

## Old Showgrounds Heritage Precinct



Figure 2.07: Ablutions time at the Showgrounds camp: they collected hot water in their buckets and pans from coppers in the background. Note the apparent Oak trees in the background (to the left). - Ballarat Heritage Precincts Study, 2006



Figure 2.08: Ballarat trainees march beside Lake Wendouree. - Ballarat Heritage Precincts Study, 2006



Figure 2.099: Front page of document for proposed Ideal Homes Exhibition at the Show Grounds, (attached correspondence dated August 1933). - Ballarat Heritage Precincts Study, 2006



Figure 2.10: Auction Notice for the Old Show Grounds, October 11, 1933. - Ballarat Heritage Precincts Study, 2006



Figure 2.12: Auction Notice for the Old Show Grounds, April 18, 1934. - Ballarat Heritage Precincts Study, 2006



Old Showgrounds 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. - Balla



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



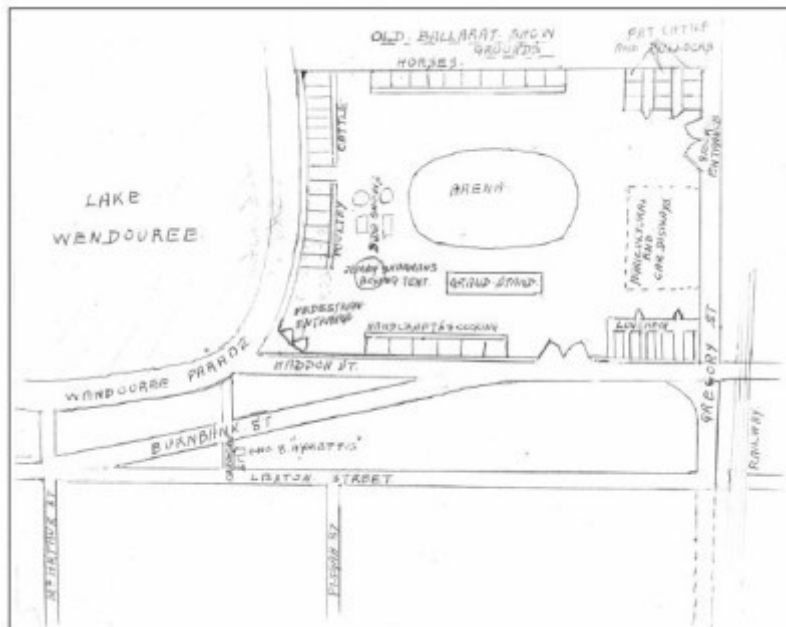


Figure 2.06: The layout of the Old Showgrounds, drawn by Alan Dunstan of 105 Lexton Street, October 27, 1987. This plan reflects the grounds prior to 1933. - Ballarat Heritage Precincts Study, 2006

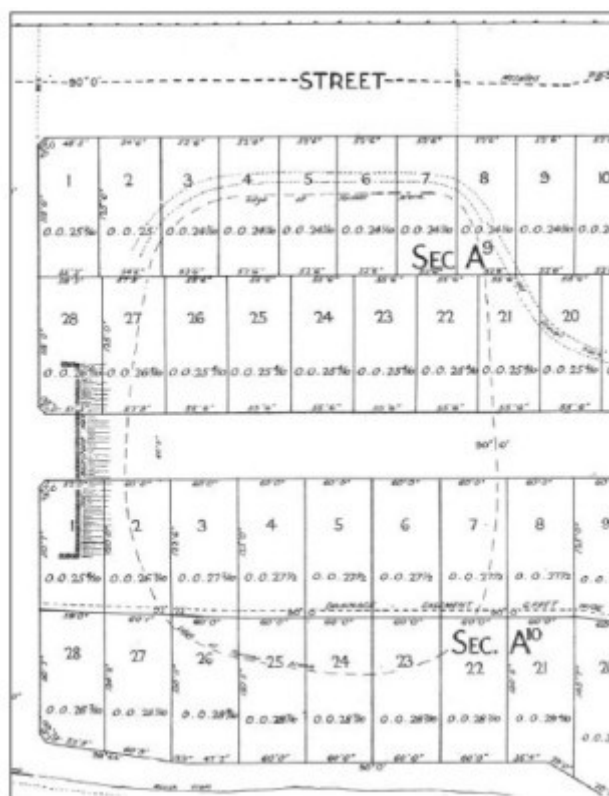


Figure 2.11: Portion of plan of Old Show Grounds Subdivision, September 26, 1934. - Ballarat Heritage Precincts Study, 2006

