
CITY OF GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2



THE REPORT

VOLUME 1

**Authentic Heritage Services Pty Ltd
A.B.N. 81 088 389 851**

**David Rowe & Lorraine Huddle
1998-2000**

Greater Geelong Outer Areas Heritage Study Stage 2

VOLUME 1 of 16

THE REPORT

Consultants for the Study:

Authentic Heritage Services Pty Ltd, A.B.N. 81 088 389 851

Directors:

Dr David Rowe B.A. (Arch.), B.Arch (Hons.1), PhD (Arch.), ICOMOS,
ph. 5248 6990, fax. 5248 8970, email: rowe@ah-services.com.au

Ms Lorraine Huddle B.Arch. (Hons.), *Melb.*, ICOMOS,
ph. 5241 6446, fax. 5241 6434, email: huddle@ah-services.com.au

The Consultants and City of Greater Geelong gratefully acknowledge the assistance of Barwon Water in allowing full access and the reproduction of Profis maps throughout this study.

The Heritage Places identified and documented in this study are predominantly privately owned, and therefore it should not be assumed that they are available for inspection. The privacy of the owners of these places should be respected.

TABLE OF CONTENTS

i.	EXECUTIVE SUMMARY	Page v
1.0	INTRODUCTION TO THE STUDY	
1.1	The Study Team	1
1.2	Acknowledgments	1
1.3	Consultants Brief	2
1.4	Timing of the Study	3
1.5	Steering Committee	3
1.6	The Study Area	4
1.7	Terminology	6
2.0	METHODOLOGY	
2.1	Stage 1	7
2.2	Stage 2	8
3.0	SCOPE OF WORKS & ASSESSMENT	
3.1	Environmental History	12
3.2	Heritage Places	14
3.3	Heritage Overlays (Precincts)	23
4.0	CULTURAL SIGNIFICANCE	
4.1	Basis of Assessment Criteria	209
4.2	The ICOMOS Burra Charter	209
4.3	Specific Assessment Criteria Utilised in this Study	211
4.4	Levels of Significance	213
5.0	HERITAGE PROGRAM	
5.1	Policy Basis	214
5.2	Heritage Program Recommendations	214
5.3	Recommendations for Additional Programs outside the Study Brief	220
6.0	BIBLIOGRAPHY	
7.0	APPENDICES	
7.1	The Burra Charter	
7.2	Principal Australian Themes – Australian Heritage Commission	
7.3	Criteria for the Register of the National Estate	
7.4	Time Period & Architectural Style Chart	
7.5	Stylistic Glossary	
7.6	Record Sheet Glossary	
7.7	Protection of Archaeological Places	
7.8	Schedule of Heritage Places Recommended for Inclusion on the Victorian Heritage Register	
7.9	Schedule of Heritage Places Recommended for Inclusion on the National Estate Register	
7.10	Schedule of Heritage Places Recommended for Inclusion on the Victorian Heritage Inventory	
7.11	Schedules of Heritage Places Recommended for Inclusion on the Greater Geelong Planning Scheme: Listed Alphabetically by Suburb, and Alphabetically by Street Address	

VOLUME 2: ENVIRONMENTAL HISTORY

VOLUME 3: RECORD SHEETS OF HERITAGE PLACES

- Anakie - Avalon - Balliang

VOLUME 4: RECORD SHEETS OF HERITAGE PLACES

- Barwon Heads

VOLUME 5: RECORD SHEETS OF HERITAGE PLACES

- Batesford – Bell Park – Bell Post Hill

VOLUME 6: RECORD SHEETS OF HERITAGE PLACES

- Belmont (Streets A – E)

VOLUME 7: RECORD SHEETS OF HERITAGE PLACES

- Belmont (Streets F – M)

VOLUME 8: RECORD SHEETS OF HERITAGE PLACES

- Belmont (Streets O – Ri)

VOLUME 9: RECORD SHEETS OF HERITAGE PLACES

- Belmont (Streets Ro – W)

VOLUME 10: RECORD SHEETS OF HERITAGE PLACES

- Breamlea – Ceres – Connewarre – Corio – Fyansford - Grovedale

VOLUME 11: RECORD SHEETS OF HERITAGE PLACES

- Hamlyn Heights - Highton

VOLUME 12: RECORD SHEETS OF HERITAGE PLACES

- Lara – Lara Lake

VOLUME 13: RECORD SHEETS OF HERITAGE PLACES

- Little River – Lovely Banks – Marshall – Moorabool – Mount Duneed

VOLUME 14: RECORD SHEETS OF HERITAGE PLACES

- Norlane

VOLUME 15: RECORD SHEETS OF HERITAGE PLACES

- North Geelong

VOLUME 16: RECORD SHEETS OF HERITAGE PLACES

- North Shore – Pettavel – Pt Lillias – Pt Wilson – Staughton Vale –
Stonehaven –
Sutherlands Creek – Wandana Heights – Waurin Ponds

i. EXECUTIVE SUMMARY

The Greater Geelong Outer Areas Heritage Study was commissioned in two stages between 1998-2000 by the City of Greater Geelong. The study area covers a significant, vast outer rural region to the north, west and south of central Geelong, together with some significant suburban areas including North Geelong and Belmont. Twenty-two (22) rural townships and centres and 11 suburbs are located within the study area which encompasses the former Shire of Corio, a substantial proportion of the former City of South Barwon and small parts of the former Shires of Bannockburn and Barrabool.

Dr David Rowe and Ms Lorraine Huddle of Authentic Heritage Services Pty Ltd were the principal consultants for both stages of the study. The first stage involved a 35 week program from March to November, 1998, whilst Stage 2 was based on a 13 month program from 15 March, 1999, to 15 April, 2000. The project was funded jointly by the Victorian Department of Infrastructure and the City of Greater Geelong, and managed by a steering committee comprising representatives from the City of Greater Geelong and Heritage Victoria.

The objectives of Stage 1 of the study were to: identify and record all post-contact places of potential cultural significance in the study area; identify and develop potential heritage precincts in the study area; prepare a thematic environmental history of post-contact settlement and development of the study area; and estimate the resources required to fully research, document and assess all post-contact places of potential cultural significance in the study area.

The objectives of Stage 2 of the study were to: rigorously assess and document the identified places of post-contact cultural significance (which largely involved the assessment of those places identified in Stage 1, together with about 430 additional places identified in Stage 2); and to provide recommendations for a heritage conservation program for the study area.

The basis to the preparation, identification and documentation of this study was the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter)* and its Guidelines. Assessment of all heritage places within the study area was in accordance with the Criteria of the Register of the National Estate, as prescribed in the *VPP Practice Note: Applying the Heritage Overlay*. The historic themes used in this project were developed from the Principal Australian Historic Themes of the Australian Heritage Commission.

A total of 1285 potential heritage places were identified through research and fieldwork during Stage 1. These places were documented onto preliminary Record Sheets, and included 110 places already incorporated onto the Greater Geelong Planning Scheme. Stage 2 involved the assessment and documentation of 1313 significant heritage places comprising individual buildings, structures, landscapes, bridges, ruins, memorials, schools and industrial complexes. More substantial Record Sheets (spanning 4 pages) were developed to document all information relating each individual place. Of this total number of places assessed, 1159 previously unidentified heritage places have been recommended for inclusion onto the Greater Geelong Planning Scheme. Of this total, 1 place has been identified as being of

National significance; 11 places of State significance, 87 places of Regional significance, and 1056 places of Local significance. Furthermore, 102 significant individual places have been recommended for nomination on the Register of the National Estate; 11 places have been recommended for nomination on the Victorian Heritage Register, and 74 places have been recommended for inclusion on the Victorian Heritage Inventory.

Included in the total number of 1159 heritage places recommended for Planning Scheme protection are 15 complex heritage places. These are larger sites within the study area and predominantly include industrial, educational and recreational complexes. The owners of these places were invited to become involved in the research and assessment process, and were involved in providing feedback on drafts of the initial documentation and recommendations for each respective complex site.

Other forms of community consultation, including public meetings, talks to interested community groups and organizations, and interviews with individual community members were also an important component of both stages of the study. Detailed information provided by the community relating to the history and development of towns and particular heritage places provided a considerable understanding and appreciation of the significance of areas and places that otherwise may have been overlooked. Furthermore, the cross fertilisation of information and assistance given by individuals and community associations has created an awareness and appreciation of the region's heritage to a wider section of the community.

The study has also identified 11 heritage precincts. All of these heritage areas have been recommended for inclusion on the Greater Geelong Planning Scheme, whilst 2 have been nominated for the Register of the National Estate, and one for the Victorian Heritage Register. Five precincts were developed in Belmont (Kardinia, Mount Pleasant, Wimmera, Evans, and Francis), one in Hamlyn Heights (Hamlyn), one in Norlane (Norman Lane), one in North Geelong (Osborne), one in Fyansford (Fyans) and two in Barwon Heads (Flinders and Golf Links). Each precinct was evaluated according to specific Precinct Evaluation Criteria developed for the project, based on the Criteria of the Register of the National Estate.

The study document is comprised of 16 volumes, with volume 1 being The Report and volume 2 being the Environmental History. Volumes 3 – 16 encompass the Record Sheets of all the individual heritage places identified in the study area. They are arranged in alphabetical order according to suburb location.

☐ SECTION 1

1.0 Introduction

1.0 INTRODUCTION TO THE STUDY

The City of Greater Geelong commissioned Dr David Rowe and Ms Lorraine Huddle of Authentic Heritage Services Pty Ltd, to undertake Stages 1 & 2 of the Greater Geelong Outer Areas Heritage Study. Stage 1 involved a 35 week program, while Stage 2 was carried out over a 52 week period.

1.1 The Study Team

Authentic Heritage Services Pty Ltd

Directors:

- **Dr David Rowe:** Lead Consultant & Coordinator (Stage 1), Project Manager & Coordinator, & Principal Author of this Report (Stage 2)
- **Ms Lorraine Huddle:** Project Manager (Stage 1)

Staff:

- Mrs Cheryl Timbury, Research Assistant;
- Mr Darcy Seller, Research Assistant;
- Ms Kate Andrews, Administrative & Research Assistant;
- Mr Aron Paul, assistant Historian to Lorraine Huddle;
- Ms Elaine Plant, Administrative Assistant;
- Mr Kent Agg, Administrative Assistant;

Subconsultants

- Mr Ian Wynd, Historian (Environmental History);
- Mr Jeremy Smith, Archaeologist;
- Dr Vincent Clark, Archaeologist;

1.2 Acknowledgments

The Consultants sincerely appreciated the assistance, guidance and considerable support shown by the Steering Committee: Mr Kevin Krastins (Chair), Mr Chubb Fadgyas (both City of Greater Geelong) and Ms Anne Cahir (Heritage Victoria). The valuable help of Ms Karen Wyld, Cartographer, City of Greater Geelong, is also appreciated.

The staff of the Geelong Historical Records Centre, and in particular, Mr Norm Houghton (Archivist), together with members of the Geelong Historical Society, Mr Peter Alsop and Mr Bill Morrow, are thanked for their excellent assistance and support.

Dr Miles Lewis of the University of Melbourne; Dr Celestina Sagazio and David Maloney of the National Trust (Melbourne); Randall Bell and Capt. Chris Gordon of the National Trust (Geelong branch); Trevor Edwards and Lynn McKinnes of the Wathaurong Aboriginal Co-operative; Ivar Nelsen of the Department of Natural Resources & Environment; and Steve Brown of Aboriginal Affairs Victoria, are also sincerely thanked for their assistance and information.

The owners, occupiers or staff of the complex heritage places in the study area are especially thanked for their considerable assistance and co-operation: Ford Motor Company, Peter Frick; Barwon Water, Joe Adamski, Paul Northey, Lynn Kuhn and Ian McGlachlan; Geelong Cement Ltd., Ray Gourley, Tony Giuffre; Pilkington Australia, Zoran Kretevisky; Barwon Heads Golf Club, Warwick Nelsen, Hamish MacGowan, Andrew Davis, and Peter Frewin; Barwon Heads Park, Warren Chapman; Belmont Primary School, Rob Lund; Classweave Industries (Julliard Group), Neville Burge, Shlomo Werdiger; TOLL Geelong Port, David Kenwood; Midway Wood Products (former International Harvester site), Paul McKenna; Blue Circle Southern Cement, Peter Shanahan; Pivot Fertilizer, Andrew Haines; M.C. Herd Abbatoirs, Barry Smith; Kardinia International College, John Goodfellow; Geelong Grammar School, L. Hannah and Donald Vary.

The Consultants also appreciated the co-operation of the Geelong and wider community who provided information and contacts about the history of different localities in the study area. In particular, those people who kindly forwarded information or assisted with enquiries about heritage places in the following towns and suburbs are especially thanked. **Balliang:** Merle Caddy, Mr & Mrs Dickman; **Barwon Heads:** Dawn Hyland, Nell Andrew, Dr Bob Gibson, Martin Klabbers, Brian Latter, Len Stephens, Frank Austin, Hamish MacGowan, Warwick Nelson, Peter Frewin, Bill & Barbara Howard, members of the Barwon Heads Association; **Batesford:** Allan Buchter; **Belmont:** Capt. Chris & Kathleen Gordon, Eric Lyons, Jim Duff, Vanessa Palmer; **Ceres:** members of the Ceres Community Association, Bill McCann; **Connewarre:** Cobden Martin, Doug Hocking, Neville Seiffert; **Fyansford:** Derek Beaurepaire; **Grovedale:** Alma Schultz, Maisie Hartwick; **Hamlyn Heights:** Mr Robb and Stuart Pett; **Highton:** Heather Lyons, Margaret Lipson, Mrs Monotti, Vic Roads; **Lara/Lara Lake:** Jack Blair, Jane Bromley, Jack Darcy, Reg Spalding, Jenny Kelynack, Roberta Douglas, Ted Bate, R.S.L. (Lara branch), Fred Bigmore (dec.); **Little River:** Frank Shaw, Vera Spalding, Margaret Graham; **Moorabool:** Alistair & Ellen Hope, Dougall Ramsay; **Mount Duneed:** Lou Lane, One Fire Reconciliation Group; **Norlane:** Joe Nichols, Geoffrey Porter; **North Geelong:** Mrs Wilks; **North Shore:** Mr Elings; **Sutherlands Creek:** Chris Hayden, Mr Rowe, Dianne Hughes, Michaela Holroyd; **Waurin Ponds:** Jean Baum, Jack Harriott, Noel Drayton; members of the Waurin Ponds Mechanics Institute & Free Library.

1.3 Consultants Brief

Stage 1

The City of Greater Geelong commissioned Stage 1 of the Greater Geelong Outer Areas Heritage Study in March 1998. The study was funded jointly by the Victorian Department of Infrastructure (Heritage Victoria) and the City of Greater Geelong. The study area incorporated the former Shire of Corio, a substantial proportion of the former City of South Barwon, and small parts of the former Shires of Bannockburn and Barrabool. The total budget was \$40,000.

The purpose of the study was to provide a comprehensive survey of potential places of post contact cultural significance in those parts of the City of Greater Geelong not previously subjected to such investigation. The objectives of the study were therefore to:

- prepare a thematic environmental history of post-contact settlement and development of the study area;
- identify all post-contact places of potential cultural significance in the study area;
- estimate the resources required to fully research, document and assess the cultural significance of all the places identified in Stage 1.

Stage 2

The City of Greater Geelong commissioned Stage 2 of the Greater Geelong Outer Areas Heritage study in March 1999, to continue the work in the study area identified in Stage 1. It was funded jointly by the City of Greater Geelong and the Department of Infrastructure. The total budget for the project was \$55,000.

The purpose of Stage 2 of the study was to:

- rigorously assess and document the identified places of post-contact cultural significance (which largely involved the assessment of those places identified in Stage 1, together with around 430 additional places identified in Stage 2);
- provide recommendations for a heritage conservation program for the study area;

1.4 Timing of the Study

Stage 1

The consultants were required to commence the study on 15 March, 1998, and complete it by 30 November, 1998.

Stage 2

The consultants were required to commence the study on 15 March 1999 and complete it by 15 March, 2000.

1.5 Steering Committee for the Study

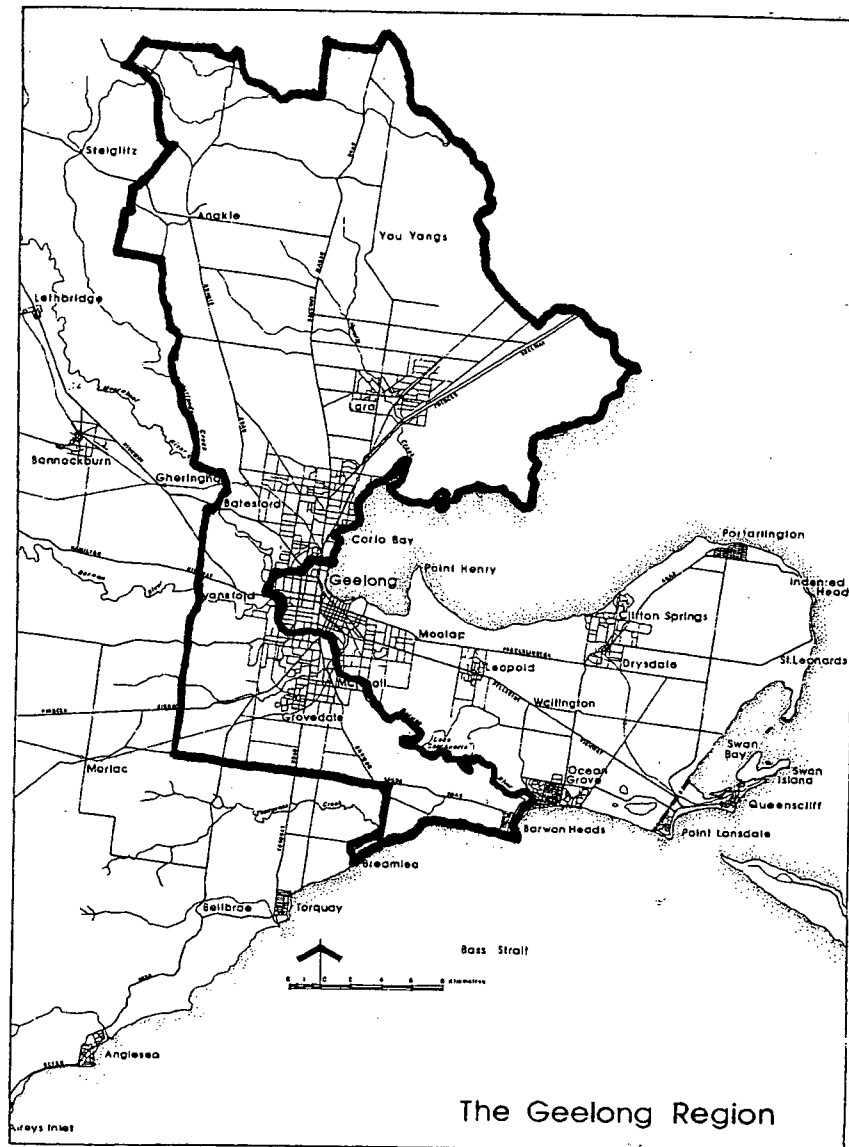
The Consultants reported to a Steering Committee which consisted of:

- two representatives of the City of Greater Geelong City Planning Department: Mr Chubb Fadgyas, Co-ordinator of Strategic Planning, & Mr Kevin Krastins, Heritage Planner;
- one representative of the Victorian Department of Infrastructure (Heritage Victoria): Ms Anne Cahir, Historian.

1.6 The Study Area

The Study Area is comprised of a diverse and complex combination of suburban, rural and seaside locations, with a variety of residential, religious, public and infrastructure buildings and structures, as well as a range of cultural landscapes. The study area includes all of the former Shire of Corio (including the suburbs Norlane, Bell Park, Bell Post Hill, Hamlyn Heights, North Shore, Corio, North Geelong and the townships and centres of Little River, Lara, Anakie, Staughtonvale, Sutherlands Creek, Balliang, Batesford, Lovely Banks, Avalon, Moorabool and Point Wilson), a major proportion of the former City of South Barwon (including the suburbs of Belmont, Highton, Grovedale and Wandana Heights and the townships and centres of Breamlea, Barwon Heads, Connewarre and Marshall), and small parts of the former Shires of Bannockburn and Barrabool (including the townships and centres of Batesford, Fyansford, Stonehaven and Ceres, Mount Duneed, Pettavel and Waurin Ponds respectively). Refer to the map on the following page for the extent of the study area with the City of Greater Geelong's boundaries.

Comprehensive Heritage Studies within the Geelong region have been completed for the former Municipalities of Geelong, Geelong West, Newtown and Bellarine. A publication by Allan Willingham entitled *Geelong Region Historic Buildings and Objects Study*, 3 volumes, Geelong Regional Commission, 1986, identified a number of key sites within the study area that have been included on the Greater Geelong Planning Scheme. In addition to this study, some sites are also included on the Victorian Heritage Register, Victorian Heritage Inventory and Register of the National Estate. No further comprehensive analysis was required of these sites. However, it was agreed by the Steering Committee that a select number of previously-recorded places be further analysed, due to the broader criteria for the assessment of cultural significance now adopted by the Australian Heritage Commission and included in the *VPP Practice Note: Applying the Heritage Overlay*.



Base Map of the Study Area

1.7 Terminology

The terminology of *The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter)* is used throughout this study. Refer to Appendix 7.1 for a copy of the *Burra Charter*. The identification and documentation of potential post-contact places of cultural significance has been interpreted using the definitions provided in the *Burra Charter*. Some of the critical definitions identified in the *Burra Charter* and used in this study are:

- Article 1.1: *Place* means site, area, building or other work, group of buildings or other works together with associated contents and surroundings. Place includes structures, ruins, archaeological sites and landscapes modified by human activity.
- Article 1.2: *Cultural significance* means aesthetic, historic, scientific or social value for past, present or future generations.

