

people place heritage

# CONTEXT

## SEBASTOPOL HERITAGE STUDY STAGE 2

Final report  
Vol 1:  
Key Findings & Recommendations  
Thematic History

Revised June 2015

Prepared for  
City of Ballarat



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### Report Register

This report register documents the development and issue of the report entitled ‘Heritage Study Stage 2’ undertaken by Context Pty Ltd in accordance with our internal quality management system.

<b>Project No.</b>	<b>Issue No.</b>	<b>Notes/description</b>	<b>Issue Date</b>	<b>Issued to</b>
1511	1	Draft report	24/5/2012	Susan Fayad
1511	2	Draft report v.2	29/5/2012	Susan Fayad
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2004	1	Revised Report	09/06/2015	Maya Dougherty
2004	2	Final Report (Revised)	19/06/2015	Maya Dougherty

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## EXECUTIVE SUMMARY

The Sebastopol Heritage Study Stage 2 was undertaken by Context Pty Ltd in 2012. City of Ballarat requested that Context Pty Ltd undertake a limited review of the study in 2015, resulting in this revised report.

The 2012 study was the first heritage assessment which has focussed specifically on the former Borough of Sebastopol, now part of the City of Ballarat. The 2012 study came about after the City of Ballarat Heritage Advisory Committee identified the former Borough of Sebastopol as a key priority area for strategic heritage work in the 2009 Heritage Gaps Review.

The aim of the Sebastopol Heritage Study Stage 2 is to efficiently document and assess the places of cultural heritage significance in the former Borough of Sebastopol, and provide recommendations for statutory controls. Adoption of the Study by Council, and the preparation of a Planning Scheme Amendment will improve the protection of heritage places in the former Borough of Sebastopol, and more broadly, the City of Ballarat.

### Key Findings

The key findings of this Study are that:

Sebastopol has a rich heritage, and various historic themes that relate to its development from a mining settlement surrounded by pastoral holdings, through to the expanding suburb of modern Ballarat. The historic themes and development of the former Borough are represented by surviving intact fabric in residential, commercial and civic buildings and spaces, landscapes, the subdivision and road layout and the numerous archaeological sites both within and beyond the traditional township area.

- 23 new individual heritage places are considered to meet the threshold for local significance, and are recommended for inclusion on the Heritage Overlay.
- 2 places already on the Heritage Overlay of the Ballarat Planning Scheme have had citations prepared to support their continued inclusion on the Heritage Overlay.
- 3 new serial listings (comprising 34 individual heritage places considered to meet the threshold for local significance) are recommended for the Heritage Overlay.
- 3 new heritage precincts are considered to meet the threshold for local significance and are recommended for inclusion on the Heritage Overlay assessed to be of local significance.
- There are no places or precincts of potential State significance.
- 5 individual places, 1 precinct and 1 serial listing were assessed and found not to meet the threshold for local significance.
- 12 places, 2 precincts and 24 archaeological places were not assessed and are recommended for further research. These fall into one of three groups; those that were not considered a priority for this study but were included on the list in the brief; those which were previously considered for a precinct and considered potentially significant, and those that were added to the Study as a result of further nominations from the community and/or places that were discovered during field work.

## Key Recommendations

It is recommended that the City of Ballarat:

- Adopt the Sebastopol Heritage Study Stage 2 and include it as a Reference Document in the Ballarat Planning Scheme:
  - Volume 1 - Key Findings and Recommendations and Thematic History (this report)
  - Volume 2 - Heritage Place & Precinct Citations
  - Volume 3 - Mapping
- Implement the findings of the Sebastopol Heritage Study Stage 2 to:
  - Add the 23 new places assessed as being of local significance listed in Table A.1 to the Heritage Overlay of the Ballarat Planning Scheme. Amend the Schedule of the Heritage Overlay of the Ballarat Planning Scheme to the correct following typographical errors:
    1. HO144, Manchester Unity Hall – the address should be changed to 113 Albert Street, Sebastopol
    2. HO145, Sebastopol Community Centre – the place name should be changed to ‘Sebastopol State School No. 1167 (former)’. In addition, tree controls should be applied to HO145.
      - Add the 3 precincts included in Table A.2 to the Heritage Overlay of the Ballarat Planning Scheme. The extent of registration for each is the whole of the precinct as shown on the precinct map in Volume 3 of this report. The precinct map identifies significant, contributory and non-contributory places.
      - Update Cl. 22.05 Heritage Conservation Local Policy as set out in Section 4.3 simplify and provide appropriate management guidelines for heritage places.
      - Add a Sebastopol Heritage Places Incorporated document setting out permit exemptions to be developed.
  - Prepare a Thematic Environmental History for the whole municipality.
  - Undertake investigation to determine the significance of those places included in Table A.5.
  - Prepare a schedule and appropriate curtilage for a Design Development Overlay to apply to the civic and commercial centre of Sebastopol (NB: completed, but not yet implemented as of June 2015).
  - Review and update the existing Schedule to the Heritage Overlay and Heritage Overlay Maps (Map No 27HO and Map No 33HO) to ensure that the four existing Heritage Overlays are correctly listed and mapped (address, location, place name etc.).
  - Review the existing citations and statements of significance for HO142 (St. Joseph’s Boys Home, Grant Street) and HO143 (Land, Bala Street).
  - Update HERMES to create child records for each place within the serial listings to link to the parent record.
  - Undertake further research and fieldwork to finalise the description, history and statement of significance for Cornish Row heritage precinct, in light of new information provided to Council in May 2012. (NB: This work has been completed by the City of Ballarat at the time of the review of this study in June 2015).

## Purpose of this report

This report, prepared by Context Pty Ltd for the City of Ballarat forms Volume 1 of the Sebastopol Heritage Study Stage 2. It includes:

- A description of the methodology used in the assessment process
- The key findings of the study
- The recommendations arising from the study
- Thematic Environmental History for the former Borough of Sebastopol

The citations for places, serial listings and precincts (referred to throughout this report as 'places') assessed during the study form Volume 2. Maps showing the extent and location of places are included in Volume 3.

## Assessment of heritage places and precincts

One of the commitments of the previous City of Ballarat Council Plan 2009-2013 was that the City of Ballarat would instigate heritage studies for areas not previously examined.

Recommendations from the 'Heritage Gaps Review' (2009) have been prioritised by the City of Ballarat and the first area to be examined is the former Borough of Sebastopol. Specifically, this study responds to that recommendation.

Council committed to undertake a Stage 2 study (traditionally the assessment of places) of the Sebastopol area in 2011.

Although no traditional 'Stage 1' study (Thematic Environmental History and identification of potentially significant places) had been undertaken previously, a preliminary indicative list and desktop survey of all 'known' places of potential cultural heritage significance was prepared by Council officers and a heritage consultant, and included in the study brief provided to consultants. This list was derived from numerous sources, but primarily comprised places within Sebastopol and surrounds which had been recommended for further investigation in other heritage studies within the municipality, or identified by members of the Ballarat Heritage Advisory Committee, Council officers and community members. A copy of the list is included at the end of the project brief at Appendix C.

Based on the list provided with the brief, it was estimated that approximately 15 individual places and 1 or 2 precincts would have sufficient significance to warrant an assessment of their cultural heritage value. During the course of preliminary fieldwork by consultants, a large number of places of potential significance (not on the list supplied with the brief) were noted within the study area. These have been added to the original list.

In order to set priorities for the study, places were analysed through reference to photographs and fieldwork, as well as discussion with the local Historical Society and Council officers. Places were considered for their physical condition and integrity, potential level of significance and whether or not they were under threat, and what – if any – relationship places had to each other thematically, typologically or stylistically. From this exercise, the consultants and steering committee were able to create a 'master list' of the highest priority places.

The master list included numerous places which were given a preliminary assessment of 'high contributory' or 'significant'. These places fell into four distinctive series of places which represented a common theme, all with similar fabric, integrity and construction dates. As a result, three serial listings were proposed – Californian Bungalows, Late Victorian and Edwardian Residences and Timber Cottages.

The draft master list comprised 30 individual places, 3 serial listings (Californian Bungalows, Late Victorian/Edwardian residences and Timber Cottages) and 1 precinct (Sebastopol Civic and Commercial Precinct).

After peer review with Heritage Victoria and Council officers, the below changes to the approach regarding serial listings were made. It was decided not to pursue the Californian Bungalow series, as there was a good case for three small representative, cohesive precincts representing this building type (Jenkins Row (Interwar Bungalow 1), Interwar Bungalow 2, Interwar Bungalow 3). Other places originally considered for the Californian Bungalow series were abandoned, as most of the places proposed were contributory rather than of individual significance. There may be a case for some of these places to be considered for individual heritage overlays in future.

The serial listing for 'Late Victorian and Edwardian Residences' was broken into two period and style based groups, the Late Victorian Residence Series and the Late Edwardian Residence Series in response to the findings of the panel in the *Yarra Ranges C89 Panel Report* (March 2011) and on advice from Heritage Victoria, that the two should be separated for their stylistic and thematic differences. A late discovery of a small nineteenth Century residential precinct, the Cornish Row Precinct was agreed to be added to the master list.

This changed the scope of work and final master list to the assessment of 30 individual places, 3 serial listings and 5 precincts.

Included in the 30 individual places to be assessed were two places already subject to the Heritage Overlay. These being the Manchester Unity Hall at 113 Albert Street and the former Sebastopol State School at 183-185 Yarrowee Street, neither of which had a statement of significance or citation to support their inclusion in the Heritage Overlay.

Several individual places to be assessed were within the proposed Sebastopol Civic and Commercial Precinct, and proposed as 'significant' places to the precinct, as well as individually significant in their own right.

It was agreed that the consultants would undertake an assessment of the significance of these places. The final master list of places which were assessed is included at Appendix F.

Of the places assessed:

- 23 individual places are considered to be of local significance to the City of Ballarat (Table A.1)
- 3 precincts are of local significance to the City of Ballarat (Table A.2)
- 3 serial listings are of local significance to the City of Ballarat (Table A.3)
- 5 individual places do not meet the threshold of local significance (Table A.4)
- 1 precinct does not meet the threshold of local significance (Table A.4)
- 1 serial listing was not pursued
- 29 places considered for addition in the serial listings did not meet the threshold of local significance (Table A.4)
- No places assessed were considered to be of State Significance.

### **Places that were not assessed as part of this study**

A number of places included on the preliminary indicative list, or identified during the course of fieldwork were not assessed as part of this study. A list of these is included at Table A.5.

The principal reasons for these places not being assessed were:

- Council advised that further strategic work was planned which would identify and assess these *types* of places.
- The places were discovered during the course of field survey, and not included on the master list or preliminary indicative list provided in the brief.

- The place was already included on the schedule to the Heritage Overlay of the Ballarat Planning Scheme, and strategic conservation work was planned in the future, which would re-assess the significance of the place.
- The place was an archaeological site, and therefore already protected under the *Heritage Act 1995*, and considered a lesser priority for assessment.
- The place was considered a lower priority for conservation than other places due to its integrity, date or level of threat.
- The owners did not respond to attempts to contact them (through letters or telephone calls), or denied access to the property [and an assessment was not able to be made from the public realm].

# 1 INTRODUCTION

## 1.1 Overview

The *Sebastopol Heritage Study Stage 2* (the Study) documents the cultural heritage of the former township of Sebastopol, as well as a number of isolated sites which were located within the former Borough of Sebastopol. These places have one thing in common:

*These are places that are worth keeping because they enrich our lives – by helping us to understand the past; by contributing to the richness of the present environment; and because we expect them to be of value to future generations.* (The Burra Charter)

These places give the people of Sebastopol and more broadly, the City of Ballarat a sense of historic continuity and contribute to the locality's distinct character. They reveal the local influences upon the historic pattern of settlement in the former Borough of Sebastopol as well as illustrating the broader economic, social and political circumstances that connect the historic development of the former Borough of Sebastopol to Ballarat and Victoria more generally.

This Study builds on the limited work done on Sebastopol in the following previous studies:

- Ballarat Conservation Study (Stage 1), 1978, Jacobs, Lewis and Vines Architects
- Ballarat Conservation Study (Stage 2), 1980, Jacobs, Lewis and Vines Architects
- Ballarat Heritage Review (Stage 1), 1998, Andrew Ward
- Ballarat Heritage Review (Stage 2), 2003, Hansen Partnership *et. al.*
- Ballarat Heritage Precincts Study, 2006, Wendy Jacobs & David Rowe.

One of the commitments of the previous City of Ballarat Council Plan 2009-2013 was that the City of Ballarat would instigate heritage studies for areas not previously examined. Recommendations from the 'Heritage Gaps Review' (2009) have been prioritised by the City of Ballarat and the first area to be examined is the former Borough of Sebastopol. Specifically, this study responds to that recommendation.

Council committed to undertake a Stage 2 study of the Sebastopol area in 2011, without first undertaking a Stage 1 study. A preliminary indicative list of all 'known' places of potential cultural heritage significance was prepared by Council officers, and included in the study brief. This list was derived from numerous sources, but primarily comprised places within Sebastopol and surrounds which had been recommended for further investigation in other heritage studies and registers, or identified by members of the City of Ballarat Heritage Advisory Committee, Council officers and community members. A copy of the list is included at Appendix C.

The initial list comprised 92 places of potential heritage significance. Broadly speaking the preliminary list contained approximately 30 individual 'built' heritage places (including complexes of buildings), 2 possible small 'precincts' (a section of Albert Street and St George's reserve) and 28 sites with primarily landscape or archaeological values. Several entries were duplicates, reflecting the various provenances of sources.

After undertaking limited fieldwork and desktop research, the list of places of potential significance increased to more than 170 places. In order to set priorities for the Study, places were analysed through reference to photographs, fieldwork and discussion with the local Historical Society and Council officers.

A number of small residential precincts, a commercial and civic precinct and numerous scattered collections of residential buildings from three distinct periods were noted and broadly grouped into series. Criteria used in analysis were their physical condition and integrity, potential level of significance and whether or not they were under threat, and what, if any relationship places had to each other thematically, typologically or stylistically.

30 individual places, 5 precincts and 3 serial listings have been considered for addition to the Schedule to the Heritage Overlays. Of these, 23 new individual places are recommended for inclusion, a further 34 individual places are recommended for inclusion under three serial listings and 3 small discrete precincts are recommended for inclusion.

In addition to the tasks specified in the brief, a limited contextual Thematic Environmental History (Section 5 of this report) has been prepared to support the citations which are included in Volume 2 of the Study.

## **Review June 2015**

The Sebastopol Heritage Study Stage 2 was commissioned by the City of Ballarat in 2011, and completed by Context Pty Ltd in July 2012. The study found that 23 new individually significant places, 4 precincts and 3 serial listings should be added to the Heritage Overlay of the Ballarat Planning Scheme, with the advice that one of the recommended precincts (the Cornish Row Heritage Precinct) required further research to fully examine the significance against a threshold of local significance.

The study also recommended that the City of Ballarat undertake further work to assess a number of individual places and precincts in the vicinity which were not assessed in the Sebastopol Heritage Study Stage 2, undertake minor amendments to the existing Schedule to the Heritage Overlay (regarding address details). In addition, it was recommended that a Design Development Overlay be considered for the central part of Sebastopol rather than a heritage precinct.

In 2013, Council engaged David Rowe and Wendy Jacobs to undertake further strategic heritage work in the Sebastopol area, as a result of the recommendations put forward in the Sebastopol Heritage Study Stage 2. The work included a full assessment of the Cornish Row Heritage Precinct, including a citation and statement of significance, which recommended the Cornish Row Heritage Precinct be added to the Schedule of the Heritage Overlay of the Ballarat Planning Scheme. At the same time, Context Pty Ltd was engaged to prepare a Design Development Overlay for the central area of Sebastopol.

The 2012 study was reviewed by Council Officers in 2014. It was identified at this time that there were some minor inconsistencies between the schedule, mapping and citations for serial listings and precincts, and that a small number of buildings and fences had been demolished. Context was engaged to undertake minor amendments to the 2012 study to correct errors and update documentation to reflect changes that had occurred.

Council engaged Context Pty Ltd to undertake a limited review of the Sebastopol Heritage Study Stage 2 in May 2015, as a result of the further strategic work which had been undertaken since the study was completed in 2012, and to address any issues of demolition or change to the physical fabric of heritage places in that period.

## **Review findings**

The findings of the limited review in 2015 were that there had been some demolition to built fabric since 2012, and that some incorrect addresses were used in the citations prepared in the 2012 study. These were:

- Demolition of house at 12 Vickers Street (identified as part of the Late Victorian Timber Residence Series)
- Demolition of fence at 18 Albert Street (identified as a contributory element of the Jenkins Row Precinct)
- 32 Charlotte Street (Timber Mining Cottage Series) had been mis-identified as 34 Charlotte Street

- 38 Charlotte Street (Timber Mining Cottage Series) was included in mapping and not in the citation

It was also noted that the following tasks, included as recommendations in the 2012 study, had been completed:

- Full assessment of Cornish Row Heritage Precinct
- A review of the existing citations and statements of significance for HO142 (St. Joseph's Boys Home, Grant Street) and HO143 (Land, Bala Street)
- Preparation of Design Development Overlay for central Sebastopol
- Minor address corrections to the Schedule to the Heritage Overlay for places in Sebastopol

### **Changes to Sebastopol Heritage Study Stage 2 (2012)**

As a result of the current review, the following changes have been made to the Sebastopol Heritage Study Stage 2 prepared in 2012.

#### **Volume 1**

General editing and corrections to text have been made, as well as the following specific changes:

- Removal of recommendation for Cornish Row Heritage Precinct to be included on the Heritage Overlay as part of this study – as a full assessment has been undertaken subsequent to this study and the citation for the place is included in a separate report.

#### **This resulted in:**

- Changing the number of precincts recommended for inclusion on the Heritage Overlay from 4 to 3
- Removal of Cornish Row Heritage Precinct from the Schedules included in Appendix A
- Updating the number of places within precincts recommended for inclusion on the Heritage Overlay.
- Removal of reference to 12 Vickers Street as a place to be included in the Late Victorian Timber Residence Series.

#### **This resulted in:**

- Changing the number of places included in the series
- Removal of 12 Vickers Street from the Schedules included in Appendix A.
- Removal of reference to the fence at 18 Albert Street in all schedules in Appendix A.
- Replacing reference to 34 Charlotte with 32 Charlotte Street throughout Volume 1.
- Added 38 Charlotte Street to the tables at Appendix A in relation to Timber Mining Cottage Series.

#### **This resulted in:**

- Changing the number of places included in the series
- Entering 38 Charlotte Street to the tables at Appendix A.
- Making note of specific recommendations which have been actioned between 2012 when the report was completed and June 2015.

- Updating the Schedule to the Heritage Overlay (draft) in Appendix A to ensure consistency with statements of significance for each place, precinct or series recommended for inclusion on the Heritage Overlay.

### **Volume 2**

General editing and corrections to text have been made, as well as the following specific changes:

- Removal of 2012 citation for Cornish Row Heritage Precinct.
- Removal all reference to 12 Vickers Street in the Late Victorian Timber Residence Series citation.
- Changing all reference to 34 Charlotte Street to 32 Charlotte Street in the Timber Mining Cottage Series citation; ensuring 38 Charlotte Street was included in all sections of the citation.
- Removal of all reference to the fence at 18 Albert Street in the Jenkins Row Heritage Precinct citation.

### **Volume 3**

- Removal of Cornish Row Heritage Precinct from mapping.
- Removal of 12 Vickers Street from mapping for Late Victorian Timber Residence Series.
- Removal of 34 Charlotte Street from mapping for Timber Mining Cottage Series
- Adding 32 Charlotte Street to mapping for Timber Mining Cottage Series.
- Revising the curtilage for Roxburgh Dairy Farm (former) to include the significant elements included in the Statement of Significance.

## **1.2 Purpose**

The purpose of a heritage study is to enable Council to make informed decisions in consultation with the community and other key stakeholders, about how the heritage of the municipality is to be valued and managed for future generations.

The former Borough of Sebastopol covered an area of 7.61 square kilometers, and existed from 1864 until 1994, when it was amalgamated with the City of Ballarat, the Shire of Ballarat, and parts of the Shire of Bungaree, Shire of Buninyong, Shire of Grenville and Shire of Ripon to form the City of Ballarat. The township of Sebastopol, now a suburb of Ballarat, was the centre of the Borough, and an important community centre.

Ballarat City Council commissioned the Sebastopol Heritage Study Stage 2 in order to identify those places within the former Borough of Sebastopol that reflect important aspects of the locality history and are valued by the local community.

This volume, Volume 1 of the Sebastopol Heritage Study Stage 2 (revised 2015) contains the key findings and recommendations of the Study, prepared by Context Pty. Ltd. in 2012 and revised in June 2015. This volume also includes a brief Thematic Environmental History of the former Borough of Sebastopol, which supports the citations included in Volume 2.

## **1.3 Study brief**

The Sebastopol Heritage Study Stage 2 has been prepared in accordance with the brief provided by the City of Ballarat. It generally follows the standard brief prepared by Heritage Victoria. The Brief for Stage 2 sets out the following specific tasks:

- Research and assess places of post contact cultural heritage significance against the HERCON criteria, enter the assessment into the HERMES database.
- Prepare a Statement of Significance for the heritage of the study area.
- Undertake a Peer Review with Heritage Victoria and Council's Heritage Advisor to review the preliminary findings of the study.
- Mark a polygon defining the area of all identified places of cultural heritage significance on Planning Scheme Base Maps.
- Make Recommendations for Statutory Protection, including the preparation of a Draft Schedule to the Heritage Overlay and draft local planning requirements for heritage areas, provide advice on other appropriate planning controls where a heritage overlay cannot be justified.
- Prepare an overall background report that clearly defined the research and assessment process, the methodology used and overall recommendations, including recommendations for further investigation in the Heritage Overlay.

### **Previous heritage studies**

Numerous heritage studies have been undertaken by the City of Ballarat, and those municipalities which were amalgamated with City of Ballarat. None of these studies focussed specifically on Sebastopol and the immediate surrounding areas, although broad-scale studies listed places within Sebastopol as places of potential cultural heritage significance for further investigation.

Studies which were used to create the list of potential sites within the Sebastopol Township and its surrounds include:

- 'Ballarat Conservation Study – Part 1' (1978) prepared by Jacobs, Lewis Vines Architects
- 'Ballarat Conservation Study – Part 2' (1980) prepared by Jacobs, Lewis Vines Architects
- 'Ballarat Heritage Review' (1889) prepared by Andrew Ward
- 'Ballarat Heritage Study – Stage 2' (2003) prepared by Hansen Partnership Pty. Ltd. in Association with Wendy Jacobs and Jan Penney
- 'Ballarat Heritage Precincts' (2006) prepared by Wendy Jacobs and David Rowe

### **Existing Heritage Overlays**

There are currently four places in Sebastopol included in the Schedule to the Heritage Overlay.

- HO142, St Joseph's Boys Orphanage (former), 208-240 Grant Street, Sebastopol
- HO143, Yuille Cairn, Yuille Station Park, 37 Vickers Street, Sebastopol
- HO144, Manchester Unity Hall (former), 113 Albert Street, Sebastopol<sup>1</sup>
- HO145, Sebastopol State School No. 1167 (former), 185-187 Yarrowee Street, Sebastopol

## **1.4 Study Area**

The study area for this Stage 2 study was limited to the former Borough of Sebastopol. A map of the former Borough is included at Appendix G.

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<sup>1</sup> The Schedule to the Heritage Overlay incorrectly lists this place as 133 Albert Street, Sebastopol. The correct address is 113 Albert Street, Sebastopol.

## 1.5 Project management

Context was appointed to undertake the Sebastopol Heritage Study Stage in May 2011. Context's project manager for the study was Annabel Neylon.

Susan Fayad, Heritage Co-ordinator of Ballarat City Council was the manager of the project for City of Ballarat. Administration was carried out by Nicole Doblle, at City of Ballarat, and specialist information was provided by Brian Benson, Heritage Advisor at the City of Ballarat.

A Project Steering Committee was appointed by the City of Ballarat to advise the Ballarat Heritage Advisory Committee, Planning Working Group and Council on conduct and governance of the Study. The Steering Committee comprised:

- Susan Fayad, Heritage Coordinator , City of Ballarat (Project Manager)
- Gwenda Kullen, Senior Strategic Planner, City of Ballarat
- Brian Benson, Heritage Advisor, City of Ballarat
- Tony Armstrong, Heritage Victoria
- Geoff Austin, Heritage Victoria

The existing City of Ballarat Heritage Advisory Committee was utilized to assist in making connections with the community and providing additional information where required. Regular updates were also made to this committee throughout the course of the project.

## 1.6 Acknowledgements

The consultants gratefully acknowledge the contributions made by the Project Steering Committee, the Ballarat Heritage Advisory Committee and the Planning Working Group members. Particular thanks are given to Susan Fayad, Gwenda Kullen and Caroline Reisacher of the City of Ballarat and Geoff Austin, Ian Wight and Tony Armstrong of Heritage Victoria for their support, guidance and assistance.

The project would not have been possible without the support and assistance of the members of the Sebastopol Historical Society. This archive has provided much valuable information.

The consultants acknowledge the help given by the following people:

- Members of Sebastopol Historical Society, particularly Mr Neil Wright and Ms Lois Keating
- Members of the Woody Yallock Historical Society who provided valuable information regarding the Smythes Creek area
- Local residents who have provided valuable information about their individual places, and the history of Sebastopol
- Members of Public Records Office Victoria (Ballarat Archive Centre)

The authors would like to thank the owners of the many places visited as part of this Study for their time and sharing of information on their properties.

## 1.7 Study constraints

The Sebastopol Heritage Study Stage 2 was conducted over a period of 12 months, allowing the consultants to visit the study area eight times to undertake fieldwork.

Our proposal responded to the brief and the available budget by proposing that the Study would briefly review the places included on the list at Appendix 2 of the brief (presuming that this was a close to complete list of all places of potential significance within the study area) [note, this list is included at the end of Appendix C of this report]. That budget allowed for the

preparation of full citations for 15 individual places and one precinct. An additional budget allowing for a total of 24 individual places and four precincts was negotiated in August 2011.