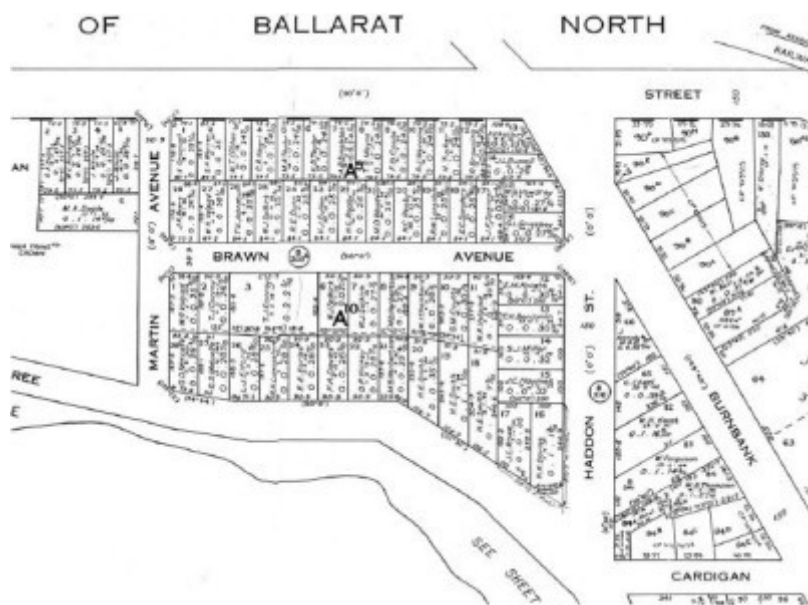


Figure 2.13: Portion of map, Township of Ballarat, Sheet 2, 1964. - Ballarat Heritage Precincts Study, 2006



Figure 2.14: Ballarat Sewerage Authority Plan, 29 October 1934. Note the lack of dwellings in the newformed Old Showgrounds subdivision. - Ballarat Heritage Precincts Study, 2006



Figure 2.15: Ballarat Sewerage Authority Plan, 1939. - Ballarat Heritage Precincts Study, 2006

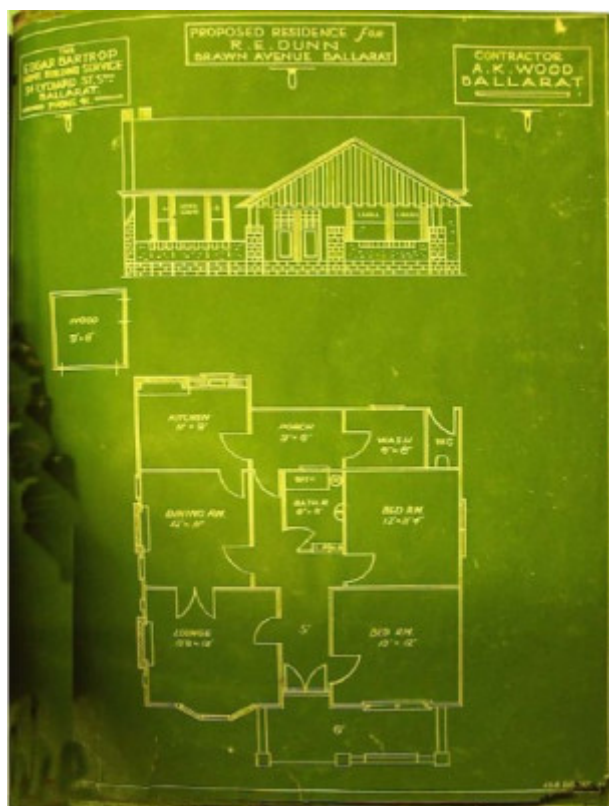


Figure 2.16: Floor plan of residence for R E Dunn (16 Brawn Avenue) n.d [c.1936]. - Ballarat Heritage Precincts Study, 2006



