

## **5. PROPOSED HERITAGE OVERLAY - 9 BRIDGE ROAD, BARWON HEADS**

**Source:** Planning and Development - Strategic Implementation  
**General Manager:** Peter Bettess  
**Index Reference:** Project - Proposed Rezonings

### **Purpose**

The purpose of this report is to seek Council approval to request the Minister for Planning to apply interim and permanent heritage controls to 9 Bridge Road, Barwon Heads (both building and cypress tree).

### **Summary**

- A planning permit application 1669/2015 for 9 Bridge Road, Barwon Heads was lodged with Council last year. The application seeks to demolish the existing dwelling and construct a 3 storey building with 3 shops on the ground floor, 3 dwellings at the first and second floors and a rooftop terrace.
- The site is located on the south west corner of Bridge Road and Hitchcock Avenue immediately south of the main shopping strip and is zoned Residential Growth Zone (RGZ3).
- The house at 9 Bridge Road is not currently subject to a heritage overlay. It was initially identified as a 1930's interwar bungalow in the Stage 1 Assessment of the Outer Areas Heritage Study in 1998. It was proposed to be part of the Flinders Heritage Precinct. In Stage 2 the precinct was reduced in size and the property fell outside the precinct. Some individual properties had overlays applied but this one was not carried forward into the final study or the subsequent Amendment C49.
- A local resident objector to the permit application undertook research on the history of the existing single storey weatherboard building and found photographs that appear to date the house to the 1890's, much older than previously thought.
- The Barwon Heads Association and the local resident commissioned RBA Architects and Conservation Consultants to review the site's heritage values.
- RBA's report of May 2016 has found the subject house is likely to have been built circa 1890 during the first major wave of development in Barwon Heads and as such is amongst the earliest surviving houses in the town.
- The Barwon Heads Association wrote to Council on 1 June 2016 to "urgently request the Council to acknowledge the historical and aesthetic values of this property and apply for interim heritage controls with a view to introducing an individual heritage overlay in the near future."
- Council officers engaged heritage consultants Context Pty Ltd to peer review the RBA report in June 2016.
- The Context heritage assessment has established the threshold of 'Local Significance' for the house and cypress tree at 9 Bridge Road for their historic, architectural and aesthetic values. Context advise the site warrants the application of interim heritage controls.
- Based on this new information it is recommended that Council seeks a Ministerial amendment for an interim heritage overlay and follows up with a planning scheme amendment for a permanent control subject to the normal public exhibition process which will allow the landowner and other parties to make submissions.

## **Recommendation**

### **That Council**

- 1) recognises the cultural and heritage significance of the building and cypress tree at 9 Bridge Road, Barwon Heads and its association with the early development of Barwon Heads.**
- 2) requests the Minister for Planning to use his powers of intervention under section 20(4) of the *Planning and Environment Act 1978* to prepare, adopt and approve an amendment to the Greater Geelong Planning Scheme to apply an interim Heritage Overlay to 9 Bridge Road, Barwon Heads.**
- 3) requests the Minister's authorisation to prepare and exhibit a planning scheme amendment to apply a permanent Heritage Overlay to 9 Bridge Road, Barwon Heads.**

### ***Background***

The subject land at 9 Bridge Road Barwon Heads is located on the south west corner of Bridge Road and Hitchcock Avenue immediately south of the main shopping strip. The house is located in a prominent, elevated location and overlooks one of the main intersections in the town and is on the main road to Ocean Grove.

The site is zoned Residential Growth Zone Schedule 3 (RGZ3) with existing zoning shown in the map in Appendix 1.

The site is not covered by a Heritage Overlay or any other overlays. The current extent of Heritage Overlays in this part of Barwon Heads is shown in the map in Appendix 2.

### **Greater Geelong Outer Areas Heritage Study 2000**

The Greater Geelong Outer Areas Heritage Study was commissioned in two stages between 1998-2000 by the City of Greater Geelong. The study area covered a vast outer rural region together with two suburban areas (North Geelong and Belmont) and many townships (including Barwon Heads). The study was prepared by a team of consultants led by Dr David Rowe and Lorraine Huddle of Authentic Heritage Services.

Stage 1 was a 35 week program in 1998 to identify and record all post-contact places of cultural heritage significance in the study area, identify heritage precincts and undertake historical research. A total of 1285 potential heritage places were identified.

Stage 2 occurred in 1999-2000 and involved further assessment of the places identified and provided recommendations on a heritage conservation program for the area.

Extensive community consultation was undertaken including with the Barwon Heads community.

The house at 9 Bridge Road was initially identified as a 1930's interwar bungalow in the Stage 1 assessment in 1998, due to the previously undocumented alterations that were made to the building between c. 1930 – 1940. While the dwelling was proposed to be part of the Flinders Heritage Precinct, in Stage 2 the precinct was reduced in size and the property fell outside the precinct. Some individual properties had overlays applied but this one was not carried forward into the final study or the subsequent Amendment C49.

### **Current planning permit application**

A planning permit application 1669/2015 for 9 Bridge Road, Barwon Heads was lodged with Council last year. The application seeks to demolish the existing dwelling and construct a 3 storey building with 3 shops on the ground floor, 3 dwellings at the first and second floors and a rooftop terrace. The permit application was advertised and numerous objections received.

A local resident objector to the permit application undertook research on the history of the existing single storey weatherboard building and found photographs that appear to date the house to the 1890's, much older than previously thought.

After discussions with Council officers, the residents were advised that further documentation would be required for Council to consider heritage controls for the site.

At the time of writing this Council report, no decision had been made on planning permit application 1669/2015.

### **Heritage assessments**

The Barwon Heads Association and the local resident commissioned RBA Architects and Conservation Consultants to review the site's heritage values.

RBA's report of May 2016 has found the subject house is likely to have been built circa 1890 during the first major wave of development in Barwon Heads and as such is amongst the earliest surviving houses in the town.

The Barwon Heads Association wrote to Council on 1 June 2016 forwarding a copy of the RBA Report and stating:

*"The advice we have received, and forwarded to CoGG has supported and strengthened our belief that the house has significant heritage value and is very important to the heritage of Barwon Heads.*

*We believe that the report from RBA Architects and Conservation Consultants "RBA" establishes beyond reasonable doubt the significance of the 19th century house situated at 9 Bridge Rd Barwon Heads.*

*The RBA report states that: "arguably the subject house is the most prominent 19th century house in the town, being located on a corner block at the southern end of the main street. It has landmark qualities particularly when considered together with the large cypress which is evocative of early beachside development. ... Although the subject house has undergone alterations, it is considered that it has an integrity comparable with the group of 19th century houses currently protected by a Heritage Overlay."*

*We urgently request the Council to acknowledge the historical and aesthetic values of this property and apply for interim heritage controls with a view to introducing an individual heritage overlay in the near future. Our Heritage expert RBA and the Barwon Heads community have clearly articulated our belief and proven that this is a very important landmark in our village and seek your urgent support to protect it."*

Council officers engaged heritage consultants Context Pty Ltd to peer review the RBA report in June 2016. Copies of the draft Context report and the RBA reports are in Appendix 3.

Context concurs with RBA findings that the house and cypress tree at 9 Bridge Road, Barwon Heads is of local historic, architectural and aesthetic significance to the City of Greater Geelong.

The Statement of Significance prepared by Context includes commentary that 9 Bridge Road is historically significant:

- as a result of its early date of construction (c1890) and its association with the initial development of the township of Barwon Heads. It is one of a relatively small group of nineteenth century timber houses and public buildings that have survived to enable interpretation of the first settlement in the township.
- for its association with Geelong architect A J Derrick who is credited with the design of the house; but also a prominent member of Wesley Church Geelong and the architect of Wesleyan churches in Barwon Heads, Wallington, Ocean Grove and Drysdale.
- for its long association with the Thomas family who owned the property from 1901 to 1992 and used it for holiday purposes. William Charles Thomas was the founder of W C Thomas & Sons, a successful and highly regarded milling company
- for the cypress tree (the remaining one of a pair planted in c1930s)

The statement indicates the single story house at 9 Bridge Road is:

- architecturally significant as representative of late Victorian architecture in Barwon Heads;
- aesthetically significant as part of the work of Geelong based architect A J Derrick whose Carpenter Gothic churches at Wallington, Ocean Grove, Barwon Heads and Drysdale are connected stylistically to the architecture of 9 Bridge Road;
- the house and the cypress tree are aesthetically significant for their prominent raised siting and landmark qualities at the end of Hitchcock Avenue.

Context advises that the heritage assessment has established the threshold of 'Local Significance' for the house and cypress tree at 9 Bridge Road for their historic, architectural and aesthetic values. The site is therefore deemed to warrant the application of interim heritage controls to allow for its inclusion in the Heritage Overlay (with specific tree controls noted in the schedule) to the extent of the whole property as defined by the title boundaries.

### ***Discussion***

The usual practice to apply heritage overlays is that sites are identified through heritage studies across precincts, suburbs or towns and exhibited through the normal amendment process. However, the planning system does allow for the Minister to intervene in special circumstances. Council officers consider the new information that has come to light (as clearly documented in the two heritage assessments) provides very strong evidence of the significance of 9 Bridge Road. It should be noted that requests to the City for interim heritage overlay controls are extremely rare. At the same time, the extent and quality of the research which has been provided in support of this application is also exceptional.

