

BATMAN PARK, INDENTED HEAD

INCORPORATED PLAN

JUNE 2015

1.0 Application

This plan is incorporated into the Greater Geelong Planning Scheme under the Schedule to Clause 81.01.

This incorporated plan applies to Batman Park, The Esplanade, Indented Head, identified in the Greater Geelong Planning Scheme as HO1963.

2.0 No permit required

Pursuant to Clause 43.01-2, for land in HO1963, a permit is not required to:

- 2.1 Carry out works, repairs or routine maintenance of the boat sheds, including the removal and replacement of existing roof cladding and lightweight wall cladding and external painting, in accordance with one of the options identified in Section 5.0, Figures 1 to 6 (inclusive).
- 2.2 Construct a building or construct or carry out works that are shown in a master plan adopted by the relevant Committee of Management and that have been approved under the *Coastal Management Act 1995* (where required). This does not apply to:
 - a) The 24 boat sheds located on the foreshore fronting Half Moon Bay and Hood Bight other than in relation to the works exempted in Clause 2.1;
 - b) The interiors of boat sheds 20 and 22;
 - c) Indented Head Boat Club and Hall building, Batman Park Reserve;
 - d) Batman – Flinders Memorial, Wrathall Reserve; and
 - e) Ozone Anchor Memorial, Taylor Reserve.
- 2.3 Construct a building or to construct or carry out works for:
 - a) Temporary structure for construction purposes;
 - b) Park furniture;
 - c) Children’s playground equipment;
 - d) Construct or display a sign;
 - e) Road works;
 - f) Rainwater tank with a capacity of not more than 4500 litres and of non-reflective construction;
 - g) Bicycle pathways and trails;
 - h) Beach access structures, including-domestic disabled access ramp;
 - i) Measures to manage shoreline erosion and inundation;
 - j) Shade sails; and
 - k) Fencing and screening.

3.0 Aboriginal Heritage

HO1963 is also subject to the requirements of the *Aboriginal Heritage Act 2006*.

4.0 Trees

Permit requirements to remove, destroy or lop a tree listed in the Schedule to Clause 43.01 are at Clause 43.01-1.

The tag numbers of trees listed in the Schedule to Clause 43.01 are at Table 1.

Table 1

Species and number of trees listed in the Schedule to Clause 43.01		Committee of Management Tree Inventory tag numbers
Primary Significance		
Batman Park Reserve	Monterey Cypress - 27 Trees -	1135, 1136, 1139, 1140, 1141, 1142, 1143, 1151, 1156, 1157, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1181, 1183, 1184, 1188, 1192, 1193, 1194, 1195, 1197, 1199, 1205, 1207, 1208, 1211, 1212, 1214, 1218, 1219.
Wrathall Reserve	Monterey Cypress - 52 Trees -	1120, 1221, 1222, 1223, 1224, 1225, 1226, 1228, 1230, 1231, 1232, 1234, 1235, 1236, 1238, 1240, 1242, 1243, 1244, 1246, 1247, 1248, 1249, 1252, 1253, 1254, 1273, 1274, 1275, 1288, 1289, 1290, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1305, 1307, 1308, 1309, 1310, 1312, 1674, 1676.
Wrathall Reserve	Golden Cypress - 19 Trees -	1245, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272.
Wrathall Reserve	Canary Island Palm - 1 Tree -	1233
Contributory Significance		
Taylor Reserve	Cypress Trees - 4 Trees -	1131, 1132, 1133, 1134.
Aylmer Reserve	Cypress Trees - 7 Trees -	1121, 1122, 1123, 1125, 1126, 1127, 1129
Anderson Reserve	Monterey Cypress - 3 Trees -	1117, 1118, 1119

