

## Heritage Impact Statement

### Barwon Heads Hotel

1 Bridge Road, Barwon Heads VIC 3227



Prepared by HLCD Pty Ltd  
For Taylor Group

December 2025

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Prepared for

## Taylor Group

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### Acknowledgement of Country

HLCD acknowledges the Wadawurrung People as the Traditional Owners of the land, waters, seas and skies of Barwon Heads and pay our respects to their Elders past and present who have cared for this Country. We acknowledge their continuing deep connection to Country and ongoing care for their culture and heritage.

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# CONTENTS

<b>1.0</b>	<b>INTRODUCTION</b>	<b>1</b>
<b>2.0</b>	<b>THE SITE</b>	<b>1</b>
<b>3.0</b>	<b>HERITAGE LISTINGS</b>	<b>2</b>
3.1	Victorian Heritage Register .....	2
3.2	Victorian Heritage Inventory.....	2
3.3	Greater Geelong Planning Scheme .....	2
3.4	Flinders Heritage Area (HO1649).....	3
3.5	National Trust of Australia (Victoria) .....	4
3.6	Aboriginal Cultural Heritage .....	4
<b>4.0</b>	<b>BARWON HEADS HOTEL</b>	<b>5</b>
<b>5.0</b>	<b>HERITAGE IMPACTS</b>	<b>9</b>
5.1	Extent of demolition .....	9
5.2	Proposed works .....	10
<b>6.0</b>	<b>CONCLUSION</b>	<b>12</b>
<b>7.0</b>	<b>APPENDICES</b>	<b>13</b>
7.1	Flinders Heritage Area Heritage Design Guidelines.....	13

## 1.0 INTRODUCTION

The Barwon Heads Hotel, 1 Bridge Road Barwon Heads, is at the end of the William Buckley Bridge from Ocean Grove to Barwon Heads.

The property is included in the heritage overlay of the Greater Geelong Planning Scheme as part of the Flinders Heritage Area (HO1649) but it is not individually significant.

This Heritage Impact Assessment (HIA) has been prepared by [REDACTED], Architect Director HLCD Pty Ltd for Taylor Group.

The project involves renovation and fit out of the existing two storey building and surrounding hardstand and landscape areas, two larger windows facing the beach at level 1 and addition of a new lift. It is an excellent opportunity in this landmark location to improve the presentation of the property and update the hospitality experience.

The works require approval under the *Planning and Environment Act 1987*.

This HIA should be read in conjunction with drawings prepared for the project by Six Degrees Architects, drawing numbers TP000, 005, 010-013, 020-021, 100-103, 200-201, 300-301 all Rev TP-1, dated 27/11/2025.

## 2.0 THE SITE

The Barwon Heads Hotel is situated on the corner of Bridge Road and Ewing Blyth Drive, Barwon Heads. It is a very prominent location at the end of the Barwon Heads Bridge (fig 1).



**Fig 1:** The location of the Barwon Heads Hotel on the west side of the bridge from Ocean Grove. (Google maps)

### 3.0 HERITAGE LISTINGS

#### 3.1 VICTORIAN HERITAGE REGISTER

The Barwon Heads Hotel is not included in the Victorian Heritage Register (VHR).

It is adjacent to the Barwon Heads Bridge (VHR H1848) and the potential for development at the hotel to impact on views to and from the State heritage listed Barwon Heads Bridge is important.

#### 3.2 VICTORIAN HERITAGE INVENTORY

The Heritage Inventory is a list of known historical archaeological sites in Victoria. The Barwon Heads Hotel is not included in the Inventory.

#### 3.3 GREATER GEELONG PLANNING SCHEME

The Barwon Heads Hotel is included in the Heritage Overlay of the Greater Geelong Planning Scheme as part of the Flinders Heritage Area (HO1649). It is not individually significant. The Flinders Heritage Area is discussed in more detail in the next section.

Development will require permit approval under the *Planning and Environment Act 1987*. However, there are no external paint controls, no internal alteration controls and no tree controls in the heritage overlay schedule for this precinct.

