

# Ballarat Skyline and Views Study

Final Report | February 2021

CITY OF  
**BALLARAT**







# Hodyl & Co

This report was prepared in collaboration with Hodyl & Co, an urban design and planning consultancy.

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## **Acknowledgement of Ballarat's first peoples**

The City of Ballarat is proud to acknowledge the Traditional Owners of Country which includes Ballarat today, the Wadawurrung and the Dja Dja Wurrung peoples, and pays respect to all Elders, past, present and emerging, as well as Elders from other communities who reside here today. They hold the memories, traditions, culture and hope of Aboriginal and Torres Strait Islander people around Australia.



Ballarat's distinctive historic city skyline and unique story are celebrated and valued by both the local community and visitors to the City. Through the 'Ballarat Imagine' community engagement process conducted in 2013, our city's history, heritage and distinctive story were identified as highly valued elements to what we love about our city. High quality, sensitively designed and creative buildings and public spaces can contribute to the vibrancy and liveability of the City, particularly where higher density built form is anticipated. As the population of the City continues to grow, the Ballarat City Centre needs to develop clear urban design principles that guide how development will respond to context, location and distinctively local values. This means successfully balancing our heritage and living history, whilst showcasing our innovation, creativity and vibrancy through further growth and development.

In acknowledging the need for Ballarat's CBD to grow as a vibrant and connected mixed-use precinct, the primary objective of this Skyline and Views Study is to provide clear planning policy and urban design guidance for future development and built form to sit comfortably within the preferred profile and not detract from the historic Ballarat skyline. It should be noted however, that this Skyline and Views Study does not seek to give guidance on every aspect of visual impact, rather it presents part of a suite of documents which seek to enhance the urban design quality and diversity to our City's skyline. The study forms part of a suite of planning policy guidance for higher density built form in the Ballarat CBD.



## Purpose

In recognition of the contribution the historic CBD skyline, its landmark buildings and the wider topographical features makes to the City's unique character, the City of Ballarat has undertaken a visual assessment of strategic views to and from the CBD. The key objectives of this project are

1. Designation of views
2. Protection of views, and
3. Management of views.

This study will form part of a suite of documents which will contribute to future planning controls across the Ballarat CBD.

## Background

Adopted in 2015, *Today, Tomorrow, Together – The Ballarat Strategy: Our Vision for 2040*, provides a vision and long-term plan to manage change across the City of Ballarat over the next 25 years. Within this and other Council strategies, the Ballarat CBD has been recognised for its much-loved heritage, landmarks and skyline while also being clearly designated as an important precinct for residential and commercial growth. It's central location within the City and potential connectedness to public transport and community services and infrastructure, presents it with a significant opportunity to grow as a well-designed and thriving 'neighbourhood'.

In recent times, the Ballarat CBD population was in decline and a program of work to attract vibrancy and activity back into the CBD was established through the 'Making Ballarat Central (the CBD Strategy)' adopted in August 2017, and more recently, the 'Bakery Hill Urban Renewal Plan' adopted in September 2019.

In applying UNESCO's HUL approach, 'Our People, Culture and Place: A plan to sustain Ballarat's heritage 2017-2030' recognised the vulnerability of the city's landmarks and skyline in the context of contemporary development pressures and committed to undertaking skyline appraisals in the Ballarat CBD to inform future development (this study). Ballarat's strong connection to story and heritage and enjoyed liveability was further highlighted through Ballarat's 2019 Prosperity Framework – where an in-depth community engagement process found that their aspirations for Ballarat's future prosperity include:

- Our heritage and stories – passing on lessons of the past
- Our enviable lifestyle – both vibrant and relaxed
- A welcoming, inclusive and active city – demonstrating our shared values
- An innovative and clever city – managing its growth sustainably; and
- A creative and increasingly sophisticated city – drawing attention.

## Context and Ballarat Central: a case for protection

The case for protecting Ballarat's Skyline lies in the concept of the City in the Landscape. The key components of the City in the Landscape include:

1. The natural topography and landscape features which surround the City
2. Landmark buildings across the City
3. The cultural and historical significance of the City (including pre-contact and post-contact Ballarat)



### Natural topography and landscape

A prominent feature of Ballarat is the undulating topography that affords inward and outward views across the city, including of its historic built form skyline and surrounding natural features – particularly the landforms of Mount Buninyong and Warrenheip. These historic buildings built within the natural surrounds gives the City a sense of the 'City in the Landscape' – a key platform for guiding change identified within the Ballarat Strategy. This concept of the City in the Landscape derives from the topography of the land, the heart of the CBD being within the natural flat of the city, or within a natural 'bowl' setting. This setting originally was used by the Wadawurrung people as a resting place during the winter months. In the build-up to the Eureka Stockade, gold miners also used the higher ground at Bakery Hill for several significant public meetings. In the lead up to the Eureka Stockade it was at one of these meetings that the Eureka flag was first raised.

### Landmark buildings

A significant number of historic civic and private buildings were constructed throughout the city during the goldrushes and reflecting its role as a regional centre, many of which still exist today as important and visible features in the landscape. The buildings, many of which represent Ballarat's wealth in the late 1800s, early 1900s have formed a 'collective skyline silhouette' with established views to landmark buildings and natural landscapes.

### Historical significance

The majority of Ballarat's CBD is protected in local Heritage Overlays and many properties within the Ballarat CBD are of State Significance. At the same time, the City of Ballarat is part of a region-wide bid to gain UNESCO World Heritage Listing for the Central Victorian Goldfields. In the draft proposed 'Statement of Outstanding Universal

Value' Ballarat is referenced as being central to the cultural landscapes that exemplify the goldrush phenomenon. As drafted, Ballarat is distinguished, "...by new grid-plans, wide boulevards, and a proliferation of archetypal goldrush public buildings, this instant city in grand Victorian colonial style survives amongst the finest and most architecturally notable historic gold cities in the world..." The articulation of Ballarat's skyline, formed in a short period triggered by one of the most significant and sensational goldrushes the world has ever witnessed, remains extremely intact and authentic to this day. This level of intactness and authenticity are the pillars that will enable the city to achieve World Heritage status and its significance, setting and context needs to be recognised and managed accordingly.

### A growing and changing City: the need for intervention

Ballarat's population is growing, however, much of this population growth is occurring in the greenfield areas of the City. There is now a strong strategic desire to encourage higher density buildings within the CBD area – aligned to the '10-minute City' identified as a key platform for change within the Ballarat Strategy. Currently, there is limited planning guidance within the Ballarat Planning Scheme to guide this future development. The Skyline and Views study is intended to provide part of the strategic justification for a suite of policies to ensure that the valued heritage and character attributes to the city area – and that built form can contribute to a thriving, safe and connected CBD.



## Ballarat's Historic Skyline

### The city in the landscape

Today Ballarat's CBD extends across a small part of the Traditional Country of the Wadawurrung peoples, who have lived here for at least 50,000 years. Their ancestors shaped the landscape through their activities, knowing it deeply and imbuing it with cultural and spiritual meanings. These connections remain in Country that the city exists upon and is surrounded by today.

The underlying geology and lie of the land have helped to influence the development of Ballarat as the attractive regional city seen today. Ballarat's main river, the Yarrowee, flows through the centre of Ballarat, along a prominent escarpment that delineates the western volcanic plain to the west from the uplands to the east. This escarpment aligns closely with the boundary of what is now known as Ballarat West and Ballarat East.

The landscape of the Yarrowee River corridor has progressively altered following the gold rush of 1851 with the grassy flats giving way to despoiled land and subsequent urban development. Before these changes too place the landscape was resource rich and the hills to the east would have afforded extensive views of the western volcanic plains.

The subsequent character of Ballarat is very much defined by this topography as graphically illustrated by the contrast shown in Urquhart's plan between the flat grid layout of the west with the irregular development of the east and the dominance of its hills – Black Hill, Soldiers Hill and Mount Pleasant.

### A history of viewing

Since the early days of the city's development the streets and views have been captured by thousands of historic photographs and postcards. Views over the city from the top of Ballarat's Town Hall clock tower have been many along with vistas down the main streets such as Sturt Street. As noted in 1886, *"...There are few boulevards south of the Equator superior to the Sturt Street of Ballarat..."* and at the turn of the 19th century, Sir John Madden, the Chief Justice of Victoria, was moved to suggest Ballarat as the 'Athens of Australia'.

### Ballarat Imagine

During consultation for the Ballarat Imagine initiative in 2013 the community continued the viewing tradition and referred to outward views of natural landmarks like Mt Buninyong and Warrenheip and the bush landscape and mature trees generally from within the CBD.

Particular responses referred to:

- Views to Warrenheip from the CBD.
- City skyline with Mt Buninyong and Warrenheip in the background.
- Views of the city from high points at night.
- Views east down Sturt Street.
- Wide open boulevard of Sturt Street.
- Large trees within the city skyline.

This reinforces the importance of the natural landscape creating a contrasting backdrop with the built landscape of the city and the prominence of the city skyline.





Figure 1 | A Souvenir of Beautiful Ballarat, undated (12 foldout postcard views of Ballarat, held at the Gold Museum)



Figure 2 | Postcard view c1950 down Sturt Street from Lydiard Street



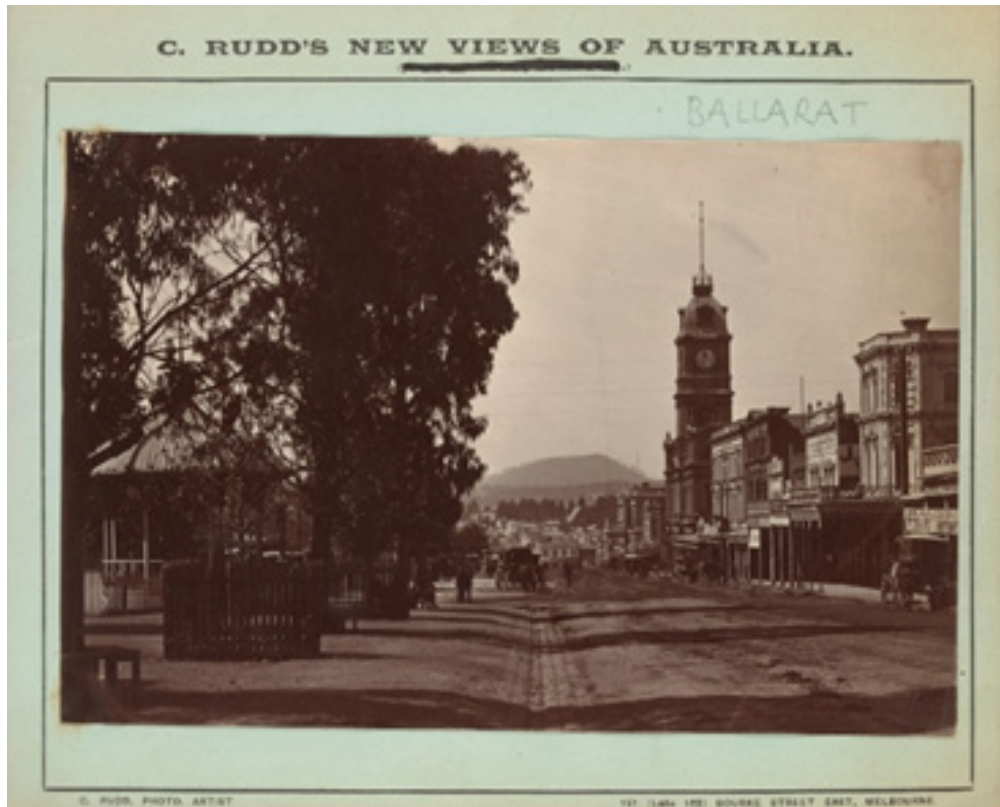


Figure 3 | View of Alexandra Square, Sturt Street and Town Hall from Dawson Street c1900s  
(Source: State Library of Victoria)



Figure 4 | Sturt Street looking west from Bridge Street c1882 (Source: State Library of Victoria)

### A celebration of the Ballarat's skyline: spires, clock towers, decorative gables and silhouettes

The triumvirate towers of Ballarat's major landmark buildings – Town Hall, Post Office, and Railway Station – forms the dominant silhouette at the core of the city when viewed from the surrounding streets. The historic churches also make a significant contribution to the collective skyline. St Patrick's Cathedral, together with St Andrew's Kirk and the former Baptist Church opposite St Patrick's forms part of an intact Cathedral precinct that has no parallels in Victoria.

The fire station towers also form an integral part of the city's skyscape. The Ballarat East fire station, still in use, is an important feature at the 'Civic Heart' of Ballarat East and the former fire station on Sturt Street, now an office, is a major element in the historic streetscape. The Ballarat East Fire Station is historically significant as one of the few remaining examples of nineteenth century fire stations and is possibly the oldest in Victoria.

Along the Ballarat escarpment – Lydiard Street, Camp Street & Sturt Street – there are a number of historically significant buildings whose silhouettes form prominent skyline features. Such fine architectural details include the decorative parapet of Trades Hall on Camp Street, the unique octagonal dome on top of the former National Mutual Insurance Company building at the corner of Lydiard Street, and the Mechanic's Institute's statue of Minerva overlooking Sturt Street.

This extensive and impressive collection of skyline features makes Ballarat a special place in the State of Victoria, in Australia and globally, as a rare intact and authentic example of a goldrush era city.



Figure 6 | Ballarat Post Office tower



Figure 5 | Lydiard streetscape



Prominent landmark buildings in central Ballarat include major public and commercial buildings, churches and fire station towers. The numbers correspond with skyline photo annotations for each designated view described later in the report.



**06 Former Congregational Church**

An extraordinary example of eclectic Gothic architecture with its elaborate and finely detailed corner tower and spire rising to 100 feet.



**17 Former State Government Office**

Built in the 'American skyscraper' style, at six storeys with a distinctive tiled pitched roof it's become one of many important buildings that contribute to the city's historic and dynamic skyline.



**10 Former Ballarat City Fire Station**

Although no longer in use, the imposing former Ballarat City Fire Station with its central octagonal watch tower and castellated parapet is believed to be the oldest fire station in Victoria.



**05 Saint Patrick's Cathedral**

St Patrick's Cathedral is of state-wide importance for its associations, Pugin inspired detailing and intactness.



**04 Saint Andrew's Kirk**

St Andrew's Kirk is of aesthetic significance as a major ecclesiastical landmark in Ballarat.



**15 Former Brewery Complex**

Most of the Brewery buildings have been demolished, but the tall brick tower and chimney remain as prominent landmarks on the southern sections of Lydiard Street and Armstrong Street.



**11 Provincial Hotel**

The Provincial Hotel with its domed tower elements is of major importance as a large scale and flamboyant Edwardian building.



**03 Ballarat Railway Station**

The impressive train hall and clock tower symbolise Ballarat's economic success and importance as a provincial city.



**01 Ballarat Town Hall**

The distinctive two storey classical revival building is one of the few grand-scale symmetrical town hall designs in Victoria.



**13 Craig's Royal Hotel**

The site of the first hotel in Ballarat, the current Craig's Royal Hotel was re-built in 1862 in an eclectic Italianate design and extended in 1889 with the elaborate corner tower in high Victorian boom style.





## 16 Trades Hall

A three-storey brick building set on a sharply angled site, its rendered facade is executed in a grandiose mannerist design using giant Corinthian orders, broken pediments and a decorative parapet.



## 20 State School

This large brick building on the high ground at the corner of Mair Street and Humffray Street is visible from many of the surrounding streets.



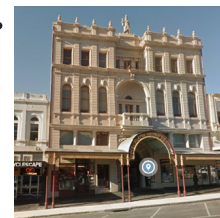
## 02 Ballarat Post Office

The former Ballarat Post Office clock tower rises in five stages and remains one of Ballarat's most monumental landmarks.



## 12 National Mutual Insurance Company Offices

An imposing corner building built in 1905 with mixed Renaissance and Venetian Gothic characteristics.



## 18 Mechanics Institute

A distinguished building dating from 1860, its elaborate facade with classical motifs is topped by a statue of Minerva the Roman Goddess of wisdom.



## 19 St Alipius Church

This bluestone church with its prominent tower stands at the centre of a distinctive complex of buildings associated with the St Alipius parish.



## 07 Former Wesleyan Church

The church with its striking polychrome brickwork is of major importance, enhanced by the height and grandeur of the Ballarat escarpment.



## 14 Her Majesty's Theatre

Arguably the oldest operating theatre in Australia, the original 1874 Lydiard Street facade survives, and the rear three-storey brick section has a strong visual element which can be seen from Bakery Hill.



## 09 Ballarat East Fire Station

The tower occupies a prominent position within the East Ballarat civic precinct and can be viewed from many areas around Ballarat's CBD.



## 08 Saint Paul's Anglican Church

The large square castellated tower of St Paul's built in 1861 dominates the high ground of Bakery Hill.



# Part 1: View selection

Identifying the key views across Ballarat Central which have a strong link to the natural landscape, heritage and historic story of Ballarat.





## Method for view selection

This study incorporates a comprehensive analysis of views across the central city. A total of 37 views were selected for review (see Figure 7 |). Of these, 12 were identified as 'designated views' that need specific guidance on view management to ensure that the overall skyline of Ballarat CBD is protected and enhanced. The remaining 25 were considered 'local views' that, while an important part of the experience of being in Ballarat, weren't considered of sufficient overall quality and importance to warrant further detailed investigation and protection.

### How were the 12 'Designated Views' selected?

The designated views are those that have been selected as having the best quality attributes against the following criteria:

- View experience
- Quality of view composition
- Visibility of architectural landmarks
- Visibility of natural landmarks
- Quality of viewing place

Part 2 of this report articulates the specific attributes of the designated views in greater detail.

Appendix A includes a summary of the other 25 views.

## View definitions

### Linear views

Linear Views are defined by the uninterrupted space created between existing elements of the built or natural environment creating a corridor that is supported by the surrounding elements. The contributing elements work to create a uniformity or pattern which creates visual patterns e.g. rows of trees or similar buildings and structures. The compositional quality of the

view varies according to the different character of the associated Viewing Locations.

The selected linear views include:

- Sturt Street CBD gateway
- Sturt Street Boulevard
- Sturt Street Queen Victoria Square
- Sturt Street at Bridge Mall entrance
- Lydiard Street at Ballarat Railway Station
- Lydiard Street at the School of Mines

### Panaromic Views

These views focus on architecturally and/or significant buildings that contribute to a skyline setting. They are views of an architectural or landscape composition of historical significance and are representative of Ballarat and include many iconic buildings. Different versions of skyline views are experienced as the viewer moves through the Viewing Location.

The selected panaromic views include:

- Little Bridget Street CBD gateway
- Curtis Street CBD gateway
- Mair Street CBD gateway
- Dana Street toward Ballarat East
- Mair Street toward Bakery Hill

**Framed views:** These views focus on one specific landmark building that is framed by the existing urban setting.

There is one selected framed view - Camp Street to Ballarat Railway Station.





Figure 7 | Location of 37 views that were assessed through the Ballarat Skyline Study

## Summary of 12 Designated Views

### Linear views

#### LV1 - Sturt Street CBD Gateway

This important location acts as a 'gateway' into the CBD along the main boulevard of Sturt Street. The view is enhanced by the slight fall in landform bringing the landmarks in the view into greater prominence. It is also historically important as a gathering place associated with Ballarat's main war memorial.

#### LV2 - Sturt Street Boulevard

The shared path alongside Sturt Street Gardens presents a sequence of views of the CBD skyline and long-range views over Bakery Hill to the distinctive profile of Mount Warrenheip. These views can be enjoyed by both pedestrians and cyclists, particularly at the road intersections with Dawson Street, Doveton Street and Armstrong Street.

#### LV3 - Sturt Street Queen Victoria Square

This major civic location in front of Ballarat Town Hall has been a meeting place since the city's foundation in the 1850s and is the location for many civic and cultural events. It is a historically significant site for statues and public gathering and the gathering place for National Trust guided walks and other visitor experiences.

#### LV4 - Sturt Street at Bridge Mall entrance

Significant location where East Ballarat meets the grid pattern of the planned city with views up to the civic buildings and Sturt Street

Gardens. This was the historic entrance into the centre of Ballarat emerging from the narrow commercial strip of Main Road/Bridge Street into the wide boulevard of Sturt Street. The viewing place remains a pedestrian friendly location in which to contemplate the many characteristics of the city.

#### LV5 - Lydiard Street at Ballarat Railway Station

A major vista along Lydiard Street where the early development of major commercial and public buildings is substantially intact, and the streetscape is considered to represent the finest continuous collection of historic buildings in Ballarat. The articulated and varied composition of skyline elements encapsulates the range of building styles which typify Ballarat's historic CBD. Viewers include past and present rail passengers and locals from Ballarat North and Soldiers Hill.

#### LV6 - Lydiard Street at School of Mines

A pedestrian friendly space and gateway location into Federation University's SMB Campus, presenting a major view along Lydiard Street as far as the residential area of Soldiers Hill. The skyline features a number of towers such as Craig's Royal Hotel and the former Post Office and draws the eye as far as the Presbyterian Church spire on Soldiers Hill. The double storey verandahs and highly decorated parapets add to the texture and aesthetic quality of the streetscape.



## Panoramic views

The panoramic views are located within Bakery Hill and Lydiard Street (looking east). These elevated positions allow the viewer to look over the low-lying river corridor toward the CBD skyline or the landscape to the city's east. Bakery Hill was historically the main approach from Melbourne and past viewers would have included tourists, dignitaries as well as locals. Present viewers include vehicles entering the city from the east, pedestrians and cyclists.

### PV1 - Little Bridge Street CBD Gateway

Given its elevated location and gateway significance this is a highly significant viewpoint, giving rise to a clear view of the fine High Victorian buildings signifying the height of prosperity brought by gold mining. The location is historically important as the site on Bakery Hill where a 'monster meeting' of between 10,000 and 20,000 miners was held on the 29th November, 1854 at the height of the initial gold rush. Adjacent is the location where Peter Lalor addressed a gathering to swear an allegiance to the Eureka Flag, a major event in Ballarat's history.

### PV2 - Curtis St CBD Gateway

This location on the high ground of Bakery Hill affords a clear view of the historic CBD skyline in contrast to the built development on the river plain in the middle ground below. The viewing place is associated with the very early historic development of the eastern side of Ballarat, a result of the gold discoveries in the area. East Ballarat became a prime focus for commercial and community activities which were separate from those being established at the same time in West Ballarat. The view demonstrates important visual qualities that assist in this understanding of the historical, cultural and architectural development of the two contrasting areas of the city.

### PV3 - Mair St CBD Gateway

A main approach into the CBD with a significant vista to the skyline towers and spires. The clock towers, church spires and articulated roof ridges that showcase the skyline represent the height of the gold inspired development during the 1870s and 1880s and this architectural ensemble remains largely intact to the present day.

### PV4 - Dana St toward Ballarat East

On the approach along Dana Street a dramatic panoramic view opens up from the crest of the slope at the roundabout on Lydiard Street. The view takes in the treed setting of Ballarat East with the distinctive Mount Warrenheip prominent on the far horizon. Along with the highly decorated lamppost, the view is framed by the dominant corner buildings, particularly the imposing red and cream brick former Wesleyan Church with its steeply gabled intersecting roofs.