The Context Pty Ltd assessment of cultural heritage significance was undertaken in accordance with the VPP Practice Note Applying the Heritage Overlay. The values used in the identification and assessment of places are historic, scientific, aesthetic, social and spiritual values (as articulated in the Burra Charter). The Context assessment established the threshold of 'Local Significance' for the subject site. Local significance includes those places that are important to a particular community or locality.

Council officers consider it is therefore appropriate to seek the application of a heritage overlay.

The Minister for Planning (or his delegate) makes the final decision on the application of both interim and permanent heritage overlays. Council officers approached the State Government's Department of Environment, Land, Water and Planning (DELWP) for advice on its current position on interim heritage overlays. The DELWP Geelong office provided a copy of a 2013 letter from DELWP to the City of Yarra which gives a good explanation of how the Department treats these types of requests. A copy of the letter is in Appendix 4.

The following excerpt from the letter is particularly relevant to a proposed overlay for 9 Bridge Road:

"Councils are expected to be particularly discerning when seeking interim Heritage Overlays in instances where a planning scheme amendment has not been exhibited.

Given that the intervention to introduce an interim control is an extraordinary use of the Minister's powers, the subject building/place should be of particular note. Because the imposition of interim controls also raises issues of fairness, a higher degree of justification is required. The sorts of tests which should be met include:

- The significance of the building must be beyond reasonable doubt. There should be little doubt that the significance of the building/place will stand the scrutiny of a Panel.
- The building will be of some degree of rarity and not well represented in council's planning scheme. For example, a request involving an isolated late 19th century timber dwelling might not be supported where numerous examples exist within existing Heritage Overlays for the municipality.
- The building must be of such significance that council or VCAT would be likely to refuse a planning permit to demolish the building. There is little point in pursuing an interim Heritage Overlay if it is highly likely that a planning permit will issue for demolition.
- The significance of the building is such that its importance would be widely understood and acknowledged by council and the community.

The council must also demonstrate a commitment and sense of urgency and be willing to expedite a planning scheme amendment to introduce a permanent Heritage Overlay. The purpose of this is to balance the need for heritage protection with the requirement to afford natural justice to the owner of the property by ensuring that an amendment to introduce a permanent Heritage Overlay is prepared and exhibited as soon as possible."

Given that two well regarded heritage experts – Context and RBA – have both assessed the site as being significant and given the strong community support, Council officers are confident the proposal meets the Department's tests as outlined above. The matter is being treated urgently and authorisation to exhibit an amendment to introduce a permanent heritage overlay is being sought simultaneously with the interim overlay request.

### ***Environmental Implications***

The proposed amendments will not have any adverse effects on the environment.

### ***Financial Implications***

There are no financial implications to Council beyond the cost associated with a planning scheme amendment.

***Policy/Legal/Statutory Implications***

The amendment will result in a good planning outcome ensuring the preservation of a locally significant heritage building. The amendment is consistent with both the State Planning Policy Framework and Local Planning Policy Framework, as outlined below:

Clause 43.01 Heritage Overlay of the Greater Geelong Planning Scheme states that the purpose of the Heritage Overlay is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably

By applying the Heritage Overlay to 9 Bridge Road, Barwon Heads the heritage status of the property will be conserved under the provisions of the Planning Scheme.

The amendment will achieve the objectives of the State Planning Policy Framework (SPPF) Clause 15.03-1 Heritage Conservation- by ensuring the conservation of places of heritage significance.

The amendment will achieve the objectives of the Local Planning Policy Framework (LPPF) Clause 21.06-5 Heritage and Identity- by conserving and enhancing individual places and areas of pre and post contact cultural significance.

The statutory planning decision making for the current planning permit application is independent of the planning scheme amendment and subject to a separate process which could involve an appeal at VCAT.

The weight given to a proposed heritage overlay in the planning permit decision making will depend on how far the heritage overlay has advanced through the planning scheme amendment process.

***Alignment to City Plan***

The proposed amendment is consistent with the “Built and Natural Environment and Community Wellbeing” elements of City Plan

***Officer Direct or Indirect Interest***

No Council officers involved in the preparation of this report have a direct or indirect interest, in accordance with Section 80(c) of the Local Government Act, to the matters to which this amendment relates.

***Risk Assessment***

There is the risk that unless Council takes this positive action the building is likely to be demolished.

### ***Social Considerations***

Preparation of an amendment will have a positive social effect through the protection of this heritage place for the benefit of current and future generations. The protection of this place in the Planning Scheme will benefit the community by:

- Adding to the understanding of Greater Geelong's rich cultural history;
- Recognising and realising the positive contribution that culturally significant places make to the City of Greater Geelong;
- Heritage buildings provide a link to the past and gives us a sense of place, who we are - our cultural identity. Protecting our heritage helps to ensure that this identity and sense of place may be appreciated for present and future generations.

### ***Human Rights Charter***

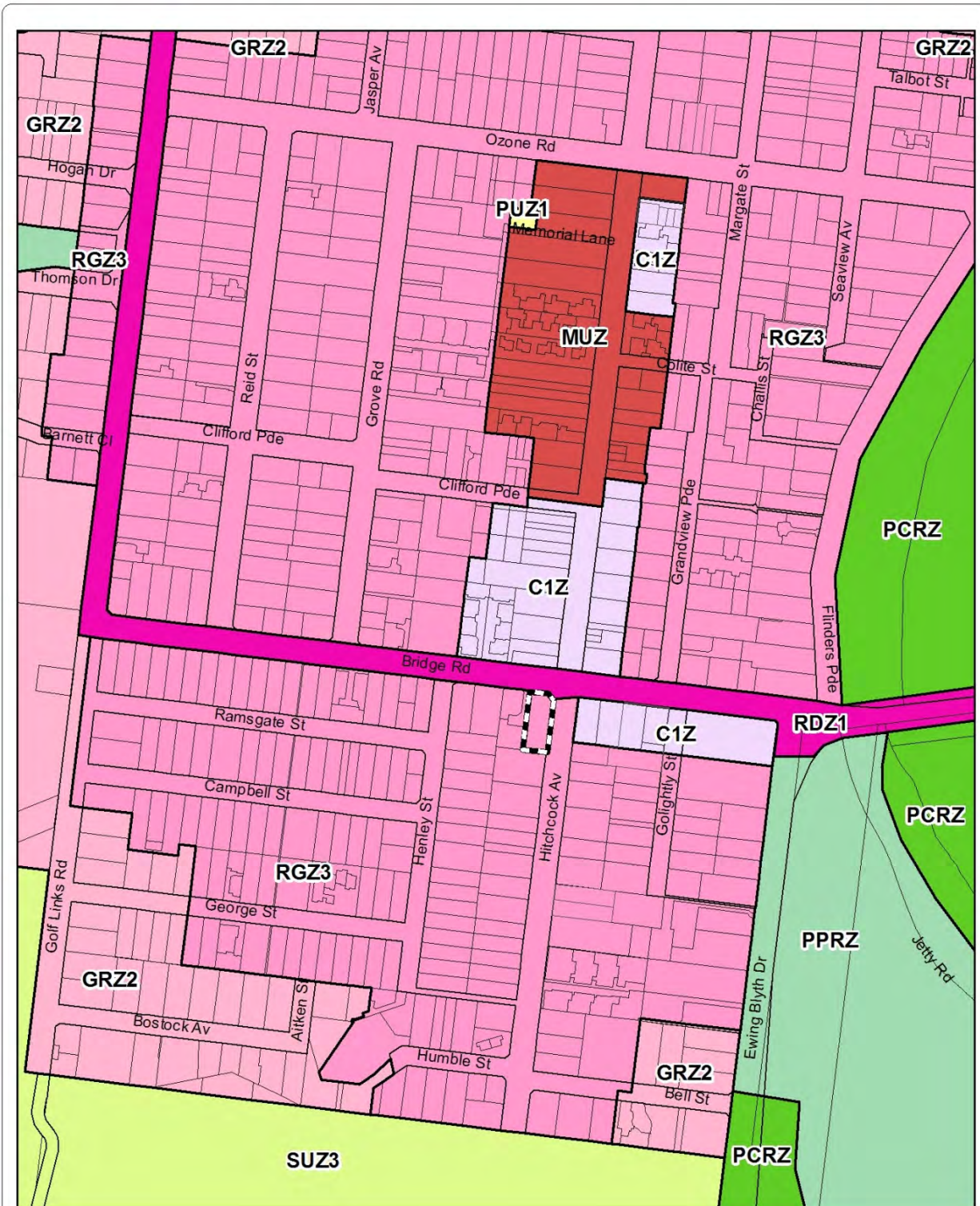
The proposal does not impact on human rights and responsibilities set out in the Charter. Planning legislation ensures that the proposed amendment to introduce a permanent control will follow an open community consultation process enabling people to freely express their views and if necessary obtain a fair hearing before an Independent Panel.

### ***Consultation and Communication***

Both the Barwon Heads Association and the owner of the site (through his lawyer) have been kept informed throughout this process and have copies of the two heritage assessment reports.

The planning scheme amendment for a permanent control (if authorised by the Minister) will be subject to a normal process of public exhibition, consideration of submissions and review by an independent Panel, allowing full participation by all stakeholders.