An important consideration is the impact of proposed works on the precinct and surrounding heritage places. There are a number of individually listed heritage places in the vicinity, including:

- HO33 - Earl of Charlemont Memorial
- HO1537 - Barwon Heads Bridge on VHR
- HO1660 - Bluestone Retaining Wall
- HO1661 - Barwon Heads Park
- HO1662 - Earl of Charlemont Anchor
- HO1663 - Barwon Heads Jetties & Co-op Sheds
- HO1664 - Boot Room
- HO1665 - Orungal Secondary Anchor
- HO1666 - Lobster Pot Dance Hall (former)
- HO1667 - Residence 20 Ewing Blyth Drive Barwon Heads
- HO1668 - Shop 1 Flinders Parade Barwon Heads

The proximity of these places to the Barwon Heads Hotel is shown in figure 2.



The Flinders Heritage Area Heritage Design Guidelines are included in appendix 7.1.

### 3.5 NATIONAL TRUST OF AUSTRALIA (VICTORIA)

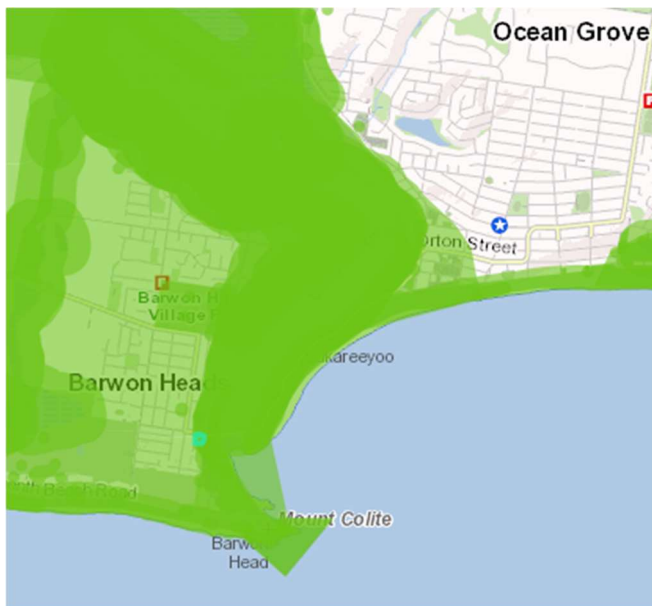
The Barwon Heads Hotel is not classified by the National Trust of Australia (Victoria).

### 3.6 ABORIGINAL CULTURAL HERITAGE

A Cultural Heritage Management Plan (CHMP) is required when a 'high impact activity' is planned in an area of 'cultural heritage sensitivity'. These terms are defined in the *Aboriginal Heritage Regulations 2018*.

The Aboriginal Cultural Heritage Register and Information System (ACHRIS) map determined that the planned works are in an area of cultural heritage sensitivity so a CHMP may be required (fig 3).

As part of assessing whether proposed works are 'a high impact activity,' it may be necessary to determine the extent of prior site disturbance. The existing carpark may be regarded as capping and sealing potential archaeology rather than full disturbance of the site. Further analysis may be needed.



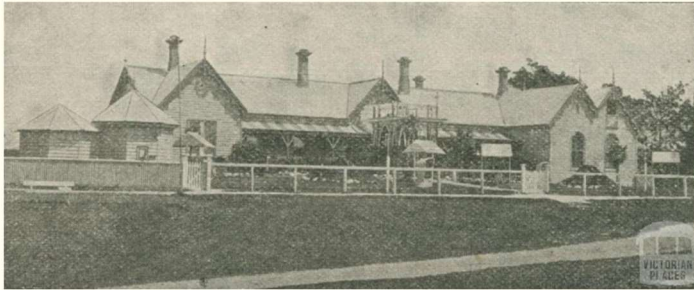
**Fig 3:** An area of cultural heritage sensitivity extends around the coast at Barwon Heads and the proposed works at the Barwon Heads Hotel are in a sensitive area. (<https://achris.vic.gov.au/#/onlinemap>)

## 4.0 BARWON HEADS HOTEL

The first land was sold at Barwon Heads in 1871, an area that was known variously as Point Flinders and Mount Colite. There were few sales until the mid-1880s when the Barwon Heads Estate Company Limited bought a considerable area north of the original land for subdivision, and the site of the current Barwon Heads Hotel.<sup>1</sup> In April 1889, the opening of a Coffee Palace with 20 bedrooms and a bar for the 'sale of temperance drinks' was reported.<sup>2</sup> By March 1898, the premises had become a hotel and it was reported that the proprietress and a holiday maker had narrowly escaped drowning.<sup>3</sup>

The nineteenth century hotel in the position of the current Barwon Heads Hotel was known as Mount Colite Hotel (figs 4 & 5). The large timber structure burnt down in 1928, although an associated double storey building operated by the hotel, known as The Chalet, was saved.<sup>4</sup> A second fire in 1932 destroyed the remainder of the hotel.<sup>5</sup>