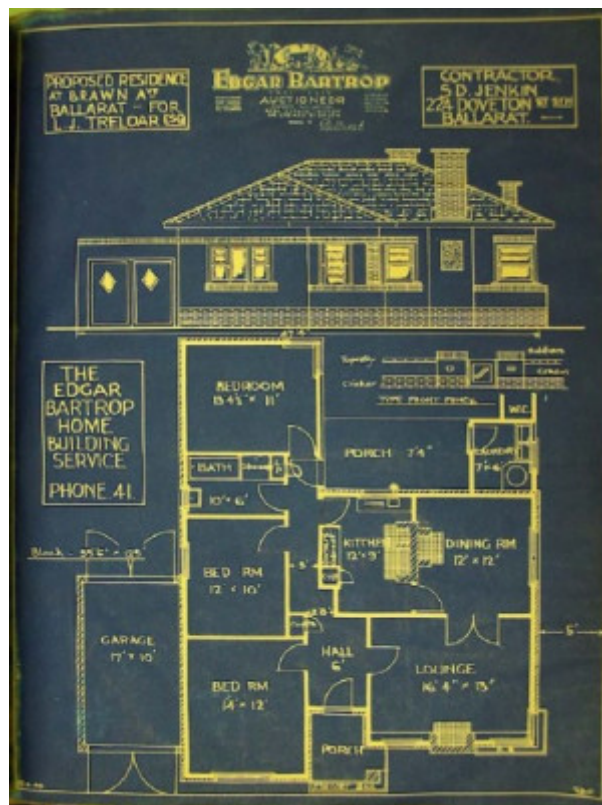


Figure 2.17: Floor plan of residence for L J Treloar (20 Brawn Avenue) n.d [c.1941]. - Ballarat Heritage Precincts Study, 2006

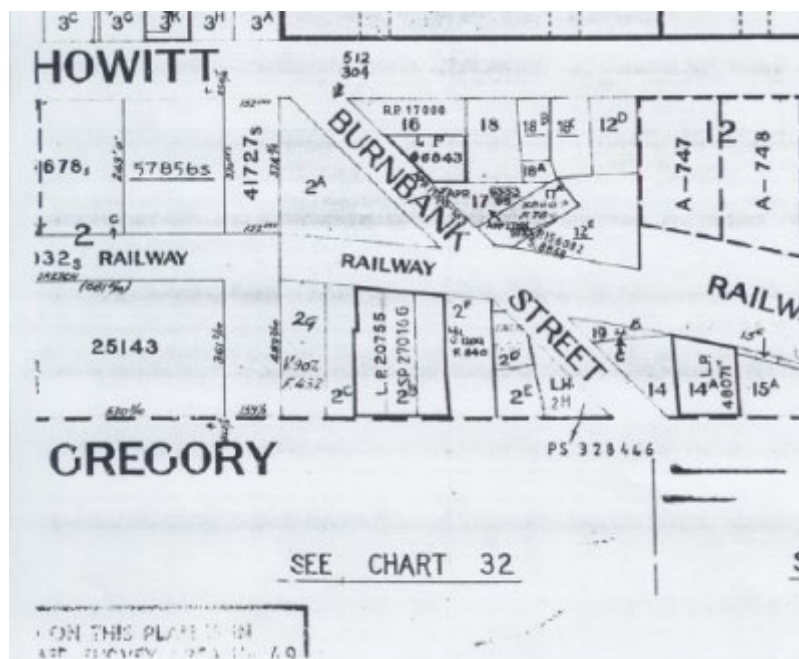


Figure 2.19: Portion of Township plan of Ballarat North, n.d., - Ballarat Heritage Precincts Study, 2006