☐ **SECTION 2**

2.0 Methodology

2.0 METHODOLOGY

2.1 Stage 1

2.1.1 Milestone One: Preliminary Research

- **Preliminary historical research:** involved reviewing all major relevant documentation relating to the broad context of the study area, to Victoria and Australia, in the form of publications, reports, manuscripts, journals, theses and archival material at the Geelong Historical Records Centre, Geelong Regional Library, and Deakin University.
- **Preliminary architectural research:** involved an examination of the Heritage Registers of the National Estate, Heritage Council of Victoria, National Trust of Victoria, Land Conservation Council and the Greater Geelong Planning Scheme and a review of Allan Willingham's *Geelong Region Historic Buildings and Objects Study*. It also involved a review of major documentary material related to architectural (and other) publications, reports, theses, journals and archival material relevant to the study area, leading towards the development of a bibliography. In addition, historic and contemporary maps of the study area from the Geelong Historical Records Centre, City of Greater Geelong and Deakin University Special Collection were reviewed, copied and studied as a basis for undertaking the field survey of the study area.
- **Preliminary archaeological research:** involved an examination of the Victorian Heritage Inventory at Heritage Victoria.
- **Community consultations:** involved meeting with local community groups and individuals, attaining their interest for the project and gaining their knowledge of certain places and features, and obtaining information about other contacts and documentary sources. Two public information sessions at the Geelong Historical Records Centre and newspaper advertisements were organised as another means of obtaining information and also provided an awareness in the study area of the reasons and aims for the project. Numerous enquiries and discussions with members of the community provided valuable information and leads. Talks were given to the Barwon Heads Association, Waurin Ponds Free Library and Mechanics Institute, and Ceres Community. Some of the community consultations also occurred during the field surveying, when owners of potential places were contacted and/or approached and who provided relevant information and other contacts. Another outcome of the consultative process was the involvement of the Consultants with the early development of an environmental, cultural and historical Interpretive Centre at Barwon Heads, initiated by the Barwon Coast Committee of Management.

2.1.2 Milestone Two: Fieldwork & Development of Environmental History

- **Fieldwork:** All relevant historical and contemporary maps were examined, and were used to organize the study area into manageable and numbered survey areas. A field survey, according to these numbered areas was undertaken, identifying and documenting places and precincts of potential cultural significance. Comprehensive Record Sheets were used to systematically record relevant details about the site: description, cadastral location, brief history, address/location (street name and number and location map because of the rural nature of parts of the study area),

thematic historical context, stylistic character, architectural features, condition, integrity, heritage status (including a potential significance listing) and the type of site. Brief notes (where applicable) and photographs of buildings, relics, gardens, trees, fences, gates, bridges, culverts, fords, monuments, etc. was carried out during this survey and documented on the Record Sheet. The fieldwork also checked and noted (on the Record Sheet) places already recorded on heritage registers.

- **Archaeological Field Survey:** Once the entire study area had been surveyed, the archaeologists were provided with a list of sites to investigate and assess. This list included those sites already included on the Victorian Heritage Inventory, to evaluate whether any warranted inclusion on the Greater Geelong Planning Scheme.
- **Environmental History:** Simultaneously, a draft of the Environmental History was developed. Several meetings were held between Ian Wynd (Historian) and David Rowe (consultant) to tie together the historical analysis with the fieldwork (physical analysis).
- **Potential Heritage Precincts:** 16 potential heritage precincts were identified within the study area.

2.1.3 Milestone Three: Compilation of the Study

- **Environmental History:** Final draft of the Environmental History was completed, upon advice and comments of the project team and steering committee.
- **The Report:** A report about the study was developed and forwarded to the Steering Committee for comment. The Report included recommendations for further work on the potential heritage places and precincts identified in Stage 1.
- **Revision:** Any minor alterations, amendments and additions to the study were carried out after feedback from the steering committee.

2.2 Stage 2

2.2.1 Milestones

The research, documentation and assessment of individual and complex heritage places, together with the heritage precincts, occurred over a 52 week period, structured around 5 milestones. The Consultants reported on their progress, concerns and outcomes of the study at each milestone, with valuable and constructive comments forwarded by the Steering Committee members.

2.2.2 Consultations

A critical and highly valuable component of the study that considerably enhanced its progress and outcomes were consultations between the consultants and the community, and between the consultants and Council officers. These consultations took several forms:

- **Presentations** of the development and potential outcomes of the study to interest groups including the Geelong Historical Society and the Geelong branch of the National Trust. These presentations continued the community consultative talks carried out in Stage 1, and provided a greater awareness of the study in the community;

- **Interviews** (in person or by phone) with interested and knowledgeable individuals about the history and development of particular parts of the study area (including Lara, Lara Lake, Little River, Moorabool, Barwon Heads, Norlane). In most cases, these interviews ensured a greater degree of accuracy with historical and cultural research, and in some cases they helped streamline the research process;
- **Site visits, meetings and follow-up communications** with the owners/occupants of complex places (see Section following for further details);
- **Regular communication with Council Officers** assisted in the effective development of the study;

2.2.3 Individual Heritage Places Researched, Assessed & Documented

This aspect of the study involved:

- **Further development of the Record Sheets** to record all necessary information and assessments. Each Record Sheet encompasses four pages of administrative (page one), technical (page two), contextual (page three) and significance (page four) information. The format and content of the Record Sheet was approved by the Steering Committee at the beginning of Stage 2;
- **Documentary Research:** The references provided on the Record Sheets for Stage 1, together with historical maps and/or plans, rate books, directories, local historical manuscripts and notes, and historical photographs, were researched and tabulated onto research datasheets and/or compiled as part of individual research packages for each heritage place. The oral history material simultaneously collected from the additional interviews was added to the respective research packages.
- **Documentation & Assessment:** The descriptions, histories, comparative lists and statements of cultural significance for each individual heritage place were then carried out. Importantly, the statements of cultural significance were developed according to the ICOMOS Burra Charter and the criteria of the Register of the National Estate as prescribed in *VPP Practice Note: Applying the Heritage Overlay*. See Section 4 for the Assessment Criteria.
- **Additional fieldwork:** was carried out on individual heritage places in parts of Norlane and Belmont. Together with the physical evidence, historical documentation indicated their worthiness for inclusion onto the Greater Geelong Planning Scheme. Further fieldwork was also undertaken by the archaeologist, having been provided a list of sites by Authentic Heritage Services Pty Ltd. This list was prioritized according to the available budget.

2.2.4 Complex Places

Complex places identified in Stage one were those large sites, often characterised by several buildings and/or a significant landscape. In most cases, these places are owned by large companies, or substantial educational or private institutions (see Section 3.2.2 for a breakdown of the complex places in the study area). While these places were documented in the same way as typical individual sites, their assessment was carried out according to the following:

- **Site visit & meeting with owner/occupant:** From the outset, the owners and occupants of these sites were notified about the study and the need for a site visit to be carried out. Most owners were very cooperative, and provided tours and allowed (on average) 3 hours site work. During these visits, the owners were given further details about the study and the likely impacts on their particular place. The owners often forwarded historical material, publications and plans to assist in the assessment of those aspects of the place that were found to be significant. In this way, the particular important components of each place could be broadly identified, clarifying those areas of significance. Where possible, site plans of each complex place were provided with the Records Sheets.
- **Draft of Record Sheets forwarded to owners:** In all situations where owners had been notified about the study and the need to visit their heritage place, drafts of the Record Sheets pertaining to their place were forwarded to them for comment, irrespective of the degree of cooperation from the owners/occupiers. The draft Record Sheets were also provided to ensure accuracy in the history and description of each place. Upon receipt of comments by the owners to the consultants, further clarification was carried out between the consultants and the owners, or between Council and the owners. In some cases, negotiations were commenced between Council and owners regarding the possible implementation of the study and how they can work with the recommendations of the study with respect to future development.

2.2.5 Heritage Precincts

- **Additional Fieldwork:** During the research and assessment process for the individual heritage places, additional fieldwork was conducted in each of the potential precincts identified in Stage 1. Each potential precinct area was assessed according to the criteria for the Register of the National Estate, in conjunction with the criteria specifically developed for this study (see Section 4). Three main categories were used to determine the significance of these areas, with these categories being: Urban Design, Neighbouring Buildings and Landscaping. Historical maps and plans were also used during the fieldwork process.
- **Writing of Precincts & Development of Policies & Objectives:** After the completion of the research and documentation of all individual heritage places within a precinct area, and the collection and analysis of historical maps and plans, each precinct was developed according to the following headings:
 - History;
 - Key Attributes (Urban Design, Neighbouring Buildings & Landscaping);
 - Statement of Significance;
 - Characteristics;
 - Policy Basis (in context of the Greater Geelong Planning Scheme);
 - Objectives of Policy;
 - Policies;
- **Norman Lane Precinct:** because almost all of the vast number of individual heritage places that comprise this precinct were of a limited specific type of house imported from Europe or constructed by Holmsglen, the historical research and descriptions relating to these places were developed in the precinct documentation only. Each individual place was

however documented onto the first (administrative) page of the study Record Sheets.

2.2.6 Review of Environmental History

After the completion of the individual and complex heritage places and precincts, some minor additions were made to the Environmental History.

2.2.7 Development of Explanatory Report & Heritage Program, & Compilation

At the conclusion of the documentation of the individual and complex heritage places and precincts, this report was compiled, with statistical information accurately extrapolated from the database to determine the results of the study. A heritage program has also been developed as a consequence of the research and assessments of the heritage places within the study area over the past two years. This program with specific recommendations forms Section 5 of this report.

☐ **SECTION 3**

3.0 Scope of Works & Assessment

3.0 SCOPE OF WORKS & ASSESSMENT

3.1 Environmental History

The Environmental History component of the study was structured according to themes developed from the Principal Australian Historic Themes of the Australian Heritage Commission (see Appendix 7.2) and references including *Mapping Culture - A Guide for Cultural Economic Development in Communities*, Commonwealth Department of Communication and the Arts, 1995. It was also structured around the extensive historical knowledge of the Consultants, and particularly that of Ian Wynd, who has authored a number of municipal history publications including *So Fine A Country: A History of the Shire of Corio* (1981) for the former Shire of Corio and *Barrabool: Land of the Magpie* (1991) for the former Shire of Barrabool. The historical themes and subthemes utilised throughout the Environmental History and Record Sheets, together with the number of places identified for each are as follows:

THEME	NO. OF PLACES IDENTIFIED
• Early settlement:	
- Exploration	n/a
- Koori contact	3
- Pastoralism	23
- Land Sales	1
- Agriculture	7
- Dwellings	88
- Religious	4
- Inns/Hotels	11
• Townships:	
- the towns	n/a
- the hamlets	n/a
- the suburbs	n/a
- Commercial	21
- Infrastructure	23
- Subdivision	272
• Industry:	
- Extractive	14
- Maritime	2
- Manufacturing	14
• Transport:	
- Shipping	2
- Roads	12
- Railways	14
- Aviation	2
• Urbanisation:	
- Subdivision	4
- Post war migration	364
- Housing	54

• **Community life:**

- Hotels	4
- Education	17
- Churches	49
- Welfare	7
- Recreation	7
- Meeting places	8
- Public lands, parks	14
- Libraries, galleries	1
- Monuments	28
- Homes	649

• **Maritime:**

- Beaches	9
- Wrecks	4
- Harbors/Ports	9
- Fishing	2

• **Tourism:**

- 19th Century	1
- 20th Century	3
- Accommodation	5

• **Landscapes:**

- Coastlines	17
- Industrial	12
- Cultural	18
- Mining	10
- Clearing vegetation	1
- Treelines	3
- Rural	196
- Waterways	18
- Recreational	20
- Vistas, views	11

3.2 Heritage Places

The vast and fragmented nature of the study area has meant that 1159 individual heritage places and 11 heritage precincts have been identified, researched, documented, and recommended for inclusion on the Greater Geelong Planning Scheme. These places have been assessed according to the ICOMOS Burra Charter (Appendix 7.1) and the Criteria of the Register of the National Estate (Appendix 7.3), as prescribed in the *VPP Practice Note: Applying the Heritage Overlay*. The total number of heritage places identified in this study is 1313. This number includes previously identified sites already on the Greater Geelong Planning Scheme or on the Victorian Heritage Inventory. In accordance with the Study Brief, most of these previously-listed places have only been briefly re-evaluated. Three of these places: Kardinia International College, Geelong Grammar School (Corio campus), and Geelong Christian College (Senior campus) have been re-assessed and their statements and levels of significance altered in accordance with the broader criteria now adopted for the assessment of heritage places.

3.2.1 Individual Heritage Places

The following breakdown provides an indication of the number of individual (and complex) heritage places assessed, according to their location and level of significance (see Section 4 for Assessment Criteria):

Location	Total Number of Places	Places of Local Significance	Places of Regional Significance	Places of State Significance	Places of National Significance
Anakie	16	11	5	-	-
Avalon	5	2	3	-	-
Balliang	9	7	2	-	-
Barwon Heads	80	71	8	1	-
Batesford	14	7	5	2	-
Bell Park	4	4	-	-	-
Bell Post Hill	6	3	2	1	-
Belmont	323	305	16	2	-
Breamlea	1	-	1	-	-
Ceres	24	9	9	4	-
Connewarre	17	11	4	-	-
Corio	4	1	1	2	-
Fyansford	26	9	6	10	-
Grovedale	26	25	-	1	-
Hamlyn Heights	60	57	3	-	-
Highton	31	17	14	-	-
Lara & Lara Lake	73	56	6	3	-
Little River	20	14	1	2	-
Lovely Banks	6	5	1	-	-
Marshall	23	15	4	2	-
Moorabool	17	11	4	2	-
Mount Duneed	16	8	4	-	-
Norlane	349	315	-	-	-
North Geelong	99	83	9	5	1
North Shore	14	14	-	-	-
Pettavel	1	-	-	-	-
Point Lillias	5	-	-	-	-
Point Wilson	10	-	-	-	-
Staughton Vale	4	3	1	-	-
Stonehaven	1	1	-	-	-
Sutherlands Creek	5	3	2	-	-
Wandana Heights	1	1	-	-	-
Waurm Ponds	23	10	6	3	-

a. Types of Heritage Places

The types and numbers of heritage places in the study area are:

- Suburban Residential	836	- Maritime	15
- Rural Residential	203	- Landscape	21
- Commercial	15	- Structure	54
- Religious	41	- Archaeological	70
- Industrial	14	- Educational	17
- Agricultural	6	- Medical	3
- Cemeteries/Landscape	7	- Hotel	2
- Monument	31	- Hostel	1
- Memorial/Landscape	14	- Aviation	2
- Structure/Landscape	9	- Public	10

b. Style and/or Composition

The stylistic and/or compositional breakdown of the types of individual heritage places in the study area are provided below. See Appendix 7.4 for details of the time periods for which each place is located (ie. Victorian period, Federation period, etc.). All buildings identified in this study have predominantly been documented according to the stylistic analysis provided in the *City of Greater Geelong Heritage & Design Guidelines*, 1997. However, there are several places (highlighted with an asterisk below) that differ to or are not included in the *Guidelines*. See Appendix 7.5 for a stylistic glossary of these places.

The figures below clearly indicate the diverse nature of the study area in terms of architecture (style and building type), infrastructure (churches, halls, bridges), and cultural landscapes (ruins, complex industrial sites, quarries, parks, reserves, cemeteries, treelines) developed between 1850 and 1960. These results also indicate that the study area is not neatly characterised by any one particular architectural, cultural or social development. These results have in part been brought about by the bureaucratic boundaries of the study area, as well as the idiosyncratic geographical, cultural, and socio-economic conditions of each town and suburb.

Style or Type	Suburban	Rural	Industrial
Victorian	32	27	4
Victorian Italianate	10	9	-
Victorian Georgian	-	4	-
Victorian Picturesque	2	3	-
Victorian Eclectic	-	7	-
Transitional Victorian/Federation	7	-	-
Victorian vernacular	9	49	-
Edwardian	58	29	-
Federation	23	24	-
Late Federation Boat Shed	-	4	-
Federation vernacular	1	3	-
Transitional Federation/interwar Bungalow	7	2	-
Interwar Californian Bungalow	264	24	-
Interwar Bungalow	313	18	-
Interwar vernacular	1	3	-
Interwar Old English	2	-	-
Interwar Stripped Classical	-	-	3
Interwar Georgian Revival	-	-	1
Interwar Modern/Functionalist	-	-	1
20 th Century Industrial	-	-	2
Postwar Functionalist	2	-	-
Postwar Old English	3	-	-
Churches/Church buildings	27	10	-
Bridges	4	8	-
Recreational Buildings	5	8	-
Monuments	4	6	-
Water basins & valve houses	11	1	-
Culverts	2	-	-
Water Tanks (above ground)	1	1	-
Relics/ruins	5	79	-
Quarries	-	9	-
Anchors	-	2	-
Parks & reserves	21	6	-
Tree lines	1	1	-
Cemeteries	2	5	-
Dry Stone Fences	-	6	-

c. Suburban Areas

It is not surprising that the bulk of heritage places in the suburban areas of the heritage study are residential sites. However, the following also provides an indication of the type of infrastructure sites such as churches, shops and other structures (bridges, etc.) that form an important part of the heritage and cultural fabric of each area:

Location	Suburban Residential	Churches/ Religious Buildings	Commercial Buildings	Structures (Bridges, etc.)	Monuments (Memorial gates, obelisks)	Landscapes (Parks, cemeteries, etc.)
Bell Park	-	4	-	-	-	-
Bell Post Hill	2	-	-	3	-	1
Belmont	304	2	2	3	3	3
Corio	1	-	-	-	1	1
Grovedale	17	4	1	-	1	2
Hamlyn Heights	52	4	2	2	-	-
Highton	18	3	-	3	2	5
Norlane	346	2	1	-	-	-
North Geelong	77	3	3	2	4	4
North Shore	11	1	1	-	-	-
Wandana Heights	-	-	-	1	-	1

d. Rural Areas

The study area is also identified by large rural areas. The townships are characterised by houses, homesteads, agricultural buildings, churches, schools, war memorials, cemeteries, bridges and parks. They have strong historical links to Geelong region's formative years, yet the insubstantial nature of these towns has meant that infrastructure buildings such as banks and post offices are no longer extant or never existed.

The vast rural areas also account for other, less typical places. The broad scope of places identified in the study is evident in the dry stone fences, underground water tanks and cottage ruins that are scattered throughout the former Corio Shire (and to a lesser extent in the former City of South Barwon).

The outer regions of the study area have also played a significant role in providing the infrastructure for central Geelong from 1866 to the present day. At Anakie, Bell Post Hill, Lovely Banks, and Montpellier, the water basins, valve houses and other outbuildings and structures of Barwon Water (formerly Geelong Waterworks and Sewerage Trust) have been identified and documented. Together with the early twentieth century sewerage ventilation stack at Black Rock, the recording of these places further highlights the complex nature of the study area.

The numbers of the majority types of the individual places for each rural location are provided below. All of the archaeological sites however, may not necessarily be recommended for inclusion on the Greater Geelong Planning Scheme:

Location	Rural Residential	Churches/ Religious Buildings	Structures (farm bldgs, stone fences, bridges, etc.)	Archaeological (relics, ruins, quarries, etc.)	Landscapes (Parks, stone fences, cemeteries, etc.)
Anakie	10	3	-	-	-
1	-	-	1	1	1
Balliang	7	-	2	-	-
Barwon Heads	58	3	5	2	7
Batesford	9	2	1	-	1
Ceres	11	2	2	5	4
Connewarre	12	-	1	1	2
Fyansford	10	-	2	4	4
Lara & Lara Lake	37	4	6	13	6
Little River	6	1	2	10	1
Lovely Banks	2	2	1	-	-
Marshall	12	-	2	4	1
Moorabool	7	-	5	3	-
Mount Duneed	9	-	1	4	2
Pettavel	-	-	-	1	-
Point Lillias	-	-	-	5	-
Point Wilson	-	-	-	10	-
Staughton Vale	3	-	-	-	1
Stonehaven	-	-	1	-	-
Sutherlands Creek	2	-	1	1	3
Waurn Ponds	8	1	7	5	4

e. Industrial Places

Industrial sites have made a substantial contribution to the historical and socio-economic development in the study area, particularly the large interwar complexes in the North Geelong-North Shore area. There also exist legacies of the successful industrial enterprises of the nineteenth century in areas including Fyansford and Marshall. The 19th and 20th century industrial places assessed and documented in this study are:

- Ford Motor Company, North Geelong;
- Classweave Industries, North Geelong;
- Geelong Cement complex & quarry, Fyansford / Batesford;
- Former Corio Distillery (Cheetham Salt Pty Ltd), Corio;
- Pilkington Australia, North Geelong;
- Cheetham Salt Pty Works, Avalon;
- Barwon Paper Mill complex, Fyansford;
- Railway Signal Stations, North Geelong;
- Lara Lime Company, Lara;
- Australian Tannery ruins, Marshall (industrial/archaeological);
- Barwonside Tannery ruins, Marshall (industrial/archaeological);

f. Cultural Heritage Landscapes

The study area includes several substantial and significant cultural heritage landscapes. Apart from the rural landscapes characterised by agricultural lands with homesteads and other outbuildings, relics/ruins or dry stone fences, there are some important cultural landscapes. These places are comprised of cemeteries, public parks, reserves, post-contact aboriginal reserves, industrial sites, substantial school grounds, treelines and sporting sites.

The Department of Natural Resources & Environment was consulted about the cultural landscapes identified in the study. Not only have these consultations kept the Department abreast of those significant places within their jurisdiction, the Department has also provided helpful assistance. The significant cultural heritage landscapes separately identified within the study area are:

- Mount Duneed Cemetery, Mount Duneed;
- Rothwell Cemetery, Rothwell;
- Sutherlands Creek Cemetery, Sutherlands Creek;
- Grovedale Public Cemetery, Grovedale;
- Barrabool Hills Cemetery, Highton;
- Belmont Common, Belmont;
- Avenue of Honour (Trees), Lara;
- Barwon Head Golf Course;
- St Helens Park, North Geelong;
- Osborne Park, North Geelong;
- Belmont Heights Neighbourhood Park, Belmont;
- Moorpanyal Park, North Shore;
- Pettit Park, Bell Post Hill;
- Geelong Cement Limestone Quarry & Transport system, Fyansford;
- Geelong Cement Processing Plant, Fyansford;
- Peter McCann Memorial Grove, Fyansford;
- Avenue of Honour (Trees), Wauran Ponds;
- Reserve & Memorial Gates, Ceres;
- Geelong Grammar School grounds, Corio;
- Geelong Christian College (junior campus), Belmont;
- Austin Park, Lara
- Stewarts Reserve, Mount Duneed;
- Former Duneed Aboriginal Reserve, Wauran Ponds;
- Play park (former Church site), Marshall;
- Former Primitive Methodist Cemetery, Lara;
- Neil's Acre Memorial, Barwon Heads;
- Barwon Heads Park & Frank Ellis Reserve, Barwon Heads;
- Yollinko Park, Highton;
- Montpellier Park & Ruins, Highton;
- Highton Reserve, Highton;
- Grovedale Recreation Reserve, Grovedale;
- Ripley Bridge & Weir, Balliang;

There were also a number of other landscapes identified during the fieldwork analysis of this study. However, these particular landscapes fall outside the scope of the brief and are listed for future assessment in Section 5.

g. Archaeological Sites

Within the study area, archaeological sites constitute 4% of the total number of heritage places assessed and recommended for heritage protection. The number of archaeological sites identified and assessed for each locality within the study area is given in Section 3.2.1/d.