A number of new places of potential significance were located during fieldwork, which raised a broader concern that the study area had not had a thorough 'Stage 1' type study undertaken prior to commencing with the Stage 2 study.

A list of places recommended for further assessment is included at Table A.5. Archaeological places for instance were not considered a key priority of this study, although there are many known archaeological sites in Sebastopol.

As is usual for studies of this kind, the majority of places were only investigated externally, and sometimes an inspection of an individual building was limited to the front and side views of the property only, particularly in towns. Contributory places within precincts were not individually assessed.

Where places are not visible from the road consent was sought from property owners to enter properties. In most cases this was given but where consent was withheld no visit was undertaken.

A key limitation to this report was the limited historical information available regarding the history and development of Sebastopol from 1850 through to its amalgamation with City of Ballarat in 1994. Three principal limitations were noted during the research and assessment component of the study:

- The absence of a Stage 1 study with a pre-prepared Thematic Environmental History of the study area, or the municipality as a whole.
- The local historical society was very helpful, but due to recent changes in management, at the time it was difficult to extract specific information, or general history on key themes within Sebastopol. It should be noted that the society has an impressive knowledge and primary material relating to the mining history of the locality.
- Lack of primary sources in the form of rate books, or title information held by Council in relation to the former Borough pre-1994.
- Difficulty in obtaining a chain of development or ownership due to much of the land in Sebastopol being held under Miner's Right leases until well into the late Twentieth century.

## 2 APPROACH & METHODOLOGY

### 2.1 Introduction

This chapter provides an explanation of the methodology used in the assessment of significance of each place and precinct included in the Sebastopol Heritage Study Stage 2 (2012) and revisions which were undertaken in 2015 by Context Pty. Ltd.

The methodology for this project draws on relevant guidelines for the preparation of heritage studies as well as other relevant Independent Panel reports and, in particular, the Advisory Committee report in relation to the *Review of Heritage Provisions in Planning Schemes*<sup>2</sup> (The Advisory Committee Report), which was completed in August 2007.

The following section outlines the actions (and stages) taken to establish the nature and significance of the heritage places and precincts examined in the study. The process involved a review of existing documentation, physical survey (inspection from the public realm or on site where the owner was conducive), historical research, comparative analysis, and assessment of significance.

The process culminated in the new individual places, 3 serial listings and 3 precincts being recommended for inclusion on the Heritage Overlay of the Ballarat Planning Scheme, and two existing heritage places having new citations prepared. A list of these places is included in Table A.1 through A.3 in Appendix A.

The terms used throughout this report are consistent with the Australia ICOMOS Charter for Places of Cultural Heritage Significance (the Burra Charter). A glossary of these terms and their meanings is provided at Appendix B.

The HERCON criteria were used in the review and assessment of significance. These criteria are included at Appendix D.

A discussion of the methodology, thresholds and requirements of the assessment of local significance, identifying and defining a precinct and other technical material is contained in Section 2.7 of this report.

### 2.2 Heritage Gaps Review

The Heritage Gaps Review (a desktop study conducted by the City of Ballarat in 2009) identified the former Borough of Sebastopol as being an area of high priority for strategic heritage work. This was due to several factors; Firstly, it had never had a comprehensive assessment or heritage study (Stage 1 or 2) focussed on the locality, it was 'overlooked' in the 2003 Ballarat Heritage Study<sup>3</sup>; no comprehensive Thematic Environmental History had been undertaken and the area had been identified as a key part of the Ballarat West Growth Area.

### 2.3 Preliminary Indicative List

Based on the findings of the 'Heritage Gaps Review', the City of Ballarat commissioned Context Pty. Ltd to undertake a Stage 2 Heritage Study for the former Borough of Sebastopol. A Stage 2 Study traditionally involves the assessment of places identified in a Stage 1 study.

<sup>2</sup> Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The way forward for heritage (The Advisory Committee Report), August 2007 (viewed online on 7 June 2009 at <http://www.dse.vic.gov.au/DSE/nrenpl.nsf/LinkView/954D4DD9314DF831CA256D480003CED9E82B85B30B18B0A4CA2572FF00270933#heritage>)

<sup>3</sup> Volume 1 of 'Ballarat Heritage Study – Stage 2' (2003) prepared by Hansen Partnership Pty. Ltd. in Association with Wendy Jacobs and Jan Penney includes little or no reference to the former Borough of Sebastopol.

A Stage 1 heritage study usually includes the preparation of a Thematic Environmental History and the identification of all places of potential cultural significance across the study area, referred to as a Preliminary Indicative List.

A Stage 1 study was not prepared for the former Borough of Sebastopol. Rather, a substitute Preliminary Indicative List was prepared by Council and included as an appendix to the brief. This list is included at Appendix C. No Thematic Environmental History was prepared prior to the Stage 2 study.

The Preliminary Indicative List was derived from numerous sources, but primarily comprised places within the former Borough of Sebastopol which had been recommended for further investigation in other heritage studies within the municipality, or identified by members of the City of Ballarat Heritage Advisory Committee, Council officers and community members.

Based on the list provided with the brief, it was estimated that approximately 15 individual places and 1 or 2 precincts would have sufficient significance to warrant an assessment of their cultural heritage value.

### **Preliminary Fieldwork**

The list was reviewed by the consultants both in a desktop rationalisation and by 'ground truthing'. This identified that many places were duplicated entries, had incorrect or missing addresses and that the list of 60 places did not include all of the places of potential cultural heritage significance in Sebastopol, particularly residential areas.

Neither the brief, nor the project budget allowed for a re-survey of the study area. However, the consultants undertook an additional survey of a portion of the study area – the area which is now considered to be the township of Sebastopol to ensure that the study was a suitably thorough assessment of at least one area. Areas beyond this were not investigated in detail, and will need to be considered for more thorough assessment at a later stage.

During the course of preliminary fieldwork by consultants, a large number of new places of potential significance (and not on the original list) were noted within the study area. These were added to the original list.

Each place was recorded and brief notes were made about condition, integrity, possible date of construction and any notable features – at least one image was taken of each place. The information gathered was used for comparative analysis and prioritization. The preliminary fieldwork assisted in the identification of possible precincts and typological period groupings of residences which were considered likely to warrant a full assessment.

This list was rationalised and reviewed further, as well as being added to from fieldwork, and each place on the list was given a priority for investigation. Several cohesive residential heritage areas were identified, as were numerous fragmented collections of significant residences.

Some archaeological places were assessed in a concurrent study, also undertaken by Context Pty. Ltd., the *Ballarat West Growth Areas: Historical Archaeology Assessments of the Bonshaw Creek and Greenhalgh Road Precinct* (September 2011). The remainder of sites not assessed in this study (listed at Table A. 5) are recommended for further assessment.

### **Prioritising**

In order to set priorities for the study, places were analysed through reference to photographs and fieldwork and discussion with the local historical society and Council officers. Criteria used in analysis were their physical condition and integrity, potential level of significance and whether or not they were under threat, and what, if any relationship places had to each other thematically, typologically or stylistically. From this exercise, the consultants and steering committee were able to create a 'master list' of the highest priority places. The master list comprised of 30 individual places, 3 serial listings (Californian Bungalows, Late Victorian/Edwardian residences and Timber Cottages) and 1 precinct (Sebastopol Civic and Commercial Precinct).

After a peer review with Heritage Victoria and Council officers, the following changes to the approach regarding serial listings were made. It was decided not to pursue the Californian Bungalow series, as there was a good case for three small representative, cohesive precincts representing this building type within the study area (Jenkins Row (Interwar Bungalow 1), Interwar Bungalow 2, Interwar Bungalow 3). Other places originally considered for the Californian Bungalow series were abandoned, and recommendation for further work to review their significance in the future was made. There may be a case for some of these places to be considered for individual heritage overlays in future.

The serial listing for 'Late Victorian and Edwardian Residences' was broken into two period and style based groups, the Late Victorian Residence Series and the Late Edwardian Residence Series in response to the findings of the panel in the *Yarra Ranges C89 Panel Report* (March 2011) and on advice from Geoff Austin, Senior Heritage Planner, Heritage Victoria, that the two should be separated for their stylistic and thematic differences. A late discovery of a small nineteenth century residential precinct, the Cornish Row Precinct was agreed to be added to the master list.

This changed the scope of work to the assessment of 30 individual places, 3 serial listings and 5 precincts.

It was agreed that the consultants would undertake an assessment of the significance of these places. The final master list is included at Appendix F.

## 2.4 Project management plan

A Project Management Plan was prepared and approved by the Project Manager and Project Steering Committee. For each stage of the project the Plan set out key tasks and responsibilities, meetings to be held and key outputs to be achieved.

The approach set out in the Plan was intended to ensure that the Study would:

- Achieve a good standard of documentation and assessment, and provide sound conservation advice to guide the on-going management of heritage places in accordance with statutory planning controls and policies in the City of Ballarat.
- Include an appropriate level of community consultation with property owners throughout the study.

The Plan also set out the detailed budget and timetable for the Study. The Plan was reviewed on a regular basis and any variations agreed to by the Project Manager and Steering Committee. A copy of the last Project Management Plan is included at Appendix E.

## 2.5 Assessment and documentation of places of potential significance

Once the final list of places and precincts to be assessed was confirmed with the Steering Committee, more comprehensive site inspections were carried out on those places, precincts and series which were considered to be of potential local individual significance.

### Field Survey

The purpose of the field survey was to record, document and assess the setting, key elements, and integrity and condition each place of potential significance. The field survey work was undertaken by Annabel Neylon, Natica Schmeder and Jessie Briggs of Context Pty Ltd.

All property owners with places of potential individual significance were contacted by mail to advise that their property had been identified for further assessment as a place of potential heritage significance, and were invited to meet with the consultants on site. Almost 50% of property owners elected to meet with the consultants over a two day period. These meetings allowed property owners to discuss any issues or concerns they had regarding the heritage

assessment and process of potential inclusion under the Heritage Overlay, while allowing the consultants to undertake a detailed inspection of the fabric of the place and in some cases, gather useful historical information.

Property owners whose places were considered for inclusion in a precinct or series were advised that the work was being undertaken and encouraged to contact the consultants through Council. They were not offered individual site meetings.

Assessment and documentation of historic heritage places and precincts was carried out by several senior consultants as follows:

- Landscapes and horticultural elements were inspected by Annabel Neylon
- Natica Schmeder, Annabel Neylon & Jessie Briggs inspected built places and precincts
- Julia Cusack inspected places of archaeological potential.

Any new places of potential significance encountered in the course of fieldwork, consultation and research were added to the list of places for future assessment (Table A.5).

The consultants inspected and assessed all places, series and precincts on the master list included at Appendix F of this report. Many other individual places were inspected as potential inclusions for the serial listings and precincts, but were found not to meet the threshold of significance required.

Notes were taken on description, integrity and condition of each place, and digital photos and sketch plans were used to record all heritage items on a given site, including elements such as fences, outbuildings, gardens, trees, etc.

Only one property owner formally denied access to the site (Roxburgh Park Dairy Farm (former)). A number of property owners did not respond, and as the places were not readily accessible from the public realm, additional research into photographic archive, aerial photographs, historical maps and plans and other sources, including newspapers were used to make an assessment of the place.

In total 30 individual places, 5 precincts and 3 serial listings were documented and assessed during fieldwork, although only 23 new individual places, 4 precincts and 3 serial listings were recommended for inclusion in the Heritage Overlay in 2012. Further research has since been completed and a citation prepared for the Cornish Row Heritage Precinct. Therefore, this precinct has been removed from this Study, which now recommends 3 precincts for inclusion on the Heritage Overlay.

## **Historical research**

Historical research was undertaken by Aron Paul, Jessie Briggs and Louise Holt. This was from primary and secondary sources, many of which were available from the Sebastopol Historical Society.

Primary research was undertaken on numerous places, primarily in the form of rate book and title searches, although oral histories were also gathered. Other sources and repositories, including the Gold Museum, the Public Records Offices at Ballarat and Melbourne and State Library archives were utilized. Early newspapers and journals, accessed through the online search facility, Trove, proved invaluable. The local historical society, the Sebastopol and District Historical Society provided valuable information in the form of maps, plans, photographs, local knowledge and resources. The Sebastopol and District Historical Society material is referenced in this report as (SHS, 2011) reflecting the source and date of the material. A note is also included in the Reference section of this report.

While it was not a requirement of the brief, the consultants felt it was essential to create a limited Thematic Environmental History of Sebastopol to provide a contextual history for the development and thematic context of the area. Aron Paul prepared a brief Thematic

Environmental History, based primarily on secondary sources available, which is included at Section 5 of this report.

### **Documentation and assessment**

Places of cultural heritage significance were identified and assessed using the HERCON criteria as included in the *Heritage Victoria Model Consultants Brief for Heritage Studies*, July 2008 (see Appendix D).

A level of significance was attributed to each place, following the thresholds advised for use by Heritage Victoria; state significance and local significance. In addition, places that were found not to meet the threshold of local significance were identified as being of local interest or, as not significant.

The glossary located in Appendix B defines these terms, and further discussion about establishing thresholds is provided in Section 2.6 of this report.

The following tasks were undertaken to assess and document the places and precincts:

- Historical and/or architectural research to document the history of each place or precinct and find out which historical theme(s) it is connected to. Research was drawn from secondary sources (e.g. local histories) and primary sources (e.g. rate books, street directories, land titles, historic maps and photos etc.).
- Contextual history for each place drawn from the brief Thematic Environmental History. This includes, as appropriate, a locality history for all places, and a thematic context.
- Comparative examples for each place of potential significance, drawing on the current heritage listings and places currently under assessment are included.
- An assessment of significance in accordance with The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (1999) using the HERCON criteria (See Appendix D) applying the appropriate thresholds of local significance (Please refer to Section 2.6).
- A statement of significance for each significant place and precinct. The statement clearly and accurately describes:
  - What is important about the place – what elements contribute to its significance: buildings (including which phases of construction), trees, objects, views, etc.
  - How it is important – in terms of its historic, aesthetic/architectural, social, technical, spiritual or other values
  - Why it is important – What historic themes does it demonstrate? Is it a good or representative example of its type? Who is it associated with? Is it valued by the community?

### **Significance**

The Burra Charter establishes the concept of cultural significance and sets out a series of values which contribute to cultural significance:

*Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations (Article 1.2)

Acceptance of these Burra Charter values underpins the assessment process and use of the assessment criteria, and the criteria themselves are drawn from and make reference to these values.

## Assessment of Significance

The significance of each place or series or precinct was assessed using the HERCON criteria in accordance with current Heritage Victoria guidelines (refer to Appendix D for a full list of the criteria). The HERCON criteria were adopted in 2008 in place of the Australian Heritage Council (AHC) criteria (also known as the Register of the National Estate – RNE criteria) that were previously used in many local heritage studies. This has been formalised by the September 2012 updated Practice Note *Applying the Heritage Overlay* which stipulates the use of the HERCON Criteria.

The thresholds applied in the assessment of significance are ‘State Significance’ and ‘Local Significance’. Heritage Victoria guidelines note that ‘Local Significance’ includes those places that are important to a particular community or locality (i.e., it can be important to a suburb or locality and not necessarily the whole of the City of Ballarat). Section 2.7 provides a discussion of how the threshold of local significance was determined.

## Comparative analysis

There are already numerous precincts and individual places included on the schedule to the Heritage Overlay of the Ballarat Planning Scheme, including many which relate to the key themes identified in the study area. This analysis focussed on the locality of Sebastopol, rather than undertaking comparative analysis with more affluent or very different stylistic localities within the study area.

In creating the serial listing for the different residential series, all of the places which related to that period within the Sebastopol locality were examined (physical fabric, intactness, history). The comparative analysis showed that within each group, there was significant variety in terms of integrity of fabric, intactness, condition and historical connection). Examination of the existing Schedule to the Heritage Overlay showed that there was a very poor representation of residential dwellings from any period in Sebastopol represented on the Heritage Overlay, either as individually significant places or within precincts. The comparative analysis allowed our serial listings to take the best of each collection of places (in terms of physical fabric, intactness and historical context) and recommend their inclusion on the Heritage Overlay.

## Consultation

Consultation in Stage 2 was primarily undertaken by the City of Ballarat.

- All property owners were provided with two information bulletins and copies of the citations for their property, for review and comment.
- Feedback was received from a number of property owners and members of the Sebastopol and Woody Yallock Historical Societies have also reviewed the citations.
- The consultants have verified all feedback and modified the citations where appropriate.

## Peer review

Two peer review sessions were held with Heritage Victoria representatives. The first, held with Ian Wight and Geoff Austin of Heritage Victoria, and Susan Fayad and Brian Benson of City of Ballarat was held at Heritage Victoria Offices. The second was held in Ballarat and Sebastopol with Geoff Austin and Tony Armstrong of Heritage Victoria, Brian Benson and Susan Fayad of City of Ballarat.

The second peer review sought to ‘ground truth’ the serial listings proposed. At both meetings, Annabel Neylon presented the findings, in particular the manner in which assessments had been made, and detailed proposed serial listing methodology, criteria and technique. This resulted in the consultants being confident to recommend a number of serial listings as places of local significance and that the basis for assessment was consistent with recent (2012) precedents for similar planning tools used in other heritage studies.

## Hermes

Once assessments were completed, the findings were entered into the HERMES database. Only those places which were assessed in this study have been included in HERMES. Those places which are identified as requiring further assessment in Table A.5 did not have HERMES records created for them.

Each precinct has been created as a 'parent' record, and the relevant 'child' records have been linked. As the application of serial listings in HERMES was relatively new in 2012, there was no agreed protocol for how to add these places. It was agreed between the consultants, Heritage Victoria and City of Ballarat that due to constraints of time and budget, each series was to be created as a 'parent' record, with attached tables outlining information which should later be added to 'child' records in HERMES. The citation and supporting table for each series is included in Volume 2 of this report. It is a recommendation that Council seek to undertake this work.

Places of local significance have had citations prepared, as appropriate, for each place in a manner that is sufficient to form a sound basis for protection in the Ballarat Planning Scheme in accordance with Heritage Victoria guidelines for Stage 2 studies.

Each place or precinct record includes:

- A history and description
- Comparative analysis and statement of significance
- Statutory recommendations, e.g. Ballarat Planning Scheme, VHI, VHR or other actions
- At least two images.

For heritage precincts, the following elements are identified, as appropriate:

- Individually significant elements (buildings/places)
- Contributory elements (buildings/places). As per the requirements of the brief, contributory places are divided into 'contributory and intact' and 'contributory but altered'
- Elements (buildings/places) that are not contributory to a precinct; and
- Other contributory elements within the precinct (e.g. buildings/structures/trees/components that contribute to the heritage area).

For those places recommended for inclusion in the Heritage Overlay, the extent of the overlay is either the whole title, or a curtilage around the significant elements, which is included in Volume 3 of this report.

For places that do not meet the threshold of local significance, a brief record was added to the HERMES database, noting that they have been assessed with a short explanation of why they do not require further assessment. These places are not, however, included among the citations in Volume 2 or the mapping in Volume 3.

## 2.6 Statutory recommendations and mapping

The statutory recommendations for places assessed to be of local significance were made in accordance with relevant policies and guidelines including the *Local Government Heritage Guidelines* (1991) and the VPP practice note *Applying the Heritage Overlay* (2009) when the study was completed in 2012. Although a revised practice note (PN001) *Applying the Heritage Overlay* (September 2013) has since been released, the statutory recommendations and curtilage proposed are still appropriate and relevant in 2015.

There are four types of mapping for places and precincts recommended for the Heritage Overlay:

- Individual places to be mapped to the extent of the title boundaries.
- Individual places for which a curtilage is recommended which is less than the extent of the title boundaries, for instance, a homestead on a large parcel of land, or for those elements located in road reserves (e.g., trees, monuments). The precise area recommended for HO protection is described in the HERMES database and has been mapped on a GIS layer. These are included in Volume 3.
- Precincts cover multiple contiguous properties. Precinct maps have been prepared which show the Significant, Contributory and Non-contributory places within each and the recommended precinct boundary. These maps form part of the precinct citations in Volume 2, and separate maps are included in Volume 3.
- Serial listings cover multiple non-contiguous properties. All places within the series are considered to meet the threshold of local significance and share a common history, but are considered for treatment as a single heritage place, and will share a single entry in the Heritage Overlay Schedule and a single Heritage Overlay number. Each place included in the series is allocated a colour shade, and is represented on a whole township map in Volume 3.

### Defining and mapping serial listings

The Planning Practice Note *Applying the Heritage Overlay* (September 2013) states that:

*Places that share a common history and/or significance but which do not adjoin each other or form a geographical grouping may be considered for treatment as a single heritage place. Each place that forms part of the group may share a common statement of significance; a single entry in the Heritage Overlay Schedule and a single Heritage Overlay number.*

This approach has been taken to the three serial listings recommended by this study:

- The Victorian Residence Series
- The Federation Residence Series; and
- The Timber Mining Cottage Series

Each place within its series has been mapped to the extent of its title boundary, in the same way in which an individually significant place would be mapped.

### Defining and mapping precincts

Places within precincts have been identified as 'Significant', 'Contributory' or 'Non-contributory' to the significance of the precinct according to the following definitions<sup>4</sup>:

- **Significant:** An element (e.g., a building, structure, tree etc.) that has Cultural Heritage Significance independent of its context. Some Significant Elements may also make a

<sup>4</sup> These definitions are essentially based on the Glossary of Terms in *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications* (Public Draft February 2007) by the Heritage Council and Heritage Victoria.

contribution to the significance of an area or precinct. It is also possible that a Significant Element may be considered as a Non-contributory Element in an area or precinct (e.g., a Modernist apartment block in a Victorian period streetscape).

- **Contributory:** Contributory Elements (e.g., buildings, structures, trees etc.) are those that contribute to the significance of the Heritage Place.
- **Non-contributory:** Elements (e.g., buildings, structures, trees etc.) that do not make a contribution to the significance of the Heritage Place.

Whether a place is ‘Significant’, ‘Contributory’ or ‘Non-contributory’ depends on the reasons for significance expressed in the statement of significance. ‘Non-contributory’ places will include the places that are not associated with the reasons for significance and may include places that would otherwise be considered ‘Contributory’, except that they have been substantially altered and have a low level of integrity. On the other hand, a building may have been altered (new windows, non-original color scheme, minor additions) and still be considered ‘Contributory.’

Table 2.1 provides a broad outline of how the integrity of a building affects the level of significance of a place within a precinct. (Please also refer to Section 2.7, which provides further discussion of how precincts have been identified and mapped.)

**Table 2.1– Integrity and level of significance within a precinct**

<b>Integrity</b>	<b>Comments</b>	<b>Level</b>
High	The building appears to be very intact externally with little change to the principal elevations (i.e. façade and side walls) – i.e. weatherboards and/or roofing iron may be original, windows and front door are original. Most if not all of other original detailing is intact. Other features that contribute to the setting of the place such as fences, garden plantings etc. may be intact.  Note: This term may be applicable to a building where an addition/s has been made, but the form and detailing of the original section of the building remains intact.	Contributory or Significant
Moderate	Minor alterations have been made, but much of the original form and detailing remain intact. Where materials or detailing have been replaced, similar or ‘like for like’ materials have often been used. Where changes have been made they are often reversible - such as the replacement of windows and doors within existing openings. Where additions have been made they are sited or of such a scale that they do not overwhelm the original building – e.g. they have been made to rear or secondary elevations and do not affect the principal or primary elevations of the building or are smaller freestanding structures.	Contributory
Low	Major alterations or additions have been made to the building, often to the extent that the original form and style is hard to recognise. Cladding materials have been replaced using different materials. The roof has been significantly modified or removed entirely. Chimneys have been removed, windows and door have been replaced, and the form/size may also have been altered. Many of the changes are not readily reversible.	Non-contributory

### **Statutory protection**

One of the main purposes of the Study was to recommend the appropriate type of statutory protection for the places assessed to be of local or state significance. A total of 23 individual

places, 3 series and 3 precincts are recommended in 2015 for statutory protection and inclusion under the City of Ballarat Heritage Overlay.

Within the precincts there are places that are of contributory significance, and a limited number of places of that are non-contributory. There are no individually significant places identified within precincts.

Each individual place within the serial listing is considered to have individual heritage significance at the local in their own right, but by the common history and significance which these places have to the others within the series; their significance can be explained by use of a single statement of significance.

## Reporting

In accordance with Heritage Victoria guidelines, the Study was prepared with reference to The Australia ICOMOS *Charter for the Conservation of Places of Cultural Heritage Significance* (the Burra Charter) and its guidelines. In addition, reference was made to the *Guidelines for Thematic Environmental Histories* in preparing the limited Thematic Environmental History.

## 2.7 Establishing a threshold of local significance

The following justification and explanation for determining a threshold for local significance was used in the Sebastopol Heritage Study Stage 2 (2012). While new guidance has been released to assist in determining whether a place meets the threshold for local or state significance and the Practice Note *Applying the Heritage Overlay* (September 2013) has been revised, the logic provided in this section is considered appropriate and sound, and has been retained in the 2015 review.

### What is 'local' significance?

In accordance with Heritage Victoria guidelines, heritage places are no longer assigned a 'grading', but are identified as being of either local or State significance. Places of local significance can include places significant to a locality. Some of the places of local significance may also be important to the whole municipality. It is important to note that:

- A place may have value to both local and State-wide communities.
- The two categories are not 'hierarchical' with one being more important than the other; rather they simply identify the community to which the place is most important.

For the purposes of this Study the term 'Local interest' is used for those places that have some heritage values but do not meet the threshold of local significance, particularly when compared to other similar places.

### What is a threshold?

The Heritage Victoria standard brief for Stage 2 heritage studies notes that local significance can include places of significance to a town or locality, however, whether the 'threshold' of local significance is achieved depends how relevant heritage criteria are applied and interpreted.

The Advisory Committee Report notes that the related questions of the application of appropriate heritage criteria and establishing 'thresholds' that provide practical guidance to distinguish places of 'mere heritage interest from those of heritage significance' have been the subject of continuing debate in recent times. While there was agreement that the AHC criteria may be appropriate for use at the local level, the question of what establishes a threshold remains open to interpretation.