**MOUNT COLITE HOTEL, BARWON HEADS, 1918-20**



**Fig 4:** The Mount Colite Hotel was on the Barwon Heads Hotel site until 1928.

<https://www.victorianplaces.com.au/node/64246>



**Fig 5:** An extract of c1925 postcard showing the Mount Colite Hotel prior to the construction of the Barwon Heads Bridge. <http://handle.slv.vic.gov.au/10381/369725>

By April 1934, a new hotel had been erected.<sup>6</sup> The bridge between Ocean Grove and Barwon Heads was constructed in 1927 and the new, double storey brick hotel was an imposing structure in views to Barwon Heads from the bridge (figs 6 & 7).

<sup>1</sup> City of Greater Geelong Outer Areas Heritage Study Stage 2, Environmental History Vol 2, Authentic Heritage Services, 1998-2000, p15

<sup>2</sup> *Geelong Advertiser* 15/04/1889, p4

<sup>3</sup> *Camperdown Chronicle* 10/03/1898, p2

<sup>4</sup> *Age*, 01/12/1928, p24

<sup>5</sup> *Herald*, 05/08/1932, p1

<sup>6</sup> *Argus*, 03/04/1914, p11



**Fig 6:** An undated postcard, possibly from the mid-to-late 1930s, still refers to the hotel as Mt Colite Hotel. <http://handle.slv.vic.gov.au/10381/59150>

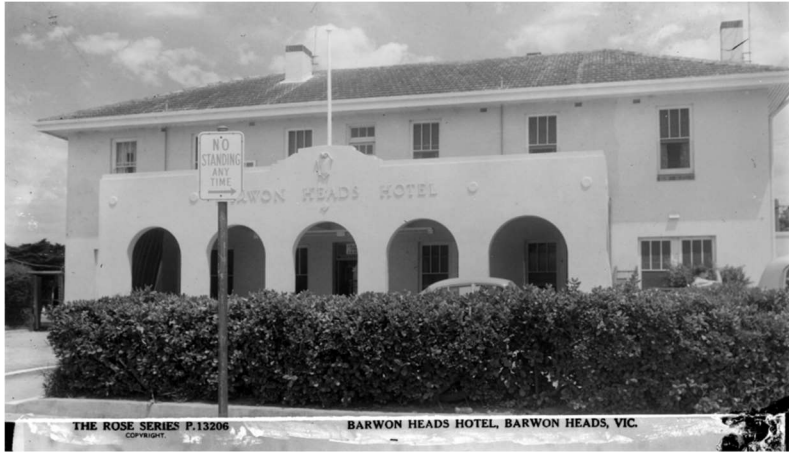


**Fig 7:** An extract of a photograph dated April 1936 showing the Barwon Heads Hotel soon after its construction. <http://handle.slv.vic.gov.au/10381/449685>

Now called the Barwon Heads Hotel, the 1934 building was an example of the Inter-War Stripped Classical style with its symmetry, tiled hipped roof, plain rendered wall surfaces and rectilinear openings. The arcaded entry portico created a deck for the first floor and featured the new name, crest, rondels, flag pole and decorative brickwork (figs 8 & 9).



**Fig 8:** The Barwon Heads Hotel with an arcaded entry portico in an undated postcard. <http://handle.slv.vic.gov.au/10381/60357>



**Fig 9:** The 1934 building was named the Barwon Heads Hotel as evident in this undated postcard view of the front. <http://handle.slv.vic.gov.au/10381/59458>

The original building appears unchanged and the wider setting with hedges and yards is visible in a 1952 photograph (fig 10). The hedges facing Ewing Blyth Drive appear to have been in place for decades.



**Fig 10:** An extract of an Airspy image dated 9 February 1952 showing the hotel's setting. <http://handle.slv.vic.gov.au/10381/58761>

A 1989 advertisement (fig 11) shows the arcaded entry portico had been removed and the original building had undergone a number of additions and changes. The current appearance is similar to that depicted in 1989 (fig 12).