**Appendix 1 – Site Location and Zoning Map**



**GREATER GEELONG PLANNING SCHEME - ZONES**

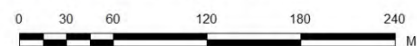
**LEGEND**

|   |                                      |  |   |
|---|--------------------------------------|--|---|
| <b>NRZ</b> NEIGHBOURHOOD RESIDENTIAL ZONE | <b>C1Z</b> COMMERCIAL 1 ZONE         | <b>CDZ</b> COMPREHENSIVE DEVELOPMENT ZONE          | <b>PPRZ</b> PUBLIC PARK & RECREATION ZONE       |
| <b>GRZ</b> GENERAL RESIDENTIAL ZONE       | <b>C2Z</b> COMMERCIAL 2 ZONE         | <b>ACZ</b> ACTIVITY CENTRE ZONE                    | <b>PCRZ</b> PUBLIC CONSERVATION & RESOURCE ZONE |
| <b>RGZ</b> RESIDENTIAL GROWTH ZONE        | <b>I1Z</b> INDUSTRIAL 1 ZONE         | <b>PZ</b> PORT ZONE                                | <b>RZC1</b> ROAD ZONE CATEGORY 1                |
| <b>LRZ</b> LOW DENSITY RESIDENTIAL ZONE   | <b>I2Z</b> INDUSTRIAL 2 ZONE         | <b>PUZ1</b> PUBLIC USE ZONE - Service & Utility    | <b>RZC2</b> ROAD ZONE CATEGORY 2                |
| <b>MUZ</b> MIXED USE ZONE                 | <b>I3Z</b> INDUSTRIAL 3 ZONE         | <b>PUZ2</b> PUBLIC USE ZONE - Education            |   |
| <b>TZ</b> TOWNSHIP ZONE                   | <b>SUZ</b> SPECIAL USE ZONE          | <b>PUZ3</b> PUBLIC USE ZONE - Health & Community   |   |
| <b>RLZ</b> RURAL LIVING ZONE              | <b>PDZ</b> PRIORITY DEVELOPMENT ZONE | <b>PUZ4</b> PUBLIC USE ZONE - Transport            |   |
| <b>FZ</b> FARMING ZONE                    | <b>UGZ</b> URBAN GROWTH ZONE         | <b>PUZ5</b> PUBLIC USE ZONE - Cemetery/Crematorium |   |
| <b>RCZ</b> RURAL CONSERVATION ZONE        | <b>CA</b> COMMONWEALTH LAND          | <b>PUZ6</b> PUBLIC USE ZONE - Local Government     |   |
| <b>UFZ</b> URBAN FLOODWAY ZONE            |                                      | <b>PUZ7</b> PUBLIC USE ZONE - Other Public Use     |   |

Prepared by City of Greater Geelong - 22 June 2016  
 Although all due care has been taken to ensure that this document is correct, no warranty is expressed or implied by the City of Greater Geelong or Barwon Water in its use.  
 This map contains all Amendments to the G.G.P.S gazetted prior to the date shown above, however, for certainty, a Planning Certificate should be obtained.  
 This map should be read in conjunction with additional Planning Overlay maps (if applicable).



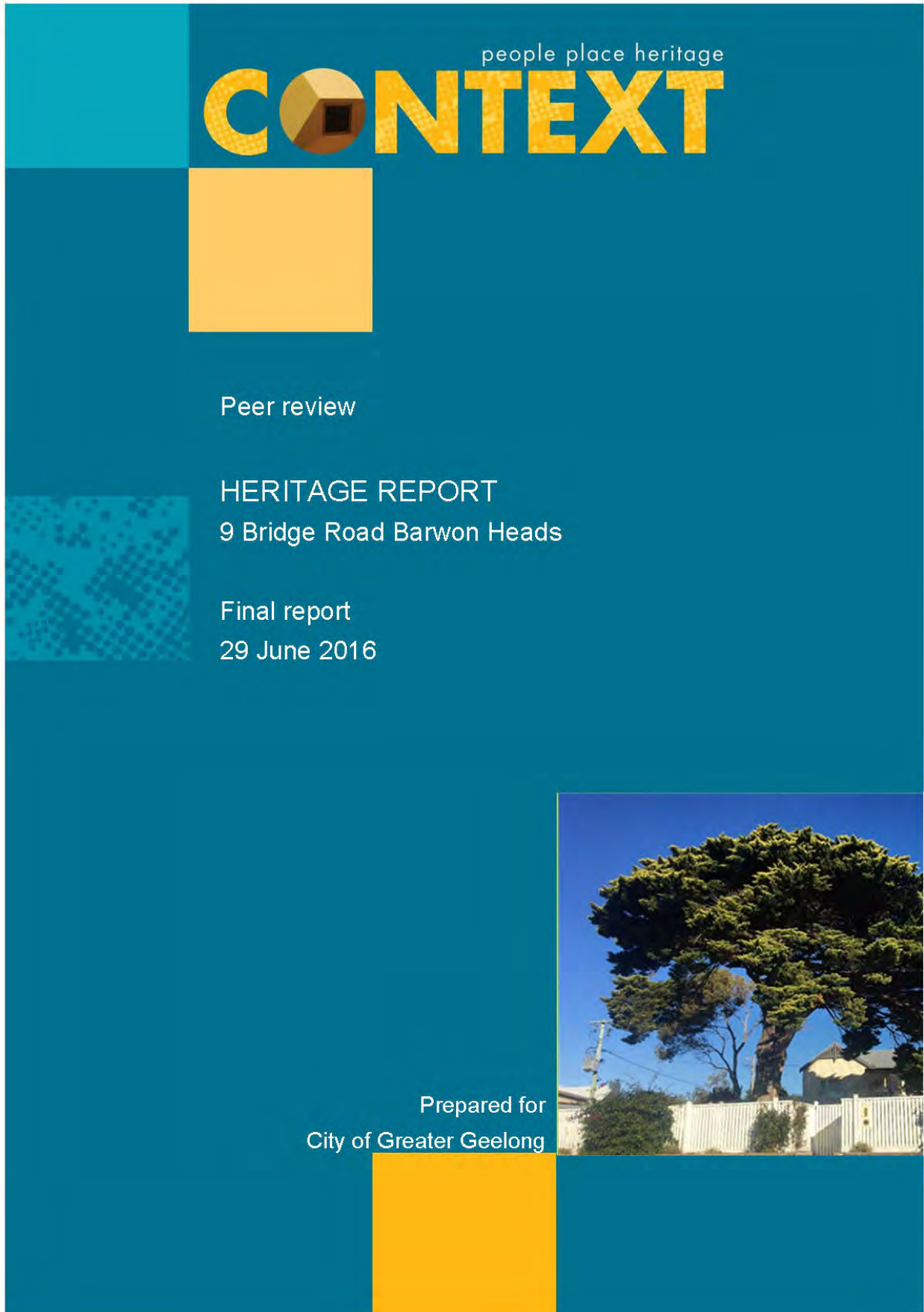
**9 Bridge Rd  
 Proposed Heritage Overlay**



**Appendix 2 – Existing Heritage Overlays**



**Appendix 3 – Context Pty Ltd Heritage Assessment (includes RBA Report)**



Peer review

HERITAGE REPORT  
9 Bridge Road Barwon Heads

Final report  
29 June 2016

Prepared for  
City of Greater Geelong



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### Report Register

This report register documents the development and issue of the report entitled *9 Bridge Road Barwon Heads Heritage Report* undertaken by Context Pty Ltd in accordance with our internal quality management system.

| <b>Project No.</b> | <b>Issue No.</b> | <b>Notes/description</b> | <b>Issue Date</b> | <b>Issued to</b> |
|--------------------|------------------|--------------------------|-------------------|------------------|
| 2132               | 1                | Draft report             | 21 June 2016      | Peter Smith      |
| 2132               | 2                | Final report             | 29 June 2016      | Peter Smith      |

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## **EXECUTIVE SUMMARY**

### **Background**

Context was engaged to carry out a peer review of a heritage values report prepared by RBA Architects and Conservation Consultants for 9 Bridge Road, Barwon Heads. The City of Greater Geelong is seeking to ascertain a clear understanding of the heritage values imbued in this site to inform a current planning application for its redevelopment. It is understood that the current application for planning permit includes demolition of the building and removal of the cypress tree.

This site is not currently protected by the Heritage Overlay in the City of Greater Geelong Planning Scheme nor is it listed on any other historic place register.

A detailed history, description and comparative analysis was undertaken by RBA Architects & Conservation Consultants in their *Heritage Values Review* (2016, pp.10-13). This research has been evaluated and has been relied upon in preparing a statement of significance. The RBA report is attached at Appendix 1.

### **Methodology**

A site inspection of the exterior of the property was undertaken on 13 June 2016 to review the current physical condition of the place including the cypress tree.

- A desktop review of relevant background material was undertaken.
- Some additional research on architect A J Derrick was undertaken.
- Following review by the City of Greater Geelong's Heritage Advisor the citation was edited and additional information added.

The assessment of cultural heritage significance was undertaken in accordance with the VPP Practice Note *Applying the Heritage Overlay*. The values used in the identification and assessment of places are historic, scientific, aesthetic, social and spiritual values (as articulated in the Burra Charter). A coherent and coordinated assessment against the HERCON established the threshold of 'Local Significance' for the subject site. Local significance includes those places that are important to a particular community or locality. The criteria for assessment are included as Appendix 2.

