-TP6000 prepared by JWA and dated June 2021, specifically:

TP000 Title Sheet  
TP020 Existing Site Plan  
TP025 Campus Site Plan  
TP030 Demolition Plan  
TP100 Site and Ground Level  
TP101 Level L01  
TP102 Level Plant  
TP103 Roof Plan  
TP300 Elevations  
TP301 Elevations  
TP310 Elevations  
TP400 Sections  
TP500 Rendered Views  
TP501 Rendered Views  
TP502 Rendered Views  
TP503 Rendered Views  
TP600 Material Schedule

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### 7.1. Demolition

The proposal involves the relocation of the existing bus shelter to the south, the relocation of the waste storage and collection (currently located to the rear of Kennedy House) and the removal of several garden beds, two trees and the existing at grade concrete car park – all in the north eastern part of the site. The proposal will also involve the demolition of the concrete kerb at the existing Wanliss Road entry and the removal of the existing brick piers and gate which, the CMP notes, were erected in 1982.

### 7.2. New works

The removal of the fabric detailed above will provide space for the construction of a new MPC that including the loading dock is 74m in length and 45m in width (64m x 42m excluding the dock).

The proposed MPC houses a performance space and associated functions and will sit in the north eastern part of the site, 9m to the east of Kennedy House and 12m to the south of McCann House. The eastern elevation of the proposed MPC fronts Wanliss Road, from which it is separated by a wall and landscaped garden bed. The entire MPC will be situated to the south of the front wall plane of Kennedy House, with the western portion of the new building (closest to Kennedy House) being set back further than the eastern portion of the building which has a projecting bay housing the 'ensemble room' and other associated facilities. The northern (primary) entrance faces onto the

forecourt. Access to the foyer is through a series of glazed doors. To the north a band room of some 9.5m in width cantilevers 5m beyond the northern foyer below. A perforated metal sun screen projects from the band room and runs across the northern elevation. The area to the north of the screen and to the west of the ensemble room will be developed as a landscaped forecourt.

To the rear (south) of the new MPC will be a loading ramp and dock with access from Wanliss Road as well as a second foyer. The remainder of the space to the rear will be landscaped. To the west of the MPC is the Whelan Food Technology Centre, a path and 'landscaped garden gallery' separate the two.

The MPC itself consists of two storeys plus plant and rises to a maximum height of 14.7m towards its rear (south) where the auditorium is located. The front (northern) portion of the main building rises to 9m (to the lower level parapet). The higher built form of the auditorium is set back some 19m from the primary elevation and a further 16.9m from the front of the projecting bay that houses the ensemble room. Built form to the rear of the MPC is also lower, rising to a maximum of 7.8m.

Materiality predominantly consists of textured 'red oxide' coloured pre-cast concrete panels which sit on a glazed base (to the north and west) and a mix of glazing and pre-cast concrete panels (white with basalt and brown granite aggregate). The projecting sun screen is constructed from perforated metal and will also be coloured in a red oxide. There will be some brickwork to the rear (southern elevation) in grey and white tones, with a rear brick wall in darker brick (red and brown tones).

The roof is clad in a light grey colorbond, while the windows are aluminium framed and grey in colour. The large sliding doors are also grey in colour and aluminium framed. Fencing is restricted to the eastern and northern portion of the building, and will be constructed from vertical slats, coloured in light grey, 1.5m in height and constructed from steel.

As part of the works the existing bus shelter (currently located on Wanliss Road) will be re-located to a site further to the south, but also on Wanliss Road.

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## 8. HERITAGE ASSESSMENT OF THE PROPOSAL

### 8.1. Heritage Impact Assessment - Demolition

This assessment has been undertaken having regard to the following:

- Clause 43.01 of the Ballarat Planning Scheme (Heritage Overlay), which invokes a consideration of the Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF)
- Clause 15.03-1S 'Heritage Conservation' of the Ballarat Planning Scheme
- Clause 21.06-2 'Heritage' of the Ballarat Planning Scheme

#### 8.1.1. Clause 43.01 – Heritage Overlay

The Heritage Overlay invokes a consideration of the MPS and the PPF when considering demolition proposals.

The objectives of Clauses 15.03-1S and 21.06-2 are directed towards the retention of elements that contribute to the significance of heritage places.

The CMP for SPC undertakes a detailed analysis of the site and identifies elements that are considered to be of 'primary', 'secondary' and 'contributory' significance and of 'architectural' and 'historical' or 'commemorative' interest, as well as those that are of 'no significance'. All fabric proposed for removal has been identified as being of 'no significance' except for the 1982 O'Shea piers (which flank the entrance from Wanliss Road), which are identified as being of 'commemorative interest'. While the retention of the piers would be preferable from a heritage perspective, we consider that their proposed demolition is nonetheless consistent with the provisions of Cl 15.031S and Cl 21.06-2 as no fabric identified as being of significance will be lost. To this end, we also note that the proposed development falls almost entirely within an area identified in the CMP as being 'where new development could be considered (subject to other planning, building and other statutory regulations)'. [See Figures 46 and 47].