Figure x.03: Portion of Niven's Mining Map of Ballaarat, 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

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## Location

Gregory Street and Martin Avenue and Wendouree Parade and Haddon Street and Burnbank Street LAKE WENDOUREE, BALLARAT CITY

## Municipality

BALLARAT CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO186

## Heritage Listing

Ballarat City

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## Statement of Significance



**What is significant?**

**How is it significant?**

**Why is it significant?**

The Old Showgrounds Heritage Precinct has significance as a largely intact interwar residential area. This significance is manifested in the considerable number of modest and economical but well-built interwar Bungalows set within landscaped settings that reflect the philosophies and social attitudes of early 20th century Garden City planning. The dwellings and their settings are a physical legacy of the socio-economic status of the area in the 1930s and 1940s. The larger number of timber weatherboard and brick interwar Bungalows are characterized by detached compositions having hipped and gabled roof forms with projecting front and corner verandahs or porches. The roofs are clad in tiles or galvanized corrugated steel. Within the area are variants of the standard interwar Bungalow, including a few dwellings with Old English, waterfall and eclectic English Domestic Revival and Modern stylistic qualities. Overall, 74% of the dwellings in the precinct have significance to the area. The dwellings are set within a grid layout of largely regular-sized allotments with similar front and side setbacks. The landscape qualities - including the grassed nature strips (and absence of footpaths in Brawn and Martin Avenues), mature front garden settings and the Oak trees in the gardens at 5 and 7 Haddon Street and 302 Wendouree Parade which appear to relate to the era of the showgrounds before 1933 - contribute much to the aesthetic and historical values of the area. Originally reserved for agricultural showground purposes by 1854, the land was subdivided into residential allotments and first auctioned in October 1933. In addition, a further 6 allotments were offered for sale fronting the south-west corner of Gregory Street and Martin Avenue at this time. Opposite the showgrounds in Haddon and Gregory Streets, most of the dwellings were also constructed during the same period as the interwar Bungalows in the showgrounds subdivision, during the 1930s and 1940s.

The Old Showgrounds Heritage Precinct is **architecturally** significant at a **LOCAL** level (AHC D.2). It demonstrates original design qualities as identified in the predominantly and moderately intact economical but well-built interwar Bungalow styled, single storey, detached and modestly scaled dwellings.

Overall, 74% of the dwellings have significance within the area. The intact or appropriate design qualities for most of these dwellings include the multiple hipped, jerkin head and gabled roof forms (with a pitched between 25 and 40 degrees), broad eaves (including the exposed timber rafters to some dwellings), predominantly timber framed double hung or fixed windows arranged singularly, in pairs and banks of three or as projecting bays, face or rendered brick chimneys, front verandah with hipped, gabled or flat roof forms supported by columns or solid masonry piers, decorative gable infill, gable ventilators, face and rendered brick wall construction and timber weatherboard wall cladding, and the galvanized corrugated steel and tiled roof cladding. The few Old English styled dwelling with intact steeply pitched and picturesquely articulated gabled roof forms, stepped brick chimneys, corbelled brick gable ends and arched brick openings in the verandahs, together with the small number of waterfall styled interwar dwellings with flowing curved front facades and curved corners windows, and the distinctive eclectic English Domestic Revival and Modern styled houses with their gabled forms, asymmetrical compositions, corner windows, face brick wall construction accentuated with clinker brick wall bases, window heads and curved balustrading, stepped and curved brick chimneys and the projecting flat roofed curved front and side porches also make an architectural contribution to the significance of the Old Showgrounds heritage precinct. The recessive and side location of garages further enhances the interwar heritage streetscape qualities of the area.