### PV5 - Mair St toward Bakery Hill

Lydiard Street occupies the high ground above the Yarrowee River plain and at the Mair Street junction gives rise to panoramic views over Bakery Hill. Noticeable buildings include the former School building on Humffray Street and St Alipius Church on Victoria Street with the exceptional Blue Gum in Lakeland Square creating another prominent feature. The treed canopy of Canadian Forest forms the backdrop with Mount Warrenheip a clear topographical feature on the far skyline.

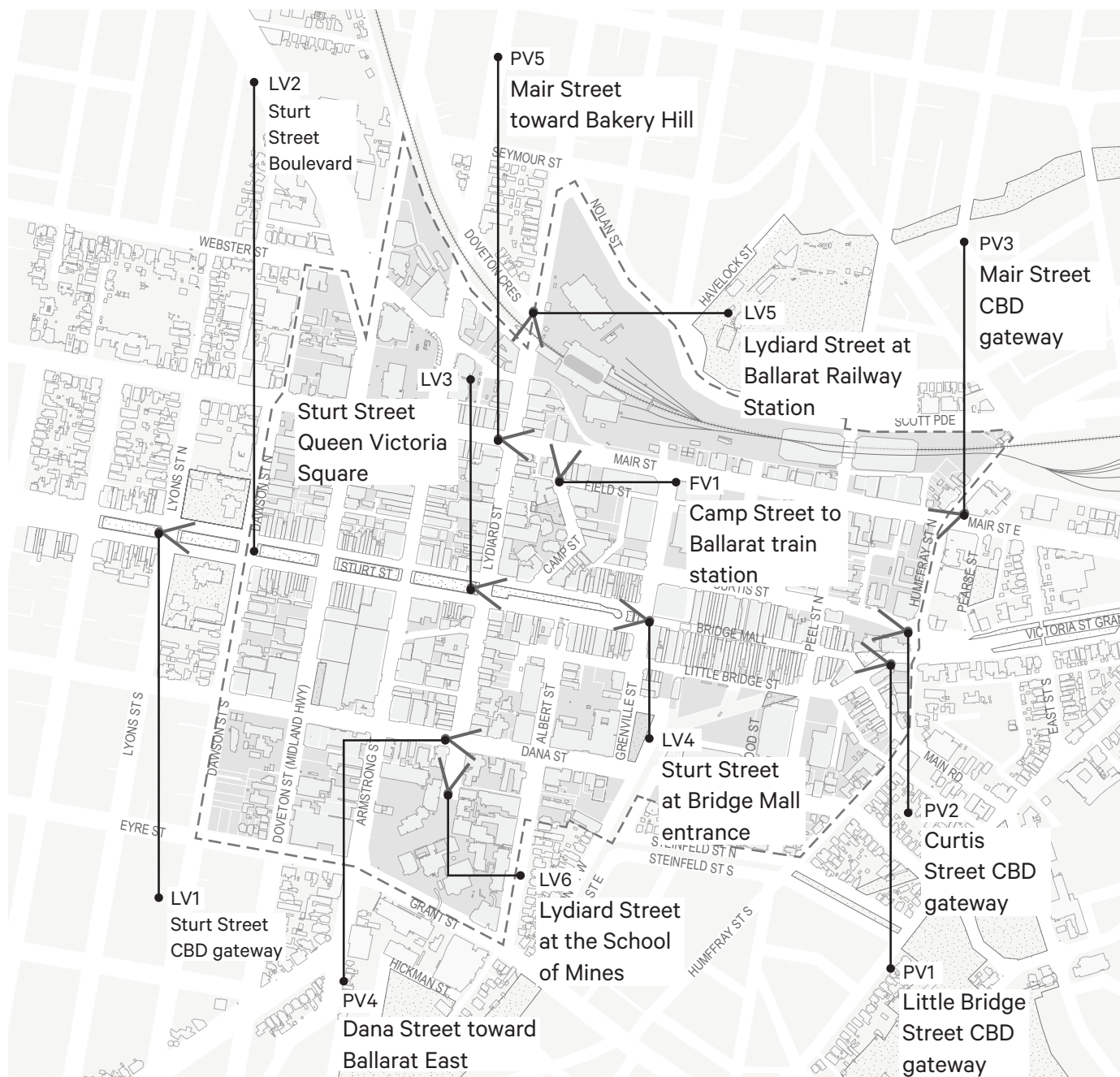


Figure 8 | Designated View Locations and Names



### Framed views

#### FV1 - Camp Street to Ballarat Railway Station

The approach along Camp Street towards Mair Street reveals a classic view of Ballarat Railway Station with its portico entrance and clock tower. The view is framed by the buildings in the foreground particularly the bluestone façade of Pratt's Warehouse a significant building in Ballarat's early history. Camp Street provides a relatively quiet historic precinct in which to appreciate a number of important buildings that define this historically significant area of Ballarat.

In some locations multiple viewing locations are nominated. The maps illustrated here generally only show one view at each location.

### Extent of city that is affected

The specific view corridors for each of the designated views were mapped. This illustrated the extent of the city area where future development needs to be carefully managed to ensure that valued qualities of the skyline view is protected and enhanced. This is shown in Figure 23. Many view corridors overlap, particularly within the historic city centre. This does not mean that development within these view corridors isn't possible. It does mean that building heights and roof profiles in these view corridors should be carefully managed.

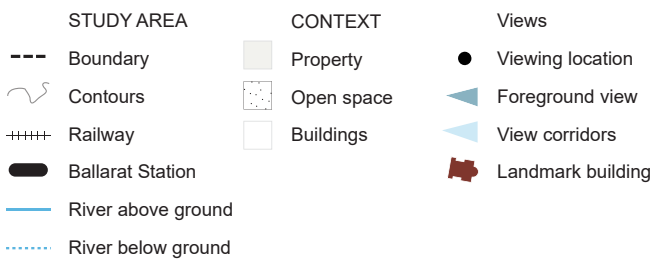
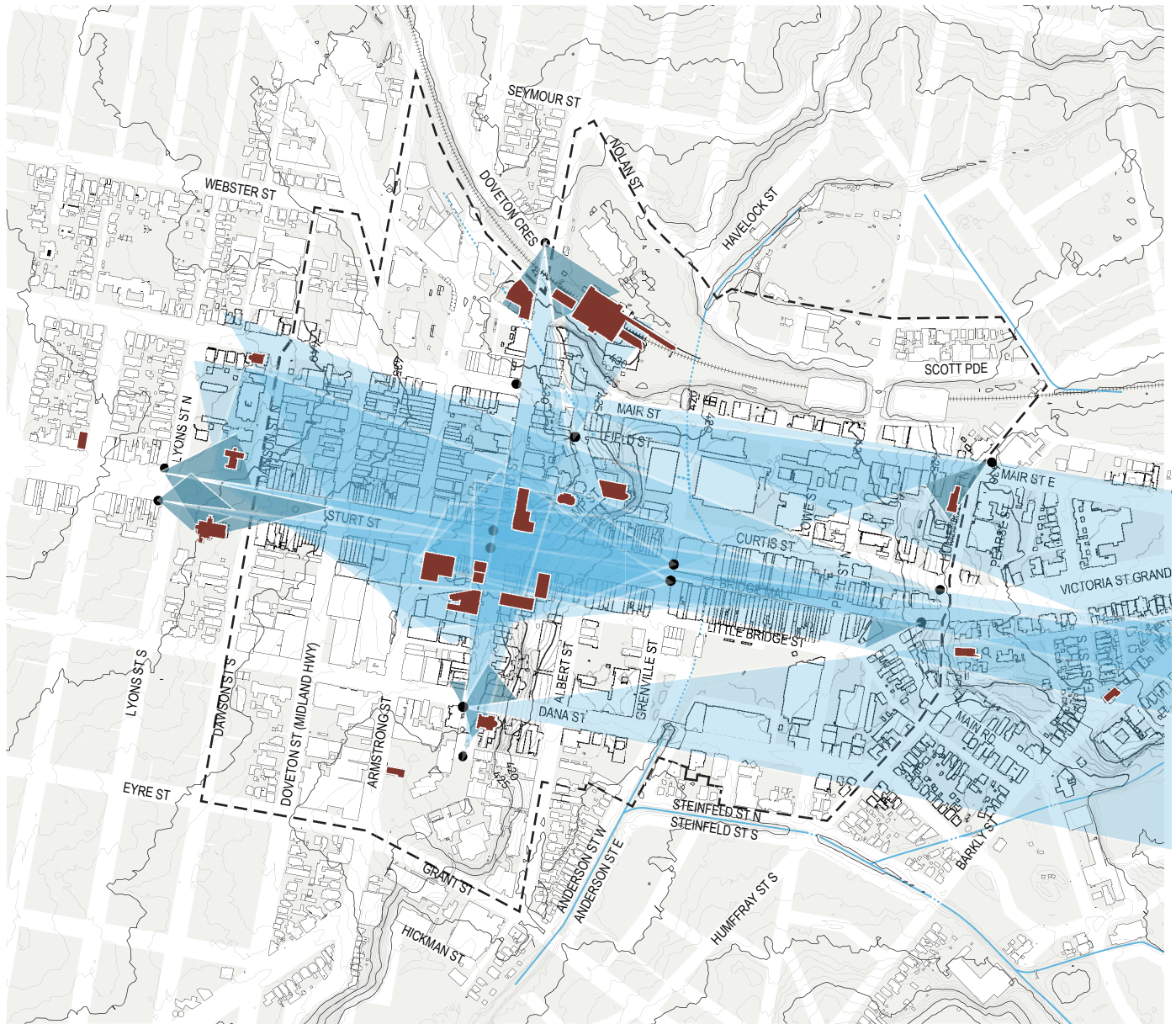
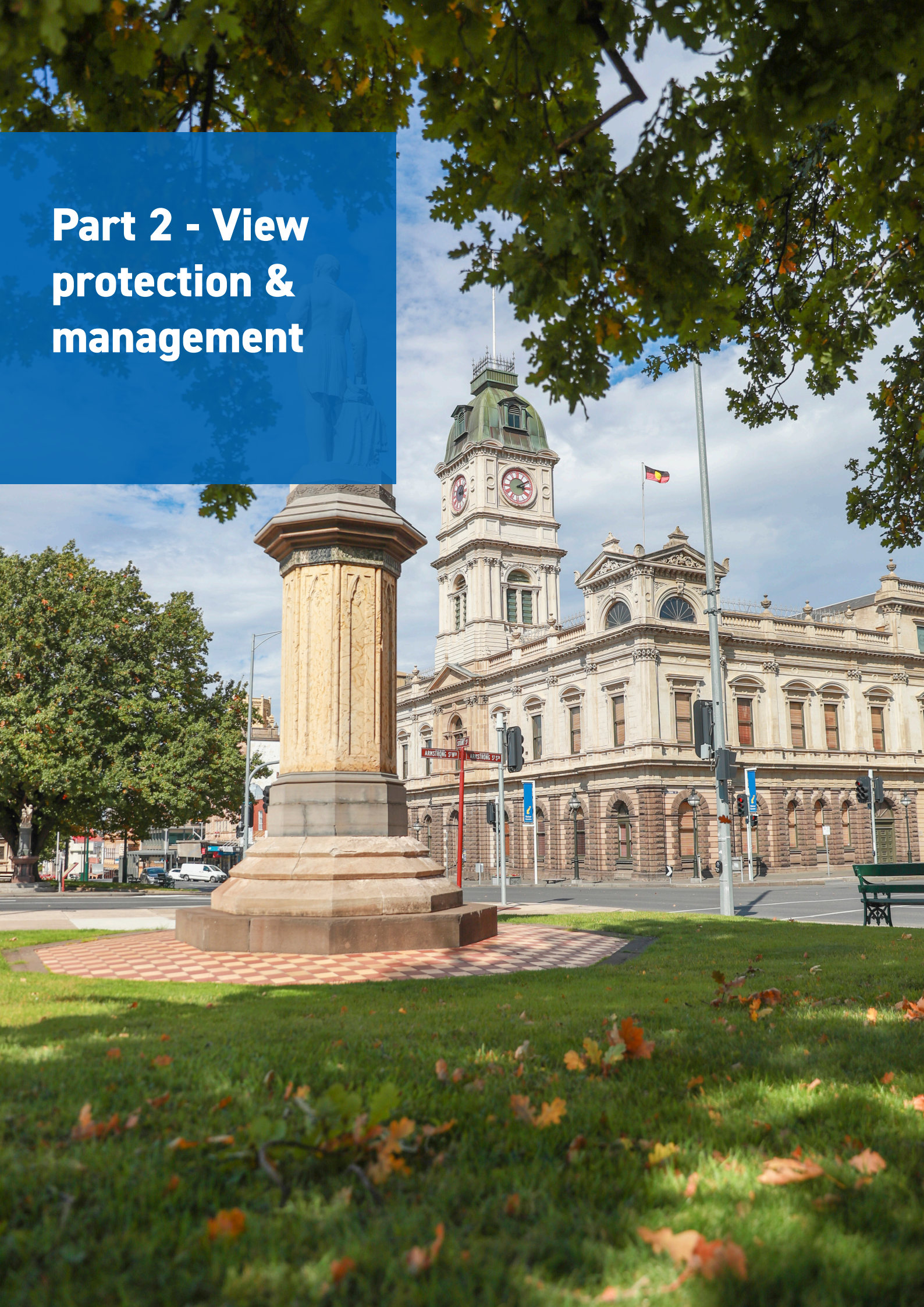


Figure 9 | Combined impact of the viewing corridors from the 12 designated views



## Part 2 - View protection & management





## View attributes

For each location the following detail is provided.

### Viewing Location

The views designated are highly valued because they make a significant contribution to people's ability to understand and appreciate Ballarat as a whole. They are also highly valued because they allow a viewer to see significant historic and cultural landmarks in their landscape or townscape setting and to understand the relationship between them.

### Assessment Points

For each 'Designated View', one or more 'Assessment Points' have been identified. This indicates the viewing direction and the field of view upon which the accompanying photography and visual management guidance is based. Assessment and analysis of proposed development should be undertaken in this defined field of view, initially from these designated assessment points.

### View Cone established

Within the Designated View, a skyline viewing corridor defines a zone that protects strategically important built or natural landmarks, such as the Town Hall, and/or critical skyline silhouettes in the Designated View. Where appropriate, both foreground and longer view cones are established.

### Quality of the view location

A description of the quality of the viewing location which affects the experience of the viewer.

## View Description

- The view descriptions provides detail on the following attributes of the view:
- Topography
- Architectural characteristics
- Landscape characteristics
- Built & natural landmarks
- View detractors

## View management

Changes to Designated Views should be managed in a way that does not harm the composition of the view or key elements of its character. New development that will be visible in a Designated View should be of appropriate height and incorporate excellent architectural design quality. It should safeguard the setting of landmarks, contribute positively to the cityscape and sensitively to the distinctive historic skyline.

Initial guidance is provided within this document on how this view should be managed.

Further work will be required to determine the appropriate building height controls that will be necessary to protect the view.



## Linear View 1 - Sturt Street CBD gateway

This important location acts as a 'gateway' into the CBD along the main boulevard of Sturt Street. The view is enhanced by the slight fall in landform bringing the landmarks in the view into greater prominence. It is also historically important as a gathering place associated with Ballarat's main war memorial.

### View Location

The view location is at the junction of Sturt Street and Lyons Street looking east on the approach to the city centre.

### View Significance

The sense of space encountered in the Sturt Street corridor between Lyons Street and Dawson Street defines the 'gateway' into the main CBD area from the western approach. It creates an entity with a visual connection between the landscape spaces of both church precincts and directs the view towards the historic towers of the CBD and Mount Warrenheip beyond. The Memorial Gardens and church precincts were early developments in Ballarat's gold rush history, part of Urquhart's original plan of 1853 and showcases the boulevard approach to the CBD. As recorded in the 1886 Picturesque Atlas of Australasia, *"...There are few boulevards south of the Equator superior to the Sturt Street of Ballarat..."*<sup>1</sup>

<sup>1</sup> Garran, A (ed) 1886, Picturesque Atlas of Australasia, Sydney, Picturesque Atlas Publishing Co., p.256

### Quality of view location

This view is situated in Sturt Street Gardens opposite the War Memorial, where there is an opportunity to stop and safely take in the linear view down Sturt Street. Further viewpoints can be enjoyed from the pavement at the respective corners of Lyons Street North & South.

Construction has recently started on a new shared path down the southern edge of the central spine of Sturt Street Gardens, which will give greater opportunity to appreciate the view. Road safety works to the junction by Regional Roads Victoria could also improve the quiet nature of the view location.

### View Description

#### Topography and layout of the view

- The junction of Sturt Street and Lyons Street acts as a gateway into the heart of the CBD.
- This location provides an important viewshed as Sturt Street begins to slope down towards the CBD and the Town Hall directing a significant vista to Bakery Hill and over the treed slopes of Ballarat East to Mount Warrenheip.
- Both church precincts on either side of the street form significant features in the foreground helping to frame the strong axis of the views down both sides of Sturt Street.

View	Viewing experience	Quality of view composition	Prominence of architectural landmarks	Prominence of natural landmarks	Quality of the viewing place	Important public gathering space	Significant place in Ballarat's History
LV1	Pedestrian & Driving	High	High	High	High	Yes	Yes

Table 1 | Views Assessment Criteria

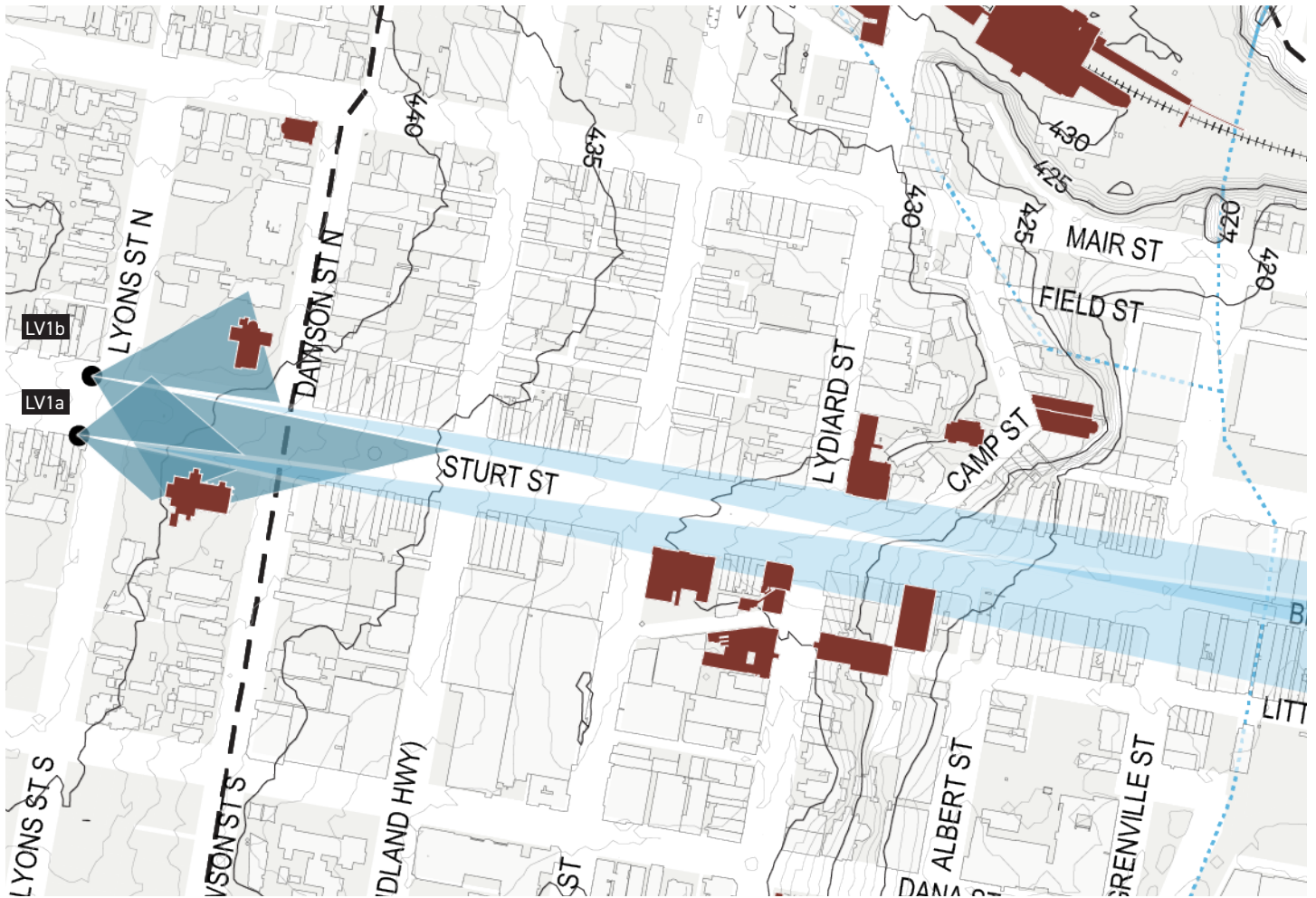


Figure 10 | Linear view 1 – Viewing corridor map



## VIEWING CORRIDOR MAP

- Viewing location
- ▲ Foreground view
- ▬ View corridors
- Landmark building

## VIEWING LOCATION MAP

- Viewing location
- Landmark building

Figure 11 | Linear view 1 – Viewing location map



### View composition – architectural characteristics

- Within the church precincts the combination of built form and mature trees add greatly to the character of the streetscape. The trees form signature elements and the articulation of the church building rooflines, not just the spire of St Andrew's but also the high gable ends and finial structures, add greatly to the character.
- Within the streetscape the historic boundary fencing, both red brick/concrete and cast-iron/bluestone, are significant heritage fabric, along with the bluestone drainage channels.
- The tower of the Town Hall is prominent in the view on the west bound carriageway with the two-storey Golden City Hotel forming an important corner property. On both sides of Sturt Street, the one and two-storey buildings, create a continuous architectural rhythm along the street, enhanced by the fine detailing of the historic facades and verandahs.
- In the far distance, on the west bound side of Sturt Street the view focuses on St Paul's Church tower against the backdrop of the densely treed Pryor Park/Mount Xavier and Mount Warrenheip. Equally on the northern side the view focuses on the built-up area around Bridge Mall before the rise to Bakery Hill.

### Vegetation – green characteristics

- The War Memorial occupies an open, reflective space in the Sturt Street Gardens (median strip) and provides a major visual link to both churches.
- Mature oak trees provide a well-established green spine and mature trees associated with both church precincts, such as the Canary Island Date Palms alongside St. Patrick's Cathedral, frame the foreground view.
- The deciduous trees in winter allow greater transparency to the view down Sturt Street, particularly of the various structures in the central gardens.

### Built & Natural Landmarks

Prominent landmarks in the view include:

- Ballarat War Memorial
- St Andrew's Kirk - 1884
- St Patrick's Cathedral
- Golden City Hotel
- Ballarat Town Hall – 1870-2

Also in the view:

- St Paul's Church tower 1864

Natural landmarks include:

- Sturt Street Gardens
- Mount Warrenheip

### View Detractors

- Prominent advertising hoardings on the sides of two-storey buildings where they overlook the adjacent one-storey buildings detract from the view and the rhythm of the streetscape.
- The large-scale advertising hoarding on the side of 428 Sturt Street is one example. Other detractors include the NAB building on the corner of Doveton Street South (329 Sturt Street); a blank concrete façade that dominates the junction on the west bound carriageway.

