



Heritage Impact Statement

Boatshed 21, Lake Wendouree Foreshore, Lake Wendouree

Reconstruction of existing boatshed including external alterations

December 2024

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Inception Planning acknowledges Aboriginal and Torres Strait Islander peoples as the traditional custodians of lands on which we do business, and we pay our respects to Elders, past, present, and emerging. We acknowledge the important contribution that Aboriginal and Torres Strait Islander people make in creating strong and vibrant communities.

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Project Details

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| Heritage Impact Statement for: | <ul style="list-style-type: none"> Lake Wendouree, Wendouree Parade, Lake Wendouree HO233 |
| Victorian Heritage Register Number: | <ul style="list-style-type: none"> HVR H2419 |
| The Heritage Impact Statement forms part of a permit application for: | <ul style="list-style-type: none"> Reconstruction of existing boatshed including external alterations |
| Pre-application meeting number: | <ul style="list-style-type: none"> P39962 |
| Prepared by: | <ul style="list-style-type: none"> Inception Planning |
| Address and location description: | <ul style="list-style-type: none"> Boatshed 21, Lake Wendouree Foreshore, Lake Wendouree |
| Date: | <ul style="list-style-type: none"> December 2024 |

Subject Site

Boatshed 21 is located on the southern banks of Lake Wendouree, which is located approx. 1.7km northwest of the Ballarat CBD.

The subject shed is located centrally within a row of boat sheds constructed to the east of the Ballarat Yacht Club. The nearest road intersection is Wendouree Parade and Pleasant Street North, which is located approximately 37m to the southeast.

The exact build date of the boatshed is not known. The statement of significance for Lake Wendouree states the boatsheds and other timber structures date from the mid to late 19th century.

The shed features a pitched roof clad in corrugated iron and external weatherboard cladding with internal timber framing and floor.



Subject Site

Both the north and south gable ends feature finials and barge boards. The southern end includes vertical timber infill. There is an access door located within the eastern portion of the southern façade. A timber jetty with no railing provides access from the bank.

The northern elevation features a similar doorway which provides access to a timber deck extending out from the shed's northern facade. The western section of the deck is raised and sits 900mm above the lake's surface.

The shed has a length of 8m and width of 3.8m, equating to an overall area of 30.4sqm, not including the deck. The shed is setback from the lake edge by approximately 10m and has peak height of 4.1m.

As shown in the provided images the shed is in a deteriorated state with an immersed subfloor and structural failings.

Significance of the Place

The cultural heritage significance of the place

The subject site is located within Heritage Overlay HO233 Lake Wendouree and on the Victorian Heritage Register (H2419). The boatshed contributes to the significance of the precinct. It does not have individual significance.

The Statement of Significance describes the area has follows:

Lake Wendouree is a substantial urban lake of approximately 238 hectares, which was developed from existing wetlands from the 1850s. The place comprises the lake, its rowing course, surrounding public reserve with numerous mature trees, and significant built features including historic boat sheds, monuments and esplanades.

*Lake Wendouree is historically significant for its associations with the development of water-based sports and recreation in Victoria. Initially known as 'Yuille's Swamp', it has been a popular rowing and boating site since the 1860s. Subsequent improvements to the lake and its surrounding reserve facilitated the development of recreational groups, including rowing and yachting clubs, fly fishing clubs and commercial paddle steamers, as well as the construction of their **associated boat sheds (author emphasis added)**. Lake Wendouree has retained an array of boat sheds and other features which enable the popularity of water-based sports and recreation during key periods the late nineteenth and early twentieth centuries to be fully appreciated. These historic uses, many of them ongoing, are complemented by the picturesque landscape surrounds of the lake which, along with the adjacent Ballarat Botanical Gardens (VHR H2252), has been a popular destination for leisure activities since the mid-nineteenth century. [Criterion A]*

Lake Wendouree is also historically significant for its close association with the 1956 Olympic Games, which were predominantly held in metropolitan Melbourne. Lake Wendouree was the only Olympic venue in regional Victoria, selected for its substantial scale which enabled up to ten rowing or canoeing crews to race abreast. Its role in the 1956 Olympics is evident in the location and alignment of the existing rowing course, which was dredged specifically for the rowing and canoeing competitions for that event. Lake Wendouree's central role in the 1956 Olympic Games can also be appreciated in the associated monument on the south-western shore. [Criterion A]

*Lake Wendouree is significant as a notable example of an urban lake in Victoria. It is a substantial example that exhibits fine landscape characteristics, particular in its array of mature trees. **Its early boat sheds (author emphasis added)**, tram and picnic shelters, park furniture, monuments and statuary are of a higher degree of historical relevance than those found at other urban lakes. [Criterion D]*