The Advisory Committee Report defines 'threshold' as follows:

*Essentially a 'threshold' is the level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is 'Is the place*

*of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision making?’ Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values.<sup>5</sup>*

### **How is a threshold defined?**

The Advisory Committee Report cites the Bayside C37 and C38 Panel report, which notes that:

*With respect to defining thresholds of significance, it was widely agreed by different experts appearing before this Panel that there is a substantial degree of value judgment required to assess a place’s heritage value, so that there is always likely to be legitimate, differing professional views about the heritage value of some places.*

*There is a wide range of matters that can be taken into account in making any assessment (e.g. a place’s value in relation to historic, social, aesthetic, cultural factors, its fabric’s integrity and so on), leading to further grounds for differences between judgments.<sup>6</sup>*

While there are application guidelines for the use of the AHC criteria (Developed in 1990 these are known as the AHC *Criteria for the Register of the National Estate: Application Guidelines*), they are designed for application at the regional or National level and the Advisory Committee Report cited a report prepared by Ian Wight for Heritage Victoria, which noted that they may require rewriting to ‘make them clearly applicable to places of local significance’.

On this basis, the Panel made the following conclusions:

*As also discussed, a fundamental threshold is whether there is something on the site or forming part of the heritage place that requires management through the planning system.*

*As we have commented, we see the development of thresholds as something which responds to the particular characteristics of the area under investigation and its heritage resources. Nevertheless the types of factors that might be deployed to establish local thresholds can be specified State wide. They would include **rarity in the local context, condition/degree of intactness, age, design quality/aesthetic value, their importance to the development sequence documented in the thematic environmental history.** (Emphasis added)*

*This process is essentially a comparative one within the local area. That area may not coincide with the municipal area. Its definition should be informed by the thematic environmental history.<sup>7</sup>*

### **What is the role of the thematic history?**

The previous comments highlight the important role played by thematic environmental histories in providing a context for the identification and assessment of places. However, while it would be expected that the majority of places of local significance would be associated with a theme in the thematic history not all places are and there may be some that are individually significant for reasons that are independent of the themes identified by the Study. The chair of the Advisory Committee Report, Jenny Moles, made the following comment in the Panel report prepared for the Warrnambool Planning Scheme Amendment C57:

*The Panel also does not see it as inimical to the significance of this building that there is currently no mention of a guest house theme in the Gap Study Thematic History. **It is simply not the case that every building typology will be mentioned in such a study.** (Emphasis added)*

The C57 Panel Report also once again highlighted that thematic histories are not ‘static’ documents and should be reviewed once more detailed assessments are carried out for places and precincts. This iterative approach allows a ‘more complete and more pertinent history of a

<sup>5</sup> Advisory Committee Report, p.2-41

<sup>6</sup> Advisory Committee Report, p.2-32

<sup>7</sup> Advisory Committee Report, p.2-45

municipality to be developed in terms of providing a basis for managing heritage stock and allows individual buildings to be placed in their historical context'.<sup>8</sup>

### **Conclusion**

In accordance with the Advisory Committee comments a series of local 'tests' have developed to determine whether a heritage place meets the threshold of local significance to the City of Ballarat using the HERCON criteria. It is noted that a place need only meet one 'test' or criteria in order to meet the threshold of local significance. Meeting more than one 'test' does not make the place more significant – it simply means that the place is significant for a variety of reasons. The tests are:

- The place is associated with a key theme identified in the thematic environmental history. The place will have a strong association with the theme and this will be clearly illustrated by the fabric, when compared with other places (Criterion A).
- The place may be rare within the municipality or to a township or locality. It may contain or be a very early building/s, or be of a type that is under-represented within the City of Ballarat (Criterion B).
- The place or precinct has the potential to yield information that will contribute to an understanding of Sebastopol or the City of Ballarat's cultural history, and how the municipality has developed over time (Criterion C).
- If it is a representative example of a place type it will usually have the typical range of features normally associated with that type – i.e. it will be a benchmark example – and it will usually have a high degree of integrity (i.e. for a precinct, a high proportion of the places will be considered to be contributory) or particular aesthetic characteristics (Criteria D or E).
- The place is an exemplar of an architectural style or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places in the municipality. The places will usually have a high degree of integrity when compared to other places (Criterion F).
- The place has strong social or historic associations to an area (Criterion G) or to an individual or organisation (Criterion H) and, in particular:
  - There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
  - The association has resulted in a deeper attachment that goes beyond utility value.
  - The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.

By comparison, places that do not meet the threshold of local significance will generally be those where:

- Historical associations are not well established or are not reflected in the fabric because of low integrity, or
- The place is common within the municipality or already well-represented in the Heritage Overlay, or
- If a precinct, it has a high proportion of non-contributory buildings, or

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8 Warrnambool Planning Scheme. Amendment C57 Panel Report, December 2008, Jennifer A. Moles, Chair

- It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better comparative examples in the area or municipality
- The social or historical associations are not well established or demonstrated.

## 2.8 What constitutes a precinct?

At present there are no definitive guidelines that provide assistance in identifying and defining a heritage precinct. This was acknowledged by the Advisory Committee appointed to undertake the *Review of Heritage Provisions in Planning Schemes*, which made the following comments in the final report submitted in August 2007:

*Various Ministerial Panels have considered the question of the conceptualization of the extent of a significant heritage place, particularly in relation to heritage areas or precincts, industrial sites and large rural properties. The Greater Geelong Planning Scheme Amendment C49 Ministerial Panel (February 2004) pointed out that the Practice Note Applying the Heritage Overlay does not provide any guidance on identification of heritage precincts. It noted that practice within the profession suggested that precincts should contain a substantial proportion of buildings that were assessed as being of precinct heritage significance, as defined in the statement of significance. A statement of significance should outline what is significant, why it is significant and how the place demonstrates the heritage significance.*<sup>9</sup>

The Advisory Committee Report considered a number of submissions and various relevant Independent Panel reports. The final conclusions and recommendations suggested that the criteria for the definition of a precinct should take into account:

- The geographic distribution of the important elements of the place, including buildings and works, vegetation, open spaces and the broader landscape setting.
- Whether the place illustrates historic themes or a particular period or type of development.
- Whether it is a defined part of the municipality recognised by the community.
- Whether non-built elements such as the subdivision pattern contribute to its significance.

The Panel went on to note that criteria suggested by the Hobsons Bay C34 Panel, ‘may be appropriate for inner urban, relatively homogenous precincts but appear to us to be too prescriptive for application in other situations’. It concluded that:

*Thematically related buildings or sites that do not adjoin each other or form a geographic grouping should, where appropriate, be able to **be treated as a single heritage place and share a statement of significance and HO number.***<sup>10</sup> (Emphasis added)

Finally, with regard to the proportion of significant (or significant and contributory) buildings that is desirable within precincts, the Advisory Panel considered that:

*...the stress on built fabric inherent in this question is misleading. Precincts need to be coherent, thematically and/or in terms of design, and need to be justifiable in relation to protection of significant components. It is neither possible nor desirable to set hard and fast rules about percentages.*<sup>11</sup>

### Conclusions

Section 2.7 already provides guidance for determining whether or not a precinct meets the threshold of local significance. For the purposes of this study, a precinct is considered to possess one or more of the following characteristics:

<sup>9</sup> Advisory Committee Report, p.2-48

<sup>10</sup> Advisory Committee Report, p.2-55

<sup>11</sup> Advisory Committee Report, p.2-54

- They contain contributory places that individually or as a group illustrate important themes set out in the thematic history.
- The places within a precinct may or may not adjoin one another. Where they do not form a contiguous grouping they will have a strong and demonstrated thematic association.
- Where places form a contiguous grouping they will have largely intact or visually cohesive streetscapes that are either aesthetically or historically significant (or both).
- Precincts that are historically significant will include elements such as housing styles and subdivision layouts that are representative or typical of a particular era or type.
- Precincts of aesthetic significance will be distinguished by the high or exceptional quality of the housing design and/or estate layout and features when compared to other examples.
- They may contain a high proportion of Significant or Contributory properties as defined above.

## 3 FINDINGS

### 3.1 Introduction

This chapter provides a summary of the findings of the study, revised and updated in June 2015. It includes a summary of the results of the research, fieldwork and assessment of all places on the master list; a summary of the places which will require further research and the results of the local policy analysis of the City of Ballarat Planning Scheme.

The revisions undertaken in 2015 are limited, and include the removal of the Cornish Row Heritage Precinct as a precinct recommended for inclusion in the Heritage Overlay, therefore reducing the number of precincts proposed by 1; minor address changes for some places in Charlotte Street, and the removal of 12 Vickers Street.

### 3.2 Overview of findings

This study finds that, in 2015:

- An additional 23 individual places, 3 precincts and 3 serial listings should be added to the Heritage Overlay
- Two existing heritage places (HO144 and HO145) are worthy of retention on the Heritage Overlay
- The Heritage Conservation local policy at Cl. 22.05 of the Ballarat Planning Scheme requires updating to provide a clear and consistent approach to the management of heritage places across the municipality. A comprehensive overarching local policy at Clause 22.05 would ideally replace the existing local policies at Cl. 22.05-22.12.

The overarching policy could include or incorporate the existing policies which apply to particular places through the local policy wording. This Study should be listed as a Reference Document in both the local policy and the Municipal Strategic Statement.

- The management of heritage places and precincts would be assisted by an incorporated plan that sets out permit exemptions for certain types of buildings and works that are unlikely to impact upon the significance of heritage places and precincts.
- There are a number of additional tasks which need to be completed to ensure that the heritage of former Borough of Sebastopol has been fully assessed and documented. These include:
  - Review and add to the 2003 Thematic Environmental History to include Sebastopol and other areas which are not included within the text
  - Assessment of those places listed at Table A.5

#### 3.2.1 Change from 2012 Findings Summary

- In 2015, the number of precincts recommended for inclusion on the Heritage Overlay is reduced from 4 precincts to 3 precincts.

### 3.3 Findings

#### Heritage Places

Over 170 places (including individual places, places within precincts and those included in series) were assessed by the study. A summary of the final assessment for each place is included in the tables in Appendix A.

**Table 3.1 Recommendations**

<b>Recommendation</b>	<b>Number</b>	<b>No. of places within precinct or series (includes significant, contributory and non significant places)</b>
Victorian Heritage Inventory	0	-
Victorian Heritage Register	0	-
Heritage Overlay (individual places)	23	-
Heritage Overlay (serial listing)	3	34
Heritage Overlay (precincts)	3	18
Researched not recommended	6 individual, 1 precinct	-

#### Individual Places

Individually significant places are those which meet the threshold for local significance in their own right. They are considered to meet one or more of the HERCON criteria, and be of significance to the locality or local community.

They usually are relatively intact to their original period, or have significant later developments which have heritage value in their own right, and enhance the original.

All new individual places recommended for inclusion on the Heritage Overlay by this study are considered to meet the threshold of local significance, and meet at least one of the HERCON Criteria satisfactorily.

There are 23 individual places assessed by this study as being of local significance (Appendix A; Table A. 1).

#### Heritage Precincts

Heritage precincts within Sebastopol generally possess one or more of the following characteristics.

- They contain heritage places that individually, or as a group, illustrate important themes that were significant in the development of the area or the municipality as a whole.
- They have largely intact or visually cohesive streetscapes that create precincts of aesthetic or historic integrity.
- They contain a high proportion of substantially intact contributory heritage places.
- Meet one or more of the HERCON Criteria at the local level
- Are considered to be of significance to the locality or local community

All new heritage precincts proposed have these characteristics. The boundaries of the precincts have been tightly drawn in a deliberate attempt to conserve contributory and significant elements while including as few non-contributory elements as possible.

There are 3 precincts assessed as being of local significance by this study (Appendix A; Table A. 2).

These precincts, Jenkins Row Heritage Precinct, Interwar Bungalow Heritage Precinct 2, and Interwar Bungalow Heritage Precinct 3 each comprise a small group of Interwar bungalows and commercial premises, is recommended for inclusion in the Heritage Overlay. These are all new precincts identified by fieldwork and research.

**Table 3.2 Precincts of local significance**

Place	Address	Locality
Jenkins Row Heritage Precinct	12-20 Albert Street	Sebastopol
Interwar Bungalow Heritage Precinct 2	90-100 Albert Street	Sebastopol
Interwar Bungalow Heritage Precinct 3	140-148 Albert Street	Sebastopol

#### **Local interest only**

The Commercial and Civic Precinct was considered by this study, but did not meet the threshold for local significance. That precinct included the land in the centre of Sebastopol, including the principal civic and commercial buildings along Albert Street and Beverin Street. The commercial focus of the township has changed at various times over the past 150 years, but has been principally concentrated on Albert and Victoria Streets.

The assessment determined that the proposed precinct did not have sufficient contributory and significant places, geographically distributed close to one another; and that several generations of unsympathetic alterations and infill development had further reduced its integrity. The multi-lane Midland Highway, which ran through the centre of the proposed heritage precinct also detracted significantly from its ability to illustrate a cohesive 'place' as precinct.

Ultimately, it was considered that the most appropriate controls were to apply the Heritage Overlay to the individual significant heritage places within the precinct, and apply a Design Development Overlay to control the design and form of new development within the area, such as building setbacks, building height, plot ratio and landscaping. A schedule for a new DDO has not been drafted as part of this study, but was completed by Context Pty. Ltd. in 2013 as a separate piece of work.

#### **Serial Listings of Heritage Places**

Serial listings have not previously been introduced to the Heritage Overlay of the City of Ballarat. A serial listing seeks to include a number of locally significant places of similar type, theme and period under the same Heritage Overlay number. Existing precedents for this type of statutory protection have been set in other municipalities, and those which are successful have the following characteristics:

- They contain highly intact examples of similar types of place, which have very good or better external integrity
- They contain places which represent a similar theme or set of themes, and can be connected to a specific theme or phase of development identified in the Thematic Environmental History
- They have a similar date range, expressing a particular period in the development of a place, an event or other.

**Table 3.3 Serial listings of local significance**

Place	Address	Locality
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Timber cottage series	Albert St, Birdwood Ave, Charlotte St, Victoria St, Walker St, Wilsons Lane, Yarrowee St	Sebastopol
Late Victorian residence series	Albert St, Beverin St, Bridge St, Grant St, Kent St, Vickers St & Yarrowee	Sebastopol
Late Federation residence series	166 & 226 Albert Street	Sebastopol

### State significance

The Study has not identified any places of state significance.

### Local significance

The Study identified 23 new individual historic heritage places that are considered to meet the threshold for local significance when assessed against the HERCON criteria, and thus are worthy of protection under the Heritage Overlay. They are listed in Table A.1.

In addition, a further 34 places of local significance are included within the three serial listings, and 3 heritage precincts of local significance are identified.

### Local interest or not significant

By comparison, places that do not meet the threshold of local significance will generally be those where:

- Historical associations are not well established or are not reflected in the fabric because of low integrity, or
- The place is common within the municipality or already well-represented in the Heritage Overlay, or
- If a precinct, it has a high proportion of non-contributory buildings, or
- It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better comparative examples in the area or municipality.
- The social or historical associations are not well established or demonstrated.

Table A.4 provides a list of the places assessed and found not to meet the threshold for local significance when assessed against the HERCON criteria. No further action is recommended for these places. Typically, they are:

- Altered buildings of which better examples exist in the municipality. This does not necessarily mean buildings in poor condition, but rather buildings where the original fabric has been changed to the extent that little evidence exists to demonstrate the historic values of the site.
- Places for which the historic values or thematic associations were not strongly demonstrated.
- Places which were found to have been relocated to the area in the past 20 years, and had no demonstrable connection with the historic or thematic context of the study area.

Brief citations have been created in the HERMES database for future reference.

## 3.4 Future Assessment recommended

Table A.5 provides a list of places and precincts that are recommended for future assessment. The list includes:

- Places where access was either refused or no reply was received from correspondence requesting access on two occasions
- Places that were included in a precinct when the precinct has been found to be not of local significance
- Additional places and precincts identified by consultation, fieldwork and research
- Places on the indicative list which were considered to be of less priority for assessment than those assessed in this study
- Places to which the Heritage Overlay already applies but have insufficient documentation and assessment to allow sufficient understanding of the cultural heritage values of the place.

### 3.5 Ballarat Planning Scheme heritage policy

The Ballarat Planning Scheme currently deals with the heritage places of Ballarat in both the Municipal Strategic Statement (MSS) as well as through a general local policy and seven precinct specific local policies.

The MSS clearly outlines a series of strategies which are to be adopted in order to achieve the objective of Clause 21.05-2 'To protect heritage'.

The Clause 22.05 'Heritage Conservation' Local Policy (HCLP) was developed in response to the recommendations of the *Ballarat Heritage Precincts Study (2006)*. Parts of this study are incorporated documents within the Ballarat Planning Scheme. Cl.22.05 is a general policy which provides clear direction to apply Heritage Victoria's *The heritage overlay – Guidelines for Assessing Permit Applications; Public Draft 2007* when making decisions regarding places to which the Heritage Overlay applies. A further seven local policies (Cl.22.06 through Cl.22.12) are included which relate to specific precincts identified in the *Ballarat Heritage Precincts Study (2006)*.

It is proposed that the future management of the places and precincts assessed by this study should be guided the MSS at Clause 21.05-2 and by a revised Heritage Conservation Local Policy (HCLP) at Cl. 22.05 of the Planning Scheme. The current Cl. 22.06-22.12 could be removed from the Planning Scheme and an overarching Heritage Conservation Local Policy would apply to all places under the Heritage Overlay. Any existing controls and guidance given in the existing clauses (22.06 -22.12) could be managed through the general local policy, a specific incorporated plan and supported by the proposed new Ballarat Heritage Guidelines document.

This is considered to have the following advantages:

- It provides a sense of consistency and 'fairness' in the application of policy to all heritage places, across the municipality.
- It will ensure consistency for future users. If a policy is inserted into each of the citations, then only these citations would have it and it could be different to what is in any other previous or subsequent citations.
- Referring to the policy in the Planning Scheme means that planners or property owners will know that this is the same policy for all heritage places.
- It will make it easier for council to manage in the future. For example, if Council decides to make a change to the heritage policy then it only needs to be made to one document, rather than in many separate policies.

### **3.6 Thematic Environmental History (preliminary draft)**

A Thematic Environmental History for Sebastopol was developed by the Consultants in 2011 during the course of this study, although it was beyond the scope of the brief. The document was prepared to guide historical and place research during the Study, and it proved useful in the assessment of heritage places and precincts. It is however a very preliminary document, which should be incorporated as appropriate into a much more comprehensive municipal wide thematic history.

#### **Themes**

The key overarching themes which are represented in Sebastopol, arising from research undertaken for the preliminary Thematic Environmental History and for individual places and precincts are:

1. Transforming and managing the land
2. Building Victoria's industries and workforce
3. Building towns, cities and the garden state
4. Making homes for Victorians
5. Building community life

Within each of these themes, several key sub-themes are represented. Sub-themes are explored in more detail in individual citations and the text of the Thematic Environmental History in Section 5.

## 4 RECOMMENDATIONS

### 4.1 Introduction

This section considers the key recommendations of the Study, which are to:

- Adopt the recommendations of the Sebastopol Heritage Study Stage 2
- Undertake a Planning Scheme amendment to implement key findings of the Study
- Prepare a Thematic Environmental History for the whole municipality
- Undertake further work to assess places listed in Table A.5
- Undertake further research to places specified in Table A.5.

### 4.2 Adoption

On the basis of the key findings of this report we recommend that the City of Ballarat adopts the Sebastopol Heritage Study Stage 2 (revised 2015):

- Volume 1- Key Findings and Recommendations and Thematic Environmental History
- Volume 2- Citations
- Volume 3- Mapping

### 4.3 Planning scheme amendment

It is recommended that the City of Ballarat implements the findings of this report by preparing an amendment to the Ballarat Planning Scheme that will:

#### *Places*

Add to the Schedule to the Heritage Overlay of the Ballarat Planning Scheme:

- The 23 new individual places, 3 serial listings and 3 precincts assessed as being of local significance in this Study ;
- Amend the schedule of the Heritage Overlay to correct the address and place names of HO145 and 144 as specified in HERMES

#### *Municipal Strategic Statement (MSS) Ballarat Planning Scheme*

Update the MSS at Clause 21 with reference to the findings of the study, specifically:

21.05-2 Built Form

21.09-2 Further Strategic Directions

21.08 Local Areas

21.10 Reference Documents

#### *Local Planning Policy Framework (LPPF) Ballarat Planning Scheme*

Update the LPPF at Clause 22 with reference to the findings of the study, specifically:

22.05 Heritage Conservation Local Policy. Cl. 22.05 should be reviewed and redrafted to provide a single overarching local policy to guide decision making on all places to which the Heritage Overlay applies. Cl. 22.05 can also incorporate several existing policies which relate to specific heritage places or precincts.

Local Policies which relate to precincts identified in the *Ballarat Heritage Study Stage 2* (2006), being Cl. 22.06 through Cl. 22.12 should then be considered for removal from the scheme.

*Clause 43 Heritage and Built Form Overlays*

Update Schedule to the Heritage Overlay (Cl. 43.01s) as per the information included in the Draft Schedule in Appendix A of this report.

#### **4.4 Further work**

The following further work is recommended as a result of the findings of this study:

- Implement a Design Development Overlay to apply to the civic and commercial centre of Sebastopol.
- Prepare an Incorporated Document for the Sebastopol area including Permit exemptions and application requirements to provide guidance in the preparation and assessment of planning permit applications required by the Heritage Overlay.
- Review the existing Schedule to the Heritage Overlay and Heritage Overlay Maps (Map No 27HO and Map No 33HO) to ensure that the four existing Heritage Overlays are correctly listed and mapped (address, location, place name etc.).
- Prepare a Thematic Environmental History which examines the whole of the City of Ballarat.
- Review the existing citations and statements of significance for HO142 (St. Joseph's Boys Orphanage, Grant Street) and HO143 Yuille's Memorial, Vickers Street.
- Undertake preliminary assessment of those places included in Table A.5 to determine which are worth assessing for inclusion on the Schedule to the Heritage Overlay.

## 5 THEMATIC ENVIRONMENTAL HISTORY

### Sebastopol Thematic Environmental History

#### Overarching themes

Victorian Historic Themes:

4.5 Gold mining

6.4 Making regional centres

The overarching historic themes in the development of the area are Gold mining and Making regional centres. Gold mining provided the impetus for the economic development of the area, while the progress of the town in other spheres revolved around the need to create a social, civic, commercial and residential centre for the resulting influx of residents and workers. The population and economic fortunes of Sebastopol were built upon the lure of gold and the commerce and industry it attracted.

#### The Wadawurrung

Victorian Historic Themes:

2.1 Living as Victoria's original inhabitants

4.1 Living off the land

The first inhabitants of the area were the Wadawurrung Indigenous people. The Wadawurrung people are part of the Kulin nation encompassing Port Phillip and Western Port Bays. The Wadawurrung area stretches south of Geelong to Lorne, north to Ballarat and south-east to the Werribee River.

Colonist W Williams claimed that the 'last corroboree', or gathering of 'various tribes' from around the area took place 'near the old Working Miners Mine' around 1870 (Jenkins 1964).

#### Main themes in the peopling of the area

Victorian Historic Themes:

2.2 Exploring, surveying and mapping

2.4 Arriving in a new land

2.7 Promoting settlement

3.1 Establishing pathways

6.4 Making regional centres

The Selection Acts of the 1860s opened up land for freehold settlement and provided opportunities for establishing small, often mixed, farming operations. Closer settlement from the 1900s promoted settlement in the area as larger pastoral holdings were subdivided and sold off. The principal phases of European settlement in Ballarat West occurred between the 1830s and 1900. In chronological order, the principal settlement phases post contact are concerned with:

1. A short period of early squatter-pastoralist dominated settlement (1830s-1850s)
2. An intensive and highly productive phase of gold mining (1851-1875)
3. The emergence of closer settlement and farming communities (from 1880s)
4. The development of Ballarat and Sebastopol (from 1860s through to the present).

Other phases of occupation may also relate to the commercial, industrial and cultural development of Ballarat and Sebastopol from 1900 and post war migrations during the mid

twentieth Century. Sebastopol's second gold mining period was from 1886 to the closure of the South Star Mine in 1909. At the peak of the alluvial mining boom in 1869 the population was 8,000. Five or six years later it had halved and continued to drop quickly until the revival of mining in the 1880s and 1890s. Mining saw further decline in the World War I period and later saw the population fall to 1,700 in 1935. In the postwar period, Sebastopol became a southern suburb of the city of Ballarat, with significant residential development in the area dating to the interwar and postwar periods (Jenkins 1964).

## The pastoralists

Victorian Historic Themes:

### 4.3 Grazing and raising livestock

#### 2.4 Arriving in a new land

The area known now as the City of Ballarat was first settled by Europeans in the 1830s. The era of Pastoralism began with squatters who flooded into the Port Phillip District after 1834. In 1836, squatting was legalised and this encouraged a 'further wave of land hunters', and by 1850s all but the most uninviting areas of Victoria such as the northern Wimmera, Mallee and parts of Gippsland had been occupied (Context, 2004 Vol. 1:9, cites Dingle, *The Victorians. Settling*, pp.28, 68).

There are many versions of who the first squatters in Sebastopol were and where they squatted. Evan D Borough of Sebastopol and Arthur J Borough of Sebastopol conclude in their history, *The Golden Chain: A History of Sebastopol with special reference to Gold and Mining* (1980), that in 1838 several men were involved in the establishment of pastoral activities the area that was later to become known as Sebastopol. The graziers William Cross Yuille, his brother Archie, and Henry Anderson pushed their flocks through from Lethbridge, keeping on the move so as to stay ahead of fellow grazier and competitor Thomas Learmonth. They continued until they reached an area in Sebastopol to the east end of Bala Street. They remained there for some time and also had a meeting with T Learmonth, who had claimed land to the south west of Mount Buninyong for his flocks. At this meeting at the camp in Sebastopol, the four men decided to take land separately, remaining three miles from one another. Thus the land in the area was first seized and carved up between the rival European graziers.