### **Conclusion**

An assessment of the cultural significance of the place is required to identify the heritage values for the place and the threshold level of these values. The RBA *Heritage Values Review* provides a sound basis on which a draft statement of significance has been prepared.

RBA reviewed nine comparable 19<sup>th</sup> century houses in Barwon Heads and concluded that the subject site at 9 Bridge Road compared favourably to these places as a good example of a late Victorian house and, together with the cypress tree, is worthy of individual heritage overlay protection. We concur with this conclusion, and this has now been further substantiated by conducting an assessment of the heritage values of the place against the HERCON criteria and formulating a statement of significance for the site.

### **Recommendation**

This heritage assessment has established the threshold of 'Local Significance' for the house and cypress tree at 9 Bridge Road for their historic, architectural and aesthetic values. (Criteria A, D, E and H). The photographic collection has the potential to further inform understanding of the property. (Criterion C). The site is therefore deemed to warrant the application of interim

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heritage controls to allow for its inclusion in the Heritage Overlay (with specific tree controls noted in the schedule) to the extent of the whole property as defined by the title boundaries.

## 1.0 STATEMENT OF SIGNIFICANCE

### 9 Bridge Road Barwon Heads

#### What is significant?

The house and cypress tree (*Cupressus Macrocarpa*) at 9 Bridge Road, Barwon Heads comprising a late Victorian cottage built c.1890, and including the modifications made to the place up until c.1930s is significant. Significant elements include the single storey gabled roof forms clad in corrugated sheet metal roofing, rendered chimneys, timber bargeboards with timber vertically-slatted gable infill and timber finials, timber weatherboard wall cladding, verandah, mature cypress tree. The siting and substantial setback of the house and the open front garden are also significant aspects of the place.

#### How is it significant?

The house and cypress tree at 9 Bridge Road, Barwon Heads is of local historic, architectural and aesthetic significance to the City of Greater Geelong.

#### Why is it significant?

9 Bridge Road is historically significant as a result of its early date of construction (c.1890) and its association with the initial development of the township of Barwon Heads. It is one of a relatively small group of nineteenth century timber houses and public buildings that have survived to enable interpretation of the first settlement in the township. This historic significance is embodied in the late Victorian design elements of the house.

9 Bridge Road is historically significant for its association with prolific Geelong architect A J Derrick who is credited with the design of the house; but also a prominent member of Wesley Church Geelong and the architect of Wesleyan churches in Barwon Heads, Wallington, Ocean Grove and Drysdale. Derrick's successful practice in Geelong contributed the largest number of buildings in the area during 1860 – 1900. Derrick's later career as founding secretary of the Central Methodist Mission at Wesley Church, Melbourne resulted in his life being memorialised in a stained glass window at Wesley Church Yarra Street Geelong. (Criterion A)

9 Bridge Road is historically significant for its long association with the Thomas family who owned the property from 1901 to 1992 and used it for holiday purposes. The historical significance of the house is therefore also embodied in the early 20<sup>th</sup> century changes made to the house under the custodianship of the Thomas family. William Charles Thomas was the founder of W C Thomas & Sons, a successful and highly regarded milling company with mills in Murtoa, Beaufort, Ballarat, Newport and throughout the Wimmera and Mallee in Victoria. W C Thomas and Sons were significant exporters to the UK, South Africa and various Asian countries. W.C.Thomas is an important figure as an early adopter of the eight-hour day in the milling industry, a Councilor and later President of the Shire of Ripon and a lay preacher of the Methodist Church. (Criterion H)

The cypress tree (the remaining one of a pair planted in c.1930s) is historically significant as part of the landscape of the early twentieth century phase of the house under the proprietorship of Thomas family. (Criterion A)

Early photographs in the possession of the Thomas family are significant as an associated collection and have the potential to further illuminate aspects of the property's evolution. (Criterion C)

As a late Victorian dwelling, the single story house at 9 Bridge Road is architecturally significant in demonstrating the surviving design qualities from 1891, together with the changes made to the place in c.1930. The house is a representative example of late Victorian architecture in Barwon Heads, a style characterised by the architectural form of main traversing gable roof and intersecting gabled wing decorated with timber slats and finial, horizontal weatherboard cladding, corrugated iron roof cladding and a cement rendered chimney with terracotta pots. The early nineteenth century changes made to the place by the Thomas family, including the addition of the gabled wing

and front verandah (subsequently enclosed), are representative of the types of modifications made to coastal holiday retreats. (Criterion D)

9 Bridge Road and the cypress tree (*Cupressus Macrocarpa*), are aesthetically significant for their prominent raised siting and landmark qualities at the end of Hitchcock Avenue. The house is aesthetically significant as part of the work of Geelong based architect A J Derrick whose modest Carpenter Gothic churches at Wallington, Ocean Grove, Barwon Heads and Drysdale are connected stylistically to the architecture of 9 Bridge Road.

Whilst having undergone extensions and alterations from the 1930s to the 1990s, the house still retains its late Victorian gable roofed form, decorative gable ends and its symmetrical composition as a result of alterations carried out in the 1930s. When compared with other nineteenth century houses surviving in Barwon Heads (and on the HO), 9 Bridge Road is comparable in terms of its integrity given that such changes to beach houses were commonplace and exhibited by almost all other examples of nineteenth century houses. (Criterion E)



Figure 1 9 Bridge Road Barwon Heads aerial photo, State library of Victoria, H91.160/598



Figure 2: Front elevation of the subject site at 9 Bridge Road, Barwon Heads (Source: Context 2016)

PEER REVIEW - 9 BRIDGE ROAD

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Figure 3: Rear of 9 Bridge Road, Barwon Heads (Source: Context 2016)



Figure 4: Cypress tree (*Cupressus Macrocarpa*) at 9 Bridge Road, Barwon Heads (Source: Context 2016)



Figure 5 'The Cottage' c. 1900 (Source: CW Coates & M L Burrows (nee Thomas), *The Thomas Family of Illogan, Cornwall and Beaufort, Victoria*, p9) reproduced in RBA Heritage Values Review, 2016.

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## **2.0 ADDITIONAL SUPPORTING EVIDENCE**

### **2.1 Description and integrity**

This section is based on a inspection on 13 June 2016.

The single storey weatherboard dwelling at 9 Bridge Road is prominently sited at the intersection of Bridge Road and Hitchcock Avenue. It has a substantial setback from Bridge Road and is centrally sited on a rise. The land has a steep incline towards the front of the property and a more gradual slope towards the rear boundary. The site is bordered by a non-original but sympathetically period style picket fence, and accessed from Bridge Road via a centrally positioned gate at the front of the property and via a large wooden gate from Hitchcock Street towards the rear of the eastern boundary. This fence is supported by a bluestone wall along the front boundary of the property which was constructed during the mid-late 20<sup>th</sup> century.

The front elevation of the building on the site is quite symmetrical in appearance. It comprises two gable ends on the west and east side of the house and a forward projecting enclosed verandah with French doors extending between these two bays. The gable ends retain their original slatted timber detailing and finials, and feature tripartite windows with sashes to the side sections which are later alterations. The roof is clad in corrugated iron and one of the original rendered chimneys- complete with terracotta chimney pots- has been retained. A contemporary deck with a low wooden balustrade has been added to the front of the enclosed verandah.

To the rear of the house is a skillion roofed section which is likely to have been a later addition. The gable end remains exposed on the west side, next to which there is a freestanding outbuilding. A flat roofed freestanding carport is located adjacent to the gate providing access to Hitchcock Street through the timber paling fence.

#### **Alterations and additions**

The Thomas family continuously utilised the house as a holiday retreat up until 1992 when it was sold out of their ownership. Sometime c1900-1930 the house was enlarged on the east side with the introduction of another gable end matching that to the west side. The entrance was relocated from its central position to the eastern end of the veranda, and a window replaced the former door opening. It is possible that the frieze and posts to the verandah may have been replaced at this time.

In c1937 the front verandah was extended forward of the gable and enclosed with weatherboards below new window and door openings that appear to have been fitted with flyscreen. This 'sleep-out' type of enclosed verandah addition is reflective of the prevailing public attitudes regarding health during the 1930s. (RBA, 2016:7)

During the 1940s the windows to the gable ends were replaced with tripartite windows with double hung sashes at the sides. And the entrance again relocated to the east side of the house. Since the Thomas family sold the house in 1992, the verandah has again undergone changes – including the addition of a timber deck to the front of the house, accessed via new French doors inserted in the enclosed verandah. (RBA, 2016:7-8)

A 1936 aerial photograph (Fig 1) shows the house prominently situated on a rise with a well proportioned formally planned garden bordered by hedgerows. Both the garden and the house at this time had a symmetrical layout, accessed via a centrally positioned formal front gate and pathway running up the middle of the garden to the newly positioned door opening in the middle of the recently extended front verandah.

#### **Photographic documentation**

Early photographs survive which document the early 20<sup>th</sup> century appearance of the house and garden layout. This could allow for the reinstatement of some altered aspects of the site in accordance with this significant phase of the house, such as the original configuration of the verandah and windows, and landscaping.

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Alterations and additions made to the building in the early twentieth century are important in the evolution of the house as another layer of historical development under the custodianship of the Thomas family.

