



St Aidans Heritage Precinct



Figure 2.02: Portion of Map of Ballarat and Sebastopol, compiled and engraved from official and original mining surveys by John L Ross, 1868, showing Lake Wendouree, Botanical Gardens, Gregory Street (Municipal Boundary), and leads and shafts north of th



Figure 2.03: Portion of Niven's Mining Map of Ballarat, compiled from Government Plans and the most recent surveys of the district mining surveyors, 1870, showing Lake Wendouree, Botanical Gardens, Gregory Street (Municipal Boundary), Agricultural Show G



Figure 2.04: Ballarat Horse Tramways, 1904, showing depot and tram stop north of Lake Wendouree. - Ballarat Heritage Precincts Study, 2006



Figure 2.05: Portion of map, Township of Ballarat, Sheet 1, 1964, showing Section C, Allotments 1 and 2. - Ballarat Heritage Precincts Study, 2006



Figure 2.06: The layout of the original Bishopscourt property in the 1930s. - Ballarat Heritage Precincts Study, 2006

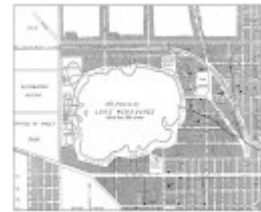


Figure 2.07: Portion of Ballarat Litho & Ptg. Cos. Electoral Map of Ballarat, 1916, showing Lake Wendouree, Botanic Gardens, and Agricultural Reserve. Cottage Gardens are indicated on the map with a ???. - Ballarat Heritage Precincts Study, 2006



Figure 2.08: Bishopscourt (Bishop's Court), formerly Strathalbyn House. - Ballarat Heritage Precincts Study, 2006



St. Aidan's Heritage Precinct Map - Ballarat Heritage Precincts Study, 2006



Figure 2.01: Portion of map of Ballarat, J Brache, October 21, 1861, showing Yuille's Swamp (Lake Wendouree), Public Garden Reserve, leads and shafts north of the lake, Gregory Street (Municipal Boundary), Agricultural Reserve, and Cricket Ground. Ballara

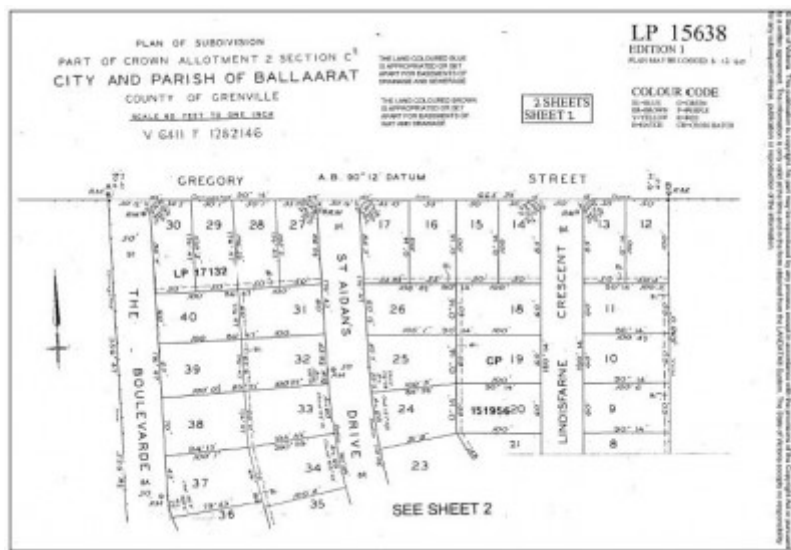


Figure 2.09: Plan of Subdivision LP15638, Sheet 1, December 6, 1940. - Ballarat Heritage Precincts Study, 2006