Because of resource limitations, not all archaeological sites were assessed by Mr Jeremy Smith and Dr Vincent Clark, archaeologists. Nevertheless, all additional archaeological site have been documented and recommended for inclusion on the Victorian Heritage Inventory, in accordance with the Victoria Heritage Act 1995, sections 131 & 132.

Not all archaeological sites identified in the study area have been recommended for inclusion on the Greater Geelong Planning Scheme. Those sites recommended for the Planning Scheme have been documented onto Record Sheets, like all other heritage places in the study area. Additional evaluations of these places (where archaeologists were involved) were carried out by Authentic Heritage Services Pty Ltd. These evaluations were to ensure that these sites met the Criteria for the Register of the National Estate.

Whilst the above archaeological sites have been recommended for inclusion onto the Victorian Heritage Inventory and/or the Greater Geelong Planning Scheme, this recommendation does not negate the need to follow up any enquiries with Heritage Victoria. These heritage places may not necessarily be prevented from future development and Council must liaise with Heritage Victoria in relation to any enquiry about any or other archaeological sites. Refer to Appendix 7.7 for further details.

3.2.2 Complex Heritage Places

Included in the total number of 1313 individual heritage places identified and documented in this heritage study are 15 complex heritage places. The methodology used to research and assess these sites is provided in Section 3.

The outcomes of the methodology (whereby owners were invited to become involved in the research and assessment processes) proved most successful in the majority of cases. Not only did the historical materials and/or plans provided by these owners help streamline the documentation process, but enabled a greater degree of accurate assessment. Furthermore, because most of the owners of these places were fully informed and involved in these processes, they appeared more likely to acknowledge the value of the study and work with any potential impacts on their place

The results of these research and assessment processes for complex places are as follows:

Complex Heritage Place	Owner Notified	Owner/Occupier Involved & Receptive to the Site Investigation & Assessment Process	Comments Received from Owner	Level of Significance Recommended
Ford Motor Company, North Geelong	Yes	Yes	Yes	National
Barwon Heads Park & Structures, Barwon Heads	Yes	Yes	Yes	Regional
Geelong Christian College, Junior Campus, Belmont	Yes	No	No	State
Geelong Christian College, Senior Campus, Highton	Yes	N/a	No	Regional
Barwon Heads Golf Club, Barwon Heads	Yes	Yes	Yes	State
Geelong Cement Works, Fyansford	Yes	Yes	Yes	Regional
Classweave Industries, North Geelong	Yes	Yes	Yes	State
Pilkington Australia, North Geelong	Yes	Yes	Yes	State
Geelong Grammar School, Corio	Yes	Yes	N/A	State
Kardinia International College, Bell Post Hill	Yes	Yes	N/A	Regional
Former Corio Distillery (Cheetham Pty Ltd), Corio	Yes	No	No	Regional
Belmont Primary School, Belmont	Yes	Yes	No	Regional
Highton Primary School, Highton	No	N/a	N/a	Local
Barwon Water Basins, Lovely Banks	Yes	Yes	Yes	Regional
Barwon Water Montpelier Basins, Highton	Yes	Yes	Yes	Local

Additional assessments on Record Sheets of the Geelong Grammar School complex (parts of the school are already incorporated on the Planning Scheme) have been included in this study. Negotiations are currently in hand for further detailed heritage assessments to be carried out on this place. This work will address the whole school site (and all of its buildings, structures, monuments, landscapes and other features), possibly as a precinct.

Not all complex places identified in Stage 1 were further developed and recommended for inclusion any of the heritage registers or Greater Geelong Planning Scheme in Stage 2. Assessments of the physical fabric of these places during the site visit, or historical evidence, indicated that these particular places were not worthy of protection at this stage. However, further research and more detailed analysis of these complex places may reveal their cultural significance in the future. The limited time and resources of the study did not allow for exhaustive analyses of any of the complex places, but broad overviews in order to make basic, informed assessments. As a consequence, it has been recommended as a high priority in most cases where complex places have been listed, that a Conservation Management Plan be undertaken. These plans should be carried out when a major development of the site is proposed, and is to be used as a trigger mechanism for planners in the development approval process. The intention of this recommendation is to provide further clarity and assistance to owners, Council, and other Heritage Agencies about the significant fabric of each place; to help make informed decisions about the future development of each place; as well as streamline planning processes.

Those complex places initially identified in Stage 1, but proved unworthy for inclusion on the Planning Scheme at this stage are:

Potential Complex Heritage Place (Stage 1)	Owner Notified	Owner/Occupier Involved & Receptive to the Site Investigation & Assessment Process	Historical Material Used in assessment process	Site Visit Carried Out
Shell Co. of Australia, Corio	Yes	Yes	Yes	No
F.T. Gatic (formerly International Harvester), North Shore	Yes	Yes	Yes	Yes
Pivot Fertilizer Co., North Shore	Yes	Yes	Yes	Yes
Vic Grain Terminals, North Geelong	Yes	No	Yes	No
MC Herd Abbatoirs, Lovely Banks	Yes	Yes	No	Yes
Blue Circle Southern Cement, Waurin Ponds	Yes	Yes	No	Yes
Australian House Museum, Deakin University, Waurin Ponds	Yes	N/A	Yes	Yes

3.3 Heritage Overlays (Precincts)

The 11 heritage precincts developed in this study are largely comprised of suburban areas. However, some rural, semi-rural and cultural landscape precincts also contribute to this total. A list of the precincts is as follows:

- Kardinia, Belmont;
- Mount Pleasant, Belmont;
- Evans, Belmont;
- Wimmera, Belmont;
- Francis, Belmont;
- Hamlyn, Hamlyn Heights;
- Flinders, Barwon Heads;
- Golf Links, Barwon Heads;
- Osborne, North Geelong;
- Norman Lane, Norlane;
- Fyans, Fyansford;

Five of the potential heritage precincts identified in Stage 1 have not been developed into recommended heritage areas. Further analysis was carried out in each of these areas, and the reasons for their exclusion as heritage precincts are given below. Some of these particular areas are recommended for additional programs outside the heritage study brief (see Section 5).

- **Potential Fisher precinct, Ceres:** was seriously considered as a heritage precinct. However, the integrity of the place as a whole has recently been severely compromised by several substantial, highly inappropriate large, brick, two storey houses. These buildings do not conform to the scale, setbacks and forms of the significant places within the Ceres township, with their modest, single storey, unpainted sandstone character.
- **Potential Bell Post Hill precinct, Bell Post Hill:** the landscape characteristics in the area were found to override the heritage qualities, and so a Landscape Overlay would provide more appropriate controls on this significant area. See Section 5 for further details.
- **Potential Limeburners precinct, Corio/Avalon:** the landscape characteristics in the area were found to override the heritage qualities, and so a Landscape Overlay would provide more appropriate controls for this significant area. See Section 5 for further details.
- **Potential Industrial Executive precinct, Norlane:** Further investigation revealed that the density of historic places and lack of consistent street views, fencing, street features, etc is insufficient to meet the established criteria for a precinct and there is insufficient historical evidence to list the buildings separately on the planning scheme if not within a precinct.
- **Potential Hope precinct, Batesford:** the landscape characteristics in the area were found to override the heritage qualities, and so a Landscape Overlay would provide more appropriate controls on this significant area. See Section 5 for further details.

- **Flinders Precinct, Barwon Heads:** The initial size of the Flinders Precinct was also considerably reduced after further research and fieldwork. The areas immediately outside the present Flinders Precinct boundary do not consist of a reasonable density of individual heritage places. However, the predominantly small scale, single storey nature of these buildings, together with the important landscape characteristics in these areas, may be more appropriately retained and protected by other Overlays. See Section 5 for further details.

3.3.1 Precinct Evaluation Criteria

The evaluation criteria developed and utilized in this Heritage Study have been established according to the Heritage Criteria of the Register of the National Estate, as prescribed in the *VPP Practice Note: Applying the Heritage Overlay*. The Criteria below was adopted for all precincts in this study, with particular emphasis being placed on those features and qualities that contributed to the overall heritage and visual character of each particular area. For example, the landscape qualities – in conjunction with the architectural qualities of the individual houses – are of particular significance at Barwon Heads, while the single storey, weatherboard, interwar Californian Bungalow characteristics of the houses in the Hamlyn precinct and Belmont precincts are of the most significance.

The establishment of the boundaries of each of the precincts listed in the following section was dependent upon: important visual connections of particular heritage places within the precinct and the potential impact of these visual connections with other buildings, landscapes, urban foci and views. In conjunction with the Assessment Criteria of the Register of the National Estate, the following was adopted:

a. Neighbouring Buildings

- Building use, ie. residential, commercial
- Building type, ie. detached, semi-detached
- Number of storeys
- Scale of Buildings
- Roof form & pitch, ie. gabled/hipped/flat & range of pitch
- Architectural style &/or age of buildings
- Building construction/cladding
 - ie. walls
 - horizontal weatherboard
 - brick
 - roofs
 - painted/unpainted galvanised corrugated iron
 - terra cotta tile, cement tile, etc.
- Eaves characteristics
 - ie. wide or narrow (range)
 - Exposed rafters
- Early chimneys
- Early front door characteristics
 - ie. timber & glazed, four panel timber, etc.
- Appropriate architectural detailing (including verandah detailing)
- Range of front and side setbacks, and access/location of driveway (ie. front – side, rear)
- Height range and type, design & location appropriateness of fences

b. Urban Design

- Historical development
 - Street & allotment pattern and average size/s (where applicable)
 - Significant Urban Focii
 - Significant Views
 - Street characteristics
- ie. early kerbing, early paving, verges, etc.

c. Landscaping

- Treelines
- Public Gardens
- Median Strips
- Nature Strips

3.3.2 Heritage Precincts

A. KARDINIA PRECINCT, BELMONT

1. History (refer to precinct plan & historical subdivision plans at the rear of this section)

This area originally formed part of the "Kardinia" property owned by Dr Alexander Thomson from 1836.¹ He was one of Geelong's earliest pioneers and its first elected Mayor.² His pastoral run initially took in most of the area south of the Barwon to Thomson Creek (near Breamlea).³ The name "Kardinia" derived from the Aboriginal word meaning sunrise.⁴ In 1850 Thomson offered for sale the area between Mount Pleasant and Roslyn Roads in 93 allotments as the township of Belmont.⁵

In 1890 a company was formed to subdivide southern parts of the Kardinia farm into 250 allotments. Directors of the Kardinia Estate Company were W. Sommers, W. Higgins, W.P. Carr, T. Fender, H. Howard, F. Drew, H.P. Douglas, H.F. Richardson (secretary) and F.J. Leary (auditor).⁶ The remaining seventeen acres of the Kardinia farm, including Kardinia House, was purchased by H.F. Richardson.⁷ The first auction took place on 11 October, 1890, however the financial meltdown at the time had a disastrous effect on sales and the Kardinia Estate Company was said to have lost heavily.⁸

Additional attempts to sell the allotments were made during the ensuing years. On 24 October, 1891, the Kardinia Extended Estate - bounded by Mount Pleasant Road, Thomson Street, the rights of way west of Seaview Parade and north of Collins Street and including Collins Street, were for sale.⁹

There were another four extensions to the Kardinia Estate which took in Mount Pleasant Road, Kardinia Street, Riverview Terrace and Seaview Parade.¹⁰ A further advertisement offering various allotments for sale occurred in 1917-18.¹¹ Yet, the First World War was raging at this time and subsequently there was little advance in the area. An additional land sale, known as Belmont, was auctioned on 28 October, 1924.¹² The Belmont subdivision was actually a renaming of the earlier Kardinia Extended Estate of 1891, and the unsold lots of the 1890s were again placed on offer at this time.

The 1920s and 1930s provided a turnaround in the real estate market. Unlike the few blocks that were purchased for building during the war years, substantial sales and building development occurred in the 1920s and 1930s.

- 1 Brownhill & Wynd, *The History of Geelong and Corio Bay With Postscript 1955-1990*, revd. edn., Geelong Advertiser, Geelong, 1990, p.57.
- 2 *ibid.*
- 3 Pescott, *South Barwon 1857-1985*, Neptune Press & the City of South Barwon, Geelong, 1985, 41.
- 4 Brownhill & Wynd, *op.cit.*
- 5 Wynd, 'Environmental History', *City of Greater Geelong Outer Areas Heritage Study*, p.21.
- 6 Pescott, *op.cit.*, p.49.
- 7 *ibid.*
- 8 *ibid.*, pp.49-50.
- 9 Kardinia Extended Estate Subdivision plan, 24 October, 1891, Geelong Historical Records Centre.
- 10 See the City (former Shire) of South Barwon Rate Books, Geelong Historical Records Centre.
- 11 Kardinia Estate advertisement, 1917-18, Geelong Historical Records Centre.
- 12 Belmont Estate Subdivision plan, 28 October, 1924, Geelong Historical Records Centre.

The allotments in this precinct were advertised for their close proximity to newly-constructed tramlines, "perfect drainage", and the unsurpassed view of surrounding country including 'Port Phillip Bay, Barwon Heads, southern ocean and the Barwon River.'¹³ Importantly, these subdivisions were close to Geelong's industries along the Barwon River, but at a reasonable distance from them to ensure the enjoyment of the sloping land and the fresh air.

Unlike the land sales of the late 19th and early 20th centuries (that mainly catered for investors, merchants, retired graziers, and other sections of the upper-middle class), the sales during the interwar years were largely a result of the industrial growth in Newtown, Belmont and along the river at Marshall. A large proportion of the interwar houses were constructed for woolclassers, pin setters, lute tuners, tanners, saddlers, coach painters, mechanics, wire workers, ironmongers and other employees of the woollen, tanning, wool scouring and other works nearby.¹⁴ Other houses were built for (and by) carpenters and builders, plumbers, painters and others associated with the building boom in the Belmont area.¹⁵ And to a lesser degree, some houses were built for teachers, fireman, fruiterers, printers and retired farmers – all of whom could also enjoy the pleasant views at an affordable price.

2. Key Attributes (refer to photographs at the rear of this section)

The following statistical analyses have been accurately developed from the Greater Geelong Outer Areas Heritage Study database, where all details relating to each individually listed place are recorded. This information is provided as Record Sheets in this study.

a. Urban Design

The once grazing land of Alexander Thomson's Kardinia farm is now a built up residential area. The Kardinia Precinct includes Riverview Terrace, Seaview Parade, Kardinia Street, Collins Street, a portion of Sommers Street, east side of Thomson Street, a portion of the west side of Hawthorn Avenue and the north side of Mount Pleasant Road (between Thomson and High Streets).

A significant urban focus in some of these streets, notably Kardinia Street and Riverview Terrace, is Kardinia House. Significant views from various parts of the precinct are to St. Mary's Roman Catholic Church spires in Yarra Street, Geelong; the Barwon River in Belmont, Macintyre Footbridge in Belmont, and the Belmont Common.

The precinct is characterised by an average allotment size of 40 feet by 140 feet, which are arranged in a lineal grid pattern following a north-south axis.

The precinct is also notable for its rear vehicular lane, to the west of the allotments in Seaview Parade, between Mount Pleasant Road and Finlay Grove. The lane is finished with a bitumen surface between Mount Pleasant Road and Collins Street, and as a gravel surface from Collins Street to Finlay Grove. There is a bluestone kerb with a concrete channel on the west side, while the east side has no kerbing.

13 See for example, the Kardinia Estate subdivision advertisements of 1891, 1917-18, and the Belmont Estate Subdivision advertisement of 1924.

14 Information obtained by the Greater Geelong Outer Areas Heritage Study database.

15 Ibid.

In most streets within the precinct, including Riverview Terrace, Seaview Parade, Kardinia Street, Mount Pleasant Road and Collins Street, there are early short span concrete kerbs. In Riverview Terrace, the east side is distinguished for its half concrete kerbs. Early concrete paths are also situated in Kardinia and Collins Streets, Mount Pleasant Road and on the west side of Riverview Terrace. No paths are present on the east side of Seaview Parade and west side of Riverview Terrace. All streets in the precinct have grass nature strips, with early concrete steps situated within the nature strips on the west side of Riverview Terrace, northern end.

b. Neighbouring Buildings

Ninety-seven percent of the significant buildings in the precinct detached, single storey, double fronted, houses constructed between the late nineteenth century and the 1930s. They have pitched gabled and/hipped roofs (with a roof pitch between 25 and 30 degrees). At least 90% of these houses are constructed of horizontal weatherboard wall cladding, while 66% of the houses have galvanised corrugated iron roofs.

The precinct is characterised by a stylistic mix of Victorian (11%), Edwardian (15%), Federation (13%) and interwar Californian Bungalow and interwar Bungalow (60%) houses. Most houses are of a small to medium scale (at least 4 to 6 rooms average, as deduced from the street frontage). Around 65% of the houses have typical front setbacks (of approximately 3 - 5 metres) and side setbacks (of approximately 1 - 2 metres). A predominant number of these houses, notably in Kardinia Street, Riverview Terrace and Seaview Parade, have rear access and so side driveways are not an overriding feature. Garages and carports are primarily located at the rear of the site (some sites in Riverview Terrace and Kardinia Street have rear garages with a frontage to Seaview Parade and Riverview Terrace respectively). The scale, style, setback and access provides an overriding "cosy" character for the area.¹⁶

These houses are predominantly characterised by wide eaves (61%), with 50% of them also having exposed rafters. Early chimneys adorn the rooflines of 56% of the buildings. Around two thirds of the houses have their original front timber and/or glazed doors, with 75% having original timber framed double hung windows and 11% of them having timber framed casement windows.

About 50% of the houses have the appropriate, type, style and height of fence in the appropriate location. They are generally medium in height (approximately 1300mm), allowing views of the gardens and houses.

c. Landscaping

Nature strips are a significant component of each streetscape, with flowering gums forming distinctive treelines in Riverview Terrace, Collins Street and Seaview Parade.

16 A home in this precinct has been labelled "cosy" in the Real Estate section of the Geelong Independent, vol.12, no.40, 17 July, 1998.

3. Statement of Significance

The Kardinia Precinct is *aesthetically and historically* significant at a *Local level* for its interwar Californian Bungalow and interwar Bungalow residential character, and to a lesser degree for its mixture of Victorian, Edwardian and Federation houses. The area has a high proportion of intact, detached, double fronted, single storey houses in good condition, being constructed of horizontal weatherboard wall cladding with galvanised corrugated iron roofs. The area is enhanced by the relatively uniform front and side setbacks, low-medium fences, concrete kerbs and paths and areas of no paths, nature strips (with concrete steps in some nature strips on the western side of Riverview Terrace, northern end), street tree planting, rear lane with bluestone kerb and concrete channel, rear garages and carports, and rear and side driveways. The lineal grid subdivision provides significant views to Kardinia House, Barwon River, Macintyre Footbridge, St. Mary's spires and the Belmont Common. Historically, the area is significant for its residential building boom during the interwar period. It was particularly at this time when the subdivisions of the late 19th century were built upon for the growing middle-working class, employed at the nearby woollen, tanning, wool scouring and other industries along the Barwon River, as well as for retirees, teachers, firemen and other working people who were able to take advantage of the affordability of the area.

4. Characteristics

The Kardinia Precinct is characterised by the following:

- 97% detached, single storey, double fronted houses;
- Strict lineal grid pattern;
- Typical front setbacks (3 - 5 metres), and side setbacks (1 -2 metres), with rear access to garages and carports (also located at the rear);
- Typical front setbacks (3 - 5 metres), and side setbacks (1 -2 metres), with rear access to garages and carports (also located at the rear);
- Small to medium scale houses (at least 4 to 6 rooms as deduced from the street frontage);
- Pitched gabled and/or hipped roof forms (with a roof pitched between 25 and 30 degrees);
- Stylistic mix of Victorian (11%), Edwardian (15%), Federation (13%) and especially interwar Californian Bungalow and interwar Bungalow (60%) houses;
- Consistent use of horizontal weatherboard wall cladding (90%), with only 10% of the houses constructed of brick;
- Predominant use of galvanised corrugated iron roof cladding (66%);
- Predominant use of wide eaves (61%), with 50% also having exposed rafters;
- Over 56% of the houses have original chimneys adorning the rooflines;
- About 75% of the houses have original timber framed, double hung windows, with another 11% of the houses having original timber framed, casement windows;
- At least 61% of the houses have original front timber and/or glazed doors;
- Appropriate stylistic detailing, mainly in timber;
- Nature strips (with concrete steps situated within the nature strips on the western side of Riverview Terrace, north end);
- Tree-lined streetscapes;
- Medium height fences (approximately 1300mm average);

Policy

Clause XX.xx HOXXXX: Kardinia Heritage Area, Belmont.

This policy applies to all that land included on the Heritage Overlay Policy Map 'X' – the area known as the Kardinia Heritage Area.

Policy Basis

This precinct is significant for its interwar Californian Bungalow and interwar Bungalow residential character, and to a lesser degree for its mixture of Victorian, Edwardian and Federation houses. The area is also historically significant for its concentration of owners and/or occupiers who were employees of the nearby woollen, tanning, wool coursing and other industries along the Barwon River, as well as retirees, teachers and firemen and other working people who were able to take advantage of the affordability of the land. The subdivisions from the 1890s and throughout the interwar period promoted the sloping land for its extensive views, proximity to trams and good drainage.

