

Planning and Environment Act 1987

Panel Report

Greater Geelong Planning Scheme Amendment C316

Lara Heritage Review

12 April 2016

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Panel Report pursuant to Section 25 of the Act

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12 April 2016

A handwritten signature in black ink, reading "Gaye McKenzie". The signature is written in a cursive, flowing style.

Gaye McKenzie, Chair

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List of Abbreviations

DPO	Development Plan Overlay
ESO	Environmental Significance Overlay
FZ	Farming Zone
GRZ	General Residential Zone
HO	Heritage Overlay
LDRZ	Low Density Residential Zone
LP	Local Policy
LPPF	Local Planning Policy Framework
MSS	Municipal Strategic Statement
NRZ	Neighbourhood Residential Zone
RLZ	Rural Living Zone
SBO	Special Building Overlay
SPPF	State Planning Policy Framework

Overview

Amendment Summary

The Amendment	Greater Geelong Planning Scheme Amendment C316
Common Name	Lara Heritage Review
Subject Site	Various sites at Anakie, Lara, Little River and Lovely Banks
Planning Authority	City of Greater Geelong
Authorisation	14 May 2015
Exhibition	11 June– 13 July 2015
Submissions	<p>Six submissions were received with five either opposed to the Amendment or seeking changes to an individual listing in the Amendment. The submitters were:</p> <ol style="list-style-type: none"> 1. Mr Graham Barber 2. Mr Richard Bisinella of L Bisinella Pty Ltd 3. Tim and Margaret Campbell 4. Tract Consultants for Costa Tainsh Pty Ltd (later withdrawn) 5. Owen and Lorraine Spalding 6. Laura Wilks (later withdrawn)

Panel Process

The Panel	Gaye McKenzie
Directions Hearing	City of Greater Geelong, 1 February, 2016
Panel Hearing	City of Greater Geelong, 16 March, 2016
Site Inspections	Unaccompanied inspections were undertaken on 1 February, 2016
Appearances	<ul style="list-style-type: none"> • Mr Barry Gough, Strategic Planner, City of Greater Geelong and Dr David Rowe, Heritage Consultant • Mr Graham Barber
Date of this Report	12 April 2016

Executive Summary

Amendment C316 to the Greater Geelong Planning Scheme (the Scheme) seeks to apply the Heritage Overlay to 24 individual places at Lara, Little River, Lovely Banks and Anakie.

Of the six submissions lodged to the Amendment, one supported the Lara Heritage Review while three requested changes be made to the Amendment. These included reducing the area of land to which the Heritage Overlay would apply, and correcting the Statement of Significance Citations.

Two submitters opposed the application of the Heritage Overlay over their land. Following an inspection by Dr Rowe, it was agreed to delete 10 Windermere Road, Lara from the Amendment.

Mr Barber opposed another layer of control being applied to his property under this Amendment. He conceded that the changes Council had agreed to make to the Heritage Overlay address the specific concerns he raised in his submission. He supported the adoption of the draft Incorporated Plan which would exempt a number of works from having to obtain planning consent.

The Panel believes the Thematic Environmental History prepared for Lara and its environs was well researched and is comprehensive (as are the Citations prepared for each of the properties under the Amendment). The Panel notes the submitters did not dispute the research undertaken for the Lara Heritage Review which the Panel believes supports the Heritage Overlay as proposed by the Amendment. Some of the submitters provided additional information as part of their submissions and these are to be incorporated into the revised Citations for those properties.

The *Lara Heritage Review 2013, Volumes 1, 2 and 3* are proposed to be included as Reference Documents in Clause 22.09.

The Panel supports the adoption of the Incorporated Plan as presented at the Hearing. The items contained in this document are exempt from public notification and third party review and applications would currently be assessed under the VicSmart provisions of the Scheme. This being the case, the Panel believes the adoption of the Incorporated Plan will not transform the Amendment. The Panel believes it would be appropriate however for Council to consult with the owners of properties it will apply to.

Based on the reasons set out in this Report, the Panel recommends:

Greater Geelong Planning Scheme Amendment C316 be adopted as exhibited subject to the following changes:

- 1 Apply the Heritage Overlay (HO1969) to 85 Curletts Road, Lara subject to:**
 - a) Amending the Schedule to the Heritage Overlay to include the word 'No' under the column 'External Paint Controls Apply?' as shown in Appendix A.**
 - b) Reducing the area on Map 18HO in accordance with the description in the revised Citation for the land, included in Appendix B.**

- 2. Remove 10 Windermere Road, Lara (HO1986) from the Heritage Overlay Schedule and Map 19HO and amend the Citation for this property to state it is of 'historic interest' and it is not recommended for inclusion on the Heritage Overlay**
- 3. Apply the Heritage Overlay (HO1988) to 75 Staceys Road, Lovely Banks subject to the revisions set out in the Citation included in Appendix B.**
- 4. Apply the Heritage Overlay (HO1974) to 51 Forest Road South, Lara subject to:**
 - a) Amending the Map 18HO, to remove the land located in the adjoining road reserve.**
 - b) Amending the Schedule to the Heritage Overlay by including the word 'No' under the Column 'Tree Controls Apply?' as shown in Appendix A.**
- 5. Apply the Heritage Overlay (HO1966) to 125 Buckingham Street, Lara, subject to:**
 - a) Amending the Schedule to the Heritage Overlay by including the word 'No' in the Column 'Tree Controls Apply?' as shown in Appendix A.**
 - b) Amending the description of the land to which the Heritage Overlay will apply and including the additional historical information in the Citation as set out in Appendix B.**
- 6. Council finalise the draft Incorporated Plan, in consultation with property owners, for adoption under Clause 81.01.**
- 7. Include the words 'Anakie, Lara & Lovely Banks Heritage Places' in the Schedule to the Heritage Overlay under the Column 'Name of Incorporated Plan under Clause 43.01-2' for HO1964, HO1965, HO1969, HO1971, HO1972, HO1976, HO1979, HO1980, HO1985 and HO1988.**

1 Introduction

1.1 Amendment description

Amendment C316 (the Amendment) to the Greater Geelong Planning Scheme (the Scheme) will give statutory protection to 24 individual heritage places identified in the *Lara Heritage Review Phase 2, 2013*. The Amendment aims to protect the identified heritage places from demolition and inappropriate development or alteration that could adversely affect the cultural significance of the heritage place. The Amendment reflects the importance of the City's cultural heritage to the community.

The Amendment will ensure that the identified heritage places are subject to the provisions of the Scheme and the *Planning and Environment Act 1987*.

As exhibited, the Amendment proposes to:

- Amend Clause 22.09 to include the Lara Heritage Review Phase 2, 2013, Volumes 1, 2 and 3 as a Reference Document
- Amend the Schedule to the Heritage Overlay at Clause 43.01 of the Greater Geelong Planning Scheme and the Planning Scheme Maps by applying the Heritage Overlay to:
 - 785 Bacchus Marsh Road, Anakie
 - 450 Staceys Road, Anakie – 'Roselea'
 - 125 Buckingham Street, Lara – 'Laurence Park'
 - 29 Curletts Road, Lara – Holy Trinity Church of England and Lintel Stone
 - 85 Curletts Road, Lara – Cottage
 - 1B Flinders Avenue, Lara – Pioneers' Memorial Cairn
 - 1B Flinders Avenue, Lara – Lara Uniting Church Complex
 - 450 Flinders Avenue, Lara - 'The Pines'
 - 31 – 45 Forest Road South, Lara – Limella Cottage
 - 49 – 51 Forest Hill Road South – Cottage
 - 110 – 120 Forest Road South, Lara – Lake Bank Hotel
 - 155 Forest Road South, Lara – 'Clover Hill'
 - 80 Gebbies Road, Lara – Cottage Complex
 - 30 Hicks Street, Lara – Cottage and Dairy Outbuilding
 - 295 Patullos Road, Lara – 'Lochnaben'
 - 170 Peak School Road, Lara – 'Tallaranie Homestead'
 - 8 Rennie Street, Lara – Former Shire Engineer's Residence
 - Corner Walker and Rennie Streets, Lara - 'Bills Trough'
 - Walkers Road, Lara – Avenues of Honour, Cypresses and Memorial Gates and Fencing
 - 14 Walkers Road, Lara – 'Waverley'
 - 11 Waverley Road, Lara – Lara Community Centre (former Presbyterian Church)
 - 10 Windermere Road, Lara – 'Glencoe'
 - 25 Branch Road, Little River – Former Duck Ponds Parsonage and School
 - 75 Staceys Road, Lovely Banks – 'Kia Ora'

The Council also resolved that the following three ruins be included on the Victorian Heritage inventory.

- 220 Hams Lane, Anakie – Lara Hill House and outbuildings ruins
- 60 Branch Road, Lara – Cottage ruins
- 270 Peak School Road, Lara – Dairy ruin

1.2 Background to the Amendment

Between 1998 and 2000, Authentic Heritage Services Pty Ltd undertook the 'Outer Areas Heritage Study' (the Study). Volume 12 of relates to the township of Lara and its surrounds.

In March 2012, Council resolved to review this Study as it related to Lara. It engaged RBA, consultants to undertake Phase 1 of this Review. RBA determined that:

- 26 sites had at least some local heritage significance worthy of planning scheme protection;
- 14 sites had heritage significance, however further research and/or site inspections were required to determine if individual heritage protection was warranted;
- 15 sites did not have the significance required to support planning protection.

Council then engaged Authentic Heritage Services Pty Ltd (AHS) to undertake Phase 2 of the Review. This work included the preparation of individual Citations for the sites recommended by Phase 1 for heritage protection, with further Citations prepared, if required, following further research of the additional 14 properties identified in Phase 1.

Following the preparation of the *Lara Heritage Review* in February 2013, Council resolved to exhibit the findings of the Phase 2 Report, *Lara Heritage Review 2013, Vols 1, 2 and 3* for public comment.

Following consideration of the comments lodged, Council resolved to prepare a planning scheme amendment.

1.3 Post exhibition changes to the Amendment

Following exhibition Council resolved to make changes to the Amendment as it applies to the properties of submitters. These are discussed in Chapter 4 of this Report.

1.4 Issues dealt with in this report

The Panel considered the written submissions, as well as those presented to it at the Hearing. In addressing the issues raised in submissions, the Panel has also been assisted by the information provided to it as well as its observations from its inspections of individual sites.

This report deals with the issues under the following headings:

- Planning context
- Identification and assessment processes
- Individual Heritage places
- Draft Incorporated Plan
- Other matters

2 Planning context

Council provided a response to the Strategic Assessment Guidelines as part of the Explanatory Report.

The Panel has reviewed the policy context of the Amendment and made a brief appraisal of the relevant zone, overlay controls and other relevant planning strategies.

2.1 Legislative context

Objective 4(d) of the *Planning and Environment Act 1987* is:

to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historic interest or otherwise of special cultural value.