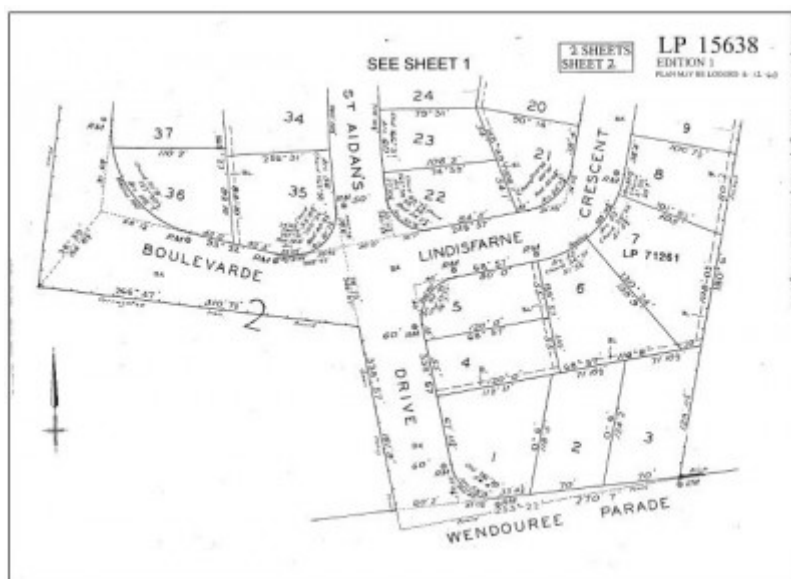


Figure 2.10: Plan of Subdivision LP15638, Sheet 2, December 6, 1940. - Ballarat Heritage Precincts Study, 2006



Figure 2.11: Ballarat Sewerage Authority Plan, 29 October 1934. - Ballarat Heritage Precincts Study, 2006



Figure 2.12: Ballarat Sewerage Authority Plan, 1947(b). - Ballarat Heritage Precincts Study, 2006



Figure 2.13: Ballarat Sewerage Authority Plan, 1947(a). - Ballarat Heritage Precincts Study, 2006

Location

St. Aidans Drive and Lindisfarne Crescent and The Boulevard and Gregory Street (south side) LAKE WENDOUREE, BALLARAT CITY

Municipality

BALLARAT CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO183

Heritage Listing

Ballarat City

Statement of Significance

Last updated on - July 1, 2006

Statement of Cultural Significance The St. Aidan's Heritage Precinct has significance as possibly the earliest area in Ballarat with a predominantly curvilinear layout created within the established grid pattern of surrounding roads. Based on contemporary Garden City town planning, the area is significant for its high proportion of intact

interwar and postwar Bungalows on contextually large allotments having open, landscaped gardens. Overall, 74% of the dwellings have significance within the area. The landscape qualities of the area are further enhanced by the generous grassed nature strips (without footpaths) and the street trees, including the oaks in St. Aidan's Drive. Originally a private property owned by the squatter Robert Crawford who built the substantial Strathalbyn House in 1875, the area was first well known as Bishops court, the residence of the Anglican Bishop of Ballarat from 1878. In 1903, the western portion of Bishops court was developed into St. Aidan's Theological College. By 1932, St. Aidan's College had closed and in subsequent years the Bishop relocated to a property in Sturt Street.

Bishops court and St. Aidan's College were subdivided in 1939 into 40 residential allotments. The subdivisional layout allowed for the retention of the former Warden's Cottage of St. Aidan's College (now addressed as 3 St. Aidan's Drive), with the newly-formed St. Aidan's Drive following the original carriageway into the College. As a residential area with curvilinear roads, St. Aidan's heritage precinct is comparable with the Waller Estate Heritage Precinct bound by Inkerman, Pleasant, Winter and Russell Streets, Ballarat.

However, this area was not established until 1950, 11 years after St. Aidan's was first laid out.

The St. Aidan's Heritage Precinct is **architecturally** significant at a **LOCAL** level (AHC D.2, E.1). It demonstrates original and early design qualities expressed in the high proportion of intact interwar and postwar dwellings.

These dwellings - which constitute 74% of the total dwellings in the area - are predominantly single storey with detached, multi-fronted compositions. The interwar and postwar Bungalow design features include the hipped and gabled roof forms (with a pitch between 25 and 35 degrees) front and/or side verandahs or porches with hipped or gabled roof forms or verandahs formed under the main roof (the verandahs being supported by round concrete columns or brick piers) or small flat roofed porches, prominent plain, stepped or banded brick chimneys, timber framed double hung or fixed windows, banks of windows and corner windows, broad eaves, brick parapets (to a few dwellings), decorative soldier coursing and other brick wall bands, corbelled gable ends, timber and terra cotta gable ventilators, primarily face cream or red brick wall construction, and predominantly tiled roof cladding. Most of the dwellings in the area share a familiar character and appearance, although there are some design distinctions, as identified by the waterfall styled dwellings with their curved corners and windows as identified at 1 and 6 St. Aidan's Drive and 1 Lindisfarne Crescent. The area also has three significant larger two storey dwellings at 11 St. Aidan's Drive, and 2 and 14 The Boulevard that form local heritage landmarks. The area has significance for the recessive location of garages and carports when viewed from the public realm, together with the small number of early front solid brick fences that reflect the design and construction of the dwellings, including the fences at 14, Lindisfarne Crescent and 1, 4 and 7 St. Aidan's Drive. Of particular individual significance is the timber dwelling at 3 St. Aidan's Drive. It demonstrates original design qualities of an Edwardian style and represents a tangible physical legacy of the former St. Aidan's College, having functioned as the Warden's Cottage.