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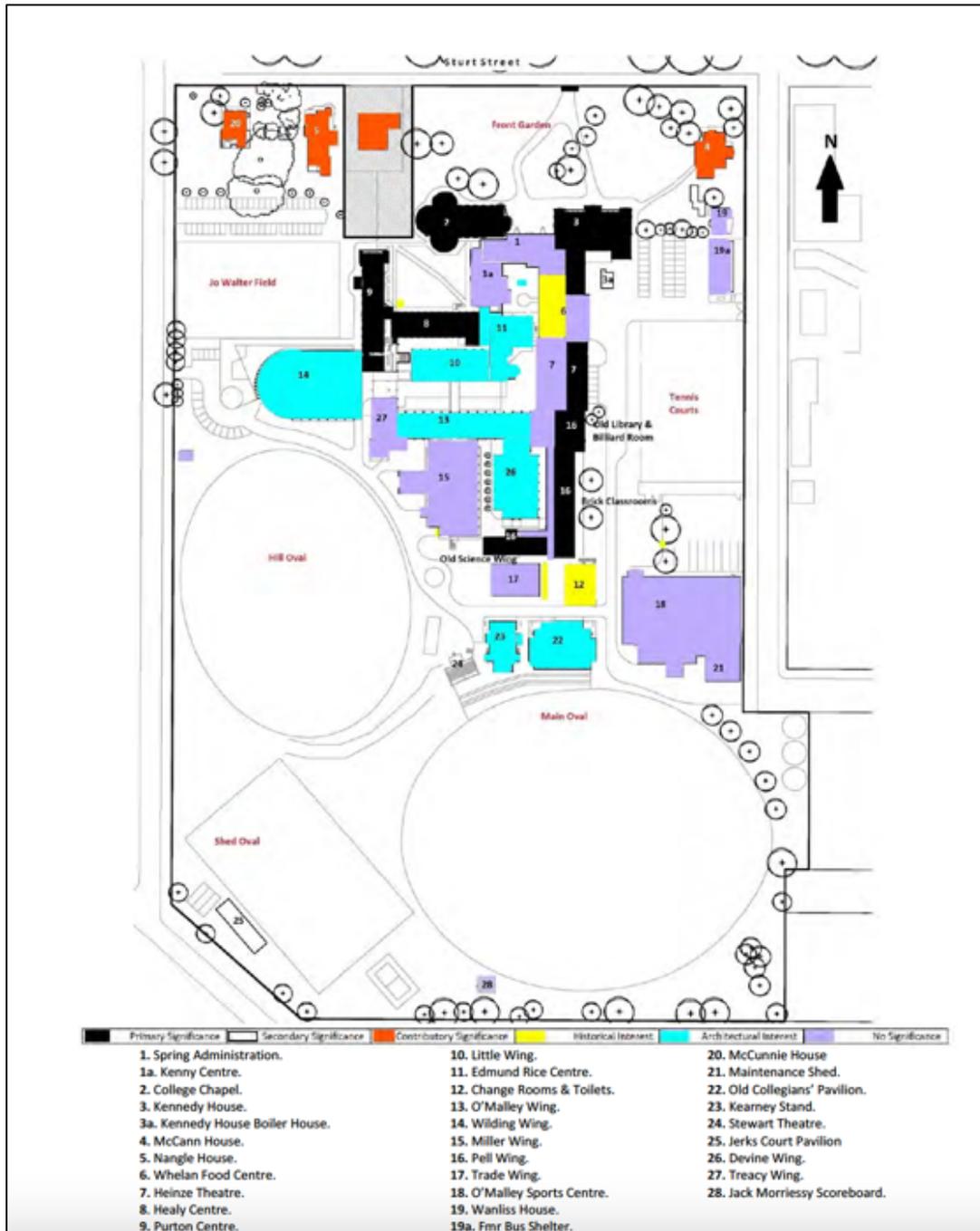


Figure 46: Subject site, showing elements – from CMP, p. 96.