5.0 Figures

Figure 5.1 – Option 1

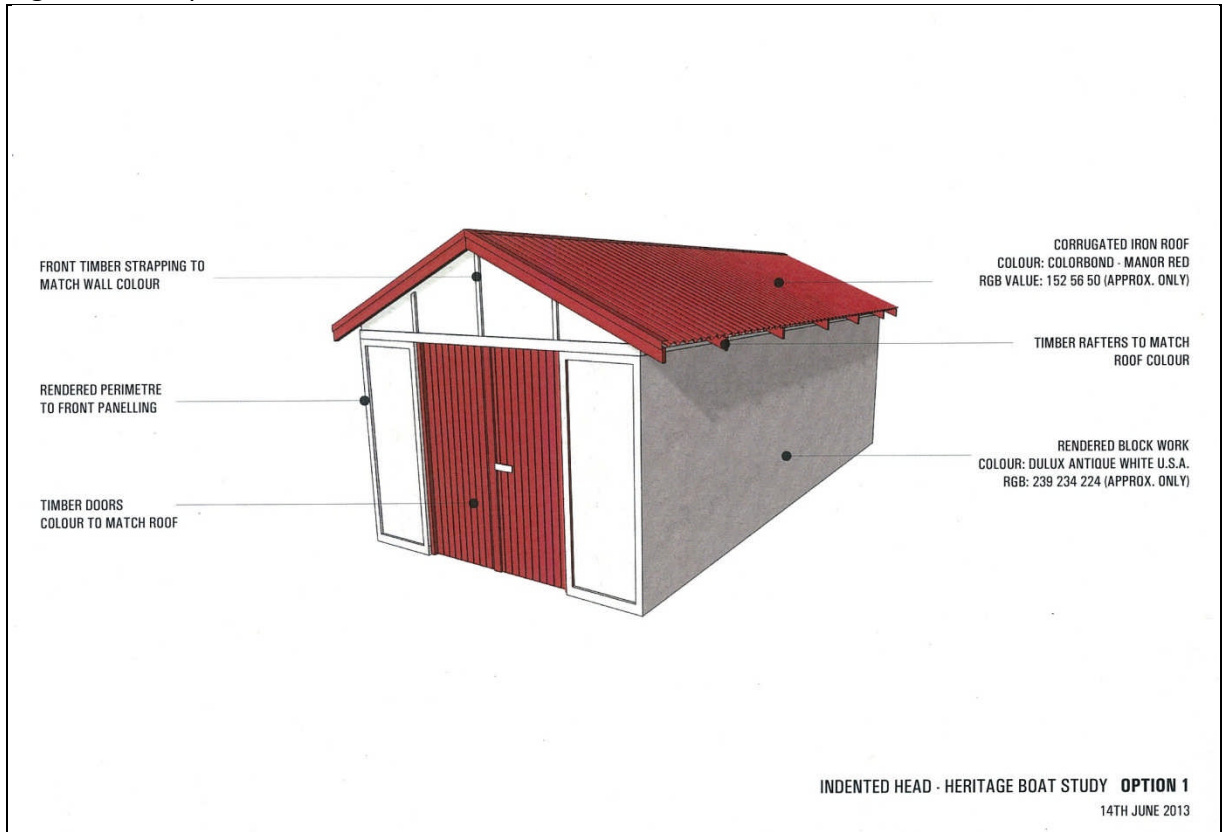


Figure 5.2 – Option 2

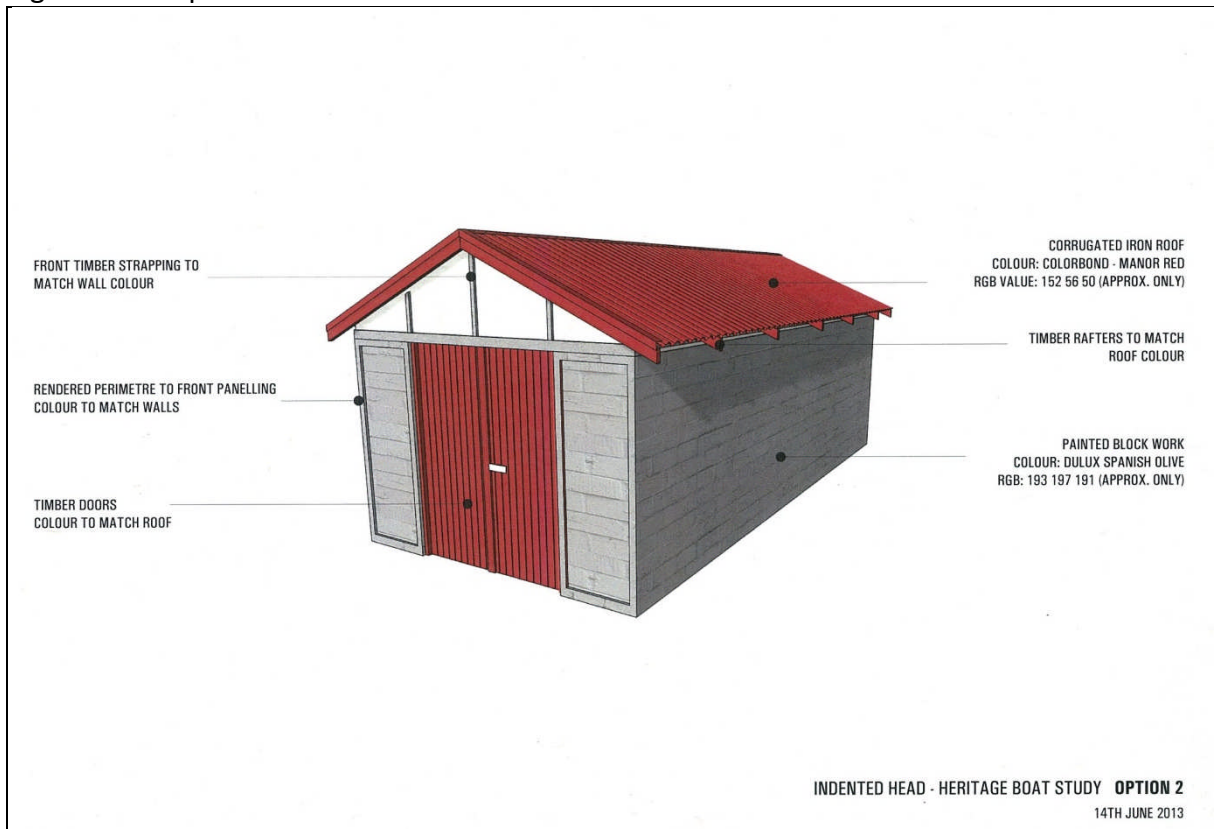


Figure 5.3 – Option 3

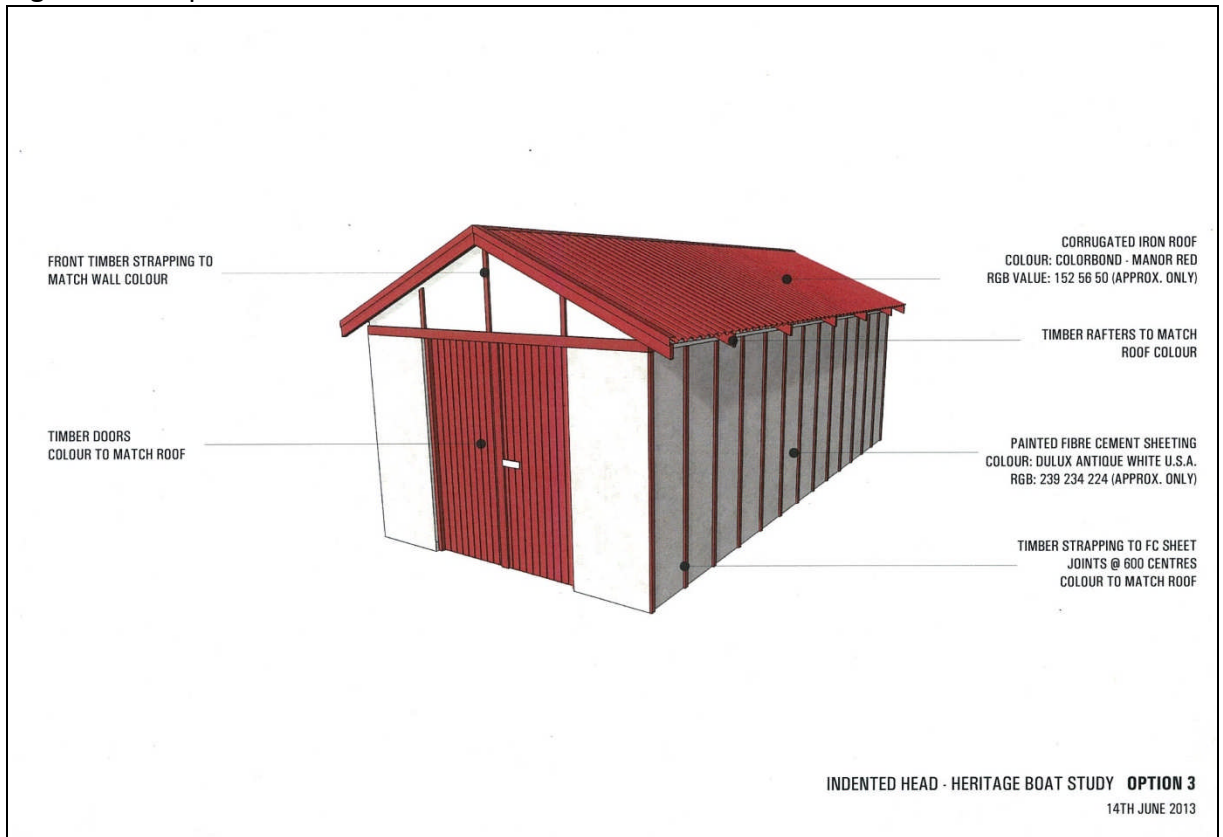


Figure 5.4 – Option 4

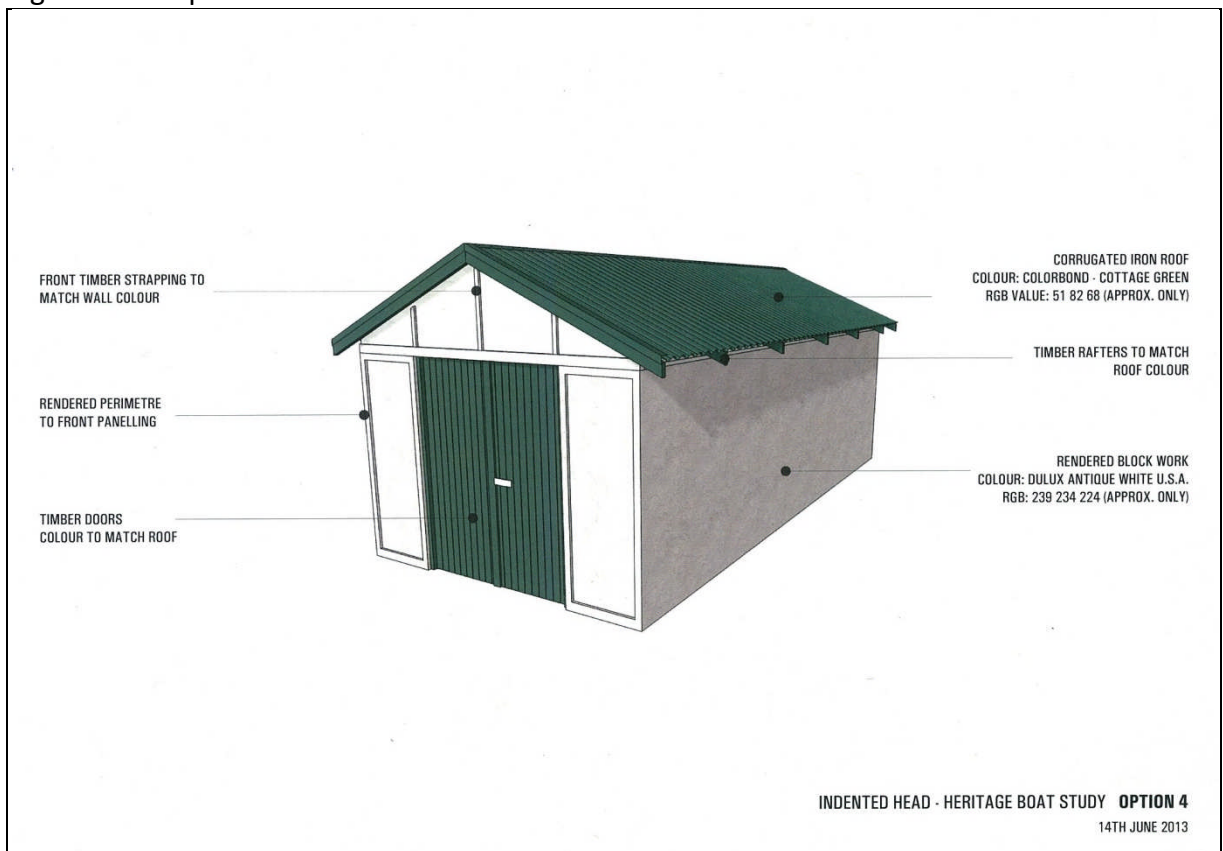


Figure 5.5 – Option 5

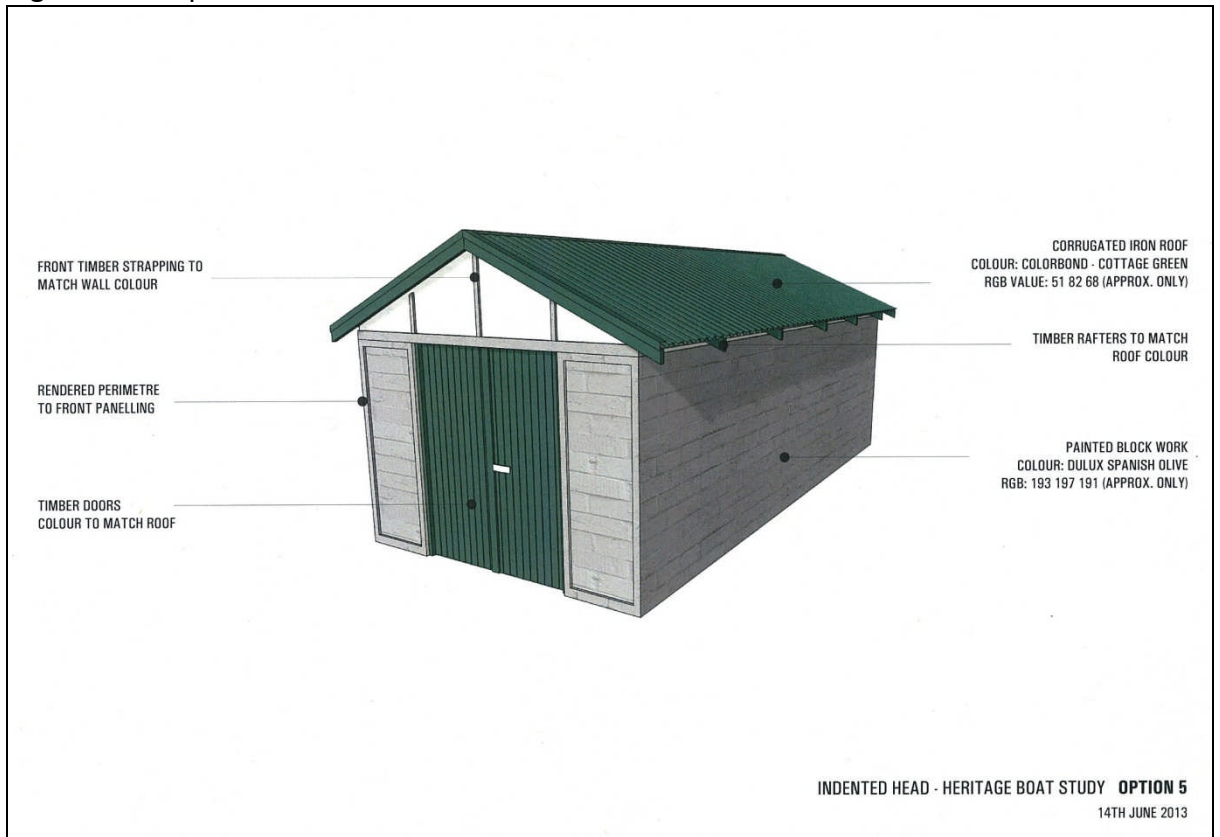


Figure 5.6 – Option 6



6.0 APPENDIX 1 BATMAN PARK STATEMENT OF SIGNIFICANCE

What is Significant

Batman Park, The Esplanade, has significance as the centre of public coastal recreation at Indented Head for picnicking, camping and fishing since at least the early 20th century. While the foreshore of Port Phillip Bay was reserved for public purposes in 1873, it was not until 1925 when a Committee of Management was appointed to manage the narrow coastal foreshore between White Woman's Rock and the Indented Head. The reserve was named Batman Park in honour