## 2.2 History

Documenting the history of a place links to the particular environmental history of the locality and concludes with the history of the particular place based on ownership, designers (if known) and any other associations.

A detailed investigation of the place history has been undertaken by RBA Architects & Conservation Consultants in their *Heritage Values Review* (RBA 2016, pp.2-8). This report relies heavily on that historical research and provides a summary of the ownership for the purposes of assessing historic significance.

The following description of the early history of Barwon Heads is an excerpt from the Environmental History (*City of Greater Geelong Outer Areas Heritage Study*, Authentic Heritage Services, 2000, pp.15-17)

*The first land was sold in 1871 in one and two acre lots, but there was no rush to purchase – there were only two buyers, both local farmers who bought six and ten acres respectively. There were further sales in 1885, 1886 and 1890; this time the buyers were mainly well known Geelong businessmen. Many of these sold to other Geelong identities, some of whom began building houses on their land e.g. Howard Hitchcock, of Bright & Hitchcock's department store, who built a house in 1886. But it was a company that got Barwon Heads on the move – the Barwon Heads Estate company limited; it bought some of the land already sold as well as a considerable area north of the original area. The latter it subdivided, laid out several streets, and sold, mostly to Geelong buyers.*

A description of the early development of Barwon Heads is also provided in the *Heritage Values Review* by RBA Architects & Conservation Consultants (2016, p.2):

*The township developed largely as a destination for holiday makers and picnickers. In 1889 a coffee palace was built and a park established. A post and telegraph office offered a daily mail service to Geelong and in 1890 a coach service commenced. A jetty, recreation hall and hot and cold sea baths were constructed. Boat houses standing side by side were erected on the sand. By 1891 a general store was opened, a Methodist church was established and there were a total of 16 houses.*

The township plan of Barwon Heads shows that the subject site formed part of Allotment 1 Section A, a one-acre parcel of land which was purchased by Alfred Hill Roadknight (a Geelong valuer and estate agent) for £27 on 22 June 1886.<sup>3</sup> Currently the subject parcel of land represents about one quarter of the original one-acre allotment.

### AJ Derrick

Ownership of the allotment was transferred to Albert James Derrick (architect, Geelong) and John Alexander Dawson (electrician, Geelong) on 11 December 1888, who subdivided the allotment selling the western portion in August 1890 and retaining the eastern portion (which contained the subject land) until 1892 (refer diagram below). The 1890 rate book records A J Derrick and J A Dawson as owning a weatherboard cottage – this is likely to be a reference to the subject house, and as such could be the design of its architect owner A J Derrick.

The original part of the house at 9 Bridge Road, Barwon Heads was likely to have been designed by Derrick in c.1890 and is one of numerous buildings on the Bellarine Peninsula and in Geelong that are attributed to him. Derrick's influence and impact on the architecture of the wider Geelong area was extensive, particularly during the 1880s and 1890s. A J Derrick served his articles with Geelong-based architect Joseph Watts. Tenders advertised in Derrick's name appear from 1888 and cover several houses, offices and shops and a hotel in Geelong. He is also associated with James Durran and Angus Laird, the latter architect founding Laird and Buchan, a prominent architectural practice also based in Geelong.

Derrick's architectural output during the 1880s and early 1890s in Geelong and the wider district was prolific. For example, in 1890-91 he prepared designs for two alms cottages for Dr Mercer in

Yarra Street; a cottage in McKillop Street for J.M. Cargeeg; two houses in Sydney parade for Mrs Edmundson; a villa in Belmont for W.E. Gibson; a cottage in Blemont for Mr Byleveld; a dwelling at 66 Francis Street, Belmont for J. Haycroft; and a villa at Grovedale for a Mr Ward. Derrick is also well known for some substantial and intact two storey brick and late Victorian mansions, including Aberdeen Street Baptist Manse and James Strong's residence at 55 Kilgour Street in Geelong.

Derrick completed three churches on the Bellarine Peninsula including the Wesleyan Churches at Drysdale (1888), Ocean Grove (1888), and Drysdale (1892). It is thought that he may also have designed the Wesleyan Church in Hitchcock Avenue although no tender record has been cited for this building. Derrick left his architectural practice in 1893 to be founding secretary of the Central Methodist Mission at Wesley Church, Melbourne. His death was memorialised in 1934 by a stained glass window in Wesley Church Yarra Street Geelong. (MLAI)

### **Subsequent owners**

In 1892, ownership was transferred to Joseph Gell (tailor, Geelong) and in 1901, ownership passed to William Charles Thomas (miller, Murtoa). William Charles Thomas was the founder of W C Thomas & Sons, a prominent and successful flour milling company in Victoria.<sup>4</sup> A Thomas family history compilation records that family members enjoyed holidays at their Barwon Heads retreat from about 1899 onwards (although the certificate of title records that he did not own the property until 1901). W C Thomas appears in the rate book for 1902, where it is recorded that he owned a house and boatshed (RBA,2016:4)

William Charles Thomas was the founder of W C Thomas & Sons, a successful flour milling company based in Murtoa. The Thomas family enjoyed a respite from the summer heat of Murtoa and travelled to Barwon Heads from approximately 1899, purchasing the subject property in 1901.

William C Thomas had mills in Beaufort (1870), Murtoa (1876), Warracknabeal (1887), Rainbow, Beulah, Minyip, Ballarat, and Newport (1904). By the 1890s, the flour was being exported to the UK, South Africa and various Asian countries. W C Thomas was an early adopter of the eight-hour day in the milling industry. He was also a Councillor and later President of the Shire of Ripon, as well as being a lay preacher of the Methodist Church. He died on 19 October 1919. (Coates and Burrows, 2007)

In 1992, ownership of the subject site passed out of the Thomas family. The house acquired the name Honnington and it was run as a bed & breakfast and more recently as a holiday rental house. Alterations have included the introduction of a timber deck to the front of the house which is accessed through new French doors to the enclosed verandah.

## **2.3 Comparative analysis**

### **Late Victorian houses**

A comparative analysis has been undertaken by RBA Architects & Conservation Consultants in their *Heritage Values Review* (2016, pp.10-13). They reviewed nine comparable 19<sup>th</sup> century houses in Barwon Heads that were identified in Stage 2 of the *Greater Geelong Outer Areas Study* (Authentic Heritage Services 2000). A list of these places is as follows:

- 18 Ewing Blyth Drive (Flinders Heritage Area HO1649)
- 33 Flinders Parade (Flinders Heritage Area HO1649)
- 39 Flinders Parade (Flinders Heritage Area HO1649)
- 8 Grandview Parade (Flinders Heritage Area HO1649)
- 1 Margate Street (Flinders Heritage Area HO1649)
- 19 Ozone Road (Flinders Heritage Area HO1649)
- 11 Grove Road (Individual Heritage Overlay HO1676)
- 31 Ozone Road (Individual Heritage Overlay HO1695)

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- 29 Seaview Avenue (Individual Heritage Overlay HO1700)

The *Heritage Values Review* concluded with the following observations:

All of the nine pre 1900 houses have undergone alterations and addition, such that their integrity has been reduced to varying degrees.

The heritage study rated the integrity of each house as being either Excellent, Good, Fair, Poor, Partially Excavated or Fully Excavated. Seven of the houses were given a rating of 'fair', one was 'good' and one was 'poor'. All three of the houses with an individual HO were only assessed as being of 'fair' integrity.

As many as four of the nine houses were relocated to their current site in the 1910s. It is possible that these houses originated outside of Barwon Heads. Several of the houses are largely concealed from view by vegetation.

9 Bridge Road is comparable in terms of style, period, condition and integrity with each of these places listed above which are all protected by either an individual or area Heritage Overlay in the City of Greater Geelong's Planning Scheme. The visual prominence of the house and cypress tree, due to their location in the centre of town and siting on top of a hill, further enhances the aesthetic value of this site.

#### **Cypress trees in Barwon Heads**

Mature cypress trees are characteristic of the wider Barwon Heads area, with many being protected by the Heritage Overlay. Protected plantings that are specifically noted in the City of Greater Geelong's local heritage policy (Clause 22.47) are "the Moreton Bay Fig and Pine Trees immediately south of the Barwon Heads Hotel fronting Ewing Blyth Drive; Palm Tree at 17 Ozone Road; Norfolk Pine and 'Monkey Puzzle' Trees at 1-3 Ozone Road; jetties at the eastern end of Ozone Road and east of the Barwon Heads Park, corner store at 1 Flinders Parade, and the substantial pine trees along the northern end of the Reserve (Frank Ellis) and along the southern end of Seaview Avenue.

Cypress trees are a common conifer in south-east Victoria, resilient to strong winds and coastal conditions. The cypress tree on the subject site, prominently located on a corner block in the centre of town, is as worthy of protection as other comparable conifers in Barwon Heads.

#### **Other buildings by A J Derrick**

The surviving buildings known to have designed by A J Derrick are weatherboard churches or houses in the Geelong and Bellarine localities. The churches are designed in the Victorian Carpenter Gothic style in timber with qualities including the central gable roof form, with a minor porch gable projecting towards the street frontage and transept gables projecting at the sides. Other intact qualities include the horizontal weatherboard wall cladding, galvanised corrugated iron roof cladding, timber framed and pointed arch leadlight windows, pointed arch timber entrance door, timber flying gable fretwork and finial. Other buildings such as the Aberdeen Street Baptist Manse display fine Victorian styling in di-chrome brickwork.