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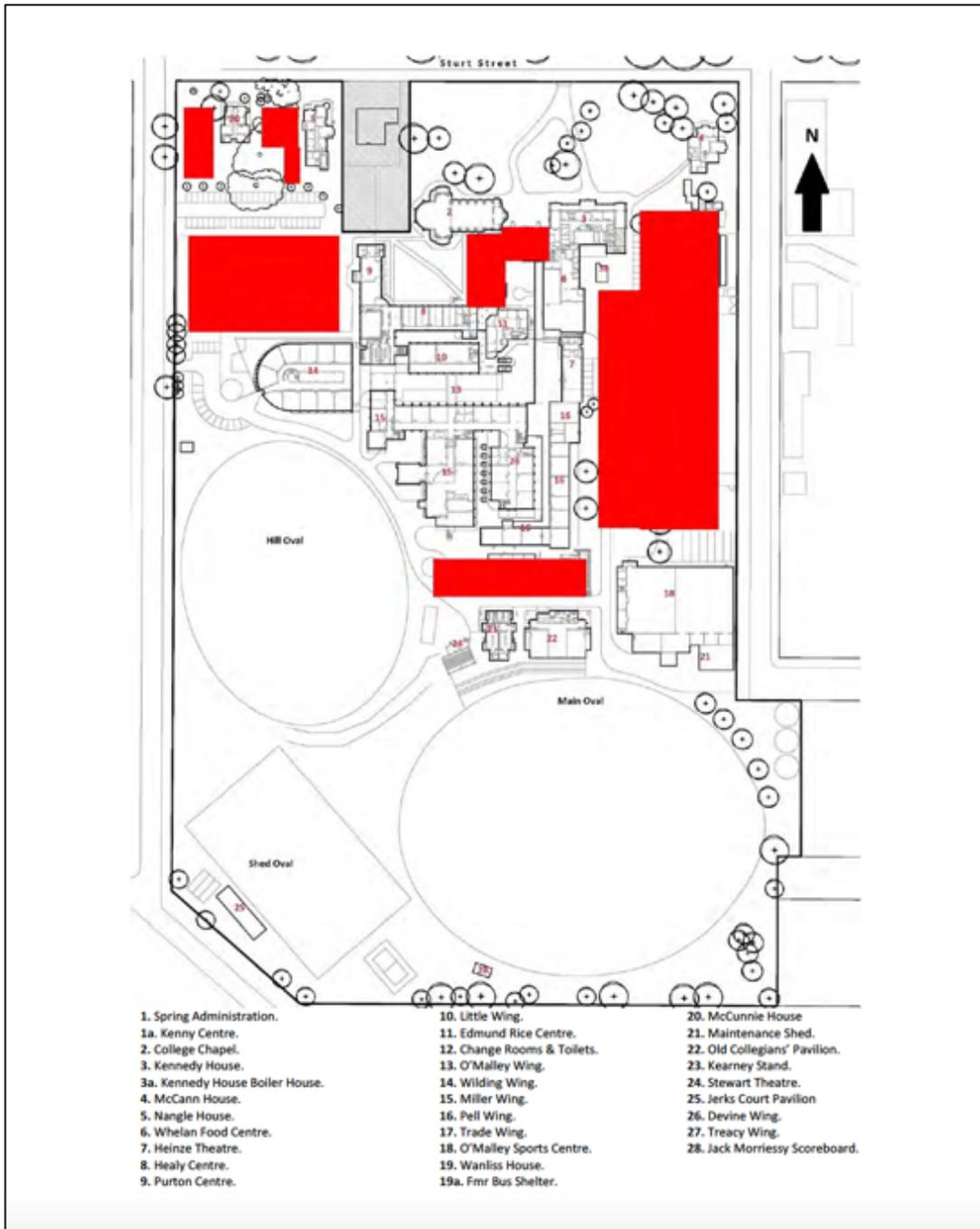


Figure 47: Subject site, showing 'areas where new development could be considered' – from CMP, p.104

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The Heritage Overlay also requires consideration of ‘whether the demolition, removal or external alteration will adversely affect the significance of the heritage place’ (West Ballarat Heritage Precinct). As no fabric identified of being significant within SPC will be lost, we consider that the demolition is also appropriate under the decision guidelines at Clause 43.01 as it will ‘not adversely affect the significance, character or appearance’ of the West Ballarat Heritage Precinct.

Finally, we also note that consideration has been given to the impact of the proposed works on the bluestone guttering and kerbs that run along Wanliss Road. As part of the proposal the bluestone guttering will either be protected during construction or removed, stored and re-instated following the completion of works (the final approach will be determined following discussions with Council). The process will help to ensure that the guttering and kerbs – an identified element of the West Ballarat Precinct’s significance – are managed sensitively.

### **8.1.2. Clause 15.03-1S**

No significant fabric is proposed to be demolished as a result of the proposal. The provisions relating to demolition in Clause 15.03-1S require that development ‘retain those elements that contribute to the importance of the heritage place’. The retention of all identified fabric (including, as required, the protection or removal and re-instatement of the bluestone guttering and kerbs) is consistent with the policy at 15.03-1S.

### **8.1.3. Clause 21.06-2**

Clause 21.06-2 has the stated objective of: ‘Protect, conserve and enhance areas, features, structures and sites of historical, aboriginal, natural and cultural significance’ and includes amongst its relevant strategies ‘Conserve, protect, and enhance the fabric of identified heritage places and precincts’. The provision arguably contemplates the retention of all fabric, but the retention of all significant fabric is considered to be a reasonable response that also allows the school flexibility to meet the needs of its students. The proposed demolition is consistent with this objective.