of the explorer, John Batman, who, with other members of the Port Phillip Association, was the first European to establish a temporary encampment in 1835 in Victoria at St. Leonards, south of the salt lagoon. The significance of Batman Park includes its evolution throughout the 20th century, the natural landscape being transformed by the ideas and attitudes of respective Foreshore Committees and Government Departments. Batman Park consists of five reserves (from north to south): Anderson, Aylmer, Taylor Batman Park and Wrathall Reserves. Each provides varying aesthetic characteristics that contribute to the overall appearance of the Park. Remnant indigenous plantings (including Moonahs and Tea Trees) are combined with mature (and less mature) exotics, including Monterey and Golden Cypresses, Canary Island Palms, Norfolk Island Pines and Monterey Pines. Some of these trees are showing signs of senescence. Of particular prominence are the rows of Monterey Cypresses in the central portion of the Batman Park camping area that extend into an avenue at the southern end. The south of Batman Park is defined by Wrathall Reserve which has a number of landscape and built features. Golden Cypresses enclose the Batman-Flinders Memorial, a stone obelisk constructed in 1931 (together with a stone seat) to commemorate the landings of the explorers, Batman and Flinders. Other landscape features of Wrathall Reserve include the circular car park, the row of Monterey Cypresses forming a border to the tennis court and the Canary Island Palms that form an entry to the Wrathall Memorial Shelter built in 1954 in memory of the inaugural Chairman of the Foreshore Committee, Stephen Wrathall. Nearby the shelter are a concrete boat ramp and timber jetty built in 1971 and 1973 respectively, the culmination