### View Management Guidance

- The scale of new developments should be compatible with the composition of the view.
- An important characteristic of the view is the viewer's ability to recognise and appreciate the interplay between the historic towers and spires within the viewing corridor.
- New development in the foreground and middle ground should preserve and enhance the relationship between the identified skyline elements.
- Development in the background should relate positively to the identified skyline elements.

### View Location Management

- The location should continue to be well-managed in line with its current significance as a memorial site.



Figure 12 | LV1a - Sturt Street CBD gateway

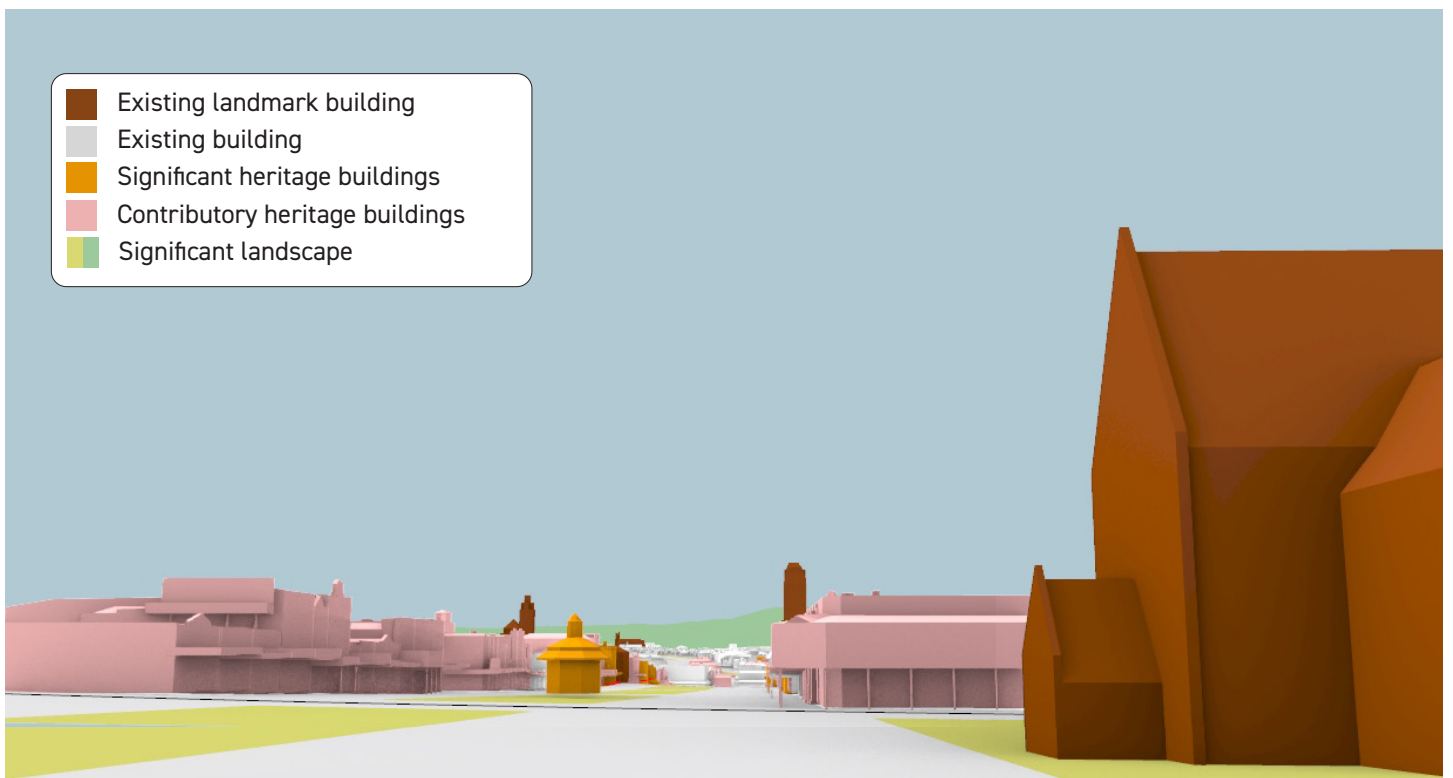


Figure 13 | LV1a - Existing condition - generated from 3d model





Figure 14 | LV1a - Sturt Street CBD gateway - landmarks noted



Figure 15 | LV1b - Sturt Street CBD gateway

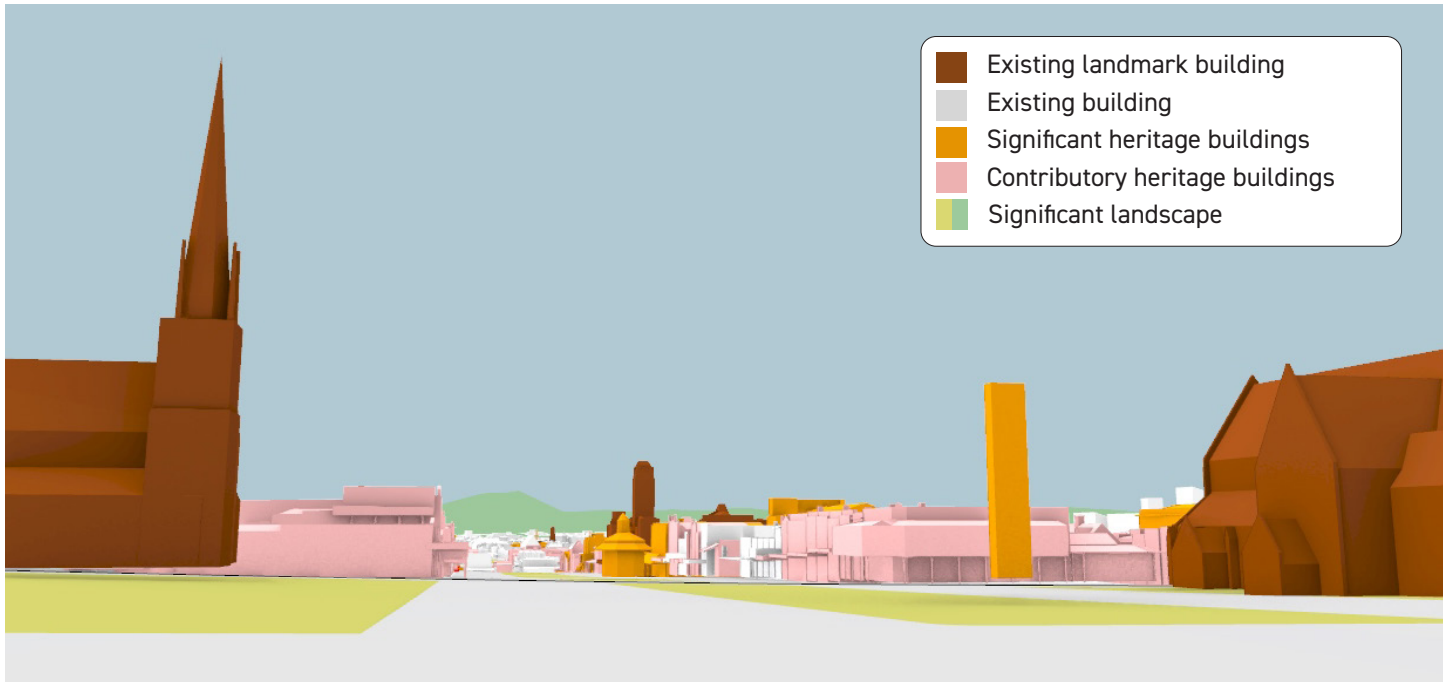


Figure 16 | LV1b - Existing condition - generated from 3d model



Figure 17 | LV1b - Sturt Street CBD gateway - landmarks noted



## Linear View 2 - Sturt Street Boulevard

The Sturt Street boulevard approach continues from the Church precinct to Ballarat Town Hall taking in a progression of viewing opportunities of the historic buildings of Sturt Street and of Ballarat East and Mount Warrenheip beyond.

### View Location

There are 3 viewing places at the junctions of the main intersections with Dawson Street, Doveton Street and Armstrong Street, including the garden areas in between.

### View Significance

The shared path alongside Sturt Street Gardens presents a sequence of views of the CBD skyline and long-range views over Bakery Hill to the distinctive profile of Mount Warrenheip. These views can be enjoyed by both pedestrians and cyclists, particularly at the road intersections with Dawson Street, Doveton Street and Armstrong Street.

The central garden areas, historically known as squares – Alexandra Square, Shoppee Square and Queen Victoria Square, the latter in front of Ballarat Town Hall, provide significant civic spaces within which to appreciate Ballarat's historic townscape.

### Quality of view location

The central gardens provide a continuous pedestrianised space from which to appreciate the views of Sturt Street's iconic landmarks and architectural diversity.

## View Description

### Topography and layout of the view

- Sturt Street gently slopes down to the centre of the CBD with linear views directed by the consistent rhythm of the predominant historic buildings on both sides of Sturt Street and the continuous band of gardens along the median strip.

### View composition – architectural characteristics

- As a designated heritage precinct, Sturt Street features an almost continuous row of contributory buildings dating from the Victorian period onwards showcasing buildings and features associated with the civic and commercial development of the area from the 1850's.
- The significant and contributory buildings are predominantly Victorian, Federation, Edwardian and Inter War styles and feature ornate detailing, verandahs and intact exteriors. Significant commercial and institutional buildings include the 2 storey corner buildings, particularly the Golden City Hotel, the individual significant Mitchell's Building (Myers Central Square) and the landmark Ballarat Town Hall.
- Other key features include the intact bluestone kerbs and gutters and areas of original street paving of large bluestone flagstones.
- The landscaped central median strip with memorial, fountain and statues contributes to the overall architectural quality of the streetscape, demonstrating important

View	Viewing experience	Quality of view composition	Prominence of architectural landmarks	Prominence of natural landmarks	Quality of the viewing place	Important public gathering space	Significant place in Ballarat's History
LV2	Pedestrian	High	High	High	High	Yes	Yes

Table 2 | Views Assessment Criteria

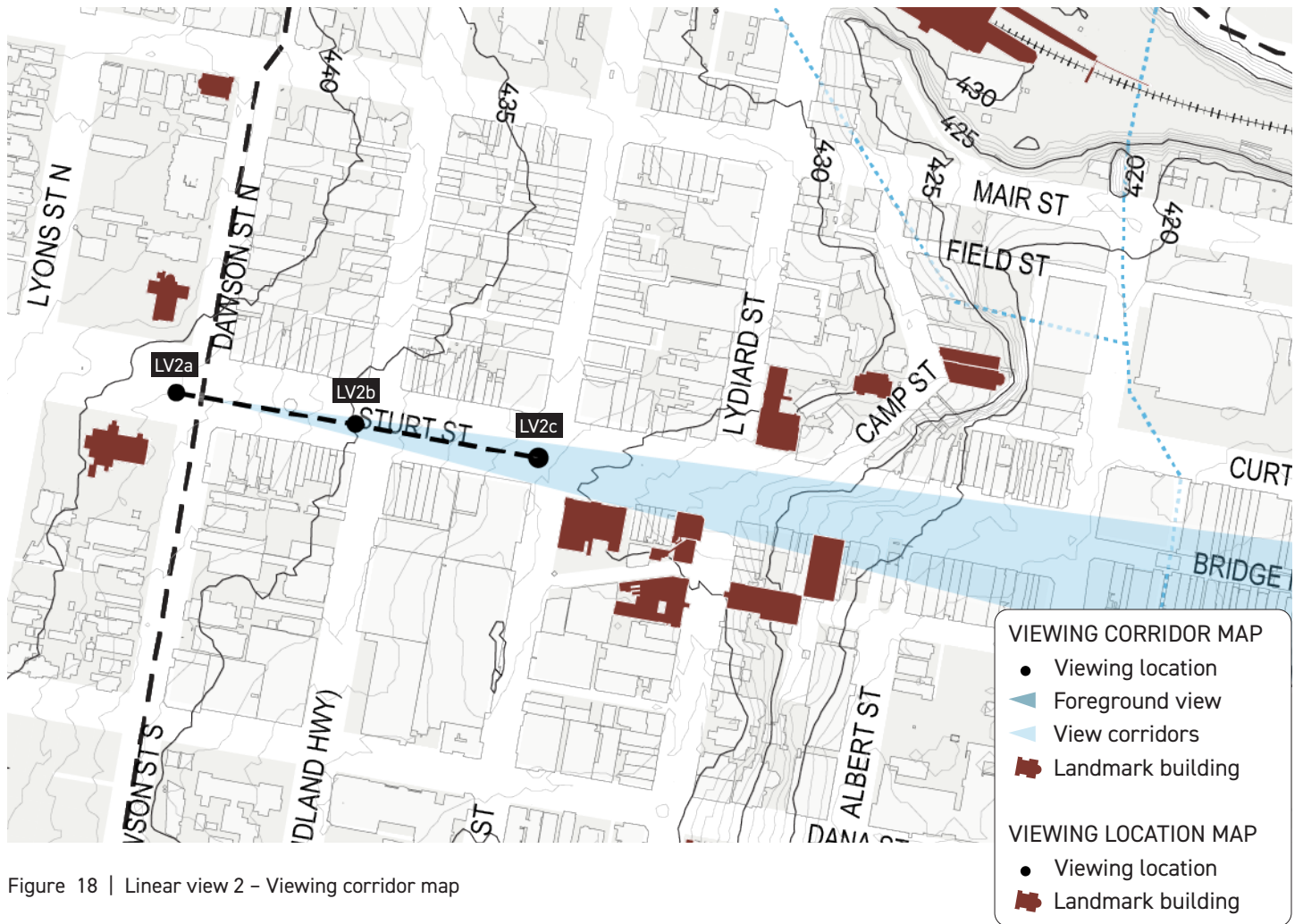


Figure 18 | Linear view 2 – Viewing corridor map



Figure 19 | Linear view 2 – Viewing location map



aesthetic visual qualities that reflect the historical, cultural and architectural development of the CBD.

### Vegetation – green characteristics

- The Sturt Street Gardens feature mature elms and oaks and generous lawn areas which provide a fine setting for the many statues, memorials, shelters and events that take place in various garden areas.
- The well-established green spine provides a contiguous visual link along the length of Sturt Street.
- During the winter season the deciduous trees reveal the various features more fully as well as bringing both sides of the Sturt Street boulevard into view.

### Built & Natural Landmarks

Prominent landmarks in the view include:

- Golden City Hotel
- Mitchell's building (Central Square)
- Ballarat Town Hall 1870-2

Also in the view:

- Mechanics' Institute 1869
- St Paul's Church tower 1864

Natural landmarks include:

- Alexandra Square 1905
- Shoppee Square 1897
- Queen Victoria Square 1901
- Mount Warrenheip

### View Detractors

- Detractors include prominent advertising and the blank facades of non-contributory corner buildings.
- There are few other detractors apart from the road junctions that need to be navigated along the pathway.

### View Management Guidance

- In general, the scale of new developments should be compatible with the composition of the view.
- New development should not disrupt the viewer's ability to recognise and appreciate the interplay between the historic landmarks within the viewing corridor.
- Development in the background (back of the view cone) should relate positively to the identified skyline landmarks in the foreground and middle ground of the linear views.

### View Location Management

- The various locations along the shared pathway should continue to be well-managed as part of the ongoing maintenance of the gardens.
- Opportunities to enhance the character of the historic garden squares with the introduction of interpretation celebrating the views and townscape features.



Figure 20 | LV2a - Sturt Street & Dawson Street

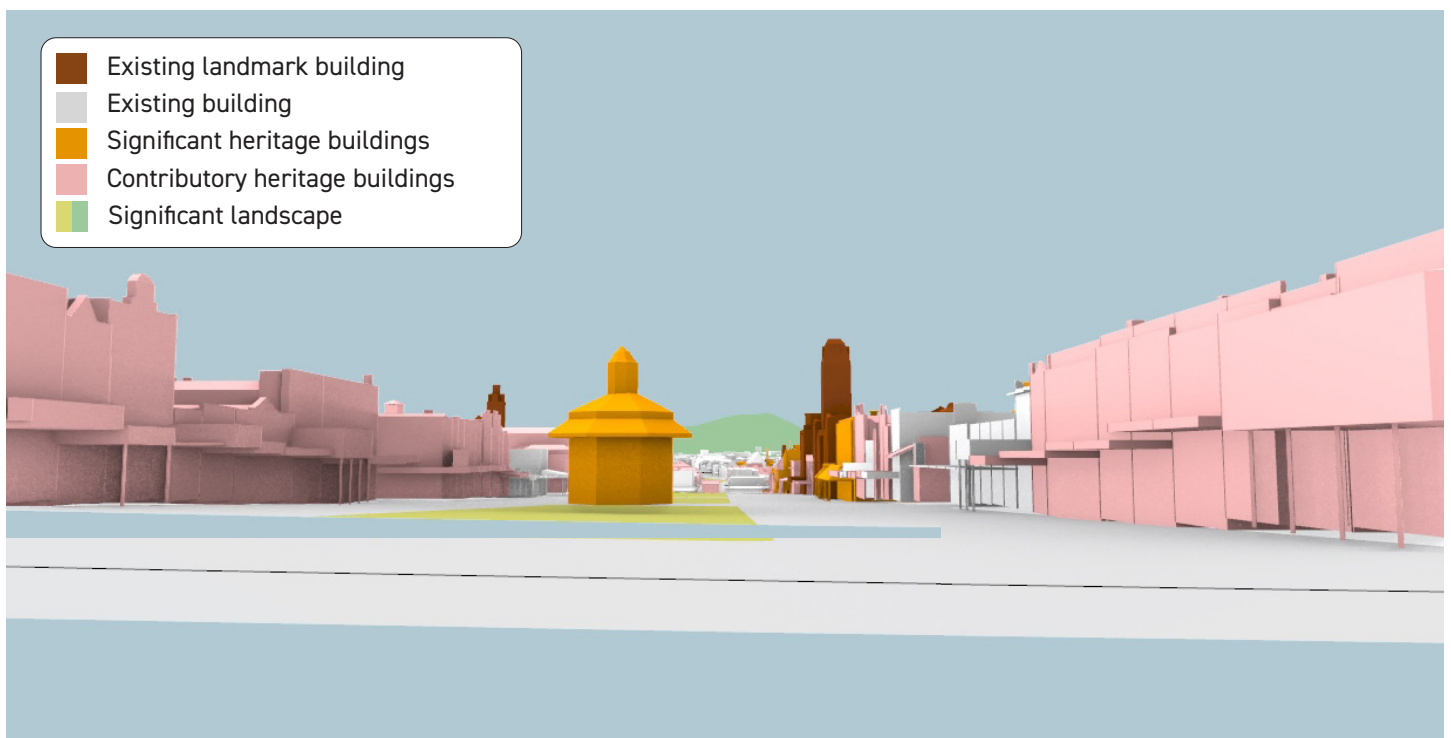


Figure 21 | LV2a - Existing condition - generated from 3d model





Figure 22 | LV2a - Sturt Street & Dawson Street - landmarks noted



Figure 23 | LV2b - Sturt Street & Doveton Street South



Figure 24 | LV2b - Sturt Street and Dawson Street - landmark buildings noted - existing condition - generated from 3d model



Figure 25 | LV2b - Sturt Street & Dawson Street - landmarks highlighted





Figure 26 | LV2c - Sturt Street & Armstrong Street

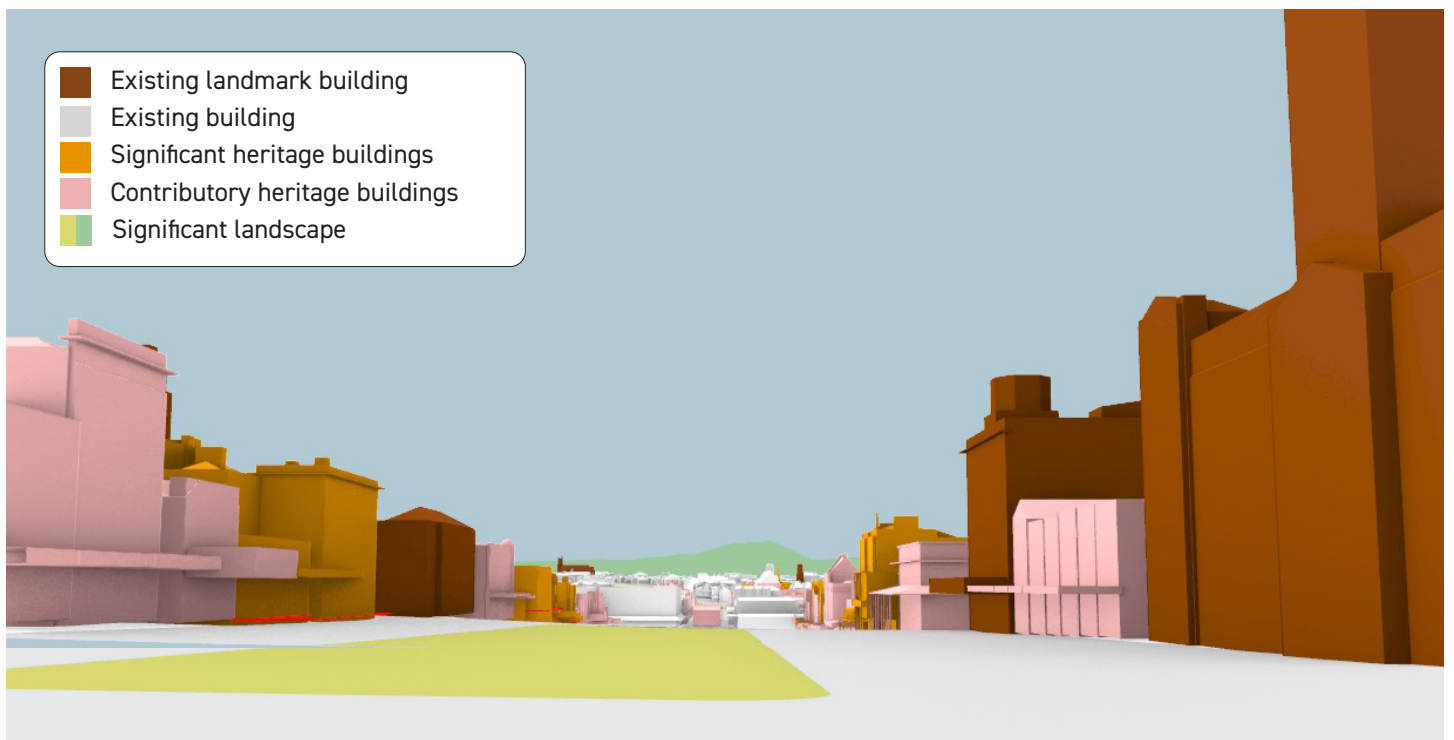


Figure 27 | LV2c - Existing condition - generated from 3d model



Figure 28 | LV2c - Sturt Street & Armstrong Street - landmarks highlighted



## Linear View 3 - Sturt Street Queen Victoria Square

This major civic location in front of Ballarat Town Hall has been a meeting place since the city's foundation in the 1850s and is the location for many civic and cultural events. It is a historically significant site for statues and public gathering and the gathering place for National Trust guided walks and other visitor experiences.

### View Location

Sturt St/ Armstrong St to Lydiard St looking east (Queen Victoria Square)

### View Significance

A significant location within the CBD where views to Ballarat East and its contrasting historical development can be appreciated.