Albert Road formed a 'waymark' of their path 'hugging the eastern margin of the plateau overlooking the Yarrowee River, running parallel with the White Horse Range, then halting at the Woolshed Creek' (Jenkins & Jenkins 1980:1-8). William Yuille took land on the south side of the wetland of Lake Wendouree. Archie Yuille took land on the junction of the Woolshed and Yarrowee Creeks, building sandstone foundations for a homestead in 1840 on the 'brow of the plateau', and a wool shed on the east bank of the Yarrowee River at the end of current-day Bala Street (Jenkins & Jenkins 1980:4). Henry Anderson called his run 'Waverly Park' at the junction of the Saltwater and Yarrowee Creeks, and Thomas Learmonth took up land east of Anderson on the Dog Trap Creek (Jenkins & Jenkins 1980:7). In 1850, John Winter took over 'Waverly Park', renaming the run 'Bonshaw'. He also took over the Yuille runs when they too moved on.

In the early days of settlement in Ballarat, there were up to 70 people living and working in the area. They built huts and log cabins and worked as shepherds and farm hands for the early pastoral land holders (Jenkins 2002:7).

There are no confirmed reports of heritage places from this earliest period of European settlement within the Bonshaw Creek or Greenhalghs Road precincts, however, the place where the Yuille brothers built their first house is said to be located at the end of what is now Bala Street in Sebastopol.

## The gold rushes

Victorian Historic Themes:

### 4.5 Gold Mining

The gold rushes, from 1851 through 1861, brought a new and transformative influx of people into the area, radically altering the trajectory of its history and its natural environment. In August 1851, gold was first discovered in the Ballarat region by Thomas Hiscock in a gully at Buninyong. Later in the same month, John Dunlop and James Regan also found gold at Poverty Point. These discoveries started a flood of people who came to establish a claim to find gold (Bannear 1999:5, Supple 1999). The landscape of the area was changed forever by the mining activities that were to follow over the next several decades.



Figure 1: The Rush to the Ballarat digging 1854, by Samuel Gill.

Source: National Library of Australia.

By 1855, there were four tent camps recorded within the boundary of Sebastopol (Jenkins & Jenkins 1980:105). One of these tent camps is said to have been located at the Prince of Wales gold mine, just south of Miles Street (see the location of the 'Tent Town' on the hand drawn map by Jenkins 1964:np).

The intensive search for surface gold very quickly depleted deposits. Miners in the Sebastopol area started searching for deeper sources of gold by quarrying ancient river gravels, some up to 400ft below ground (Bannear 1989:6); this activity was known as deep lead mining.

Deep lead mining was initially a slow and difficult process. Miners needed to sink shafts through thick hardened lava deposits and erosion sediments to find the gold laden gravels that occur in deep underground rivers and streams. This method, which was very dangerous, required the development of mechanisation to make access to deep leads possible. The deep lead mining technology and methods were first introduced to the Ballarat and Sebastopol goldfields in 1852 by the newly arrived Cornish, Welsh and Scottish tin and coal miners. These miners had experience in mining deep underground and brought with them skills and knowledge that would prove invaluable for accessing deep lead gold deposits. At the time, no other major goldfields in the world faced such difficulties accessing gold deposits (Davey 1996: 52).

By the late 1850s, after the initial boom in deep lead mining, a large portion of the local mining population were engaged in reworking old alluvial deposits by either sluicing or puddling to extract more gold from already processed quartz cobbles. Chinese miners were heavily involved in the reworking activities (Bannear 1999:6).

### **The name 'Sebastopol'**

In 1855 the area, commonly referred to as Bonshaw after the squatting run, was renamed 'Sebastopol' after Sevastopol in the Ukraine, the site of an important battle during the Crimean War, fought by the Ottoman Empire, Sardinia, France and Britain against Russia on the Crimean Peninsula in Europe. The Crimean War (1853-56) spurred the creation of volunteer rifle clubs and volunteer units across the British Empire (Australian War Memorial 2011). The successful siege of Sebastopol led to the defeat of Russia, and the naming of the area testifies to the popularity of these imperial ties in colonial Australia. The Crimean War was notable as the first war to be extensively reported to the public through daily reportage and photography, and the renaming of places after it is also a marker of this popularisation of warfare in an age of increasing nationalism.



Figure 2: The Siege of Sevastopol 1855

The name 'Sebastopol' was also inspired by the realistic reportage of the war. As miners resorted to gunpowder to blast through the basaltic rock of the plateau, miners said the noise was like cannon fire as described in the heavy trench and artillery warfare of the Crimean War (see deep lead mining below).

Deep lead mining boomed between 1864 and 1870. For some lease holders, mining was productive and shareholders became wealthy very quickly. Successful mines in West Ballarat and Sebastopol were the Prince of Wales, Albion and the Working Miners (Finley et al 1992:17); however, The Band of Hope and Albion Consols mines were Ballarat's largest and wealthiest (Bannear 1999:6). This new wealth and the arrival of more people to the goldfield meant that a permanent community, rather than transient settlers began to manifest. Along with the mining population, commercial businesses now also occupied the area.

By the 1870s Ballarat was well established and had developed into a city that served a community that was beyond that of the gold mining community. According to Bannear (1999:8) deep lead mining had transformed the place forever. A W Strange (quoted in Bannear 1999:8) wrote:

*Only 19 years after Dunlop and Regan pitched their lonely camp, a big progressive bustling city had arisen. A city with over 40,000 inhabitants, 56 churches, 3 town halls, 477 hotels, many large public buildings, 84 miles of made streets, 164 miles of footpaths, 15 miles of stone channelling, and a reticulated water supply with 60 main water pipes. A gas works and 50 miles of gas mains. Sturt and Bridge streets were lined with well-stocked elegant shops and business premises. A new township developed after 1856 when the Frenchman's Lead was worked along with others under the basalt. It was known as Sebastopol and was declared a Borough in 1864.*

*Within the boundaries of the 3 municipalities there were 11 banks, 13 breweries, 8 iron foundries and 3 flourmills.*

By the late 1860s, reduced yields from deep lead mines resulted in closures, with Winter's Freehold being one of the last to shut down in 1875. These closures ended the intensive deep lead mining phase on the Ballarat and Sebastopol goldfields.

There are many landscape reminders of gold mining in Ballarat West and Sebastopol. In the Bonshaw Creek Precinct, a particularly obvious example are the former mining operation sites that are situated between the former Evening Star / Working Miners No. 2 mines site Crown Street, through to former Prince of Wales and Bonshaw Mine Co at the southern boundary of the City of Ballarat. This landscape contains a number of mining sites and other places that define the former gold mining areas that are a unique feature of the history of Sebastopol and Ballarat West.

During the period of mining, the Ballarat mines were a staple and popular visiting destination for influential tourists from around Australia and the world. Not least among these were the royal visitors such as the Duke of Edinburgh Prince Alfred, Queen Victoria's son, who visited Sebastopol to great fanfare in 1867. In 1868 the Premier of New South Wales visited the Band of Hope and Albion Consols in Grant Street. Other visitors included Sir Henry Manners-Sutton, governor and later Lord Canterbury, Lord Hopetoun, the Duke of Clarence and the Duke of York.



Figure 3: Prince Alfred, the Duke of Edinburgh and party visit the Band of Hope Mine in 1867.  
Source: State Library of Victoria.

### **Mining for gold and the Prince of Wales and Bonshaw Company 1858-1902**

The Bonshaw Freehold Company began in 1858 as a co-operative of 46 shareholders who leased 180 acres from Jock Winter for 5 years, and in 1858 established Bonshaw Mine No.1 on the Main and Crayfish Leads next to the Colac Ballarat Road, under mine manager W M Acheson. In 1862, the Bonshaw Company purchased the whole 640 acre Pre-emptive Right for £20,000, and in 1865 a second shaft was opened half a mile to the north west along Bonshaw Creek (now Winter Creek), to the south of the old Portland Bay Road (now Bells Road).

The major mines in this area employed experienced Welsh and Cornish miners who, because of their background in mining districts of Wales and Cornwall, were prepared to work for wages, rather than try to make their individual fortunes through prospecting. By the mid 1860s

– in common with the Buninyong Freehold and the Leviathan – the Bonshaw Freehold was a huge company, financed by speculators and capitalists mostly from Ballarat. Between 1862 and 1874, the company extracted over 93,000oz of gold worth around £400,000 (see also Dingle 1984:54-56 on the decline of the independent diggers; and Croggon 2002 on the Welsh and Cornish miners).

According to the Sebastopol Historical Society, there were two phases of operation at the Bonshaw Co. mines: first alluvial deep lead mining then working quartz loads. Bonshaw No. 2 was bottomed at 325 feet during 1865 and at what is now 362 Albert Street; a third shaft was sunk, apparently during the mid to late 1860s. This third mine, which was the southernmost on the Guiding Star/Albert Lode, was situated '200 yards north of the Portland Bay Road (Bells Road) and 200 yards west of the Sebastopol Buninyong Road (Albert Street)' (Golden Chain, ballaratgenealogy.org.au/sebastopol/golden\_c/ch11.htm), and near this location, what became the Prince of Wales and Bonshaw Company, had a large battery of 40 stampers for crushing the excavated quartz (Jenkins 1964). This mine was one of the last to close down in the area, in 1902 (Wright, pers. comm., Oct 2011).

### **Mining for gold and the South Star Company 1886-1909**

The mid 1870s to mid 1880s were lean years in Sebastopol with the depletion of gold yields. In 1883-1885 no gold was produced in Sebastopol; yet salvation came in 1886 with finds of rich ore by the Star of the East Company and the South Star Company. The South Star, Sebastopol plateau and Central plateau began sinking their shafts. The revival of gold mining at the turn of the century was crowned with a royal visit of the Duke and Duchess of York to Sebastopol's South Star Mine on 13 May 1901, as part of the future king and queen's Federation tour of the new Commonwealth. This second mining boom proved brief however. In 1902 the Prince of Wales and Bonshaw Quartz mine closed down, and the South Star Company suspended operations between 1903-1905, finally and officially closing down in 1909 (Jenkins 1964; Jenkins & Jenkins 1980). The hall at 113 Albert Street was built c1886 as the South Star No.1 Gold Mine offices (Jenkins, 1964:unpaginated). Also known as the South Star Hall, it opened in September 1886 and closed in 1909. It is the only remaining building from the mining era of Sebastopol (plaque on building, 2011).

The South Star Mine is known to have been the deepest mine in the area of Ballarat, at 966 metres deep and yielding 1343 kilograms of gold during its operation (plaque on building, 2011). On 13 May 1901, the Duke and Duchess of Cornwall and York visited the South Star Mine and the Duke (later King George V) inspected the underground mine in miners' clothing. He is known to have changed his clothes at the home of manager, Mr D Hughes at 122 Albert Street. A photo taken on this day shows the South Star Hall dressed with Australian flags, a welcome sign and reception party, with the South Star No.1 mine in the background (Jenkins, 1964:n.p; SHS, 2011).



Figure 4: Duke and Duchess of York celebrations at the South Star Mine, Sebastopol 1901.

Source: State Library of Victoria.



Figure 5: Sebastopol in 1858. Source: State Library of Victoria.

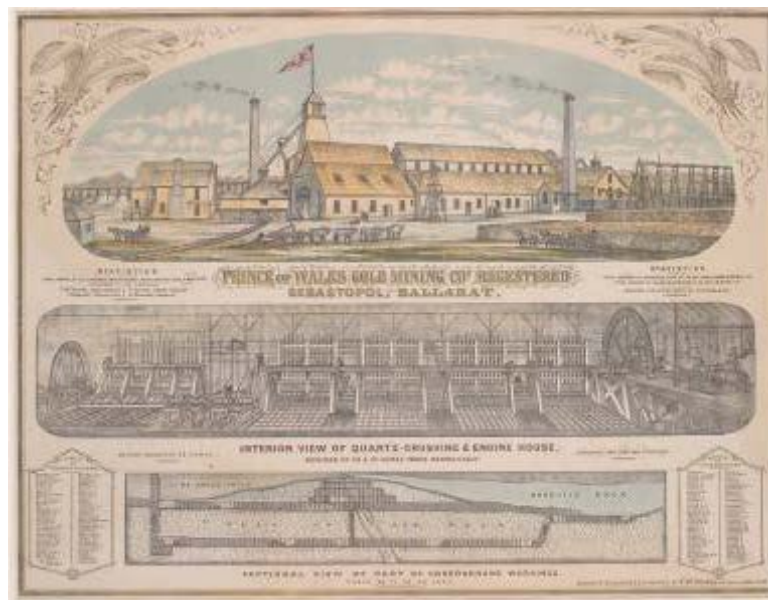


Figure 6: Prince of Wales Gold Mining Co. (Ltd), Cobblers Ballarat. Herman Deutsch, ca. 1862.

### Claiming and peopling the land in the gold mining era

In order to mine on Crown land, a license system was implemented in 1851 at the beginning of the gold rush, but was soon considered prohibitive by the miners and caused unrest, which led to the Eureka uprising on 3 December 1854. As a result, Gold Licenses were replaced with Miner's Rights as the necessary evidence for the occupation of a claim, as stated in the 1855 (third) Goldfields Act. The fourth *Goldfields Act* of 1858 gave increased privileges to holders of Miner's Rights, including the right to make a residential claim. At this date, land for the purpose of a residence could not exceed 1/8 acre (20 perches) in extent (Wood, 1858). According to the *Mining Statute* of 1865, one quarter of an acre could be occupied for residential purposes. This allowed the construction of a house and gave the lessee the rights of an owner (PROV: VPRS 15678 description). This resulted in the establishment of gold-mining towns such as Sebastopol (Miner's Right collection; Goldfields research centre, pers. comm., Nov 2011). In Sebastopol, many houses were built while the land was held under Miner's Rights. An exception is the early commercial hub on Albert Street, near Birdwood Avenue, where freehold land sales occurred in the 1860s.

Under the 1884 *Residence Areas Act*, holders of Miner's Rights were now able to purchase land in gold-bearing areas, if they had resided on the land for two and a half years, made substantial improvements and if the land was not required for mining or public purposes (PROV:VPRS 14294 description).

## Creating a local centre at Sebastopol

Victorian Historic Themes:

6.4 Making regional centres

6.5 Living in country towns

Sebastopol was originally a separate working class town servicing its immediate hinterlands, which included the wealthy gold mining fields south of Ballarat. Sebastopol began as a collection of tent towns in the early 1850s. There were four major concentrations – the southernmost on the ford over Leigh Creek, a Welsh camp on Miles Street near the Prince of Wales claims, the largest tent town including a large dancing tent in the central area near the town hall, and a Scottish camp west of the No.2 Central Plateau gold mine (Jenkins 1964). These tent towns gradually merged into the formally surveyed town allotments once the town was surveyed.

From this period the town grew rapidly, particularly around its main centres of Cobblers' Hill, Victoria Street and along Albert Street. Albert Street, or 'Government Road' as it was known in its 'early days', was the focus of the town. Other areas of activity were Victoria Street, Cobblers' Hill, and northern Sebastopol. Victoria Street contained many establishments such as general stores and hotels supplying the mines, particularly the nearby Working Miners claim. These included Luths general store and the 'huge establishment' of C Klug, Linton and Wittenbach. Hotels on Victoria Street included Marshall's Hotel, Herring's Public Houses, and Blanch's Hotel (Jenkins 1964). Cobblers' Hill was a locus of hotels and public houses, of which there were no less than 77 in Sebastopol in 1870. Its hotels included those in Queen Street – the Royal Mail, Mitchell's Royal, Queen's Hotel, Tregedar Arms, Prince of Wales and Prince Alfred. In the northern area of Sebastopol there were 13 hotels on the Smythesdale Road. Cobb and Co's coaches passed through the area daily, and the McLennan's house removers opened stables east of the toll gate. Their business was testament to the shifting nature of population on the goldfields as diggers chased new gold leads around the region, taking their houses and other buildings with them (Jenkins 1964). Churches and temperance halls mixed closely with hotels and breweries in the heady milieu of the gold rush era with its mix of politics, alcohol and religion.



Figure 7: Albert Street, looking toward the National Hotel on corner Victoria Street in 1866. Source: State Library of Victoria.

Sebastopol's development as a local centre was nonetheless curtailed by its status as a satellite in turn to Ballarat. Its status was also fragile in its economy's near total reliance on gold. For many gold towns, the pattern was one of 'almost instant growth [...] followed by a slow decline' (Dingle 1984:99), yet Ballarat and Sebastopol were remarkable for the longevity of their gold booms. Ballarat had 'sprung up', declared the English writer Anthony Trollope 'so quickly

with no integral advantages of its own other than that of gold' (Dingle 1984:99). By 1871 Ballarat and Sebastopol numbered 47,000 residents and by 1900 this number had only fallen slightly, compared to the dramatic declines in most other gold rush towns. The size of the population gave rise to service and manufacturing industries that allowed Ballarat to diversify its economy. As farming increased in importance, so too could Ballarat become a regional centre in its own right, 'far enough from Melbourne not to be unduly disadvantaged by the shadow which it cast' (Dingle 1984:100). For Sebastopol however, its proximity meant that its development was increasingly tied to that of Ballarat proper.



Figure 8: Part of Sebastopol viewed from the United Red Jacket Shaft, shows the garden layout being Kyle's Sebastopol House, with semi-circular segmented beds, circular paths, a gazebo and a pond. Other buildings have wooden shingle and bark sheet roofs. Source: State Library of Victoria.

Another important aspect of making a local centre in Sebastopol was the expansion of urban services central to life in a country town, such as the establishment in 1867 of a volunteer fire brigade and purchase of a station or meeting room. The fire station was built in 1868 just south of the old Town Hall (181-185 Albert Street), and the brigade moved to 178-180 Albert Street in 1928 (Jenkins, 1964:n.p.). In 1929, with assistance from the CFBB, additions were made to the building, establishing it as one of the best stations of its class in Victoria, with an engine room, hall and work room. In 1934 the fire brigade acquired its first motorised vehicle (Jenkins & Jenkins 1980:115; Jenkins, 1964: n.p.). Sebastopol fire brigade, like all other country brigades, came under the Country Fire Authority after 1944 (Jenkins, 1964:unpaginated). In the mid 1960s the Sebastopol fire station was fitted with an Austin unit, a two-way communication system, street alarms and siren telephone alarm; the bell was still tolled in times of general alarm (Jenkins, 1964:unpaginated).

## Building community life

Victorian Historic Themes:

- 8.1 Maintaining spiritual life
- 8.2 Educating People
- 8.3 Providing health and welfare services
- 8.4 Forming community organisations
- 8.5 Preserving traditions and commemorating

Burgeoning population around the goldfields, even though often transitory, required community infrastructure, including places to socialise and worship, and places of education and self-improvement for children and adults. The various community places that were established at this time were a testament to the diversity of Sebastopol's population. Civic buildings such as the Town Hall were naturally an important location for community events as

well as local government. The gold mining industry and friendly societies were also significant contributors to community life in the nineteenth and early twentieth centuries. In 1909 for example, the South Star hall at 113 Albert Street was purchased by Manchester Unity and became the MUIOOF Lodge (Manchester Unity Independent Order of Oddfellows), and in the mid twentieth century served as a kindergarten, before a kindergarten was built on Vickers Street in the 1950s (SHS, 2011). This was typical of the multiple usages of such buildings for a variety of community purposes over their history.

### **Maintaining spiritual life**

During 1852-54, while Sebastopol was dominated by the hastily erected tent towns, the first church services were held in a slab hut at Magpie Gully. Church services also took place in premises such as hotels, halls and stores. The first Wesleyan church for example operated out of a converted store in 1856 (Jenkins 1964) until 1864 when the Wesleyan Church opened in Cheshunt Street. The mid 1860s was an important marker in the construction of permanent and more costly buildings in Sebastopol. The Holy Trinity Church Complex (Church, Hall, Sunday School and trees) began construction in 1867 and opened the following year.

Many Welsh people were among the gold diggers lured to the area, congregating at the Frenchmans, Whitehorse and Cobblers Leads. The Welsh people worshipped together in a multid denominational congregation until 1861 when each denomination decided to build its own church (Jenkins 1964; Croggon 2002). The Welsh Presbyterian Church and the Zion Congregational Church were established in 1861. In 1866-7 the Carmel Welsh Presbyterian church was built and in the same year the first Rubicon Street Methodist Church also opened. A Primitive Methodist Church opened in 1868. Methodism and Presbyterianism were particularly strong a presence on the goldfields because of the large numbers of Welsh (Methodist) and Scottish (Presbyterian) miners in the population. Methodism was also notable for its interest in converting and educating the working class who predominated among the diggers. The area's particular strength with the Welsh population was demonstrated by its Welsh choir (Borough of Sebastopol 1901) with the 'eisteddfodau' and St. David's Day banquets particularly important cultural events in the local calendar (Croggon 2002:220).



Figure 9: Wesleyan church in Sebastopol c.1866. Source: State Library of Victoria.



Figure 10: Welsh Presbyterian Church in Sebastopol 1866. Source: State Library of Victoria.

### **Educating people through schools and mechanics institutes**

In 1861 Miss Kent had a Girl's School near the Albion No.1 mine. And Edward Swiss headed the Sebastopol Common School No. 578, which was a non denominational school in advance of the 1873 establishment of the state education system. Sebastopol and district population at this time was estimated at 20,000. Between 1865 and 72 there were five private schools in Redan and the same number in Sebastopol to service the families of this burgeoning population driven by the gold rushes. In 1872, the *Free, Compulsory and Secular Education Act* was guided through the Victorian parliament by George Higginbotham, which heralded a new era of State education in Victoria and is also credited with encouraging settlers from South Australia. Schools, like halls and churches, are a tangible symbol of community formation and

illustrate the rise and sometimes decline in a district over time. On 22 January 1873, shortly after the passage of the Act, Sebastopol State School No.1167 officially opened, but classes were held in Holy Trinity Hall and Primitive Methodist Church, with W E Whatty the first head teacher. In January 1875 the Sebastopol State School No.1167 opened its premises in Yarrowee Street. By 1875, the Sebastopol State School was the largest school in Victoria at the time, with an enrolment of 1078 pupils. In 1875 Redan State School No.1289 commenced in a brick building, built by William Sealey, with an enrolment of 812 pupils (Carless 1974:16). Other educational institutions included Smythes Creek School (1874), and in the early twentieth century the Nazareth Boy's Home opened as St Joseph's Home in 1913 operated by the Sisters of Nazareth in Ballarat (Jenkins 1964).

The education and self-improvement of adults was as much a concern as the education of children. In 1864 April 28, the Mechanics Institute opened, and in the 1870s included a local school of design. The origin of the Mechanics Institute lies in the mass movement towards working class education and improvement arising in industrial Britain in the early nineteenth century. It had strong links to the breakaway protestant movements active at the time in popularising education among the working classes. In 1799 Professor George Birkbeck, a Quaker and professor of natural philosophy at Glasgow has been credited with inspiring the movement with his series of free lectures aimed at disseminating knowledge of science among the general population (Baragwanath 2000).

Victoria's first Mechanics Institute was established in Melbourne in 1839, and 'this pattern of established an institute almost at the beginning of a town was to be followed throughout the following decades' (Baragwanath 2000: xi). During the 1870s 110 institutes were established; in the 1880s this rose to 268; in the 1890s 140 were established (Baragwanath, 2000:33). The popularity of the mechanics institute was aided by Victorian government subsidies towards the cost and maintenance of institute libraries, as the movement enjoyed broad political support and was widely seen as part of the need to create social infrastructure in rapidly expanding municipalities – as Baragwanath points out, 'in almost every city there was invariably a component of people interested in moral and mental improvement'.

### ***Forming community organisations***

Community organisations in Sebastopol included the Masonic Lodge, which first held meetings at the Mechanics Institute (1864) (Jenkins & Jenkins, 1980:130). The Freemasons were historically 'a secular fraternal organisation, traditionally open only to men' committed to a 'system of morality, veiled in allegory and illustrated by symbols' (MacNulty 2006:9). The Guiding Star Lodge (Lodge number 63) at 173-5 Albert Street, Sebastopol, was built in 1868-69 and the first meeting held there was on 12 January 1869 (Jenkins & Jenkins 1980:109; Ballarat Courier, 2 Jul 1919:4). The lodge was formed from an amalgamation of Hope Lodge, Orion Lodge and Sebastopol Lodge (SHS, 2011).

Community organisations also formed around specific sections of the Sebastopol community. One example is the Sebastopol RSL formed in 1946 (Jenkins & Jenkins 1980:117). The first meeting in Sebastopol was held on 18 February 1946 at the old Town Hall. The Memorial Hall, or Sebastopol RSS & AILA (Returned Soldiers, Sailors & Airmen's Imperial League of Australia) sub-branch, was opened on 19 February 1955 (plaque on the building, 2011). E Jenkins was the secretary of the Sebastopol RSL at the time it was registered as a public building in 1955 (PROV, PB File No. 3909). While dedicated specifically to the returned servicemen of Sebastopol, the hall was also a popular place for general entertainment. There was also an Avenue of Honour associated with the RSL, located in Birdwood Avenue.

Cultural groups also continued to erect and maintain their own sites of social significance such as the Kopernicus Hall erected by the Polish community in the postwar period. Poles began to come to Ballarat from other Australian cities and towns in 1949; around that time there were 52 families and 76 individuals counted. Among the arrivals was Father Wladyslaw Ziolkos, who came from Mildura. He began to say mass in Polish at St Patrick's (Derwinski 1993:93).

The Polish Association of Ballarat (PAB) was formed by 1953. The PAB's first activities were theatre and (traditional Polish) dance groups, as well as celebration of Polish holidays and memorial events at Ballarat's St George's Hall. Around this same time, Father WZ founded the first Polish school (Saturday school where kids learn Polish language and history) in the home of PAB committee member, Stanislaw Cacek, on Albert St, Sebastopol. In 1955, W Kitlowski offered to donate a block of land on Fraser St to be used for a Polish Community hall (Derwinski 1993:94). A trust was created in 1968 to raise money for a hall. The project was finally realised despite unfavourable economic conditions thanks to the participation of the entire Polish community of Ballarat. Franciszek Rymkiewicz was the builder. William Stephen MLA officially opened the Copernicus Polish Hall at 26-28 Orion St, Sebastopol, on 14 September 1976, and Bishop Szczepan Wesoly blessed it on 2 October 1976.' (Derwinski 1993:98).