The Old Showgrounds Heritage Precinct is **aesthetically** significant at a **LOCAL** level (AHC D.2). It demonstrates important visual qualities as shown in the mature private garden settings characterized by grassed areas, flower beds, shrubs and trees, and the, front brick interwar fences designed low in height (up to 1100 mm high) with brick piers and plinths and geometric trussed steel bays, or low (up to 1100 mm high) solid brick fences of construction and detailing to match the dwellings. Aesthetic significance is also identified in the grassed nature strips (including the lack of footpaths in Brawn and Martin Avenues), mature street trees in Martin Avenue, surviving mature Oak trees at 5 and 7 Haddon Street and 302 Wendouree Parade (which appear to date from the era of the showgrounds in this location before 1933), and the concrete kerb and channel.

The Old Showgrounds Heritage Precinct is **historically** significant at a **LOCAL** level (AHC A.2, H.1). It is associated with the reservation of land for Agricultural and Showgrounds purposes in the mid 1850s. The area is especially associated with interwar housing development as a result of the subdivision of the showgrounds reserve in 1933, when largely modestly scaled and economical interwar Bungalows were constructed between 1934 and the 1940s (together with a few dwellings in the immediate postwar years). Similar housing development during the interwar period is also reflected in other land subdivisions opposite the former showgrounds site in

Haddon, Burnbank and Gregory Streets. The area has associations with several local builders responsible for the construction of many of the dwellings, including A.W. Nicholson, W.G. Feary and Sons, H.C. Reaby, S. Warren, F.A. Button and Gallagher and Mason. A small number of houses were also built as part of the Edgar Bartrop Home Building Service, whereby the local auctioneer and estate agent, Edgar Bartrop, provided standard house designs and local builders to carry out the work. This service followed on from the more locally well-known Ideal Homes Exhibition in late 1933, when the latest in interwar house design was exhibited in Colpin Avenue under the sponsorship of Edgar Bartrop. More broadly, the collection of modest, economical and well-built dwellings in the Old Showgrounds Precinct largely reflects contemporary Garden City philosophy and social attitudes to town planning and housing first developed in England in the early 20th century.

Overall, the Old Showgrounds 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 Old Showgrounds Heritage Precinct has been assessed against the relevant Criteria for 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 Old Showgrounds 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 individuals whose activities have been significance within the history of the nation, State or region.

The Old Showgrounds Heritage Precinct has a direct association with the evolution and development of the Agricultural and Pastoral Society and the annual show in this area from the mid 19th century until 1933. More particularly, historical and physical evidence has clearly revealed that the subdivision of this land and neighbouring allotments in Haddon, Burnbank and Gregory Streets was the catalyst of an important local housing development of interwar Bungalows that were economical but well-built. Several of these dwellings were constructed by local builders (as previously stated) whose involvement has assisted in the existing heritage character of the area today. A contextual background for the development of the old showgrounds subdivision - with ample space for landscaping, grassed nature strips and the nearby recreational area of Lake Wendouree - and especially affordable and well-built housing - has been documented which in itself provides an understanding of some Garden City town planning ideals translated into a local context in the 1930s.

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).

The significant interwar (and to a lesser degree postwar) dwellings in the Old Showgrounds heritage precinct represent a considerable proportion (74%) of the building stock in the area. The standard heritage design characteristics of most of the interwar Bungalows provides an understanding of the socioeconomic status of the original owners, methods of house building for the period and more broadly, an understanding of contemporary town planning and social attitudes for the period. The design quality of the area has been clearly articulated through the consistent building forms, height, scales, details and construction techniques.

### **Significance of Dwellings**

Fifty-five of the seventy-four dwellings (74%) within the Old Showgrounds Heritage precinct are considered to have significance within the area. A number of the interwar dwellings are rudimentary in design. Within the context of the area they appear to relate to the socio-economic situation of the original owners. The precinct also has three dwellings that may have individual significance.<sup>32</sup> Further details and a photograph of each of the dwellings are provided in the Catalogue of Places in Appendix 2.4 (Volume 6).