*Lake Wendouree is aesthetically significant as a landscape that has been carefully designed and developed from the mid-nineteenth century to provide a distinctive and highly appealing sensory experience. This is characterised by uninterrupted vistas across the lake surface and a sense of enclosure from the surrounding city by numerous mature exotic trees. Winding pathways and **historic boatsheds (author emphasis added)** contribute to the scenic visual qualities of the place and it is complemented by the adjacent Ballarat Botanical Gardens (VHR H2252). It has inspired numerous artworks since at least the 1870s, particularly photography and painting. Artistic renderings of Lake Wendouree typically depict the picturesque qualities of activities carried out at the lake, such as sailing, rowing, fishing and walking.*

It has been clearly demonstrated that the boatsheds have historical significance, largely due to their connection with early water-based sports and recreation activities at the Lake.

The clusters of boatsheds around the Lake are considered to be key landmarks that contribute to the heritage significance and visual quality of the place. The boatsheds represent the recreational and cultural role of the Lake and its importance as an early leisure destination.

The significance of the place is represented in the subject boatshed as it demonstrates people's evolving perception of the lake from a water supply to a leisure and recreation destination. While the structures may not be architecturally remarkable, their value is in what they represent and the story they tell regarding the history of the precinct.

Existing condition of the place or object

A condition report has been undertaken in relation to Boatshed 21 prepared by Jason's Engineering and Development Services dated 27th May 2020. The findings are summarised below:

- The building is in an extremely poor condition
- Subfloor is immersed and as such wall framing is constantly getting wet.
- Eastern wall is physically loose and disconnected from subfloor
- No decking or flooring or decking remains internally
- Frame of building has rotted and separated from subfloor
- Cement sheet lining is all that is holding up structure and this is under strain

It is recommended that the boatshed is rebuilt from the ground up and replaced.



Images from report

Constraints and opportunities resulting from the significance of the place or object

The subject site presents several constraints and opportunities resulting from the significance of the place.

Constraints involve the public nature of the site, and the need to consider the impact of works on the heritage place which holds significant value within the community. The boatshed is highly visible, and any changes will be apparent. The Lake and boatshed, while privately leased, holds significance for the public and contributes to their enjoyment of the lake environs.

Being in the public domain the works need to be considerate to how they will impact the public's view of the lake and the boatshed. In light of this any changes need to be carefully considered, and the existing building envelope and footprint needs to be largely retained.

Opportunities involve the prospect of reconstructing and renewing an important part of Lake Wendouree's history and bringing a historic boatshed back into operation. The renewal of the shed will see the continuation of the lake being used for recreational and leisure purposes.

There are several boatsheds in close proximity of the subject shed, shown below.



Renewed boatsheds east of subject boatshed

These have been repaired and make a positive contribution to the public realm. The subject shed is falling into disrepair and is at risk of being lost if not renovated. There is an opportunity for the shed to be restored, retained and have its presentation to the public realm improved, which will overall ensure the integrity and intactness of the precinct.

Proposal

The application is to demolish the boatshed, reconstruct it and make some external alterations.

Demolition

The demolition plans are provided on sheet 5 of 8. It is proposed to remove all elements and reconstruct the shed.

Any elements that can be retained such as finials and fretwork will be and reused in the reconstruction.

Works and changes

The boatshed will be constructed like for like with the exception of the northern façade and deck area. The height and area of the boatshed is to be retained. New timber flooring is proposed internally.

A new timber jetty is proposed to the south to follow the footprint of the existing. A new timber deck is proposed to the north. It will have the same dimensions as the original deck but the change in height will be removed.

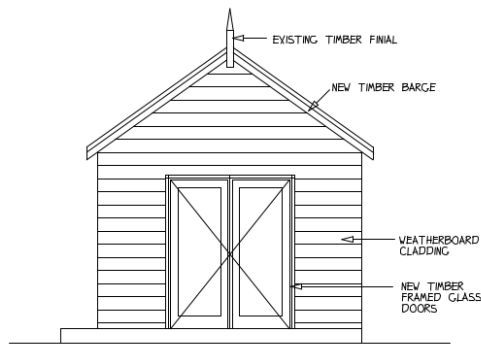
Corrugated metal roof sheeting will be applied to follow the existing roof form and pitch. New weatherboards with the same profile will be used for cladding.

The existing timber finials will be retained. While attempts will be made to retained fretwork and barge boards it is anticipated that the poor condition of these elements will not permit it.

The northern façade will be altered to include new timber framed double glass doors.

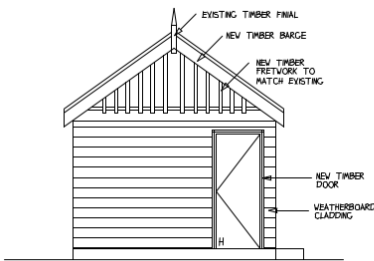
Largely the works are like for like with the exception of the northern façade and deck which will externally alter the shed.