The area has a high retention of housing stock, most of which date from the interwar period and particularly the 1920s, and are of high integrity and in good condition. Typically, the houses are of a modest scale and include the following characteristics: single storey, detached, double fronted building with horizontal weatherboard wall cladding, wide eaves (half with exposed rafters), chimneys adorning the roofline, timber framed double hung windows, timber and/or glazed front doors with sidelights, appropriate detailing and pitched gable and/or hipped roofs clad mainly in galvanized corrugated iron. These houses are located on streets with nature strips (with early concrete steps situated some of the nature strips in Riverview Terrace), early short span concrete kerbing (half kerbing), some with early concrete paths (and others with only a path on one side), with Riverview Terrace, Seaview Parade, and Collins Street also having significant treelines. The houses are situated on an average allotment size of 40 feet by 140 feet, which are arranged in a lineal grid pattern following a north-south axis. The lineal grid subdivision provides significant views to Kardinia House, Barwon River, Macintyre Footbridge, St. Mary's spires and the Belmont Common. The house allotments have regular front and side setbacks, with either rear or side driveways and rear garages and carports.

Objectives

- A) To retain and enhance the streetscape qualities of this area, including the nature strips, concrete steps within the nature strips (west side of Riverview Terrace, north end), early concrete kerbing and paving, street tree planting (in Riverview Terrace, Seaview Parade and Collins Street), and garden settings;
- B) To retain the modest-medium scale residential buildings within the Heritage Overlay Area;
- C) To retain and enhance the intact examples of interwar Californian Bungalow, interwar Bungalow, Victorian, Edwardian and Federation style single storey, double fronted, detached houses and other buildings;
- D) To retain the uniformity of scale throughout the Heritage Overlay Area, including single storey height limit, regular front and side setbacks and side or rear driveways; building separation and subdivision;
- E) To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, which includes detached buildings,

- hipped and/or gable roof forms (with a pitch between 25 and 30 degrees); recessed verandahs, and minimal timber detailing;
- F) To encourage the use of traditional construction materials which includes horizontal weatherboard wall cladding, timber framed windows and non-zincalume sheet metal roofing;
- G) To encourage the use of appropriate fence types, designs and locations;
- H) To encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings;

It is policy that:

1. Preference will be given to building design which:

- Draws on traditional architectural characteristics including detached, single storey, double fronted buildings with hipped and/or gabled roofs, narrow or wide eaves and recessed verandahs, and rectangular windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
- Employs traditional building materials, including horizontal weatherboard wall cladding and timber framed windows, and non-zincalume sheet metal roofing. An alternative to horizontal weatherboard cladding is a smooth render over masonry;
- Enhances the heritage values of this precinct;

2. In carrying out building and works the following will apply:

2.1 Allotment configuration should be retained:

- The front setback should be equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- The side setbacks should be equivalent to neighbouring buildings within the Heritage Overlay Area and have a rear or side driveway;

2.2 Typical building heights, form and massing should be retained:

- Existing and intact culturally significant Victorian, Edwardian, and interwar or postwar Bungalow places should not be demolished;
- Building heights should be single storey only, and comply with the following:
 - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
 - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
 - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;
- New garages and/or carports should be located at the rear of existing and/or infill buildings;
- Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document;

- Fence types, designs and locations should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document;

2.3 Streetscape characteristics should be retained:

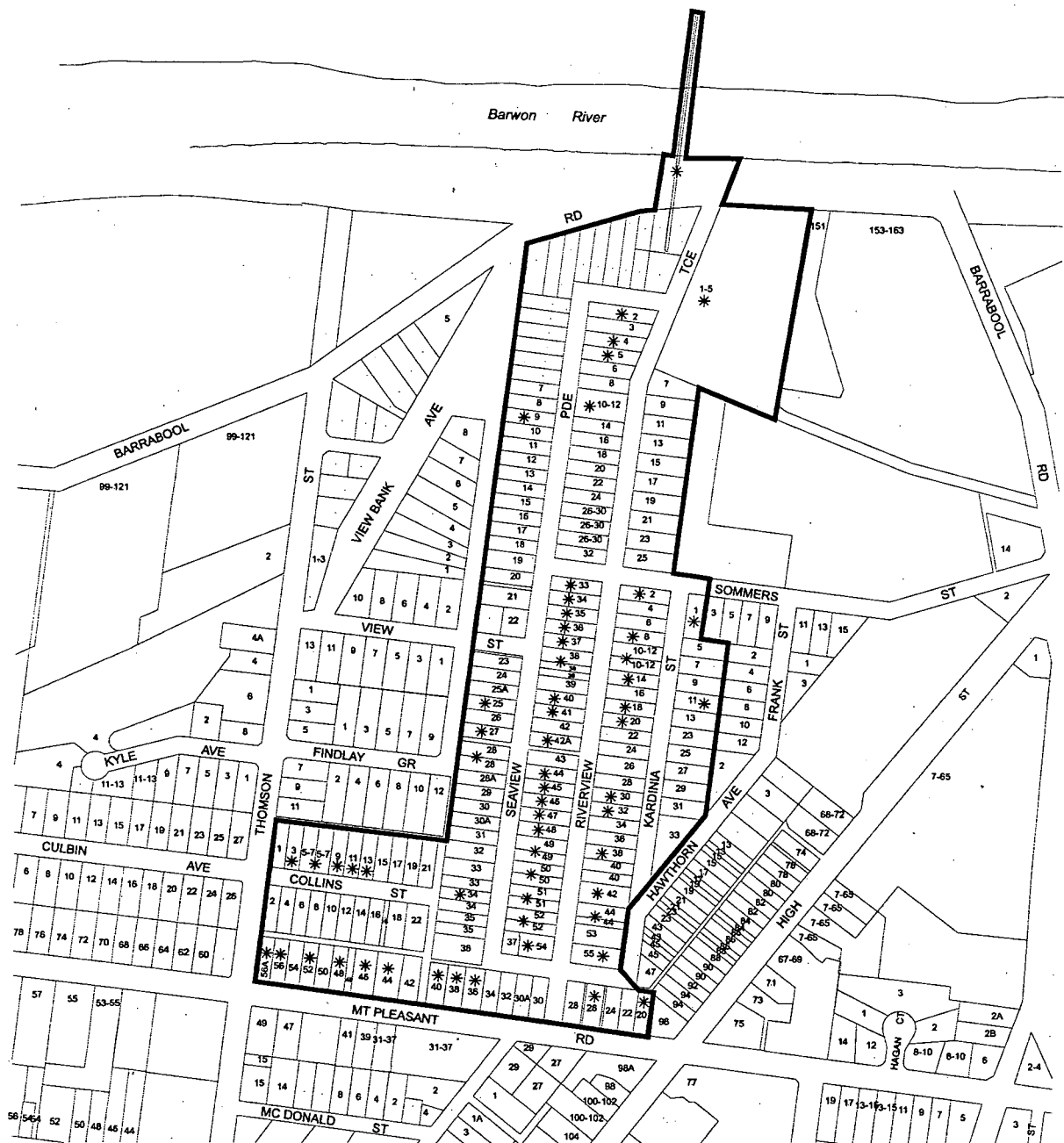
- Existing significant visual connections, from existing thoroughfares and significant buildings, particularly those views of Kardinia House, St. Mary's Roman Catholic Church spires in Yarra Street, Barwon River, Macintyre Footbridge and the Belmont Common, should remain unobstructed;
- When required, street trees should be replaced with the same or an appropriate equivalent species (in Riverview Terrace, Seaview Parade and Collins Street);
- Consideration should be given to reinstating/replanting Cypress trees along the north and south sides of Mount Pleasant Road, west of High Street;
- If required, restoration to concrete kerb and channel, and concrete paths, should be carried out to reflect existing form/s and coloration;
- If required, restoration to bluestone kerb and concrete channel in the rear Lane should be carried out to reflect existing form/s (refer to City of Greater Geelong Policy XX, for guidance on bluestone kerb and channel in heritage overlay areas);

Supporting Documents

- Greater Geelong Outer Areas Heritage Study
- City of Greater Geelong Heritage and Design Guidelines, 1997.

CITY OF GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2

KARDINIA HERITAGE AREA BELMONT



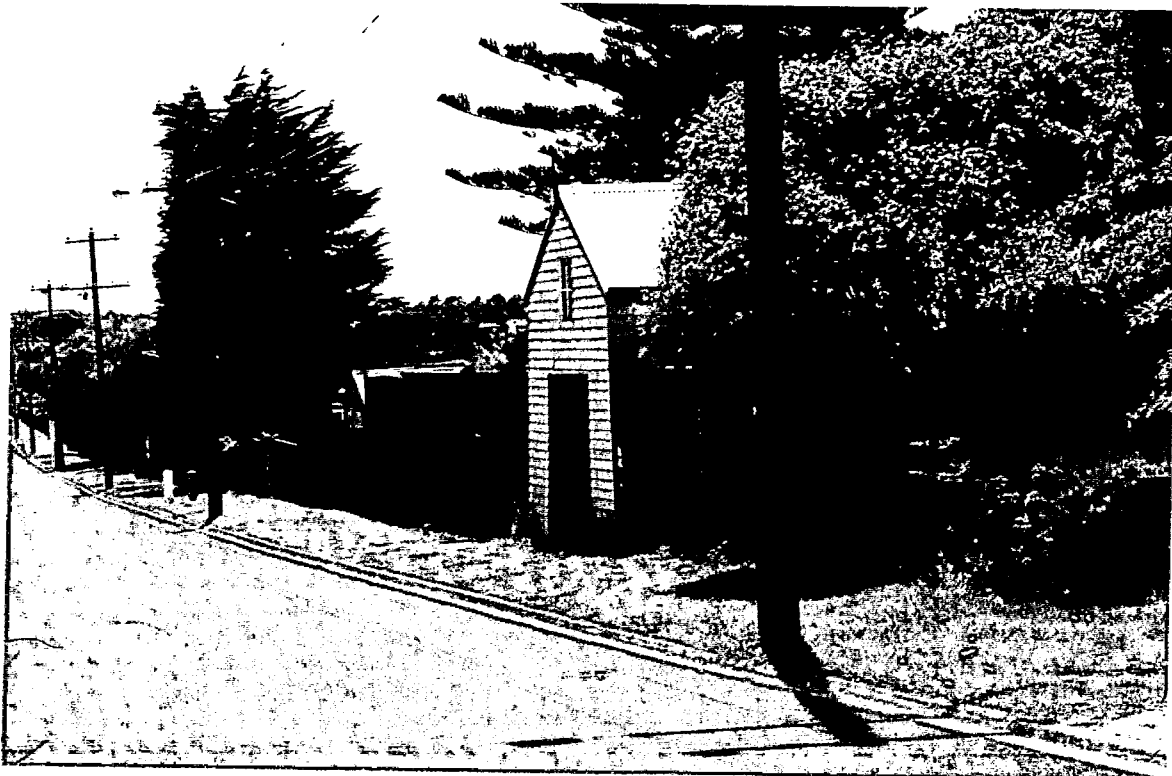
* INDIVIDUAL HERITAGE PLACE





KARDINIA PRECINCT, Belmont

Riverview Terrace, showing typical single storey, horizontal weatherboard and galvanised corrugated iron interwar Californian Bungalow. Other bungalows of similar style, materials, scale and setback form a distinctive streetscape beyond the treeline. Also note the concrete kerbs and paths on this (west) side of the street.



KARDINIA PRECINCT, Belmont

Riverview Terrace, east side, south end. This end of the street provides rear access for the properties fronting onto Kardinia Street. There is at least one early outbuilding, as viewed in the foreground. Also note the half-kerbing and lack of concrete paths.



KARDINIA PRECINCT, BELMONT

Collins Street, east end, view west.

A thoroughfare distinguished for its significant treeline and single storey interwar Bungalow houses.



KARDINIA PRECINCT, Belmont

Side lane off Mt Pleasant Road and Collins Street. Note the early bluestone kerb on the west side of the lane, and the gravel verge on the east side.



KARDINIA PRECINCT, BELMONT

Kardinia Street, south end, view north.

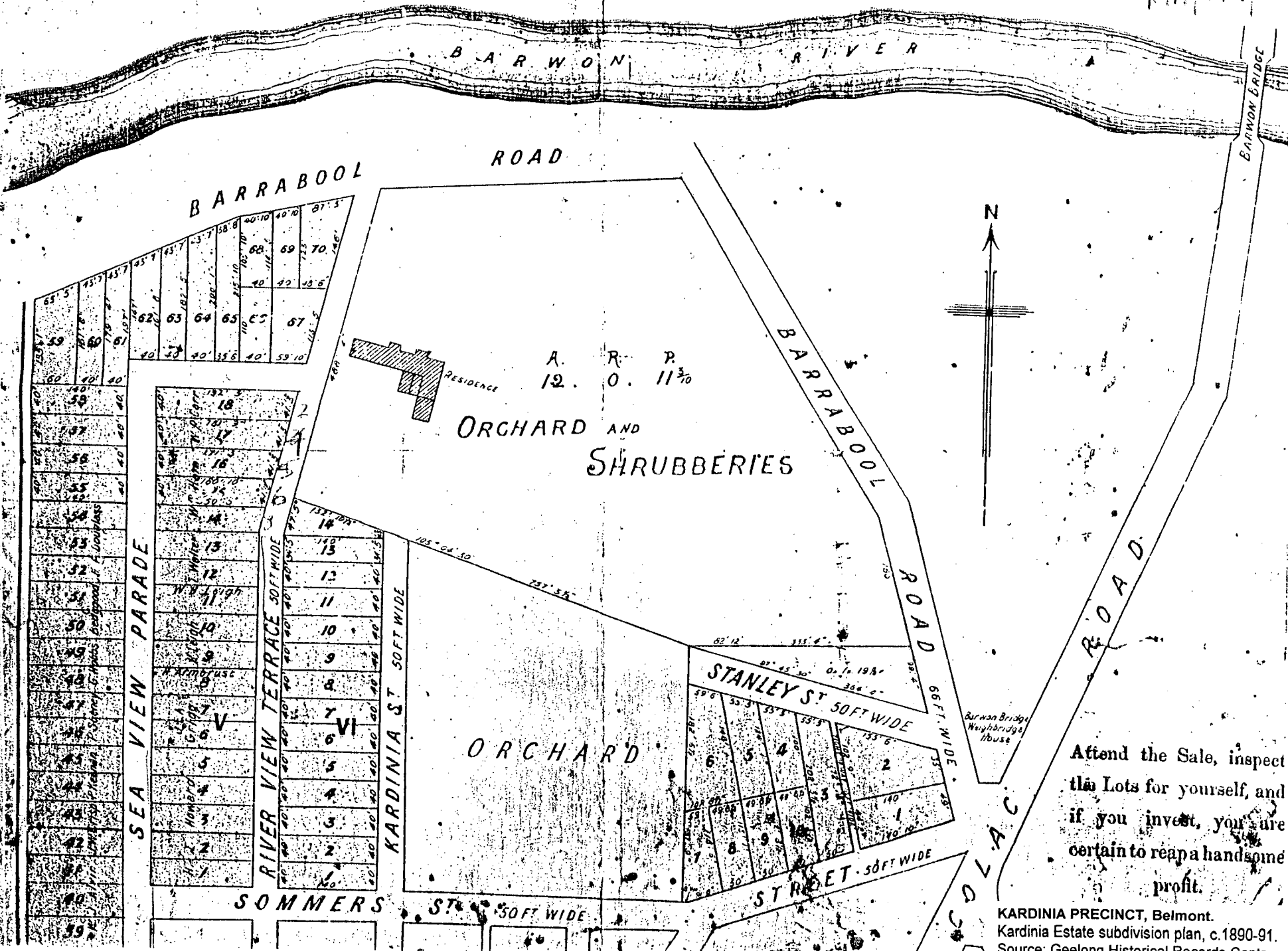
This end of the street provides a significant view of Kardinia House.



KARDINIA PRECINCT, Belmont

Seaview Parade, north end, view south. This end of the street is notable for its treeline.

Plans received from the Directors of the Kardinia Estate Co., Limited, to Sell as above

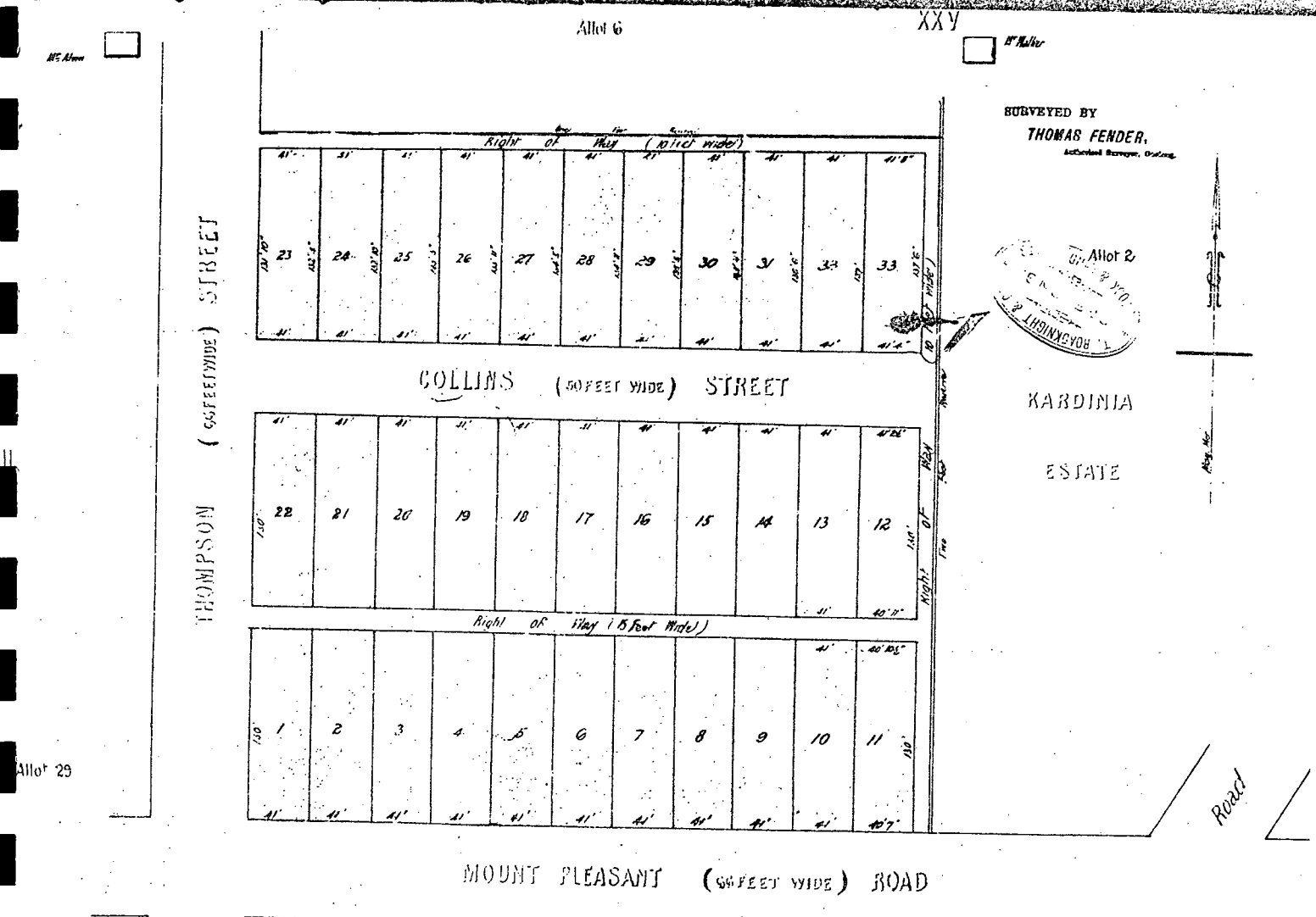


Attend the Sale, inspect the Lots for yourself, and if you invest, you are certain to reap a handsome profit.

KARDINIA PRECINCT, Belmont.
Kardinia Estate subdivision plan, c.1890-91.
Source: Geelong Historical Records Centre.



SATURDAY, OCTOBER 24th, 1891.
At 2.30 p.m., on the Ground.



KARDINIA PRECINCT, Belmont.
Kardinia Estate subdivision plan, 24 Oct., 1891.
Source: Geelong Historical Records Centre.

G. E. Ecker, 21/10/91.
Geelong.

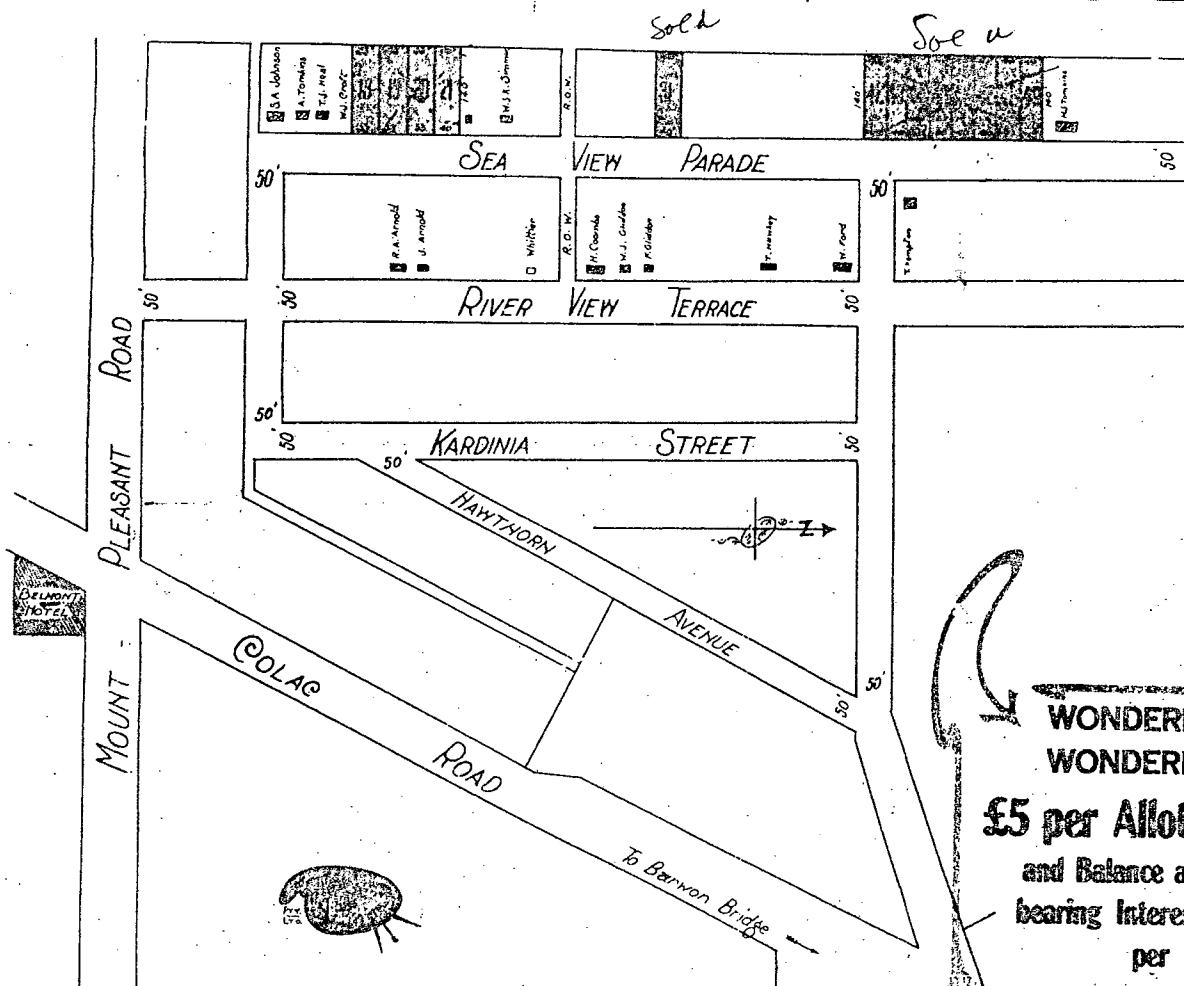
SATURDAY, 15th December,

ON THE LAND,

SEA VIEW PARADE (Part of KARDINIA ESTATE, BELMONT),

AT 2.30 P.M.