## **8.2. Heritage Impact Assessment - New works**

### **8.2.1. Clause 43.01 – Heritage Overlay**

The Heritage Overlay invokes a consideration of the MPS and PPF when considering new development proposals. For new buildings clauses 15.03-1S, 21.06-2 and 22.05-1 are relevant. The proposal is considered to be consistent with the intent of these clauses because in addition to retaining all fabric identified as being of significance on the site:

- The proposed MPC will ensure an appropriate setting and context for the significant heritage buildings on the campus, specifically:
  - The new built form will be set back behind the front wall plane of Kennedy House and the Chapel which will remain the two dominant features in the landscape when viewed from Sturt Street.
  - The MPC will be massed so that the shorter elements are to the north and the taller elements to the south – away from fabric identified as being of primary significance. The massing will successfully reduce the visual impact of the new form from primary public realm views along Sturt Street. We note, in this respect, that the northern portion of the building is 9m in height, some 4m lower than the maximum height of Kennedy House. While the proposed structure rises

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to 14.7m (1.7m more than the maximum height of Kennedy House), it is set well back from the primary elevation and the renders prepared as part of this package show that, as a result, its impact has been considerably reduced and is considered acceptable.

- Key views have been considered and renders prepared showing views to the new building from the main pedestrian entrance (on Sturt Street opposite Kennedy House), near the corner of Sturt Street and from Wanliss Road. The renders show that the new built form will read as a sophisticated and respectful element that sits well within the grounds of SPC and the broader West Ballarat precinct.
- The proposed design is of a very high quality and sympathetic to the historic built form – in a manner consistent with the provisions of the Burra Charter, specifically:
  - The textured concrete panels reference the historic form of historic buildings within SPC through their choice of colour, but are clearly separated from it.
  - The perforations in the proposed sun screen will ensure that it reads as a visually lightweight element that floats in front of rather than simply obscures views to the new built form. The lightweight element will also read as recessive when compared to the more substantial Kennedy House to the west.
  - Below the screen the rhythm of the glazing bars for the window picks up on the rhythm of the columns running across the front of Kennedy House, a gesture that acknowledges but does not mimic the historic built form.
  - The detailing – with the pre-cast concrete ‘curtain’ lifting on the northern and eastern elevations – is both an acknowledgment of the function of the MPC as a performance/ theatre space and also provides the illusion of weightlessness which will further help the new built form to appear recessive within the context of the historic built fabric.

Overall, we consider that the heritage context of the precinct is maintained and the cultural heritage significance of both SPC and the broader West Ballarat heritage precinct will not be unduly impacted.

In relation to new construction, the decision guidelines at Clause 43.01-5 also require consideration of:

- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.

As discussed further under the Clause 21.06-2 assessment, given the scale of the surrounding context and the high quality of the design, it is considered that the proposed works will have no adverse impact on the significance, character or appearance of the West Ballarat heritage precinct and is consistent with the Statement of Significance – as required by Clause 22.05-1. Specifically:

- The Statement of Significance notes the precinct is important for ‘its outstanding collection of high-quality schools and denominational buildings...’ ‘The size, architectural achievement and stability of these schools also indicate the strength and influence of the Roman Catholic, Presbyterian, and Anglican communities in the early nineteenth century’. The new building is a high-quality piece of

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contemporary design that represents the continuation of that tradition. We note that these traditions are described in the Statement of Significance as ‘highly valued’.

- The proposed development sits in a part of the precinct that is dominated by the buildings of SPC and Clarendon College. Both complexes have a mix of historic and contemporary buildings and have found a successful way to balance respect for the heritage of the precinct with the development of facilities which meet the needs of students today.
- The new built form will be clearly visible from Sturt Street and Wanliss Road, but key views to Kennedy House from Sturt Street have been maintained. Views to McCann House from the north have also been retained. Views to McCann House from the southern portion of the school site will be affected, but they will be retained from Wanliss Road itself.
- The protection or removal and re-instatement of the bluestone guttering and kerbs to Wanliss Road, will ensure that this significant fabric is appropriately managed and that there is no negative long-term impact as a result of the proposed development.

### **8.2.2. Clause 15.03-1S – Heritage**

The relevant considerations identified in Clause 15.03-1S involve ‘encouraging development that respects places with identified heritage values’ and ‘ensure [ing] an appropriate setting and context for heritage places is maintained and enhanced’.

The response of the development acknowledges the identified cultural heritage values of both the West Ballarat Precinct and the values of SPC itself as they are outlined in the CMP and is considered to be respectful in terms of its location, massing and materiality, specifically.

- As already noted, the building’s location has been chosen to minimise its impact on the cultural heritage significance of SPC. In particular, it is constructed in the north eastern portion of the site, and is set back behind the front wall plane of Kennedy House in an area identified by the CMP as ‘where new development could be considered’. The design is also consistent with recommendations for ‘Larger Scale Development’ in the CMP which note that:

*Any new work adjacent to the east of Kennedy House should be in line with or recessive of the front wall plane of this building of primary significance. It is also suggested that the height, scale, lines and proportions of solid and void of Kennedy House are drawn in a contemporary way in the new work. It is further suggested that the construction materials do not distort or dominate the appearance of Kennedy House, or overwhelm McCann House when viewed from Sturt Street. The new work should be a separate physical entity to Kennedy House. They may be joined by a recessive, narrow link in a manner that mitigates any physical impacts on the integrity of Kennedy House as much as possible.<sup>2</sup>*

In this case the new built form is located to the east of Kennedy House, is recessive to the front wall plane of Kennedy House, and the rhythm of the columns that run across the front of Kennedy House has been referenced in the aluminium glazing bars that run across the northern elevation of the new building. The vertical emphasis of the columns is also reflected more subtly in the pre-cast concrete panels and in the proposed screen. The separation of the new building from Kennedy House has been

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<sup>2</sup> CMP, p.105.