The St. Aidan's Heritage precinct is **aesthetically** significant at a **LOCAL** level (AHC D.2, E.1). The contextually large allotment sizes and curvilinear subdivisional layout have allowed the establishment of notable landscaped gardens. When considered with the open views to many of the properties (due to a lack of front fencing), generous grassed nature strips, curved nature of the streets and the street trees (including the Oak trees in St. Aidan's Drive) there is a distinctive landscape quality to the area. This quality is further enhanced by the regular front setbacks, distinctive building separation, and lack of footpaths and may result from the influence of contemporary Garden City town planning principles.

The St. Aidan's Heritage precinct is **historically** significant at a **LOCAL** level (AHC A.4, H.1). It is primarily associated with the establishment in 1939 of one of the earliest residential subdivisions in Ballarat following a curvilinear layout.

Originally the private property of the squatter, Robert Crawford, who built the substantial Strathalbyn House in 1875, the property was well known as Bishops court - the residence of the Anglican Bishop of Ballarat from 1878 - and St. Aidan's Theological College that opened in 1903. With the closure of the College by 1932 and the relocation of the Bishop to Sturt Street, the property was subdivided into 40 residential allotments. The layout of St. Aidan's Drive followed the lines of the original carriageway to the former College and allowed for the retention of the former Warden's Cottage that is now addressed as 3 St. Aidan's Drive. The area has associations with local builders, including D.S. Quayle (who was responsible for the Gas Feature Home in neighbouring Colpin Avenue in 1934) and with the local architects, Clegg and Morrow who designed the distinctive waterfall styled dwelling at 1 St. Aidan's Drive. The area also has associations with George Brown and his brother, Ted, who

appear to have been responsible for constructing the roads.

George Brown was also the one of the earliest residents in the area and an early multiple owner of St. Aidan's allotments, including 1 St. Aidan's Drive.

The most comparable residential area in Ballarat with St. Aidan's is the Waller Estate, established in 1950.

Overall, the St. Aidan's Heritage Precinct is of LOCAL significance.

1.6 Rationale to Statement of Cultural Significance In accordance with the Victoria Planning Provision (VPP): Applying the Heritage Overlay, the St. Aidan's Heritage Precinct has been assessed against the relevant Criteria for the Register of the National Estate. This assessment has determined that the precinct has sufficient cultural significance to warrant its retention by its inclusion as a heritage overlay in the Ballarat Planning Scheme.

The St. Aidan's Heritage Precinct is considered to meet the following relevant Criteria: A.4: Importance for its association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.

H.1: Importance for close associations with individual whose activities have been significant within the history of the nation, State or region.

The St. Aidan's heritage precinct has been considered to be one of the earliest (if not the earliest) residential subdivisions in Ballarat whereby a curvilinear layout was established. The only known comparable residential areas in Ballarat are the Waller Estate Heritage precinct established in 1950 (11 years after St. Aidan's). For this reason alone, St. Aidan's meets the criteria, especially given that the Waller Estate Heritage precinct is recommended as a heritage overlay in the Ballarat Planning Scheme by a Ministerial Planning Panel (Ballarat C58 amendment).

The associations with Bishopscourt and St. Aidan's College, while now largely intangible and denoted by the names of the streets and the retention of the Edwardian former Warden's Cottage at 3 St. Aidan's Drive, provide an important understanding of the historical and cultural development of this part of Ballarat.

The promotion of the subdivision by George Brown through his involvement with the construction of the roads, building of the architect-designed waterfall styled dwelling at 1 St. Aidan's Drive (which accentuates the curved nature of the road) and the multiple early ownership of neighbouring allotments has played a significant part in the early development of the residential area.

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

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

The St. Aidan's Heritage Precinct has a high proportion of interwar and postwar dwellings set within a distinctive landscaped setting of open front gardens, generous grassed nature strips, curved thoroughfares and street trees. These qualities clearly reflect the contemporary Garden City town planning principles of the early 20th century, notably "neatly-designed dwellings set in pleasant, green surroundings", in close proximity to the Botanical Gardens and the aquatic pursuits "and other pleasures" of Lake Wendouree.