of years of lobbying and preparation by the Committee and locals. Lining the beach frontages of Batman Park are 24 gabled boat sheds. Built between c.1924-25 and 1953 and variously constructed of reinforced concrete, vermiculated concrete block, cement sheet and corrugated sheet metal, these sheds provide a picturesque outline to the foreshores of Hood Bight and Half Moon Bay. Inside Boat Shed no. 22, 'Dalhousie', is an early winch and iron guide rails embedded in the concrete floor. Similarly, the winch and boat rollers survive in Boat Shed no. 20, 'Te Whare'. Another beachfront landmark is the gabled Indented Head Boat Club and Hall building constructed in 1954 of hand-made vermiculated concrete blocks. An alternative to the further construction of private individual boat sheds, the contextually prominent Boat Club and Hall building accommodates 20 boat compartments on the ground floor, with a community hall within an attic-like space above having projecting skillion dormers that provide uninterrupted views to Port Phillip Bay. Other buildings and structures that contribute to an understanding of the significance of Batman Park include the amenities block (public toilets) and former Foreshore Committee Administration building in the central area of the Batman Park reserve (built in c.1949 and 1965 respectively), and the timber sea wall at Anderson Reserve (built from 1968). The scenic qualities of Batman Park are further enhanced by the remnants of the P.S. Ozone Wreck that was hulked in Half Moon Bay in 1925, the anchor of this former steamer is now a memorial located on The Esplanade roadside adjacent to Taylor Reserve.

How is it Significant

Batman Park, The Esplanade, Indented Head, is historically, aesthetically, architecturally and socially significant at a LOCAL level.