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achieved, and the setback of the new built form means that Kennedy House can continue to be read 'in the round'.

- The massing of the MPC has been broken up and it rises to the rear – again minimising the impact of the new built form from the primary (Sturt Street) elevation and also reducing the impact of views along Wanliss Road (north and south) to McCann House.
- Views from Wanliss Road to the rear of Kennedy House will be impacted, but these are considered to be secondary and the impact is acceptable given that primary views to all buildings identified as significant in the CMP have been maintained.
- Materiality has also been carefully considered, with the form of the pre-cast concrete panels providing a contemporary contrast with the historic buildings, while the red oxide colour (which references the red brick of many of the significant buildings within SPC and the broader precinct) provides a visual link between the old and new forms.

### **8.2.3. Clauses 21.06-2 and 22.05-1**

The requirements of Clause 21.06-2 and 22.05-1 are also met. As already noted, the proposed new building has been sited, designed and massed so as minimise any impact on the historic fabric. The new built form is a high-quality piece of design that will read as recessive to the larger and more visually dominant Kennedy House and Chapel building when viewed from Sturt Street.

The new building will be more dominant on Wanliss Road, but it is set sufficiently far away from McCann House to prevent overwhelming the domestic scale of McCann House. The Clarendon College buildings fronting onto Wanliss Road – to the east of the proposed MPC – are distinctly contemporary in design and it is not considered that the proposal will have a detrimental impact on them or indeed on the broader Clarendon College campus.

Views from further afield, from residential areas to the south, will be limited or non-existent. To the extent that it is visible, the MPC would simply read as a high quality and contemporary intervention within the SPC grounds and is consistent with values of the precinct identified in the Statement of Significance, as required by Clause 22.05-1.

Finally, we consider that the materials selected are consistent with the wide-ranging palette of materials and finishes used at the school and in the surrounding. The mix of masonry and glazing evident in the older buildings in the school is reflected in, but contrasts with the pre-cast concrete panels and glazing in the new built form.

### **8.3. Tree Controls**

We note that tree controls are triggered in the schedule to the Heritage Overlay, but have been largely removed for the subject site by the Incorporated Document 'Ballarat Planning Scheme Heritage Control 2004 – Incorporated Plan (October 2015)'. In any case, the proposal does not involve the removal of any trees identified as significant in the CMP. The removal of two trees will have a negligible impact on the cultural heritage values of the site which will be offset by the detailed landscaping proposed. In particular, we note that the landscaping proposed to the north of the new built form will not only provide shade in the proposed courtyard, but will also assist in screening the MPC from Sturt Street. The proposed landscaping to the south and east will perform a similar function for views from those directions.

#### 8.4. Design and Development Overlay (DDO 11)

Schedule 11 to the Design and Development Overlay (DDO) addresses several relevant objectives, including ‘to retain and enhance Sturt Street as a gracious and formal nineteenth century boulevard’, ‘to encourage new development that complements existing historic development in form, scale, height, siting, materials and colour’, ‘to encourage the development of harmonious building forms’; and ‘to retain the existing garden character featuring exotic canopy trees’. The proposal satisfies the objectives identified in DDO11.

The building is a high-quality piece of contemporary architecture. It is set well back from Sturt Street, behind the front wall plane of Kennedy House and will not impact on the quality of the ‘gracious and formal nineteenth century boulevard’. The scale and massing of the proposed MPC is sympathetic to the values of both SPC and the West Ballarat Precinct and while higher than the two storeys specified in DDO11 is consistent with the objectives of DDO11 because it complements the height and mass of the existing SPC complex.

The proposed MPC is also sympathetic in terms of materiality, with the red pre-cast concrete panels acknowledging, but not seeking to imitate, the materials used in Kennedy House – and more broadly in the surrounding precinct. The vertical orientation of both the glazing bars and the textured pre-cast panels proposed in the new building also subtly acknowledge the vertical emphasis of the colonnade that runs across the primary (northern) elevation of Kennedy House.

Finally, the new built form will not impinge on the existing lawn area, but be confined to what is presently an at-grade carpark. The landscaping of the new building will provide an opportunity to retain and enhance the existing garden character of the SPC site.

Overall, the proposed building represents a sophisticated response to the heritage surrounds. The siting of the new form is sympathetic – reading as a recessive element and protecting the boulevard character of Sturt Street, while the contemporary style and sympathetic scale, massing and materiality provide a high-quality building that responds well to the adjoining heritage fabric within SPC and is an appropriate addition to the West Ballarat Heritage Precinct.