Most of the dwellings are intact and are good representative examples of their types (interwar and postwar Bungalows). While there are subtle (and sometimes distinctive) differences between the dwellings in the precinct, there is predominantly a consistency of design quality, scale, height and construction, coupled with notable individual house designs including the waterfall styled dwellings and larger two storey local heritage landmarks.

Collectively, these aesthetic qualities and design types meet the relevant criteria in a similar conceptual manner as the heritage qualities of the Waller Estate Heritage Precinct.

Significance of Dwellings The St. Aidan's Heritage Precinct is notable for its significant building stock. Of the 33 dwellings in the area, 25 houses (76%) have significance to the area.

Five dwellings may also have individual heritage significance.⁴¹ The dwellings that have significance within the St. Aidan's heritage precinct are at:

- . 1 Lindisfarne Crescent. . 6 St. Aidan's Drive.
- . 2 Lindisfarne Crescent. . 7 St. Aidan's Drive.
- . 4 Lindisfarne Crescent. . 8 St. Aidan's Drive.
- . 6 Lindisfarne Crescent. . 9 St. Aidan's Drive.
- . 7 Lindisfarne Crescent. . 10 St. Aidan's Drive.
- . 8 Lindisfarne Crescent. . 11 St. Aidan's Drive.
- . 9 Lindisfarne Crescent. . 12 St. Aidan's Drive.
- . 12 Lindisfarne Crescent. . 14 St. Aidan's Drive.
- . 14 Lindisfarne Crescent. . 16 St. Aidan's Drive.
- . 1 St. Aidan's Drive. . 2 The Boulevarde.
- . 2 St. Aidan's Drive. . 4 The Boulevarde.
- . 3 St. Aidan's Drive. . 14 The Boulevarde.
- . 5 St. Aidan's Drive.

The dwellings that may have individual heritage significance are at:

- . 1 St. Aidan's Drive.
- . 6 St. Aidan's Drive.
- . 11 St. Aidan's Drive.
- . 2 The Boulevarde.

The dwellings that are not considered to have significance within the St. Aidan's heritage precinct are at:

- . 1411 Gregory Street.
- . 3 Lindisfarne Crescent.
- . 10 Lindisfarne Crescent.
- . 4 St. Aidan's Drive.
- . 6 The Boulevarde.
- . 8 The Boulevarde.
- . 10 The Boulevarde (dwelling recently demolished).
- . 12 The Boulevarde.

Physical Description 1

1.1 Precinct Boundaries (refer to map in the images and attachments section in this citation) The St. Aidan's Heritage Precinct takes in the properties fronting onto St.

Aidan's Drive, Lindisfarne Crescent and The Boulevarde, together with properties fronting onto Gregory Street (south side).

Physical Description 2

1.3 Physical Evidence

1.3.1 Building Character & Appearance (refer to photos in the images and attachments sections in this citation)

The St. Aidan's Heritage Precinct is a residential area primarily comprised of 33 detached dwellings.

Height

The dwellings in the heritage area are predominantly single storey in appearance (Photos 2.01-03). There are three dwellings on corner sites that form local landmarks given their designs and sheer two storey wall planes.

These dwellings are at 11 St. Aidan's Drive (Photo 2.04) and 2 and 14 The Boulevarde (Photos 2.05-06). The area also includes a dwelling with an attic storey (denoted by the projecting gabled dormer) at 11 St. Aidan's Drive and the recessive two storey additions at 10 Lindisfarne Crescent.

Form, Design and Scale

The dwellings in the St. Aidan's precinct are largely characterized by interwar or postwar Bungalow designs with hipped and gabled roof forms (Photos 2.01-03), although the dwelling at 12 Lindisfarne Crescent has a striking skillion roof form (Photo 2.07). There are also some waterfall styled dwellings distinguished for their curved corners and windows and curved or stepped chimneys (such as the dwelling at 1 and 6 St. Aidan's Drive [Photos 2.08-09] and 1 Lindisfarne Crescent [Photo 2.10]). There is also one postwar eclectic Georgian Revival styled dwelling at 11 St. Aidan's Drive (Photo 2.04). This building, with its symmetrical composition and two storey height, is atypical of the area. At 3 St.

Aidan's Drive is a timber Edwardian dwelling, comprising the former Warden's Cottage of St. Aidan's College (Photo 2.11).