**Fig 11:** A sketch of the hotel in 1989 shows that its appearance was similar to how it looks today. *The Australian Jewish News* (Melbourne edition) 1 September 1989, Property Section p11



**Fig 12:** The hotel frontage to Ewing Blyth Drive. (H Lardner 22/04/2025)

## 5.0 HERITAGE IMPACTS

### 5.1 EXTENT OF DEMOLITION

The proposed demolition removes very little of the 1934 building fabric and allows the earlier form of the building to be more legible in the streetscape, particularly in views from the State heritage listed Barwon Heads Bridge. Removal of alterations that were introduced in about the 1980s, such as the upper floor parapet and balcony, combined with retention of the original chimneys and restoration of the tiled roof line facing Ewing Blyth Drive enhance the presentation of the building from the public realm. The existing tiled roof and rendered wall finish will be retained.

Other non-significant, later accretions at ground floor level which detract from the Flinders Heritage Area (HO1649) are also being removed. The demolition of additional rooms to the 1934 hotel which extend forward from the original facades towards both Bridge Road and Ewing Blyth Drive help to reestablish the original form and mass in the streetscape. Visual clutter will be reduced with the removal of the street pavilions and the prominent free-standing pole signage at the street corner (fig 13).

The original rhythm and patterning of windows facing Bridge Road remains at first floor level and is unaltered by the proposal (fig 14). Two 1934 windows facing Ewing Blyth Drive at first floor level are being retained which leaves the corners of the building intact. The fenestration in the central section of this facade has previously been altered with two windows being changed to form doors on to the balcony (fig 13). This central section will be altered further as described in section 5.2.



**Fig 13:** The c1980s parapet, balcony, free-standing pole signage and street pavilions will be removed and are not of heritage significance. The existing windows and doors on the upper level of the hotel facing Ewing Blyth Drive have been altered in the central section associated with the balcony. (H Lardner 22/04/2025)

The 1934 fenestration at ground floor level has already been lost along both street frontages as the extent of openings was substantially increased during the c1980s alterations with additional rooms and bays added closer to the streets frontages.

Demolition of the drive-through bottle shop and other non-significant recent structures at the rear of the site is acceptable. The proposed extent of demolition is consistent with heritage policy and supported.



**Fig 14:** The existing windows and doors on the upper level of the hotel facing Bridge Road date from 1934 and are being retained. The rooms extending out to the street boundary are being demolished and the original alignment of the 1934 wall reestablished at ground floor level. (H Lardner 22/04/2025)

## 5.2 PROPOSED WORKS

The proposed works are largely a landscaping treatment for outdoor hospitality and the creation of two openings at first floor level facing Ewing Blyth Drive and the beach (fig 15).

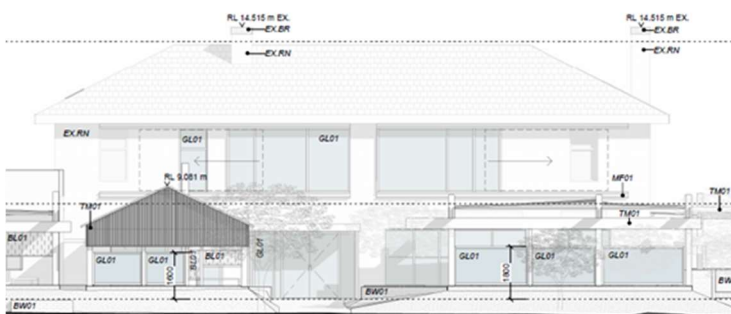


**Fig 15:** An illustration of the outdoor hospitality spaces and the two new openings on the upper level of the hotel facing Ewing Blyth Drive. (Town Planning Report, p21)

The timber pergola and planting area provides outdoor dining space to both street frontages and introduces a soft contemporary approach which is clearly distinguishable as a new layer to the heritage building. Its muted palette will not be dominant in the streetscape and it could be removed without impacting the remaining 1934 heritage fabric.

Protection from wind and sand drift for the exposed site has been an ongoing issue which has been addressed in the past with hedges (figs 9 & 10). The proposed works use a combination of planting, glass and semi-transparent screens and blinds to address the exposed location. These elements can be clearly understood as contemporary, able to be removed and necessary for the use of the outdoor area of the hotel as a hospitality venue. Retention of the lower section of the wall on the boundary to Bridge Road and additional acoustic screening will help to ameliorate noise from the hotel.

The openings at first floor level facing Ewing Blyth Drive and the beach are derived from the size and placement of the heritage windows, although the fenestration has already been altered in this area. The opening head height is the same as the 1934 windows and incorporates vertical mullions to suggest a banked group rather than a single large expanse of glass. The position of the vertical mullions is designed so that when the sliding windows are fully open, they correspond with the remaining heritage windows and do not obscure them. These windows and the new fenestration at ground floor level are timber framed and meet the requirements of the Flinders Heritage Area Heritage Design Guidelines (appendix 1).