2.2 Policy framework

2.2.1 State Planning Policy Framework (SPPF)

Council submitted that the Amendment is supported by the following clause in the SPPF: Clause 15 – Built Environment and Heritage which seeks to *ensure the conservation of places of heritage significance*.

Strategies identified to achieve this objective include to:

Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.

Provide for the conservation and enhancement of those places which are of aesthetic, archaeological, architectural, cultural, scientific, or social significance, or otherwise of special cultural value.

2.2.2 Local Planning Policy Framework (LPPF)

Municipal Strategic Statement

Council submitted that the Amendment is supported by Clause 21.06 – Settlement and Housing where the recognition, respect and protection of Greater Geelong’s Indigenous and European cultural heritage is of critical importance to the City’s identity.

Objectives of Clause 21.06-5: Heritage includes ‘*to ensure that urban development enhances Geelong’s sense of place and identity*’ and ‘*to conserve and enhance individual places and areas of pre and post contact cultural heritage significance.*’

Local Planning policy

The Amendment is supported by the Cultural Heritage Policy at Clause 22.09 of the Scheme. The policy basis of this Clause is that the recognition and protection of heritage places is a crucial component in the planning of the City of Greater Geelong. The *Lara Heritage Review Phase 2 Report* (Vol 1), the *Thematic Environmental History* (Vol 2) and the *Heritage Citations* (Vol 3) *February 2013* are to be listed as Reference Documents under this Clause.

2.3 Other studies

The Outer Areas Heritage Study was prepared between 1998 and 2000 by Authentic Heritage Services Pty Ltd. Volume 12 deals with Lara and its surrounds.

In 2012 Council resolved to review this Study as applying to Lara and surrounds.

2.4 Planning scheme provisions

2.4.1 Zones

Places to be included in the Heritage Overlay are in various zones. The sites the subject of the submissions, and discussed in this Report are zoned as follows:

- 85 Curletts Road, Lara (HO1969) – Low Density Residential Zone (LDRZ)
- 10 Windermere Road, Lara (HO1986) – Rural Living Zone (RLZ)
- 75 Staceys Road, Lovely Banks (HO1988) – Farming Zone (FZ)
- 51 Forest Road South, Lara (HO1974) – General Residential Zone 1 (GRZ1)
- 125 Buckingham Street, Lara (HO1966) – General Residential Zone 1 (GRZ1)

2.4.2 Overlays

Overlays apply to two of the properties where submissions were lodged:

- 75 Staceys Road, Lovely Banks (HO1988) – Environmental Significance Overlay (ESO4)
- 125 Buckingham Street, Lara (HO1966) – Development Plan Overlay (DPO7); Special Building Overlay (SBO)

2.5 Ministerial Directions and Practice Notes

2.5.1 Ministerial Directions

Council submitted that the Amendment meets the relevant requirements of the following Ministerial Directions:

(i) Ministerial Direction 11 - Strategic Assessment of Amendments

The Amendment is consistent with Ministerial Direction 11 (Strategic Assessment of Amendments)

(ii) The Form and Content of Planning Schemes (s7(5))

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Act.

2.5.2 Planning Practice Notes

(i) Planning Practice Note 01 (PPN01) – Applying the Heritage Overlay

The Council advised that the Amendment had been prepared in accordance with the provisions of this Practice Note.

2.6 Conclusions

The Panel concludes that the Amendment is:

- supported by the relevant sections of the State and Local Planning Policy Framework.
- well founded and strategically justified, subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

3 Identification and assessment processes

3.1 The issue

The Panel has to be confident that the way in which places were identified as having potential heritage significance was appropriate, and the process used for their assessment and proposed addition to the Heritage Overlay was robust and meets the requirements of Planning Practice Note No 1 – Applying the Heritage Overlay.

3.2 Submission of Council

The Amendment was prepared following completion of the Lara Heritage Review Phase 2 - Volumes 1 (the Report), 2 (Thematic Environmental History) and 3 (Heritage Citations), and in consultation with owners whose properties were identified in the Review as being of local significance.

Dr Rowe stated that a Thematic Environmental History for Lara had not been prepared as part of the Outer Areas Heritage Study. Dr Rowe referred to material in this History in responding to submissions to the Amendment.

In his written submission to Council Mr Barber had stated:

“Local interest” alone is certainly not a strong enough or good enough reason for listing small and historically insignificant properties. Those properties do not carry the historical significance of properties like Pirra homestead or Elcho house.

He went on to say that because the Review had referred to the fact that all the properties have been altered, they therefore lacked the integrity required for heritage listing. He also believed that it appeared from the Review that only the front of his property and outbuildings were of interest, but they had been altered and therefore lacked the required integrity for listing them.

In his response to Mr Barber’s comments concerning the Lara Heritage Review, Dr Rowe stated that this property had been assessed as meeting *Criterion A: Importance to the course or pattern of our culture or natural history* (historical significance). It was not identified as having aesthetic significance.

Tim and Margaret Campbell believed that the comparative analysis provided in relation to their property was inadequate to support the local significance attributed to it under the Review. They believed that consideration of the Heritage Overlay for their property should be deferred until this had been done.

Dr Rowe advised the Panel that he had undertaken additional comparative analysis in relation to 10 Windermere Road and this identified other properties that were more intact architecturally. Based on this additional material he supported the ‘refreshing’ of historical information in the Citation for 10 Windermere Road which he believed contributed to an understanding of the history of settlement of Lara in the twentieth century.

The other written submissions did not object to the identification or assessment process, however some referred to corrections that needed to be made, or provided additional

information for inclusion in the Thematic Environmental History document. Dr Rowe advised that the corrections and additional information would be included in the Thematic Environmental History and/or Citation.

3.3 Discussion and conclusions

The Panel considers that the Thematic Environmental History undertaken for Lara is consistent with the Burra Charter and the Planning Practice Note - Applying the Heritage Overlay (PPN01). It has used the recommended criteria in preparing a detailed citation and statement of significance for each place, involved comparative analysis, and applied a threshold of local significance.

In endorsing the methodology, the Panel is not saying the heritage merits of individual properties cannot be debated, particularly where additional information is provided. In relation to Mr Barber's comments the Panel does not believe they invalidate the methodology used in the Lara Heritage Review.

4 Individual Heritage places

4.1 85 Curletts Road, Lara – HO1969



4.1.1 Site description

The property at 85 Curletts Road, Lara is occupied by a single storey limestone cottage and attached limestone dairy, built in the late 1800's.

4.1.2 Statement of Significance (Extract)

How is it significant?

The cottage at 85 Curletts Road, Lara is historically significant at the LOCAL level.

Why is it significant?

The cottage at 85 Curletts Road, Lara, is historically significant for its associations with 19th century farming developments and particularly with William Harding (c.1933-1917), early farmer and local builder who constructed the existing dwelling and rear dairy outbuilding in 1874, a consequence of the 42nd Clause of the amended Land Act that came into force in 1869. Harding carried on farming and more particularly his building business at Lara until his retirement in 1907. While the dwelling has been altered, it is one of a small selection of Victorian vernacular cottages that are an historical legacy of Lara's early post-European contact beginnings. All of these other dwellings have also been altered.

4.1.3 Submissions

Mr Barber spoke to the written submission he lodged with Council in opposing the application of the Heritage Overlay to his property. His objections are summarised as:

- Loss of property value.
- Burden of 'red tape' associated with proposed planning control.
- Outbuildings need to remain adaptable.
- External paint controls onerous.
- Fencing should not be controlled.
- Siting of solar panels, water tanks may be compromised.
- Local interest alone should not be grounds for listing.
- Property has been altered.
- The property was not listed in a previous historic study.

Dr David Rowe, Council's Heritage Advisor and joint author of the Lara Heritage Review 2013, presented a detailed written submission to the Panel in response to Mr Barber's written submission. This included detailed background information concerning the history of Lara generally and, more specifically, the area Mr Barber's property is within.

In response to particular concerns raised by Mr Barber, the Panel was advised that Council had agreed to reduce the area the Heritage Overlay is to apply to. It also agreed to delete the paint controls trigger, based on information that the limestone walls have been painted.

During discussion that ensued at the Hearing, Mr Barber advised that although he maintained his 'in principle' objection to the application of the Heritage Overlay to his property, he was now satisfied that his specific concerns had been addressed by Council. These were the decision to reduce the area of land to be included in the Heritage Overlay, to remove the external paint controls trigger and to adopt an Incorporated Plan that would exempt various works from requiring planning consent.

Mr Barber's outstanding concern was that the Heritage Overlay would reduce the value of his property.

4.1.4 Discussion and conclusions

From his submission, it was clear to the Panel that Mr Barber's opposition to the Heritage Overlay was one of principle, concerning the bureaucracy and red tape associated generally with planning controls. He did however state that, based on the changes that had been agreed to by Council in relation to his property, he believed a reasonable outcome had been achieved.

In relation to Mr Barber's submission in relation to loss of property value should the Heritage Overlay be applied, no evidence was provided to the Panel in relation to this matter. Broader economic effects associated with the Amendment were not raised by Mr Barber.

The Panel accepts that Mr Barber is a responsible land owner and it believes he is committed to maintaining his dwelling in a good standard of repair. It is however the Panel's task to determine whether the dwelling is of local heritage significance. Based on the content of the Heritage Review for the Lara area and his property in particular, and Dr Rowe's submission

to the Panel, it believes it does meet the threshold of local significance and the application of the Heritage Overlay over the dwelling and its immediate curtilage, as amended, is justified. The Panel supports the decision of Council to remove the external paint controls trigger under the Schedule which is based on the fact that the walls are painted.

Turning to the Citation for this property, the Panel supports the changes discussed at the Hearing and included on the amended Citation provided to it, post-hearing. The Panel believes these changes more clearly explain those parts of the Place that are of local significance. No objections were raised to these changes by Mr Barber at the Hearing. The amended Citation is included at Appendix B of this Report.

The remaining issue concerning the Incorporated Document drafted by Council post-exhibition is discussed in Chapter 5 of this report.

The Panel notes that while Mr Barber maintains his 'in-principle' objection to any further planning controls being applied to his land, he did state that the changes Council agreed to make to the Heritage Overlay resolved his specific concerns.

Having considered the submissions made by Council and Mr Barber, the Panel supports the application of the Heritage Overlay, over this property.

4.1.5 Recommendation

The Panel recommends:

- 1 Apply the Heritage Overlay (HO1969) to 85 Curletts Road, Lara subject to:**
 - a) Amending the Schedule to the Heritage Overlay to include the word 'No' under the column 'External Paint Controls Apply?' as shown in Appendix A.**
 - b) Reducing the area on Map 18HO in accordance with the description in the revised Citation for the land, included in Appendix B.**

4.2 'Glencoe' 10 Windermere Road, Lara – HO1986



4.2.1 Site description

A single storey dwelling known as 'Glencoe' occupies 10 Windermere Road, Lara. Alterations and additions have been made to this dwelling.