Why is it Significant

Batman Park has historical significance for its associations with coastal recreation including picnicking, camping and fishing since at least the 20th century, and with successive Foreshore Committees, committee members and other figures that have shaped its development (Criteria A

& H). It is one of a number of Crown Land foreshore reserves in the Bellarine Peninsula and Surf Coast regions that have played host to beach recreation under a Committee of Management. The control and establishment of regulations for the management, protection and care of Batman Park were established in 1926, a year after the formation of the Batman Park Foreshore Committee. A number of its members were critical to the transformation of this coastal outcrop into a popular tourist resort. They were local land owners from diverse socio-economic backgrounds, bringing their own skills and abilities to establish what has become a high regarded coastal recreation area. Of particular importance was the Committee's inaugural Chairman, Stephen Wrathall (1859-1940), who was responsible for directing much of the initial tree planting in the reserve. Wrathall Reserve was named in his honour and the Wrathall Shelter was built in his memory in 1954. W.R. Anderson Junior was the Committee's longest-serving Honorary Secretary between 1925 and 1952. Part of Batman Park was named Anderson Reserve in his honour in 1954. The local farmer, Herbert Lewis, was instrumental in the construction of many of the early boat houses from the 1930s and in operating the successful boat hire business from his own Boat Shed in the Park. Other Committee members who made substantial contributions to the development of the Park included T.H. Warden, A. Woodward and E.J. Taylor, the latter having a reserve in the Park named in his honour. Batman Park also has historic value for its associations with the erection of the Batman-Flinders Memorial in 1931, and as the location of successive anniversary celebrations of the explorers, Batman and Flinders, and the former Bellarine Shire Council throughout the 20th century. The Indented Head Boat Shed and Hall building, constructed in 1954 to a design by L.H. Vernon and Associates of Ballarat, has historical value as the location of Boat Club and local community gatherings for 60 years.

Batman Park is aesthetically significant for its important coastal scenic qualities, combining the natural beach frontages of Port Phillip Bay with the developed landscape of native and exotic plantings (Criteria D & E). It is one of very few foreshore camping reserves distinguished by a combination of both native and exotic trees, including the Monterey and Golden Cypresses, Norfolk Island Pines and the Canary Island Palms. Batman Park is therefore a physical manifestation of the patronage of neighbouring local land holders who served on the Foreshore Committees. These landscape qualities continue to be valued by the local and wider community today. The developed aesthetic values are further defined by the row of 24 boat sheds along the foreshore and the P.S. Ozone wreck in Half Moon Bay. Batman Park is the only Crown Land foreshore reserve in the Bellarine Peninsula and Surf Coast regions that still accommodates early and mid 20th century private boat sheds in their original locations and serving their original purpose on the beach foreshore. The aesthetic values are also enhanced by the varying landscape qualities of the different reserves in the Park. At the southern end at Wrathall Reserve, the Batman-Flinders Memorial, Wrathall Memorial Shelter, jetty, boat ramp and tennis court combine to form a distinctive cultural landscape reflective of the aspirations of respective Foreshore Committees and the local community. A further boat ramp outside the Boat Club also contributes to the developed foreshore qualities of the Park.

The Indented Head Boat Club and Hall building in Batman Park is architecturally significant as a substantially intact and prominent mid-20th century boat compartment building combined with a community hall on the foreshore (Criteria D & E). It is a rare surviving intact example of its type, with similar mid 20th century structures built for the Frankston Yacht Club, Chelsea Yacht Club and Blairgowrie Yacht Squadron either noticeably altered or replaced. The early amenities block (public toilets) (built c.1949) has some architectural value as a representative and surviving example of this building type. Similarly-designed amenities of identical vermiculated concrete block construction were built on other nearby foreshore reserves in the Bellarine Peninsula, including Ocean Grove. Other surviving examples appear to have been altered.

Batman Park, including the 24 boat sheds and the Boat Club and Hall building are socially significant as they are recognised and valued by the local and wider community for the long-serving roles they play in boating and fishing recreation (Criterion G). In particular, the boat

sheds are indelibly linked to generations of families who have occupied them for boat storage and beach recreation since the 1920s and 1930s. The Boat Club and Hall building is especially valued as a centre of community activities in addition to its Boat Club function.