While there are subtle (and sometimes distinctive) differences between the dwellings in the St. Aidan's heritage precinct, overall, there is a consistency of design quality, scale, height and construction within a landscaped setting that espouses the original Garden City planning principles for the area. Generally, the dwellings have multi-fronted compositions and a restrained appearance, often with brick detailing, curved forms and chimneys that provide decorative

treatment to the designs. Overall, most of the dwellings in the area feature the following design characteristics: . Single or multiple hipped and/or gabled roof forms (with an approximate pitch between 25 and 35 degrees).

. Front and/or side verandahs or porches with hipped or gabled roof forms, or verandahs formed under the main

roof of the dwelling. These types of verandahs are supported by round concrete columns or brick piers. There are also a number of small flat roofed front verandah porches.

- . Prominent plain, stepped or banded brick chimneys at the front or sides.
- . Timber framed double hung or fixed windows, including projecting curved bays, flat roofed faceted bays, banks of windows and corner windows.
- . Broad eaves.
- . Brick parapets to some notable dwellings, including the house at 8 St.

Aidan's Drive.

- . Decorative soldier course or other brick wall bands.
- . Corbelled gable ends to some dwellings.
- . Timber or terra cotta gable ventilators.

Most of the dwellings in the area are medium in scale, except the three larger scale two storey landmark dwellings at 11 St. Aidan's Drive and 2 and 14 The Boulevard.

Construction and Finishes The dwellings in the area are largely constructed of the following materials: .
Walls: - Primarily face cream or red brick (of varying tones).

- . Roofs: - Primarily tiled roofs.
- . Windows and Doors: - Primarily timber framing.

Garages and Carports Most of the garages and carports in the area are detached at the rear of the dwellings. There are some semi-detached garages with parapetted front facades (constructed in brick to match the dwellings), but these garages are also recessive from the front of the houses. There are a small number of introduced carports attached to the side of the dwellings, although these carports are also recessive from the front.

Physical Description 3

1.3.2 Urban Design & Engineering Infrastructure

Layout and Subdivision There are several irregular allotments (although of similar size) in the St.

Aidan's precinct caused by the curvilinear layout of Lindisfarne Crescent and The Boulevard. The curved and wedged-shaped allotments contribute to the Garden City character of the area. Overall, the subdivision pattern and curvilinear streets is consistent with the original subdivision layout of 1939.

Setbacks

The area is notable for its regular front setbacks, most of which allow for mature garden settings. There are largely narrow side setbacks, with at least one wider side setbacks used as driveways. The side setbacks convey the clear building separation of the detached dwellings.

Engineering Infrastructure

The streets within the St. Aidan's heritage area have concrete kerb and channel (Photo 2.12). In St. Aidan's

Drive, the concrete channels are wider forming scooped drains.

Most of the crossovers are constructed in concrete.

A feature of the area that contributes to the gardenesque qualities of the streetscapes is the lack of footpaths (Photo 2.12).

Overhead power lines are situated within the streetscapes (Photo 2.12). In St.

Aidan's Drive, the cables have not been bundled that has led to the street Oak trees being pollarded.

Front Fences

The St. Aidan's heritage precinct has a notable number of properties without front fences but with landscaped front settings that also contribute to the garden qualities of the area. Typical examples include the properties at :

. 1 Lindisfarne Crescent (Photo 2.10).

. 2 Lindisfarne Crescent.

. 12 St. Aidan's Drive (Photo 2.11).

There are a number of low solid brick fences (approximately 600-1100 mm high) of brick construction that match the dwellings. Examples include the fences at: . 14 Lindisfarne Crescent (Photo 2.02).

. 1 St. Aidan's Drive.

. 4 St. Aidan's Drive.

. 7 St. Aidan's Drive (Photo 2.13).

There are also some introduced fences, including masonry and brick fences, and particularly the high brick fence at 3 Lindisfarne Crescent that does not relate to the heritage streetscape values of the area.

Views From The Boulevard are views to the North Gardens Reserve.

Physical Description 4

1.3.3 Landscaping The St. Aidan's Heritage Precinct is especially characterized by its notable landscape qualities. These are especially identified by the front landscaped garden settings to most properties (Photos 2.11, 9.14). These settings mainly have grassed areas with perimeter garden beds and shrubs and side concrete driveways (some also with curving pedestrian paths), and a number also feature mature Liquid Amber, Ash and Silver Birch trees.

The landscape qualities of the area are further accentuated by the generous grassed nature strips (without footpaths) (Photo 2.12) and some street trees.

Of particular note are the Oak trees in St. Aidan's Drive.

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

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