4.2.2 Statement of Significance (Extract)

How is it significant?

The dwelling known as 'Glencoe' at 10 Windermere Road, Lara is historically significant at a LOCAL level.

Why is it significant?

The dwelling known as 'Glencoe' at 10 Windermere Road is historically significant for its associations with the subdivision of George Fairbairn's Windermere Homestead as the Lara Estate in 1907, a consequence of the Closer Settlement Act of 1904 (Criteria A & H). It is a rare surviving historical legacy of the numerous allotments and farms made available in the area as a result of the Lara Estate subdivision, the other existing example being 'The Pines' at 450 Flinders Avenue. The significance is embodied in the surviving Federation era fabric.

4.2.3 Submissions

The submitters opposed the application of the Heritage Overlay over this property. They believe that the 'architectural character' of the dwelling have been compromised by alterations and additions made to it, as evident when viewed from the street. They also believe the Heritage Overlay would restrict them in the future and have adverse economic

effects. They went on to say that if required, the Design and Development Overlay would be the more appropriate tool in managing development on the land.

Following the receipt and consideration of this submission, Council wrote to the submitters advising them of its intention to delete the property from the Amendment.

At the Hearing, Dr Rowe advised the Panel that based on his further inspection of this land, he agreed that some of the submitters' concerns concerning the integrity of the dwelling were valid. He also referred to photographs provided to the Panel of more intact examples of Federation and Edwardian era dwellings. It was his recommendation that the Heritage Overlay be deleted from this land.

4.2.4 Discussion and conclusions

The Panel inspected this property from the street and, as referred to by the submitters and Dr Rowe, noted the alterations and additions that have been made to that dwelling.

Based on the submissions by Dr Rowe, including the photographs he provided of more intact examples, the Panel supports the Council's decision to remove the Heritage Overlay from this property.

This said, the Panel supports Dr Rowe's recommended changes concerning the history of the property set out in its Citation, with its Statement of Significance amended to state that it is not recommended for inclusion in the Heritage Overlay.

4.2.5 Recommendation

The Panel recommends:

- 2. Remove 10 Windermere Road, Lara (HO1986) from the Heritage Overlay Schedule and Map 19HO and amend the Citation for this property to state it is of 'historic interest' and it is not recommended for inclusion on the Heritage Overlay**

4.3 'Kia-Ora' 75 Staceys Road, Lovely Banks – HO1988



4.3.1 Site description

A single storey dwelling of the Federation period occupies 75 Staceys Road, Lovely Banks.

4.3.2 Statement of Significance

How is it Significant?

'Kia-Ora' at 75 Staceys Road, Lovely Banks, is historically significant at the LOCAL level.

Why is it Significant?

"Kia Ora" at 75 Staceys Road is historically significant for its associations with Hugh Mann Sutherland of Elcho Homestead, and particularly his son, John Sutherland, prize-winning breeder of Border Leicester sheep (Criteria A & H). H.M. Sutherland acquired the property and commissioned the Geelong architects, Laird and Barlow to design "Kia Ora" as a home for the newlyweds, John and Helen Sutherland, in March 1906. During their tenure at "Kia Ora", John Sutherland was widely known for his successful sheep grazing and breeding, as reported in a number of Melbourne and interstate newspapers. "Kia Ora" is also associated with a notable number of farms established in the Lara area during the Federation era, although it is one of few that survive today. The significance of "Kia Ora" is embodied in the surviving Federation era fabric.

4.3.3 Submissions

The submission to Council requested that the area included on Map 17HO be reduced and that the Citation be corrected to refer to the introduced timber shingle roof of the dwelling.

The submission also referred to the fact that this property was a working farm and therefore works such as fencing and rural structures would need to be built or removed from time to time. It was considered that the costs and delays associated with having to obtain planning permits for these works, and the administrative costs to Council, make the Heritage Overlay impractical, in the rural context. It was suggested that the adoption of an Incorporated Plan that included a range of permit exemptions for rural properties under the Heritage Overlay would be an appropriate way of dealing with this issue.

In response to this submission Council stated it had agreed to reduce the area of land to which the Heritage Overlay would apply. It also agreed to amend the Citation to acknowledge the dwelling's timber shingle roof and the opportunity that existed to replace it with a corrugated sheet metal roof. Furthermore, Council agreed to consult with the submitter in relation to drafting an Incorporated Plan which exempted minor works from planning consent for rural properties.

Based on the abovementioned agreed changes being made to the Heritage Overlay, this submission was withdrawn.

4.3.4 Discussion and conclusions

The Panel supports the changes made by Council in resolving the issues raised on behalf of the owners of this property, which led to the withdrawal of this submission. The revised Citation for this property, setting out these changes, is included in Appendix B of the Report. The draft Incorporated Plan containing permit exemptions is discussed in Chapter 5 of this Report.

4.3.5 Recommendation

The Panel recommends:

- 3. Apply the Heritage Overlay (HO1988) to 75 Staceys Road, Lovely Banks subject to the revisions set out in the Citation included in Appendix B.**

4.4 51 Forest Road South, Lara – HO1974



4.4.1 Site description

A single storey cottage built in 1879 occupies 51 Forest Road South, Lara. Although altered, the cottage retains its historical associations with the members of the Spalding family who pioneered the area. The cottage is one of a small number of Victorian vernacular styled dwellings in the Lara area.

4.4.2 Statement of Significance (Extract)

Why is it Significant?

The cottage at 51 Forest Road South, Lara, is historically significant at a LOCAL level.

How is it significant?

The cottage at 51 Forest Road South, Lara, is historically significant for its associations with the Spalding family, pioneers of Lara who settled there in 1854 (Criteria A & H). John Spalding (c.1832-1893), storekeeper, lime merchant and farmer, established the first store at Lara in 1855. He was also one of the pioneers of the burgeoning 19th century lime burning trade, with his son, James, carrying on the successful family business known as the Lara Lime Works from c.1874-75. John Spalding also opened the first store in Lara in 1855 and he was the first postmaster from 1858. This cottage was built in 1879 for John Spalding's son, Alfred John Spalding, upon his marriage to Mary Ann Danns in 1879. A.J. Spalding was Lara's second wheelwright, carrying on his business in the stone blacksmith's shop built between his and his father's cottages in 1877. A.J. Spalding carried on John Spalding's stores after the

death of his father in 1893. He had also relocated to his father's property, "Limella" cottage, by 1902, and by 1914 he appears to have been involved in the family's Lara Lime Works business.

4.4.3 Submissions

The submitter advised Council that the address of this property should not include 49 Forest Road South which, except for a small outbuilding, is a vacant lot. The submitter also opposed the application of the tree controls under the Schedule to the land.

In reference to the Heritage Overlay Map, the submitter stated that the strip of land across the frontage that is fenced into the property, and included on the Map, is part of the adjoining road reserve. At least one of the two peppercorn trees referred to in the Statement of Significance is within that reserve.

The Council advised the Panel that it had corrected the address for the property on the Citation and has agreed to the submitter's requests to amend the Map to remove the land in the road reserve and to delete the application of the tree controls to the land under the Schedule. On the basis that these changes would be made to the Heritage Overlay this submission was withdrawn.

4.4.4 Discussion and conclusions

The Panel supports the changes agreed to by Council in relation to the Heritage Overlay applying to this property. The Panel notes that the property address has been corrected on the Citation however it appears the address annotated on photographs in the Citation may still require correction. Map 18 of the Heritage Overlay will also require correcting by removing the strip of land in the road reserve. The revised Schedule to the Heritage Overlay at Appendix A removes the tree controls for this property.

4.4.5 Recommendation

The Panel recommends:

- 4. Apply the Heritage Overlay (HO1974) to 51 Forest Road South, Lara subject to:**
 - a) Amending the Map 18HO, to remove the land located in the adjoining road reserve.**
 - b) Amending the Schedule to the Heritage Overlay by including the word 'No' under the Column 'Tree Controls Apply?' as shown in Appendix A.**

4.5 'Laurence Park' 125 Buckingham Street, Lara – HO1966



4.5.1 Site description

A single storey dwelling built in the late 1800's occupies 125 Buckingham Street. The dwelling has rendered limestone walls with a front verandah and a gable roof. Recent restoration of the stables included a new roof.

4.5.2 Statement of Significance (Extract)

Why is it Significant?

'Laurence Park' and stone stables at 125 Buckingham Street, Lara, are historically significant at a LOCAL level.

How is it Significant?

"Laurence Park" and the stone stables ruins at 125 Buckingham Street, Lara, are historically significant for its associations with David McHarry, pioneer of Lara who established an enduring farm and lime burning business from 1870 (Criteria A & H). McHarry (c.1834-1910) was a farmer and a lime burner whose success was reported in Victoria and Its Metropolis in 1888. He was one of the early lime burners who capitalised on the burgeoning industry at Lara in the 19th century that became well-known for the quality of lime. In addition to his business commitments, McHarry also contributed much to community life at Lara. He was a Councillor with the Corio Shire Council in 1881-1889 and 1900-1903, an inaugural Trustee of the Lara Recreation Reserve in 1880 and in 1886 he donated the land for the construction of the Lara Public Hall. He appears to have built his limestone dwelling and outbuildings (including the surviving stables ruins) in 1874-75.

4.5.3 Submissions

The owners of this property provided information to Council concerning the ownership of the property and the fact that the majority of the trees were planted by the family in recent years, and therefore they are not historically important. They also advised of work they have undertaken on the property including recent renovation of the stables.

The submitters requested that the area of land to be affected by the Heritage Overlay be reduced and that the tree controls be deleted from the Schedule.

In response to this submission Council agreed to delete the tree controls trigger and reduce the size of the land to which the Heritage Overlay will apply. Council advised the Panel that it has had no response from the submitters in relation to its agreement to make the requested changes.

Dr Rowe presented a submission in support of the application of the Heritage Overlay over this property. His submission discussed the reduction of the area under the Heritage Overlay which would include the dwelling and the stables and their immediate environs. Dr Rowe also referred to the additional historical material provided by the submitters for the property which he believed should be added to its Citation.

4.5.4 Discussion and conclusions

The Panel believes the changes agreed to by Council, address the concerns raised in this written submission. Based on its inspection of this property, the Panel supports the application of the Heritage Overlay over the property, in the amended form requested by the submitters, and agreed to by Council. It also supports removal of the tree controls trigger from the Schedule and the updating of the Citation to incorporate additional historical information provided by the submitters.

The revised Schedule removing the tree controls is at Appendix A and the revised description of the land to be included in the Heritage Overlay is at Appendix B of the report.