### ***Sebastopol town hall complex and building community life***

In 2011, 183-185 Albert Street, Sebastopol consists of a portion of the former Shire Hall and early Borough offices, 1960s hall and offices, a Maternal Child Health Centre, King George V memorial drinking fountain, Bicentennial Cairn, Soldiers memorial, Neville F Donald Park and mature exotic trees.

Sebastopol Borough was created in 1864 and the former town hall and office was built in 1868 and opened in 1869 (Jenkins & Jenkins 1980:102). Activities at the site included weekly silent picture shows in the town hall in 1911, 1912 and the 1920s (Jenkins & Jenkins 1980:114).

A plan of the site, dating to 1928, shows the location of the fire station (before being relocated), a timber cottage south of the hall and sheds on the eastern boundary (Town Hall public building file).

Additions were made to the Hall in 1937, by architects PS Richards, Coburn and Richards ARVIA, of Ballarat, including a men's and ladies' cloak room and kitchen, to the rear of the building (Town Hall public building file).

In 1960 new offices, a library and Borough Hall were erected at 183-185 Albert Street (DSE, Hermes record 76992)

The Maternal Child, or Baby, Health Centre dates to the 1960s and was built on the original site of the old Fire Station, after the station was moved to its current location on the west side of the street (Jenkins, 1964:n.p.).

Named after the former Mayor of Sebastopol, the Neville F Donald Park was dedicated in January 1994 (plaque on site). The Park includes the Bicentennial Cairn (1988), the King George V memorial drinking fountain (1936), Soldiers Memorial (1937), and World War I & II Honour Rolls (2006). A mature English Elm stands on site and is believed to date from the nineteenth century.



Figure 11: Former Sebastopol town hall. Source: Context 2011.

## **Governing Victorians**

Historic Themes:

7.1 Developing institutions of self government and democracy

### ***Developing institutions of self government and democracy***

On 1 November 1864 Sebastopol was constituted as a borough. That year on December 12, the election of first Sebastopol council took place, with 3000 ratepayers voting (Jenkins 1964). The first meetings included those to vote on the building of the Mechanics Institute and the separation of the borough from the Shire of Buninyong. Urban services developed by the local authorities included the water supply established in 1868 (Jenkins 1964). In this year, the streets were also lit with kerosene lamps and a fire brigade was formed. In 1870 a 'Great Storm' damaged many streets in the area, including the White Horse Bridge. Among the activities facilitated by the council were street beautification efforts with council planting blue gums along the street opposite residences along Albert Street in 1868 (Jenkins 1964). In 1868, Taylor and Ellis successfully tendered to build a Town Hall for £1,056. The town hall was opened on 19 March 1869 (Jenkins 1964).

## **Building Victoria's industries and workforce**

Historic Themes:

5.3 Marketing and retailing

5.5 Banking and finance

5.6 Entertaining and socialising

5.2 Developing a manufacturing capacity.

### ***Marketing and retailing***

Retailing and associated shops were among the first businesses to open in new townships, particularly with the fluctuating and shifting populations of the goldfields needing vital provisions and services. Early shops (c.1860) in Sebastopol included V. Jermyn's Prince of Wales Store on the southwest corner of Rubicon and Albert Street, and Melbourne House general store between Walker and Cheshunt streets (Jenkins 1964). The general store "Melbourne House" was built and occupied by C Blyth & Son in 1885. By 1870 the stretch between Rubicon and Victoria streets contained numerous establishments servicing the burgeoning population of the goldfields, including bootmakers, wheelwrights, blacksmiths, chemists, butchers, barbers, drapers, a post office, fire brigade, and many hotels. General stores were vital for provisioning settlements and towns, and thus establishing a commercial and retail core for local and regional centres.

The Jenkins butcher shop at 12 Albert Street is one example of an early and long running business owned by a prominent family in the area. An early photo shows Evan Jenkins' butcher store (1880), which remains, with 'E Jenkins & Sons Butchers' painted on the verandah. Evan Jenkins was advertised as a family butcher with 'civility and prompt attention to order' (SHS, 2011). Jenkins was rated for the butcher shop for at least 20 years (definitely between 1906 and 1927) (RB).



Figure 12: Shows the wooden building housing the premises of R. Miles, grocer, draper, paper hanger, and purveyor of colonial produce in 1866. Source: State Library of Victoria.

### ***Banking and finance***

Jenkins & Jenkins (1980:108) state that the Bank of Victoria opened in Sebastopol on 6 November 1865, under the manager R C Briston. An early photo held by the State Library of Victoria picture collection shows the building in 1866, without a verandah. The Bank of Victoria remained the owners until July 1895 when it was sold to John Peart. Jonathon Wall, town clerk became the owner in October 1903. In 1906 the building consisted of 6 rooms, as noted in the rate books.

### ***Entertaining and socialising***

Commercial development was particularly concentrated along Albert Road south of Rubicon Street. Among these hotels, the Royal Mail was one of the longest running establishments the original Royal Mail Hotel was opened in 1865 by J Leonard (Jenkins & Jenkins, 1980:133). In its early days, the back paddock behind the hotel was owned by the Ballarat Brewing Company and used by them as a storage space (SHS pers. comm., Sep 2011). The Royal Mail was rebuilt in 1924 (Jenkins 1964).

The Ploughman's Arms Hotel was built in 1882 by A Goodlet (Jenkins 1964:n.p.). The hotel was located at the junction of several stock routes, linking Ballarat's agricultural hinterland with the Latrobe sale yards (Goodlet probate file). In July 1906, the titles record shows that John Gayler 'of the Ploughman's Arms Hotel, Sebastopol, Licensed Victualler' became the owner. Under Gayler's ownership, the hotel appears to have been de-licensed, and converted into a residence.

### ***Manufacturing***

The manufacturing sector was represented in the early twentieth century by two major industries – Edwards Sheep Dip and Manures, and the Hume Pipe Works (Jenkins 2002). The manufacturing industry in the region, which affected settlement patterns in Sebastopol, expanded significantly following the Second World War (see Post-War Period below).

### ***Making homes***

Victorian Historic Themes:

6.5 Living in country towns

6.7 Making homes for Victorians

The history of residential development in Sebastopol can be classified into five main categories. These are the development of timber cottages (c1850 – 1890) associated mostly with the need for residences for workers in the mining industry and its associated sectors; the late Victorian period (1880 – 1900); late Federation (from the late 1910s to early 1920s); the Interwar period, predominately of bungalow development; and the expansion of newer housing in the post-war period.

Sebastopol's residential development can also be seen within the context of the broader fortunes of Ballarat, with which it was historically associated. Ballarat broadly experienced a transition from a gold based economy, with a growing industrial and manufacturing economy following the contraction of gold mining in the early twentieth century (Bate, 1993:31-32). Ballarat itself experienced a declining population during the early stages of this transition, but different areas were affected differently. For example, Ballarat's population as a whole, including Sebastopol, fell from 1901 to 1921, from over 46,000 to a little over 36,000, however West Ballarat lost only 4% compared to a loss of 15% in East Ballarat (Bate, 1993:32). Sebastopol itself saw a drop in population from 2,174 people and 515 dwellings in 1911 to 1,744 people and 420 dwellings in 1921. This fall stabilised during the 1920s, with 1,728 residents recorded in 1933 and 444 dwellings (Australian census figures). The built environments of previously predominant gold mining areas such as Sebastopol were affected by the departure of many gold mining families who often removed their timber and weatherboard cottages with them (Bate, 1993:41). Those who remained were in large part skilled workers, who demanded and could afford a more permanently constructed home. It was as the 1920s progressed that population decline turned around in Ballarat, with its population regained by 1933 due to a reinvigorated manufacturing sector during the era of trade protection (Bate 1993; Dingle 1984:99) has speculated that 'it was the richness and extent of the [gold] deposits which allowed [Ballarat and Bendigo] to grow so large, and their size then allowed them to diversify their economy in a way which smaller towns could not copy'. Among the successes of Ballarat for example was the Phoenix Foundry Company that built steam locomotives for the railways, and even after these dream foundered, the position of Ballarat as a regional service centre for farming hinterlands and its relative proximity to Melbourne buttressed its economy (Dingle 1984:99-100; Bate 1993). A critical mass of population, provided for by ongoing housing development and serviced by commercial their centres, was thus a central reason for the survival of Ballarat and its satellite Sebastopol once other mining towns dwindled. Certainly, Sebastopol turned around over the same period as Ballarat more generally, with a marked increase in population to 2,041 people and 492 dwellings by 1947. The postwar period was a boom time in house construction and population, with an increase to 3,265 people and 842 dwellings in 1954 (Australian census figures).

Because of the composition of the skilled workforce, and the residual wealth of mining combined with the Miners Rights under the 1884 Residence Areas Act, the rate of home ownership in Ballarat area broadly was an unusually high 67% compared to Melbourne's 52% (Bate, 1993:43). The provision of residence areas, leased from the Crown at low rents, allowed two-thirds of miners to own their own homes, often small cottages 'with gardens big enough for hens and vegetables' (Dingle 1984:96). The residence areas, such as that found in Sebastopol, were established in response to the generally poor conditions and economic insecurity suffered by the majority of miners, as 'little of the gold they mined stuck to their fingers' (Dingle 1984:96). In Sebastopol, a majority of houses were owned under Miner's Rights and a minority purchased the freehold from the Crown in the nineteenth century. An exception was the small parcels in the early commercial hubs (e.g. Albert Street near the corner of Birdwood Avenue) and properties in the nearby areas, the Crown Grants for which can date to the 1860s.

### ***Pre-1890 cottages***

From the 1850s, following the discovery of gold, Sebastopol grew into a settlement dominated by tent towns. With financial success, timber cottages were constructed for miners and those working within its associated sectors, particularly in those engaged in supplying goods and produce to those working in the mines. The isolated timber cottages which survive throughout

the streets of Sebastopol are almost certainly constructed between the discovery of gold in Sebastopol in 1851 and the beginning of the decline of the deep lead mines, around 1890. The Borough of Sebastopol Rate Books for this periods are not available, but a stylistic assessment of these buildings based on their structure, form and building material and methods supports this date range. These timber cottages, are the earliest surviving residential buildings in Sebastopol, and provide a valuable insight into the way a class of people lived.

‘Cornish Row’ in Sebastopol was originally a row of seven early houses (six remain) located at the southern end of Albert Street, overlooking Magpie Gully to the east, and Bonshaw Prince of Wales Mine to the west. This area was originally known as Magpie. Cornish Row was so named for its concentration of Cornish residents, predominantly miners, who lived there (Croggon 2002:121). These are some of the most unique, intact residential buildings in Sebastopol, and represent a different lifestyle and socio-economic group living and working in the area in the Victorian period. These residences are individual, clearly designed with fine detail, and the construction materials are more expensive and finely worked. Their location, overlooking Magpie Gully to the east and the Bonshaw Prince of Wales Mine to the west indicates that they were associated with the middle classes in Sebastopol – those who were leaders in the mining, commerce and social sectors of the community.

### ***Late Victorian residences***

The late Victorian residences in Sebastopol reflect the success of the gold mining industry and the flourishing commercial enterprises which served the mines, the outlying pastoral holdings, and the passing trade through to Ballarat, Western Victoria, Geelong and beyond. These ornate timber houses, with classic Victorian detailing were built for business owners (e.g. 1 Kent Street), mine managers (e.g. 122 Albert Street; 362 Albert Street) and other prospering locals.

### ***Late Federation residences***

Gold mining in Sebastopol began to slow in the late nineteenth century and ceased altogether after the outbreak of World War I. During this period, the community reduced in size, as miners sought employment elsewhere, with many of the houses removed and relocated (Sebastopol State School c1973 pamphlet). This is reflected in the few residential houses dating between 1910 and the early 1920s in Sebastopol.

### ***Interwar bungalows***

Interwar bungalows are a dominant residential type in Sebastopol. As the number of dwellings and population remained relatively stable during this period, it is likely that much of this building was the result of redevelopment and the replacement of older housing stock. It is likely that the majority of the bungalows were designed and constructed by one or two local builders who were operating in the area at the time. Many design features are similar, including the design of the unique brickwork patterning on front fences and chimneys, which was often reflected in the brickwork of the rather unusual flat roofed, irregular shaped entry porches. There are distinct rows of interwar bungalows which were developed during the same period, possibly as a speculative development. Others were private, such as the row known as ‘Jenkins Parade’. The development of retail and of residential properties was closely related, through the property development activities of the Jenkins and other prominent local families. Jenkins Parade included the row of bungalows between 14A and 20 Albert Street and includes the former Jenkins butcher store at number 12. Rows of contiguous Interwar bungalows are also located at 90 – 100 Albert Street and further south at 140 – 148 Albert Street, testament to the population recovery in Sebastopol post World War I despite the closure of the gold mines.

### ***Post-war housing development***

The influence of post-war immigration on the area was significant. Migration to the area, and the growth of industry in Ballarat, further drove the development of Sebastopol as a residential suburb of Ballarat. As Weston Bates writes, ‘just as Sebastopol had once been the territory for important in mining development, although central Ballarat investors held the reins, so Ballarat

Shire, innocent of industry in 1926, had become the location and expression of the city's growth' (Bate 1993:186). Urban consolidation became the theme of the Post World War II years in Ballarat, with the influx of skilled and non-skilled workers, and the efforts of the Ballarat Planning Group campaigning for more heavy industry jobs for men (Bate 1993:176). The Post-war boom in the economy and immigration accompanied the establishment of such industries in Ballarat as the Ballarat Paper Mill in 1946 and the Bradford Dyers plant in 1949 among others (Bate 1993:177). Though not part of Sebastopol, these developments affected the Ballarat area and consolidated the greater Ballarat area around the growth of the city as an economic unit. Sebastopol's residential population grew markedly over this period, from a little over 1700 during the two pre-world war two decades, to 2,041 in 1947, 3,266 in 1954, 4,173 in 1961, and 5,268 in 1971 (Bate 1993:186). Residential growth in Sebastopol took place alongside a Ballarat-wide boom in housing in the 1947-1954 period of 23% increase, and 15% increase in 1954-1961 (Bate 1993:180). In 1958, Sebastopol boasted 1050 dwellings, 11 factories, 7 service stations, 2 state schools, 19 shops, and a population of 4000 (Sebastopol Progress Association 1975).

## Toll Gates

Connecting Victorians by transport and communications

### 3.1 Establishing pathways

Toll gates operated by local road boards were one attempted solution to the problem of the 'state of the roads' in colonial Victoria. IN 1848, the *Port Phillip Herald* lamented 'the great drawback in the wretchedly impassable state of the roads, in fact the great thoroughfares of the colony are no thoroughfares at all and unless some steps are taken to improve them, in the even of the wet season, the progress of drays and teams must be greatly retarded if not wholly obstructed.' In 1851, with the separation of the colony of Victoria from New South Wales, the new colonial government became responsible establishing road boards and for regulating and enforcing tolls. Toll gates operated during the period 1854, when Victoria's first toll opened on Heidelberg Road over the Merri Creek, to 1877, when they were abolished.

In 1870 in Sebastopol three toll gates were in use. These were located at the southern boundary of Sebastopol in Albert Street (Southern Gate), the south-western boundary at the Round Water Holes (Cherry Tree Gate), and the boundary on Smythes Road (Smythes Gate). On 13 February 1875 the toll gates were abolished (Jenkins 1964).

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## APPENDIX A SCHEDULES

### Draft Schedule to the Heritage Overlay at Clause 43.01

#### SCHEDULE TO THE HERITAGE OVERLAY

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Former St. Joseph's Orphanage 208-240 Grant Street (Crown Allotments 2, 3 & 4, Section 35, Township of Sebastopol), Sebastopol	Yes	Yes	Yes	Yes	No	No	None Specified.	No
	Yuille Cairn, Yuille Station Park, 37 Vickers Street, Sebastopol	Yes	No	No	No	No	No	None Specified.	No
	MUIOOF (Manchester Unity Independent Order of Oddfellows) Lodge (former Southern Star Mine Office), 113 Albert Street, Sebastopol	No	No	No	No	No	No	None Specified.	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Sebastopol State School No. 1167 (former), 185-187 Yarrowee Street, Sebastopol	Yes	No	Yes English Oaks, English Elms, Bhutan Cypress boundary plantings	No	No	No	None Specified.	No
	Former Prince of Wales & Bonshaw Company gold mining site and mine manager's residence 362 Albert St, Sebastopol	No	No	Yes Early fruit trees (Plum, Pear, and Apple) and English Elms near the residence.	No	No	No	No	No
	Redan Prince of Wales Store (former), 2 Albert Street, Sebastopol	No	No	No	No	No	No	No	No
	House 'Edale', 99 Albert Street, Sebastopol	No	No	No	No	No	No	No	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Clontarn (former Southern Star Mine Managers Residence), 122 Albert Street, Sebastopol	No	No	No	No	No	No	No	No
	Sebastopol Post Office (former), 176 Albert Street, Sebastopol	No	No	No	No	No	No	No	No
	Melbourne House store, 186A Albert Street, Sebastopol	Yes	No	No	No	No	No	No	No
	Bank of Victoria (former), 197 Albert Street, Sebastopol	No	No	No	No	No	No	No	No
	Holy Trinity Church Complex (Church, Hall, Sunday School and trees), 227 Albert Street, Sebastopol	No	No	Yes 2 x English Elms on rear property boundary	No	No	No	No	No
	Ballarat South Uniting Church Mission Centre, 104-6 Albert Street,	No	No	No	Yes, low brick front fence and iron gates	No	No	No	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Sebastopol								
	Masonic Lodge, 173-175 Albert Street, Sebastopol	Yes	No	No	No	No	No	No	No
	Sebastopol Town Hall Complex, 183-185 Albert Street, Sebastopol	No	No	Yes English Elm fronting Wilson Lane	No	No	No	No	No
	Row of 1920s Shops, 206, 206a-c Albert Street, Sebastopol	No	No	No	No	No	No	No	No
	Carmel Welsh Presbyterian Church Complex, including former manse and trees, 261- 265 Albert Street, Sebastopol	No	No	Yes All mature trees within the complex - English Oak, Giant Redwood and English	Yes Memorial entrance to church including brick piers; low brick fence to manse at 261 Albert Street.	No	No	No	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
				Elms					
	Royal Mail Hotel, 288-290 Albert Street, Sebastopol	No	No	No	No	No	No	No	No
	1940s Garage, 129 Beverin Street, Sebastopol	No	No	No	No	No	No	No	No
	RSL Memorial Hall, 10 Birdwood Avenue, Sebastopol	No	No	No	No	No	No	No	No
	Roxburgh Dairy Farm (former) 624 Glenelg Highway, Smythes Creek	No	No	Yes Canary Island Palms x 2, Cypress windrows and Fruit trees in orchard	No	No	No	No	No
	Smythes Creek State School No. 1504 (former), 606 Glenelg Highway, Smythes Creek	No	No	Yes	No	No	No	No	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Toll Gate, 316 Glenelg Highway, Delacombe	No	No	No	No	No	No	No	No
	House, 4 Hertford Street, Sebastopol	No	No	No	No	No	No	No	No
	Redan State School No. 1289, 32-48 Hertford Street, Sebastopol	No	No	Yes, Lawson's Cypress planted in 1953, Mature Ash trees lining the front pathway	Yes – Jubilee Gates (cnr. Hertford & Albert Streets)	No	No	No	No
	Copernicus Hall, 26-28 Orion Street, Sebastopol	No	No	No	Yes	No	No	No	No
	Ploughman's Arms Hotel (former), 848 Tait Street, Bonshaw	No	No	No	No	No	No	No	No
	Jenkins Row Heritage Precinct: 12, 12a, 14, 14a, 16, 18, 20 Albert	No	No	Yes, Mature tree in	Yes, Front fence at 16 Albert Street	No	No	No	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Street, Sebastopol			front garden at 16 Albert Street					
	Interwar Bungalow Heritage Precinct 2: 90, 92, 94, 96, 98, 100 Albert Street, Sebastopol	No	No	Yes, Mature tree at 90 Albert Street	Yes, All front fences	No	No	No	No
	Interwar Bungalow Heritage Precinct 3: 140, 142, 144, 146, 148 Albert Street, Sebastopol	No	No	Yes, Mature trees at 146 and 148 Albert Street	Yes, Front fence at 144 Albert Street	No	No	No	No
	Timber Mining Cottage Series: 133 Albert Street, Sebastopol 9, 37 & 49-51 Birdwood Avenue, Sebastopol 32 & 38 Charlotte Street, Sebastopol 21 & 23 Victoria Street, Sebastopol 10 Walker Street, Sebastopol 49 Wilsons Lane, Sebastopol	No	No	Yes Wych Elm, 23 Victoria Street	Yes	No	No	No	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	197 & 209 Yarrowee Street, Sebastopol								
	Late Victorian Timber Residence Series: 77, 102, 155, 160, 168, 193, 208, 230, 240, 280 Albert Street, Sebastopol 140 Beverin Street, Sebastopol 3 Bridge Street, Sebastopol 100 & 114 Grant Street Sebastopol 1 & 7 Kent Street Sebastopol 101 & 103 Vickers Street, Sebastopol 62 & 73 Yarrowee Street, Sebastopol	No	No	Yes	Yes	No	No	No	No
	Late Federation Residence Series: 166 & 226 Albert Street, Sebastopol	No	No	No	No	No	No	No	No

**Table A.1 Recommended for HO– Individual places**

	<b>Place</b>		<b>Address</b>	<b>Locality</b>
1.	Redan Prince of Wales Store (former)	2	Albert Street	SEBASTOPOL
2.	House 'Edale'	99	Albert Street	SEBASTOPOL
3.	Clontarn (former Southern Star Mine Managers Residence)	122	Albert Street	SEBASTOPOL
4.	Sebastopol Post Office (former)	176	Albert Street	SEBASTOPOL
5.	Masonic Lodge	173-175	Albert Street	SEBASTOPOL
6.	Melbourne House store	186a	Albert Street	SEBASTOPOL
7.	Bank of Victoria (former)	197	Albert Street	SEBASTOPOL
8.	Holy Trinity Church Complex (Church, Hall, Sunday School and trees)	227	Albert Street	SEBASTOPOL
9.	Former Prince of Wales and Bonshaw Company gold mining site and mine manager's residence	362	Albert Street	SEBASTOPOL
10.	Ballarat South Uniting Church Mission Centre	104-6	Albert Street	SEBASTOPOL
11.	Sebastopol Town Hall Complex	183-1855	Albert Street	SEBASTOPOL
12.	Row of 1920s Shops	206, 206a-c	Albert Street	SEBASTOPOL
13.	Carmel Welsh Presbyterian Church Complex, including former manse and trees	261-265	Albert Street	SEBASTOPOL
14.	Hot-l - Royal Mail Hotel	288-290	Albert Street	SEBASTOPOL
15.	1940s Garage	129	Beverin Street	SEBASTOPOL
16.	RSL Memorial Hall	10	Birdwood Avenue	SEBASTOPOL
17.	Roxburgh Dairy Farm (former)	624	Glenelg Highway	SMYTHES CREEK
18.	Smythes Creek State School No. 1504 (former)	606	Glenelg Highway	SMYTHES CREEK
19.	Toll Gate	316	Glenelg Highway cnr Wiltshire Lane	DELACOMBE
20.	House	4	Hertford Street	SEBASTOPOL
21.	Redan State School No. 1289	32-48	Hertford Street	SEBASTOPOL
22.	Copernicus Hall	26-28	Orion Street	SEBASTOPOL
23.	Ploughman's Arms Hotel (former)	848	Tait Street	BONSHAW

**Table A.1a Places already included in Heritage Overlay but assessed in this study**

1.	Sebastopol State School No.1167 (former)	185-187	Yarrowee Street	SEBASTOPOL
2.	MUIOOF Lodge (former Southern Star Mine Office)	113	Albert Street	SEBASTOPOL

**Table A.2 Recommended for HO – Precincts**

	<b>Place</b>	<b>Address</b>	<b>Locality</b>
1.	Jenkins Row heritage precinct	12-20 Albert Street	SEBASTOPOL
2.	Interwar bungalow heritage precinct 2	90-100 Albert Street	SEBASTOPOL
3.	Interwar bungalow heritage precinct 3	140-148 Albert Street	SEBASTOPOL

**Table A.3 Recommended for HO – Serial listings**

	<b>Place</b>	<b>Address</b>	<b>Locality</b>	
1.	Timber mining cottage	133	Albert Street	SEBASTOPOL
		9	Birdwood Avenue	
		37	Birdwood Avenue	
		49-51	Birdwood Avenue	
		32	Charlotte Street	
		38	Charlotte Street	
		21	Victoria Street	
		23	Victoria Street	
		10	Walker Street	
		49	Wilsons Lane	
		197	Yarrowee Street	
209	Yarrowee Street			
2.	Late Federation residence	166	Albert Street	SEBASTOPOL
		226	Albert Street	
3.	Late Victorian timber residence	77	Albert Street	SEBASTOPOL
		102	Albert Street	
		155	Albert Street	
		160	Albert Street	
		168	Albert Street	
		193	Albert Street	
		208	Albert Street	
		230	Albert Street	
		240	Albert Street	
		280	Albert Street	
		140	Beverin Street	
		3	Bridge Street	
		100	Grant Street	
114	Grant Street			

1	Kent Street
7	Kent Street
101	Vickers Street
103	Vickers Street
62	Yarrowee Street
73	Yarrowee Street

**Table A.4 Researched not recommended**

	<b>Place</b>	<b>Address</b>
1.	Fire Station	178-180 Albert Street, Sebastopol
2.	Erinbank House and outbuildings	301 Ballarat-Carngham Road, Bunkers Hill
3.	House	32 Docwra Street, Sebastopol
4.	Bridge over Yarrowee River	Docwra Street, Sebastopol
5.	Industrial Factory	122 Yarrowee Street, Sebastopol
6.	Sebastopol Commercial and Civic Precinct	Albert Street, Sebastopol
7.	Californian Bungalow Series	Albert Street, Sebastopol