Below are the elevations which are provided at page 7 of 8 of the development plans.

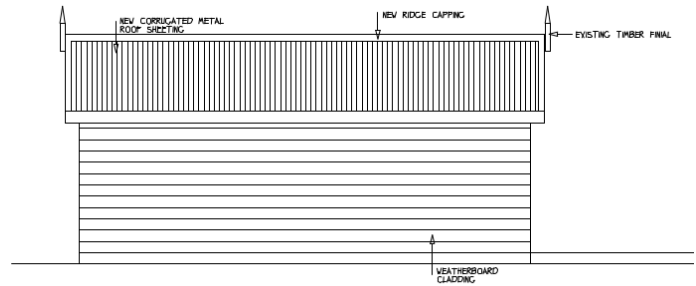


PROPOSED
NORTH ELEVATION

[FLOOR TO BE LEVEL WITH]



PROPOSED
SOUTH ELEVATION



PROPOSED EAST ELEVATION



Proposed elevations

The internal changes involve the extension of the floor over the entire area of the shed.

The proposed colours will replicate the existing colour palette. While it is difficult to tell from the current condition of the shed the weatherboard is painted in a burnt orange and feature elements in a colour similar to Deep Ocean.

Heritage Assessment

Impact of the proposal on the cultural heritage significance of the place

If the application is approved, it is submitted that the works will have a minimal impact on the significance of the place.

The shed is largely being reconstructed like for like with the south, east and west elevations to be constructed to match the existing. The finials, bargeboards and timber infill will be retained if possible or reconstructed to match the existing. The floor area and height of the boatshed is staying the same. The jetty to the front of the shed will also be reconstructed to match existing.

The elevations that are most visible to the public realm will be renewed and their presentation improved. Ultimately the contribution of the shed to the heritage significance of the place will be enhanced as the building, which is currently in a dilapidated state, will be restored and brought back to its former state.

The changes to the north elevation are a departure from the existing. It is considered that these works will not have a detrimental impact on the heritage significance of the place. The changes involve including double doors in the northern facade and changes to the deck so there's no change in level.

These works are largely not visible from the southern bank of the Lake. They will be slightly visible when viewing the shed from some aspects, including from the Eastern Shore promenade. The below image provides a view over the promenade with the subject shed highlighted with a star.



Looking south towards boatsheds

As demonstrated by the image several sheds have had similar works undertaken. Sheds 24, 25 and 26 have all had changes made to the northern elevation, with the inclusion of new windows and doors and addition of larger decks.

We submit that these changes have not had a detrimental impact on the significance of the heritage place, with the boatsheds retaining their prominence on the shoreline, the original spacing, height and forms have been retained and they continue to represent the low scale, simple timber structures that are referred to in the statement of significance.

The changes do not draw attention or dominate any adjacent structures. Importantly the approved changes allow the sheds to be used and encourage their maintenance into their future.

Why the proposed works should be supported

Reasonable Use

The approval of the permit application will allow the reasonable use of the boatshed. The refusal of the application would mean that the boatshed cannot be repaired and will continue to fall into disrepair. The current state of the shed is having a negative impact on the heritage area, as it is deteriorating and unsafe. Other boatsheds in the same grouping have been renovated, with new doors, windows and decks permitted, contained within the existing building envelope.

There is no change of use proposed. The use of the shed will continue to be for the storage of goods associated with water-based recreation including kayaks, canoes, and fishing gear. This is the purpose for which the sheds have been historically used and renovation of the shed will continue this recreational use that has been recognised as socially and culturally important to the significance of Ballarat and its residents.

The changes to the northern elevation and deck are required to allow the shed to be upgraded for contemporary use. The decking will be rebuilt to be safer and on one level. The the double doors will allow equipment to be brought in and out of the shed efficiently.

Summary and Conclusion

It is submitted that the proposed works to Boatshed 21 will not have a detrimental impact on the significance of the Lake Wendouree precinct. The works will ensure that the shed is restored and can be enjoyed into the future. The works will make sure that the historic use of the building can persist, and the lake can continue to be enjoyed for recreational pursuits. The works will not only benefit the owner but also the public who will benefit from the improved presentation of the shed and the enhancement of the collection of boatsheds that sit to the east of the Ballarat Yacht Club.

Mitigation measures and recommended conditions

Measures will be put in place to ensure that the integrity of the boatshed is retained. Appropriate conditions can be placed on any issued permit to ensure best practice is undertaken in managing the build and protection of the heritage place. Appropriate conditions can guarantee the following:

- appropriate storage and protection of elements to be retained including barge boards and finials;
- demolition and works are undertaken in accordance with endorsed plans;
- appropriate exterior treatments and finishes;
- ongoing maintenance of the boatshed