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## 9. CONCLUSION

The proposed redevelopment will provide a much-needed facility to SPC. The building itself has been located so as to avoid demolition of any significant fabric on the site and, in accordance with the provisions of the CMP, has been set back behind the front wall plane of Kennedy House.

The new built form itself has been massed so as to minimise its volume and broken up to prevent it from appearing monolithic from any aspect. The use of textured pre-cast panels in a red oxide colour references the red brick of many of the significant buildings within St Patricks College, while the vertical emphasis of the panel's 'grain' picks up on the columns that run across the front of Kennedy House – something that is also done in the glazing bars to the north of the new built form. Both gestures are subtle and respectful and also consistent with the provisions of the CMP.

It is our assessment that the proposal complies with the relevant heritage provisions of the Ballarat Planning Scheme and is also consistent with the objectives outlined in DDO11. In our view the project should be supported.

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## **Appendix 1: Statement of Significance – West Ballarat Precinct**

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# Victorian Heritage Database Report

Report generated 18/02/21



## West Ballarat Precinct



WEST BALLARAT HERITAGE PRECINCT.jpg

### Municipality

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO164

### Heritage Listing

Ballarat City

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### Statement of Significance

Last updated on -

The West Ballarat Precinct is **historically** significant at a **LOCAL** level (AHC criteria A.4 and H.1).

(a) *The place's importance in the course, or pattern, of Australia's natural or cultural history;*

(b)

(a3) *Importance in exhibiting unusual richness or diversity of built landscapes and cultural features;*

*(a4) & (h1) Importance for association with events, developments, cultural phases and individuals which have had a significant role in the human occupation and evolution of the region.*

The urban development and character of the Precinct, founded in 1850s, has historic significance for its association with a number of significant activities that links together some of the main themes in the historical, social and architectural development of Ballarat.

The Precinct is historically significant for its associations with underground quartz mining that was sustained over a long period of time. The importance of the late expansion of quartz gold mining on the basalt plateau, in particular the rich Inkerman Lead that wound its way through the precinct and was the target of a variety of mining companies from the late 1850s onwards is fundamental to understanding the pattern of development in the area.

The Precinct is historically important as an early example of a highly desirable mid 19th- to mid 20th century goldfields residential area. It was surveyed by the colonial Government Surveyor W.S.Urquhart in late 1851. Its historic values are associated with the rectilinear street layout pattern which reflects typical 19th century geometric neoclassical planning style based on public order. While the street pattern in Ballarat was the primary focus of city development, in this area a number of individual buildings have become hallmark features of Ballarat. Sturt Street, part of the former cattle stock route between Geelong and Adelaide, forms the back bone of the Precinct. It was one of the earliest roads to have been surveyed in Ballarat. Its grandeur and scale moderates the form and structure of the Precinct and provides the setting for many prestigious institutions in the city. Sturt Street has become an elegant boulevard, enhanced by a ceremonial approach to its design that is defined by four avenues of exotic street trees that line the central median strip and service roads. The Sturt Street boulevard is the focus of city design in this area as the formal western gateway to the centre of the city, and to the east, it links with the commemorative Ballarat Avenue of Honour, where between 1917 and 1921, over 3,000 trees were planted along the Western Highway for 22km.

The availability of substantial crown allotments and vacant former mining sites attracted many prominent educational and religious institutions to the area towards the late 19th century as well as private residential speculative subdivisions during the 20th century. The impressive nature of these developments that were mostly designed by leading Ballarat architects, have become important individual landmark symbols of the town. They illustrate the continued prosperity and progress of the gold mining city of Ballarat throughout the 19th and 20th century, in contrast with many other Victorian 19th century gold mining areas.

The Precinct is important as it demonstrates the lasting continuity of civic pride and urban beautification schemes that had defined the 19th century structure of the city. This is illustrated by major avenue plantings, and infrastructure development such as the extensive network of significantly intact bluestone channel drains, gutters and kerbs from the 1880s. The combined works contribute to the creation of a stately provincial City with magnificent wide thoroughfares, tree-lined avenues, parks, gardens and substantial educational institutions.

The Precinct's reputation for a better class of housing was encouraged by the introduction in 1887 of a horse drawn tram service along Sturt Street as far as Lake Wendouree, linking the central business area with outlying residential pockets. Improved access promoted the attractiveness of the area for the successful merchants and business people, who had begun to establish separate residences from their places of work in central Ballarat. Many of the residences in the area were designed by leading Ballarat architects.

The West Ballarat Precinct is **aesthetically and architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1 and F.1).

*(d) its importance in demonstrating the principal characteristics of: (i) a class of Australia's Cultural places; or (ii) a class of Australia's cultural environments (including way of life, custom, process, land-use, function, design or technique);*

*(e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;*

*(f) its importance in demonstrating a high degree of creative design or artistic excellence, or technical achievement at a particular period.*

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The Precinct is important for its outstanding collection of high quality denominational schools and associated buildings. They demonstrate a way of life and priorities of the gold rush citizens on which the reputation of Ballarat as a provincial city which excelled in educational institutions was founded. The size, architectural achievement and stability of these schools also indicate the strength and influence of the Roman Catholic, Presbyterian, and Anglican communities in the early nineteenth century.