4.5.5 Recommendation

The Panel recommends:

- 5. Apply the Heritage Overlay (HO1966) to 125 Buckingham Street, Lara, subject to:**
 - a) Amending the Schedule to the Heritage Overlay by including the word 'No' in the Column 'Tree Controls Apply?' as shown in Appendix A.**
 - b) Amending the description of the land to which the Heritage Overlay will apply and including the additional historical information in the Citation as set out in Appendix B.**

5 Draft Incorporated Plan

5.1 The issue

The issue relates to the draft Incorporated Plan and whether its introduction will transform the Amendment.

5.2 Submissions

In making his submission to the Panel, Dr Rowe advised that an issue raised on behalf of a submitter was that the Heritage Overlay would place a greater regulatory burden on owners of properties in the more rural parts of the municipality. In response to these submissions a draft Incorporated Plan was prepared by Council and this was provided to the Panel. The draft Incorporated Plan, which lists permit exemptions for a number of minor building works is to apply to a total of 10 'rural' properties. This includes the two properties where an Incorporated Plan was referred to in the Schedule of the exhibited Amendment, although at that time it had not been drafted.

Mr Barber supported the adoption of the draft Incorporated Plan because it would exempt him from having to apply for permits for minor building works on his property. The submission made on behalf of the submitter who suggested this be done, was withdrawn on the understanding an Incorporated Plan would be drafted for application to rural properties affected by the Heritage Overlay.

5.3 Discussion

The exhibited Schedule to the Heritage Overlay stated an Incorporated Plan was to apply to HO1971 and HO1985, even though a Plan had not been drafted at that time. There were no submissions lodged by persons having an interest in these properties.

Following receipt of submissions and concerns raised about the level of permit control that would be associated with the Heritage Overlay, a draft Incorporated Plan was prepared by Council and provided to the Panel and Mr Barber at the Hearing. The Panel is unaware as to whether this draft Incorporated Plan has been provided to the other submitters.

If adopted, this Plan will apply to 10 'rural' properties, including the two referred to in the exhibited Schedule and two where submissions were made to Council.

The Panel notes that the items included in the Plan are comparable to those that are exempt from public notification and third party review under Clause 43.01-3. Furthermore, if permit control was retained they would qualify for assessment under the VicSmart provisions of the Planning Scheme.

The Panel believes that the adoption of the Incorporated Plan, as drafted, will not affect any other party and therefore will not transform the Amendment, as exhibited. In supporting its adoption, generally as drafted, the Panel believes Council should first discuss it with owners of the properties it will apply to. In the event it is not adopted as part of this Amendment, the Panel believes Council could progress it as a separate amendment.

The Plan, as drafted for the Panel, is included at Appendix C of this Report.

5.4 Recommendations

The Panel recommends:

- 6. Council finalise the draft Incorporated Plan, in consultation with property owners, for adoption under Clause 81.01.**
- 7. Include the words 'Anakie, Lara & Lovely Banks Heritage Places' in the Schedule to the Heritage Overlay under the Column 'Name of Incorporated Plan under Clause 43.01-2' for HO1964, HO1965, HO1969, HO1971, HO1972, HO1976, HO1979, HO1980, HO1985 and HO1988.**

6 Other matters

6.1 Updates to Citations, Thematic History and HERMES database

Dr Rowe advised the Panel that due to changes agreed to by Council, there will need to be corrections made to the citations for some of the properties in the Heritage Overlay.

In the case of 10 Windermere Road, Lara, information that it was not built in 1907-1908, as stated in its citation, means that other Citations and the Thematic History will need revising where this property is mentioned.

Dr Rowe also believed that additional information obtained in relation to Section 42 of the *Amended Land Act 1865* and Section 31 of the *Amended Land Act 1869* should be included in the Thematic History and relevant heritage citations of the Lara Heritage Review. Dr Rowe considered this information may assist in understanding the early history of the area.

Finally, Dr Rowe referred to the need to update data for the Lara Heritage Review Places in the HERMES database, to reflect the changes made to the Amendment. This would include adding the Heritage Overlay numbers, updating the heritage status flag and on gazettal of the Amendment turning the publication flag to “publish”.

The Panel supports the above revisions suggested by Dr Rowe.

Appendix A Revised Heritage Overlay Schedule – Panel Version

14/03/2013
 VC85
 Proposed C316

SCHEDULE TO THE HERITAGE OVERLAY

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1964	<p>Residence</p> <p>785 Bacchus Marsh Road, Anakie</p> <p>To the extent of the dwelling and a curtilage <u>curtilage</u> of 10 metres.</p>	No	No	No	No	No	No	Anakie, Lara & Lovely Banks Heritage Places	No
HO1965	<p>“Roselea”</p> <p>Residence, 450 Staceys Road, Anakie</p> <p>To the extent of the “Roselea” dwelling and immediate curtilage <u>curtilage</u> of the homestead garden and land to the Staceys Road boundary, as well as the land including the rear gabled outbuilding close to the rear of the dwelling.</p>	No	No	No	Yes Small gabled outbuilding at the rear of the dwelling.	No	No	Anakie, Lara & Lovely Banks Heritage Places	No
HO1966	<p>“Laurence Park”</p> <p>Residence, 125 Buckingham Street, Lara</p> <p>To the extent of the dwelling and outbuildings to a depth</p>	Yes	No	No <u>Yes</u> Mature Peppercorn Tree	Yes Stone stables and ruins	No	No		No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	of 70 60 metres from the front boundary and 1500mm either side of the outbuildings to the dwelling								
HO1968	Tower and Lintel stone Holy Trinity Church, 29 Curletts Road, Lara To the extent of the tower and Lintel stone only.	Yes	No	No	No	No	No		No
HO1969	Cottage 85 Curletts Road, Lara To the extent of the front fenced portion of the site, including the dwelling and attached structures, to a depth of 40 metres from the front boundary.	Yes No	No	No	Yes The rear gabled outbuildings behind the dwelling No	No	No	Anakie, Lara & Lovely Banks Heritage Places	No
HO1970	Pioneers' Memorial Cairn 1B Flinders Avenue, Lara To the extent of the surrounding curtilage bounded by the corner kerb (south west) and the footpath (north) encompassing the mulched area.	Yes	No	No	No	No	No		No
HO1971	Lara Uniting Church	Yes	No	No	No	No	No	Lara Uniting Church Complex	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Complex 1B Flinders Avenue, Lara							Incorporated Plan, March 2015 Anakie, Lara & Lovely Banks Heritage Places	
HO1972	“The Pines” Residence, 450 Flinders Avenue, Lara To the extent of the front portion of the site, including the front garden and side driveway, Edwardian dwelling and the rear yard of the dwelling enclosed by fencing.	No	No	No	No	No	No	Anakie, Lara & Lovely Banks Heritage Places	No
HO1973	Limella Cottage 31 – 45 Forest Road South, Lara	No	No	Yes To the peppercorn trees on the south side of the property	No	No	No		No
HO1974	Cottage 49 – 51 Forest Road South, Lara To the extent of the entire site, to all boundaries of the title.	No	No	Yes No To the peppercorn trees at the front of the property.	No	No	No		No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1975	<p>Former Lake Bank Hotel Complex</p> <p>120 Forest Road South, Lara</p> <p>To the extent of:</p> <ul style="list-style-type: none"> the part of the former hotel site, including the former hotel building and outbuildings, situated on lots 2 – 10 of Plan of Subdivision 708889; the full length of the stone wall that extends along the Forest Road boundary, with a 1 metre curtilage <u>curtilage</u> on each side of the wall; the gabled outbuilding in the wall, with a 1 metre curtilage <u>curtilage</u>; the Forest Reas <u>Road</u> South road reservation immediately outside of the hotel building complex; and the south-eastern portion of the road reserve of Mueseum <u>Museum</u> Place to the west of the 	Yes	Yes	Yes	Yes	No	No		No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	building complex.								
HO1976	<p>Clover Hill Farm 155 Forest Road South, Lara To the extent of the surviving dwelling and and land 5 metres each side and 20 metres to the rear and the land between the dwelling and the Forest Road South boundary.</p>	Yes	No	No	No	No	No	Anakie, Lara & Lovely Banks Heritage Places	No
HO1977	<p>Cottage complex 80 Gebbies Road, Lara</p>	Yes	No	Yes Pepper corn trees	Yes Former Kitchen, dairy, bakery and farm outbuilding in the south-east corner of the site.	No	No		No
HO1978	<p>House and Dairy outbuilding 30 Hicks Street, Lara To the grouping of buildings within the south-west south-west corner of property.</p>	No	No	No	Yes Small gabled stone outbuilding	No	No		No
HO1979	<p>“Lochnaben” 295 Patullos Road, Lara To the dwelling and curtilage curtilage encompassing the tree-lined east and west</p>	No	No	No	No	No	No	Anakie, Lara & Lovely Banks Heritage Places	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	property boundaries, front boundary and the row of trees on the east-west axis to the rear of the dwelling.								
HO1980	Tallaranie Homestead 170 Peak School Road, Lara To the extent of the dwelling and the fenced-off homestead garden.	No	No	No	No	No	No	Anakie, Lara & Lovely Banks Heritage Places	No
HO1981	Former Corio Shire Engineer's Residence 8 Rennie Street, Lara	No	No	No	No	No	No		No
HO1982	Bills Trough Corner Walker and Rennie Streets, Lara To the extent of a 5 metres perimeter around the trough.	Yes	No	No	No	No	No		No
HO1983	Waverley Residence, 14 Walkers Road, Lara	No	No	No	No	No	No		No
HO1984	Avenues of Honour, Cypresses, Memorial Gates & Fencing Walkers Road, Lara To the extent of:	Yes	No	Yes The Avenue of Honour of Pinus Lambertian	Yes	No	No		No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	<ul style="list-style-type: none"> The Avenue of Honour of Pinus Lambertianas in Walkers Road; Six Golden Lambertianas adjacent to the Memorial Gates & Fencing; Remnant Soldiers' Avenue of Sugar Gums in the Recreation Reserve; Rows of Pinus Lambertianas & Cypresses forming the boundary of the Recreation Reserve; and The Memorial Gates & Fencing. <p>Each to include a curtilage curtilage of 2 metres.</p>			<p>as in Walkers Road;</p> <p>Six Golden Lambertian as adjacent to the Memorial Gates & Fencing;</p> <p>Remnant Soldiers' Avenue of Sugar Gums in the Recreation Reserve; and</p> <p>Rows of Pinus Lambertian as & Cypresses forming the North boundary of the Recreation</p>					