This section of Sturt Street is historically significant as the civic heart of Ballarat as represented by Urquhart's 1853 plan for Ballarat. The plan centres on Mt Warrenheip and reflects the significance of the city's grid pattern layout on the higher ground overlooking the informal layout of the early alluvial goldfields to the east.

Historically Queen Victoria Square was the site of major civic events and where the Robert Burns Statue now stands, an early gathering place for debating local issues.

### Quality of view location

Queen Victoria Square is a popular gathering place and the large-paved area surrounding the Burke

and Wills Memorial Fountain provides a safe open space in which to enjoy the views along Sturt Street and Lydiard Street. Further viewpoints can be enjoyed from the pavement at the respective four corners of Sturt Street.

## View Description

### Topography and layout of the view

- The viewing location commands the crest of the Ballarat (Camp Street) escarpment with views down Sturt Street to a major landmark (Mount Warrenheip). Historic buildings on both sides of Sturt Street frame the view with the central gardens forming an important component of the view composition.
- From the church precinct at the Lyons Street junction, Sturt Street gradually slopes down to the Yarrowee River corridor. At Lydiard Street the slope becomes more pronounced bringing Bakery Hill into greater focus.

### View composition – architectural characteristics

- The aesthetic attributes of the view are defined by the consistent scale of buildings, the varied yet complementary architectural details and the channelled focus on Bakery Hill and Mount Warrenheip.
- The 2 to 3 storey, largely Victorian and Edwardian buildings lining Sturt Street showcase a rich variety of parapet details and roof shapes.
- In the middle to far distance noticeable features include: the parapet and brick side elevation of the three-storey historic building at 26 Bridge Mall; the one and two storey brick buildings lining Little Bridge Street on

View	Viewing experience	Quality of view composition	Prominence of architectural landmarks	Prominence of natural landmarks	Quality of the viewing place	Important public gathering space	Significant place in Ballarat's History
LV3	Pedestrian & Driving	High	High	High	High	Yes	Yes

Table 3 | Views Assessment Criteria

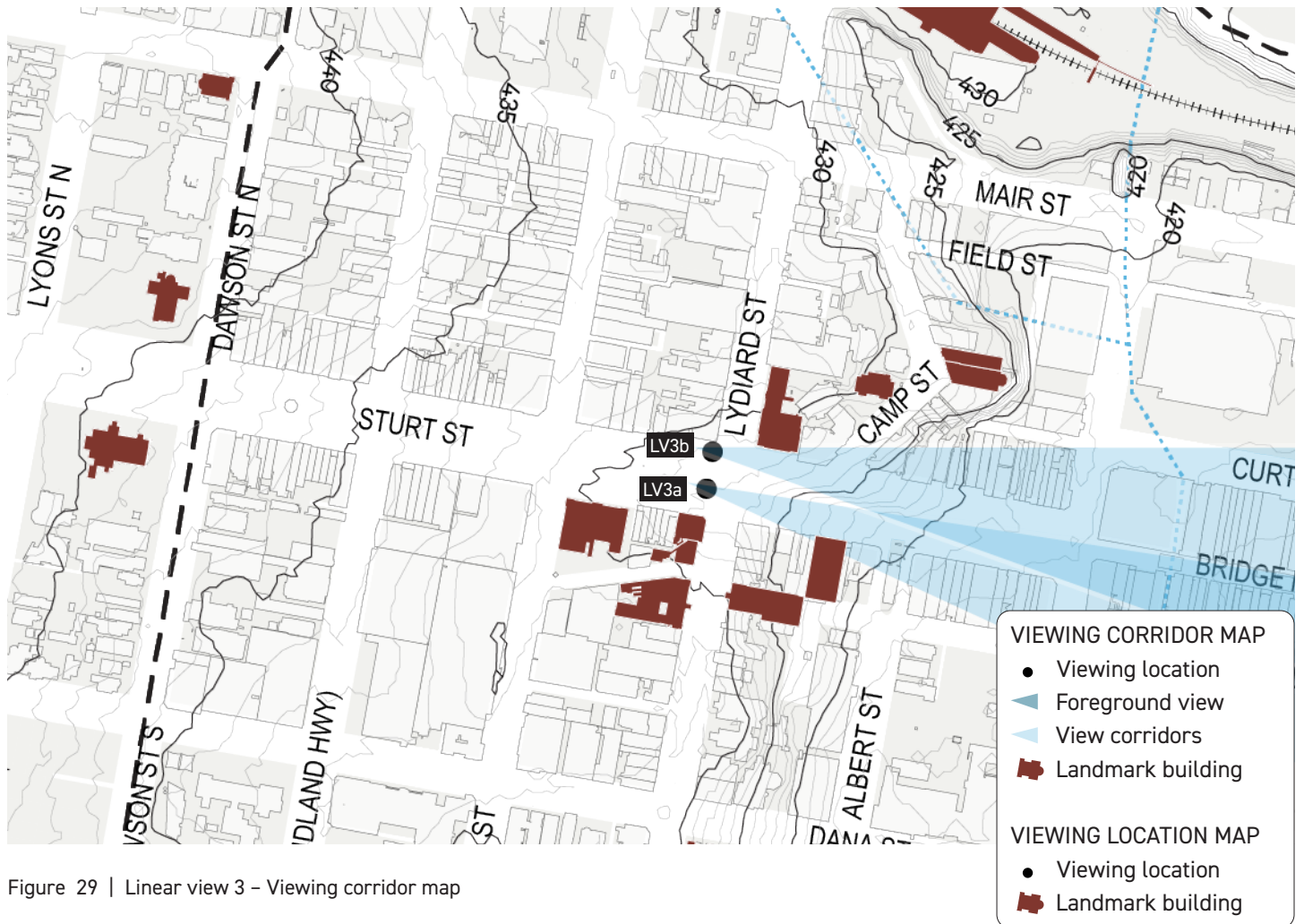


Figure 29 | Linear view 3 – Viewing corridor map



Figure 30 | Linear view 3 – Viewing location map



Bakery Hill; St Paul's Church roof form and tower; the Barkly Street Fire Station Tower and Free Library building; and St. Alipius Church complex on Victoria Street.

### Vegetation – green characteristics

- The mature oaks in Camp Hill Gardens form an essential component of the view composition.
- Along the east bound carriageway, the distinctive outline of the Tasmanian Blue Gum is viewed in the middle to far distance.
- The mature Stone Pine in the grounds of Ballarat Synagogue at the top of Barkly Street is also visible from the west bound carriageway.
- The vegetated slopes of Mt Warrenheip and the treed residential and reserve areas of Ballarat East.
- The view becomes more transparent around the built form in the winter and spring seasons, including the view of the Titanic bandstand in Camp Hill Gardens.

### Built & Natural Landmarks

Prominent landmarks in the view include:

- Former Ballarat Post Office 1864
- State Savings Bank 1872
- Titanic Bandstand 1915
- Robert Burns Statue
- Mechanics' Institute 1869
- Former Sutton's House of Music
- Mechanics' Institute 1869
- Former Unicorn Hotel 1866

Also in the view:

- St Paul's Church tower 1864
- East Ballarat Fire Station Tower 1864

Natural landmarks include:

- Camp Hill Gardens 1864
- Mount Warrenheip

### View Detractors

- Detractors include prominent advertising and the blank facades of non-contributory corner buildings.
- Other detractors include the elevated McDonalds sign on Bakery Hill.

### View Management Guidance

Notes to consider:

- This location provides classic views of Bakery Hill and Mount Warrenheip beyond. The layout and scale of the streetscape remains intact and would be sensitive to major unsympathetic change, particularly to Mount Warrenheip and to views of St Paul's Church (1864) on the site of an early timber church servicing Bakery Hill.
- Impact of development in Bridge Mall area, particularly the corner sites on Grenville Street – Norwich Plaza and Priceline, on the middle- and long-distance view.
- Impact of introducing street trees, particularly at the immediate junction with Lydiard Street and the initial section of Sturt Street down to Camp Street.
- Negative impact of street signage, particularly advertising hoardings on the sides of buildings.

### View Location Management

- This view is a key location for interpreting the history and significance of Ballarat's development (NT guided walks) and should be retained as such.
- Future interpretation should aid the viewers' enjoyment of the view (e.g., view to the gold-rush landscape of Ballarat East; the historic Camp Hill Gardens; the significant buildings in the view etc.)



Figure 31 | LV3a - Sturt Street & Lydiard Street



Figure 32 | LV3a - Existing condition - generated from 3d model





Figure 33 | LV3a - Sturt Street & Lydiard Street - landmarks highlighted

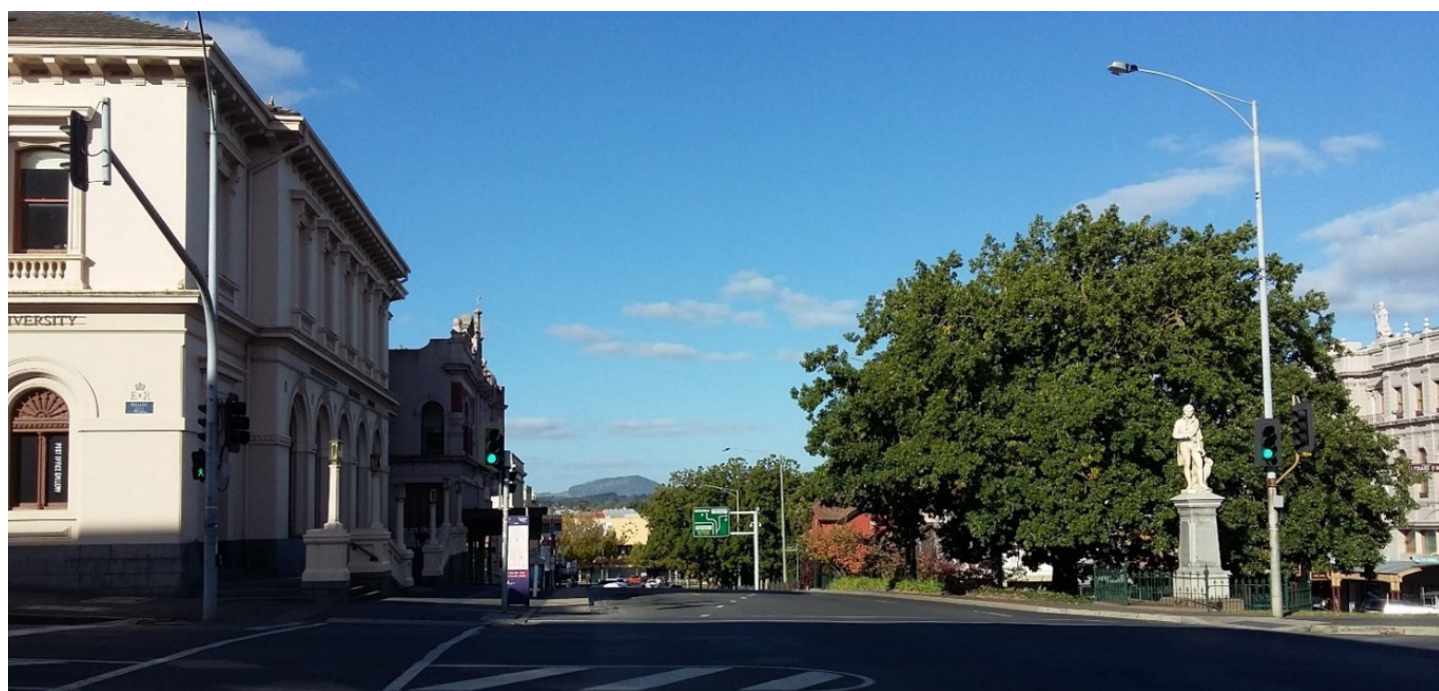


Figure 34 | LV3b - Sturt Street & Lydiard Street

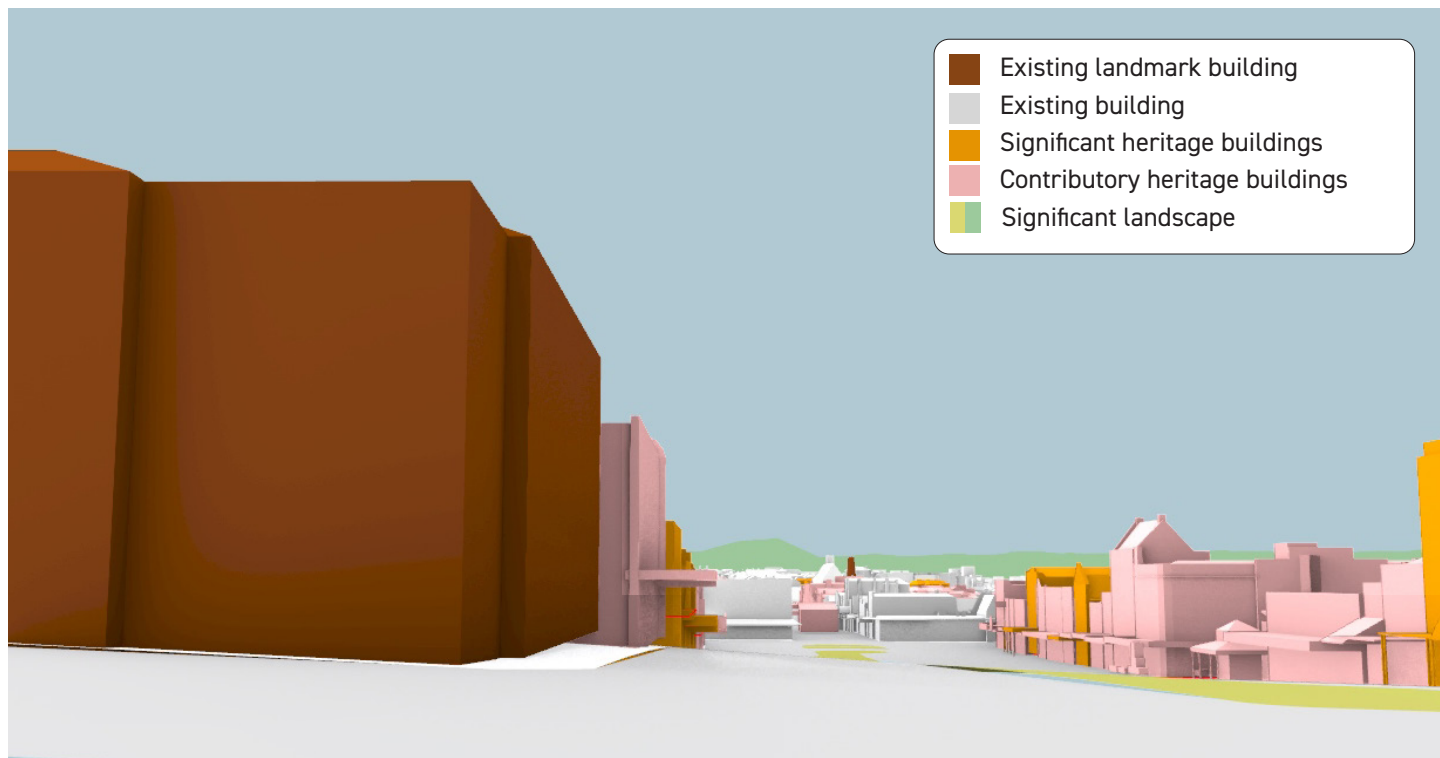


Figure 35 | LV3b - Existing condition - generated from 3d model



Figure 36 | LV3b - Sturt Street & Lydiard Street - Landmarks highlighted



## Linear View 4 - Sturt Street at Bridge Mall entrance

Significant location where East Ballarat meets the grid pattern of the planned city with views up to the civic buildings and Sturt Street Gardens. This was the historic entrance into the centre of Ballarat emerging from the narrow commercial strip of Main Road/Bridge Street into the wide boulevard of Sturt Street. The viewing place remains a pedestrian friendly location in which to contemplate the many characteristics of the city.

### View Location

Bridge Mall / Grenville St junction looking west.

### View Significance

This is a significant location where East Ballarat meets the grid pattern of the planned city with views up to the civic buildings and Sturt Street gardens. The towers and spires that showcase the skyline represent the height of the gold inspired development during the 1870s and 1880s and remains intact to the present day.

The development of the 'Camp Hill Gardens' block in the middle of the street began very early in the development of post gold rush Ballarat. Following the rejection of a Council proposal to level this end of Sturt Street in 1863, the 'mudbank' between the two roadways was planted with trees and shrubs, enclosed with iron railings and became the first public 'garden' in Sturt Street.

### Quality of view location

Queen Victoria Square is a popular gathering place and the large-paved area surrounding the Burke and Wills Memorial Fountain provides a safe open space in which to enjoy the views along Sturt Street and Lydiard Street. Further viewpoints can be enjoyed from the pavement at the respective four corners of Sturt Street.

## View Description

### Topography and layout of the view

- This is a classic view on emerging from Bridge Mall/Bridge Street to appreciate the wide boulevard of Sturt Street. The view presents a pleasing symmetry with the central Camp Hill Garden strip leading the eye up the slope to the landmark historic buildings.
- The physical change in level between the separated carriageways on Sturt Street is clearly demonstrated in this view and reveals the early development of the garden block from 1864 onwards.

### View composition – architectural characteristics

- A variety of architectural eras and styles characterise the run of buildings on either side of Sturt Street. The formal street layout channels the view towards the Town Hall where the upward slope levels out and the view culminates on the west bound side at the distinctive Canary Island Date Palms in the grounds of St Patrick's Cathedral. Similarly, the spire of St Andrew's Kirk terminates the

View	Viewing experience	Quality of view composition	Prominence of architectural landmarks	Prominence of natural landmarks	Quality of the viewing place	Important public gathering space	Significant place in Ballarat's History
LV4	Pedestrian	High	High	Medium	High	Yes	Yes

Table 4 | Views Assessment Criteria

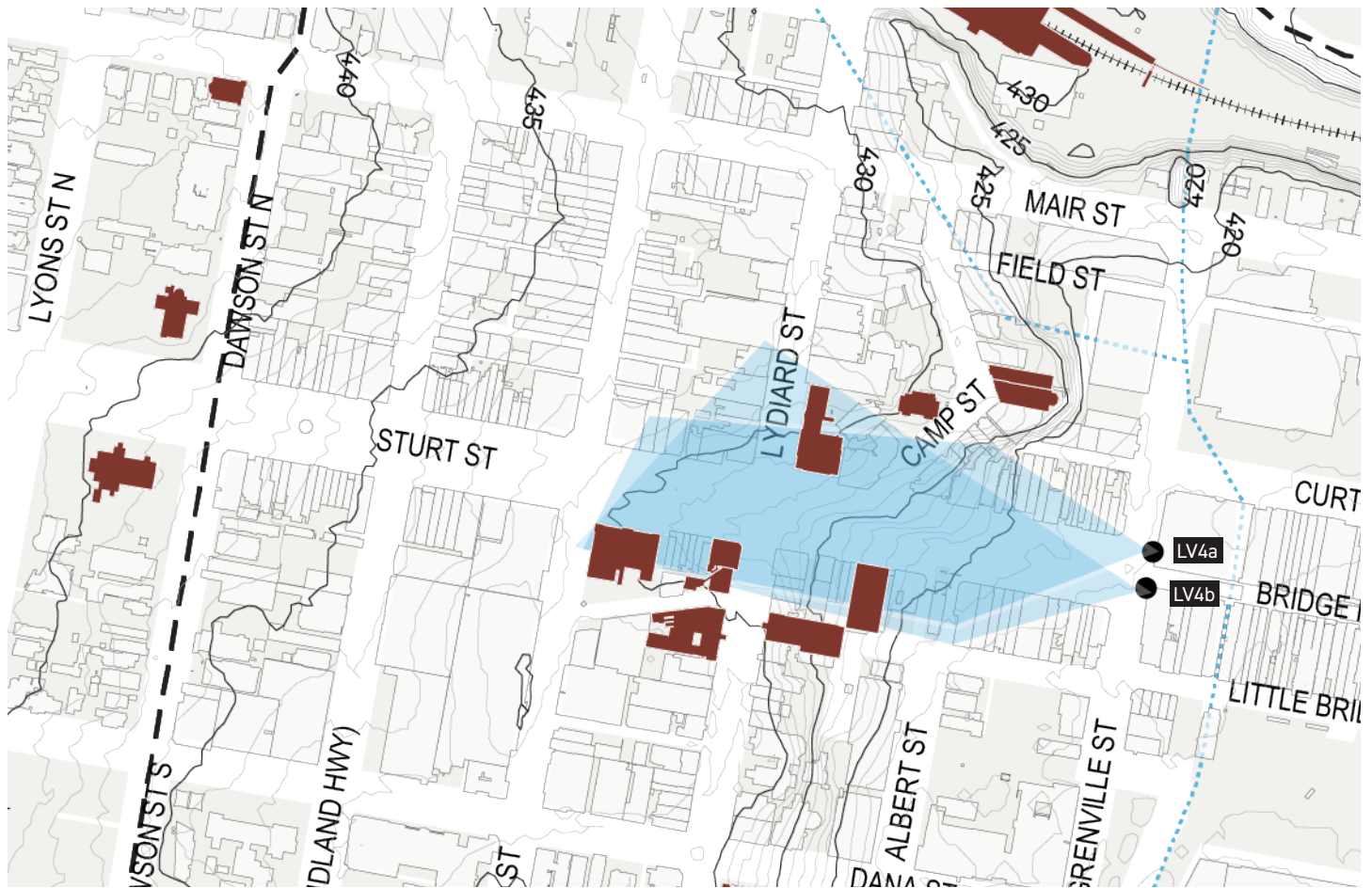


Figure 37 | Linear view 4 - Viewing corridor map



Figure 38 | Linear view 4 - Viewing location map

#### VIEWING CORRIDOR MAP

- Viewing location
- ▲ Foreground view
- ▲ View corridors
- Landmark building

#### VIEWING LOCATION MAP

- Viewing location
- Landmark building



- far distant view on the east bound carriageway.
- The rooflines of various buildings on both sides of the street add to the variety of the streetscape and these characteristics can be best appreciated from this viewpoint. These buildings and their architectural attributes include: Union Hotel, the Log Tavern, Mechanics Institute, National Mutual Insurance building, Town Hall, Chamber of Commerce, State Bank, Summerscales, and the former Post Office.
- The clock tower of the Town Hall and the former Post Office tower in particular are prominent features on the skyline and the aesthetic appeal of the buildings is enhanced by the intricacy of the façade details and particularly the varied roof shapes and parapet details. Overall, the colours are muted and complementary.
- A combination of alternate building heights and street junctions allow the corner profiles of many of the historic buildings to become prominent enabling an appreciation of the 3D built form.
- In the foreground the central light pole is a historic copy of the original gas light introduced into the CBD in the early days of the city's post gold rush development.

#### Vegetation – green characteristics

- The existing green space in the fore and middle ground provides a welcome contrast and adds to the quality of the view with the mature oak trees forming a major feature in the middle of the street.
- There are few seasonal variations in the view with existing vegetation being confined to the centre of the view. However, the Canary Island Date Palm as well as the Titanic Bandstand becomes clearer during the winter season.