Some surviving buildings by A.J.Derrick include:

- Wesleyan Methodist Church, Wallington
- Wesleyan Church at 71 Hitchcock Avenue, Barwon Heads
- Former Methodist Church, The Parade, Ocean Grove
- Aberdeen Street Baptist Manse, Newtown

9 Bridge Road is similar to the churches stylistically and in its use of timber detailing and it is highly likely that it was designed by Derrick given this similarity and the fact that he was known to have been building churches in the locality at the same time. It also seems unlikely that Derrick would have contracted out the design of his own house to another architect.

---

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## **APPENDIX 1**

### **Heritage Values Review, 2016**

RBA Architects & Conservation Consultants



9 Bridge Road, Barwon Heads

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## Heritage Values Review

May 2016

RBA ARCHITECTS +  
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PEER REVIEW - 9 BRIDGE ROAD

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## 1 INTRODUCTION

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### 1.1 Purpose

The purpose of this report is to provide an independent review of the heritage values of 9 Bridge Road, Barwon Heads (subject site). There is a current planning application for the subject site proposing the complete demolition of the extant 19<sup>th</sup> century house and its replacement with a three storey mixed-use building.

This report has been prepared by RBA Architects + Conservation Consultants on behalf of the Barwon Heads Association as part of a submission to Greater Geelong City Council seeking interim heritage controls for the subject site (including both the house and the cypress tree).

### 1.2 Location

The subject site is located on the south side of Bridge Road, at the west corner of its intersection with Hitchcock Avenue.



Aerial of subject site  
(Source: Nearmap, showing December 2015)

### 1.3 Methodology

In preparing this report, the following has been undertaken:

- A site inspection from the street,
- Historical research regarding the subject site and Barwon Heads more generally,
- Comparative analysis with other sites in Barwon Heads protected by the Heritage Overlay,
- Review of the subject site's heritage values with regard to the 'Applying the Heritage Overlay' Practice Note (Dept. of Planning and Community, revised 2012).

## **2 SITE DETAILS**

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### **2.1 Introduction**

This section of the report provides some historical information regarding Barwon Heads and the subject site, and a description of the existing site conditions as a basis for commenting upon its heritage value.

### **2.2 Historical Overview**

#### **2.2.1 Barwon Heads**

The following description of the early development of Barwon Heads is taken from the Environmental History.

The first land was sold in 1871 in one and two acre lots, but there was no rush to purchase – there were only two buyers, both local farmers who bought six and ten acres respectively. There were further sales in 1885, 1886 and 1890; this time the buyers were mainly well known Geelong business men. Many of these sold to other Geelong identities, some of whom began building houses on their land e.g. Howard Hitchcock, of Bright & Hitchcocks department store, who built a house in 1886. But it was a company that got Barwon Heads on the move – the Barwon Heads Estate Company Limited; it bought some of the land already sold as well as a considerable area north of the original area. The latter it subdivided, laid out several streets, and sold, mostly to Geelong buyers.<sup>1</sup>

The township developed largely as a destination for holiday makers and picnickers. In 1889 a coffee palace was built and a park established. A post and telegraph office offered a daily mail service to Geelong and in 1890 a coach service commenced. A jetty, recreation hall and hot and cold sea baths were constructed. Boat houses standing side by side were erected on the sand. By 1891 a general store was opened, a Methodist church was established and there were a total of 16 houses. An 1892 Tourist's Guide gives the following favourable description of Barwon Heads:

In giving a description of this locality, there is a difficulty in compressing all the interesting features, which nature and art have combined to make it one of the most desirable to visit. The writer has heard more than one visitor declare that it is the best and healthiest seaside place in Victoria. The purity of the atmosphere, the close proximity to both ocean and river, and the facilities for boating and fishing, certainly make it a great favourite with many people.

The township is laid out on the lakeside of the peninsula, and comprises some very pretty cottages and villas, chiefly owned by residents of Geelong.<sup>2</sup>

#### **2.2.2 Subject Site**

##### **Pre-1900 Phase**

The township plan shows that the subject site formed part of Allotment 1 Section A, a one acre parcel of land which was purchased by Alfred Hill Roadknight (a well-known Geelong valuer and estate agent) for £27 on 22 June 1886.<sup>3</sup> Currently the subject parcel of land represents about one quarter of the original one acre allotment.

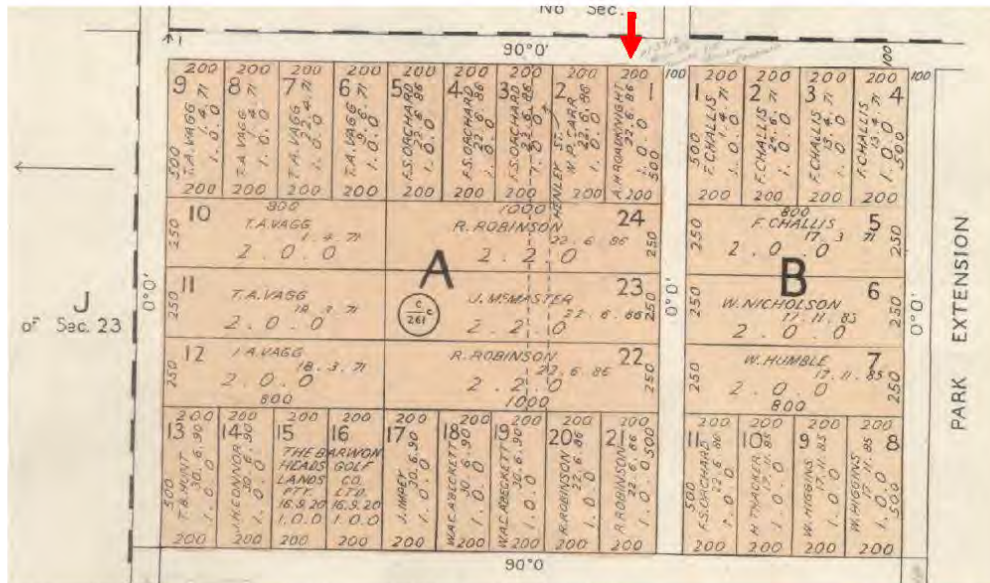
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<sup>1</sup> Authentic Heritage Services, *City of Greater Geelong Outer Areas Heritage Study*, Vol.2 Environmental History, 2000, pp15-17

<sup>2</sup> M L Hutchinson (publisher), *The Tourists' guide to Geelong and the southern watering places on the bay and coast and popular holiday resorts*, 1892(?), p32

<sup>3</sup> Original Crown Grant, Vol.2067 Fol.413222

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Extract from the Township Plan for Barwon Heads. Allotment 1 of Section A is indicated. (Source: Public Record Office Victoria)

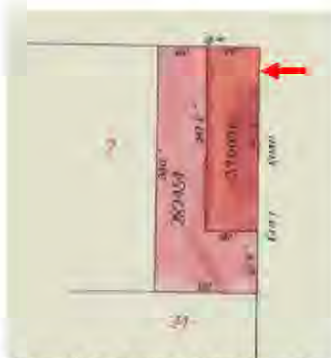
The allotment was located on a prominent corner site at the southern end of the main street and on the route linking Barwon Heads with Geelong and Ocean Grove. This remains a prominent location today.



Extract from the Township Plan for Barwon Heads. The star indicates the location of the subject site, and the route between Ocean Grove and Geelong via Barwon Heads is marked in yellow. (Source: Public Record Office Victoria)

Ownership of the allotment was transferred to Albert James Derrick (architect, Geelong) and John Alexander Dawson (electrician, Geelong) on 11 December 1888, who subdivided the allotment selling the western portion in August 1890 and retaining the eastern portion (which contained the subject land) until 1892 (refer diagram below). The 1890 rate book records A J Derrick and J A Dawson as owning a weatherboard cottage – this is likely to be a reference to the subject house, and as such could be the design of its architect owner A J Derrick who was a prolific Geelong based architect who designed many houses and several churches in the area.

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From the Titles Office Record of Subdivision. The subject site formed part of the corner block indicated (it has since been truncated at the southern end).

(Source: Vol. 2067 Fol. 413222)

On 13 April 1892, ownership was transferred to Joseph Gell (tailor, Geelong). The house appears in the c.1895 photograph below.



'View of Barwon Heads looking south about 1895.' The Cobb & Co. stables can be seen the foreground. Refer appendix for full photograph. The subject house is indicated in the background.

(Source: copy held at Geelong Heritage Centre, 2009/01847/012)

On 7 January 1901, ownership passed to William Charles Thomas (miller, Murtoa). William Charles Thomas was the founder of W C Thomas & Sons, a prominent and successful flour milling company in Victoria.<sup>4</sup> A Thomas family history compilation records that family members enjoyed holidays at their Barwon Heads retreat from about 1899 onwards (although the certificate of title records that he did not own the property until 1901).