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
				Reserve; Each to include a cartilage curtilage of 2 metres from the drip line of the tree.					
HO1985	Former Presbyterian Church Lara Community Centre 11 Waverley Road, Lara	No	No	No	No	No	No	Former Lara Presbyterian Church Incorporated Plan Anakie, Lara & Lovely Banks Heritage Places	No
HO1986	Glencee Dwelling, 10 Windemere Road, Lara To the extent of the dwelling with a curtilage including the rear fenced-in yard, west-side driveway and the fence line on the east side identified by the mature trees.	No	No	No	No	No	No		No
HO1987	Former Duck Ponds Parsonage and School	Yes	No	No	No	No	No		No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	25 Branch Road, Little River. To the extent of the former parsonage and school building, including a cartilage curtilage of 10 metres on all sides.								
HO 1988	<p>“Kia Ora”</p> <p>Dwelling, 75 Staceys Road, Lovely Banks</p> <p>To the fence line approximately 15 metres north of the front wall of the dwelling;</p> <p>To a line parallel to and 8 metres to the west of the western wall of the dwelling;</p> <p>To a line parallel to and 14 metres to the east of the eastern most section of the eastern wall of the dwelling;</p> <p>To a line parallel to and 18 metres to the south of the southern-most hipped roof on the southern side of the dwelling.</p>	No	No	No	No	No	No	Anakie, Lara & Lovely Banks Heritage Places	No

Appendix B Revised Citations

PLACE NAME : Cottage [& Attached Structures](#)

Assessment: Aug 2013 ([revd. Mar 2016](#))

ADDRESS : 85 Curletts Road, Lara

Historic Theme(s):

Theme 4.1: Farming & Agriculture
Theme 6.2: Building Homes in Lara



Condition

Integrity

Photograph Date 16 October 2012

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS:

Victorian Heritage Register:

Heritage Inventory: Local

Planning Scheme:

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

Register of the National Estate - Database No:

National Trust (Victoria) Register:

RECOMMENDED LEVEL OF SIGNIFICANCE:

RECOMMENDATIONS:

- Recommended for inclusion in the Victorian Heritage Register
- Recommended for inclusion in the Victorian Heritage Inventory
- Recommended for inclusion as a Heritage Overlay in the Planning Scheme
- Not Recommended for inclusion as a Heritage Overlay

Schedule to the Heritage Overlay

- External Paint Controls Should Apply
- Internal Alteration Controls Should Apply
- Tree Controls Should Apply
- Fences &/or Outbuildings of Note

Comments

It is recommended that the heritage overlay apply to the extent of the front fenced portion of the site, including the dwelling [and attached structures, to a depth of 40 metres from the front boundary.](#)

~~The rear gabled outbuildings immediately behind the dwelling also contribute to the significance of the place.~~

STATEMENT OF SIGNIFICANCE:

What is Significant?

The cottage at 85 Curletts Road, Lara, has significance for its associations with early farming developments in the Lara area from 1869, and particularly with William Harding (c.1833-1917), one of Lara's early farmers and builders. It was not until 1874 when he constructed the existing limestone dwelling and attached stone dairy and he occupied the property from January 1875. Harding's acquisition of the land was a consequence of the 42nd Clause of the amended Land Act that came into force in 1869. The Act enabled 'small selectors' to obtain freehold over a three or seven year period, so long as the land was cultivated and improved, and a permanent residence constructed. Harding purchased the land outright on 21 December 1875. He was one of the few builders in the locality in the 19th century. The existing cottage is a physical legacy of Harding's working life at Lara, and one of a small number of

PLACE NAME : Cottage [& Attached Structures](#)

Assessment: Aug 2013 ([revd. Mar 2016](#))

ADDRESS : 85 Curletts Road, Lara

surviving Victorian vernacular styled dwellings in the area, all of which have experienced alterations. The significant fabric associated with the Harding era is defined to the front gabled portion, with its symmetrical composition, single storey height, limestone wall construction with bluestone quoinwork, front verandah that projects as an extension of the main roof, face brick chimneys, central front doorway and flanking window openings (the door and windows have been introduced) [rear skillion wing and attached rear gabled wings also of limestone construction \(including the dairy\)](#). The cottage appears to be in good condition when viewed from the road, although there is evidence of deterioration in the top of the northern chimney. The cottage is also one of a small number of surviving Victorian vernacular styled dwellings in the Lara area, all of which have experienced alterations.

How is it Significant?

The cottage at 85 Curletts Road, Lara, is historically significant at a LOCAL level.

Why is it Significant?

The cottage at 85 Curletts Road, Lara, is historically significant for its associations with 19th century farming developments and particularly with William Harding (c.1933-1917), early farmer and local builder who constructed the existing dwelling and rear dairy outbuilding in 1874, a consequence of [Section 31 and the 42nd Clause of the amended Land Act that came into force in of 1869 \(Criterion A\)](#). Harding carried on farming and more particularly his building business at Lara until his retirement in 1907. While the dwelling has been altered, it is one of a small selection of Victorian vernacular cottages that are an historical legacy of Lara's early post-European contact beginnings. All of these other dwellings have also been altered.

DESCRIPTION:

The cottage at 85 Curletts Road, Lara, is set on an irregularly-shaped rural allotment, with mature peppercorn and other exotic trees located on the northern boundary towards the front, and at the rear of the dwelling. The front garden is largely an open grassed area with perimeter flower beds and shrubbery. The front of the property is bound by an introduced timber picket fence to a height of approximately 1400 mm. At the rear of the site in the north-west corner are three outbuildings.

The property is especially characterised by the single storey, symmetrical, ~~rendered~~[painted](#) limestone, Victorian vernacular styled cottage. It has a gable roof form that traverses the site, together with a large rear skillion ~~addition~~ [wing that appears to be is linked to two three early gabled limestone outbuildings structures \(one of these outbuildings-structures may represent represents the original dairy\)](#). There is also a skillion addition on the south side. The roof forms are clad in corrugated sheet metal. The symmetry of the original dwelling is derived from the face brick chimneys at the northern and ~~and~~ southern ends (the capping of the northern chimney being in disrepair) and the central front doorway with flanking window openings. Other early features of the design include the bluestone quoinwork at the building corners and front door opening and the front verandah (formed as an extension of the main gabled roof). The timber framed awning windows, panelled timber front door and the timber verandah posts have been introduced.

HISTORY:

The site at 85 Curletts Road was part of reserved "Special Lands" in 1864. [In 1865, Clause 42 of the amending Land Act allowed the use of lands on or adjacent to goldfields. Lara was adjacent to the Steiglitz Division of the Ballarat Mining District.](#) In 1869 [the land at 85 Curletts Road](#) ~~it~~ comprised 25 acres and it was occupied by William Harding and his brother, David. William Harding (c.1833-1917) became the sole occupier although he was not listed in *Bailliere's Post Office Directory* in 1870 given that he had not occupied the land. It was at this time when he enclosed his land with 60 chains of fencing. In 1874 Harding constructed the existing limestone dwelling and attached stone dairy (described in 1875 as measuring 38 feet by 15 feet). It was from January 1875 when Harding resided on the property, after the completion of the dwelling. In 1875, both the dwelling and the dairy were described in a report by Mounted

Lara Heritage Review Phase 2: 2012-13

Place No. Site 05

PLACE NAME : Cottage & [Attached Structures](#)

Assessment: Aug 2013 ([revd. Mar 2016](#))

ADDRESS : 85 Curletts Road, Lara

Constable Finlayson as being "in very good repair" and the property included 20 chains of thorn hedge. Finlayson's report was an assessment of improvements to the property, a consequence of [Section 31 and the 42nd Clause of the amended Land Act that came into force in of 1869](#). Harding had made application to occupy the site at this time. The Act allowed 'small selectors' to purchase land if the property was cultivated and improved and a permanent residence built. Payment for the freehold land was either three or seven years. On 21 December 1875, William Harding had paid out his land of 41 acres, 2 roods and 22 perches and it was at this time when he was recorded as the first owner of the land on the Wooraylook Parish Plan. While 15 acres had been previously cultivated, in 1875 Harding only had four acres under wheat and oat crops, given that building was his main occupation. He carried on his building business until 1907 when he retired to Box Hill. He [died in 1917 leaving left behind](#) a widow, Catherine, who he had married in 1864. They had 10 children.

Harding's landholdings had increased to 88 acres by the time it was sold to Daniel Callaghan, a patrolmen, in c.1907. Callaghan lived there for many years until around 1956. However, in 1945 and again in 1954 and 1970, Miss Margaret Mary Callaghan was listed as the sole owner and occupier.

COMPARATIVE:

Prevalent throughout the Lara area, particularly from the 1860s and 1870s (mainly as a consequence of the 42nd Clause of the amended Land Act of 1869), were smaller-scaled homes both within the Lara township and in the surrounding farmland. These dwellings are largely Victorian vernacular in design, mainly having gabled forms and front verandahs. They are also vernacular in construction, with most having been built of local materials close to the source. North of the Lara township near the southern foothills of the You Yangs, dwellings were mainly constructed of basalt or granite. Examples include the ruins of James English's farmhouse at 130 Branch Road (that was built in granite in c.1859), John McGillivray's house at 60 Branch Road (built of granite in 1871), and Maxwell Bell's cottage and outbuildings at 120 Duggans Lane (of bluestone construction, built c.1864-84).

Surviving Victorian vernacular dwellings in Lara built between the 1860s and 1900 are mainly constructed of limestone. All of these dwellings have experienced some form of noticeable alteration and/or addition but their original design and historical associations with the earlier years of Lara's development are clearly discernible. Other examples include: "Limella" cottage, 31-45 Forest Road South (the rendered limestone dwelling built by the Lara pioneer, John Spalding, father of A.J. Spalding senior, in 1872-73); limestone cottage, 51 Forest Road South (built in 1870 for Alfred John Spalding and initially owned by his father, John Spalding); Laurence Park, 125 Buckingham Street (built in 1874-75 for David McHarry, farmer and lime burner, early limestone stables also survive); and the cottage complex, 80 Gebbies Road (the first limestone buildings of the cottage complex having been built in 1869 for William Foot, lime burner and farmer, with the main dwelling and other buildings having been constructed in later years, including the former bakery used by Margaret Walker in c.1900).

REFERENCES:

'Special Lands: Parishes of Moranghurk & Wooraylook' map, 5 April, 1864, Geelong Heritage Centre collection.

Corio Shire Rate Books, 1869, 1885-86, 1893, 1900, 1904-05, 1915-16, 1923-24, 1933-34, 1945, 1954, Geelong Heritage Centre collection.

Sands & McDougall's Directory of Victoria, 1934, 1956. *Corio Division Electoral Roll*, Sutherland Subdivision, 1970.

Bailliere's Post Office Directory, 1870.

Wise's Post Office Directory, 1884-85, 1888-89, 1899-1900, 1891-92, 1904.

P. Jennings, 'Family Group Record for William Harding', November 2012, sourcing Victorian Births, Deaths and Marriages Indexes & Geelong Cemeteries Trust Database.

Lara Heritage Review Phase 2: 2012-13

Place No. Site 05

PLACE NAME : Cottage [& Attached Structures](#)

Assessment: Aug 2013 ([revd. Mar 2016](#))

ADDRESS : 85 Curletts Road, Lara

Woornyalook Parish Plan, VPRS16171, Public Record Office Victoria.