**Fig 16:** Proposed sliding windows on the upper level of the hotel facing Ewing Blyth Drive. (TP200)

In views to the rear of the hotel, including looking East along Bridge Road and from Golightly Street, the proposed alterations present a much calmer and more cohesive treatment than the existing drive through bottle shop and other features. Materials and colours are appropriate and signage does not form part of the current planning application.



**Fig 17:** The existing view of the bottle shop from Bridge Road. (H Lardner 22/04/2025)



**Fig 18:** The proposed view of the hotel from Bridge Road. (Town Planning Report, p29)

## 6.0 CONCLUSION

The proposed works to the Barwon Heads Hotel will enhance the presentation of the property within the Flinders Heritage Area (HO1649) and meet the heritage requirements of the Greater Geelong Planning Scheme. It is recommended for approval.

## **7.0 APPENDICES**

### **7.1 FLINDERS HERITAGE AREA HERITAGE DESIGN GUIDELINES**

# Flinders Heritage Area Heritage Design Guidelines

City of Greater Geelong, June 2022

<b>Heritage Place:</b>	Flinders Heritage Area	<b>PS ref no:</b>	HO1649
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## Demolition or removal

Retain and enhance the significant urban foci in the precinct, including:

- The Morton Bay Fig and Pine trees immediately south of the Barwon Heads Hotel fronting Ewing Blyth Drive.
- The Palm Tree at 17 Ozone Road.
- The Norfolk Pine and Monkey Puzzle trees at 1-3 Ozone Road.
- The jetties at the eastern end of Ozone Road and east of Barwon Heads Park.
- The corner store at 1 Flinders Parade.
- The substantial pine trees along the northern end of the Frank Ellis Reserve and along the southern end of Seaview Avenue.

Retain existing and intact significant Victorian, Federation, Edwardian, Interwar Bungalow and other heritage places.

Retain the important visual connections with the Barwon Heads Park and the tea-tree (Frank Ellis) reserve fronting Flinders Parade.

Encourage the retention of the narrow, gravel pedestrian lanes off Flinders Parade for their existing pedestrian purpose.

Encourage the retention of nature strips (without kerbing and/or paving), gravel verges, open drains and short span concrete kerbing and paving.

## Bulk, form and appearance

Retain and enhance the important treed landscapes along the Barwon River frontage: Barwon Heads Park and the Reserve (Frank Ellis).

Retain and enhance the existing topography and widths of the streets.

Encourage significant visual connections from existing thoroughfares and culturally significant buildings to remain unobstructed, particularly those views to the Barwon River, bridge, jetties, Frank Ellis Reserve and the Barwon Heads Park.

Retain and enhance the range of large, medium and small-scale residential buildings and the medium scale corner store.

Encourage contemporary interpretation of traditional building design within the area, which includes detached buildings, hipped and/or gabled roofs, verandahs, and minimal timber detailing.

Design buildings to draw on traditional architectural characteristics and incorporate the following design features:

- Detached, single storey or double storey buildings.
- Hipped and/or gabled roof forms with a pitch between 25-35 degrees.
- Narrow or wide eaves.

GREATER GEELONG PLANNING SCHEME

- Brick chimneys.
- Rectangular timber framed windows (where the vertical dimension is greater than the horizontal dimension) or as a horizontal bank if grouped.
- Traditional building materials, including horizontal timber weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
- Non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.

Replace a significant tree, if required, with the same or equivalent species suited to the environment.

Encourage the retention of existing allotment configuration.

Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings.

Encourage side setbacks that are equivalent to neighbouring buildings within the area and have a side driveway or rear access.

Carry out restoration to concrete kerb and channel and concrete paths to reflect existing form/s and coloration.

Encourage building heights to be single or double storey, and to incorporate the following:

- The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line.
- The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
- The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it

Locate garages and/or carports to the rear or recessed at the side of buildings.

Encourage fences to be designed and located in a way that is sympathetic to the heritage character of the area, with heights no greater than 1300mm.

### **Primary source**

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*Greater Geelong Outer Areas Heritage Study Volumes 1, 2 & 4* (Authentic Heritage Services Pty Ltd, 2000)

*City of Greater Geelong Heritage and Design Guidelines* (Helen Lardner, 1997)