For Sale BY Public Auction



Fine Eastern Views.
High Position.
Electric Light.
Splendid Drainage.
Metalled & Channelled Roads.

WONDERFUL TERMS.
WONDERFUL TERMS.

£5 per Allotment Deposit,
and Balance at £1 per month,
bearing Interest at 6 per cent.
per annum.

NORMAN BELCHER & CO., Auctioneer, 111 Ryrie St.

Will Sell by Public Auction, Under Instructions from WILLIE HIRST, Esq. (as Trustee of the Estate of the late Godfrey Hirst), and also under Instructions from T. J. MOTEN Esq.

TITLES CERTIFICATES.

KARDINIA PRECINCT, Belmont.
Kardinia Estate subdivision plan, 15 Dec., 1891?
Source: Geelong Historical Records Centre.

K 17

"The Exchange" Board Room.

TUESDAY, June 7th,

At 2.30 p.m.

Executors' Sale.

22 **SPLENDID** 22
BUILDING SITES

"KARDINIA" ESTATE,
BELMONT.

Frontages to Colac Road, Seaview Parade,
Riverview Terrace and Kardinia Street.

*First-Class opportunity to obtain Cheap
Allotments in the fast improving Suburb of
Belmont, about one-and-a-half miles from the
centre of Geelong.*

FINE VIEW. HEALTHY LOCALITY.

H. F. Richardson

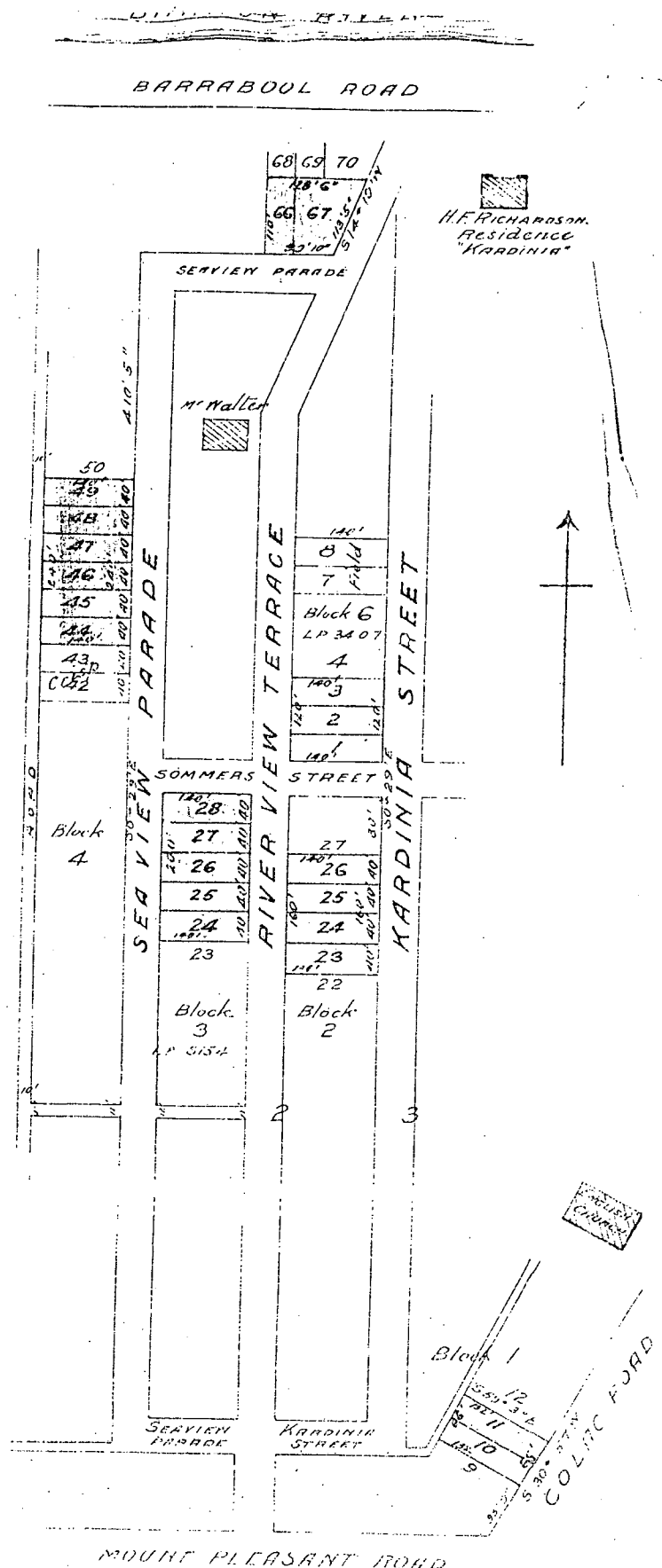
Under instructions from the Executors of the
late Wm. Sommers, will sell as above.

TERM One-Fourth Cash; Balance in One,
Two or Three Years at 5 per cent.

TITLES CERTIFICATES.

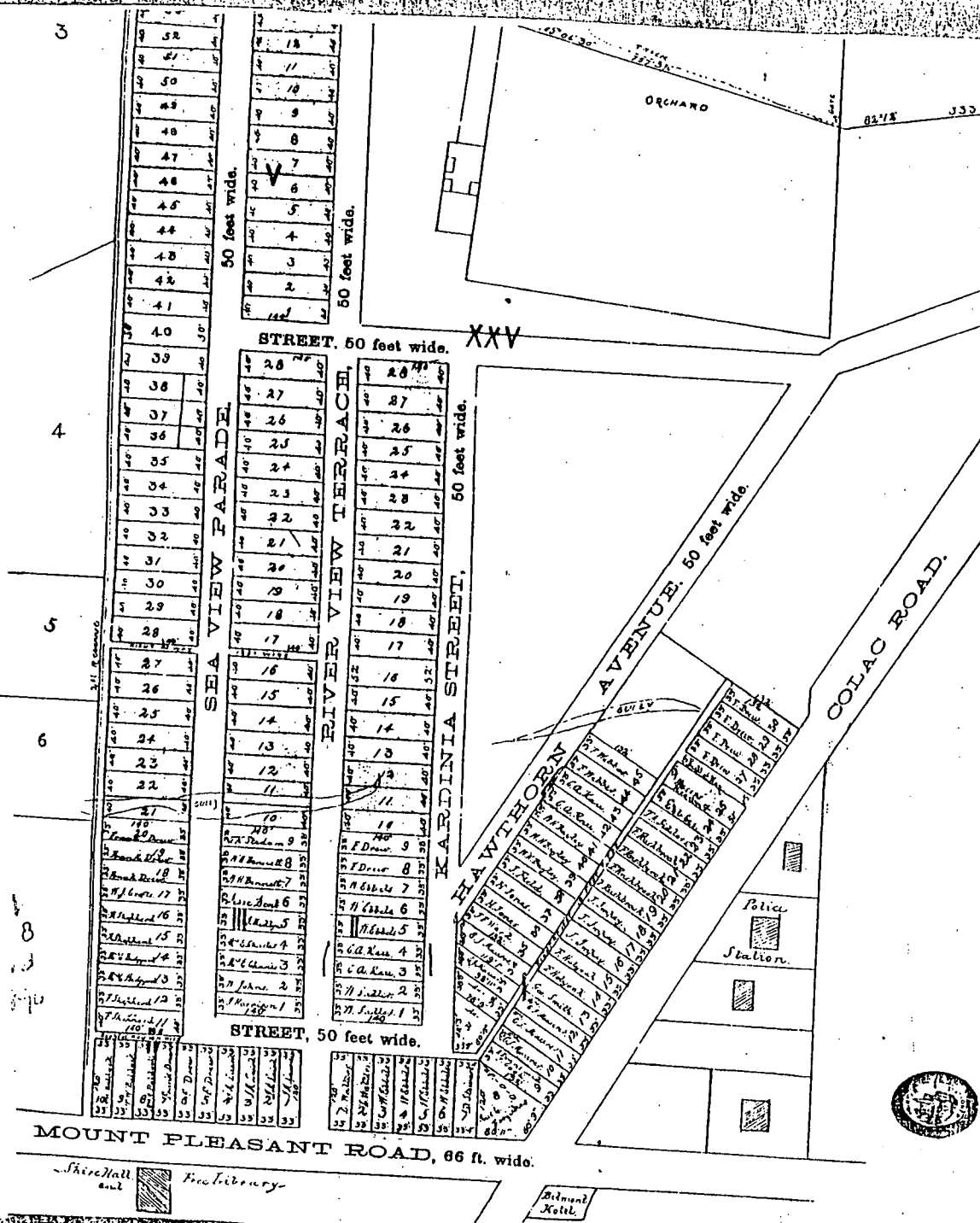
Also on account of other Vendors.

Lots 42 and 43, Block 4, and 7
and 8, Block 6.



KARDINIA PRECINCT, Belmont.
Kardinia Estate subdivision plan, 7 June, 1891?
Source: Geelong Historical Records Centre.

KARDINIA PRECINCT, Belmont.
Kardinia Estate Subdivision plan, c.1890-91.
Source: Geelong Historical Records Centre.



SECOND GREAT Subdivisional Sale of the far-famed

LAND UNLOOKED AT LAST!

79 UNSURPASSED VILLA SITES

Some of the best of the Estate on the rising ground overlooking Geelong, from which an extensive view of many miles of the surrounding country, also, Port Phillip Bay, Barwon Heads, a portion of the Southern Ocean, and the Barwon River can be obtained.

PERFECT DRAINAGE.

Within a few minutes' walk of the first tram line to be constructed under the Order-in-Council recently assented to.

Have received instructions from the Directors of the Kardinia Estate Company, Limited, to Sell as above.

Owing to the great success which attended the first Sale, and to meet the increasing demand for Allotments in this fast rising suburb of Geelong, the Directors have decided to Sell what are acknowledged to be the pick of the Estate for villa residences, and which command the finest views to be obtained in or around Geelong.

Don't fail to attend this Sale and judge for yourselves; it will offer you a chance of securing Land which is bound to keep rising in value, and on the following most Liberal

TERMS.
Viz., only \$1 Deposit, and the Balance by Monthly Installments of \$1, without Interest, for 3 years.

TITLE—CERTIFICATE.

Arrangements are already being made for the erection of buildings on some of the Allotments sold at the first Sale, and several Allotments have already changed hands at an advance.

Free Busses will leave the front of the Exhibition Buildings, at intervals, on day of Sale, commencing at 2 p.m.

NOTE THE TERMS.

Certain Profit for those who attend this SALE, and Invest.

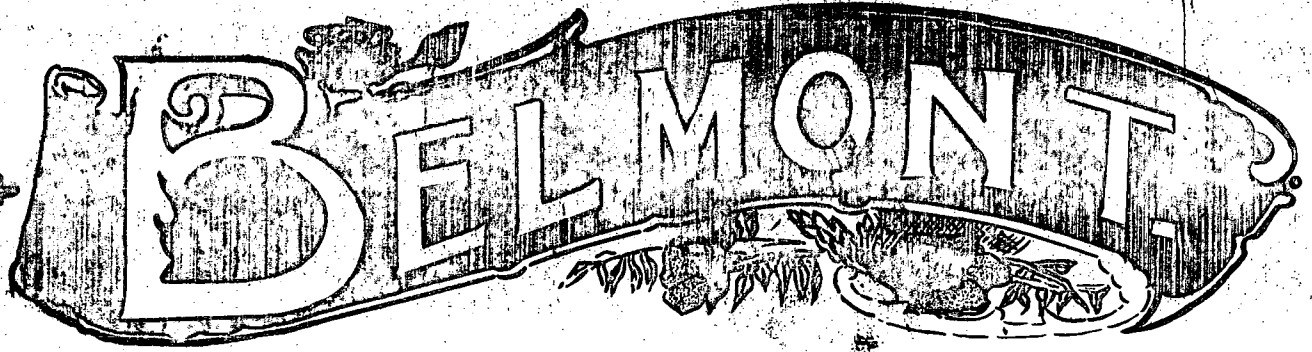
KARDINIA
ESTATE

B
3/68

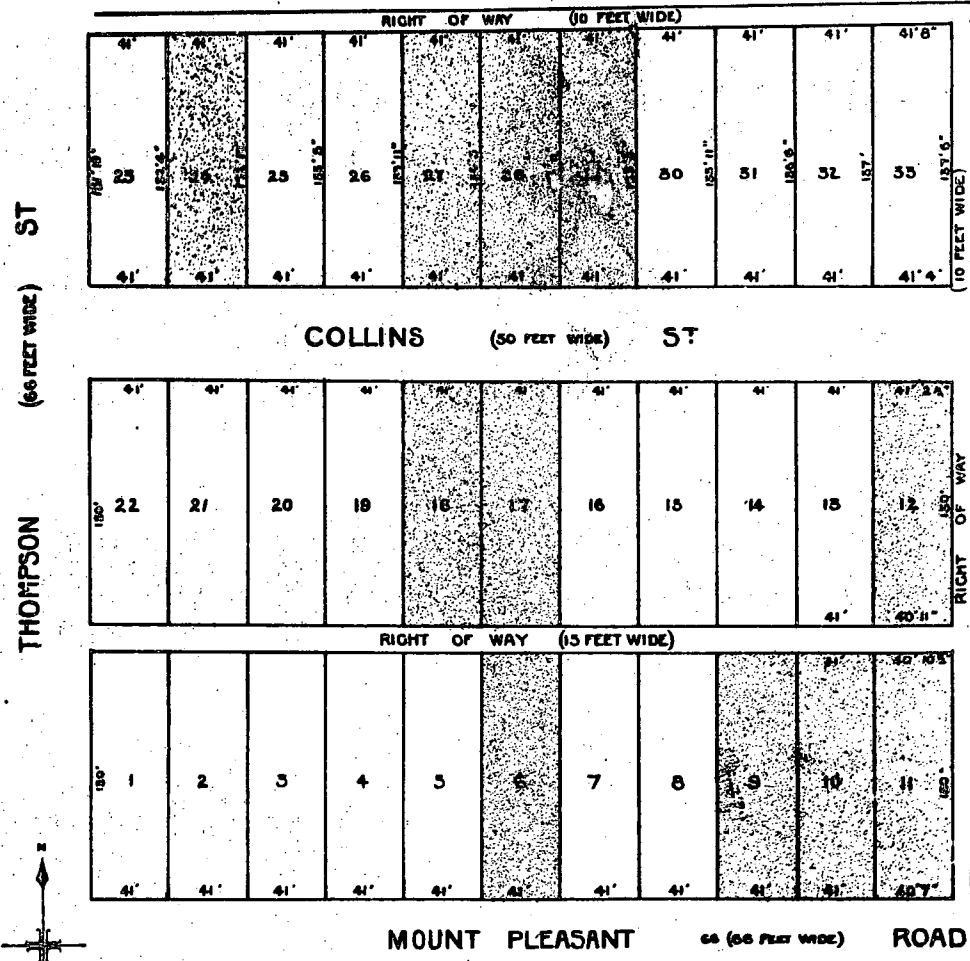
GILRC

c. 1890 ?

Folio 3/173



SALE..
VALUABLE
PROPERTY
AND
Allocments,
Wednesday,
per 28th,
at 3 o'clock.



EDW
W. J.
Sub
Build
LOT 1, A
LOT 2, A
LOT 3, A
LOT 4, A
LOT 5, A
LOT 6, A
LOT 7, A
LOT 8, A
LOT 9, A
LOT 10, A
LOT 11, A
LOT 12, A
LOT 13, A
LOT 14, A
LOT 15, A
LOT 16, A
LOT 17, A
LOT 18, A
LOT 19, A
LOT 20, A
LOT 21, A
LOT 22, A
LOT 23, A
LOT 24, A
LOT 25, A
LOT 26, A
LOT 27, A
LOT 28, A
LOT 29, A
LOT 30, A
LOT 31, A
LOT 32, A
LOT 33, A
LOT 34, A
LOT 35, A

WEDNESDAY, OCT. 28th, 1908.
ON THE PROPERTIES AT 3 O'CLOCK.

pre 1934

MAP K5

KARDINIA ESTATE BELMONT



27 Superb Villa Sites

Facing Kardinia, Sommers
and Frank Street

These Allotments are on rising ground, a few minutes walk from the Belmont tram line and Bowling Green. The majority of the blocks have a frontage to made streets.

TERMS: £1 Deposit and the balance by Monthly Instalments of £1 with interest at the rate of 25 per cent. payable half yearly.
Balance within 5 years. Title Certificate.

Under instructions from the Owner this Subdivision is offered for Private Sale on very reasonable terms from £1 per foot.

Prices and further particulars from :

H. F. RICHARDSON & Co.

AUCTIONEER & ESTATE AGENTS :: THE "EXCHANGE,"

KARDINIA PRECINCT, Belmont.
Kardinia Estate subdivision plan, n.d.
Source: Geelong Historical Records Centre.

B. MOUNT PLEASANT PRECINCT, BELMONT**1. History (refer to precinct plan & historical subdivision plans at the rear of this section)**

A substantial part of this area was first owned by one of Geelong's earliest pioneers, Dr Alexander Thomson.¹⁷ In 1850 he offered for sale 93 allotments as the township of Belmont between Mount Pleasant and Roslyn Roads, bounded to the west by Thomson Street and to the east by George Street.¹⁸ Other landowners were John Kiddle, Alexander McKenzie, H. Jackson and Thomas Towle who had purchased 25 acres each in the sale of 1850.¹⁹ These blocks stretched between Mount Pleasant and Roslyn Roads. In c.1873, G.S. Vince purchased a sizeable portion of land possibly from Alexander McKenzie.²⁰

In 1886, 25 acres of Crown land was offered for sale in 25 allotments.²¹ Noted on the subdivisional plan is the school house block, with the Belmont Primary School complex still situated at this address. This subdivisional plan also indicates the early names of some of the streets within the precinct, notably: Regent Street (between Thomson Street and Scott Street) was originally Fisher Street; McDonald Street was Hovell Street; and Shackleton Street was Mackenzie Street.

The economic depression of the 1890s appears to have adversely effected land sales. This area of land, together with the rear section of Vince's property and the 25 acres further west owned by Mr Kiddle,²² was offered at auction on 6 December, 1913, as the Belmont Heights Estate.²³ It was described as follows: 'this delightfully situated Estate is the choicest building area in this part of the district. Unsurpassed views. Perfect drainage. Splendid frontages and depths.'²⁴ The establishment of the Belmont Heights Neighbourhood Park, at the south-east corner of Amundsen and Fisher Streets, provided an additional amenity to the area. Furthermore, the naming of the streets Shackleton, Peary and Amundsen, commemorated the Arctic explorers. By 1916, another subdivision known as the Morton Estate which ran from Church Street to Thomson Street along Regent Street, had been sold.²⁵

A substantial proportion of the land forming the Belmont Heights Estate in 1913, notably from Roslyn Road to Regent Street, had been purchased by the Geelong Grammar School for their new school site.²⁶ But the school's purchase of land in Corio and the construction of the school there provided another sale known as the Hilltop Estate in February, 1922.²⁷ Allotments in Scott Street were offered at this time, and also in April, 1923.²⁸ These sales from the 1890s and until the interwar years witnessed the development of houses for a variety of upper and middle-working class society. There was the construction of villa residences for the gentlemen, accountants, merchants and

-
- 17 Brownhill & Wynd, *The History of Geelong and Corio Bay With Postscript 1955-1990*, revd. edn., Geelong Advertiser, Geelong, 1990, p.57.
 - 18 Section 24, Barrabool, Township of Belmont subdivision plan, 1850, Geelong Historical Records Centre.
 - 19 See maps for the Parish of Barrabool, County of Grant, 1895 and 1924??
 - 20 Pescott, *South Barwon 1857-1985*, City of South Barwon, Geelong, 1985, p.47.
 - 21 Township of Belmont Subdivision plan 1886, Geelong Historical Records Centre.
 - 22 Pescott, *op.cit.*, p.45.
 - 23 Belmont Heights Estate subdivision plan, 6 December 1913, Geelong Historical Records Centre.
 - 24 *ibid.*
 - 25 Pescott, *op.cit.*
 - 26 See Hilltop Estate subdivision plan, 28 February, 1922.
 - 27 *ibid.*
 - 28 Hilltop Estate Subdivision plan, 28 April, 1923, Geelong Historical Records Centre.
-
- Authentic Heritage Services Pty Ltd, A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle, 22/03/00

manufacturers – like Godfrey Hirst, the woollen magnate. But there was also the establishment of affordable homes for textile workers, drivers, labourers, clerks, secretaries, teachers and builders and carpenters.

The Culbin Avenue and Royd Grange Court area of the Mount Pleasant Precinct initially formed part of the Elderslie landholdings and home of local solicitor, J.C. Wallace.²⁹ This area was subdivided and offered for sale in 1923. Several houses in Culbin Avenue were not developed until the postwar years. One notable resident in this street was Sir Thomas Maltby, State Minister for Public Works in the 1960s.