D. Rowe & L. Huddle, 'Greater Geelong Outer Areas Heritage Study Stage 2', prepared for the City of Greater Geelong, 1998-2000.

The Argus, 29 September 1917.

M. Murray, 'Prayers and Pastures Moidart immigrants in Victoria, 1852-1920', PhD Thesis, School of History, Heritage and Society, Deakin University, 2007, p.278

W. Harding, Land Application under Clause 42 of the amended Land Act, VPRS 627, Unit 238, Public Record Office Victoria.

[Descriptive notes on the Register of Applications, All Districts, Section 42, Amending Land Act 1865, VPRS 14140 Public Record Office Victoria.](#)

[Plan of the Mining District of Ballarat, 25 June 1869, La Trobe Picture collection, State Library of Victoria.](#)



Cottage showing front fence, 85 Curletts Road, 2012.



Cottage, 85 Curletts Road, 2012.



Woornyalook Parish Plan showing W. Harding as owner of lot 8A, 21 Dec 1875. Source: VPRS16171, PROV.



85 Curletts Road, 1998. Source: David Rowe.

Lara Heritage Review Phase 2: 2012-13

Place No. Site 53

PLACE NAME : Kia Ora

Assessment: Aug 2013 [\(revd. Mar 2016\)](#)

ADDRESS : 75 Staceys Road, Lovely Banks

Historic Theme(s):

Theme 2.3 Promoting Settlement
Theme 4.1: Farming & Agriculture
Theme 6.2: Building Homes in Lara



Condition Fair

Integrity Moderately Intact

Photograph Date 24 August 2014

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS:

Victorian Heritage Register:

Heritage Inventory: Local

Planning Scheme:

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

Register of the National Estate - Database No:

National Trust (Victoria) Register:

RECOMMENDED LEVEL OF SIGNIFICANCE:

Local

RECOMMENDATIONS:

- Recommended for inclusion in the Victorian Heritage Register
- Recommended for inclusion in the Victorian Heritage Inventory
- Recommended for inclusion as a Heritage Overlay in the Planning Scheme
- Not Recommended for inclusion as a Heritage Overlay

Schedule to the Heritage Overlay

- External Paint Controls Should Apply
- Internal Alteration Controls Should Apply
- Tree Controls Should Apply
- Fences &/or Outbuildings of Note

Comments

~~It is recommended that the heritage overlay apply to the "Kia Ora" dwelling and the immediate fenced garden surrounds.~~

It is recommended that the heritage overlay apply to:
- The fence line approximately 15 metres north of the front wall of the dwelling;
- A line parallel to and 8 metres to the west of the western wall of the dwelling;
- A line parallel to and 14 metres to the east of the eastern most section of the eastern wall of the dwelling;
- A line parallel to and 18 metres to the south of the southern most hipped roof on the southern side of the dwelling.

[Subject to a planning permit, opportunities available to replace the existing roof cladding with corrugated galvanised steel cladding.](#)

STATEMENT OF SIGNIFICANCE:

What is Significant?

"Kia Ora" at 75 Staceys Road, Lovely Banks, has significance as an historical legacy of the successful sheep grazing enterprise established by John Sutherland on the property in 1906. "Kia Ora" had been acquired by Hugh Mann Sutherland of the adjoining substantial homestead, Elcho, on behalf of his son, John Sutherland and his wife, Helen. H.M. Sutherland also engaged the Geelong architects, Laird and Barlow to design the existing dwelling in March 1906. While "Kia Ora" has experienced some alterations, the original Federation era design qualities are clearly discernible. These qualities include the single storey height and asymmetrical composition, horizontal timber weatherboard wall cladding, dominant

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ADDRESS : 75 Staceys Road, Lovely Banks

hipped roof form at the front and the two minor rear hipped wings, rendered chimney with a terra cotta pot, elevated basalt base wall construction, and timber framed double hung windows. In addition, the timber lattice verandah fretwork and curved timber verandah brackets represents one of the few decorative features of the dwelling, being characteristic of other contemporary examples of the work of the architects. Overall, the dwelling appears to be in fair condition when viewed from the road. The historical significance is embodied in the surviving Federation era fabric.

How is it Significant?

"Kia Ora" at 75 Staceys Road, Lovely Banks, is historically significant at a LOCAL level.

Why is it Significant?

"Kia Ora" at 75 Staceys Road is historically significant for its associations with Hugh Mann Sutherland of Elcho Homestead, and particularly his son, John Sutherland, prize-winning breeder of Border Leicester sheep (Criteria A & H). H.M. Sutherland acquired the property and commissioned the Geelong architects, Laird and Barlow to design "Kia Ora" as a home for the newly weds, John and Helen Sutherland, in March 1906. During their tenure at "Kia Ora", John Sutherland was widely known for his successful sheep grazing and breeding, as reported in a number of Melbourne and interstate newspapers. "Kia Ora" is also associated with a notable number of farms established in the Lara area during the Federation era, although it is one of few that survive today. The significance of "Kia Ora" is embodied in the surviving Federation era fabric.

DESCRIPTION:

"Kia Ora" at 75 Staceys Road, Lovely Banks, is set on an undulating rural property and it has a substantial set back from the road. A tree-lined drive provides access to the dwelling whose garden is largely identified by mature exotic and native trees. At the rear are a number of farm outbuildings.

"Kia Ora" is a single storey, asymmetrical, horizontal timber weatherboard, Federation styled dwelling characterised by a dominant hipped roof form at the front, with two minor hipped wings extended at the rear. A return verandah is formed under the main front hipped roof. The roof forms are clad in [slate tiles introduced timber shingles](#). At the rear are minor skillion additions with sheet metal roof cladding. There are two early chimneys, the front chimney being rendered and being capped with a terra cotta post.

Other early features of the design include the elevated basalt base walls, timber verandah posts, timber lattice fretwork verandah valances and timber verandah brackets, and the timber framed double hung windows. The large window on the east elevation of the rear hipped wing appears to have been introduced (based on aerial and pictometry imagery), as has the lattice in the verandah balustrade.

HISTORY:

The property at 75 Staceys Road, Lovely Banks, originally formed portion 158 in the Parish of Moranghurk, comprising 80 acres, 2 roods and 2 perches, owned by J.C. Wallace from 3 January 1856. This land and the adjoining allotment (portion 157 comprising 78 acres) were later acquired by William Stacey, farmer. He subsequently erected a dwelling and established a farm on the site. In 1901, a fire, which began in the granite paddock on the Staughton Vale estate, swept through the Anakie and Lovely Banks districts. William Stacey lost everything apart from his house and haystacks. The substantial losses caused Stacey to retire to Geelong West, where he died on 23 August 1901.

Stacey's property was subsequently acquired by Hugh Mann Sutherland of the adjoining Elcho Homestead. It seems that Sutherland purchased the property on behalf of his son, John Sutherland, who married Helen Marguerite McWilliams in 1906. This appears to have been the impetus for H.M. Sutherland to engage the Geelong architects, Laird and Barlow to design a weatherboard 'residence at

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Elcho' in March 1906. This residence is likely to have the existing dwelling, "Kia Ora".

H.M. Sutherland was born at Clashmore in the highlands of Scotland in 1848. He arrived in Melbourne in 1872, having been engaged by Thomas Chirnside to work at his Werribee estate for three years. He later worked at other Chirnside properties. In 1895, he leased Elcho Homestead, then comprising 6300 acres, eventually purchasing it in 1903. In acquiring Elcho, Sutherland continued his success as a sheep grazier.

Sutherland's success also passed to his son, John Sutherland (1881-1960). At "Kia Ora", John Sutherland became a well-known breeder of Border Leicester sheep. In 1913, Sutherland was successful at Australian Sheepbreeders' Association's Annual Exhibition in Sydney as reported in the *Adelaide Advertiser*: "In Border Leicesters Mr. John Sutherland, of Kia Ora, Lara, had things practically his own way, and he annexed the championships for ram and ewe." A year later in 1914, *The Leader* newspaper also commented on Sutherland's fine breed of prize-winning sheep:

"BORDER LEICESTERS. This fine breed of mutton sheep is attractively represented by a large number of high grade animals. Borders are steadily winning their way in Australia, their alertness and capacity as foragers standing them in good stead even under adverse conditions. Honors in this section easily went to John Sutherland, of Lara, who a few years ago imported some of the best sheep obtainable in Scotland, and is to-day reaping the reward of his enterprise. His four-year-old ram Allanfearn, who secured the championship, is a large, shapely sheep of gay carriage, marked by the great spring of rib and solid back, for which the breed is famous. His younger ram, another descendant of the imported ram Lord Elcho, and a fine representative of the breed, was given the reserve champion ribbons. J. Sutherland was also successful in other ram classes."

Possibly as a consequence of the failing health of his father, H.M. Sutherland, John and Helen Sutherland relocated to the substantial homestead of Elcho in c.1913-14. The death of H.M. Sutherland on 19 July 1916 brought about John and Helen Sutherland's permanent residency at Elcho and they leased "Kia Ora" to Percy Carr in 1913-14 and later to James Johnston. By 1926-27, the "Kia Ora" property had been sold to Leonard and Florence Crossley. From the mid to late 1940s, Mrs Crossley leased the house to Christopher John Bonney, a farmer.

The Architects: Laird and Barlow

The architectural firm of Laird and Barlow commenced in 1891. John Angus Laird was born on 25 May 1862 at Eddington Station in the Western District of Victoria. He was the son of Mr John Laird who was one of Victoria's early pioneers, arriving in 1852. John Angus Laird was educated under a tutor until he was fifteen and on his parent's removal to South Australia, he was placed at a cost of 300 Golden Sovereigns with Joseph Watts, Geelong Architect, making rapid progress and he eventually became Watts's supervising architect.

Laird worked both in Geelong and Melbourne for a brief period and upon returning to the practice of Watts was on the understanding that he would eventually take it over. Laird resigned from the firm on 1 December 1890 to commence business on his own account. On 1 June 1891, Laird took into partnership Fred J. Barlow of New Zealand.

Barlow was born in Christchurch, New Zealand on 24 January 1868, the son of John and Augusta Cecil Vere Barlow, formerly of Herefordshire and the Isle of Wight, England. He was first educated at the Papanui School before studying at Wiggin's Sumner College, and after completing his education he was articled to A.W. Simpson, architect of Christchurch in 1884. In 1905 Barlow left Geelong and established a

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branch of the firm in Christchurch.

During the 1890s in Geelong, Tom Buchan was articled to J.A. Laird and in 1908 when both the Christchurch and Geelong practices were of the same size the Laird and Barlow partnership was dissolved. Buchan was admitted as a partner and the firm became Laird and Buchan. The design output of the Laird and Barlow and Laird and Buchan architectural practices was prolific. While most of their work was based in the Geelong region, their practice included commissions in the Western District and coastal towns and as far away as New South Wales.