**Places proposed for inclusion in precinct or series*****Researched NOT recommended for inclusion***

	<b>Place</b>	<b>Address</b>	<b>Precinct or series originally proposed</b>
8.	Timber cottage	81 Albert Street	Timber mining cottage series
9.	Timber house	83 Albert Street	Timber mining cottage series
10.	Timber house	89 Albert Street	Late Victorian residence series
11.	Timber house	99 Albert Street	Federation residence series
12.	Timber cottage	139 Albert Street	Timber mining cottage series
13.	Timber house	151 Albert Street	Late Victorian residence series
14.	Timber house	262 Albert Street	Late Victorian residence series
15.	Timber house	276 Albert Street	Late Victorian residence series
16.	Timber cottage	281 Albert Street	Timber mining cottage series
17.	Timber house and garden	18 Birdwood Avenue	Late Victorian residence series
18.	Timber cottage	39 Birdwood Avenue	Timber mining cottage series
19.	Timber cottage	14 Bridge Street	Timber mining cottage series
20.	Timber cottage	40 Bridge Street	Timber mining cottage series

21.	Timber cottage	10 Morgan Street	Timber mining cottage series
22.	Timber cottage	12 Picton Street	Timber mining cottage series
23.	Timber house	15 Picton Street	Timber mining cottage series
24.	Timber cottage	21 Victoria Street	Timber mining cottage series
25.	Timber cottage	23 Victoria Street	Timber mining cottage series
26.	Timber house	83 Yarrowee Street	Late Victorian residence series
27.	Timber cottage	203 Yarrowee Street	Timber mining cottage series
28.	Timber house	158 Albert Street	Interwar bungalow series (did not proceed)
29.	Timber house and tree	172 Albert Street	Interwar bungalow series (did not proceed)
30.	Timber house	201 Albert Street	Interwar bungalow series (did not proceed)
31.	Timber house	203 Albert Street	Interwar bungalow series (did not proceed)
32.	Timber house	271 Albert Street	Interwar bungalow series (did not proceed)
33.	Timber house	273 Albert Street	Interwar bungalow series (did not proceed)
34.	Timber house	72 Albert Street	Interwar bungalow series (did not proceed)
35.	Timber house	74 Albert Street	Interwar bungalow series (did not proceed)

**Table A.5 Places recommended for further research**

	<b>Place</b>	<b>Address1</b>	<b>Additional information</b>
1.	St. George's Reserve	Beverin Street	Place on Preliminary List for this study, but considered a secondary priority for assessment
2.	Marty Busch Reserve	14 Burnett Street, Sebastopol	Place on Preliminary List for this study, but considered a secondary priority for assessment
3.	Yarrowee Creek Cultural Landscape	Yarrowee Creek, Sebastopol	Place identified in consultant fieldwork as part of this study, but not pursued on advice of BCC.
4.	Saleyards Precinct	LaTrobe Street and surrounds, Delacombe	Place identified in consultant fieldwork as part of this study, but not pursued on advice of BCC.
5.	Delacombe Industrial Precinct	Elizabeth Street and surrounds, Delacombe	Place identified in consultant fieldwork as part of this study, but not pursued on advice of BCC.
6.	St Joseph's Home for Boys including the former mine features contained on the land	208-240 Grant Street, Sebastopol (CA 2,3,4, Section 35)	Existing Heritage Overlay. Further research required to develop comprehensive citation and mapping.
7.	Butcher's Shop and residence	212 Albert Street, Sebastopol	Originally identified as part of the Sebastopol Commercial and Civic Precinct. A highly intact 1920s brick shop with attached residence.
8.	Timber shop	2a Victoria Street, Sebastopol	Originally identified as part of the Sebastopol Commercial and Civic Precinct. A very small timber shop with later shopfront.
9.	Industrial Buildings	Elizabeth Street, Delacombe - Allotment 28, Section 3, Parish of Cardigan	Delacombe Industrial Precinct – not researched, place identified through consultant fieldwork
10.	Industrial Buildings	Elizabeth Street, Delacombe Allotment 3m, Section 3, Parish of Cardigan	Delacombe Industrial Precinct – as above
11.	Industrial Building	903-905 LaTrobe Street, Delacombe	Delacombe Industrial Precinct – as above
12.	Ballarat Sale Yards Complex	1020 LaTrobe Street, Delacombe	Sale Yards Precinct – identified during consultant fieldwork, not researched.
13.	Cattle Yards Office	1020 LaTrobe Street, Delacombe	Sale Yards Precinct - as above
14.	Sale Yards Hotel	1015 LaTrobe Street, Delacombe	Sale Yards Precinct - as above
15.	Market Hotel	272 Park Street, Delacombe	Sale Yards Precinct - as above
16.	Saleyards Holding Paddock and rail line	La Trobe and Learmonth Streets, Delacombe	Sale Yards Precinct - as above

**Table A.6 Places on the Preliminary Indicative List compiled by Council and Consultants not assessed in this study**

**Built places or complexes**

<b>Place</b>	<b>Address1</b>	<b>Additional information</b>
1. Industrial Buildings	Elizabeth Street, Delacombe - Allotment 28, Section 3, Parish of Cardigan	Delacombe Industrial Precinct – not researched, place identified through consultant fieldwork
2. Industrial Buildings	Elizabeth Street, Delacombe Allotment 3m, Section 3, Parish of Cardigan	Delacombe Industrial Precinct – as above
3. Industrial Building	903-905 LaTrobe Street, Delacombe	Delacombe Industrial Precinct – as above
4. St Joseph's Home for Boys including the former mine features contained on the land	208-240 Grant Street, Sebastopol (CA 2,3,4, Section 35)	Heritage Overlay requires revision – not undertaken as part of this study
5. Ballarat Sale Yards Complex	1020 LaTrobe Street, Delacombe	Sale Yards Precinct – identified during consultant fieldwork, not researched.
6. Cattle Yards Office	1020 LaTrobe Street, Delacombe	Sale Yards Precinct - as above
7. Sale Yards Hotel	1015 LaTrobe Street, Delacombe	Sale Yards Precinct - as above
8. Market Hotel	272 Park Street, Delacombe	Sale Yards Precinct - as above
9. Saleyards Holding Paddock and rail line	La Trobe and Learmonth Streets, Delacombe	Sale Yards Precinct - as above
10. St. George's Reserve	Beverin Street	Not assessed
11. Martyr Busch Reserve	14 Burnett Street, Sebastopol	Not assessed
12. Yarrowee Creek Cultural Landscape	Yarrowee Creek, Sebastopol	Cultural landscape, - identified during fieldwork by consultants, not assessed

**Archaeological places**

<b>Place</b>	<b>Address1</b>	<b>Assessment already undertaken?</b>
1. Mullock heap	Off Cobblers Lane, Bonshaw	No
2. Mullock heap	Off Cobblers Lane, Bonshaw (south side)	No
3. Mullock heap	Off Cobden Street, Bonshaw	No
4. Mullock heap	Off Crown Street, Sebastopol	No
5. Mullock heap	Off Crown Street, Sebastopol	No

6.	Mullock heap	Off Crown Street, Sebastopol (south side)	No
7.	Yarrowee Creek Sluicing Dump	Off Albert Street (exact location not known)	Yes H7622-0143
8.	Route of Portland Bay Road	Bells Road, Sebastopol	No
9.	Archaeological site	North east corner of Bala and Orion Street	No
10.	Memorial	38-32 Bala Street (CA 5)	No
11.	Mullock heap	South side of Bala Street, east of Yarrowee Street	No
12.	Dyson Homestead sites 1 & 2	Ballarat – Burrumbeet Road, Alfredton	No
13.	McCartneys Homestead Site	Ballarat-Burrumbeet Road, Alfredton	No
14.	Mullock heap	Bells Road, Sebastopol	No
15.	Building	Bridge Street (location not specified)	No
16.	Queen's No. 1 Gold mine site	Burnett Street, Sebastopol	Yes -H7622-0139
17.	Route of road between Buninyong and Sebastopol pre 1880s	Sebastopol	No
18.	Route of former 3 chain road to Hamilton	Midland Highway, Sebastopol	No
19.	Prince Imperial and Albion Consol	39 Miles Street, Sebastopol	Yes -H7622-0135
20.	Prince of Wales Goldmine Company site	Miles Street, Sebastopol	H7622-0216
21.	Mine shafts	Morgan Street (east end, south side), Sebastopol	No
22.	Mullock heap	Morgan Street (east end, north side), Sebastopol	No
23.	Mullock heap	Prince Street, Sebastopol	No
24.	Prince of Wales No. 1 Goldmine site	Prince Street, Sebastopol	Yes -H7622-0136
25.	East India Co. Gold Mine site	Sago Hill Road, Bunkers Hill	No
26.	Winters Freehold No. 2 mine site	Tait Street, Bonshaw	No
27.	Mullock Heap	Tait Street (west side)	No
28.	Yuille Station site	Vickers Street, Sebastopol	Yes, but incomplete – sources suggest incorrect
29.	All National or Tower Hill Co. mine site	Unknown location	No
30.	Frenchman's Gully or Kangaroo Gully Workings	Unknown location	No
31.	Central Plateau or Band of Hope mine site	80-96 Grant Street, Sebastopol	Yes - H7622-0132

32.	Mullock heap	43-55 Grant Street (east side between Hill Street and Vickers Street)	No
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## APPENDIX B GLOSSARY OF TERMS

Compiled by Context Pty Ltd, 2012.

Adaptation	Adaptation means modifying a place to suit the existing use or a proposed use (ICOMOS 1999)
Additions	Additions are new works including detached and attached structures (HV 2007).
Alterations	Alterations are works that change the existing building fabric (HV 2007).
Aesthetic significance or aesthetic value	Aesthetic significance accommodates all the sensory values of the place (but privileges the visual especially) and is often encapsulated in architectural terms, such as through a particular style. It includes views and vistas, sounds and smells associated with the place, form and layout and groupings of and relations between different elements (HV 2002).
Archaeological significance or archaeological value	Includes landscapes with post-contact archaeological remains and their relevant setting; the latter may also have heritage value, or may be included to ensure protection of the archaeological material (as per Heritage Act 1995, s. 27 re 'additional land') (HV 2007).
Area HO	An Area HO is a collection of sites that contribute to the Cultural Heritage Significance of an area. The Statement of Significance or other heritage assessment should identify its contributory elements (HV 2007).
Burra Charter	A voluntary charter first published in 1979 that sets out principles, processes and standards for the conservation of the cultural environment. Its full title is <i>The Burra Charter: The Australia ICOMOS Charter for the conservation of places of cultural significance</i> . A revised version of the charter was released in 1999. It is administered by Australia ICOMOS (AHComm 2000A).
Community	A social group of any size whose members may reside in a specific locality, share government, or have a cultural and historical heritage. The term includes those who have common interests or form professional communities, such as archivists, librarians, curators, conservators, registrars, and scholars (AHComm 2000B).
Compatible use	A use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance (ICOMOS 1999).
Condition assessment	A record of the state of the critical aspects of the place at a given time. This should be suitable for developing options for future action, and, as a record against which to judge change (DCA 1997; AHComm 2000A).
Conservation	Conservation means all the processes of looking after a place so as to retain its Cultural Heritage Significance.  It includes maintenance, and may according to circumstances include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these. The aim of conservation is to retain or recover the cultural significance of a place. Conservation is based on a respect for the existing fabric and should involve the least possible physical intervention. It should not distort the evidence provided by the fabric (ICOMOS 1999).
Conservation Management Plan	A detailed plan of the methods by which the Cultural Heritage Significance of a heritage place will be conserved and enhanced, including Maintenance, use, changes and any alterations. It should be prepared by a qualified expert, with input from relevant parties, and should include short-term and long-term actions (HV 2007).
Continued use	The continued use of a place may not be consciously motivated by a desire to conserve cultural significance but may actually do this. Activities which fit this category would include making new deposits at living sites, and rearranging, or adding to stone arrangements, etc. (AHComm 2000A).
Contributory element	Contributory elements are those that contribute to the significance of a heritage place. These are identified in the Statement of Significance or another heritage assessment document, such as a heritage study (HV 2007).
Criteria (or assessment criteria)	A broad framework of cultural and natural values used in the significance assessment process to draw out or elucidate how and why the item or collection is significant (AHComm

	2000A).
Cultural landscape or culturally significant landscape	Cultural landscape or culturally significant landscape: a geographical area that reflects the interaction between humans and the natural environment (HV 2002).
Cultural Heritage Significance	Cultural Heritage Significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups (ICOMOS 1999).
Custodian	A custodian is someone who looks after a place and or the stories and ceremonies which might go with a place. In some parts of Australia, an 'Aboriginal custodian' is the person who has the responsibility to look after the stories and ceremonies which belong to a particular area of country. In other places custodians means people who look out for a place, on behalf of other people, and they may or may not also look after ceremony and stories (DCA 1997).
Documentation	The written, visual, audio and electronic information about a place.
Fabric	Fabric means all the physical material of the place including components, fixtures, contents, and objects (BURRA Charter 1999).  For example, for a house this would include the wall structure and any cladding or finish (such as render or paint); the roof including the structure and the cladding; the window and door joinery, verandahs including flooring, lining and posts; decoration; chimneys; paving; and fencing (HV 2007). In archaeological terms, the fabric may be an artefact scatter or a hut (DCA 1997).
Heritage Overlay (HO)	A Heritage Overlay (HO) is applied to a heritage place to conserve its cultural heritage values. The Heritage Overlay provisions are found at Clause 43.01 of planning schemes. The Guidelines assume that a Statement of Significance for a heritage place (or another assessment such as a Heritage Study) has defined or identified the relevant Contributory Elements (HV 2007).
Heritage	Our natural and cultural inheritance (AHComm 2000B).
Heritage place	Under the Victoria Planning Provisions, (refer to VPP Practice Note – <i>Applying the Heritage Overlay</i> ) a Heritage Place can be a: building (e.g. house, shop, factory etc.), structure (e.g. memorial, bridge or tram poles), features (e.g. mine shafts and mullock heaps, street gutters and paving), private garden or public park, single tree or group of trees such as an avenue, group of buildings or sites, landscape, geological formation, fossil site, or habitat or other place of natural or Cultural Heritage Significance and its associated land.  In planning scheme terms, a Heritage Overlay includes the land associated with the Heritage Place. The term 'Heritage Place' does not include movable objects, such as machinery within a factory or furniture within a house (HV 2007).
Heritage Study	A Heritage Study is a research and survey based document prepared by a suitably qualified professional that identifies Heritage Places of Cultural Heritage Significance based on a defined range of criteria (HV 2007).
History	The study of the human past. Pre-contact history refers to the period before the arrival of Europeans in Australia, and post-contact history refers to the history after the arrival of Europeans in Australia (AHComm 2000A).
Historical significance or historical value	Historical significance relates to the value of a place's association with important historical events, eras or individuals, people. Association of a place with important events, eras or individuals (HV 2002).
ICOMOS	The International Council on Monuments and Sites (ICOMOS) is a professional non-government conservation organization concerned with the care of places of cultural significance. ICOMOS (International) is affiliated to U, and advises on World Heritage matters. Australia ICOMOS has produced the Burra Charter and associated guidelines (AHComm 2000A).
Individual HO (Heritage Overlay)	An Individual HO is a single Heritage Place that has Cultural Heritage Significance independent of its context. Some places covered by an Individual HO also make a contribution to the significance of an Area HO. There should be a Statement of Significance

	for every Individual HO (HV 2007).
Interpretation	Interpretation is defined as all the ways of presenting the cultural significance of a place (ICOMOS 1999). It is a means of communicating ideas and feelings which help people enrich their understanding and appreciation of their world and their role within it (AHComm 2000A).
Landscape	A place containing cultural and natural features and values which extend over a large area. Sometimes used to refer to rural landscapes, but may also include extensive places within urban areas such as parks or gardens (AHComm 2000A).
Local interest	Local interest is used for a place that has some heritage value, but does not meet the threshold of local significance, particularly when compared to other similar places (Helms).
Maintenance	Maintenance means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction (ICOMOS 1999).
Management	Management of a place involves making conscious choices about what happens to the place and taking action to make those things happen. In the context of this document, it is undertaken in order to, amongst other things; ensure that the cultural significance of a place is retained. Management includes the widest possible range of actions and decisions, such as: establishing the appropriate decision-making group and processes; assessing significance; deciding to open or not open a site to visitor management; approving site works and physical conservation; setting up decision-making structures to implement strategies; arranging access rights or means to achieve access (such as transport); and deciding to take no action (AHComm 2000A).
Management Plan	A document which details how to look after the heritage and non-heritage features of a place. It may contain a conservation plan and/or its components. They go further than conservation plans in their consideration of the practical circumstances, including the economic and political context which affects the use of places (AHComm 2000B).
National Estate	The national estate, as defined in the Australian Heritage Commission Act 1975, 'consists of those places, being components of the natural environment of Australia or the cultural environment of Australia, that have aesthetic, historic, scientific or social significance or other special value for future generations as well as for the present community' (AHComm 2000A).
Natural landscape	A term used by the World Heritage Organisation to describe landscapes believed to be unmodified by humans. In Victoria at least, all landscapes are considered to have been modified by humans over time, although some may be described as predominantly natural (HV 2002).
Natural significance or natural value	The identified importance of ecosystems, biological diversity and geodiversity for their existence or intrinsic value, or for present and future generations in terms of their scientific/research, social, aesthetic and life support value (AHComm 2000B).
Nomination	A written suggestion for a place to be added to a register or other lists of heritage places (AHComm 2000B).
Non-contributory element	Elements that do not make a contribution to the significance of the Heritage Place covered by an HO are Non-contributory Elements.  Caution: in relation to Individual Heritage Overlays, some Individual Heritage Overlays surrounded by an Area HO will not contribute to the Area HO by virtue of the reasons for their significance, and could be considered as Non-contributory to the Area HO, but they will still be significant in their own right (HV 2007).
Oral history	Information about the past that is transmitted by word of mouth rather than in written form (AHComm 2000B).
Place	A site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views (ICOMOS 1999).
Precinct	A precinct is an area definable by physical boundaries and containing elements which relate to each other to form a single, recognisable entity. The key attributes of a precinct are its natural and human elements, their distribution and relation to each other, and the history which links them. The grouping should represent a level of significance which is somehow greater than

	the sum of the parts (HV 2002).
Preservation	<p>Preservation means maintaining the fabric of a place in its existing state and retarding deterioration (ICOMOS 1999).</p> <p>This is often used as a synonym of conservation; many people use the word in an all encompassing sense, including also issues related to the broader administrative, economic, legal, political and social context in which conservation takes place (e.g. legal protection, policies, public awareness) (ICCROM).</p>
Protection	In legal terms, preservation/conservation is the action required to provide the conditions for a monument, site or historic area to survive. The term is also related to the physical protection of historic sites to ensure their security against theft or vandalism, as well as environmental attack and visual intrusions. Buffer zones also provide protection to historic areas. Legal protection, which is based on legislation and planning norms, aims to guarantee defence against any harmful treatment, provide guidelines for proper action, and institute corresponding punitive sanctions. Physical protection includes the addition of roofs, shelters, coverings, etc., or even removing an endangered object to safety.
Reconstruction	Reconstruction means returning the fabric of a place to a known earlier state including the introduction of new material into the fabric (HV 2007). It is distinguished from restoration by the introduction of new material into the fabric (ICOMOS 1999).
Register of the National Estate (RNE)	This Register was closed in 2007 and is no longer a statutory list. It was the national inventory of places of natural, historic and Indigenous heritage significance, which were assessed by the Australian Heritage Commission and deemed to be worth conserving for present and future generations. It served to notify all Australians, and particularly planners and decision-makers, of places of national estate significance (AHComm & DCNR 1994).
Related place	Related place means a place that contributes to the cultural significance of another place (HV 2002).
Restoration	Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material (ICOMOS 1999).
Scientific significance or social value	Scientific significance relates to the technical achievements associated with a place, or for its educational potential. Generally, scientific significance may relate to a variety of places, from industrial sites such as mines to bridges or dams. Often strongly related to horticultural activities and engineering or architectural structures in landscapes. A place may demonstrate techniques such as methods of plant manipulation and cultivation in response to environment and climate (HV 2002).
Social significance or social value	Social value may include places of significance to groups and communities, especially through use (HV 2002). This term embraces a range of qualities for a place such as spiritual, traditional, economic, political, or national qualities which are valued by the majority or minority group of that place. Social values include contemporary cultural values (DCA 1997; ICOMOS 1999).
Stabilisation	Maintaining the fabric of a place in its existing state and retarding or slowing deterioration (ICOMOS 1999).
Statement of Significance	A guide to understanding the Cultural Heritage Significance of a place. These are often divided into three parts: what, how and why (HV 2007).
Sustainable development	Use of an area within its capacity to sustain its cultural or natural significance, and ensure that the benefits of the use to present generations do not diminish the potential to meet the needs and aspirations of future generations (AHComm 2000A).

**References**

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## **APPENDIX C PROJECT BRIEF & RELEVANT APPENDICES**

### **Consultant Brief**

April 2011

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## 1 BACKGROUND

This study is commissioned by the City of Ballarat.

A Heritage Gaps Review was undertaken in 2009 by the City of Ballarat (as outlined in the Council Plan). The Heritage Gaps Review was a key project of the Ballarat Heritage Advisory Committee (established by Council to provide advice on a range of heritage matters).

One of the commitments of the Council Plan is that the City of Ballarat will instigate heritage studies for areas not previously examined.

Recommendations from the Heritage Gaps Review have been prioritised and will proceed by undertaking a heritage study of the Sebastopol area. Council sought and received funding from Heritage Victoria to undertake this study in January 2011. Council will also contribute funding for the Sebastopol Heritage Study.

Heritage Victoria's funding is to undertake a Stage 2 study of Sebastopol to identify, assess and document post-contact places of cultural significance and to make recommendations for their future conservation.

Another key recommendation of the Heritage Gaps Review is the preparation of a Thematic Environmental History for the City of Ballarat, which is to be undertaken in 2011. Some initial outcomes of this work may be available to inform Stage 2 of the Sebastopol Heritage Study.

The Planning Working Group consisting of members of Council's statutory and strategic planning teams and Council's heritage advisor is examining various aspects of the implementation of Council's heritage strategy through the Ballarat Planning Scheme and Council's local laws. The Consultant is expected to provide input to this group on relevant matters arising from the Sebastopol Heritage Study.

This input would include advice on developing the heritage grading system to be applied to sites and properties in Sebastopol; heritage guidelines and planning permit exemptions relating to residential and commercial development in Sebastopol; and on Council's planning policy for development of the Sebastopol neighbourhood activity centre.

## 2 STUDY AREA

The Sebastopol Heritage Study area is shown on the map at [Appendix 1](#).

The area includes the residential, commercial and rural area of Sebastopol as well as part of the area contained in south-eastern section of the Ballarat West Growth Area.

As part of the Heritage Gaps Review, a number of potential sites (approximately 60) within the Sebastopol township and its surrounds have been identified by the City of Ballarat. This desktop survey is to be confirmed on the ground as the basis for the Stage 2 assessment in this Study. (Refer to list at [Appendix 2](#).) The Consultant should be aware that there may be other potential heritage places in Sebastopol not identified on this list.

In addition, the City of Ballarat is currently developing Precinct Structure Plans (PSP's) for four residential precincts in the Ballarat West Growth Area (Bonshaw Creek, Greenhalghs Road, Alfredton West and Carngham Road) which will include detailed planning for housing, town centres, community facilities, open space and transport networks. (Refer to map at [Appendix 3](#)).

A number of background studies have been or are being undertaken to inform the preparation of PSP's. The background studies include a fauna & flora study, a pre and post contact cultural heritage study, demographic projections, economic assessment, social assessment, environmental assessment and a land supply and demand analysis.

The results of the cultural heritage study for the Bonshaw Creek Precinct (Precinct 1) and the Greenhalghs Road Precinct (Precinct 2) adjoining the Sebastopol area are relevant to this Study. Essentially, a Stage 1 assessment has been undertaken for these two precincts. This is to be progressed to a Stage 2 assessment as part of the Sebastopol Heritage Study, and to be costed separately from the work undertaken for the balance of the Sebastopol Study area. The following sites in the Ballarat West Growth Area have been identified for Stage 2 assessment:

*Bonshaw Creek Precinct (Precinct 1):*

Eight previously recorded historical archaeological sites are present within the activity area:

- *Evening Star (Later Known As Working Miners No. 2) (H7622-0133).*
- *Winter's Freehold No. 2 (H7622-0134).*
- *Prince Imperial and Albion Consols (H7622-0135).*
- *Prince of Wales No. 1 (H7622-0136).*
- *Prince of Wales (H7622-0137).*
- *United Working Miners No. 2 Shaft (H7622-0213).*
- *Prince of Wales G.M. Co. No. 3 Camp G.M. Co. (H7622-0216).*
- *Bonshaw Co. (H7622-0217).*

*Greenhalghs Road Precinct (Precinct 2):*

Two new historical archaeological sites were identified during the survey:

- *Wiltshire Arms Hotel (H7622-0449).*
- *Stone Footings (H7622-0448).*

(Note that some of the above listed sites also appear on the list of “Bonshaw” sites at [Appendix 2.](#))

### 3 OBJECTIVES

The purpose of this study is to:

- Confirm all identified post-contact places of potential cultural significance in the study area;
- Assess and document the places of post-contact cultural significance identified as being worthy of future conservation ;
- Enter this information into the HERMES database to be provided to the City of Ballarat;
- Make recommendations for the conservation of Sebastopol’s cultural heritage.

### 4 METHODOLOGY

The heritage study is to be prepared in accordance with the *Australia ICOMOS Burra Charter, 1999* and its Guidelines. All terminology shall be consistent with the Burra Charter (see [Appendix 5](#) for definitions of words that appear regularly in this brief).

The values to be used in the identification and assessment of places are architectural, historic, scientific, aesthetic, social and spiritual values (as articulated in the Burra Charter). Where a place of potential cultural heritage significance is identified, a coherent and coordinated assessment against the HERCON criteria is required (see [Appendix 6](#) for details). Thresholds applied in the assessment of places shall include 'State Significance' and 'Local Individual Significance' and 'Local Contributory Significance'. Local significance includes those places that are important to a particular community or locality.

The Consultant is required to use *Victoria's Framework of Historical Themes* (see [Appendix Z](#)) in preparing the study.

The Consultant is to refer to Heritage Victoria's *Guidelines for Assessing Landscapes with Cultural Heritage Significance* (see [Appendix 8](#)) when assessing cultural landscapes.

Statements of Significance are to be prepared using the Heritage Victoria format of 'What is Significant?'; 'How is it significant?' and 'Why is it significant?' Details are provided at [Appendix 9](#).