2. Key Attributes (refer to photographs at the rear of this section)

a. Urban Design

The once grazing land between Mount Pleasant and Roslyn Roads is now a built up, predominantly residential area. The Mount Pleasant Precinct includes Regent Street (between High Street and Scott Street), Peary Street, Thomson Street, Church Street, Amundsen Street, Scott Street, McDonald Street, Culbin Avenue and Royd Grange Court.

Significant urban foci in different parts of this area are the Belmont Heights Neighbourhood Park, large exotic trees in Regent Street, Peary Street, Mount Pleasant Road and Culbin Avenue and the Church buildings in Regent Street. Also from different locations within the precinct are significant views of Newtown Hill, Belmont Common, Barwon Ovoid Sewer Aqueduct and the Breakwater Racecourse Grandstands. The precinct is characterised by an average allotment size of 65 feet by 165 feet, which are arranged in a grid pattern.

The precinct is also notable for its gravelled and grassed rear and side vehicular lane off Scott, Amundsen and Peary Streets, and off Regent and Shackleton Streets. It is also notable for its early short span concrete kerbing and paving (except for the recent concrete kerbing at the northern end of Peary Street).

b. Neighbouring Buildings

The area may be defined as primarily residential (90%), with a few non-residential buildings including a Victorian school complex, postwar Churches, and a former postwar Fire Station. Ninety-two percent of the significant buildings are single storey houses constructed between the late nineteenth century and most particularly in the 1920s and 1930s. They have pitched gabled and/or hipped roofs (with a roof pitch between 25 and 45 degrees). At least 63% of the houses are constructed of horizontal weatherboard wall cladding. Around 60% of the houses have galvanised corrugated iron roofs, with about 22% of other houses clad in roof tiles. Both Church buildings are constructed of brick with terra cotta roof cladding, while the Primary School's significant buildings are a combination of Victorian brick and timber structures.

The precinct is primarily characterised by a stylistic mix of Victorian (6%), Edwardian (2%), Federation (8%), interwar Californian Bungalow and interwar Bungalow (56%, postwar Old English (1%) and postwar Bungalow (19%) houses. Most houses are of a small to medium scale (at least 4 to 6 rooms as deduced from the street frontage), although there are some larger examples that have early or recent second storeys within the roof space.

29 Elderslie Estate subdivision plan, December 1923, Geelong Historical Records Centre.
Authentic Heritage Services Pty Ltd, A.B.N. 81 088 389 851; David Rowe & Lorraine Huddle, 22/03/00

Seventy-six percent of the houses have typical front setbacks (of approximately 3 - 5 metres) and side setbacks (of approximately 1 - 2 metres). There is also an equal distribution of rear access lanes and side driveways entered from the street frontage. Garages and carports are primarily located at the rear of the houses.

The houses are predominantly characterised by wide eaves (83%), with 33% of them also having exposed rafters. Early chimneys adorn the rooflines of 73% of the buildings. At least half of the houses have original front timber and/or glazed doors, with 72% of the houses having original timber framed, double hung windows.

About 50% of the houses have the appropriate, type, style and height of fence, in the appropriate location. The fences are generally low to medium in height (800 - 1300mm) allowing views of the gardens and houses.

c. Landscaping

Nature strips are a significant component of each streetscape. The public park known as Belmont Heights Neighbourhood Park is also an important recreational space located within the Precinct.

3. Statement of Significance

The Mount Pleasant Precinct *aesthetically and historically* significant at a **Local level** for its housing stock of the interwar and postwar period, and for its smaller stylistic mix of Victorian, Edwardian and Federation styled houses. This precinct is also significant for the churches, school, public park and clusters of early substantial exotic trees located that form important foci within its boundaries. The area has a high proportion of intact, detached, double fronted, single storey houses in good condition, being constructed of either horizontal weatherboard wall cladding with galvanized corrugated iron roofs, or unpainted brick with tiled roofs. The area is enhanced by the relatively uniform front and side setbacks, low-medium fences, rear garages and/or carports and side and rear vehicular access, rear and side lanes, concrete kerbs and paths, nature strips and the urban focus of the Belmont Heights Neighbourhood Park with its substantial exotic trees. It is also significant as the highest point in Belmont, commanding views of Newtown Hill, Belmont Common, Breakwater (Racecourse Grandstand) and the Barwon Ovoid Sewer Aqueduct. Historically, the area is significant for its residential development between the late 19th century and the postwar years for both the upper and middle-working classes. Villas were constructed for managers, merchants and manufacturers, but also for textile workers, drivers, labourers and other working people, who need to be close to the industrial and building developments in the Belmont region.

4. Characteristics

The Mount Pleasant Precinct is characterised by the following:

- 93% detached houses;
- 95% of the houses are of single storey;
- Grid street pattern;
- Typical front setbacks (of approximately 3 - 5 metres), and side setbacks (1 - 2 metres), with an equal distribution of rear access ways and side driveways accessed from the street frontage;
- Small to medium scale houses (at least 4 to 6 rooms as deduced from the street frontage);
- Pitched gabled and/or hipped roof forms (with a pitch between 25 and 45 degrees);
- Stylistic mix of Victorian (5%), Edwardian (2%), Federation (8%), postwar Old English (1%), interwar Californian Bungalow and interwar Bungalow (56%) houses and postwar Bungalow (19%) houses;
- Consistent use of horizontal weatherboard wall cladding (63%), with approximately 35% of the houses being constructed in brick;
- Predominant use of galvanised corrugated iron roofs (58%), with 22% of the houses having roof tiles;
- Consistent use of wide eaves (83%), with 33% of the houses also characterised by exposed rafters;
- Over 73% of the houses have original chimneys;
- About 72% of the houses have original timber framed, double hung windows;
- At least 51% of the houses have original front timber and/or glazed doors;
- A substantial proportion of the houses have appropriate stylistic detailing;
- Nature strips;
- Low to medium height fences (800 - 1300mm);
- Side and rear lanes to Scott, Amundsen and Peary Streets, and Regent and Shackleton Streets;

Policy

Clause XX.xx HOXXXX: Mount Pleasant Heritage Area, Belmont.

This policy applies to all that land included on the Heritage Overlay Policy Map 'X' – the area known as the Mount Pleasant Heritage Area.

Policy Basis

The Mount Pleasant Precinct significant for its interwar and postwar Bungalow housing stock, together with its smaller stylistic mix of Victorian, Edwardian and Federation, houses. This precinct is also significant for the churches, school, public located within the area which form important foci. The area is also historically significant for the diverse nature of owners and/or occupiers. There was a significant concentration of both upper and middle-working classes were resided in this precinct between the late 19th century and the postwar period. Managers, merchants and gentleman, together with drivers, textile workers and labourers capitalized on the unsurpassed views and close proximity to industrial and building developments in the Belmont region.

The area has a high retention of housing stock of the interwar and postwar periods, and a moderate retention of Victorian, Edwardian and Federation styled houses. Typically, the houses are small-medium in scale (4 to 6 rooms

average), and include the following characteristics: detached, single storey, double fronted, buildings with horizontal weatherboard wall cladding or to a lesser degree, brick construction. The houses are also comprised of wide eaves, early chimneys, timber framed double hung windows, timber and/or glazed front doors with sidelights, appropriate detailing and pitched gable and/or hipped roofs clad in galvanised corrugated iron or to a lesser degree, roof tiles. These houses are located in streets with nature strips, and early concrete kerbing and paving. The houses are situated on an average allotment size of 65 feet by 165 feet arranged in a grid pattern. The area is enhanced by the relatively uniform front and side setbacks, low-medium fences, rear garages and/or carports and side and rear vehicular access, and rear and side lanes. The area is the highest point in Belmont and is therefore situated on elevated but largely flat ground, commanding views of Newtown Hill, Belmont Common, Breakwater and the Barwon Ovoid Sewer Aqueduct. A significant urban focus is the Belmont Heights Neighbourhood Park with its substantial exotic trees.

Objectives

- A. To retain and enhance the streetscape qualities of this area, including the nature strips, early concrete kerbing and paving, rear and side lanes, garden settings, significant views to Newtown Hill, Breakwater, Belmont Common and the Barwon Ovoid Sewer Aqueduct, and the significant urban focus of the Belmont Heights Neighbourhood Park with its substantial exotic trees;
- B. To retain the medium scale residential buildings within the Heritage Overlay Area;
- C. To retain and enhance the intact examples of interwar Californian Bungalow, interwar Bungalow, postwar Bungalow, Victorian, Edwardian and Federation style single storey, double fronted, detached houses, together with the Churches, school, park and other culturally significant places within the precinct;
- D. To retain the uniformity of scale throughout the Heritage Overlay Area, including single storey height limit, regular front and side setbacks and side or rear driveways; building separation and subdivision;
- E. To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, which includes detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 45 degrees); recessed verandahs, and minimal timber detailing;
- F. To encourage the use of traditional construction materials which includes horizontal weatherboard wall cladding or brick construction, timber framed windows and non-zincalume sheet metal roofing or roof tiles;
- G. To encourage the use of appropriate fence types, designs and locations;
- H. To encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings;

It is policy that:

1. Preference will be given to building design which:

- Draws on traditional architectural characteristics including detached, single storey, double fronted buildings with hipped and/or gabled roofs, narrow or wide eaves and recessed verandahs, and rectangular windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
- Employs traditional building materials, including horizontal weatherboard wall cladding or brick construction, timber framed windows, and non-zincalume sheet metal roofing or roof tiles. An alternative to horizontal weatherboard cladding is a smooth render over masonry;
- Enhances the heritage values of this precinct;

2. In carrying out building and works the following will apply:

2.1 Allotment configuration should be retained:

- The front setback should be equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- The side setbacks should be equivalent to neighbouring buildings within the Heritage Overlay Area and have a rear or side driveway;

2.2 Typical building heights, form and massing should be retained:

- Existing and intact culturally significant Victorian, Edwardian, and interwar or postwar Bungalow places should not be demolished;
- Building heights should be single storey only, and comply with the following:
 - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
 - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
 - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;
- New garages and/or carports should be located at the rear of existing and/or infill buildings;
- Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document;
- Fence types, designs and locations should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document;

2.3 Streetscape characteristics should be retained:

- Existing significant visual connections, from existing thoroughfares and significant buildings, particularly those views to the Belmont Common, Newtown Hill, Barwon Ovoid Sewer Aqueduct and the Breakwater Racecourse, should remain unobstructed;
- Significant urban foci, including the Belmont Heights Neighbourhood Park; large exotic trees in Regent Street, Peary Street, Mount Pleasant Road and Culbin Avenue; and the Church and commercial buildings in Regent Street should be retained;

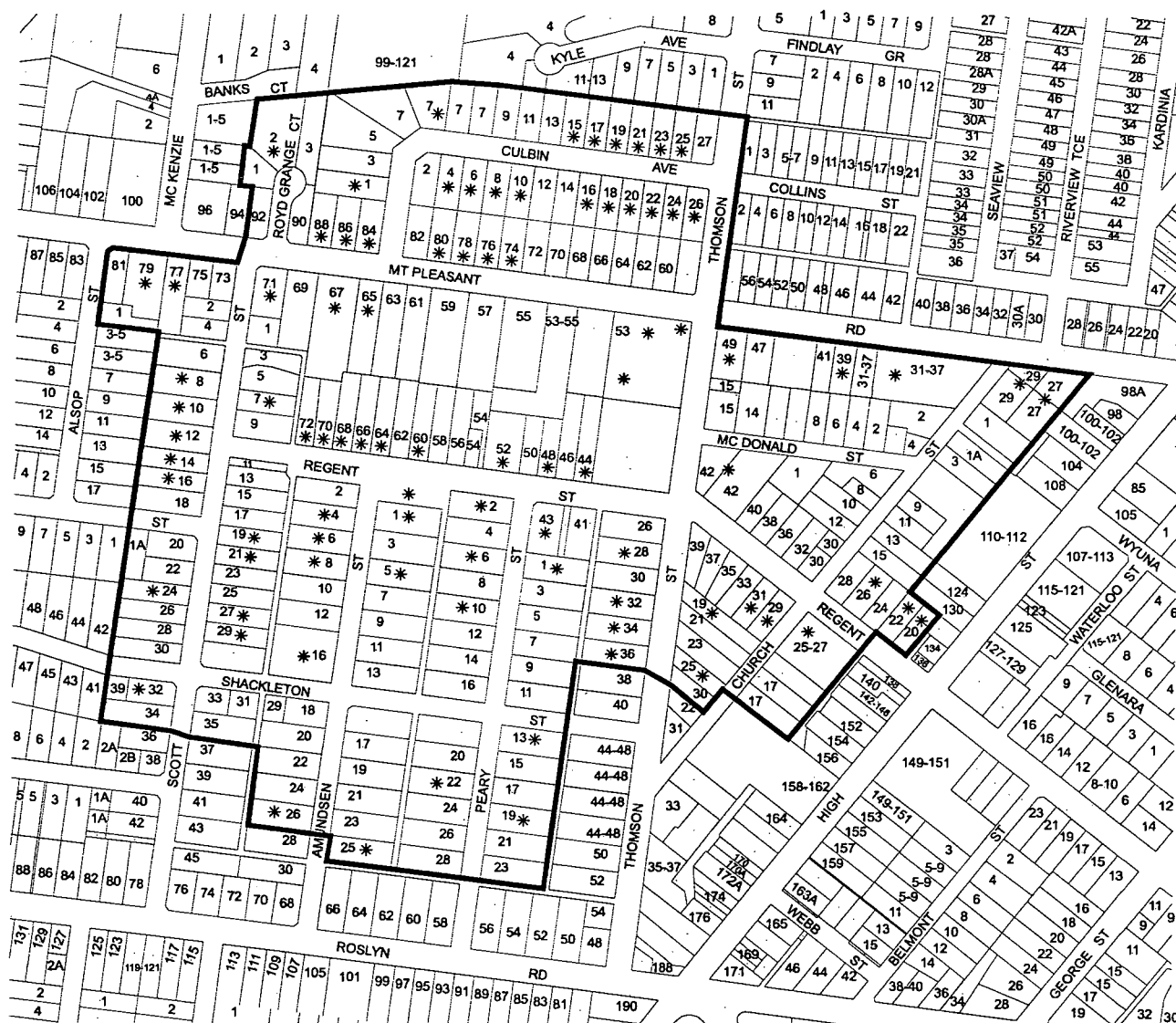
- If required, restoration to concrete kerb and channel, and concrete paths, should be carried out to reflect existing form/s and coloration;

Supporting Documents

- Greater Geelong Outer Areas Heritage Study
- City of Greater Geelong Heritage and Design Guidelines, 1997.

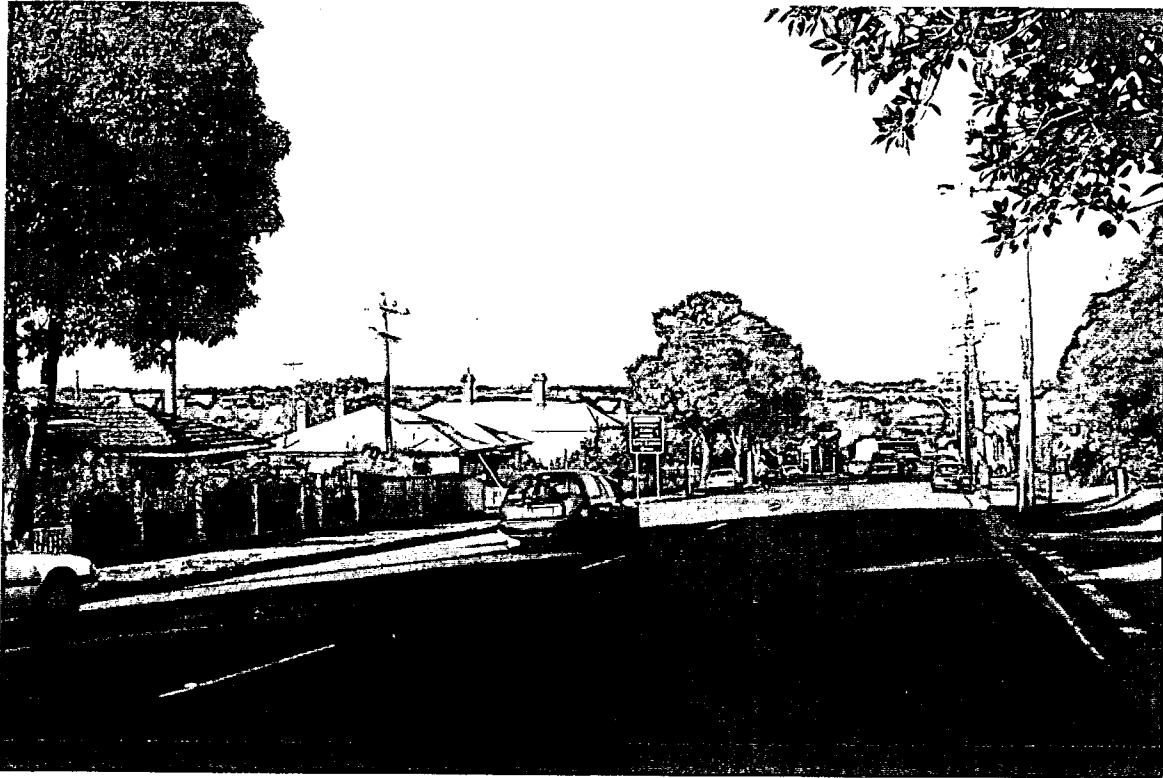
CITY OF GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2

MT PLEASANT HERITAGE AREA BELMONT

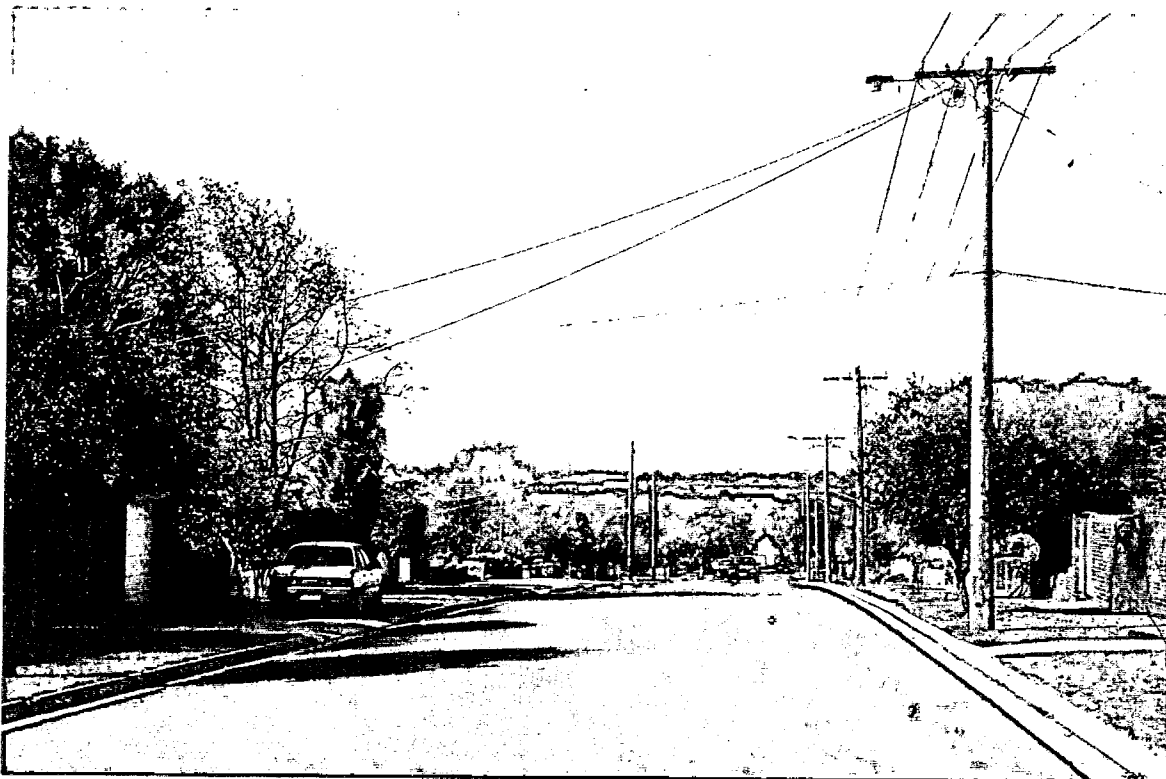


* INDIVIDUAL HERITAGE PLACE

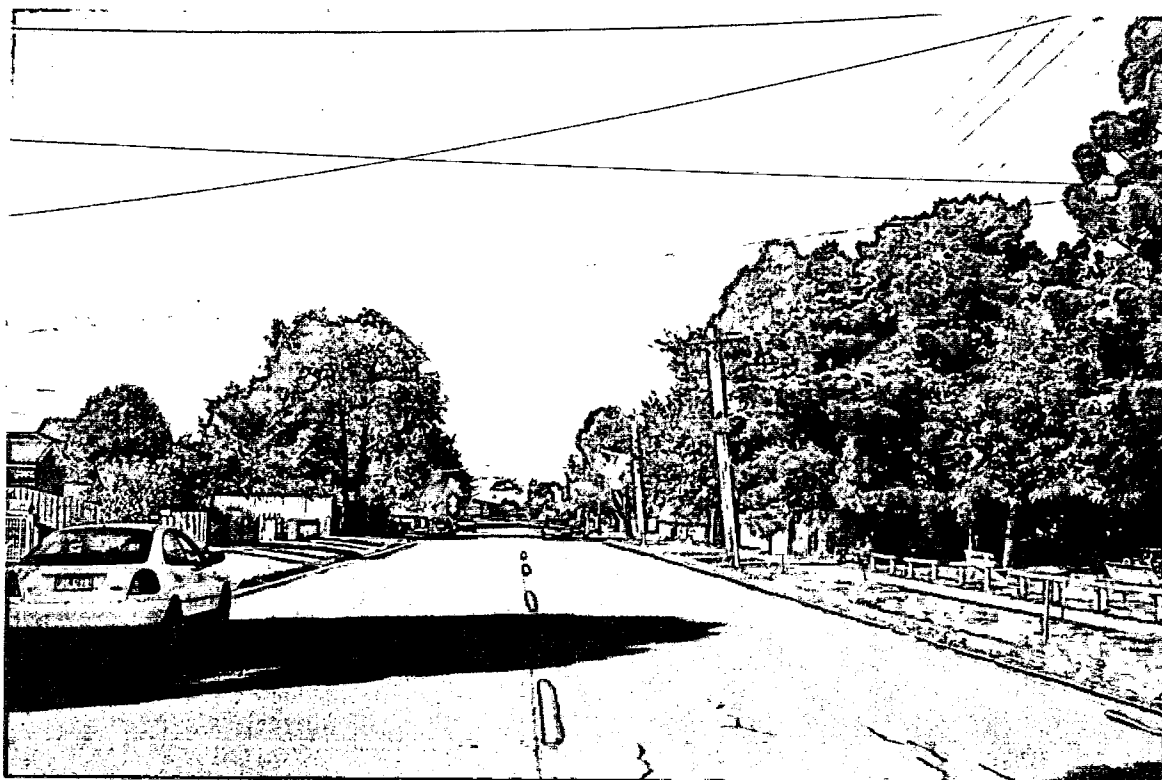




MT PLEASANT PRECINCT, Belmont
Mount Pleasant Road, east end, view east with the Belmont Common and Breatwater in the background.