#### Built & Natural Landmarks

Prominent landmarks in the view include:

- Ballarat Town Hall 1870-2
- Former Ballarat Post Office 1864
- State Savings Bank 1872
- Mechanics' Institute 1869
- Former Sutton's House of Music
- Mechanics' Institute 1869

- Former Unicorn Hotel 1866

Also in the view:

- St Andrew's Kirk tower 1884
- Titanic Bandstand 1915 (seasonal)

Natural landmarks include:

- Camp Hill Gardens 1864
- Mature trees at St Patrick's Cathedral

#### View Detractors

- Detractors include some of the poor-quality modern verandahs and especially the large advertising hoardings on the flat roof spaces or on the sides of the buildings where their height allows clear visibility above neighbouring lower storey properties. Examples include the advertising sign on top of the Mechanics Institute (113-121 Sturt St VHR HO 987) and the sign on the sign of the former Suttons House of Music (31 Sturt St).
- Modern front facades added to some of the buildings on the south side of the street, present as largely blank spaces, and add little to the visual interest of the view.

#### View Management Guidance

- Potential for enhancement of foreground with proposed Bridge Mall improvements.
- Really important to establish future advertising/signage controls.
- New development in the foreground and middle ground should preserve and enhance the relationship between the identified skyline elements.
- Development in the background should relate positively to the identified skyline elements.

#### View Location Management

- This location is in the process of being redesigned as part of the Bridge Mall improvements project, particularly in terms of traffic management. The new design needs to maintain the viewers ability to enjoy this significant view. There is also an opportunity to incorporate an interpretive node into the redesign of this location.



Figure 39 | LV4a - Sturt Street at Bridge Mall entrance



Figure 40 | LV4a - Existing condition - generated from 3d model





Figure 41 | LV4a - Sturt Street at Bridge Mall entrance - landmarks highlighted



Figure 42 | LV4b - Sturt Street at Bridge Mall entrance



Figure 43 | LV4b - Existing condition - generated from 3d model



Figure 44 | LV4b - Sturt Street at Bridge Mall entrance - landmarks highlighted



## Linear View 5 - Lydiard Street at Ballarat Railway Station

A major vista along Lydiard Street with the largest concentration of significant historic buildings in Ballarat. Viewers include past and present rail passengers and locals from Ballarat North and Soldiers Hill.

### View Location

Lydiard St North / Doveton Crescent / Railway Station looking south.

### View Significance

From the site of the historic rail line this is a major vista along Lydiard Street. The early development of major commercial and public buildings along this street are substantially intact and the streetscape is considered to represent the finest continuous collection of historic buildings in Ballarat. The articulated and varied composition of skyline elements encapsulates the range of built styles which typify Ballarat's historic CBD.

### Quality of view location

Currently this is a safe pedestrianised space where linear views up Sturt Street as well as down Bridge Street can be enjoyed in a relaxed and comfortable manner.

## View Description

### Topography and layout of the view

- The site of the railway crossing provides another gateway into the CBD along Ballarat's iconic Lydiard Street. The view displays a range of built styles and a distinctive skyline featuring varied structures and shapes.
- The consistent rhythm of the buildings on both sides of the street continue as far the former School of Mines complex where the view culminates at the southern end of Lydiard Street.
- The foreground is dominated by historic structures associated with the Victorian Heritage Registered Railway Station including the broad roofline of the original railway station hall dating from 1862. Other distinctive structures include the original overhead signal gantry (no longer in operation) the raised timber signal box, and the timber railway gates crossing Lydiard Street, the latter still in operation.
- Skyline features framing the view include the prominent campanile clock tower of the Southern Entrance station building, added between 1877-89, and the unique domed towers of the Provincial Hotel (1909) on the corner of Lydiard and Ararat Street.

### View composition – architectural characteristics

- Major commercial buildings run along both sides of Lydiard Street. Mainly two storey and above, almost all date from the 19th century

View	Viewing experience	Quality of view composition	Prominence of architectural landmarks	Prominence of natural landmarks	Quality of the viewing place	Important public gathering space	Significant place in Ballarat's History
LV5	Pedestrian & Driving	High	High	Low	Medium	No	Yes

Table 5 | Views Assessment Criteria

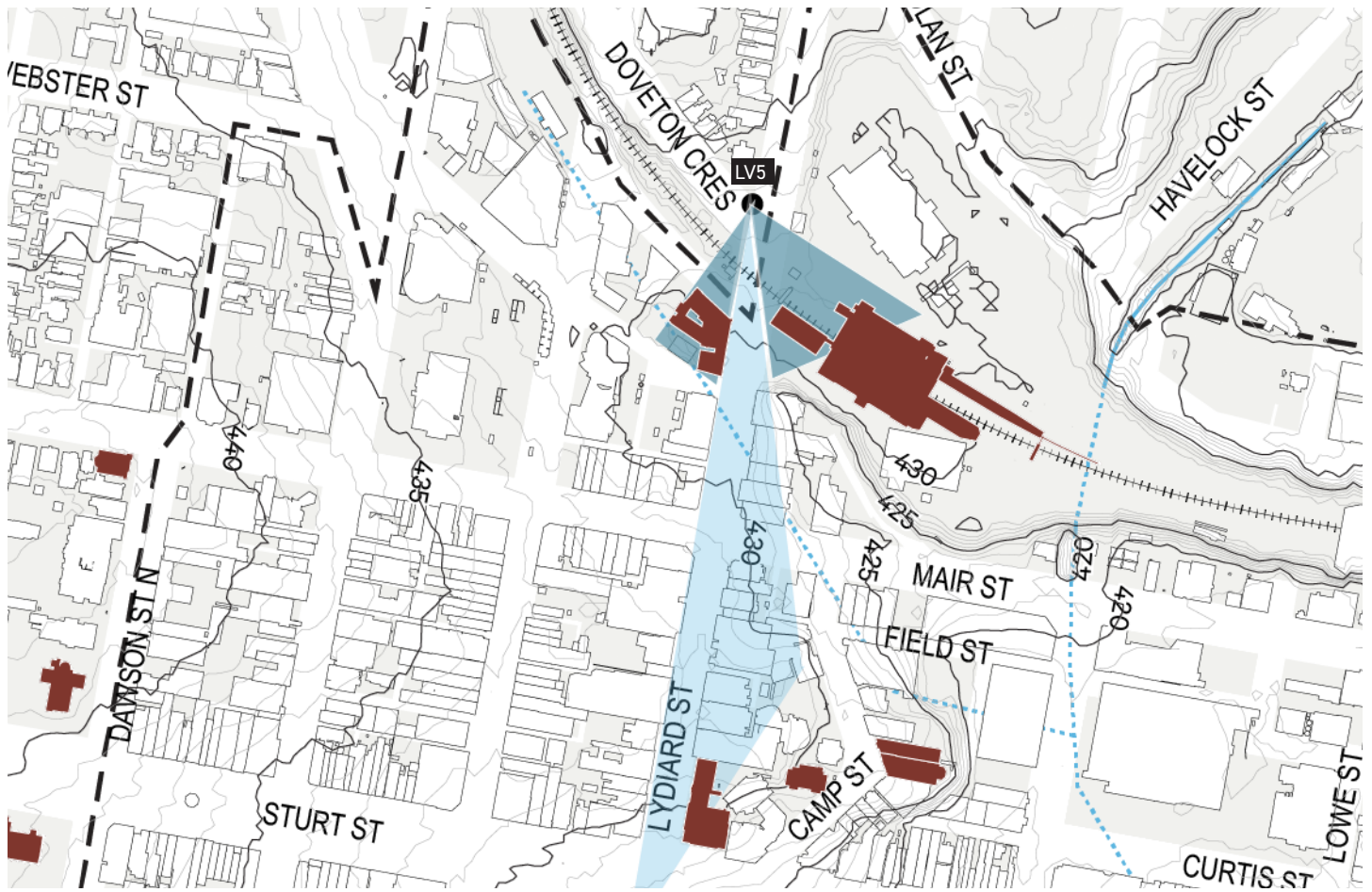


Figure 45 | Linear view 5 – Viewing corridor map



Figure 46 | Linear view 5 – Viewing location map

#### VIEWING CORRIDOR MAP

- Viewing location
- ▲ Foreground view
- ▬ View corridors
- ✕ Landmark building

#### VIEWING LOCATION MAP

- Viewing location
- ✕ Landmark building



and provide a continuous composition of historic detailing.

- Significant buildings include the flamboyant Edwardian Provincial Hotel; its scale, design and corner location making it an extremely important streetscape element. Other significant buildings include the brick-built Reid's Coffee Palace forming another prominent corner building, various early bluestone warehouses and other commercial buildings such as the Union Fidelity Trustees building on the corner of Mair Street.
- The double storey verandahs form a strong feature in the composition of the street view along with the tower elements.
- A variety of classical details add to the richness of the facades including the ornamental parapets with balustrades, urns, scrolls, date stones and pediments decorating the rooflines.
- The buildings display a harmonious colour range from light greys to pale yellow and light ochre. Bluestone and red brick are also present in the built facades.
- As the linear view recedes down Lydiard Street other major built forms dominate the skyline the octagonal roof structure of the Former National Mutual Insurance Company Offices, and the rooflines of the former Craig's Hotel and Her Majesty's Theatre south of the Sturt Street junction.

#### Vegetation – green characteristics

- The lack of any street tree planting brings the urban built form to the fore and accentuates the historic composition of the street.

#### Built & Natural Landmarks

Prominent landmarks in the view include:

- Provincial Hotel 1909
- Reid's Coffee Palace 1886-8
- Former Ballarat Post Office 1864
- Railway Station shed and tower 1862 & 1880s
- Railway Signal Box and Signal Gantry
- Former Dunn's Warehouse 1861-2

Also in the view:

- Former National Mutual Insurance Company Offices 1905
- Former Craig's Hotel 1862 & 1890
- Her Majesty's Theatre 1874-5

Natural landmarks include:

- None

#### View Detractors

- Detractors in the view are mainly in the foreground and include railway trackside signage, ground level power cabinets and bike cage, plus the light poles and aerials on Reid's Coffee Palace roof. The roof structure of the coach terminal is less visible.
- In the middle distance the blank grey concrete sides of the five storey Eureka House, which towers over the neighbouring two and a half storey Chatham House, stands out.

#### View Management Guidance

- Development within the street to be in scale with existing built composition and predominantly consistent rooflines.
- Consider impact of development in neighbouring areas on the historic streetscape – retain the clear outlines of the tower elements in the skyline.
- Control use of street signage, particularly on the side of prominent buildings.
- Ensure historic railway infrastructure remains.

#### View Location Management

- Opportunity to improve the view location through streetscape improvements.



Figure 47 | LV5 - Lydiard Street at Ballarat Railway Station



Figure 48 | LV5 - Existing condition - generated from 3d model





Figure 49 | LV5 - Lydiard Street at Ballarat Railway Station - landmark buildings noted

## Linear View 6 - Lydiard Street at School of Mines

A pedestrian friendly space and gateway location into Federation University's SMB Campus, presenting a major view along Lydiard Street.

### View Location

Lydiard St South – entrance gates to the former Ballarat School of Mines complex looking north.

### View Significance

The gateway to the former School of Mines complex provides a long and continuous linear view along Lydiard Street as far as the residential area of Soldiers Hill and displays the finest concentration of significant historic buildings in Ballarat. The varied composition of skyline elements encapsulates the range of built styles which typify Ballarat's historic CBD.

The Ballarat School of Mines (Federation University Australia) is historically significant as the oldest remnant of a school of mines in Victoria and in Australia, its broad curriculum reflected in the diverse physical fabric of the place. Commencing development in 1870, significant buildings include various educational buildings dating from 19th century through to the early 20th century, the former Gaol site and the former Botanic Gardens or 'System Garden' established by Baron von Mueller.

### Quality of view location

This view is appreciated by pedestrians walking

down Lydiard Street and to the Railway Station. There is no official gathering location in which to stop and appreciate the view apart from the pavements on both sides of Lydiard Street and Doveton Crescent. The northern corner of Doveton Crescent has the best location to appreciate the linear view and is wide enough to stop safely and take in the view, including the full scope of the Railway complex in the foreground.

### View Description

#### Topography and layout of the view

- Positioned on the predominantly flat top of the west Ballarat volcanic plain, this view at the southern end of Lydiard Street affords a classic linear viewing corridor to the high ground of Soldiers Hill.

#### View composition – architectural characteristics

- The view is anchored by the corner buildings on Dana Street including the Gothic design of the former Wesleyan Church (1883-4), which skilfully handles a difficult site and is important as a striking example of polychrome brickwork.
- In the foreground the view centres on the highly decorated historic lamppost in the centre of the roundabout on Dana Street creating a strong vertical feature that neatly divides the street and emphasises the symmetry of the linear view.
- In the middle ground, the elaborate corner tower of Craig's Hotel and the former Post

View	Viewing experience	Quality of view composition	Prominence of architectural landmarks	Prominence of natural landmarks	Quality of the viewing place	Important public gathering space	Significant place in Ballarat's History
LV6	Pedestrian	High	High	Medium	High	Yes	Yes

Table 6 | Views Assessment Criteria



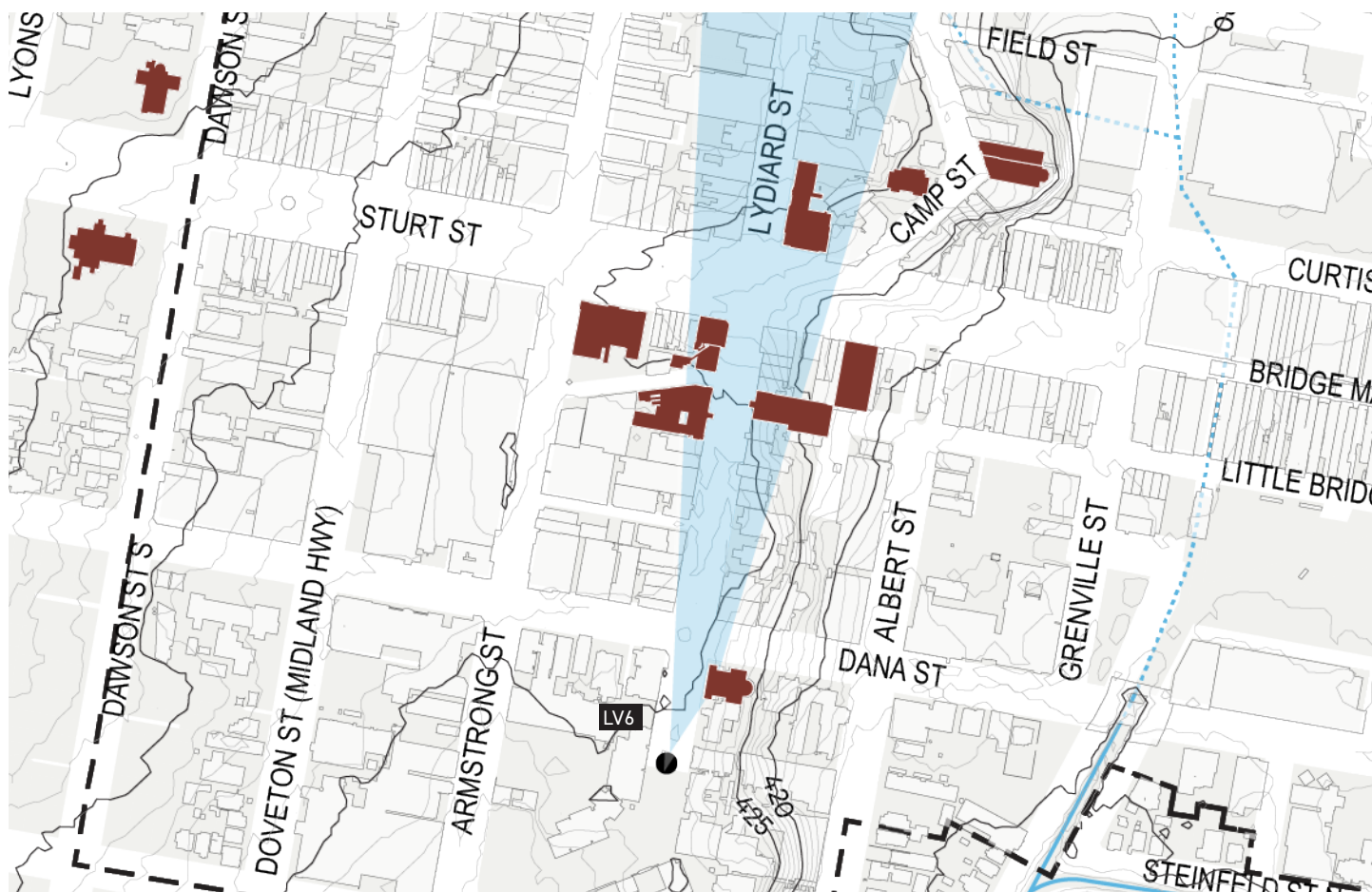


Figure 50 | Linear view 6 – Viewing corridor map



#### VIEWING CORRIDOR MAP

- Viewing location
- ▲ Foreground view
- ▲ View corridors
- Landmark building

#### VIEWING LOCATION MAP

- Viewing location
- Landmark building

Figure 51 | Linear view 6 – Viewing location map

Office tower are prominent on the skyline and help progress the view along the street. The current Craig's Royal Hotel was built in stages: the south wing in 1862 and the three-storey north wing, including the corner tower in high Victorian boom style, from 1889-90.

- Other silhouette features include the roof profile and finials of the Anglican Church. Flag poles on notable buildings add to the skyline character.
- The double storey verandahs and highly decorated parapets add to the texture and aesthetic quality of the streetscape.
- In the far distance the church spire of the Presbyterian Church on Soldiers Hill draws the eye along the whole length of Lydiard Street.

#### Vegetation – green characteristics

- Elm trees embellish the view in the foreground filtering the views to the single-storey buildings along the northern side including the fine Oxford Chambers building at 104 Lydiard Street South.
- In the middle-distance silver birch trees are noticeable in the forecourt area of the Ballarat Anglican Church at 49 Lydiard Street South.
- In the far distance the avenue trees lining Lydiard Street north of the station complex lead the eye up to the high ground of Soldiers Hill. The conical shape of a cedar tree in the private garden of a large property is also noticeable.

#### Built & Natural Landmarks

Prominent landmarks in the view include:

- Former Wesleyan Church 1883-4
- Former Post Office Tower 1885
- Former National Mutual Insurance Company Offices 1905
- Former Craig's Hotel 1862 & 1890
- Her Majesty's Theatre 1874-5
- Anglican Church 1854-68

Also in the view:

- Presbyterian Church on Soldiers Hill

Natural landmarks include:

- Mature tree avenue, Lydiard Street North

#### View Detractors

- The five storey Eureka building with its bland concrete side elevation which rises above the adjacent Theatre building is particularly jarring in the context of the streets otherwise consistent rhythm. The lift equipment tower on top of the flat roof increases the negative impact of the building.

#### View Management Guidance

Notes to consider:

- Any new development in the street should be compatible in scale, height and massing and harmonise with the articulated features of the existing historic fabric. (The mass and height of Eureka House is an example of a non-compatible element within the view.)
- Retain the clear outlines of the identified skyline towers.
- Control use of street signage.

#### View Location Management

- This location forming the gateway to the School of Mines precinct is ideal for the view to be interpreted along with the significance of the site.





Figure 52 | LV6 - Lydiard Street at School of Mines

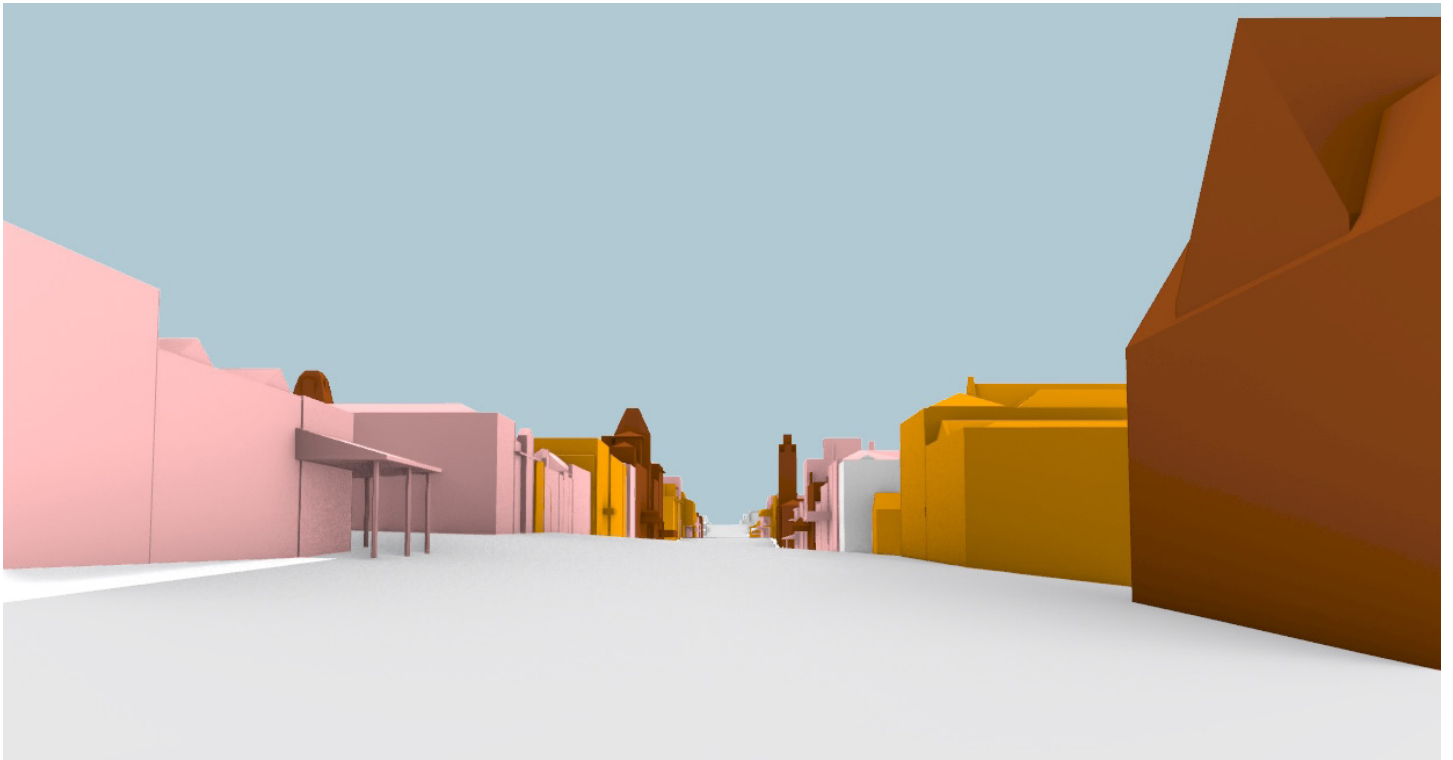


Figure 53 | LV6 - Existing condition - generated from 3d model

- Existing landmark building
- Existing building
- Significant heritage buildings
- Contributory heritage buildings

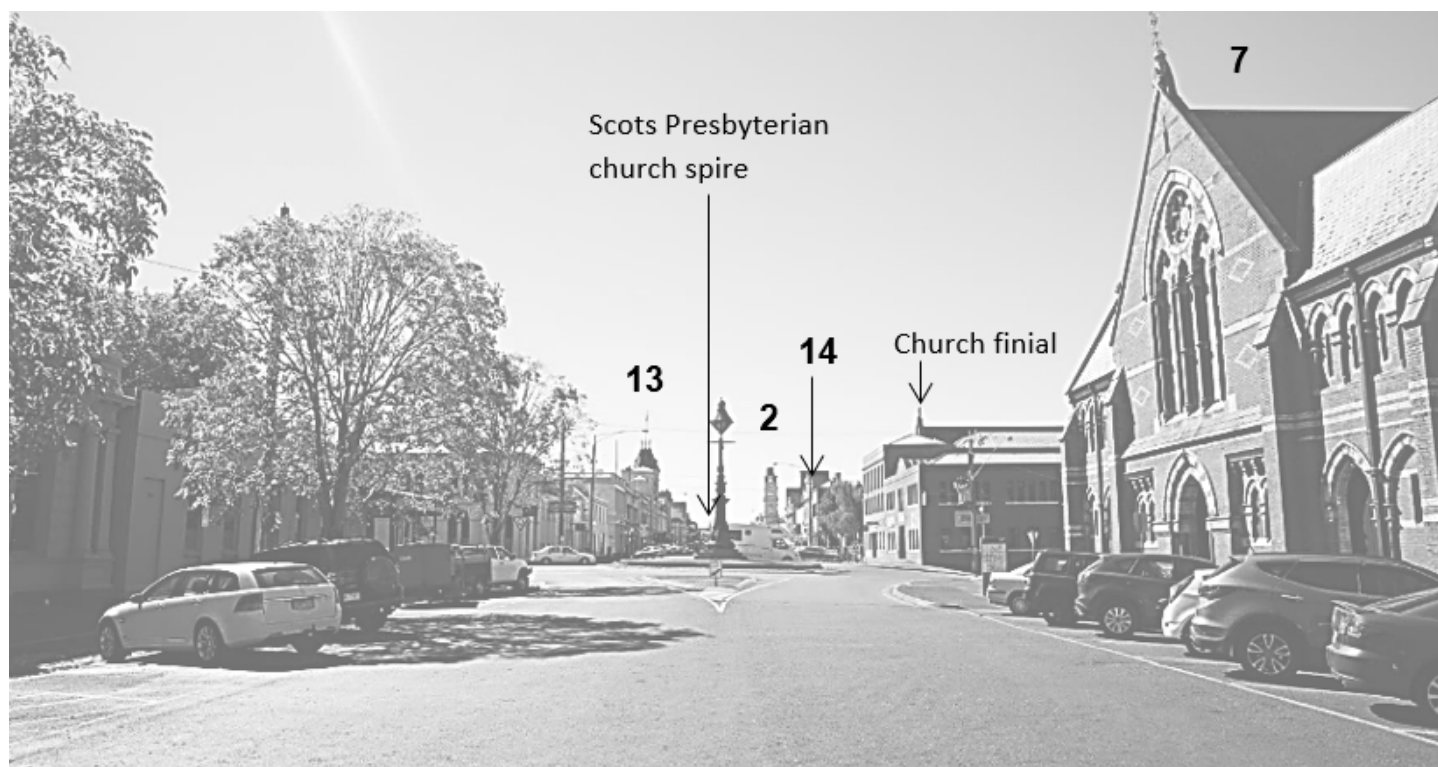


Figure 54 | LV6 - Lydiard Street at School of Mines - landmarks highlighted



## Panaromic View 1 - Little Bridge Street CBD gateway

Bakery Hill provides an elevated position allowing the viewer to look over the low-lying river corridor toward the CBD skyline. Historically this became the main approach from Melbourne and past viewers would have included tourists, dignitaries as well as locals. Present viewers include vehicles entering the city from the east, pedestrians and cyclists.