The dwellings that are significant within the heritage precinct are:

- . 2 Brawn Avenue. . 1110 Gregory Street.
- . 4 Brawn Avenue. . 1111 Gregory Street.
- . 5 Brawn Avenue. . 1112 Gregory Street.
- . 6 Brawn Avenue. . 1113 Gregory Street.
- . 8 Brawn Avenue. . 1117 Gregory Street.

- . 9 Brawn Avenue. . 1119 Gregory Street.
- . 10 Brawn Avenue. . 1121 Gregory Street.
- . 11 Brawn Avenue. . 1123 Gregory Street.
- . 12 Brawn Avenue. . 1125 Gregory Street.
- . 15 Brawn Avenue. . 1205 Gregory Street.
- . 16 Brawn Avenue. . 1207 Gregory Street.
- . 17 Brawn Avenue. . 3 Haddon Street.
- . 19 Brawn Avenue. . 4 Haddon Street.
- . 20 Brawn Avenue. . 5 Haddon Street.
- . 21 Brawn Avenue. . 6 Haddon Street.
- . 22 Brawn Avenue. . 7 Haddon Street.
- . 24 Brawn Avenue. . 8 Haddon Street..
- . 119 Burnbank Street. . 9 Haddon Street.
- . 121 Burnbank Street. . 11 Haddon Street.
- . 1102 Gregory Street. . 13 Haddon Street.
- . 1103 Gregory Street. . 302 Wendouree Parade.
- . 1104 Gregory Street. . 304 Wendouree Parade.
- . 1105 Gregory Street. . 306 Wendouree Parade.
- . 1106 Gregory Street. . 308 Wendouree Parade.
- . 1107 Gregory Street. . 312 Wendouree Parade.
- . 1108 Gregory Street. . 314 Wendouree Parade.
- . 1109 Gregory Street. . 324 Wendouree Parade.

The dwellings that may have individual significance are:

- . 12 Brawn Avenue.
- . 21 Brawn Avenue.
- . 302 Wendouree Parade.
- . 324 Wendouree Parade.

The properties that are not considered to have significance within the precinct are at:

- . 1 Brawn Avenue.
- . 3 Brawn Avenue.
- . 7 Brawn Avenue.
- . 13 Brawn Avenue.
- . 14 Brawn Avenue.
- . 18 Brawn Avenue.
- . 20 Brawn Avenue.
- . 1102A Gregory Street.
- . 1111 Gregory Street.
- . 1115 Gregory Street
- . 10 Haddon Street.
- . 12 Haddon Street.
- . 9 Martin Avenue.
- . 11 Martin Avenue.
- . 13 Martin Avenue.
- . 15 Martin Avenue.
- . 318 Wendouree Parade.
- . 320 Wendouree Parade.
- . 322 Wendouree Parade.

Heritage  
Study/Consultant

Ballarat - Ballarat Heritage Precincts Study, Dr David Rowe and Wendy Jacobs,  
2006;

Construction dates

1905,

Hermes Number 118218

Property Number

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## Physical Description 1

**1.1 Precinct Boundaries** (refer to map in the images and attachments sections of this citation) The Old Showgrounds Heritage precinct includes allotments in Gregory Street, Martin Avenue Wendouree Parade and Haddon and Burnbank Streets. Brawn Avenue is also situated within the area. The precinct also takes in 7 properties at the south-west corner of Gregory Street and Martin Avenue.

The main central portion of the precinct bound by Wendouree Parade, Haddon, Burnbank and Gregory Streets is still reflective of the subdivision of the old showgrounds in 1933.

## Physical Description 2

### 1.3 Physical Evidence

**1.3.1 Building Character & Appearance** (refer to photos in the images and attachments sections in this place record) The Old Showgrounds heritage precinct is a residential area comprised of 74 dwellings.

**Height** The Old Showgrounds Heritage precinct is especially identified by dwellings with a single storey appearance (Photos 3.01-02). Only seven of the houses in the area are two storey (or higher) in height, including the house at 324 Wendouree Parade (Photo 3.03).