The collection of buildings includes the first convent of the Loreto nuns in Australia, with the establishment of Loreto School in 1875. The development of the Bishop's Palace, built in 1876 as the home of the Roman Catholic Archbishop of the Ballarat Diocese. The construction of St. Patrick's College designed by Architects Tappin, Gilbert and Dennehy in 1889, the Ballarat and Clarendon College built in 1912 as well as the present Pleasant Street Primary School. The precinct contains three churches, the former St Cuthbert's Presbyterian Church (1911) and former Pleasant Street Wesleyan Church (c.1867) and the architecturally outstanding Spanish Mission Style Catholic Church, St Theresa of the Little Flower, in Wendouree Parade (1938).

The Precinct is architecturally important for its small groups of private residential development which consist of a wide variety of substantially intact residential buildings of outstanding architectural quality that are associated with Victorian, Federation and Inter-War eras.

Examples include development in Tennis Street which was laid out in 1888 and consolidated in the 1930s, Queen Victoria Street (between Pleasant Street South and Malakoff Street) laid out in 1889, and Dawson Avenue laid out in 1894. Of particular architectural and aesthetic importance for their rarity value is the development in the western section of the Precinct, which includes a fine collection of Inter-War residences houses designed by local architectural firms including Richards, Coburn and Richards, and H.L. Coburn. These residences are of high integrity and condition and are important to the character of Ballarat. The developments occurred during the early 1920s and 1930s and include construction of houses along the north side of Sturt Street West between Gillies Street and Hamilton Avenue and Crocker Street in 1921, and on the south side of Sturt Street, west of Alfred Street in 1927 as well as adjacent land in the triangle between Sturt and Russell Streets, but individual examples are also scattered throughout the area.

The twentieth century residential development in the Precinct are examples of interwar prosperity in what was a growing provincial city. The harmony of colour and tone created by the predominate use of local clay textured bricks and red roof tiles, as well as the localized idiosyncratic detail and decoration of the residences form homogenous streetscapes of considerable aesthetic appeal. Many of the houses tend to be substantial brick residences, set in large mature gardens with rear garages. The houses are one and two storeys high, generally modeled on the English Domestic Revival style and Spanish Mission architecture of the mid 20th century with a notable absence of other architectural styles, such as American styled California Bungalow. Today these houses give us an indication of the prosperity of sections of the Ballarat community in the interwar years during periods of economic depression. While, to the south east of the Precinct, a defining factor of the urban fabric are the relatively narrow and short streets, the small allotments, scale, size and set backs and greater mix of residential architectural styles, which together with the narrow sealed pavements create distinctive changing internal streetscape views, which are unusual in Ballarat.

The Precinct has aesthetic significance for its outstanding visual qualities of its setting, urban layout and architecture. The important visual qualities reflect the historical, cultural and architectural development of the Precinct, and contribute to the contextual setting of Ballarat.

The important visual qualities of the Precinct are also enhanced by the street landscape design and layout that has contributed to the appearance of a gracious provincial City. These streetscape features include the tree-lined avenues, the soft landscaping of the gravel/grass road shoulders, turf nature strips and asphalt footpaths; the extensive network of bluestone drains, the extensive areas of grassed and landscaped public and private open space including the school grounds, parks, gardens with their mature canopy trees, all contribute to the outstanding wide thoroughfares and residential streets.

Other important aesthetic qualities include a variety of significant individual urban landmarks that stand out from the generally contextual appearance of the majority of buildings. A number of these individual buildings can be seen from outside of the Precinct such as the churches; the various educational institutions; the City Oval with its ornate grandstand and the mullock heap near the corner of Russell Street and Alfred Street South.

The West Ballarat Precinct is **scientifically** significant at a **LOCAL** level (AHC criteria F.1).

*(c) its potential to yield information that will contribute to an understanding of Australia's natural or cultural history.*

The Precinct is of importance for contributing to a history of the infrastructure development of West Ballarat, as

identified by the extensive network of significantly intact bluestone channels, gutters and kerbs.

The West Ballarat Precinct is **socially** significant at a **LOCAL** level (AHC criteria G.1).

*(g) the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.*

The Precinct is recognized and highly valued by the local community for residential, educational, religious, and recreational reasons. The City Oval, home to the Ballarat Football Club and including the grandstand, tennis and croquets clubs, is of considerable social significance. It was originally the site of the Royal Saxon Company's mine and has been used for recreational activities since the 1850s.

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## Physical Description 1

The West Ballarat Precinct is characterised by a heterogeneous combination of substantially intact residential buildings constructed generally from the 1870s to the 1940s, and by a notable collection of educational and cultural/community buildings constructed from the 1860s onwards. Almost all of the buildings in the precinct are individually significant or contributory. The precinct is also characterised by the formal layout and mature tree plantings of Sturt Street, by other notable mature street tree plantings throughout the precinct, and by extensive areas of grassed and landscaped public and private open space including City Oval, school grounds, and many mature private gardens. Furthermore, the precinct is specially distinguished by the substantial integrity of its original engineering infrastructure, particularly as identified by the extensive network of spoon drain channels constructed of bluestone pitchers.