The City of Ballarat will, with input from the Consultant, prepare and implement a communications strategy to keep landowners, the local community, community groups (such as historical societies) and interested individuals informed of the progress of the study. [Appendix 13b](#) provides details of the Technical Reference Group established for the project. This Group will be available as a resource for the Consultant.

## 5 TASKS

The tasks shall be undertaken in the order that they appear below:

### 5.1 Preparation of Project Plan

The Consultant shall complete the pro-forma Project Plan for the endorsement by the Heritage Steering Committee. This Project Plan will set out an agreed timetable; payment schedule with related milestones; suggestions as to meeting dates for the Heritage Steering Committee and completion details. The Consultant will seek the approval of the Heritage Steering Committee for any amendments to the milestones and completion dates.

The Consultant and Heritage Steering Committee shall also give consideration to opportunities for community involvement, particularly contact with affected property owners, and agree upon the approach.

### 5.2 Research and assessment of places of post-contact cultural heritage significance

This section of the study shall address the research and assessment required for those places identified to be of potential cultural heritage significance, and which are considered to be worthy of future conservation.

If a place is not considered to be worthy of future conservation, further research and assessment of significance is not required. However, the completion of a partial entry in the HERMES database to denote this fact will still be appropriate so that the City of Ballarat is aware that the place has been considered.

Research and some limited comparative analysis will be required to substantiate the significance of each identified place of potential cultural heritage significance. These places are to be assessed against the HERCON criteria to establish their cultural heritage significance (see [Appendix 6](#)). A comparative analysis should draw on other places identified and other places within the study area that have previously been included in a heritage register, inventory or overlay. A search of the HERMES database and the Consultant's own

knowledge of similar places may also inform a comparative analysis. Places of potential State significance shall undergo limited analysis on a broader (i.e. Statewide) comparative basis and will be subject to peer-review by Heritage Victoria.

A Statement of Significance (refer Appendix 7) for the heritage of the study area shall be prepared. This should be no more than about 400 words (i.e. no longer than an A4 page).

The thresholds to be applied in the assessment of significance shall be 'State Significance' and 'Local Significance'. 'Local Significance' includes those places that are important to a particular community or locality. Allocation of preliminary levels of significance to each of the buildings identified in a potential precinct, or to individually significant buildings, shall be made as part of this task. The Consultant will be required to provide input in determining an appropriate grading system for use in any subsequent preparation of a planning scheme amendment to introduce a heritage overlay.

For any potential heritage precincts identified, a schedule of individual places in the precinct (by address) is to be prepared with:

- A preliminary contributory status attribution (intact and contributory, contributory but altered, non-contributory).
- A description of the building (era, type, style), and any visible modifications and the condition of the building.

The significant components of each place should be identified. This will usually occur as a brief mention in the Statement of Significance.

In the case of a heritage area (e.g. a precinct, landscape etc.) it is important to complete a HERMES entry for the area (including a statement of significance) and also to identify:

- a. individually significant places that contribute to the precinct (which should have their own separate HERMES entry, including a statement of significance);
- b. individually significant places that are not contributory to the precinct (which should have their own separate HERMES entry, including a statement of significance); and
- c. other contributory elements (e.g. buildings/structures/trees/components that contribute to the heritage area). These should have a basic HERMES entry. However, the statement of significance for the heritage area will need to acknowledge the contributory elements (e.g. under "what is significant?").

In addition, the significant components and contributory elements of a heritage area (e.g. a precinct, landscape etc.) should be identified:

- on a map or plan; and
- in a table to be included in the documentation for the heritage place.

The Consultant will be expected to provide at least one photograph in digital format (e.g. JPEG) which clearly depicts each identified heritage place.

### 5.3 Peer-review

The Consultant shall arrange a meeting with staff from Heritage Victoria and Council's Heritage Advisor to review the preliminary findings of the heritage study. The Consultant should allocate a maximum of one day to prepare for and attend this meeting. The purpose of the meeting is:

- To assist the Consultant in terms of research, comparative analysis or other issues associated with the assessment of places of cultural significance and discuss any problems involved.
- To review those places being considered for the Heritage or other Overlays.
- To review those places being considered for the Heritage Inventory.
- To review those places recommended for the Victorian Heritage Register.

- To ensure that the heritage study takes a holistic approach to the assessment of significance in terms of place types, periods and heritage values.

#### 5.4 HERMES database

The documentation and images for all identified places shall be entered into the HERMES database. In all cases, sources of information, both documentary and oral, shall be fully documented. See [Appendix 11](#) for HERMES requirements.

#### 5.5 Mapping

All identified places of cultural heritage significance must be marked with a polygon on a Planning Scheme base map(s) to be provided to the City of Ballarat. Electronic maps should be prepared in a format that is compatible with Council's GIS system (mapinfotable.tab). (See [Appendix 12](#) for further information.)

#### 5.6 Recommendations for Statutory Protection

The Consultant shall produce a report from HERMES (as per the table below) which outlines the recommendations for statutory protection of each place assessed. This will be logically arranged in alphabetical order by locality and address:

##### *5.7.1 Draft Schedule to the Heritage Overlay*

For those places recommended for a Heritage Overlay, the Consultant shall complete a draft Schedule to the Heritage Overlay. Unless directed otherwise by Heritage Victoria or the Department of Planning and Community Development (following the outcome of the Review of Heritage Provisions in Planning Schemes), the drafting of the Schedule shall accord with the requirements of the VPP Practice Note – *Applying the Heritage Overlay*.

##### *5.7.2 Draft local planning requirements for heritage areas*

Where heritage areas are identified (e.g. precincts, landscapes, complexes, multiple properties etc.), the boundaries of each area shall be identified on a map(s) for potential inclusion by the council in a Local Planning Policy or Schedule to an Overlay. All significant places and contributory elements within the heritage area shall be shown on this map(s). Specific objectives and policies for the conservation of the area and significant elements within the area shall be provided in a format which is suitable for ultimate inclusion in either a Local Heritage Policy at Clause 22 of the planning scheme, an Incorporated Plan or in a Schedule to an Overlay.

##### *5.7.3 Recommendations for Other Planning Controls*

The Consultant shall provide advice on other planning controls which may be considered if a Heritage Overlay cannot be justified over the Sebastopol precinct.

#### 5.7 Background Report

The Consultant shall prepare an overall background report that clearly defines the research and assessment process, the methodology used and overall recommendations, including recommendations for further investigation for inclusion in the Heritage Overlay.

## 5.8 Outputs

The Consultant shall supply the City of Ballarat with:

- 3 paper copies of the preliminary Ballarat West study (including 1 unbound) and a CD or DVD (containing a PDF and MS WORD version) of the preliminary report in A4 vertical format
- 3 paper copies of the total Sebastopol Study (including 1 unbound) and a CD or DVD (containing a PDF and MS WORD version) of the final report in A4 vertical format which includes:
  - Name of the client.
  - Names of all the practitioners engaged in the task and the work they undertook.
  - Date.
  - Acknowledgment that “The Sebastopol Heritage Study was carried out with the assistance of funds made available by the Victorian State Government”
  - Summary and contents page.
  - A print-out from the HERMES database of the place citation reports for all those places assessed, including images and / or maps as deemed appropriate by Council.
  - A schedule / index of places included in the HERMES places citation report.
  - The table of places recommended for statutory protection.
  - The draft Schedule to the Heritage Overlay.
  - The draft local planning requirements for heritage areas as per 5.7.2 of the brief
  - Any limitations of the study (for example - limitations in terms of the types of places identified; geographic limitations; access limitations etc.). This should be clearly organised so that the City of Ballarat is fully informed of any further work which may be required as part of any future heritage study review or further investigation.
  - The background report (as per 5.7 above).
  - The study brief.
- CD/DVD of photos in Jpeg format.
- Planning Scheme base map(s) (in a compatible format to Council’s GIS system) showing the location of all identified places of cultural significance (marked with a polygon) which are recommended for statutory protection.
- The HERMES database populated with data for each identified place, (including photos) and the ‘owner’ field updated with the clients name.

## 5.9 Completion

Upon the satisfactory completion and approval by the Steering Committee, the Consultant shall be paid any outstanding entitlements.

All ownership and intellectual property rights associated with materials and documents created or required to be created under the Contract shall vest in the Client.

## 6.1 INFORMATION REQUIRED IN SUBMISSION

All submissions must address the specifications, in particular the project deliverables and outcomes, and include:

- An interpretation of the Consultant's understanding of the requirements of the project.
- A description of the approaches and the methodologies that will be used.
- A project plan and timelines for each project component, key milestones and proposed schedule of meetings.
- Details of fees and the time and cost of each Consultant involved, including a breakdown of costs for each phase and activity and a separate costing for assessment of sites identified in the in Ballarat West Growth Area.
- Names and brief statement of qualifications and experience of each of the Consultants and sub-consultants proposed to undertake this consultancy.
- Demonstrated experience or ability to undertake the project and experience with delivering similar projects.
- Details of referees that can substantiate the quality of other relevant consultancy projects.
- This project will require several meetings and consultation with key stakeholders in Ballarat. Submissions should indicate how much time will be allocated to these activities.

Whilst tenders should be in accordance with the provisions of the tender specifications, Council will consider alternative tenders that clearly document and present variations deemed critical to the successful delivery of the project. Consultants should not be discouraged from making alternative suggestions in their proposals, either in terms of the technical content of the work, or in terms of engagement, as deemed appropriate for project delivery. Any such variations from the specification must be clearly presented and motivated.

## 7.0 TIMEFRAME

The Study is to commence in late April 2011 and will be completed by end August 2011. Progress payments will be linked to the completion of the main stages carried out by the Consultant. At the completion of each stage a total cost will be included. All amounts specified are G.S.T inclusive.

It should be noted that the assessment of the Ballarat West sites is required by mid June 2011.

## 8.0 MANAGEMENT OF THE STUDY

The Project Manager shall be:

Gwenda Kullen - Strategic Planning

City of Ballarat

PO Box 655, Ballarat VIC 3353

Telephone: (03) 5320 5857

Facsimile: (03) 5333 4117

E-mail: gwendakullen@ballarat.vic.gov.au

A Heritage Steering Committee will be established at the commencement of the project comprising of Council officers from relevant Council Units and other key stakeholders. (Refer to [Appendix 13](#) for more details of the management structure).

The successful Consultant is expected to meet with the Heritage Steering Committee on no less than two (2) occasions, and be available to meet with and present to the Ballarat Heritage Advisory Committee on at least two (2) occasions each (at the Committee's formal meetings).

The Consultant may schedule project meetings with relevant parties where considered necessary, subject to the authorisation of the Project Manager. The Consultant will maintain minutes/actions of any project meetings and issues these minutes to the Project Manager within five working days of the meeting.

The Consultant shall not be permitted to discuss this project or any associated issues with the media and will be required to direct any media enquiries to the Principal's representative.

Should either Council or the Consultant find it necessary to see changes to the arrangements specified to effectively deliver the project, all parties are to consult at the earliest possible opportunity in order to discuss such matters fully with a view to reaching a mutually satisfactory position. Any amendments to the brief or timeframe must be confirmed in writing.

The Project Manager shall as and when reasonably necessary:

- a. Promptly answer any reasonable enquiries made by the Consultant in connection with the service to be provided;
- b. Direct others to liaise and confer with the Consultant; and
- c. Give the Consultant all reasonable information and directions in the control of the Project Manager in accordance with the Contract.

The Consultant shall use its reasonable endeavours to:

- a. Liaise, cooperate and confer with others as directed by the Project Manager;
- b. Inform itself of the Project Manager's requirements; and
- c. Consult regularly with the Project Manager.

## 9.0 REPORTING

The Consultant will be expected to liaise with Council through regular and timely meetings as agreed in the brief for the delivery of outcomes submitted by the Consultant.

The Consultant will provide regular reports on project progress to the Heritage Steering Committee and be in regular communication with the Project Manager. The Consultant team manager will ensure the highest possible standards of both written and verbal presentations of project material.

## 10.0 COUNCIL'S RESPONSIBILITIES

The Council shall provide a background briefing and background folder to the Consultant about current issues related to this study. Maps will also be supplied to assist with survey work and recoding of information.

## 11.0 PROJECT BUDGET AND FINANCIAL ARRANGEMENTS

The Consultant's Fixed Fee will be inclusive of all activities required to achieve the objectives of the specifications, including travelling expenses, disbursements and sub-consultancy costs.

Payment to the Consultant will be made at satisfactory completion of each of the phases outlined in the specifications. The Consultant will be required to demonstrate to the Principal that all activities in a specific phase are complete and the Principal will need to provide its acceptance of the quality of work prior to providing payment for that phase. No claim for disbursements or other fees will be approved unless exceptional circumstances can be demonstrated. Variation to the payment schedule may be negotiated with the successful contractor.

## 12.0 OCCUPATIONAL HEALTH & SAFETY

All work under any subsequent contract will be undertaken in accordance with City of Ballarat's *Contractor Handbook: Occupational Health Safety and Environmental Management During Contract Works* (at [Appendix 4](#)). The contractor may be required to sign elements of this handbook and/or provide evidence of safe work procedures before work can commence. The contract price provided MUST incorporate all costs associated with managing occupational health and safety requirements.

## 13.0 INSURANCES

The successful Consultant must be the holder of a current:

- Public Liability Insurance policy with a minimum limit of indemnity per claim of \$(AUD) 10,000,000;
- Professional Indemnity cover; and
- Work Cover Insurance consistent with Victorian legislation and regulation.

Proof of this insurance coverage must be forwarded to Council upon request.

## Preliminary List supplied as Appendix 2 to the Consultant

Place	Street No.	Street	Locality	Source	Map ID	Information	Heritage Protection
Site - Dyson H2 Homestead		Ballarat Bumbuck Road (Remembrance Drive/Old Western Highway)	Alfredton (Note: may not be located in study area)	Victorian Heritage Database		See file as well as on-line entry for H7622-0434 in the Victorian Heritage Database	Heritage Inventory No: H7622-0434
Site - mullock heap		off Bellis Road (north side)	Bonshaw	2003, Hanson Partnership and others	MIN/D4 - no.5	Identified during Community Consultation (HA): D4 - no.5 - Albion Consols Company mine	No
Site - mullock heap		off Cobblers Lane	Bonshaw	1998, Ward and others	Same as MIN/D4 - no.6?	From Data Sheet: Prince Imperial Mine. See photograph on Data Sheet.	No
Site - mullock heap		off Cobblers Lane (south side)	Bonshaw	2003, Hanson Partnership and others	MIN/D4 - no.6	Identified during Community Consultation (HA): D4 - no.6 - Unknown mine	No
Site - mullock heaps		off Cobden Street	Bonshaw	1998, Ward and others		From Data Sheet: Prince Imperial Mine, Albion Consols. See photograph on Data Sheet.	No
Hotel (former) - 'Bonshaw Restaurant'		Hoss Creek Road	Bonshaw	2003, Hanson Partnership and others	SEB - no.29	Identified during Community Consultation (AJ): No.29 - This restaurant was built within the walls of the original Ploughmans Arms Hotel. Photo exists.	No
Site - mullock heap		off Tait Street (west side)	Bonshaw	2003, Hanson Partnership and others	MIN/D4 - no.7	Identified during Community Consultation (HA): D4 - no.7 - Winters Freehold No.2 mine	Possibly same as Heritage Inventory No: H7622-0134
Site - Winters Freehold No.2		Tait Street	Bonshaw	Victorian Heritage Database		See file as well as on-line entry for H7622-0134 in the Victorian Heritage Database	Heritage Inventory No: H7622-0134
Site - Bonshaw Freehold			Bonshaw? Sebastopol?	1998, Ward and others			No
Site - East India Co	1	Sago Hill Road	Bunkers Hill	Victorian Heritage Database		See file as well as on-line entry for H7622-0308 in the Victorian Heritage Database	Heritage Inventory No: H7622-0308
House and outbuildings - 'Erin Bank'		Ballarat Camgham Road	Bunkers Hill (?)	1998, Ward and others	S7622, 44.6, 38.? Incomplete map reference	From Data Sheet: basalt house, basalt and corrugated iron outbuildings	No
Site - Dyson Road H1 Homestead		Ballarat Bumbuck Road (Remembrance Drive/Old Western Highway)	Cardigan (Note: may not be located in study area)	Victorian Heritage Database		See file as well as on-line entry for H7622-0433 in the Victorian Heritage Database	Heritage Inventory No: H7622-0433
Site - McCartneys Homestead		Ballarat Bumbuck Road (Remembrance Drive/Old Western Highway)	Cardigan (Note: may not be located in study area)	Victorian Heritage Database		See file as well as on-line entry for H7622-0438 in the Victorian Heritage Database	Heritage Inventory No: H7622-0438
Industrial Buildings		Elizabeth Street	Delacombe	1998, Ward and others		From Data Sheet: Bendix Mintex Pty Ltd, Euroka Tile Co. See photograph on Data Sheet	No
Toll Gate		Glenslg Highway cnr Wilshire Lane	Delacombe	1998, Ward and others		See photograph on Data Sheet	No
Cattle Yards Office		La Trobe Street	Delacombe	1980, Jacobs Lewis Vines		See Data Sheet pp.59-60 - Building History and Analysis, photograph and images of original drawings	No
Cattle Yards Office		La Trobe Street	Delacombe	1998, Ward and others		From Data Sheet: Built 1909. Architect: Ballarat City Council. See photograph on Data Sheet	No
Sale Yards		La Trobe Street	Delacombe	2003, Hanson Partnership and others	BAL/A0 - no.155	Identified during Community Consultation (BL)	No
Shop	2	Albert Street	Sebastopol	2003, Hanson Partnership and others	SEB - no.19	Identified during Community Consultation (AJ): No.19 - This store was probably built in the 1860s. A Mr Grey was the first owner then Mr Vinco Jermyn who also owned the site of the Eclipse Garage. For many years a large number of sheds occupied this site to store thousands of items bought by Vinco Jermyn after the end of the first world war.	No
MUIIOF Lodge	113	Albert Street	Sebastopol	1998, Ward and others		From Data Sheet: 'South Star Mine managers office. See photograph on Data Sheet.	Yes - H0144

Place	Street No.	Street	Locality	Source	Map ID	Information	Heritage Protection
Building	113	Albert Street	Sebastopol	2003, Hansen Partnership and others	MIN'D5 - no.8	Identified during Community Consultation (HA): D5 - no.8 - Mine office for South Star Mine	Yes - HD144
Manchester Unity Building	113	Albert Street	Sebastopol	2003, Hansen Partnership and others	SEB - no.07	Identified during Community Consultation (AJ): No.07 - Was the office of the famous South Star Mine - visited by the Duke and Duchess of Cornwall and York 13 May 1901 - only mine building left in Sebastopol	Yes - HD144
House	122	Albert Street	Sebastopol	2003, Hansen Partnership and others	SEB - no.30	Identified during Community Consultation (AJ): No.30 - This house was used by the Duke and Duchess of Cornwall + York to change their attire when they visited the famous South Star on 13 May 1901. The mine was 3170' deep, the deepest on the Ballarat goldfields.	No
Masonic Lodge	173	Albert Street	Sebastopol	2003, Hansen Partnership and others		Identified during Community Consultation	No
Part of old Sebastopol Town Hall	183-185	Albert Street	Sebastopol	2003, Hansen Partnership and others	SEB - no.15	Identified during Community Consultation (AJ): No.15 - The original building was erected and opened in 1869. Another building was on the site in 1867 when the Duke of Edinburgh, Prince Alfred, was welcomed on the steps of the Town Hall in 1867.	No
Malbourne House	186	Albert Street	Sebastopol	1998, Ward and others	Same as SEB - no.27	From Data Sheet: General Store (C.Blythe and Son). See photograph on Data Sheet.	No
Malbourne House	186	Albert Street	Sebastopol	2003, Hansen Partnership and others	SEB - no.27	Identified during Community Consultation (AJ): No.27 - This brick building built in 1872. Had numerous tenants, mostly grocers.	No
Hotel - Exchange Hotel	196	Albert Street	Sebastopol	2003, Hansen Partnership and others	SEB - no.08	Identified during Community Consultation (AJ): No.08 - Established in the 1860s - still trading (2001) <i>Note: Incorrectly identified as Royal Mail Hotel on Data Sheet</i>	No
House	197	Albert Street	Sebastopol	1998, Ward and others	Same as SEB - no.20	See photograph on Data Sheet	No
House	197	Albert Street	Sebastopol	2003, Hansen Partnership and others	SEB - no.20	Identified during Community Consultation (AJ): No.20 - This house was built of basalt stone as an agency for the Bank of Victoria. On Nov. 8 1865 the bank opened for business with the Borough of Sebastopol. Mr RC Briston was the	No
Site - Mechanics Institute	221	Albert Street	Sebastopol	2003, Hansen Partnership and others	SEB - no.06	Identified during Community Consultation (AJ): No.06 - A Mechanics Institute opened on this site 28 April 1864 - demolished 1950s - this site now (2001) Eldorado Gaming	No
Church - Holy Trinity (Anglican)	227	Albert Street	Sebastopol	1998, Ward and others	Same as SEB - no.05	See photograph on Data Sheet	No
Church Hall - Holy Trinity (Anglican)	227	Albert Street	Sebastopol	1998, Ward and others	Same as SEB - no.05	See photograph on Data Sheet	No
Church - Holy Trinity Church and Hall	227	Albert Street	Sebastopol	2003, Hansen Partnership and others	SEB - no.05	Identified during Community Consultation (AJ): No.05 - Opened 1867 - built with hand made bricks - still open (2001)	No
Carmel Welsh Presbyterian Church		Albert Street	Sebastopol	National Trust of Australia (Victoria)	Same as SEB - no.04	File No.B2708: Classification - Local Significance For Citation and photograph see: <a href="http://www.natrust.com.au/trust_register/search_the_register/carmel_welsh_presbyterian_church">http://www.natrust.com.au/trust_register/search_the_register/carmel_welsh_presbyterian_church</a>	No
Church - Welsh Carmel	263-265	Albert Street	Sebastopol	1998, Ward and others	Same as SEB - no.04	From Data Sheet: Built 1861. See photograph on Data Sheet	No
Church - Carmel Welsh Presbyterian Church	263-265	Albert Street	Sebastopol	2003, Hansen Partnership and others	SEB - no.04	Identified during Community Consultation (AJ): No.04 - Opened 10 April 1867 - classified by the National Trust - still open (2001)	No
Hotel - Royal Mail Hotel	288-290	Albert Street	Sebastopol	2003, Hansen Partnership and others	SEB - no.09	Identified during Community Consultation (AJ): No.09 - Still trading (2001) <i>Note: Incorrectly identified as Exchange Hotel on Data Sheet</i>	No
Site - Prince of Wales	362	Albert Street	Sebastopol	Victorian Heritage Database		See file as well as on-line entry for H7622-0137 in the Victorian Heritage Database	Heritage Inventory No: H7622-0137

Place	Street No.	Street	Locality	Source	Map ID	Information	Heritage Protection
Site - Bonshaw Co	362	Albert Street	Sebastopol	Victorian Heritage Database		See file as well as on-line entry for H7622-0217 in the Victorian Heritage Database	Heritage Inventory No: H7622-0217
Road		Albert Street	Sebastopol	2003, Hansen Partnership and others	SEB - no.16	Identified during Community Consultation (AJ): No.16 - Albert Street was the first track/road/street into what is now Ballarat. Stock route into the stations in the district from 1838, 13 years before gold was discovered.	No
Houses		Albert Street	Sebastopol	2003, Hansen Partnership and others	SEB - no.28	Identified during Community Consultation (AJ): No.28 - A group of houses built on the original road into Sebastopol	No
Site - Yarwooe Creek Sluicing Dump		off Albert Street	Sebastopol	Victorian Heritage Database		See file as well as on-line entry for H7622-0143 in the Victorian Heritage Database	Heritage Inventory No: H7622-0143
Memorial		Bala Street (south side, east of Yarwooe Street)	Sebastopol	2003, Hansen Partnership and others	MIN/D5 - no.10	Identified during Community Consultation (PA): D5 - No.10 - Yullie Monument - site of first sheep run in the district (monument may have already been destroyed)	At location of land covered by HO143?
Site - mullock heap		off Bala Street (south side, east of Yarwooe Street)	Sebastopol	2003, Hansen Partnership and others	MIN/D5 - no.9	Identified during Community Consultation (PA): D5 - no.9 - Gay's Band of Hope Mine	No
Site - former Portland Bay Road		Bells Road	Sebastopol	2003, Hansen Partnership and others	SEB - no.26 Same as BYG - no.34? See under Midland Highway.	Identified during Community Consultation (AJ): No.26 - This road was marked on the early maps of Sebastopol as the Portland Bay Road. Reason: Portland was settled at the same time as Melbourne. The only land route to Portland and Geelong was the road to Buninyong then across the south end of Sebastopol on to Lake Goldsmith, on to The Grange (Hamilton) and on to Portland. Part of this unused road is still there between Sebastopol and water holes, about 2km.	No
St George Reserve		Beverin Street (now on intersection with Vickers Street)	Sebastopol	2003, Hansen Partnership and others	SEB - no.13	Identified during Community Consultation (AJ): No.13 - Established 1865 because of mining mullock heaps and a large 2 hectare dam. All now levelled off. Within the Reserve: Senior Citizens Rooms, Sebastopol Health Centre, Sebastopol Pre-School Centre, Playground, Squash Courts, and Salvation Army Disposal Centre.	No
Building		Bridge Street	Sebastopol	National Trust of Australia (Victoria)		File No.B4148. Classification - File only	No
Bridge		Bridge Road (sic) over Yarwooe River	Sebastopol	2003, Hansen Partnership and others	SEB - no.23	Identified during Community Consultation (AJ): No.23 - One of two bridges over the Yarwooe River used extensively in the early days and still being used in 2001.	No
Site: Queens GM No.1		Burnett Street	Sebastopol	Victorian Heritage Database		See file as well as on-line entry for H7622-0139 in the Victorian Heritage Database	Heritage Inventory No: H7622-0139
Marty Busch Reserve		off Burnett Street (between Gladstone Street and Darling Street)	Sebastopol	2003, Hansen Partnership and others	SEB - no.12. See also SEB - no.11 & no.14	Identified during Community Consultation (AJ): No.12 - Reserve established 1865 because of the extensive mining that went on in the area 1854-57 - there were 34 shafts to fill in - location of the famous Frenchman's Lead	No
Site - mullock heap		off Crown Street	Sebastopol	1998, Ward and others		From Data Sheet: United Albion and Prince of Wales Mullock Heap. See photograph on Data Sheet	No
Site - mullock heap		off Crown Street (south-east side)	Sebastopol	2003, Hansen Partnership and others	MIN/D4 - no.3	Identified during Community Consultation (PA): D4 - no.3 - Working Miners No.2 mine	No
Bridge		Doowra Street over Yarwooe River	Sebastopol	2003, Hansen Partnership and others	SEB - no.23	Identified during Community Consultation (AJ): No.23 - One of two bridges over the Yarwooe River used extensively in the early days and still being used in 2001.	No
House		Grant Street	Sebastopol	2003, Hansen Partnership and others	SEB - no.17	Identified during Community Consultation (AJ): No.17 - Original bluestone home of Mr James Lockie who was a retired manager of the Prince of Wales mines (Four shafts). He built the home in 1878, now (2001) the office of Blythwood Grange Convention Centre.	Within curtilage of HO142?
Blythwood Grange		Grant Street	Sebastopol	2003, Hansen Partnership and others	SEB - no.32	Identified during Community Consultation (AJ): No.32 - This complex was originally Josephs Home for Boys for many years, at a later date for girls and boys. The church is now a Restaurant.	HO142
Blythwood Grange		Grant Street	Sebastopol	1998, Ward and others		See photograph on Data Sheet	HO142