**Form, Design and Scale** The Old Showgrounds heritage precinct is primarily characterized by interwar and postwar Bungalows having largely asymmetrical compositions defined by hipped and/or gabled roof forms. Examples include the dwellings at 2 and 12 Brawn Avenue and 1103 Gregory Street (Photos 3.01-02, 8.04). These mostly modest-medium sized dwellings have projecting front or corner verandahs and porches that are gabled, hipped or flat in form, or are situated under the main roof. The verandahs and porches are supported by brick piers, concrete columns or timber posts.

A variant in the predominant interwar Bungalow type are the few dwellings with Old English stylistic qualities, including the house at 1117 Gregory Street (Photo 3.05), especially denoted by the more steeply pitched and picturesquely articulated gabled roof forms, stepped brick chimneys, corbelled brick gable ends and arched brick openings in the verandahs.

The Old Showgrounds precinct also features a small number of Bungalows of a waterfall style, such as the house at 326 Wendouree Parade (Photo 3.06).

These dwellings have flowing curved front facades and curved corner windows.

A further variant in interwar Bungalow design is the house at 3 Haddon Street designed by Herbert Leslie Coburn in 1935. It represents an eclectic streamlined interwar English Domestic Revival and Modern style, typical of the work of the architect. The architectural qualities include the steeply pitched gable roof forms clad in tiles, asymmetrical composition, corner windows, face brick wall construction accentuated with clinker brick wall bases, window heads and curved balustrading, stepped and curved brick chimney and the projecting flat roofed curved front porch. Other similarly-styled houses by Coburn in the Old Showgrounds precinct including the dwelling at 11 Brawn Avenue.

Apart from the one two storey postwar Georgian Revival dwelling at 324 Wendouree Parade (which is a

significant dwelling although atypical for the area) (Photo 3.03), the other two storey dwellings have been introduced or greatly altered and do not relate to the architectural character of the majority of the area.

Overall, the majority of the dwellings in the Old Showgrounds Heritage Precinct feature the following design characteristics: . Multiple hipped and/or gabled roof forms (with an approximate pitch between 25 and 40 degrees).

- . Broad eaves. A small number of dwellings also feature exposed timber rafters.
- . Predominantly timber framed double hung or fixed windows arranged singularly, in pairs, banks of three, projecting bays or in corners. There are some significant examples of metal framed windows, such as the corner windows at 4 Brawn Avenue.
- . Face or rendered brick chimneys, either plain, stepped or tapered in form.
- . Front verandahs with hipped, gabled or flat roof forms supported by columns or solid masonry piers. A number of the verandahs also feature solid brick balustrades. Some of the verandahs are also curved at the front.
- . Decorative gable infill consistent with the era of the dwelling.
- . Corbelled brick gable ends to some interwar era dwellings.
- . Gable ventilators to some interwar era dwellings.

Most of the dwellings in the area are medium in scale. The dwellings on larger allotments and the two storey houses (a number of which do not relate architecturally to the precinct), are more substantial in scale.

**Construction and Finishes** The dwellings in the area are largely constructed of the following materials: . Walls: - Face or rendered brick.

- Horizontal timber weatherboards.
- . Roofs: - Galvanised corrugated steel sheeting.
- Tiles.
- . Windows and Doors: - Timber framing.

**Garages and Carports** No garages and carports project forward of the dwellings and are therefore not streetscape features in the Old Showgrounds Heritage precinct. There are some introduced carports that are attached to the side of the dwellings, but these structures are recessive from the front of the dwellings. Most garages and carports are situated at the rear.

## Physical Description 3

### 1.3.2 Urban Design & Engineering Infrastructure

**Layout and Subdivision** Apart from a few larger allotments at 306 and 308 Wendouree Parade and 1106 and 1110 Gregory Street, most of the allotments in the Old Showgrounds heritage precinct are rectangular in shape and of similar size. The rectilinear nature of the bulk of the area (bound by Wendouree Parade, Martin Avenue and Gregory and Haddon Streets) reflects the original subdivision layout of the showgrounds estate in 1933.

**Setbacks** Throughout the precinct are regular front setbacks. The size of the front setbacks appear to be similar, even with the curved nature of the front of the Wendouree Parade allotments.