MT PLEASANT PRECINCT, Belmont
Culbin Avenue, west end, view east with Breakwater in the background. Note the several, medium-low brick fences that are sympathetically designed to reflect the postwar Bungalow character of the houses in this street.



MT PLEASANT PRECINCT, Belmont

Regent Street, north end, view north-east. Note the early and substantial exotic trees of the Belmont Heights Neighbourhood Park that form a significant urban focus.



MT PLEASANT PRECINCT, Belmont

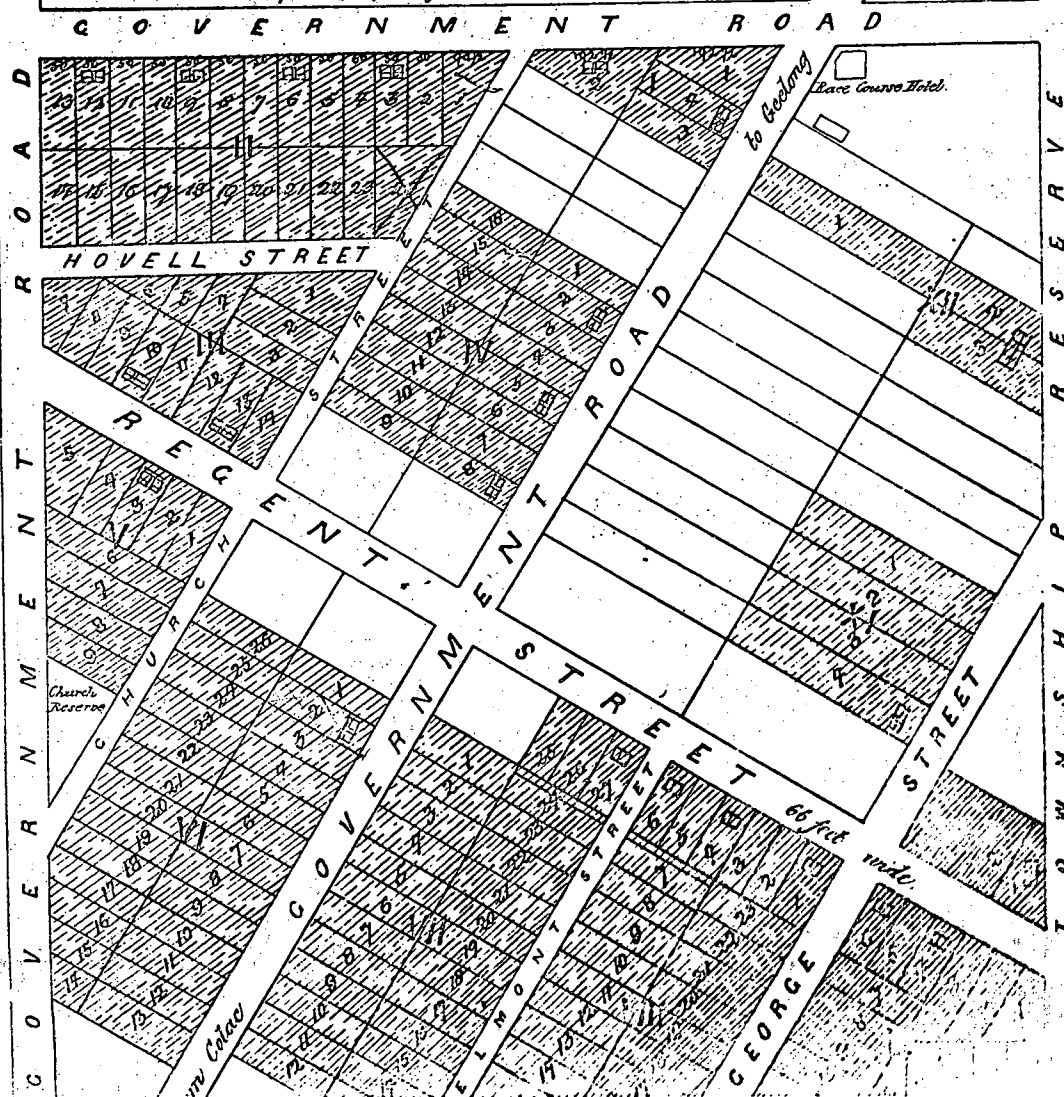
Regent Street, southern end, view east. This end of the street is the Church area, with the former Belmont Uniting Church building in the foreground on the right. There are also some significant interwar Old English styled homes on the opposite side of the road.

to be made
my other p.
from

Plan of Portion of
also to be made

Township of Belmont
Being Section 24 - Barrabool
The Property of J. Thomson Esquire

J. Brown Esq.



MT PLEASANT PRECINCT, Belmont.
Township of Belmont Subdivision plan, 1850.
Source: Geelong Historical Records Centre.

SATURDAY, OCT. 10th, 1886,
ON THE GROUND, BELMONT HILL

To Land Speculators, Syndicates and others
 looking out for Building Sites.

ROBINSON, BURNS & SPARROW

Have been favored with instructions from the Owners, to Sell by
 Public Auction, as is above—

← **28 ACRES** →

SPLENDIDLY SITUATED GROUND,
 on the corner of Belmont Hill, adjacent to the Borough Council
 Chambers and the State School, subdivided into

250 ALLOTMENTS, >
About One Acre Each.

It is Property is bound, at a very early date, to grow into
 immensely far-valued value, and the size of the allotments affords
 large scope for subdivision.

All Particulars, and Plan of the subdivision of the ground, may
 be seen at the Rooms of the Auctioneers, Moorhead Street.

TITLE GUARANTEED.
 Liberal Terms, with interest at 6 per Cent.

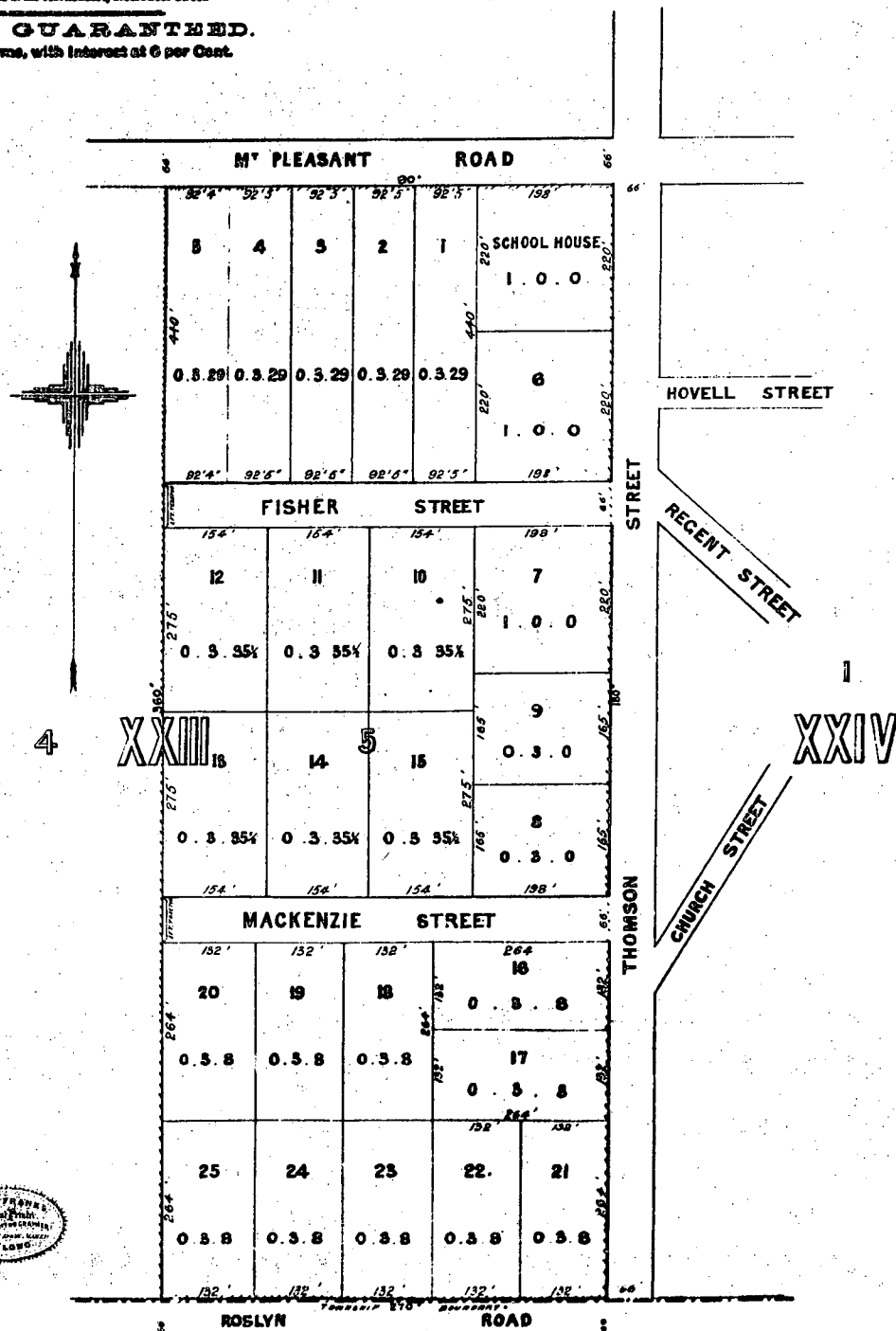
PLAN OF
SUBDIVISION OF CROWN ALLOT 6 SEC 23

TOWNSHIP OF BELMONT

PARISH OF BARRABOOL

COUNTY OF GRANT

SCALE 152 FEET TO AN INCH



MT PLEASANT PRECINCT, Belmont.
 Township of Belmont subdivision plan, 1886.
 Source: Geelong Historical Records Centre.

BELMONT HEIGHTS

MAGNIFICENT RESIDENTIAL SITES

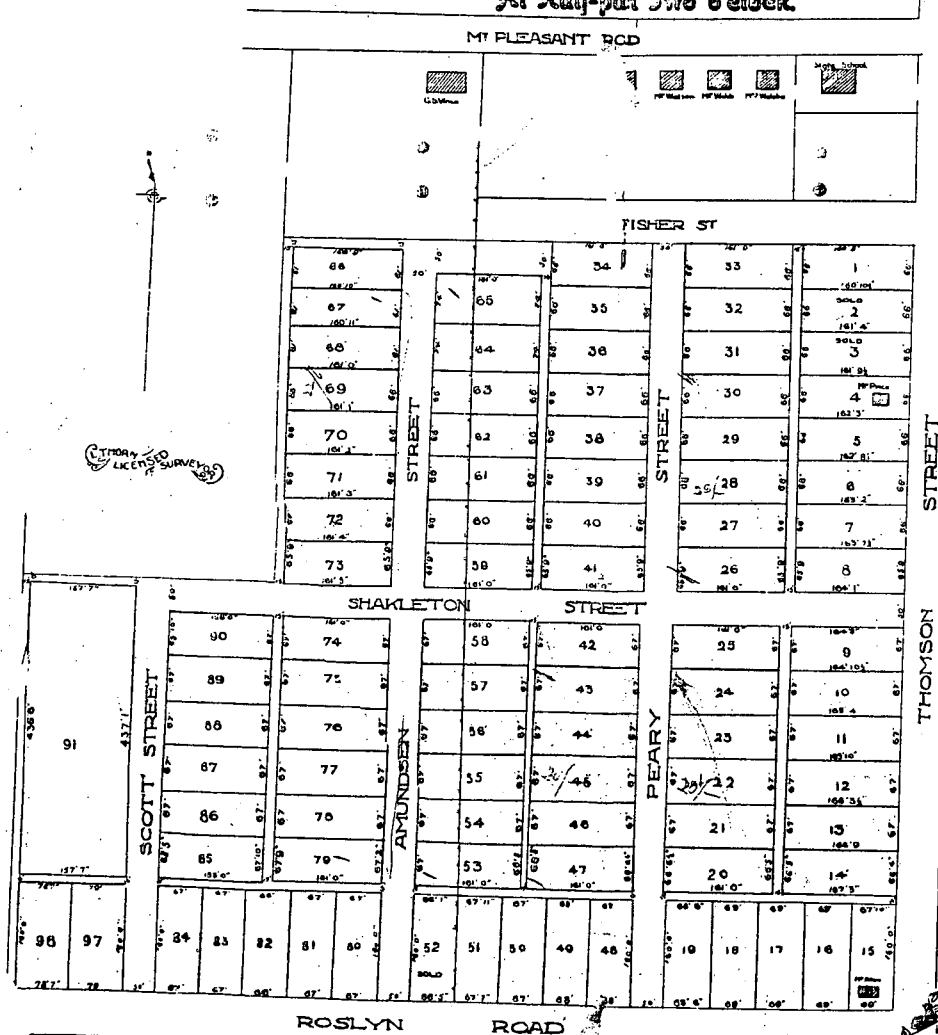
For SALE by PUBLIC AUCTION

Under Instructions from
J. R. GURR, Esq.

BY EDWD. G. GURR, Auctioneer,

ON THE LAND... SATURDAY, DECEMBER 6th, 1913

At Half-past Two o'clock.



FRONTAGES

—TO—
Thompson,
Peary,
Amundsen,
Scott and
Shackleton
Streets and
Roslyn Rd.

THIS delightful-
ly situated
Estate is the
choicest building
area in this part of
the district. Un-
surpassed Views.
Perfect drainage.
Splendid frontages
and depths.

Title Certificate.

Terms

One-fifth cash, the balance
up to three years, in equal
quarterly, half-yearly or
yearly payments of £1 per
lot deposit, balance £1 per
month, with interest at 5
per cent.

Messrs. Harwood & Pincoff,
SOLICITORS,
Yarra-street, GEELONG.

Consignments will leave Auctioneer's
Office at 2 o'clock on day of Sale.

HILLTOP ESTATE

FOR SALE BY PUBLIC AUCTION ON THE LAND

Saturday, 25th February, 1922, at 2.30 p.m.

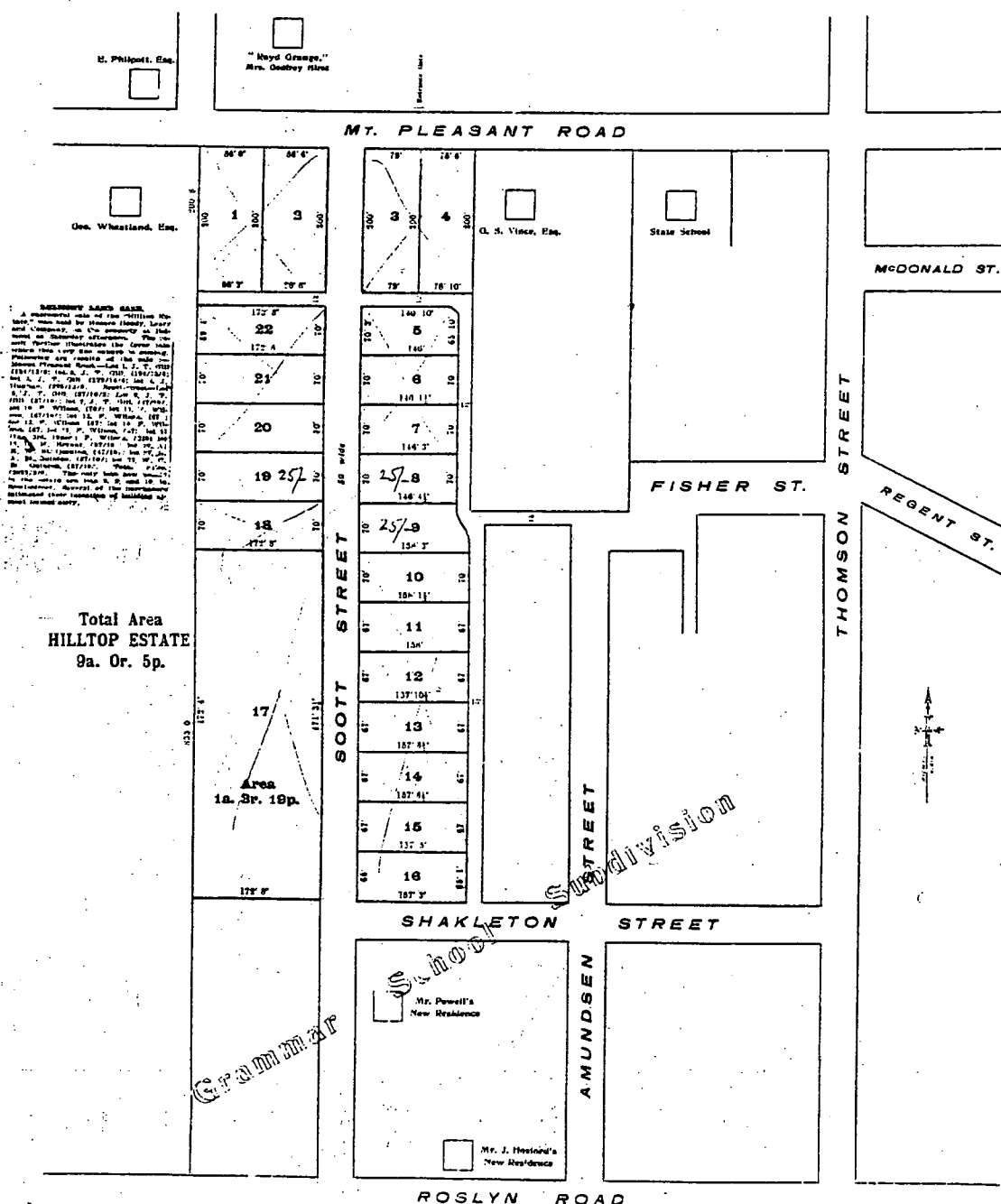
Wonderful Terms : £3 Deposit, Balance £1 per Month.

HENDY, LEARY & CO.

(Established 1853)

Special Note! The ultimate extension of the South Geelong Tram Service to Belmont and Highton will enormously increase the value of the land. The site is eminently suitable for a Scholastic or Public Institution, or for Private Residences.

Title Certificate Messrs. Harwood & Pincott, Solicitors, Geelong. Very easy terms can be arranged for if required



PLAN OF RE-SUBDIVISION OF A PORTION OF THE FAVORITE HILLTOP ESTATE. BELMONT

"Ryd Graze"
Mrs. Godfrey Nurst.

HENDY, LEARY & CO.,
(Established 1853)

SUBDIVISIONAL EXPERTS

WILL SELL BY AUCTION ON THE LAND

— ON —

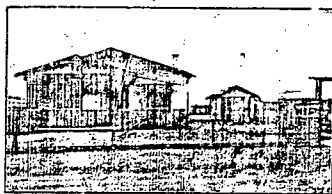
Saturday, 28th April

1923

AT 3 P.M.

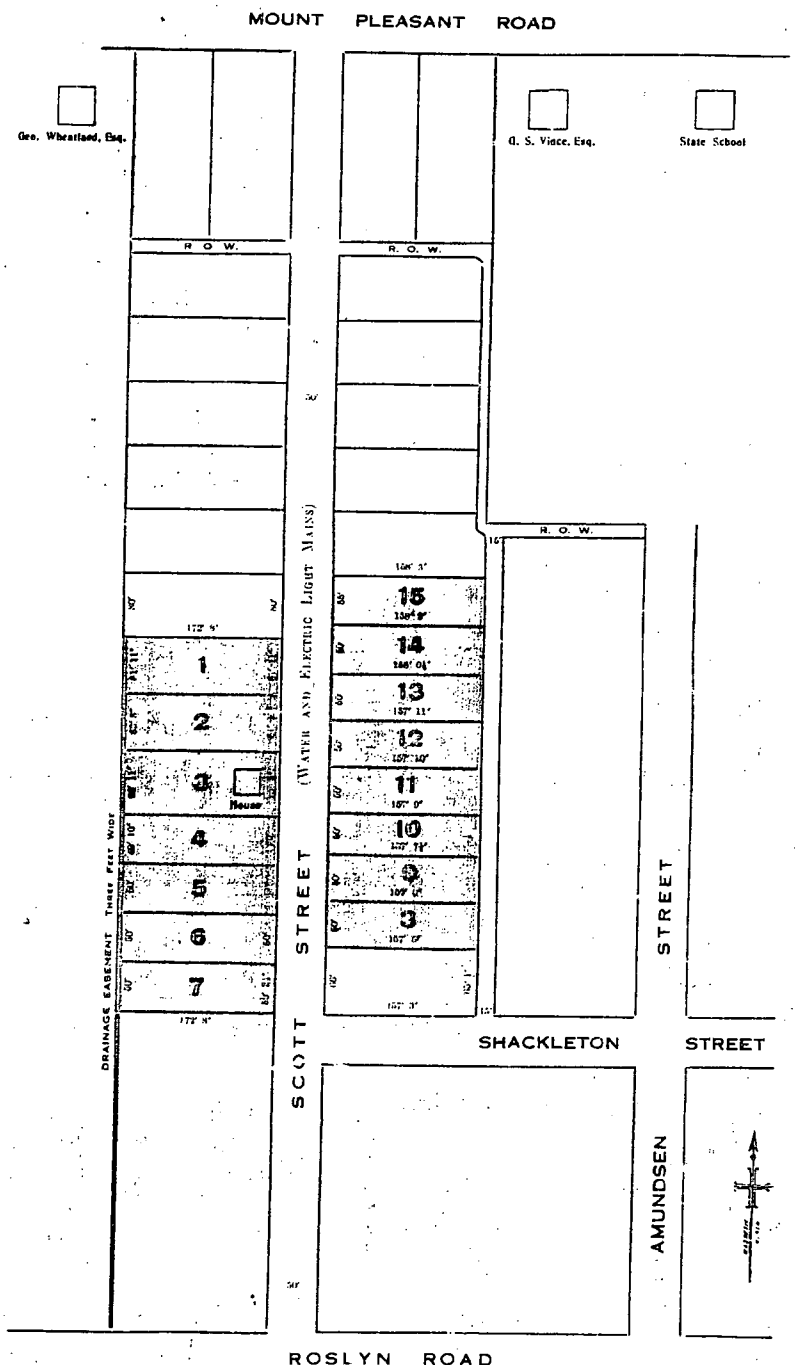
Wonderful Terms :

NO DEPOSIT. 20s. MONTHLY



For the New House on Lot No. 3, Terms £150 Deposit
Balance £7 10s. per Month including Interest.
Vacant Possession of the House can be given immediately.