The reinforced concrete and to a lesser degree, the vermiculated concrete block boat sheds in Batman Park, and the vermiculated concrete block construction of the Indented Head Boat Shed and Hall building are scientifically significant for their contextually unusual rudimentary and vernacular construction types (Criterion F). The reinforced concrete boat sheds represent the largest grouping of this type of boat shed construction in Victoria, the only other known boat shed of similar construction being Boat Shed 168 on Dromana Beach built in 1903. The vermiculated concrete block boat sheds are representative of this type of construction for interwar boat sheds in Victoria, with many similar examples surviving on the Mornington Peninsula. The interiors of Boat Shed 22 'Dalhousie' and Boat Shed 20 'Te Whare' in Batman Park also have scientific significance as examples of early 20th century infrastructure in the surviving winches and iron rails in the floors that were used to guide the boats into the sheds.

Significance of Components

Batman Park has a range of heritage values and the significant and non-significant components of the Park are listed as follows.

Primary Significance

This fabric constitutes the principal significance of the Park in contributing to its key landscape and other aesthetic values, as well as the primary coastal recreation function of the reserve throughout the 20th century. This fabric is also considered to be individually significant as well as playing an important contributory heritage role.

- Rows of Monterey Cypress trees in Batman Park Reserve.
- Monterey Cypress, Golden Cypress, Canary Island Palm and Norfolk Island trees in Wrathall Reserve.
- 24 boat sheds on foreshore fronting onto Half Moon Bay and Hood Bight.
- Interiors of Boat Sheds 20 and 22 (particularly the early winches and guide rails).
- Indented Head Boat Club and Hall building, Batman Park Reserve.
- Batman-Flinders Memorial, Wrathall Reserve.
- Wrathall Memorial Shelter, Wrathall Reserve.
- P.S. Ozone Anchor Memorial, Taylor Reserve.

Contributory Significance

This fabric contributes to the aesthetic, architectural, historic and social heritage values of Batman Park, but it is not considered to be individually significant. It is the collective contribution made by this fabric that enhances the heritage values of the Park.

- Timber sea wall, Anderson Reserve.
- Monterey Cypress trees, Anderson Reserve.
- Cypress trees, Aylmer Reserve.
- Cypress trees, Taylor Reserve.
- Amenities block (public toilets) west of former Administration Building, Batman Park Reserve.
- Former Administration Building, Batman Park Reserve.
- Boat Club Boat Ramp, Batman Park Reserve.
- Circular layout of car park, Wrathall Reserve.
- Boat Ramp, Wrathall Reserve.
- Jetty, Wrathall Reserve.
- Tennis Court, Wrathall Reserve.

Aboriginal Heritage

Batman Park contains evidence of Aboriginal cultural heritage, including shell middens, sub-surface cultural deposits, artefact scatters and Aboriginal historical references.

Historical Interest

Throughout Batman Park is fabric that relates to the development of the site throughout the 20th century. This fabric has been much altered or has been introduced much later, but it does provide some additional appreciation of the evolution of the Park. This fabric is not considered to have heritage value (and therefore it is not considered to have individual or contributory significance).

- Indented Head Yacht Club Building, Batman Park Reserve.
- Amenities Block east of former Administration Building, Batman Park Reserve.
- Ramp and Steps, Aylmer Reserve.
- Timber sea wall, Aylmer Reserve.

No Significance

This fabric is not considered to have any heritage value to Batman Park.

- Amenities Blocks and Barbeque Shelter, Anderson Reserve.
- Car Park, Anderson Reserve.
- Children's Playground and Picnic Tables and Seats, Aylmer Reserve.
- Amenities Block, Taylor Reserve.
- Children's Playgrounds and Barbeque Shelter, Taylor Reserve.
- Car Park, Batman Park Reserve.
- Amenities Block north-west of Indented Head Yacht Club Building, Batman Park Reserve.
- Rock revetment, Batman Park Reserve.
- Children's Playground, Picnic Tables and Seats, and Barbeque Shelters, Batman Park Reserve.