COMPARATIVE:

Other Designs by Laird and Barlow

Locally, Laird and Barlow also designed "Tallarannie" homestead, 170 Peak School Road, in December 1906 for Charles Shannon (for his son, Archibald Shannon) and the Shire Engineer's Residence, 8 Rennie Street, Lara, in 1911 for the Corio Shire Council. "Kia Ora" has more of an affinity with the design of "Tallarannie", with its broad hipped roof forms and return verandah. However, "Kia Ora" is also especially comparable with the design of a homestead at Mirboo North, built in 1901 for Dr William Moir. The broad hipped roof form and return verandah of the Mirboo North homestead appears to have been the precedent for the design of "Kia Ora". The timber lattice verandah valances and curved timber verandah brackets at "Kia Ora" are also almost identical to the verandahs details on the dwellings at 94 Swanston Street, Geelong, and 15 Laurel Bank Parade, Newtown. Both of these dwellings were designed by Laird and Barlow in the same year as "Kia Ora", 1906.

Other Federation Styled Dwellings in the Lara Area

Architecturally, "Kia Ora" is one of a small number of surviving weatherboard Federation styled dwellings in the Lara area. In addition to "Tallaranie", other examples include "Glenoe" at 10 Windermere Road, built in [c.1919](#); the timber dwelling at 785 Bacchus Marsh Road, built in 1906-07 for Richard Wisely; "Roselea" at 450 Staceys Road, "Lochnaben" at 295 Patullos Road built in 1910 for Benjamin Spalding, and "Waverley" at 14 Walkers Road built in c.1902-03 for David Walker, of the Waverley Lime Company, and the former Shire Engineer's residence at 8 Rennie Street, built in 1911 for the Corio Shire Council. Like the timber dwelling at 785 Bacchus Marsh Road, "Glenoe" and "Tallaranie", "Kia Ora" has experienced some alterations and additions but the original Federation design is discernible.

REFERENCES:

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Sands & McDougall's Directory of Victoria, 1934, 1956.

Corio Division Electoral Roll: Sutherland and/or Geelong North subdivision, 1970, 1984.

City of Greater Geelong Aerial imagery.

The Bacchus Marsh Express, 16 February 1901, p.3.

The Adelaide Advertiser, 29 July 1913, p.11.

The Pastoral Review, 16 August 1916, p.725.

Laird and Barlow Contact Book, 23 March 1906, p.114, Geelong Heritage Centre collection.

Information provided by Lorraine Huddle, heritage consultant, 2008.

P. Jennings, Family Group Record for John Sutherland, December 2012, sourcing Victorian Births, Deaths and Marriages Indexes & Geelong Cemeteries Trust Database.

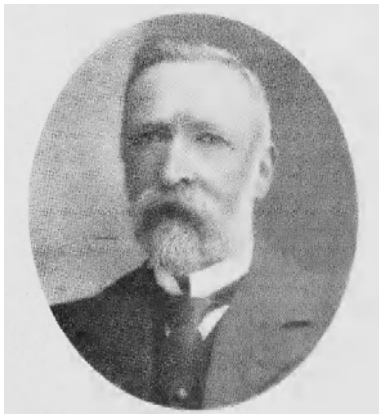
Moranghurk Parish Plan, VPRS16171, Public Record Office Victoria.

Will and Probate of William Stacey', 1901, VPRS28/P2, Unit 628, Public Record Office Victoria.

The Argus, 26 July 1916, p.5.

Cazalys Contractor Reporter, 23 March 1906, State Library of Victoria.

R. Aitken, 'Edwardian Geelong: An Architectural Introduction', Research report, Deakin University, November 1979, p.34.



Hugh Mann Sutherland, n.d. Source: *The Pastoral Review*, 16 August 1916, p.725.



Homestead, Mirboo North, n.d. Source: L. Huddle.



HOMESTEAD OF MR. JOHN SUTHERLAND, "KIA ORA," LARA.
Flock of Border Leicester Ewes with lambs at foot in foreground.

[Rear view of 'Kia Ora' 1909. Source: Journal of Agriculture \(Victoria\), 11 January 1909, p.56](#)



['Kia Ora', 28 November 2012](#)

Lara Heritage Review Phase 2: 2012-13

Place No. Sites 42 & 43

PLACE NAME : Laurence Park

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ADDRESS : 125 Buckingham Street, Lara

Historic Theme(s):

- Theme 4.1: Farming & Agriculture
- Theme 6.1: Building the Lara Township
- Theme 6.2: Building Homes in Lara
- Theme 7.1: Local Government



Condition Good (Dwelling), Poor (Stables)

Integrity Altered

Photograph Date 16 October 2012

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS:

Victorian Heritage Register:

Heritage Inventory: Local

Planning Scheme:

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

Register of the National Estate - Database No:

National Trust (Victoria) Register:

RECOMMENDED LEVEL OF SIGNIFICANCE: Local

RECOMMENDATIONS:

- Recommended for inclusion in the Victorian Heritage Register
- Recommended for inclusion in the Victorian Heritage Inventory
- Recommended for inclusion as a Heritage Overlay in the Planning Scheme
- Not Recommended for inclusion as a Heritage Overlay

Schedule to the Heritage Overlay

- External Paint Controls Should Apply
- Internal Alteration Controls Should
- Apply Tree Controls Should Apply
- Fences &/or Outbuildings of Note

Comments

It is recommended that the heritage overlay apply to the dwelling & outbuildings to a depth of [60 metres from](#) from the front boundary [and 1500 mm either side of the](#) [the outbuildings to the dwelling.](#)

It is also recommended that the stone stables ruins and mature peppercorn trees are noted in the Schedule to the Heritage Overlay

STATEMENT OF SIGNIFICANCE:

What is Significant?

"Laurence Park" and the stone stables ruins at 125 Buckingham Street, Lara, have significance for their associations with one of Lara's pioneers, David McHarry (c.1834-1910), who by 1870 had established a successful lime burning business at a time when a burgeoning lime industry had formed at Lara, given the high demand for the material and the complementary reports on the quality of the local lime in contemporary newspapers. In 1874-75, it appears that McHarry constructed the existing cottage and stone stables ruins where he continued his lime burning interests as well as farming. The existing cottage and stone stables ruins are a tangible legacy of the success of McHarry's business life. Although the cottage has been altered and extended, the significant associations with David McHarry are embodied in the original Victorian era fabric. This includes the front gable roof forms, single storey height, rendered

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limestone wall construction with face brick quoinwork, rendered chimneys, front verandah, and the front door opening and flanking timber framed double hung windows. The stone stables ruins and the mature peppercorn trees also contribute to the significance of the place. The dwelling appears to be in good condition when viewed from the street. The dwelling is also one of a small number of surviving Victorian vernacular styled dwellings in the Lara area, all of which have experienced alterations.

Why is it Significant?

"Laurence Park" and stone stables ruins at 125 Buckingham Street, Lara, are historically significant at a LOCAL level.

How is it Significant?

"Laurence Park" and the stone stables ruins at 125 Buckingham Street, Lara, are historically significant for its associations with David McHarry, pioneer of Lara who established an enduring farm and lime burning business from 1870 (Criteria A & H). McHarry (c.1834-1910), was a farmer and a lime burner whose success was reported in *Victoria and Its Metropolis* in 1888. He was one of the early lime burners who capitalised on the burgeoning industry at Lara in the 19th century that became well-known for the quality of lime. In addition to his business commitments, McHarry also contributed much to community life at Lara. He was a Councillor with the Corio Shire Council in 1881-1889 and 1900-1903, an inaugural Trustee of the Lara Recreation Reserve in 1880 and in 1886 he donated the land for the construction of the Lara Public Hall. He appears to have built his limestone dwelling and outbuildings (including the surviving stables ruins) in 1874-75.

DESCRIPTION:

"Laurence Park" at 125 Buckingham Street, Lara, is set on a contextually large rectangular allotment in a landscaped setting of mature peppercorn and gum trees and an introduced formal garden of circular paths, open grassed areas and perimeter plantings. The front garden of the cottage is also bound by an introduced timber post and woven fence. A recent raised garden bed framed by a timber retaining wall is located outside the front fence. Flanking the front fence of the garden are high corrugated sheet metal boundary fences. To the east of the cottage is a remnant limestone stables outbuilding (the gable roof having collapsed in recent years), together another gabled galvanised steel outbuilding. Smaller outbuildings are situated to the rear (south) of these outbuildings. A gabled garage has also been constructed towards the south-west of the cottage, with what appears to be remnant limestone walling of an earlier building integrated into the structure.

Of particular interest is the single storey, symmetrical, rendered limestone, Victorian vernacular styled "Laurence Park" cottage. It has an original gable roof form that traverses the site, with a rear gabled wing that appears to be early. At the front is a hipped concave verandah supported by timber posts with decorative iron valances and brackets. The timber posts appear to have been introduced as possible replacement of the original posts. Other early features of the design include the corbelled brick chimneys with terra cotta pots, face brick quoinwork to the building corners and window and door openings, and the timber framed double hung window. The front four panelled timber door has introduced glazing in the upper panels.

At the rear of the cottage are a range of skillion and gabled additions, terminating at the east end by a hipped roofed pavilion featuring a hipped monitor light.

HISTORY:

The site at 125 Buckingham Street originally formed part of the 640 acre landholdings of J. Austin and J. Kiddle from 11 February 1852. This land was soon subdivided and offered for sale as The Cheddar Farms estate. Allotments 21-26 of this estate, comprising 60 acres, were first purchased by James Hewitt. The

Lara Heritage Review Phase 2: 2012-13

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property was occupied by John Hardwick until 1873 when the Corio Shire Rate Books listed Mrs Hewitt as occupier, although no house was recorded.

In 1873-74, David McHarry, farmer and limeburner, purchased the property. It would appear to have been in 1874-75 when he constructed the front portion of the existing cottage as well as the stone stables, as the Rate Books listed 80 acres, "farm improved" with a £10 increase in the Net Annual Value. By the 1880s, the property had increased to 100 acres and "premises" was listed in the Rate Books for the first time in 1900.

David McHarry (c.1834-1910) had emigrated from Ireland in c.1855 when he was 21 years old. In 1888, Alexander Sutherland in *Victoria and Its Metropolis* gave a biographical overview of McHarry as follows:

"He was a blacksmith by trade, but, not being able to shoe horses, could not get work at his calling, so took the first job that offered, and went on a dairy farm milking cows. He proceeded to Daylesford (Jim Crow) diggings, had a puddling machine there, and remained about a year, doing fairly well, and then went to carting on the roads, but not liking the life, gave it up after three months, and next took the position of foreman of lime kilns, but was only a short time at that. On the outbreak of the New Zealand goldfields he proceeded to that colony, but did not do much there, and returned to Victoria in a few months. He then settled down at Lara, and, marrying Miss Margaret Millidge, commenced the lime business on his own account and on a small scale, Mrs. McHarry helping at the same time by doing dairying. About this time a large company was formed with the object of controlling the lime business, but Mr. McHarry declined to go into it. He had his lime tested by the Government, and it was declared to be of the first quality, the resulting being that his business began to increase at once, and he now ships some 8000 bags per month."