William and Elizabeth...created a holiday retreat at the seaside settlement of Barwon Heads, where they and their small children could sometimes escape the fierce heat of the summers in "up country" Victoria. Here all members of the family enjoyed holidays from about 1899 onwards and the original house was, until 1992, still in the possession of members of the family. From 1908 onwards the house was in even greater demand with all the family much closer to hand and in fact one son, Arthur, purchased a nearby house at Barwon heads for his own use.<sup>5</sup>

W C Thomas appears in the rate book for 1902, where it is recorded that he owned a house and boatshed.<sup>6</sup>

The c.1900 photograph below shows that originally the house, known to the Thomas family as 'The Cottage', only had one projecting gable end (west side). The front verandah had a striped roof and there was a double hung sash window either side of the centrally located entrance. It is possible that the verandah posts at this time may have been cast iron (difficult to determine from the photograph). The gable end featured a finial and vertical slatted timber detailing, and a window with sliding shutters. There were two chimneys, one to the west side and a central one to the rear. The

<sup>4</sup> William C Thomas had mills in Beaufort (1870), Murtoa (1876), Warracknabeal (1887), Rainbow, Beulah, Minyip, Ballarat, and Newport (1904). By the 1890s, the flour was being exported to the UK, South Africa and various Asian countries. W C Thomas was an early adopter of the eight hour day in the milling industry. He was also a Councillor and later President of the Shire of Ripon, as well as being a lay preacher of the Methodist Church. He died on 19 October 1919. (C.W.Coates and M.L.Burrows (nee Thomas), *The Thomas Family of Illogan, Cornwall and Beaufort, Victoria*, 1985 + 2007)

<sup>5</sup> C.W.Coates and M.L.Burrows (nee Thomas), *The Thomas Family of Illogan, Cornwall and Beaufort, Victoria*, 1985 + 2007, p9

<sup>6</sup> The subject site was not able to be identified in rate books prior to 1902.

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photograph also shows timber picket fencing and established hedging and shrubs which are not evident in the earlier c. 1895 photograph.



'The Cottage' c. 1900. Note the fencing and established hedging and shrubs.  
 (Source: CW Coates & M L Burrows (nee Thomas), *The Thomas Family of Illogan, Cornwall and Beaufort, Victoria*, p9)

The c. 1895 photograph above and the 1912 plan below show that the subject site was conveniently positioned opposite the Cobb & Co. stables and the general store.



Complete Plan of Barwon Heads, revised by Thomas Roadknight & Co dated 22 October 1912. The subject site and the Thomas' boatshed are indicated with arrows. The Cobb & Co stables and the general store are marked with stars.  
 (Source: State Library of Victoria)

**Early 20<sup>th</sup> Century Phase**

Alterations were undertaken to the house over the course of the 20<sup>th</sup> century. Various Thomas family photographs taken over the period c. 1930-1959 (reproduced below) illustrate the changes.

Sometime between 1900 and 1930 (more likely to have been 1900s-1910s than the 1920s) the house was enlarged on the east side with the introduction of another gable end matching that to the west side. The entrance was relocated

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from its central position to the eastern end of the verandah, and a window replaced the former door opening. It is possible that the frieze and posts to the verandah may have been replaced at this time.



c.1930. The introduced gable end is on the left. The relocated entrance is indicated by an arrow. (Source: Thomas Family)



c.1933  
(Source: Thomas Family)



c.1935  
(Source: Thomas Family)

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April 1936, prior to the alteration to the verandah. (Source: State Library of Victoria, H91.160/606)

In about 1937, the front verandah was extended forward of the gable ends and enclosed with weatherboards to the lower part and slightly arched window openings, most likely fitted with flyscreens, to the upper part (this was probably a sleep-out, a common feature of the Interwar period for its healthful benefits). The entrance was through the front of the enclosed verandah.



c.1939. Note the extended and enclosed verandah. (Source: Thomas Family)

During the 1940s the windows to the gable ends were replaced with tripartite windows with double hung sashes at the sides. Further changes were also made to the verandah with the entrance relocated to the east end and glass windows fitted to the western part of the verandah (two of the earlier flyscreen openings were retained to the eastern part). A pair of young cypress trees in the front yard are evident in photographs of this time.

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1940s. Note the new windows to the gable ends. Two young cypress tree are visible in the front yard. (Source: Thomas Family)



1955. Note the glass windows to the western part of the verandah. (Source: Thomas Family)

### Recent Decades

In 1992, ownership of the subject site passed out of the Thomas family. The house acquired the name 'Honnington' and it was run as a bed & breakfast and more recently as a holiday rental house. Alterations have included the introduction of a timber deck to the front of the house which is accessed through new french doors to the enclosed verandah.

## 2.3 Description

The single storey weatherboard house is centrally positioned on the highest part of the site. The land slopes downwards at the front and the rear of the property. The front yard is enclosed by a low timber fence (not the original, but sympathetic) which sits atop a bluestone retaining wall (dating to the mid-late 20th century) along the front boundary. In the front yard there is a large cypress tree (one of a pair planted c. 1940).

The front elevation is comprised of two gable ends (west gable original, east gable early 20th century) either side of an enclosed verandah (enclosed c. 1937) which projects about half a metre forward. The gable ends retain their original slatted timber detailing and worked timber finials (replaced c.late 20th century – 1950s photo shows east finial broken). The windows to the the gable ends, introduced during the 1940s, are tripartite with sashes to the side sections and replaced earlier windows in the same location with sliding timber shutters. The roof is clad in corrugated sheet metal (like original). The rendered chimney located to the rear (although visible from the front) is original and retains a pair of terracotta chimney pots. It appears that the second chimney to the west side no longer remains. A modern deck has been introduced to the front of the house with a low timber balustrade.

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Front  
(Source: <https://aura.travel/accommodation/vic/barwon-heads/honnington-on-bridge.html>)



Large cypress tree in front yard

To the rear there is a skillion/flat roofed section which may have been an addition or modified. The gable end remains exposed to the west. There is a freestanding timber outbuilding and a carport. The rear has some visibility from Hitchcock Avenue over the timber paling fence.



Rear of the house






Rear of the house



### 3 COMPARATIVE ANALYSIS

#### 3.1 Pre-1900 houses in Barwon Heads





The following table outlines the nine pre-1900 houses that were identified in Stage 2 of the Greater Geelong Outer Areas Heritage Study (GGOAHS) and which are currently protected by heritage overlays either individually or within the Flinders Heritage Area (HO1649). It is noted that in addition to the subject site, there may be other 19th century houses which have not been identified and/or protected. Refer to Appendix B for Heritage Overlay map.

| Description   | Image   |
|---|---|
| <p>18 Ewing Blyth Drive<br/>                     Built c. 1886-1890<br/>                     Altered 1977, and post-2000<br/>                     Integrity (according to GGOAHS): Fair<br/>                     Weatherboard house, corrugated sheet metal roof, 2 early chimneys, return verandah. Alterations include a skillion addition and a 2 storey rear addition.<br/>                     Almost entirely concealed by vegetation.</p> <p>Included in Flinders Heritage Area (HO1649)</p>   |  <p>(Source: Google Maps)</p>   |
| <p>33 Flinders Parade<br/>                     Built 1891<br/>                     Altered 1893, 1922-23<br/>                     Integrity (according to GGOAHS): Good<br/>                     Substantial weatherboard guesthouse, return verandahs, corrugated sheet metal roof. Alterations include substantial 19th century additions, the verandah and loss due to fire damage.<br/>                     Partly concealed by vegetation (front views).</p> <p>Included in Flinders Heritage Area (HO1649)</p>  |  <p>(Source: Google Maps)</p> |
| <p>39 Flinders Parade<br/>                     Built 1890-91<br/>                     Altered 1912, c. 1990<br/>                     Integrity (according to GGOAHS): Fair<br/>                     Weatherboard house, early chimneys, bay windows, shingling to gable ends, projecting flat roofed verandah with worked timber posts and frieze.<br/>                     Alterations include prominent c. 1990 second storey gable addition with balcony. Substantial Norfolk pine trees at front.<br/>                     Entirely concealed by vegetation.</p> <p>Included in Flinders Heritage Area (HO1649)</p> |  <p>(Source: Google Maps)</p> |

9 BRIDGE ROAD, BARWON HEADS HERITAGE VALUES REVIEW

| Description  | Image   |
|--|---|
|  |  <p>(Source: GGOAHS)</p>        |
| <p>8 Grandview Parade<br/>                 Built c. 1891<br/>                 Dates of alterations unknown<br/>                 Integrity (according to GGOAHS): Fair<br/>                 Weatherboard house, corrugated sheet metal roof, gable end to front with shingling and ventilator, finials, front skillion roofed verandah, multi-paned windows. Alterations include verandah details, chimney, recent windows to side, rear lean-to extension, freestanding garage.<br/>                 Visible from street.</p> <p>Included in Flinders Heritage Area (HO1649)</p> |  <p>(Source: Google Maps)</p>   |
| <p>1 Margate Street<br/>                 Built c. 1875<br/>                 Altered 1918-19, 1978<br/>                 Integrity (according to GGOAHS): Fair<br/>                 Weatherboard house, corrugated sheet metal hipped roof, concave front verandah. Alterations include aluminium framed windows, verandah posts, and the removal of a substantial pine tree in the front (post-2000).<br/>                 Relocated to site in 1918-19.<br/>                 Visible from street.</p> <p>Included in Flinders Heritage Area (HO1649)</p>                         |  <p>(Source: Google Maps)</p> |
| <p>19 Ozone Road<br/>                 Built c. 1890<br/>                 Altered 1918-19, c. 1940<br/>                 Integrity (according to GGOAHS): Poor<br/>                 Weatherboard house, corrugated sheet metal roof, return verandah, early chimney. Has been substantially altered and extended.<br/>                 Relocated to site in 1918-19.<br/>                 Visible from street.</p> <p>Included in Flinders Heritage Area (HO1649)</p>  |  <p>(Source: Google Maps)</p> |