### View Location

The view location is at the top of Little Bridge Street in line with Bridge Mall on the main eastern approach to the CBD.

### View Significance

Given its elevated location and gateway significance, plus historic associations and the clear view of the fine High Victorian buildings signifying the height of prosperity brought by gold mining, this viewpoint is highly significant (reference: view cited in H0176 Statement of Significance).

The location is historically important as the site on Bakery Hill where a 'monster meeting' of between 10 and 20,000 miners was held on the 29th November 1854 at the height of the initial gold rush. Adjacent is the location where Peter Lalor addressed a gathering to swear an allegiance to the Eureka Flag a major event in Ballarat's history.

### Quality of view location

This linear view opens up to both pedestrians and vehicles as Victoria Street leads into Little Bridge Street and descends to the Peel Street junction. The clearest view is at the top of the street from where

the view can be appreciated from the pedestrian pavement. A safe pedestrian space is also available at the top of the pocket park although this is slightly lower than at the top of the street.

### View Description

#### Topography and layout of the view

- An elevated position allowing the viewer to look over the low-lying river corridor to the CBD skyline. The CBD buildings on the skyline are also elevated on the edge of the basalt plain bringing them into greater prominence.

#### View composition – architectural characteristics

- Formal composition of historic buildings either side of Sturt Street with trees in the fore and middle grounds. The view is framed by buildings in the foreground and middle ground directing the view over Bridge Mall towards the elevated edge of the basalt plain bringing the CBD buildings into greater prominence.
- The visual interest of the view is defined by the classical vertical shapes provided by the towers and spires of the high Victorian buildings. The skyline between the Former North Grant Hotel (1) and the Trades Hall (8) presents a critical sky space.

#### Vegetation – green characteristics

- Trees and grasses have recently been introduced into the foreground and along Bridge Mall following pedestrianisation in

View	Viewing experience	Quality of view composition	Prominence of architectural landmarks	Prominence of natural landmarks	Quality of the viewing place	Important public gathering space	Significant place in Ballarat's History
PV1	Pedestrian & Driving	High	High	Medium	Medium	Yes	Yes

Table 7 | Views Assessment Criteria

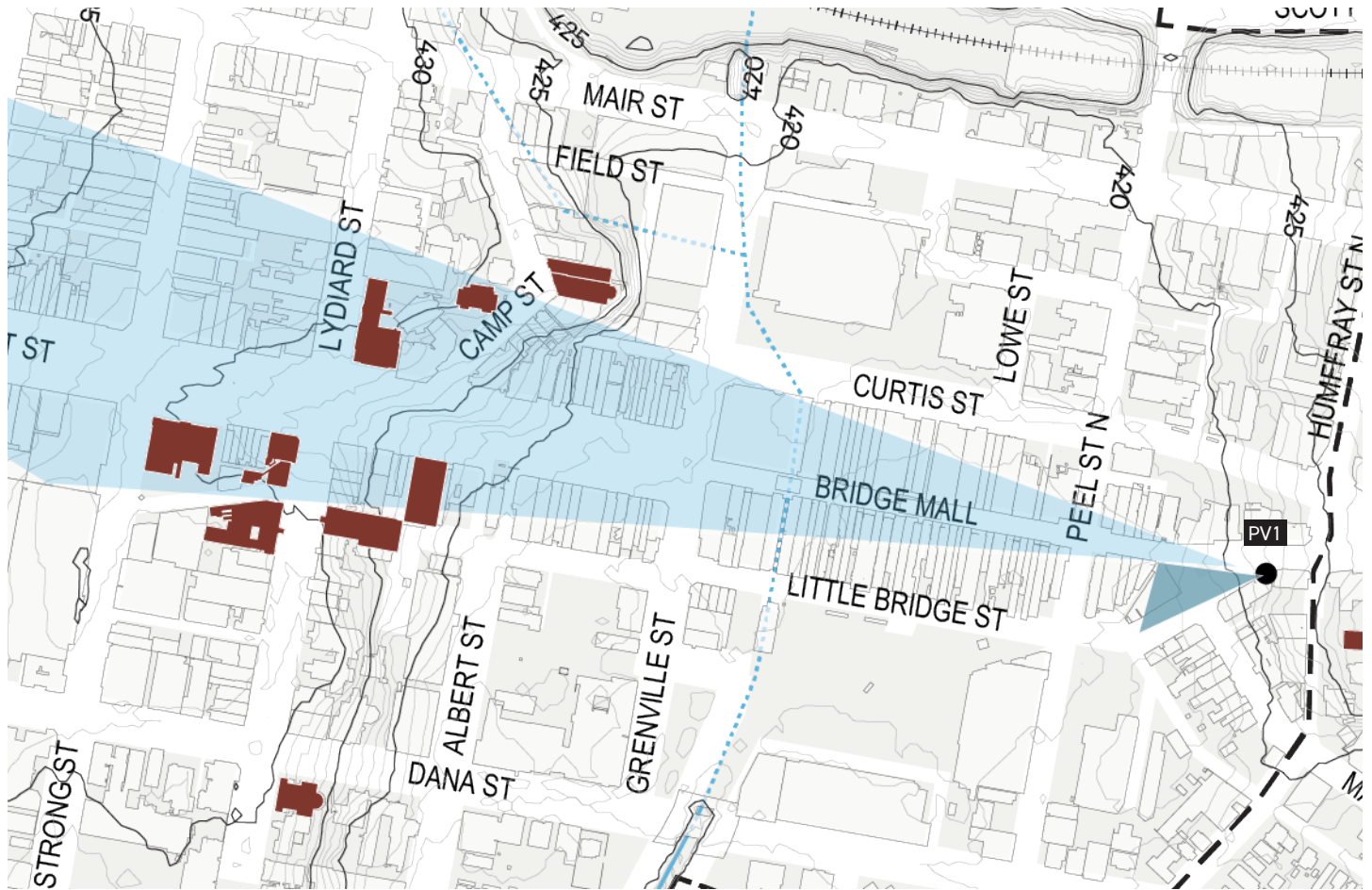


Figure 55 | Panoramic view 1 – Viewing corridor map



#### VIEWING CORRIDOR MAP

- Viewing location
- ▲ Foreground view
- ▭ View corridors
- Landmark building

#### VIEWING LOCATION MAP

- Viewing location
- Landmark building

Figure 56 | Panoramic view 1 – Viewing location map



the 1990s. Mature trees in the middle ground indicate the central spine of Sturt Street.

- The built form is more prominent in winter and early spring when trees are not in leaf. With the east-west orientation sunsets brings the skyline silhouette into prominence.

### Built & Natural Landmarks

Prominent landmarks in the view include:

- Former North Grant Hotel – 1893-4
- Her Majesty's Theatre – 1874-5
- Ballarat Town Hall – 1870-2
- Former Ballarat Fire Station – 1860
- St Andrew's Kirk spire – 1884
- Former Ballarat Post Office tower – 1885
- Former State Government Offices – 1944
- Trades Hall - 1887

Also in the view:

- Row of late 19th century buildings framing the view on the right side

Natural landmarks include:

- Sturt Street Gardens

### View Detractors

- Traffic and car parking on the road dominate the immediate foreground.
- The impact of the prominent advertising hoarding on the roof of the North Grant Hotel is a detractor but does not significantly alter the quality of the view.

### View Management Guidance

Notes to consider:

- The scale of new developments should be compatible with the composition of the view.
- An important characteristic of the view is the viewer's ability to recognise and appreciate the interplay between the historic towers and spires within the viewing corridor.
- New development in the foreground and middle ground should preserve and enhance the relationship between the identified skyline elements.
- Development in the background should relate positively to the identified skyline elements.

### View Location Management

- Opportunity for dedicated viewpoint to celebrate the city skyline in pocket park area as part of the Bridge Mall redevelopment works. (Similar to how Main Road has been interpreted.)



Figure 57 | PV1 - Little Bridge Street CBD Gateway

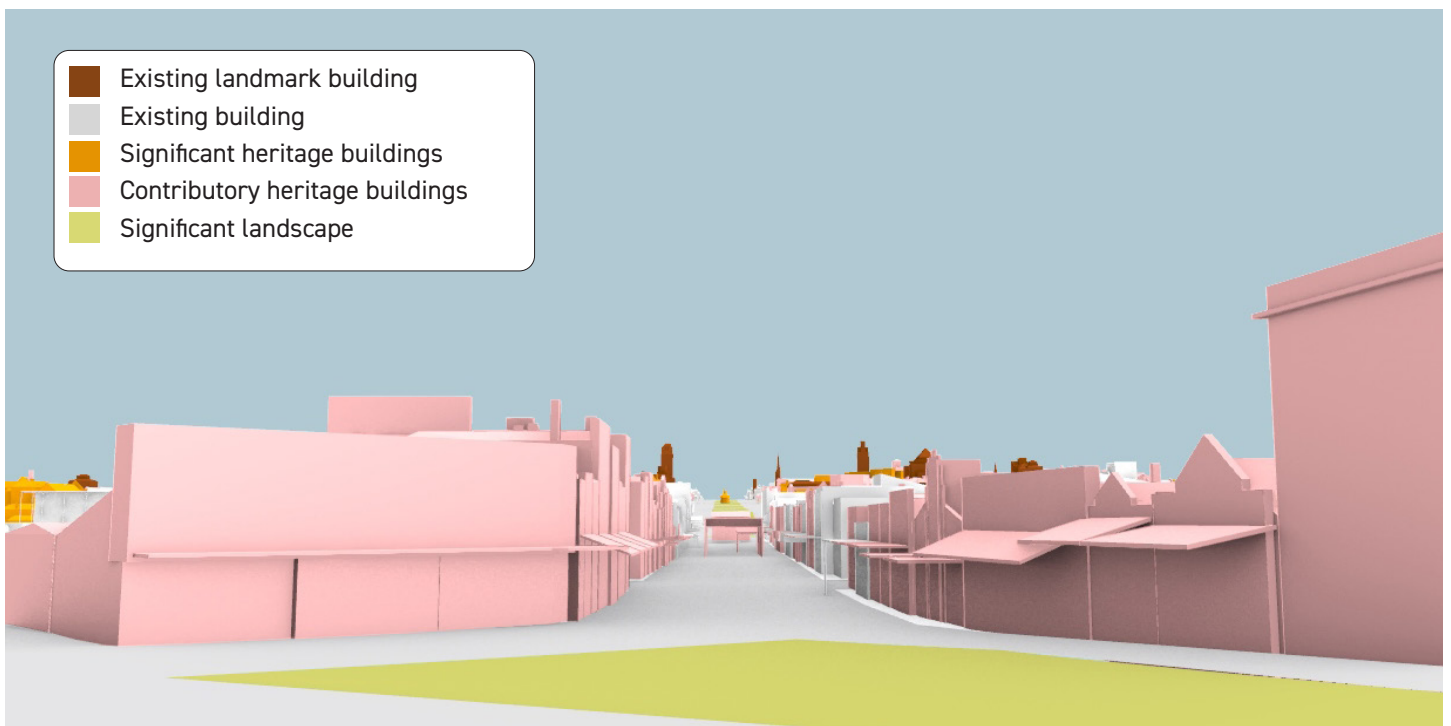


Figure 58 | PV1 - Existing condition - generated from 3d model





Figure 59 | PV1 - Little Bridge Street CBD Gateway - landmarks highlighted

## Panaromic View 2 - Curtis Street CBD gateway

This location on the high ground of Bakery Hill affords a clear view of the historic CBD skyline in contrast to the built development on the river plain in the middle ground below.

The viewing place is associated with the very early historic development of the eastern side of Ballarat, a result of the gold discoveries in the area. East Ballarat became a prime focus for commercial and community activities which were separate from those being established at the same time in West Ballarat. The view demonstrates important visual qualities that assist in this understanding of the historical, cultural and architectural development of the two contrasting areas of the city.

### View Location

Curtis St / Humffray St junction.

### View Significance

This location on the high ground of Bakery Hill affords a clear view of the historic CBD skyline in contrast to the built development on the river plain in the middle ground below.

The viewing place is associated with the very early historic development of the eastern side of Ballarat, a result of the gold discoveries in the area. East Ballarat became a prime focus for commercial and community activities which were separate from

those being established at the same time in West Ballarat. The view demonstrates important visual qualities that assist in this understanding of the historical, cultural and architectural development of the two contrasting areas of the city.

### Quality of view location

The open nature of this junction at the top of Bakery Hill promotes excellent views of the CBD skyline. The view is presented to drivers and pedestrians along Humffray Street North and to pedestrians crossing from Victoria Street to Curtis Street. For pedestrians, the views are filtered by street tree planting on the northern corner of Victoria Street and within the traffic island on Curtis Street. The clearest view is from the pavement at the southern corner of Curtis Street alongside the McDonalds car park. Although safe to stop and appreciate the historic skyline the proximity of traffic movement may detract from the experience.

### View Description

#### Topography and layout of the view

- The distinctive topography of central Ballarat, whereby rising ground between east and west provide vistas from both directions, promotes this view from Bakery Hill.
- The Camp Street escarpment, constituting the edge of West Ballarat's basalt plain, allows the CBD's historic buildings to be showcased on the prominent ridgeline.
- The former grassy flats of the Yarrowee River plain in between the two high points are now

View	Viewing experience	Quality of view composition	Prominence of architectural landmarks	Prominence of natural landmarks	Quality of the viewing place	Important public gathering space	Significant place in Ballarat's History
PV2	Pedestrian & Driving	High	High	Medium	Medium/Low	No	Yes

Table 8 | Views Assessment Criteria



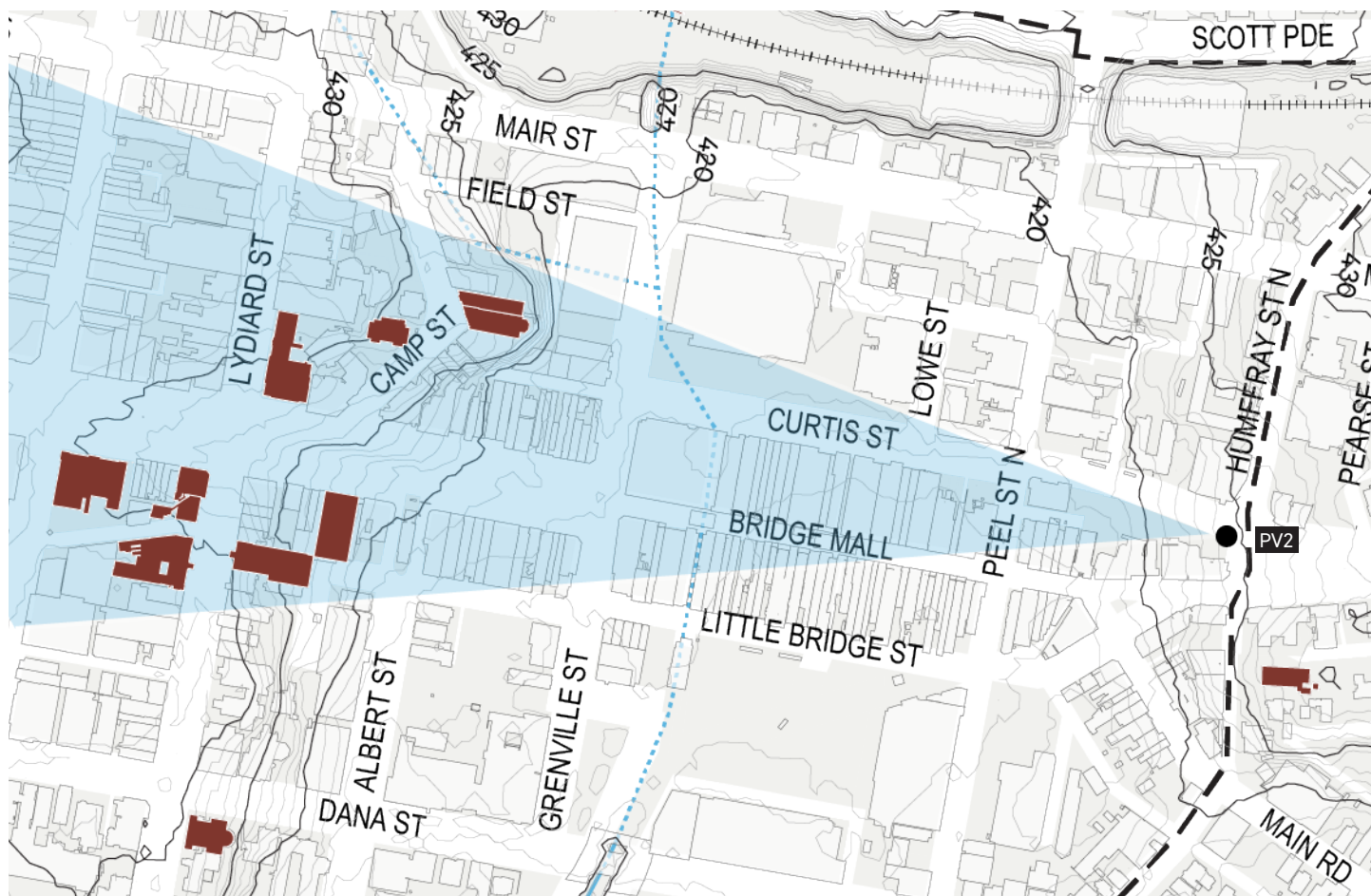


Figure 60 | Panoramic view 2 - Viewing corridor map



#### VIEWING CORRIDOR MAP

- Viewing location
- Foreground view
- ▬ View corridors
- Landmark building

#### VIEWING LOCATION MAP

- Viewing location
- Landmark building

Figure 61 | Panoramic view 2 - Viewing location map

occupied by the mainly low scale commercial buildings quickly developed after the initial gold rush, with more recent infill.

- The brick buildings in the foreground represent the commercial development of Bakery Hill and East Ballarat.

#### View composition – architectural characteristics

- This is one of a series of complex vistas along the elevated route of Humffray Street North between the rail line and Main Road.
- This view showcases the dynamic appearance of the rear facades of the commercial buildings in the foreground, which comprise a variety of shapes, heights, sizes and building materials.
- Victorian, Federation and Inter-war era commercial buildings mixed with modern retail and commercial box style buildings dominate the middle ground. Buildings are predominately of brick construction, two to three storey height, although one storey buildings can be seen. Rooflines vary including gable, skillion and saw-tooth construction and brick chimneys feature.
- Varied architectural styles characterise the city skyline with the dominating towers, spires and gabled roofs being highlighted by the ample sky space in between.
- There is a great deal of contrast on the skyline creating a considerable degree of visual interest.

#### Vegetation – green characteristics

- The wide boulevard formed by Sturt Street is signified by the prominent foliage of the mature trees located along the central gardens – less noticeable during the winter season.
- Mature deciduous trees at the rear of the historic buildings on Camp Street draw attention to the varied rooflines in that portion of the skyline.
- The outline of the prominent trees on the railway embankment (south side of the station) create a frame on the right side of the

view.

- Note: the median strip down Mair Street on the right of the view will eventually be treed.

#### Built & Natural Landmarks

Prominent landmarks in the view include:

- 2. Craig's Hotel corner tower – 1890
- 3. Former National Mutual Building lantern - 1905
- 4. Ballarat Town Hall – 1870-2
- 7. Former Ballarat Post Office tower – 1885
- 8. Former State Government Offices – 1944
- 9. Trades Hall – 1887

Also in the view:

- 1. Her Majesty's Theatre – 1874-5
- 6. St Andrew's Kirk spire – 1884
- 10. Former Congregational Church spire – 1881-2
- 11. Civic Hall – Gov Hub in construction 2020

Natural landmarks include:

- 5. Sturt Street Gardens

#### View Detractors

- Although the car park areas and street furniture dominate the foreground the view of the city skyline is relatively clear and unspoilt.
- The McDonalds signs and paraphernalia in the foreground are particularly prominent.





Figure 63 | PV2 - Curtis Street CBD gateway



Figure 62 | PV2 - Existing condition - generated from 3d model

## View Management Guidance

Notes to consider:

- Retain the viewer's ability to recognise and appreciate the interplay between the historic towers and spires within the viewing corridor.
- New development in the middle ground occupied by Bridge Mall and adjoining streets should not interfere with the relationship between the tall buildings on the skyline and should relate positively to the identified skyline elements.
- Redevelopment of the McDonald's site, and particular the open car parking spaces behind the commercial buildings

in the foreground would impact on the view potentially blocking out half of the city skyline.