The precinct is bounded on the east by Pleasant Street North and South (from Wendouree Parade to just south of Queen Victoria Street), and is terminated at its westernmost edge by Gillies Street. Running between Pleasant Street and Gillies Street, Sturt Street provides a distinctive east-west oriented axis in the northern half of the precinct, with minor streets running off it, predominantly north towards Lake Wendouree. Along much of the north side of Sturt Street the precinct is effectively as deep as the facing allotments but extends at various locations, particularly along Alfred and Service Streets, to include a number of notable residences facing Wendouree Parade. At the western end of Sturt Street, the 1920s subdivision centred on Crocker Street forms one of the most homogeneous residential sections of the precinct and is bordered to the north by Carlton Street and the Botanic Gardens, and to the east by Wendouree Parade.

The south-west edge of the precinct is bordered by Victoria Park (a separate heritage precinct in itself) and Russell Street (from Sturt Street to just south of Eyre Street). Eyre Street provides a dominant east-west axis in the southern half of the precinct, with the western section forming part of the southern boundary of the precinct (to the depth of the allotments on the south side). Along the eastern section of Eyre Street, ending at Pleasant Street South, the precinct extends further south along minor roads with parts of Murray and Malakoff Streets forming the western boundary in this area. The southernmost boundary of the precinct is formed by the southern edge of the right-of-way to the south of Queen Victoria Street.

The West Ballarat precinct is south of Sturt Street and extends from Russell Street to Queen Victoria and Pleasant Streets. The history of the West Ballarat precinct is associated with the mining, residential, educational and religious themes in Ballarat's history.

The precinct was first surveyed in 1851 and the first private land sales occurred in July 1856. Sturt, Eyre, Pleasant, Mair, Russell, Carlton and Alfred Streets were laid out in 1851. Substantial residential development occurred in Ballarat in the 1860's- 1870's, however, residential growth in this precinct occurred much later. This may be due to the continuing presence of deep lead mining, the large size of the initial crown allotments.

Additional roads were laid out in the 1870's and by 1881, work began on installing the bluestone drainage channels in Sturt Street, between Gillies and Pleasant Street and street tree planting between Pleasant and Alfred Streets. In 1887, the horse drawn tram service was established along Sturt Street as far as Lake Wendouree, linking the central business area with outlying residential pockets. This spurred development in West Ballarat, which built on the precinct's reputation for a better class of housing, attracting businessmen and merchants. Further residential subdivisions occurred during the inter war period north and south of Sturt Street, forming lots in Croker and Carlton Street and Hamilton Avenue.

The precinct also contains some of Ballarat's key educational institutions. Their beginnings commenced during the gold rush. The size and stability of the schools show the strength and influence of religious communities in the early nineteenth century and are an indication of the priorities and attitudes of the gold rush citizens. The success of the schools was consolidated with the withdrawal of state aid from church run schools in the 1880's. The schools offered boarding facilities as a means of assisting funding and came to play an important role in the western district. No secondary state school existed in Ballarat at this time.

The precinct also includes a number of recreational facilities that had an important role in the precinct. The City Oval is the site of the Royal Saxon Company's mine. The grandstand erected in 1898 is of high historical and architectural significance and the complex now encompasses the City Oval Bowling Club and the Croquet City club. Other croquet clubs and tennis facilities were nearby.

The precinct is important as it retains a high number of individually significant detached Victorian, Federation and Interwar era residences. Typically, residential buildings are single storey in the southern part of the precinct or predominantly 1 ½ to 2 storey in the northern part of the precinct. Houses feature hipped and/or gabled roofs, clad with corrugated iron, Marseilles pattern terracotta tiles or slate, horizontal weatherboard or brick, unpainted chimneys, eaves, projecting verandahs or porches, decorative detailing, timber doors and windows, with some original metal framed windows in inter war homes. The Victorian, Federation and Inter war educational and cultural/community buildings are generally more than one storey in height, a dominant scale, brick, with tile, slate or galvanised iron roof cladding, timber framed windows and generally complex and individual detailing and decoration.

The precinct also features a number of key landmarks and views including the boulevard form of Sturt and Pleasant Streets, to the Arch of Victory, Lake Wendouree, Victoria Park, Western Oval, the churches and educational institutions, the City Oval grandstand and its landscaped setting and the mullock heap situated on the department defence land in Russell street.

Mature and juvenile street tree planting and gardens in private residences, the grass median strips, gravel/grass road and pockets of open space in the school grounds and Department of Defence land are important features of the precinct. Together, these gardens and open space compliment the dominant garden setting of the precinct. Some other features are the early timber tram shelters along Sturt Street and the wrought iron drain guard railings and the bluestone kerb and channelling throughout the precinct.

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*

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