9 BRIDGE ROAD, BARWON HEADS HERITAGE VALUES REVIEW

| Description   | Image  |
|---|--|
| <p>11 Grove Road<br/>                     Built c.1890<br/>                     Alterations 1916-17, c.1973<br/>                     Integrity (according to GGOAHS): Fair<br/>                     Weatherboard house, corrugated sheet metal gable roof, concave verandah. Alterations include chimney (c.1916), two storey rear additions, possibly front windows.<br/>                     Apparently relocated to site 1916-17.<br/>                     Visible from street.<br/><br/>                     Individual Heritage Overlay (HO1676)</p> |  <p>(Source: Google Maps)</p>  |
| <p>31 Ozone Road<br/>                     Built c.1890<br/>                     Altered 1918-1919<br/>                     Integrity (according to GGOAHS): Fair<br/>                     Weatherboard house, corrugated sheet metal gable roof, skillion front verandah, timber finials. Alterations include chimneys (c.1918), verandah posts and brackets.<br/>                     Apparently relocated to site 1918-19.<br/>                     Visible from street.<br/><br/>                     Individual Heritage Overlay (HO1695)</p>         |  <p>(Source: Google Maps)</p>   |
| <p>29 Seaview Avenue<br/>                     Built c.1891<br/>                     Altered 1977<br/>                     Integrity (according to GGOAHS): Fair<br/>                     Weatherboard house, parallel gable roof forms with corrugated sheet metal, projecting gable end to front, front verandah, chimney. Alterations include, verandah posts, aluminium framed sliding windows.<br/>                     Partly obscured from street – large trees<br/><br/>                     Individual Heritage Overlay (HO1700)</p>              |  <p>(Source: Google Maps)</p>  <p>(Source: GGOAHS)</p> |

### **3.2 Observations**

Some observations regarding these nine houses include:

- All of the nine pre-1900 houses have undergone alterations and additions, such that their integrity has been reduced to varying degrees.
- The heritage study rated the integrity of each house as being either Excellent, Good, Fair, Poor, Partially Excavated or Fully Excavated. Seven of the houses were given a rating of 'fair', one was 'good' and one was 'poor'. All three of the houses with an individual HO were only assessed as being of 'fair' integrity.
- As many as four of the nine houses were relocated to their current site in the 1910s. It is possible that these houses originated outside of Barwon Heads.
- Several of the houses are largely concealed from view by vegetation.

## **4 REVIEW OF HERITAGE SIGNIFICANCE**

### **4.1 Introduction**

Council have advised that the subject site had been identified in Stage 1 of the Outer Areas Heritage Study. It was originally to form a locally significant dwelling as part of a much larger proposed Flinders Heritage Area heritage overlay that included much of central Barwon Heads. During Stage 2 of the Heritage Study however, the Flinders Heritage Area was revised to a much smaller heritage area apparently due in part to a lack of community support and alterations to a number of the buildings. A number of places which were considered of sufficient integrity were proposed for individual heritage overlays, while others, including the subject site, did not proceed as a consequence of alterations to their appearance.

It is possible that details of the house's early construction were not understood at this time.

### **4.2 Discussion**

The subject house is likely to have been built c. 1890 during the first major wave of development in Barwon Heads and as such is amongst the earliest surviving houses in the town. During the period 1888-1892 the subject site was owned by prolific Geelong based architect Albert J Derrick, and as such he may have been responsible for the design. The site formed part of Allotment 1 Section A which was part of the original township. It is noted that there is currently only one

19<sup>th</sup> century house within the extent of the original township plan which is protected by a heritage overlay (18 Ewing Blyth Drive).

Arguably, the subject house is the most prominent 19<sup>th</sup> century house in the town, being located on a corner block at the southern end of the main street. It has landmark qualities particularly when considered together with the large cypress (70-80 years old) which is evocative of early beachside development.

Although the house has undergone alterations, it retains design features of its original late Victorian style including the gabled roof form, the original rendered chimney with terracotta chimney pots, timber slatted screens and finials to the gable ends, corrugated sheet metal roof cladding (not original fabric) and weatherboard wall cladding. It is noted that unlike a number of other 19<sup>th</sup> century houses in Barwon Heads which were relocated to their current site in the 20<sup>th</sup> century, the subject house has remained on its original site.

Like many of the other 19<sup>th</sup> century houses (and early 20<sup>th</sup> century houses) in Barwon Heads the subject house has been enlarged and modified over time. The introduction of a second gable at the east end was a relatively early alteration (likely 1900s-1910s) and is in keeping with the house's Victorian period origins in form and detailing. The enclosed verandah (c. 1937), whilst not optimal, can be readily interpreted as an alteration and maintains a verandah-like space. The verandah was most likely enclosed as a sleep-out which was a popular practice during the Interwar period for health reasons in keeping with medical theory of the time. Although the subject house has undergone alterations, it is considered that it has an integrity comparable with the group of 19<sup>th</sup> century houses currently protected by a Heritage Overlay (refer section 3 of this report).

It is fortunate in this instance that clear photographic documentation survives of the house's earlier appearance (the 20<sup>th</sup> century photographs in particular), such that the missing details and configuration of the verandah and the windows to the gable ends could potentially be reconstructed to an earlier appearance.

The house has a strong association with the Thomas Family, being in their ownership from 1901 until 1992. William Charles Thomas, who purchased the house as a family holiday retreat, was the founder of W C Thomas & Sons, a prominent and successful milling company in Victoria.

### **4.3 Conclusion**

The extant house and cypress tree at 9 Bridge Road are of local heritage significance for their historical and aesthetic values, and warrant the application of interim heritage controls with a view to introducing an individual heritage overlay in the future.

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**APPENDIX A- Photograph c.1895**

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## **APPENDIX 2**

### **HERCON Criteria**

#### **Criteria for assessing cultural heritage significance (HERCON)**

(Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995).

##### **Criterion A:**

Importance to the course, or pattern, of Victoria's cultural history.

##### **Criterion B:**

Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

##### **Criterion C:**

Potential to yield information that will contribute to an understanding of Victoria's cultural history.

##### **Criterion D:**

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

##### **Criterion E:**

Importance in exhibiting particular aesthetic characteristics.

##### **Criterion F:**

Importance in demonstrating a high degree of creative or technical achievement at a particular period.

##### **Criterion G:**

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

##### **Criterion H:**

Special association with the life or works of a person, or group of persons, of importance in Victoria's history.



While it is not possible to set out all the circumstances in which the Minister for Planning will intervene, the following guidelines may prove useful. These have been prepared internally and applied since early 2013. Before submitting a request for an interim Heritage Overlay control, I recommend that you speak to your contact officer about the specific circumstances.

### **Requests for intervention where permanent Heritage Overlays have been exhibited as part of a current planning scheme amendment**

In instances where a planning scheme amendment has been exhibited, a request to introduce an interim Heritage Overlay (following an application for demolition or redevelopment) is likely to be supported where the building is identified to be either individually significant, or contributory to a proposed heritage precinct, or where the proposed development will be prejudicial to the heritage significance of the place.

In this situation, the intervention to introduce an interim Heritage Overlay is to protect the integrity of the proposed amendment to a planning scheme until it can be dealt with by a Panel or council.

### **Requests for intervention where permanent Heritage Overlays have not been exhibited**

Councils are expected to be particularly discerning when seeking interim Heritage Overlays in instances where a planning scheme amendment has not been exhibited.

Given that the intervention to introduce an interim control is an extraordinary use of the Minister's powers, the subject building/place should be of particular note. Because the imposition of interim controls also raises issues of fairness, a higher degree of justification is required. The sorts of tests which should be met include:

- The significance of the building must be beyond reasonable doubt. There should be little doubt that the significance of the building/place will stand the scrutiny of a Panel.
- The building will be of some degree of rarity and not well represented in council's planning scheme. For example, a request involving an isolated late 19th century timber dwelling might not be supported where numerous examples exist within existing Heritage Overlays for the municipality.
- The building must be of such significance that council or VCAT would be likely to refuse a planning permit to demolish the building. There is little point in pursuing an interim Heritage Overlay if it is highly likely that a planning permit will issue for demolition.
- The significance of the building is such that its importance would be widely understood and acknowledged by council and the community.

The council must also demonstrate a commitment and sense of urgency and be willing to expedite a planning scheme amendment to introduce a permanent Heritage Overlay. The purpose of this is to balance the need for heritage protection with the requirement to afford natural justice to the owner of the property by ensuring that an amendment to introduce a permanent Heritage Overlay is prepared and exhibited as soon as possible.

**Other matters**

The following types of requests will not normally be supported:

- a) introducing blanket interim Heritage Overlays that mirror a proposed planning scheme amendment
- b) introducing an interim Heritage Overlay where a planning permit has already been issued for redevelopment of the building or land
- c) introducing an interim Heritage Overlay where consent under the *Building Act 1993* to demolish the building has been given.

If you have any concerns or further enquiries about this approach or would like to provide feedback please contact [REDACTED]

Yours sincerely

**Jane Monk**  
Director, Planning Statutory Services