- On the other hand, new development could improve the immediate presentation of the view.
- Development in the background of the view should contribute to and enhance the existing skyline profile.

## View Location Management

- Potential for streetscape improvements in accordance with general guidelines.

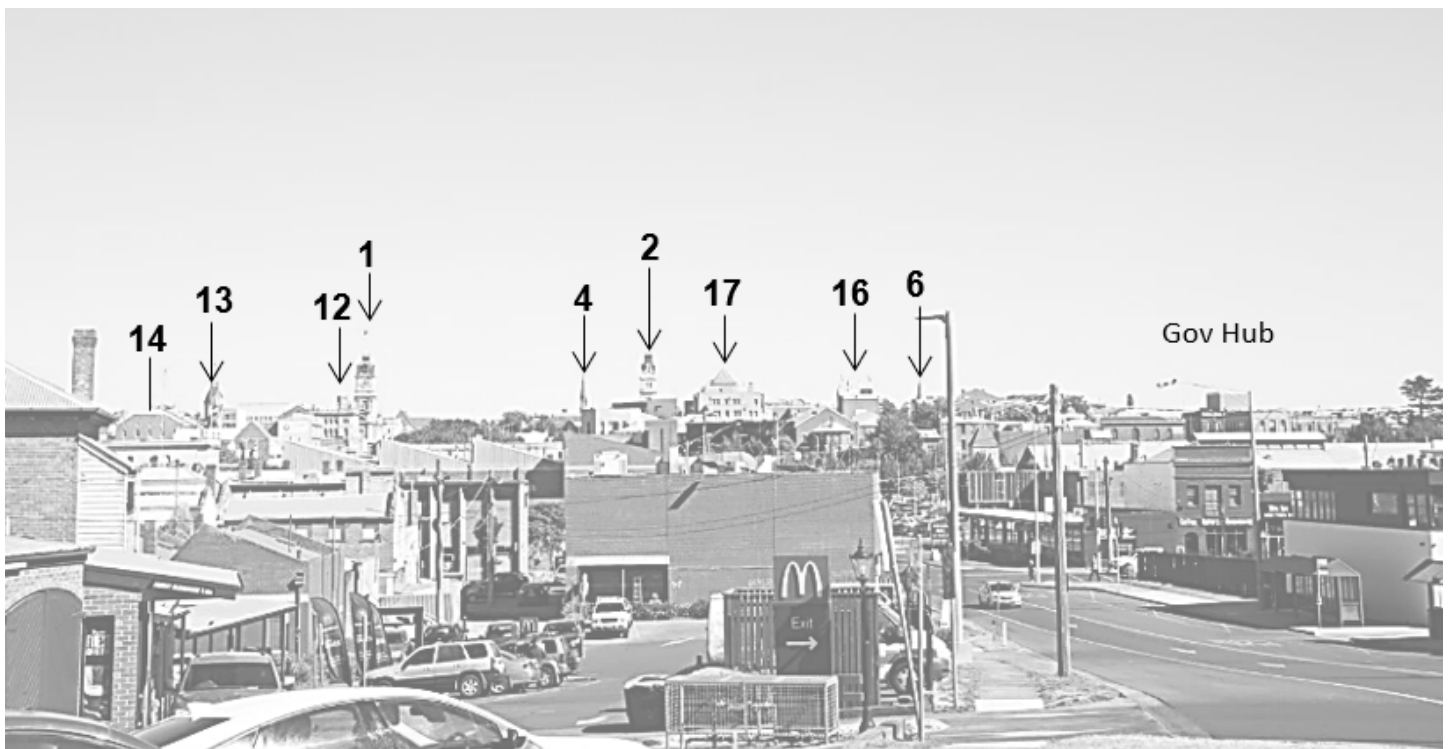


Figure 64 | PV2 - Curtis Street CBD gateway - landmarks highlighted



## Panaromic View 3 - Mair Street CBD gateway

A main approach into the CBD with a significant vista to the skyline towers and spires. The clock towers, church spires and articulated roof ridges that showcase the skyline represent the height of the gold inspired development during the 1870s and 1880s and this architectural ensemble remains largely intact to the present day.

### View Location

Mair St / Humffray St junction.

### View Significance

A main approach into the CBD with a significant vista to the skyline towers and spires. The clock towers, church spires and articulated roof ridges that showcase the skyline represent the height of the gold inspired development during the 1870s and 1880s and this architectural ensemble remains largely intact to the present day.

### Quality of view location

There are four corner locations for pedestrians to appreciate this view at this main junction. The clearest and widest view of the city skyline is from the north-western corner, although the view is slightly marred by the power lines running up from Mair Street. A clear view of much of the skyline is also possible at the north eastern corner of the junction where there is a granite monument to Ballarat's gold history and the discovery of the 'Welcome Nugget'. This location provides a comfortable space from which to contemplate the view of the Ballarat skyline.

## View Description

### Topography and layout of the view

- On high ground at the junction of Mair Street and Humffray Street on the eastern approach to the city.
- An elevated position allowing the viewer to look over the low-lying river corridor to the CBD skyline. The CBD buildings on the skyline are also elevated on the edge of the western plain.

### View composition – architectural characteristics

- Modern retail and commercial box style buildings dominate the fore and middle grounds. Buildings are predominately of brick construction, two to three storey height, although one storey buildings can be seen. Rooflines vary including gable, skillion and saw-tooth construction and brick chimneys feature.
- The sloping landform and low box-style commercial buildings allows the skyline and particularly the assemblage of historic buildings on Camp Street to be clearly appreciated.

### Vegetation – green characteristics

- The main area of vegetation is along the raised railway corridor on the right of the view. Trees are also present in the middle distance at the junction with Grenville Street North and the tops of the London Plane trees register along the northern section of Camp Street.
- The built form is largely unaffected by seasonal change. With an east-west orientation,

View	Viewing experience	Quality of view composition	Prominence of architectural landmarks	Prominence of natural landmarks	Quality of the viewing place	Important public gathering space	Significant place in Ballarat's History
PV3	Pedestrian & Driving	High	High	Medium	Medium	No	Yes

Table 9 | Views Assessment Criteria

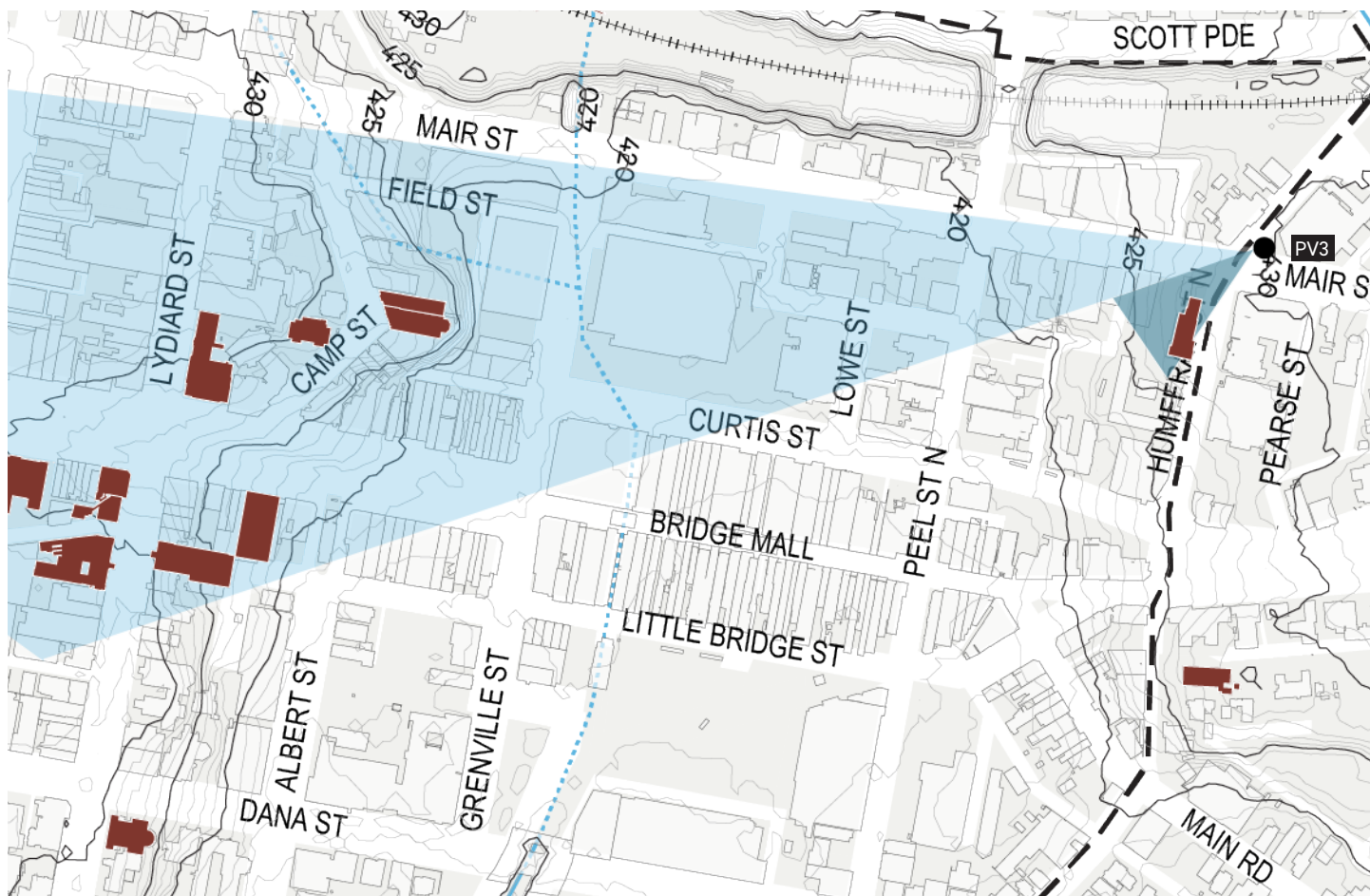


Figure 65 | Panoramic view 3 - Viewing corridor map



#### VIEWING CORRIDOR MAP

- Viewing location
- Foreground view
- ▭ View corridors
- Landmark building

#### VIEWING LOCATION MAP

- Viewing location
- Landmark building

Figure 66 | Panoramic view 3 - Viewing location map



sunsets will bring the skyline silhouette into prominence.

- Note: the median strip down Mair Street on the right of the view will eventually be treed.

### Built & Natural Landmarks

Prominent landmarks in the view include:

- 1. Craig's Hotel corner tower – 1890
- 2. Former National Mutual Building lantern - 1905
- 3. Ballarat Town Hall – 1870-2
- 4. Former Ballarat Post Office tower – 1885
- 5. Former State Government Offices – 1944
- 6. Trades Hall – 1887
- 7. St Andrew's Kirk spire – 1884
- 8. Former Congregational Church spire – 1881-2
- 9. Gov Hub (in construction) 2020

### View Detractors

- Busy wide road with power cables down the northern side of Mair Street a major detractor.
- Large scale advertising hoardings particularly on the sides of buildings that are taller than neighbouring properties.

### View Management Guidance

Notes to consider:

- Development that detracts from the positive character of the city centre roofscape as a distinctive collection of towers, spires, pitched roofs and parapets may negatively alter the skyline character.

### View Location Management

- Potential for streetscape improvements in accordance with general guidelines.



Figure 67 | PV3 - Mair Street CBD Gateway



Figure 68 | PV3 - Existing condition - generated from 3d model



Figure 69 | PV3 - Mair Street CBD Gateway - landmarks highlighted



## Panaromic View 4 - Dana Street toward Ballarat East

A panaromic view north toward East Ballarat with Mt Warrenheip in the distance.

### View Location

At the pedestrian crossing point at the south west corner of Lydiard Street / Dana Street junction looking east.

### View Significance

On the approach along Dana Street a dramatic panoramic view opens up from the crest of the slope at the roundabout on Lydiard Street. The view takes in the treed setting of Ballarat East with the distinctive Mount Warrenheip prominent on the far horizon. Along with the highly decorated historic lamppost, the view is framed by the dominant corner buildings, particularly the imposing red and cream brick former Wesleyan Church with its steeply gabled intersecting roofs.

### Quality of view location

Although on a busy road, the roundabout allows the viewer to slow down and appreciate the view from the edge of the escarpment over the Ballarat East to Mount Warrenheip. In addition, the pavement is sufficiently wide to allow pedestrian viewers to stop and contemplate the panoramic view.

## View Description

### Topography and layout of the view

- On the high ground at the edge of the West Ballarat basalt plain looking directly over the low-lying Yarrowee River corridor and Golden Point.
- The approach along Dana Street in the CBD arrives at the roundabout on Lydiard Street where this panoramic view over Ballarat East is revealed.

### View composition - architectural characteristics

- The picturesque and highly decorated former Wesleyan Church is particularly prominent and creates a strong dominant built form on the corner of the junction. On the opposite corner sits a modern 2/3 storey red brick office building. Immediately below this building the uncompleted bluestone structure of the intended Chapter House to the Anglican Church on Lydiard Street survives, one of several historic buildings stepping down both sides of Dana Street. These buildings are visually interesting as they are constructed on the steep slope of the escarpment which would have given them a prominence back in the day.
- At the base of the slope between Albert and Grenville Streets the flat roof and horizontal form of the Police and Court complex is clearly visible. This large-scale building does

View	Viewing experience	Quality of view composition	Prominence of architectural landmarks	Prominence of natural landmarks	Quality of the viewing place	Important public gathering space	Significant place in Ballarat's History
PV4	Pedestrian & Driving	High	Medium	High	Medium	No	Yes

Table 10 | Views Assessment Criteria

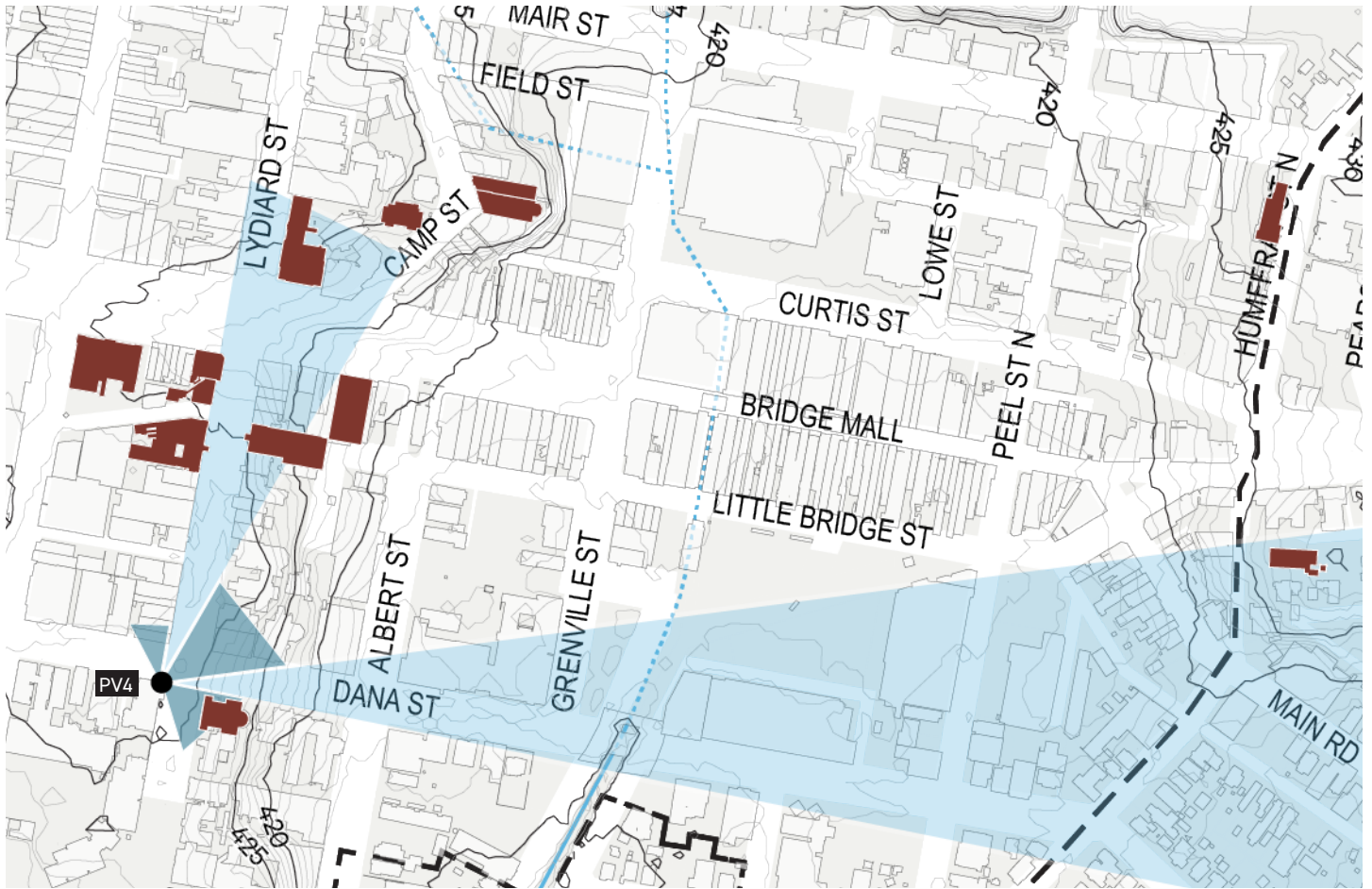


Figure 70 | Panoramic view 4 – Viewing corridor map



Figure 71 | Panoramic view 4 – Viewing location map

#### VIEWING CORRIDOR MAP

- Viewing location
- ▲ Foreground view
- ▲ View corridors
- Landmark building

#### VIEWING LOCATION MAP

- Viewing location
- Landmark building

not screen the tower of East Ballarat Fire Station, the nearby Free Library and St Paul's Church tower which can be seen in the middle distance.

- The historic lamppost in the middle of the roundabout forms a central focus on approaching the view location.

### Vegetation - green characteristics

- The contribution of tree cover to the view is significant with the combined canopy cover provided by the parklands, reserves and forest plantations of Ballarat East creating an expansive green frontage to Mount Warrenheip.
- Mature trees, mostly exotic species, characterise the middle ground and provide another green dimension to the view composition.

### Built and natural landmarks

Prominent landmarks in the view include:

- Wesleyan Church and Sunday School building
- Anglican Church of Christ Chapter House
- Ballarat Court House and Police Station

Natural landmarks include:

- Mount Warrenheip
- Former East Ballarat Town Hall Gardens and Britannia Reserve
- Mature deciduous trees in Albert H Graham Reserve
- Mature deciduous street trees along Steinfeld Street and Canadian Creek
- Combined tree canopy of Ballarat Wildlife Park, Pryor Park and the northern reaches of Canadian Forest.

### View Detractors

- Powerlines and light poles on the north side of Dana Street
- Roadside car parking
- Advertising

### View Management Guidance

- Retain the viewer's ability to recognise and appreciate the view over the treed expanse of Ballarat East and the viewer's focus on Mount Warrenheip.
- New development in the middle ground should not disrupt the relationship between the significant buildings on the edge of the escarpment and the framed view of the panorama.

### View Location Management

- Potential improvements to pedestrian movement at the junction with the introduction of crossings and improved design of corner nibs.





Figure 72 | PV4 - Dana Street toward Ballarat East

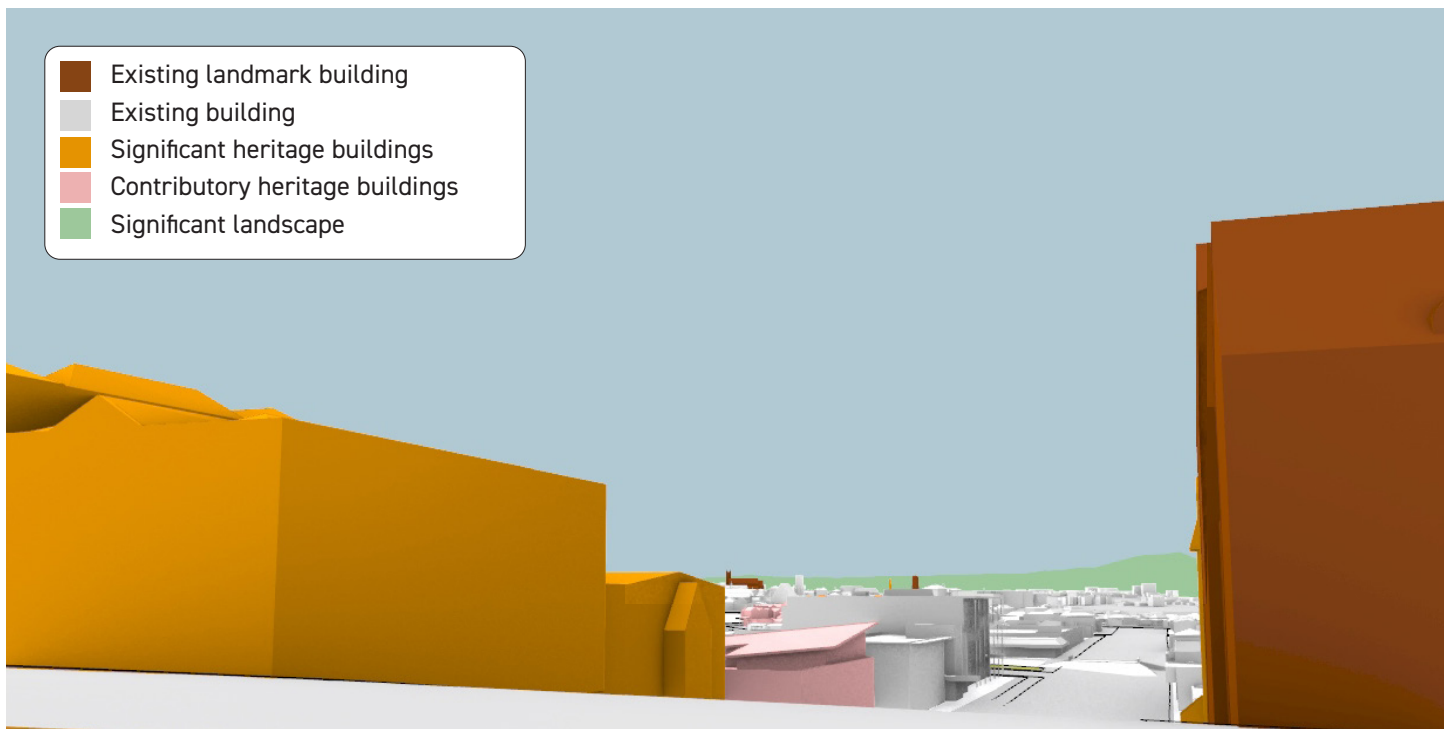


Figure 73 | PV4 - Existing condition - generated from 3d model



Figure 74 | PV4 - Dana Street toward Ballarat East - landmark buildings noted

## Panaromic View 5 - Mair Street toward Bakery Hill

A panoramic view looking east toward Ballarat East with Mt Warrenheip in the distance.

### View Location

At the pedestrian crossing point at the north west corner of Lydiard Street / Mair Street junction looking east.