McHarry had commenced lime burning at Lara in 1870, before he acquired the property now known as "Laurence Park". He continued on this business throughout the remainder of the 19th century at a time when the lime burning industry at Lara was burgeoning given the demand for lime and the complementary reports on its quality in contemporary newspapers. By 1904 his business appears to have been carried on by his son, David McHarry junior, and known as D. McHarry and Co., lime merchants. This company had lime kilns immediately north of Windermere Road, adjacent to Hovells Creek as they are shown in the Elcho Estate subdivision plan of 1903. In addition, some of David McHarry senior's farming initiatives became well known throughout the district. In 1916, *The Leader* newspaper even humourously reported on McHarry's experience with lucerne:

"There is a tradition about Mr. McHarry, a very early settler in this district, having once put in a small paddock with lucerne, only he did not then know the value of the plant. He called it a weed, and tried to get rid of it by ploughing. He remarked that it was the most stubborn weed he had ever met with, as the more he ploughed it up in the effort to exterminate it the better and more persistently it grew."

David McHarry senior also contributed to community life. In 1881-1889 and 1900-1903 he was a Councillor with the Corio Shire Council. In 1880, he was one of the first Trustees of the Lara Recreation Reserve and in 1886 he donated land for the construction of the Lara Public Hall. In 1902, McHarry retired to Geelong. A farewell evening was held at Lara in his honour, as reported in *The Argus*:

"LARA.— On Friday evening about 70 residents of the district tendered a farewell social to Councillor D. McHarry, who for 45 years resided in the township. Mr. McHarry has removed to Geelong. The president of the shire (Councillor H. M. Sutherland) presided, and Captain Percy Chirnside, M.L.A., was present. A number of toasts were honoured, and Mr. McHarry was presented with a hand-painted address, bearing

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photos, of Mr. and Mrs. McHarry. The Misses McHarry were the recipients of mementoes from the members of the local Sunday-school."

McHarry's property at 125 Buckingham Street was sold to Alfred J. Spalding, son of the pioneer of Lara, John Spalding, in c.1903. A.J. Spalding (1858-1935) started his working life as a wheelwright who conducted his business in the blacksmith's shop that had been built in 1877 by his father using limestone of the demolished Primitive Methodist Church once located in Forest Road North. The blacksmith shop was located between the two Spalding cottages (now 31-45 and 51 Forest Road South) and it has recently been demolished. A.J. Spalding was the second blacksmith in Lara (the first being a Mr Knight). As a wheelwright, he constructed a dray that won first prize in the Geelong Agricultural Society Show. With the death of his father, John Spalding, in 1893, A.J. Spalding took over running his father's store and he continued in this occupation until at least 1904. He took also into partnership William Hedges to operate the blacksmith's shop. By 1913, A.J. Spalding was in partnership with Steve, George and Tony Groves in the blacksmith business, although in 1914 *Wises Directory* listed him as a lime burner. It would appear that A.J. Spalding had become involved in the family's Lara Lime Works business by this time.

A.J. Spalding's ownership of the property at 125 Buckingham Street was to be short-lived. By 1909-10, it was owned by Ben and Lambert Spalding, A.J. Spalding's sons. From c.1911-12, Henry Arthur Hill, farmer, was listed as the owner and occupier of the 199 acre property, but from c.1926-27 the farm was owned by Arthur Henry and Henry Arthur Hill. In 1945, Arthur Henry and George Alfred Hill were the owners. In 1981, the cottage was owned by Owen Herbert Spalding, a cabinet maker.

Between 2005 and 2008, additions were carried out at the rear and to the east of the original cottage, with a hipped pavilion crowned with a monitor light being built at the east end.

[According to the current owners in 2015:](#)

["Over 95% of the trees included in the proposal are those planted by myself since 1984 or my father during the 1960-70's and have no historical significance. The shearing shed was built during the late 1960's after my father purchased the property and once again has no historical significance.](#)

[The old shed \(S/W of the dwelling \) has been repaired several times over the past 34 yrs due to walls cracking and ground movement due to the tree roots of the large peppercorn tree on the S/W corner of the shed that was obviously planted to close to the building. The front half of the shed was demolished and rebuilt but did manage to save the back half although large cracks are appearing\(the shed or the tree "or both" will soon have to go to protect the other.\)](#)

[In 1990 we employed a concrete renderer who worked for the National Trust to repair and renew most of the limestone render on the north side of the cottage as it was "falling off the walls". We noticed the brickwork in the corners underneath the original render and decided to leave it exposed \(the brick quoinwork is not as the original\). The chimney's pots in mention were put there by myself during the 1990's after we noticed that water would drop straight down the chimney when it rained. \(the chimney pots are an addition and are not in keeping with this Victorian styled cottage\).](#)

[The "stone stables" had a large tree branch fall it during 2010-11 and the roof collapsed. the picture included in your review was at the time when it was being repaired. In 2012-13 the stone stables building was renovated to an excellent state of preservation and is currently being used. The wall attached to the stone stables facing south is still in good condition after some wire bracing was established, however there is one peppercorn tree very close to the wall which the roots are slowly undermining the integrity of the wall itself and needs to be considered."](#)

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COMPARATIVE:

Prevalent throughout the Lara area, particularly from the 1860s and 1870s (mainly as a consequence of the 42nd Clause of the amended Land Act of 1869), were smaller-scaled homes both within the Lara township and in the surrounding farmland. These dwellings are largely Victorian vernacular in design, mainly having gabled forms and front verandahs. They are also vernacular in construction, with most having been built of local materials close to the source. North of the Lara township near the southern foothills of the You Yangs, dwellings were mainly constructed of basalt or granite. Examples include the ruins of James English's farmhouse at 130 Branch Road (that was built in granite in c.1859), John McGillivray's house at 60 Branch Road (built of granite in 1871), and Maxwell Bell's cottage and outbuildings at 120 Duggans Lane (of bluestone construction, built c.1864-84).

Surviving Victorian vernacular dwellings in Lara built between the 1860s and 1900 are mainly constructed of limestone. All of these dwellings have experienced some form of noticeable alteration and/or addition but their original design and historical associations with the earlier years of Lara's development are clearly discernible. Other examples include: "Limella" cottage, 31-45 Forest Road South (the rendered limestone dwelling built by the Lara pioneer, John Spalding, in 1872-73); limestone cottage at 51 Forest Road South (built in 1879 for Alfred John and Mary Spalding and owned by John Spalding); cottage, 85 Curletts Road (of limestone construction built in 1874 by William Harding, farmer and builder); and the cottage complex, 80 Gebbies Road (the first limestone buildings of the cottage complex having been built in 1869 for William Foot, lime burner and farmer, with the main dwelling and other buildings having been constructed in later years, including the former bakery used by Margaret Walker in c.1900).

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- Victoria Government Gazette*, vol.13, 10 February 1882, p.383.
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- Wise's Post Office Directory*, 1884-85, 1888-89, 1899-1900, 1891-92, 1904.
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- M. Murray, 'Prayers and Pastures Moidart immigrants in Victoria, 1852-1920', PhD Thesis, School of History, Heritage and Society, Deakin University, 2007, p.278.
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Stone stables ruins, 2012.
the dwelling, 2012.



Remnant wall of early outbuilding to the south-west of



"Laurence Park" dwelling showing recent additions to the rear and east (left) side, 2012.



"Laurence Park" dwelling, 1998. Source: David Rowe.

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ADDRESS : 125 Buckingham Street, Lara



"Laurence Park" stables, 1998. Source: David Rowe



[Repaired stables, 2015.](#) Source: [David Rowe](#)

Appendix C Draft Incorporated Plan – Panel Version

**ANAKIE, LARA & LOVELY
BANKS
HERITAGE PLACES**

**INCORPORATED
PLAN**

(Panel Version)

16 March 2016

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 the following heritage places identified in the Greater Geelong Planning Scheme:

- 785 Bacchus Marsh Road, Anakie (HO1964)
- 450 Staceys Road, Anakie (HO1965)
- 85 Curletts Road, Lara (HO1969)
- 1B Flinders Avenue, Lara (HO1971)
- 450 Flinders Avenue, Lara (HO1972)
- 155 Forest Road South, Lara (HO1976)
- 295 Patullos Road, Lara (HO1979)
- 170 Peak School Road, Lara (HO1980)
- 11 Waverley Road, Lara (HO1985)
- 75 Staceys Road, Lovely Banks (HO1988)

2.0 No permit required

Pursuant to Clause 43.01-2, for land in HO1964, HO1965, HO1969, [HO1972](#) , [HO1971](#), HO1972, HO1976, HO1979, HO1980, HO1988, a permit is not required to:

- 2.1 Construct, demolish, remove or alter a farm fence (post and rail and/or post and wire) to the same height and design as existing farm fences. This does not apply if the fence is identified in the Schedule to the Heritage Overlay.
- 2.2 Demolish or alter an outbuilding or structure not identified in a statement of significance in the Lara Heritage Review (2013) and that is not attached to a significant building. This includes routine maintenance that would change the appearance of a building.
- 2.3 Construct a building provided that the building is:
 - At least 5 metres behind the rear façade of the significant building/s.
 - Built of non-reflective materials.
- 2.4 Install plant or equipment associated with hot water services or central heating units provided that the equipment is not attached to a front façade of a building identified in a statement of significance in the Lara Heritage Review (2013).
- 2.5 Construct equipment associated with a roof-mounted solar hot water system provided that the equipment is not situated on that part of the

roof that faces directly toward a street or road.

- 2.6 Construct a pool or associated fencing and works at the rear of a building identified in a statement of significance in the Lara Heritage Review (2013). This does not apply if it would require the removal, demolition or alteration of significant fabric.
- 2.7 Construct driveways, pathways and similar works provided that the works are graded away from, do not damage or submerge the subfloor portions of buildings identified in a statement of significance in the Lara Heritage Review (2013).

Appendix D Document list

No.	Date	Description	Presented by
1a- 1d	16 March 2016	Council Submission – Part A Revised Schedule to the Heritage Overlay Incorporated Plan Council Submission – Part B	Council
2	16 March 2016	Heritage advice relating to submissions	Dr David Rowe
3	16 March 2016	Documents related to history of 85 Curletts Road, Lara	Dr David Rowe
4	16 March 2016	Aerials of properties with amended Heritage Overlay boundaries superimposed	Council
5	16 March 2016	Photographs of dwellings with sympathetic extensions	Dr David Rowe
6	16 March 2016	Oblique aerial of 85 Curletts Road, Lara	Council
7	16 March 2016	Photographs of Federation / Edwardian Houses provided as comparative examples for 10 Windermere Road, Lara	Dr David Rowe