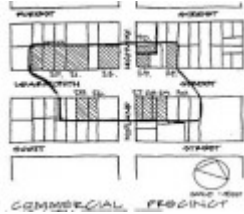
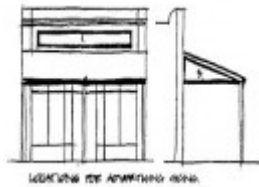


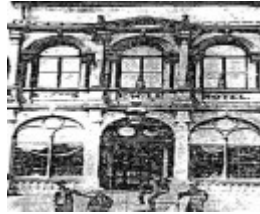
Commercial Conservation Precinct



Commercial Conservation Precinct - 1983 Buninyong Conservation Study



Commercial Conservation Precinct - locations of advertising signs - 1983 Buninyong Conservation Study



Commercial Conservation Precinct - appropriate lettering style and positioning of sign - 1983 Buninyong Conservation Study



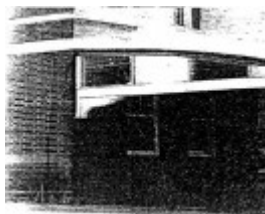
Commercial Conservation Precinct - This lettering style is not suitable for advertising signs - 1983 Buninyong Conservation Study



Commercial Conservation Precinct - J. Whykes and Son Butchers, appropriate lettering style - 1983 Buninyong Conservation Study



Commercial Conservation Precinct - Bryden and Hedricks Store, illustrating early lettering styles and positioning of advertising styles. - 1983 Buninyong Conservation Study



Commercial Conservation Precinct - Whykes Butcher, 313 Learmonth st, showing verandah - 1983 Buninyong Conservation Study



Commercial Conservation Precinct - typical verandah section - 1983 Buninyong Conservation Study



Commercial Conservation Precinct - Warrenheip Street, Learmonth Street intersection looking north - 1983 Buninyong Conservation Study



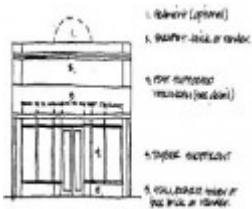
Commercial Conservation Precinct - Learmonth street looking east - 1983 Buninyong Conservation Study



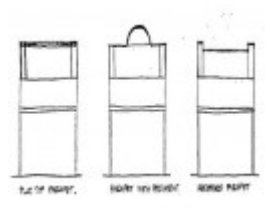
Commercial Conservation Precinct - Learmonth street looking north - 1983 Buninyong Conservation Study



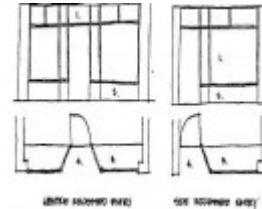
Commercial Conservation Precinct - view of the town hall from Learmonth Street - 1983 Buninyong Conservation Study



Commercial Conservation Precinct - The form of new commercial buildings - 1983 Buninyong Conservation Study



Commercial Conservation Precinct - Parapets for new commercial buildings - 1983 Buninyong Conservation Study



Commercial Conservation Precinct - The form of new shopfronts - 1983 Buninyong Conservation Study



Commercial Conservation Precinct - Warrenheip street looking south to Learmonth Street - 1983 Buninyong Conservation Study

Location

Learmonth Street and Warrenheip Street. BUNINYONG, BALLARAT CITY

Municipality

BALLARAT CITY

Level of significance

Included in Heritage Overlay

Heritage Listing

Statement of Significance

Last updated on - November 1, 1983

This precinct contains a number of individually important public buildings and contributory commercial and residential buildings. The first land to be sold in this precinct was the important corner allotments at the main intersection in Buninyong. Significantly this land was purchased at the first land sale for Buninyong in May 1851, and the adjoining allotments were purchased in the following year. Several early photographs illustrate the character of the precinct with the wide gravel streets lined with shops.

Today the former uniformity of the precinct has been greatly altered, as many buildings have been removed. The intrusive character of the recent road treatment and car parking has detracted from the earlier expansive form. However the precinct does retain a collection buildings related to the social and economic life of Buninyong and are therefore of local significance.

Heritage Study/Consultant	Ballarat - Buninyong Conservation Study, Colman Sutherland Conservation Consultants, 1983;
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Hermes Number	123891
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Property Number	
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Physical Description 1

MATERIALS:

Commercial buildings in Buninyong are constructed with brick and timber facades, which generally comply with 5.2.1 Facade Materials. The Uniform Building Regulations now require fire separation between adjoining structures and timber commercial buildings do not meet these requirements. However on some occasions this can be overridden, and the use of either material is recommended. Roofs are recommended to be constructed in corrugated iron, and timber is recommended for Joinery.

Physical Description 2

HEIGHT:

Early photographic evidence indicates that commercial buildings were predominantly single store. It is therefore recommended that new commercial building is constructed of one storey, and this policy will ensure that existing commercial vistas be maintained.

Physical Description 3

SHOPFRONT FORM:

In the commercial centre of Buninyong new shopfronts should reinstate the form of suitable Victorian Styles. For alterations to existing shopfronts, a process of restoration is recommended, and where no evidence exists on the

building

Physical Description 4

BUILDING ELEMENTS:

Parapet

Parapets are required for commercial buildings and have provided a dominant feature on Buninyong buildings since the Victorian period. Parapets for new commercial buildings should follow appropriate Victorian forms

Verandah

Early photographs show most shops in Buninyong had post supported verandahs. Reinstatement of post supported verandahs is encouraged and early photographs should be referred to, where available.

Where documentary evidence is not available, the following guide may be used. New commercial buildings should incorporate a verandah, to provide a link between buildings,

Advertising signs

Advertising signs on Victorian building was generally well executed in a bold and imaginative manner and in harmony with the building. Several surviving photographs of the commercial area illustrate early advertising styles and indicate a great diversity of range and form. Most commercial buildings were designed to receive advertising signs in certain locations such as on verandahs and parapets.

Remnants or earlier painted advertising signs survive and these should be retained, for example Whykes and Eames Stores. Advertising signs should be appropriate for the era of building and located in a suitable position. Several types of signs are not appropriate for Buninyong, and these include neon signs, and unsuitable lettering styles. Colours of painted signs should conform with 5.2.7 Paint colours.

Additions

Generally additions to commercial buildings should be discouraged in favour of establishing future commercial buildings on the existing vacant land between buildings. Using the preceding policies for new commercial building this should strengthen and enhance the character of Buninyong's commercial area. Any new additions however should be single storey and erected behind the existing building form. For a general approach, refer 5.5 New Additions.

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

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