All the dwellings in the heritage area have side setbacks that provide clear visual building separation.

**Engineering Infrastructure** All of the streets within the Old Showgrounds precinct have concrete kerb and channel (Photo 3.07). In Brawn Avenue, Burnbank Street and on the northern side of Gregory Street are also concrete cross overs (Photo 3.08). On the southern side of Gregory Street are bitumen cross overs. The properties fronting Haddon Street (east side) have rear access, apart from the introduced dwelling at 12 Haddon Street which has a concrete cross over.

Brawn Avenue and Martin Avenue are further characterized by a lack of footpaths (Photos 3.07-08). In Gregory Street, there is a concrete footpath on the north side and a bitumen path of the south. A similar bitumen footpath is situated on the west side of Haddon Street, although the east side has no footpath. Wendouree Parade has concrete footpaths, as does Burnbank Street.

**Front Fences** The Old Showgrounds Heritage Precinct is especially identified by the number of early fence types. At least 31 of the 52 properties (60%) that are significant within the precinct have early fences or fences that relate to the interwar or postwar era of the dwellings. The types of fences are: . Low (up 1100 mm) interwar and postwar era fences with brick piers and plinths having geometric trussed steel panels between - the design and construction largely matching the interwar and postwar era dwellings.

Examples are the fences at: - 19 Brawn Avenue.

- 21 Brawn Avenue.

- 1104 Gregory Street.

- 1108 Gregory Street (Photo 3.09).

- 1121 Gregory Street.

- 1125 Gregory Street (Photo 3.10).

- 8 Haddon Street.

- 314 Wendouree Parade.

- 324 Wendouree Parade (Photo 3.03).

. Low (up to 1100 mm) interwar and postwar era solid brick fences of construction and detailing to match the interwar and postwar era dwellings. Typical examples include the fences at: - 2 Brawn Avenue.

- 4 Brawn Avenue.

- 9 Brawn Avenue.

- 12 Brawn Avenue (Photo 3.02).

- 17 Brawn Avenue.

- 20 Brawn Avenue.

- 22 Brawn Avenue (Photo 3.11).

- 1103 Gregory Street (Photo 3.04).

- 1109 Gregory Street.

- 1111 Gregory Street.

- 1117 Gregory Street (Photo 3.05).

- 1119 Gregory Street.

- 3 Haddon Street (Photo 3.12).
- 4 Haddon Street.
- 308 Wendouree Parade.
- 312 Wendouree Parade.

There are also some properties without front fences and a small number with introduced solid rendered brick, cast iron or aluminium palisade or other fences that do not relate to the design and construction of the interwar and postwar dwellings.

#### Landmarks and Views

Nearby the precinct, the Maltworks at 1114 Gregory Street forms a local landmark and there are uninterrupted views to it in the immediate vicinity. The properties fronting Wendouree Parade enjoy uninterrupted views to Lake Wendouree, while there are glimpses of the lake from Martin Avenue and the intersections of Martin Avenue and Brawn Avenue, and Martin Avenue and Gregory Street.

## Physical Description 4

### 1.3.3 Landscaping

The Old Showgrounds Heritage precinct is especially identified by its generous grassed nature strips, particularly in Martin Avenue and Brawn Avenue which lack footpaths (Photos 3.07-08). There are also mature oak trees in the front gardens of 5 and 7 Haddon Street and 302 Wendouree Parade (Photo 3.13) which appear to relate to the era of the showgrounds in this location before 1933. In Martin Avenue are mature canopies of street trees.

Mature front interwar and postwar garden settings are a feature of the area.

These settings are characterized by grassed areas, flower beds, shrubs and trees. The property at 302 Wendouree Parade also has a mature Norfolk Island Pine (Photo 3.13), while there is a mature Liquid Amber tree in the front garden of 304 Wendouree Parade (Photo 3.14). The front garden settings are also largely characterized by side concrete driveways and pedestrian paths.

*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/>*