### View Significance

Lydiard Street occupies the high ground above the Yarrowee River plain and at the Mair Street junction gives rise to panoramic views over Bakery Hill. Noticeable buildings include the former School building on Humffray Street and St Alipius Church on Victoria Street with the exceptional Blue Gum in Lakeland Square creating another prominent feature. The treed canopy of Canadian Forest forms the backdrop with Mount Warrenheip a clear topographical feature on the far skyline.

### Quality of view location

Although on a busy road, the roundabout allows the viewer to slow down and appreciate the view from the edge of the escarpment over the Ballarat East to Mount Warrenheip. In addition, the pavement is sufficiently wide to allow pedestrian viewers to stop and contemplate the panoramic view.

## View Description

### Topography and layout of the view

- This panorama opens up at the top of the slope where the edge of the West Ballarat basalt plain meets the Yarrowee River Corridor.
- The view is directed down the wide street, the main carriageway exiting the CBD, rising to the higher ground of Bakery Hill.

### View composition - architectural characteristics

- The corner buildings on the east side of Lydiard Street help frame the view down Mair Street, including the former warehouses on the south side of the street. Pratt's Warehouse, a major bluestone building, is especially prominent and decorated with a historic advertising sign on its side elevation.
- Low storey commercial 'box-style' buildings dominate the middle ground.
- As Mair Street rises again to meet Bakery Hill a number of features come into prominence including the former school building on Humffray Street, St Alipius Church tower on Victoria Street and the tower of the East Ballarat Fire Station.

View	Viewing experience	Quality of view composition	Prominence of architectural landmarks	Prominence of natural landmarks	Quality of the viewing place	Important public gathering space	Significant place in Ballarat's History
PV5	Pedestrian & Driving	High	Medium	High	Medium	No	Yes

Table 11 | Views Assessment Criteria





Figure 75 | Panoramic view 5 – Viewing corridor map



#### VIEWING CORRIDOR MAP

- Viewing location
- ▲ Foreground view
- ▲ View corridors
- Landmark building

#### VIEWING LOCATION MAP

- Viewing location
- Landmark building

Figure 76 | Panoramic view 5 – Viewing location map



Figure 77 | PV5 - Mair St & Lydiard Street



Figure 78 | PV5 - Existing condition - generated from 3d model



Figure 79 | PV5 - Mair St & Lydiard Street - landmarks noted



### Vegetation - green characteristics

- The treed canopy of Ballarat East forms the backdrop with Mount Warrenheip a clear topographical feature on the far skyline.
- Also dominating the view is the Southern Blue Gum occupying Lakeland Square in Bakery Hill.

### Built and natural landmarks

Prominent landmarks in the view include:

- Pratt's bluestone Warehouse, 101 Lydiard Street
- Former Lister and Angel Warehouse, 60 Lydiard Street
- 102 Lydiard Street
- Humffray Street School No. 34
- St Alipius church tower
- East Ballarat Fire Station tower

Natural landmarks include:

- Mount Warrenheip
- Combined tree canopy of Ballarat Wildlife Park, Pryor Park and the northern reaches of Canadian Forest.
- Southern Blue Gum in Lakeland Square

### View Detractors

- Powerlines and poles down the northern side of Mair Street

### View Management Guidance

- Retain the viewer's ability to recognise and appreciate the view over Bakery Hill and the viewer's focus on Mount Warrenheip and the elevated bushland ridge of Canadian Forest.
- New development in the middle ground occupied by Bridge Mall and adjoining streets should not diminish the relationship between the landmarks on the intermediate horizon along Humffray Street (St Alipius and St Paul' church towers) and the prospect of Mount Warrenheip.

### View Location Management

- Potential for improvements to pedestrian space in accordance with general streetscape guidelines.

## Framed View 1 - Camp Street to Ballarat Railway Station

There are 3 viewing locations identified along Camp Street that provide a major view of the Ballarat Railway Station.

### View location

The footpath approach from Alfred Deakin Place on Camp Street past the bluestone steps of the former Police Station (Huyghue House) to the junction with Mair Street reveals a sequence of views of the Railway Station, its prominent tower and adjacent bluestone Carriage Sheds.

### View significance

The approach along Camp Street towards Mair Street reveals a classic view of Ballarat Railway Station with its portico entrance and clock tower. The view is framed by the buildings in the foreground particularly the bluestone façade of Pratt's Warehouse a significant building in Ballarat's early history. Camp Street provides a relatively quiet historic precinct in which to appreciate a number of important buildings that define this historically significant area of Ballarat.

### Quality of view location

This is a quiet street with a number of locations along the footpath to stop and appreciate the framed view of Ballarat Railway Station.

## View description

### Topography and layout of the view

- Camp Street occupies the high ground above the low-lying Yarrowee River corridor on the edge of the grid pattern layout of the central CBD.
- The elbow configuration of the street reflects the early historic site of the Government Camp purposely located to oversee the burgeoning gold rush landscape in Ballarat East. Many important civic and public buildings have subsequently been built along Camp Street enclosing the street giving rise to framed views at either end.

### View composition - architectural characteristics

- The Ballarat Railway Station provides the focus of the view framed between the bluestone edifice of Pratt's 1860s warehouse and the lesser brick and glass warehouse building on the eastern corner of Camp and Mair Streets.
- The tall tower at the main station entrance is the obvious focus providing a clear view and understanding of its architectural detailing, from the portico with Ionic columns raised above the ground entrance and topped by the clockless tower above. It is suggested that the unusual portico feature at first floor level may compensate for the cramped site, "... there being few points from where the station complex can be viewed in its entirety..."
- The station complex, prominent on the high ground formed by the continuation

View	Viewing experience	Quality of view composition	Prominence of architectural landmarks	Prominence of natural landmarks	Quality of the viewing place	Important public gathering space	Significant place in Ballarat's History
FV1	Pedestrian & Driving	High	High	Low	Medium	No	Yes

Table 12 | Views Assessment Criteria

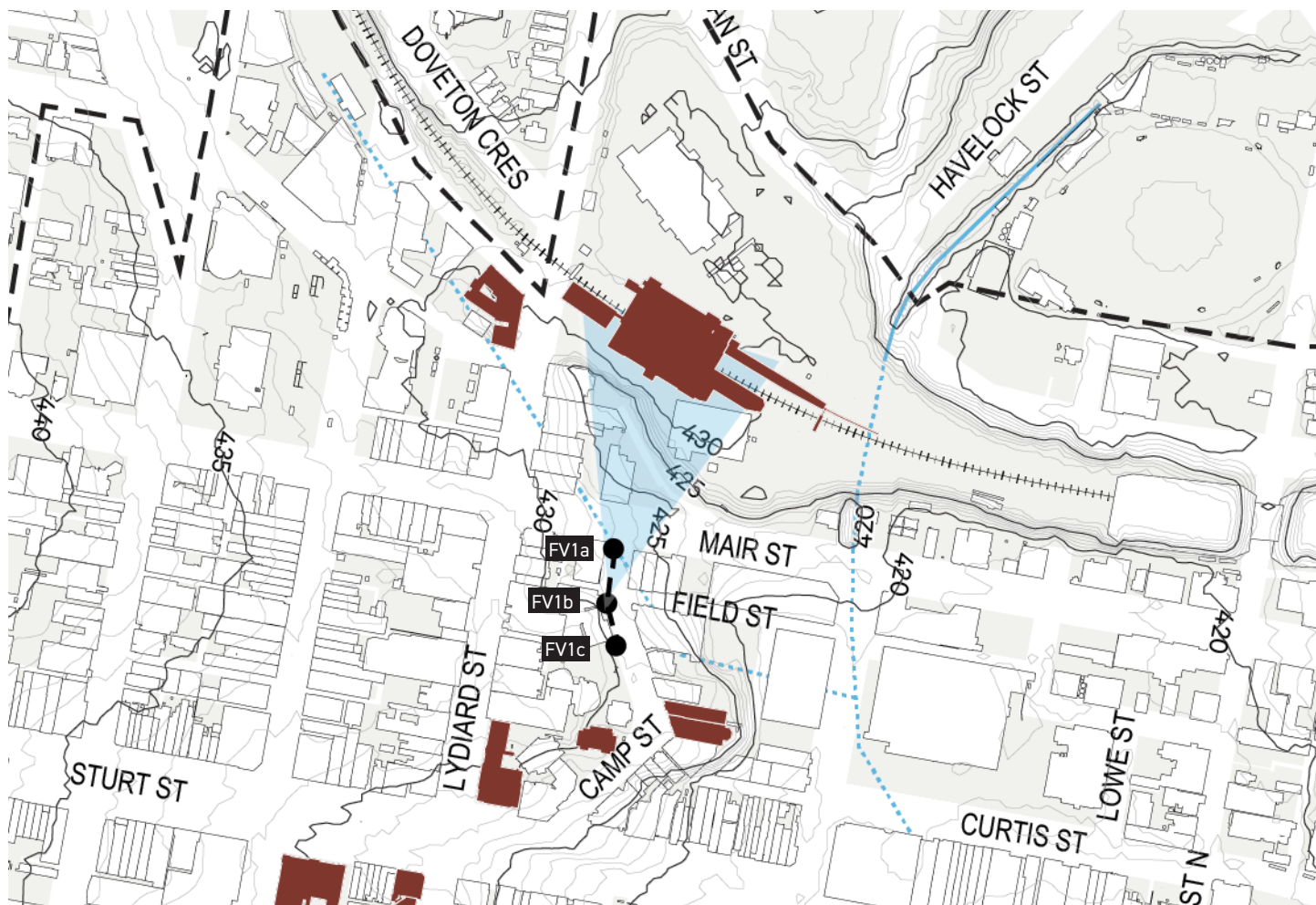
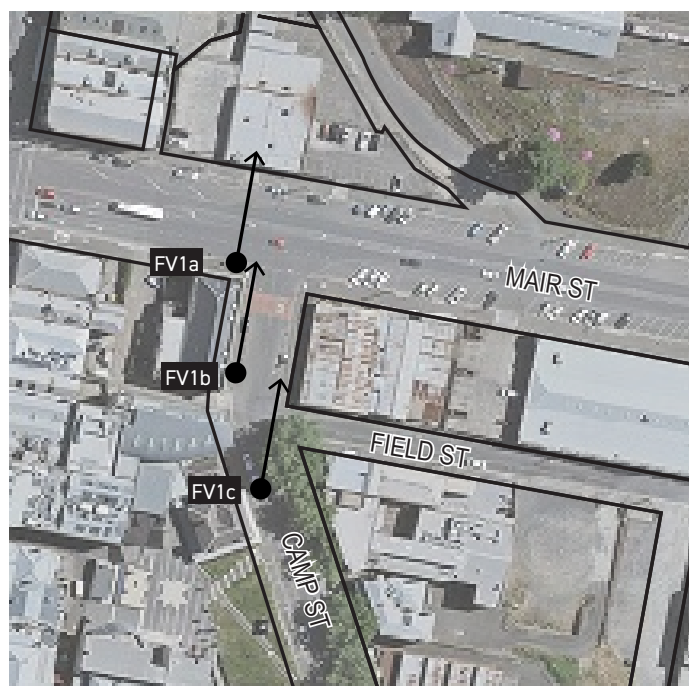


Figure 80 | Framed view 1 – Viewing corridor map



#### VIEWING CORRIDOR MAP

- Viewing location
- ▲ Foreground view
- ▲ View corridors
- Landmark building

#### VIEWING LOCATION MAP

- Viewing location
- Landmark building

Figure 81 | Framed view 1 – Viewing location map



of the Ballarat West escarpment, reveals other significant buildings including the fine bluestone Carriage Sheds and the substantial bluestone base of a former water tower.

### Vegetation - green characteristics

- Currently in view is a mature oak tree, self-sown into the steep embankment overlooking Coffee Palace Lane, which in summer screens the lower part of the station building.
- Maturing London plane trees on the eastern side of Camp Street, including in front of the YMCA building on the corner of Field Street, add a framing aspect to the view.

### Built and natural landmarks

Prominent landmarks in the view include:

- Ballarat Railway Station including roof and tower.
- Ballarat West Carriage Shed.

Natural landmarks include:

- Mature English Oak tree.

### View detractors

- The former car showroom site in the middle ground and associated fencing/car parking.
- Road traffic and powerlines on Mair Street, including the very prominent power pole.

### View Management Guidance

- Retain the framed view of the Railway Station tower.

### View Location Management

- Potential for streetscape improvements, including opportunity to interpret the view from the Art Gallery rear extension steps and bluestone podium



Figure 82 | FV1a - Camp Street

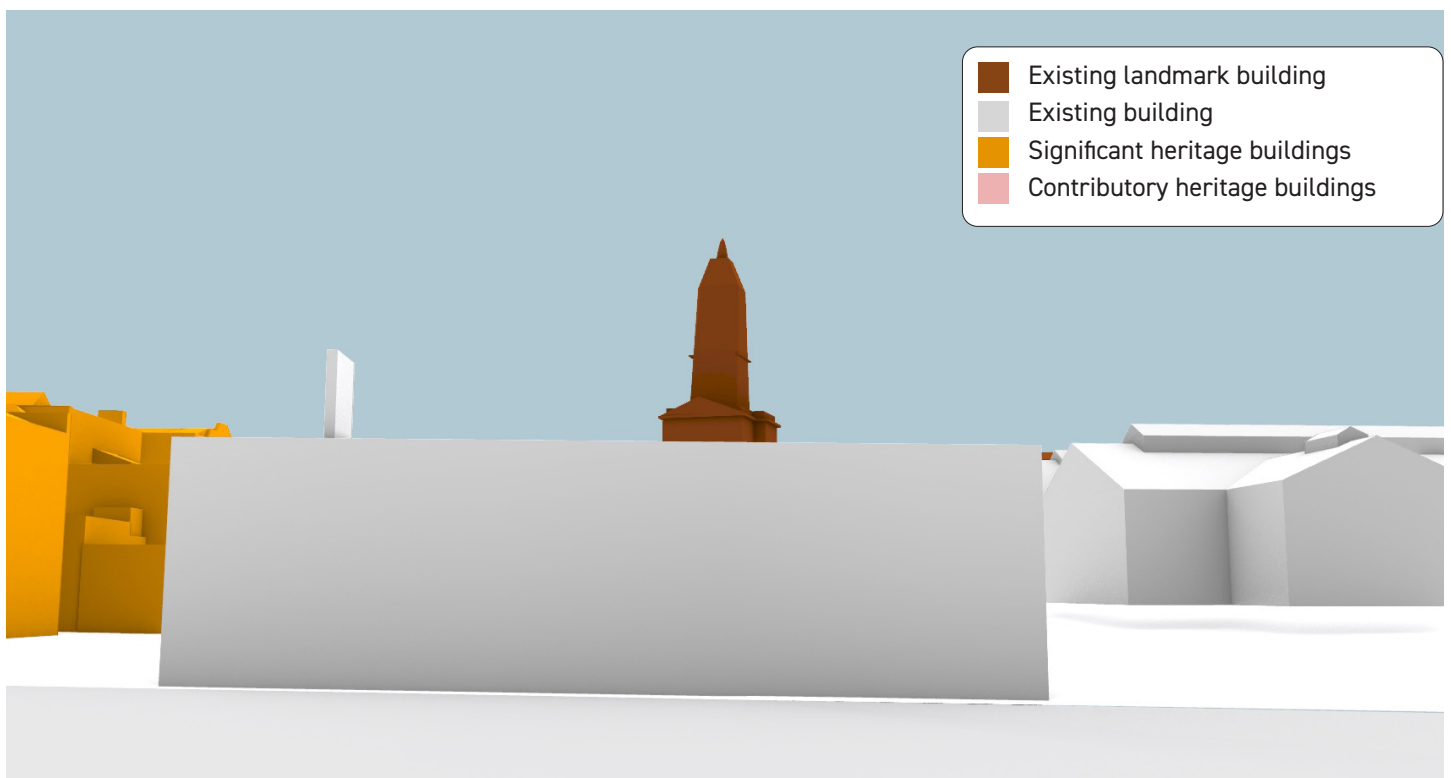


Figure 83 | FV1a - Existing condition - generated from 3d model



Figure 84 | FV1b - Camp Street

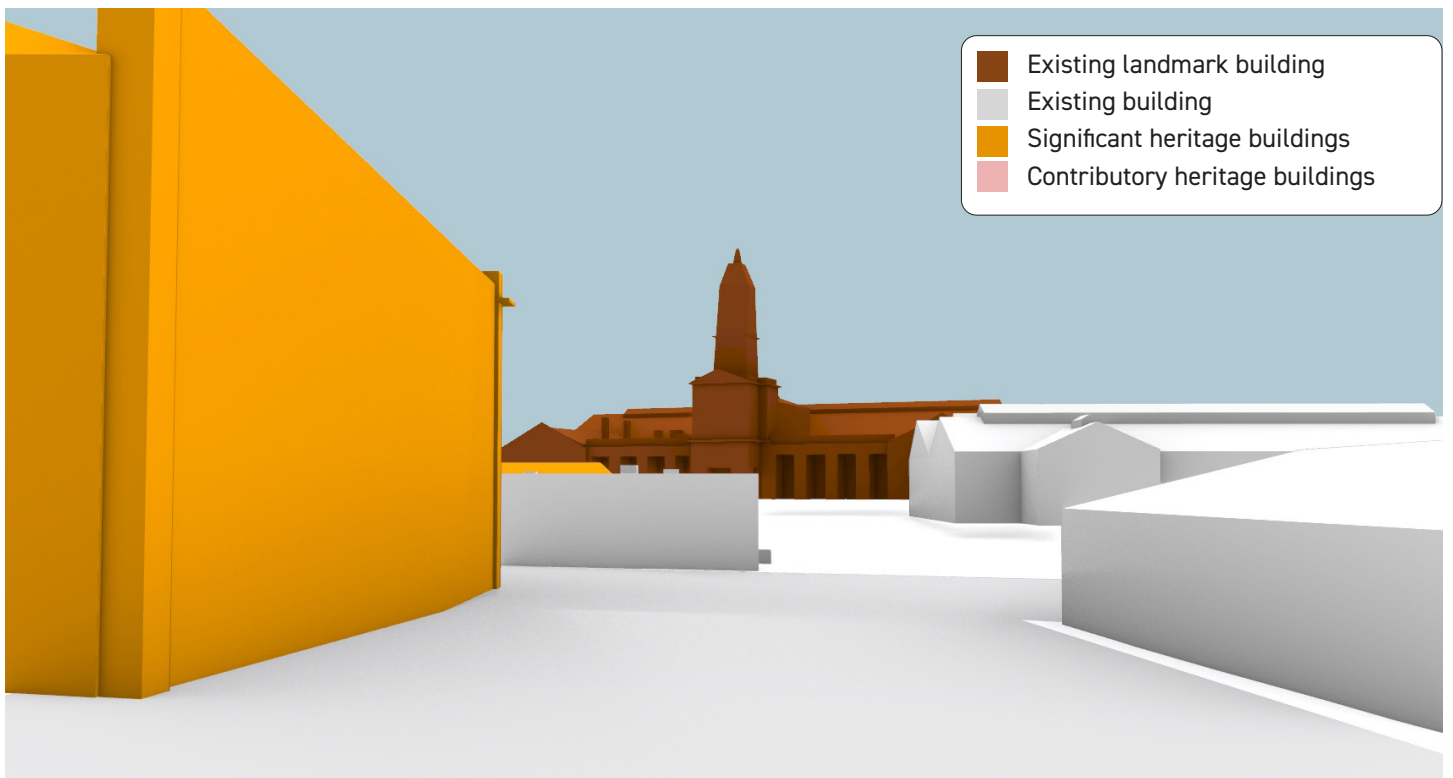


Figure 85 | FV1b - Existing condition - generated from 3d model





Figure 87 | FV1c - Camp Street

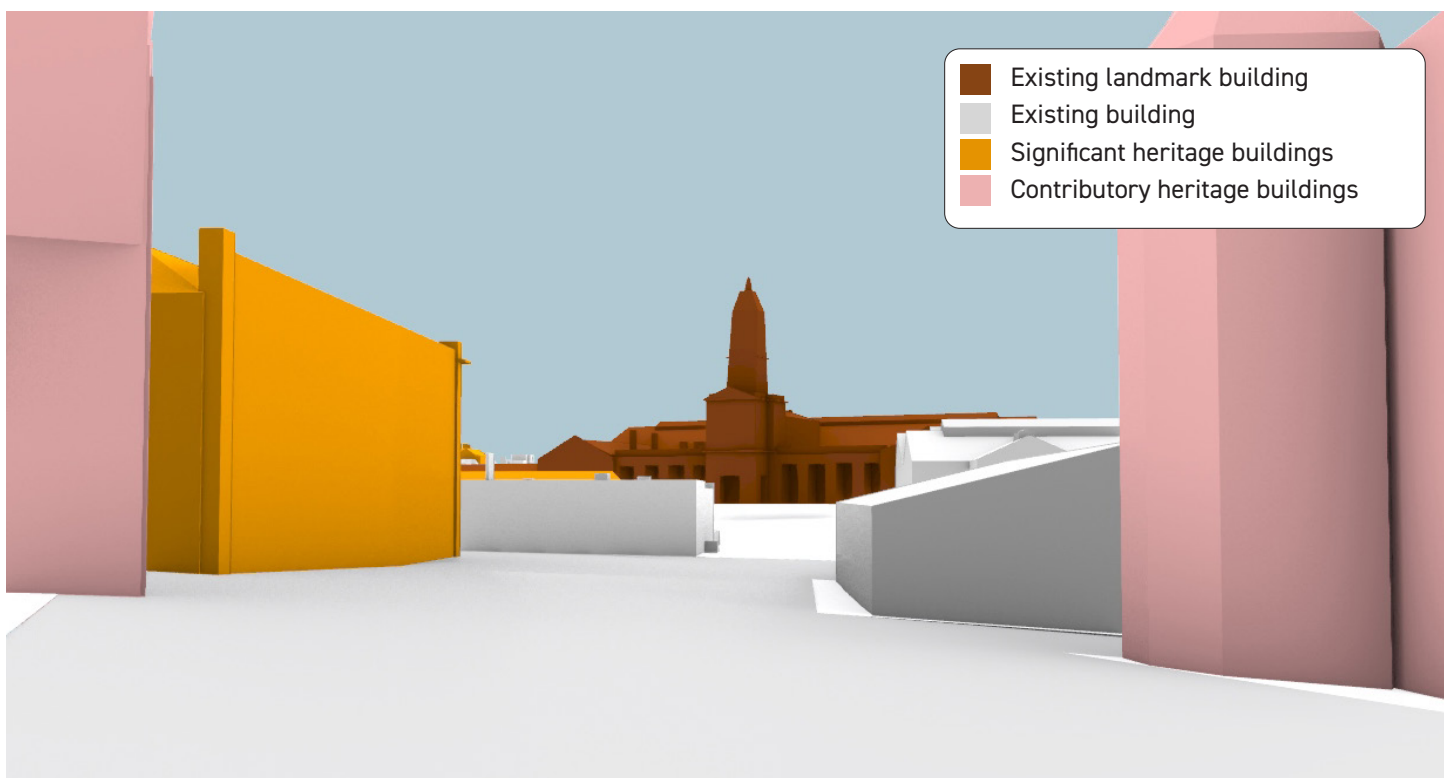


Figure 86 | FV1c - Existing condition - generated from 3d model

## **Appendix.1**

### **Local Views Assessment**



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