Place	Street No.	Street	Locality	Source	Map ID	Information	Heritage Protection
Site - Central Plateau or Band of Hope	80-96	Grant Street	Sebastopol	Victorian Heritage Database		See file as well as on-line entry for H7622-0132 in the Victorian Heritage Database	Heritage Inventory No: H7622-0132
Site - mullock heap		off Grant Street (east side between Hill and Vickers Street)	Sebastopol	2003, Hansen Partnership and others	MIN/D5 - no.1	Identified during Community Consultation (PA): D5 - no.1 - Band and Albion Consols No.1 mine	No
Site - mine		off Grant Street (nw cnr of intersection with Walker Street)	Sebastopol	2003, Hansen Partnership and others	SEB - no.25	Identified during Community Consultation (AJ): No.25 - Sebastopol Central No. 2 Mine - this mine should already be on a heritage list, it was the last of the big mines to close down 1918. Some remnants remain.	Possibly same as HI No: H7622-0132
Dam (now Lake)		off Grant Street (west side behind Blythwood Grange)	Sebastopol	2003, Hansen Partnership and others	SEB - no.18	Identified during Community Consultation (AJ): No.18 - This dam was dug out by horses and scoops and wheel barrows in 1860s-70s for the use of the three main mines, on the McGowan Creek (not named in any map). Now in 2001 it is a show piece.	Yes - within curtilage of HO142
School - Redan Primary School No.1289		Hortford Street (ne cnr of intersection with Alfred Street)	Sebastopol	1998, Ward and others		From Data Sheet: Built 1874. See photograph on Data Sheet	No
School - Redan Primary		Hortford Street (ne cnr of intersection with Alfred Street)	Sebastopol	2003, Hansen Partnership and others	SEB - no.02	Identified during Community Consultation (AJ): No.02 - Opened for pupils first weeks of 1875, still a primary school (2001)	No
Trees - 2 large gum trees		Mary Busch Reserve	Sebastopol	2003, Hansen Partnership and others	SEB - no.11. See also SEB - no.12 & no.14	Identified during Community Consultation (AJ): No.11 - All that is left of Sebastopol Public Gardens established 1867. The Sebastopol Historic Society have placed a plaque on the site.	No
Plaque		Mary Busch Reserve	Sebastopol	2003, Hansen Partnership and others	SEB - no.14. See also SEB - no.11 & no.12	Identified during Community Consultation (AJ): No.14 - The plaque is set in a pile of rocks on the east side of the No. 1 Oval. Plaque placed by Sebastopol Historical Society Inc. to mark the 1st engine erected 1856 on the Equitable Mine by Mr James Cutbert-son who worked with Mr Wall the man who built the Rocket in England.	No
Site - former three chain road to Hamilton		Midland Highway	Sebastopol	2003, Hansen Partnership and others	BYG - no.34 Same as SEB - no.26? See listing under Balls Road.	Identified during Community Consultation (ABS): No.34 - Left hand side of highway near Sebastopol - route to Hamilton from 1840s. See Buninyong Historical Society. See book Three Times Blest.	No
Site - former route between Buninyong and Sebastopol and beyond		Midland Highway	Sebastopol	2003, Hansen Partnership and others	BYG - no.41	Identified during Community Consultation (BH): No. 41 - former main route west in the 1840s. Known as Portland Bay Road or Great Western Road. Extends from Township of Buninyong through to Albert Street Sebastopol junction with Colac Road. Now known as Midland Highway. Map plan available - see also no.34 (BYG - no.34) where the now grassed road is still evident.	No
Site - Prince Imperial and Albion Consols	39	Miles Street	Sebastopol	Victorian Heritage Database		See file as well as on-line entry for H7622-0135 in the Victorian Heritage Database	Heritage Inventory No: H7622-0135
Site - Prince of Wales GM Co		Miles Street	Sebastopol	Victorian Heritage Database		See file as well as on-line entry for H7622-0216 in the Victorian Heritage Database	Heritage Inventory No: H7622-0216
Site - mullock heap		off Miles Street (south side between Todd Street and Prince Street)	Sebastopol	2003, Hansen Partnership and others	MIN/D4 - no.2	Identified during Community Consultation (PA): D4 - no.2 - Prince of Wales Company mine	Possibly same as HI No: H7622-0135 or H7622-0216.
Site - mine shafts		off Morgan Street (east end, on the slope of the escarpment)	Sebastopol	2003, Hansen Partnership and others	(location not shown on SEB map)	Identified during Community Consultation (AJ): No.31 - The remains of the sites of these shafts on the famous Frenchman's Lead are still visible (if you could get rid of the blackberries)	No
Site - mullock heap		off Morgan Street (north side)	Sebastopol	1998, Ward and others		From Data Sheet: 1860s. Mullock heap north of Morgan Street. See photograph on Data Sheet	No
Site - Prince of Wales No.1		Prince Street	Sebastopol	Victorian Heritage Database		See file as well as on-line entry for H7622-0136 in the Victorian Heritage Database	Heritage Inventory No: H7622-0136
Site - mullock heaps		off Prince Street	Sebastopol	1998, Ward and others		From Data Sheet: Prince of Wales Mine	Possibly same as HI No H7622-0136
Site - mullock heap		off Vickers Street (north side between Tait Street and Grant Street)	Sebastopol	2003, Hansen Partnership and others	MIN/D5 - no.2	Identified during Community Consultation (PA): D5 - no.2 - Band and Albion Consols No.5 mine (severely disturbed, probably beyond any historical value)	No

Place	Street No.	Street	Locality	Source	Map ID	Information	Heritage Protection
Site - Yulle Station Park		off Vickers Street (north side)	Sebastopol	2003, Hansen Partnership and others	SEB - no.01	Identified during Community Consultation (AJ); No.01 - 200 metres north of the road. Was first settled by W.C.Yulle and cousin Archibald in 1838 - called the area Ballarat Sheep Station - origin of the name Ballarat. See also listing for memorial in Bala Street.	No
Sebastopol Primary School No.1167				National Trust of Australia (Victoria)	Same as SEB - no.03	File No.B4499. Classification - File only	Yes - HD145
School (former) - No.1167	185-187	Yarrowee Street	Sebastopol	1998, Ward and others	Same as SEB - no.03	From Data Sheet: Built 1875. See photograph on Data Sheet.	Yes - HD145
School (former) - Sebastopol State School No.1167	185-187	Yarrowee Street	Sebastopol	2003, Hansen Partnership and others	SEB - no.03	Identified during Community Consultation (AJ); No.03 - Opened first week of 1875 with over 1000 pupils enrolled. Now (2001) Sebastopol Community Centre.	Yes - HD145
School - Smythes Creek		606 Glenolg Highway	Smythes Creek	1998, Ward and others	S7622, 44.6, 35.? Incomplete map reference.	From Data Sheet: former brick school and residence with corrugated iron roof. Constructed c.1874. See photograph on Data Sheet.	No
Farm Complex			Smythes Creek	1998, Ward and others	S7622, 44.4, 35.? Incomplete map reference.	From Data Sheet: weatherboard house and farm outbuilding complex, roofed in corrugated iron. See photograph on Data Sheet.	No
Places of mining importance				1998, Ward and others		See pp.60-91 for discussion and initial research on places of mining importance in the City of Ballarat. Includes sources of information for mining within the City of Ballarat and an alphabetical list of mining sites/mining machinery sites within the City of Ballarat.	
Site - ALL NATIONS OR TOWER HILL CO.			Not identified (May not be in Study Area)	Victorian Heritage Database		See file as well as on-line entry for H7622-0251 in the Victorian Heritage Database.	Heritage Inventory No: H7622-0251
Site - FRENCHMAN'S GULLY / KANGAROO GULLY WORKINGS			Not identified (May not be in Study Area)	Victorian Heritage Database		See file as well as on-line entry for H7622-0148 in the Victorian Heritage Database.	Heritage Inventory No: H7622-0148

## **APPENDIX D HERCON CRITERIA**

### **Criteria for assessing cultural heritage significance (HERCON)**

(Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995).

#### **Criterion A:**

Importance to the course, or pattern, of Victoria's cultural history.

#### **Criterion B:**

Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

#### **Criterion C:**

Potential to yield information that will contribute to an understanding of Victoria's cultural history.

#### **Criterion D:**

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

#### **Criterion E:**

Importance in exhibiting particular aesthetic characteristics.

#### **Criterion F:**

Importance in demonstrating a high degree of creative or technical achievement at a particular period.

#### **Criterion G:**

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

#### **Criterion H:**

Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

## APPENDIX E PROJECT MANAGEMENT PLAN

Task/Milestone	Approximate Date (week commencing unless otherwise specified)	Progress Payment as a percentage	Progress Payment in \$ (exc. GST)	Residual balance retained by client (exc. GST)
				\$93,760
Inception meeting and Adoption by Steering Committee of Project Plan as per 5.1 of the brief.	2 <sup>nd</sup> June 2011	26.10%	\$24,440	\$69,320
Additional meeting to clarify the scope of works included in the study – possibly will involve additional work and variation to scope and budget	Meeting to be held 01/08/2011	-	-	-
Confirm potential precincts and individual places for assessment within the Sebastopol study area, entry of all places into HERMES <b>As a result of meeting held 01/08/2011</b>	14/08/2011 <i>(previously 27/6/11)</i>	-	-	-
<b>VARIATION TO CONTRACT – Additional Fieldwork Ballarat West</b>	Approval granted 07/07/11	-	-	-
PROGRESS MEETING Delivery of assessments, mapping and recommendations for 10 archaeological sites specified in Section 2 of the brief.	01/08/2011 <i>(previously 21<sup>st</sup> July 2011)</i>	9.3%	\$8,744	\$60,576
Agreement on scope of places to be assessed	12 <sup>th</sup> August 2011	-	-	-
Presentation of Ballarat West Growth Area work findings to Steering Committee or SMEC Urban		-	-	-
<b>VARIATION TO CONTRACT – Additional 9 places and 3 precincts</b>	Approval granted 01/09/11			-
Attend Peer Review session	Proposed	-	-	-

with Heritage Victoria and Council's Heritage Advisor (as per section 5.3 of the brief)	meeting date: 26 <sup>th</sup> November			
PROGRESS MEETING Delivery ALL <u>Individual place citations</u> (24 individual places)	Delivery by 20 <sup>th</sup> January	24.8%	\$23,315	\$37,259
Delivery of all <u>precinct and serial citations</u> (6 citations)	Delivery by 20 <sup>th</sup> February	12.8	\$11,968.00	\$25,292.00
Completion of Statement of Significance for the Sebastopol Study Area (as per Section 5.2 of the brief)	30 <sup>th</sup> March 2012	-	-	-
Completion of Mapping as per section 5.5 of the brief	30 <sup>th</sup> March 2012	-	-	-
Delivery of final draft HERMES database citations for all places and precincts assessed as per section 5.4 of the brief	30 <sup>th</sup> March 2012	-	-	-
Delivery of Draft Background Report and Recommendations for Statutory Protection (as per sections 5.6 & 5.7 of the brief)	30 <sup>th</sup> May 2012	-	-	\$0

## APPENDIX F MASTERLIST OF ALL PLACES REVIEWED

	<b>Place</b>	<b>street no.</b>	<b>Street name</b>	<b>Locality</b>	<b>Recommendation</b>
1	Ploughman's Arms Hotel (former)	848	Tait Street	Bonshaw	Recommended for HO - Individual Place
2	Erin Bank	301	Ballarat Carngham Road	Bunkers Hill	Researched - not recommended for HO
3	Toll Gate	316	Glenelg Highway cnr Wiltshire Lane	Delacombe	Recommended for HO - Individual Place
4	Redan Prince of Wales store (former)	2	Albert Street	Sebastopol	Recommended for HO - Individual Place
5	House 'Edale'	99	Albert Street	Sebastopol	Recommended for HO - Individual Place
6	MUIOOF Lodge (former Southern Star Mine Office)	113	Albert Street	Sebastopol	Included in HO, revise Schedule and Mapping
7	Clontarn (former Southern Star Mine Managers Residence)	122	Albert Street	Sebastopol	Recommended for HO - Individual Place
8	Sebastopol Post Office (former)	176	Albert Street	Sebastopol	Recommended for HO - Individual Place
9	Melbourne House store	186A	Albert Street	Sebastopol	Recommended for HO - Individual Place
10	Bank of Victoria (former)	197	Albert Street	Sebastopol	Recommended for HO - Individual Place
11	Holy Trinity Anglican Church Complex (Church, Hall, Sunday School and trees)	227	Albert Street	Sebastopol	Recommended for HO - Individual Place
12	Former Prince of Wales and Bonshaw Company gold mining site and mine manager's residence	362	Albert Street	Sebastopol	Recommended for HO - Individual Place
13	Jenkins Row Heritage Precinct	12-20	Albert Street	Sebastopol	Recommended for HO - heritage precinct
14	Ballarat South Uniting Church Mission Centre	104-6	Albert Street	Sebastopol	Recommended for HO - Individual Place
15	Interwar Bungalow Heritage Precinct 3	140, 142,14 4,146, 148	Albert Street	Sebastopol	Recommended for HO - heritage precinct
16	Interwar Bungalow Residence Series	16-18, 20, 72,74, 80, 90, 92, 94, 96, 98, 100, 131,14	Albert Street	Sebastopol	Researched - not recommended for HO

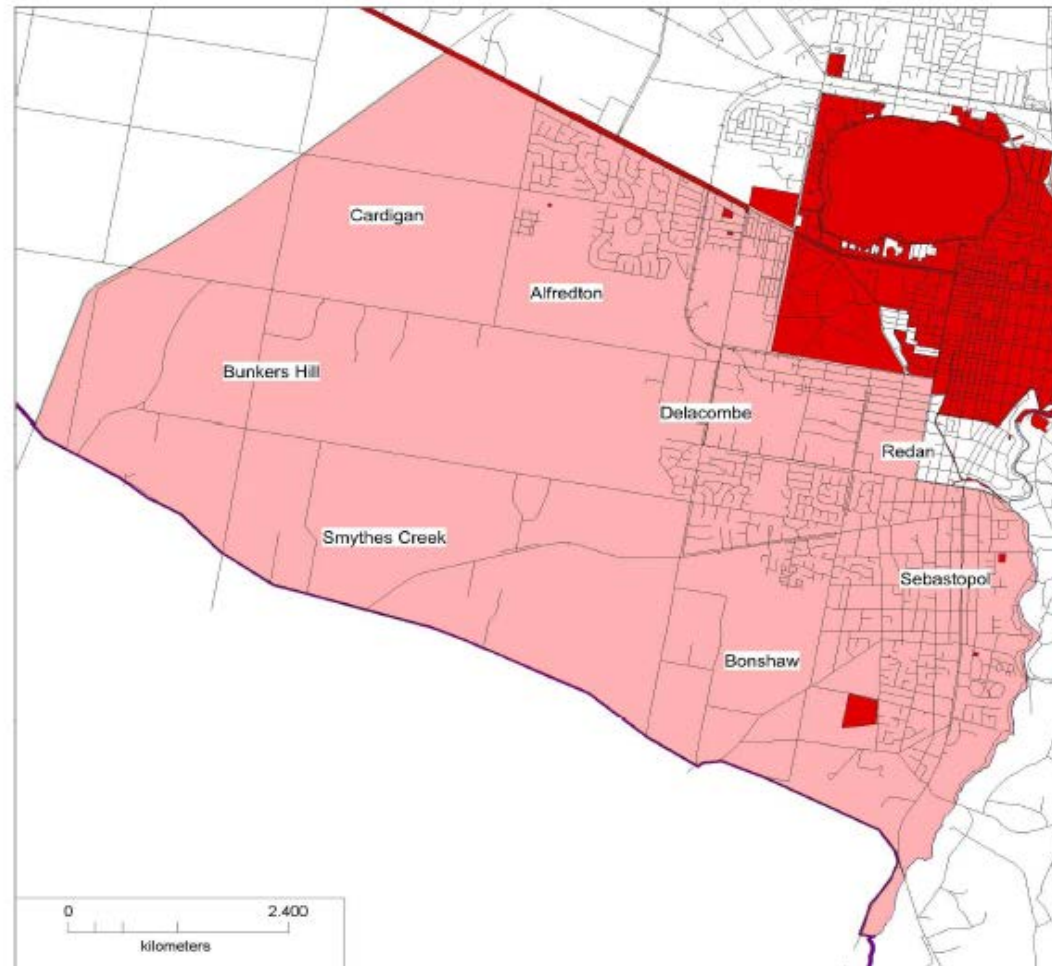
Place	Street no.	Street name	Locality	Recommendation
	0, 142, 144, 146, 148, 158, 172, 189, 191, 195, 201, 271, 273, 274,			
17 Late Federation Timber Residence Series	166 and 226	Albert Street	Sebastopol	Recommended for HO - serial listing
18 Masonic Lodge	173- 175	Albert Street	Sebastopol	Recommended for HO - Individual Place
19 Fire Station	178- 180	Albert Street	Sebastopol	Researched - not recommended for HO
20 Sebastopol Town Hall Complex	183- 185	Albert Street	Sebastopol	Recommended for HO - Individual Place
21 Row of 1920s Shops	206, 206a-c	Albert Street	Sebastopol	Recommended for HO - Individual Place
22 Carmel Welsh Presbyterian Church Complex, including former manse and trees	261- 265	Albert Street	Sebastopol	Recommended for HO - Individual Place
23 Royal Mail Hotel	288- 290	Albert Street	Sebastopol	Recommended for HO - Individual Place
24 Cornish Row Heritage Precinct	363- 377	Albert Street	Sebastopol	Recommended for HO - heritage precinct
25 Interwar Bungalow Heritage Precinct 2	90, 92,94,9 6,98,10 0	Albert Street	Sebastopol	Recommended for HO - heritage precinct
26 Sebastopol Commercial and Civic heritage precinct		Albert Street	Sebastopol	Researched - not recommended for HO
27 Late Victorian Timber Residence Series		Albert Street, Beverin Street, Bridge Street, Grant Street, Kent Street, Vickers Street	Sebastopol	Recommended for HO - serial listing
28 Timber mining cottage series		Albert Street, Birdwood Avenue, Charlotte Street, Victoria Street, Walker Street, Yarrowee Street	Sebastopol	Recommended for HO - serial listing
29 1940s Garage	129	Beverin Street	Sebastopol	Recommended for HO - Individual Place
30 RSL Memorial Hall	10	Birdwood Avenue	Sebastopol	Recommended for HO -

	<b>Place</b>	<b>street no.</b>	<b>Street name</b>	<b>Locality</b>	<b>Recommendation</b>
					Individual Place
31	Bridge over Yarrowee River		Docwra Street	Sebastopol	Researched - not recommended for HO
32	House	26-32	Docwra Street over Yarrowee River	Sebastopol	Researched - not recommended for HO
33	House	4	Hertford Street	Sebastopol	Recommended for HO - Individual Place
34	Redan Primary School No.1289		Hertford Street (near intersection with Alfred Street)	Sebastopol	Recommended for HO - Individual Place
35	Copernicus Hall	26-28	Orion Street	Sebastopol	Recommended for HO - Individual Place
36	Industrial Factory (Rivers)	122	Yarrowee Street	Sebastopol	Researched - not recommended for HO
37	Sebastopol State School No.1167 (former)	185-187	Yarrowee Street	Sebastopol	Included in HO, revise Schedule and Mapping
38	Roxburgh Dairy Farm (former)	624	Glenelg Highway	Smythes Creek	Recommended for HO - Individual Place
39	Smythes Creek State School No. 1504 (former)	606	Glenelg Highway	Smythes Creek	Recommended for HO - Individual Place
40	Ploughman's Arms Hotel (former)	848	Tait Street	Bonshaw	Recommended for HO - Individual Place

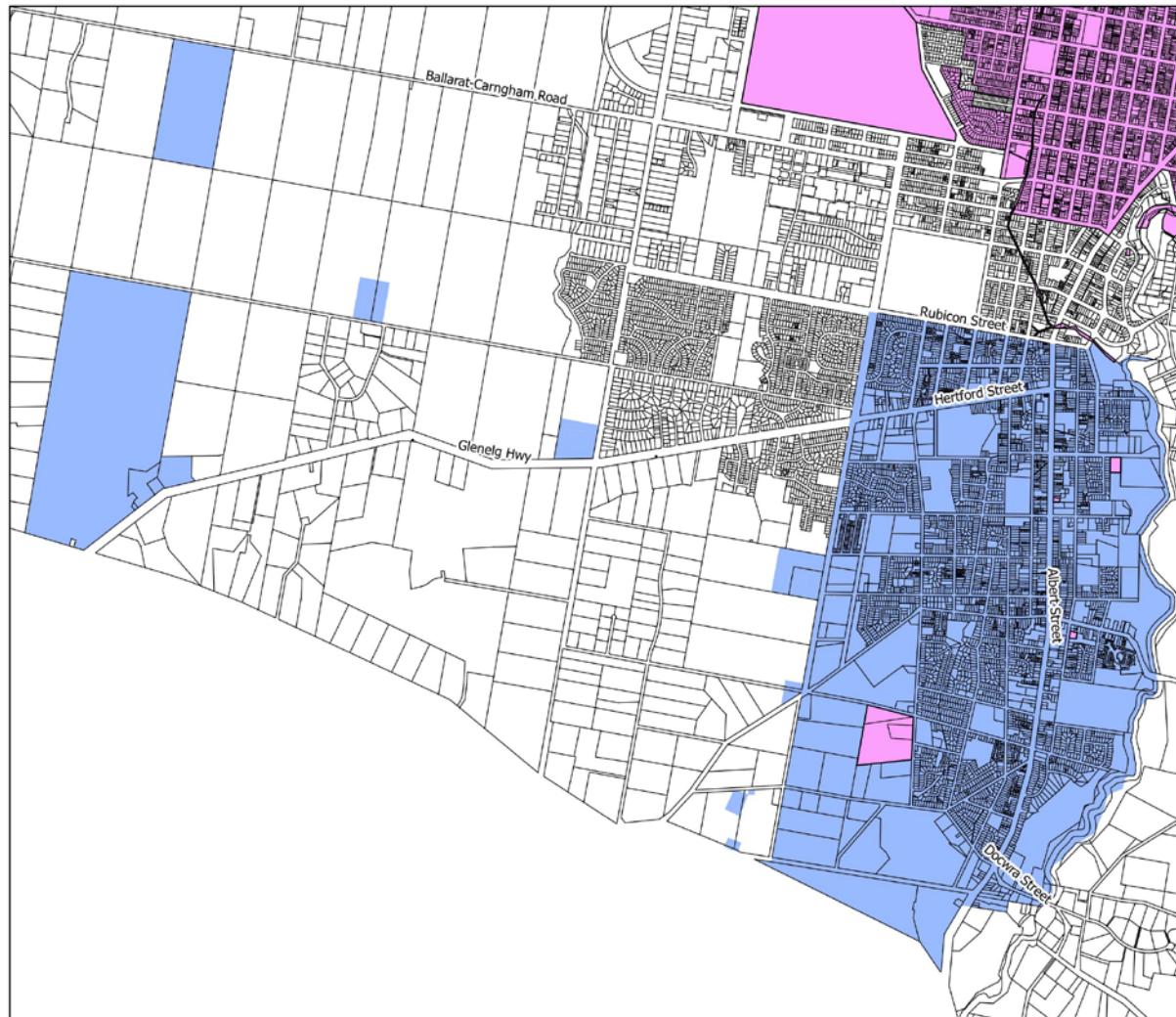
## APPENDIX G PROPOSED STUDY AREA MAP

### Proposed Study Area: Sebastopol and Ballarat West

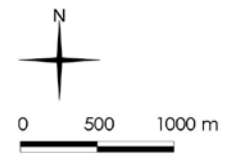
The proposed Sebastopol and Ballarat West Study Area is shaded in pink on the adjacent image. It is generally bounded on the north sides by Sturt Street, Winter Street and Rubicon Street, on the east sides by Gillies Street, Pleasant Street South and the Yarrowee River, on the south side by the boundary of the City of Ballarat, and on the west side by the former rail line to Skipton (not included in the proposed Study Area). The red shaded areas indicate the existing heritage overlays bordering and within the proposed Study Area. This proposed Study Area is comprised of all of the former Shire of Sebastopol and parts of the former Shires of Grenville and Ballarat.



# APPENDIX H STUDY AREA



- KEY**
- Heritage Study stage 2 study area
  - Existing HO



**Sebastopol Heritage Study stage 2 study area**

Client City of Ballarat  
 Project Sebastopol Heritage Study Stage 2  
 Date 1/2/2012 JB

people place heritage  
**CONTEXT**  
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