Owing to the fact that a New Bridge is to be built over the Barwon River shortly
and that Electric Trams and Sewerage will immediately follow, an assured rise in
prices can be confidently looked for. Water and Electric Light Mains are already
along Scott Street.



HENRY R. MOORE,
Licensed Surveyor.

TITLE CERTIFICATE.

Messrs. HARWOOD & PINCOTT, Solicitors

MT PLEASANT PRECINCT, Belmont.
Hilltop Estate subdivision plan, 28 Apr., 1923.
Source: Geelong Historical Records Centre.

BELMONT

IMPORTANT AUCTION SALE

SATURDAY, 15th DECEMBER, 1928.

On the Land, Amundsen and Regent Sts., at 2.30.

18

CHOICE

RESIDENCE SITES

18

THE PICK OF THE LOCALITY.

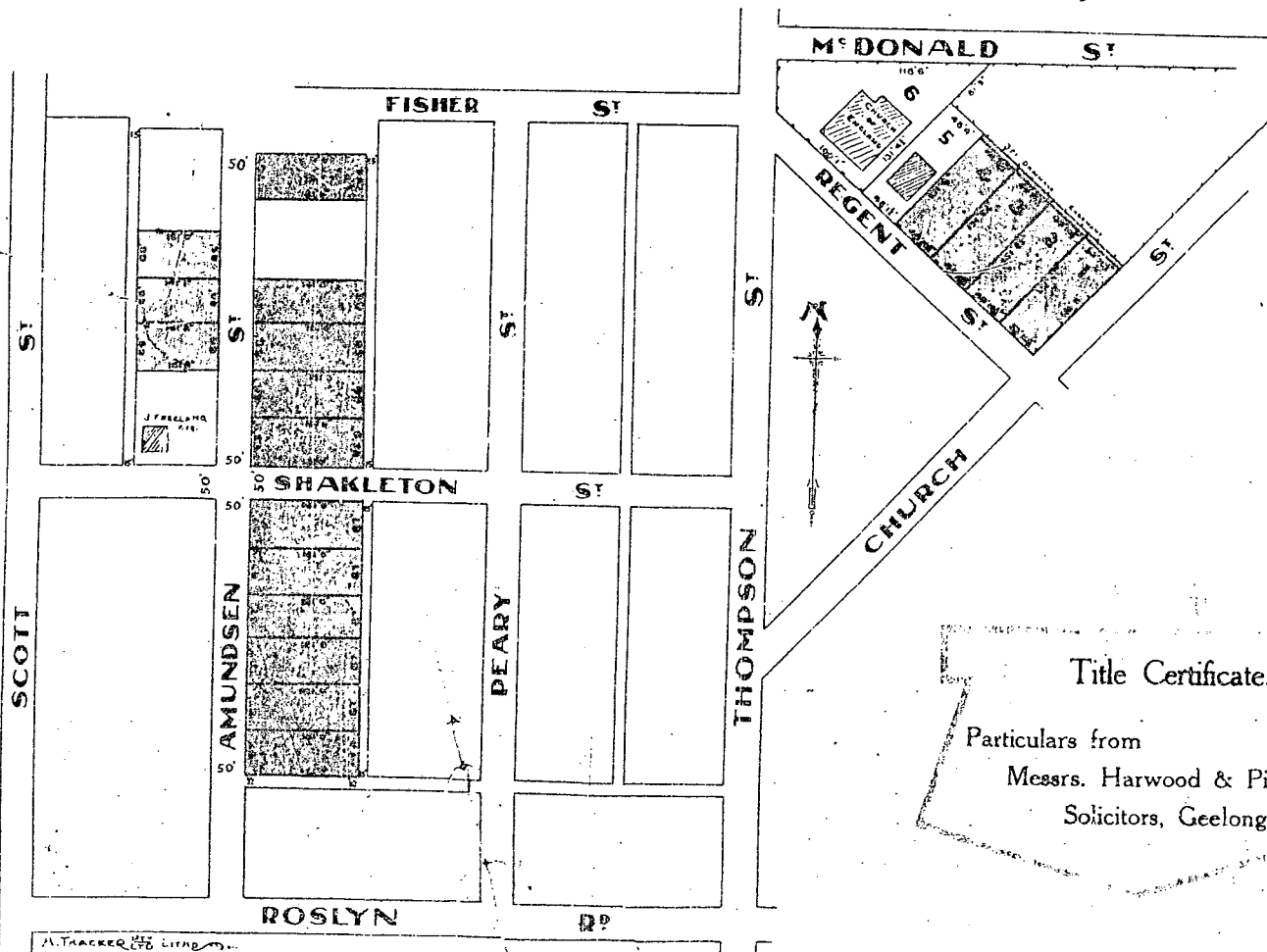
MADE STREETS.

SEWERAGE.

ELECTRIC LIGHT.

CLOSE TO TRAM AND SHOPPING AREA.

Wonderful Terms: £25 per Lot Deposit; Balance, £2 Monthly.



Title Certificate.

Particulars from
Messrs. Harwood & Pincott,
Solicitors, Geelong.

D. O. McINTYRE Pty. Ltd.

ROBERT N. McDONALD

MT PLEASANT PRECINCT, Belmont.
Belmont subdivision plan, 15 Dec., 1928.
Source: Geelong Historical Records Centre.

ESTATE

BELMONT

To be Sold by Auction
on the Land,

View from Estate, looking East.

View from Estate, Looking North.

SATURDAY, 1st DECEMBER, 1923

At 3 O'CLOCK.

21 UNSURPASSED RESIDENTIAL SITES

vely Panoramic
Views.

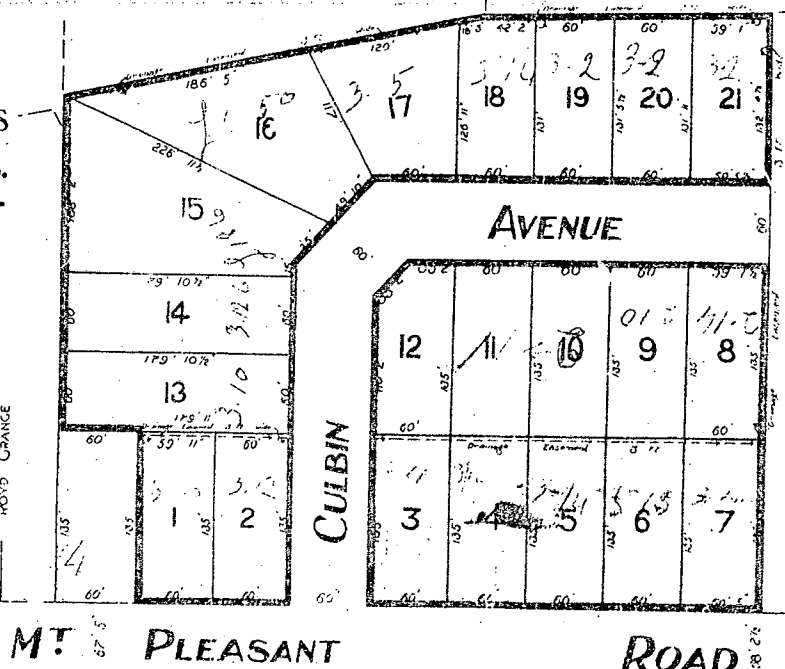
Perfect Drainage.
Electric Light, Gas
and Water Mains.

Estate commands the
picked spot
of this favourite Suburb.

Messrs. Harwood & Pincott,
Solicitors,
Yarra Street, Geelong.

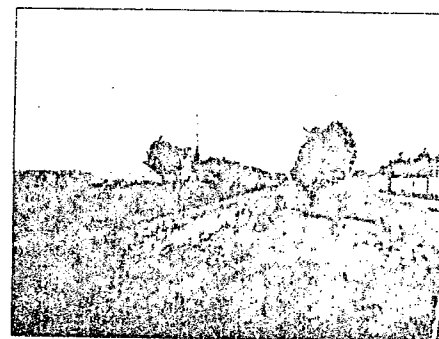
ROAD

ROAD GRANGE



MT. PLEASANT

ROAD



Estate Facing Mt. Pleasant Road.

THOMPSON ST.

TERMS

£5 per lot Deposit; balance
£1 monthly.

Title Certificate.

D. O. McINTYRE Pty. Ltd

MT PLEASANT PRECINCT, Belmont.
Elderslie Estate subdivision plan, 1 Dec., 1923.
Source: Geelong Historical Records Centre.

C. EVANS PRECINCT, BELMONT

1. History (refer to precinct plan & historical subdivision plans at the rear of this section)

A section of this precinct was first owned by one of Geelong's earliest pioneers, Dr Alexander Thomson.³⁰ In 1850 he offered for sale 93 allotments as the township of Belmont between Mount Pleasant and Roslyn Roads,³¹ which included the section from High Street to Herd Road.

This precinct is however comprised of numerous subdivisions that have occurred since Thomson's sale in 1850. On 21 December, 1889, Bray and Sceney and W.P. Carr, auctioneers in conjunction, offered for auction 79 allotments as the Mount Pleasant Estate.³² This subdivision took in Roslyn Road, Corio Street (formerly known as Germantown Road), Belmont Street, Elizabeth Street and Evans Street. Richard Ganley, formerly of Mount Duneed, acquired a considerable property at the apex of High and Corio Streets and Roslyn Road. He built and leased other houses on his large block.³³

Earlier, on 3 December, 1887, the Montrose Estate was auctioned by W.J. & W. Higgins, solicitors.³⁴ Sixty-eight blocks were offered for sale east of Evans Street and west of Francis Street, taking in Roslyn Road, Argyle Street and Perth Street.³⁵ Not all these blocks were sold, and so the remaining 18 allotments were again offered for sale as the Montrose Estate some years later.³⁶

The Belmont Estate was auctioned on 1 October, 1910, by W.P. Carr and Company and this subdivision took in the south-eastern portion of Evans Street to Francis Street, between Perth and Spring Streets.³⁷ Seventy allotments were initially offered for sale, but on 30 August, 1924, the remaining 20 blocks were again auctioned.³⁸

In April, 1913, William McCauley of Roslyn Road offered for sale 18 allotments that had been part of his four acre property which included a cottage and garden.³⁹ These blocks took in the eastern side of George Street, southern side of Regent Street, western side of Herd Road and the northern portion of Roslyn Road.⁴⁰

The other subdivision within the Evans precinct was the Glendural Estate, which was sold at auction on 29 January, 1921.⁴¹ Thirty-nine 'superb villa sites' were offered between Corio Street (southern side), High Street (eastern side), and Prospect Avenue (both sides). J. Larcombe's substantial property was still extant, although surrounded by the new subdivision.⁴²

30 Brownhill & Wynd, *The History of Geelong and Corio Bay With Postscript 1955-1990*, revd. edn., Geelong Advertiser, Geelong, 1990, p.57.

31 Section 24, Barrabool, Township of Belmont subdivision plan, 1850, Geelong Historical Records Centre.

32 Mount Pleasant Estate subdivision plan, 21 December, 1889, Geelong Historical Records Centre.

33 J. Pescott, *South Barwon 1857-1985*, City of South Barwon, Belmont, 1985, p.49.

34 Montrose Estate subdivision plan, 3 December, 1887, Geelong Historical Records Centre.

35 *ibid.*

36 Montrose Estate subdivision plan, undated, Geelong Historical Records Centre.

37 Belmont Estate subdivision plan, 1 October, 1910, Geelong Historical Records Centre.

38 Belmont Estate subdivision plan, 30 August, 1924, Geelong Historical Records Centre.

39 City of South Barwon Rate Books, 1888-1914 and McCauley Estate subdivision plan, 19 April, 1913.

40 *ibid.*

41 Glendural Estate subdivision plan, 29 January, 1921, Geelong Historical Records Centre.

42 *ibid.*

The houses constructed between the late 19th century and the interwar period were largely for the working class population. Over 25% of these dwellings were for owners whose occupation was as a labourer, while other occupations included wool scourers, teachers, butchers, clerks, engine drivers, saddlers, tailors, people associated with the building industry (builders, painters and bricklayers), and agents and investors.⁴³

2. Key Attributes (refer to photographs at the rear of this section)

a. Urban Design

The Evans Precinct is comprised of Corio, Evans and George Streets, and parts of Herd, Argyle, Perth, Mitchell, Regent and Elizabeth Streets, together with Roslyn Road and Orkney Place.

A significant urban focus at the eastern end of Regent Street is the open park/playground, situated on the corner of Regent Street and Herd Road. Significant views are evident from the southern end of Evans Street (to the Grovedale hill), the eastern end of Perth Street (to Breakwater), the eastern end of Roslyn Road (to the Belmont Common), and the northern end of George Street (to South Geelong).

The precinct has allotment sizes ranging from 33 by 135 feet to 52 by 156 feet. The area is comprised of a combination of diagonal axes (Corio Street and George Street) and lineal axes (Evans, Perth, Argyle, Elizabeth and Mitchell Streets and Roslyn Road). These axes and allotments are situated on elevated and sloping land.

The precinct is also notable for its early concrete kerbing and paving in Evans Street (part only), Elizabeth, Corio, Argyle, Perth, Mitchell, Regent and George Streets, together with Roslyn Road (part only). There are also some gravel and grass rear or side lanes behind allotments in Evans Street, Elizabeth Street, Roslyn Road, Corio Street and George Street.

b. Neighbouring Buildings

Ninety-eight percent of the significant buildings in the precinct are single storey houses of the 1920s and 1930s with pitched gabled and/or hipped roofs (with a roof pitch between 25 and 33 degrees). At least 88% percent of these houses are constructed of horizontal weatherboard wall cladding, with only 12% constructed of brick. Around 66% of the houses have galvanised corrugated iron roofs, with only 5% clad in roof tiles.

The precinct is primarily characterised by a stylistic mix of Federation (5%), Edwardian (15%), interwar Californian Bungalow and interwar Bungalow (71%) and transitional Edwardian/interwar Californian Bungalow (5%) houses. Most houses are of a small to medium scale (at least 4 to 6 rooms average) as extrapolated from the streetscape. Ninety percent of these houses have typical front setbacks (of approximately 3 - 5 metres) and side setbacks (of approximately 1 - 2 metres), with a side driveway (accessed from the street frontage) to a rear garage or carport.

These houses are predominantly characterised by wide eaves (88%), with 50% also having exposed rafters. Early chimneys adorn the rooflines of 95% of the

43 Information extrapolated from the Greater Geelong Outer Areas Heritage Study database.
Authentic Heritage Services Pty Ltd, A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle, 22/03/00

buildings. At least two thirds of them also have their original front timber and/or glazed doors, with 88% containing early timber framed double hung windows.

About 50% of the houses have the appropriate type, style and height of fence in the appropriate location. They have an average low-moderate height range.

c. Landscaping

Nature strips are a significant component of each streetscape within the precinct (except for the rear lanes), as are Paperbark treelines in Corio Street.

3. Statement of Cultural Significance

The Evans Precinct is *aesthetically* and *historically* significant at a **Local level** for its large proportion of interwar Californian Bungalow and interwar Bungalow housing stock, and to a lesser degree, its Edwardian and Federation residential character. The area has a high proportion of intact, detached, single storey, double fronted houses in good condition, being constructed of horizontal weatherboard wall cladding with galvanised corrugated iron roofs. The area is enhanced by the typical front and side setbacks and side or rear driveways, with low-medium fences and nature strips. The diagonal Corio Street and George Street axes have created some unusual allotment forms and sizes, which are situated on elevated and sloping land. A significant urban focus at the eastern end of Regent Street is the corner park/playground, while significant views are obtained by the Grovedale hill (from Evans Street), Breakwater (from Perth Street), Belmont Common (from Roslyn Road) and South Geelong (from George Street). Historically, the area is significant for its residential development dating largely from the Edwardian period and the interwar period, with the population being predominantly comprised from the working classes. A large number of houses in this area were constructed for labourers, and for wool scourers, teachers, butchers, clerks, engine drivers, saddlers, tailors, people associated with the building industry (builders, painters and bricklayers), and agents and investors.

4. Characteristics

The Evans Precinct is characterised by the following:

- Almost exclusively a detached single storey residential area;
- Large proportion of double fronted houses;
- Diagonal and lineal street pattern, situated on elevated and sloping land;
- Typical front setbacks (3 - 5 metres) and side setbacks (1 - 2 metres), with side or rear driveways accessed from the street frontage or rear lanes to rear garages or carports;
- Small to moderate scale houses (4 to 6 rooms);
- Pitched gable and/or hipped roofs (with a roof pitch between 25 and 30 degrees) to almost all of the houses;
- At least 71% of the houses are of an interwar Californian Bungalow or interwar Bungalow style, with another 15% of an Edwardian style with 5% of a Federation style;
- Consistent use of horizontal weatherboard wall cladding (88%), with a much smaller proportion of brick construction (12%);
- Predominant use of galvanised corrugated iron roofing (66%), with only 5% clad in tiles;
- Consistent use of wide eaves (88%), with 50% of the houses also characterised by exposed rafters;
- Over 95% of the houses have original chimneys adorning the rooflines;

- About 88% of the houses have original timber framed, double hung windows;
- At least 68% of the houses have original front timber and/or glazed doors;
- A substantial proportion of the houses have appropriate stylistic detailing;
- Nature strips to both sides of the street (except rear lanes);
- Tree-lined streetscapes (Corio Streets only);
- Rear and side lanes;
- Low-medium height (800 - 1300mm) fences of appropriate type, design and location.

Policy

Clause XX.xx HOXXXX: Heritage Area, Belmont.

This policy applies to all that land included on the Heritage Overlay Policy Map 'X' – the area known as the Evans Heritage Area.

Policy Basis

The Evans Precinct is significant for its large proportion of interwar Californian Bungalow and interwar Bungalow housing stock, and to a lesser degree, its Edwardian and Federation residential character. The area is also historically significant for its early working class population, whereby a large number of residential owners were labourers, wool scourers, teachers, butchers, clerks, engine drivers, saddlers, tailors, people associated with the building industry (builders, painters and bricklayers), and agents and investors.

The area has a high retention of housing stock of the interwar Californian and interwar Bungalow style, and a moderate retention of Edwardian and Federation styled houses. Typically, the houses are small-medium in scale (4 to 6 rooms, average) and including the following characteristics: detached, single storey, double fronted buildings with horizontal weatherboard wall cladding, wide eaves, chimneys adorning the roofline, timber framed double hung windows, timber and/or glazed front doors with sidelights, appropriate detailing and pitched gable and/or hipped roofs clad in galvanised corrugated iron. These houses are located on streets with nature strips, early short span concrete kerbing and early concrete paths, with significant treelines along Corio Street. The houses are situated on allotment sizes ranging from 33 by 135 feet to 52 by 156 feet, arranged on both a north-south axial grid and diagonal Corio and George Street axes. The elevated and sloping land provides significant views of: Grovedale hill (from Evans Street), Breakwater (from Perth Street), Belmont Common (from Roslyn Road) and South Geelong (from George Street). The house allotments have regular front and side setbacks, side or rear driveways to rear garages and/or carports, low-medium fences, nature strips and street tree planting in Evans and Corio Streets.

Objectives

- A. To retain and enhance the streetscape qualities of this area, including the nature strips, early concrete kerbing and paving, street tree planting (in Corio Street), garden settings, open park/playground at the north-eastern end of Regent Street, and the significant view of Grovedale hill (from Evans Street), Breakwater (from Perth Street), Belmont Common (from Roslyn Road) and South Geelong (from George Street);
- B. To retain the small-medium scale (4 to 6 rooms average) of houses within the Heritage Overlay Area;
- C. To retain and enhance the intact examples of single storey, double fronted, detached Edwardian, Federation, interwar Californian Bungalow and interwar Bungalow houses and other significant buildings;
- D. To retain the uniformity of scale throughout the Heritage Overlay Area, including single storey height limit, regular front and side setbacks and side or rear driveways; building separation and subdivision;
- E. To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, which includes detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 30 degrees); recessed verandahs, and minimal timber detailing;
- F. To encourage the use of traditional construction materials which includes horizontal weatherboard wall cladding, timber framed windows and non-zincalume sheet metal roofing;
- G. To encourage the use of appropriate fence types, designs and locations;
- H. To encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings;

It is policy that:

- 1. **Preference will be given to building design which:**
 - Draws on traditional architectural characteristics including detached, single storey, double fronted buildings with hipped and/or gabled roofs, narrow or wide eaves and recessed verandahs, and rectangular windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
 - Employs traditional building materials, including horizontal weatherboard wall cladding and timber framed windows, and non-zincalume sheet metal roofing. An alternative to horizontal weatherboard cladding is a smooth render over masonry;
 - Enhances the heritage values of this precinct;
- 2. **In carrying out building and works the following will apply:**
 - 2.1 **Allotment configuration should be retained:**
 - The front setback should be equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
 - The side setbacks should be equivalent to neighbouring buildings within the Heritage Overlay Area and have a side or rear driveway;

2.2 Typical building heights, form and massing should be retained:

- Existing and intact culturally significant Edwardian, Federation, interwar Californian Bungalow, interwar Bungalow houses and other significant places should not be demolished;
- Building heights should be single storey only, and comply with the following:
 - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
 - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
 - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;
- New garages and/or carports should be located at the rear of existing and/or infill buildings;
- Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document;
- Fence types, designs and locations should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document;

2.3 Streetscape characteristics should be retained:

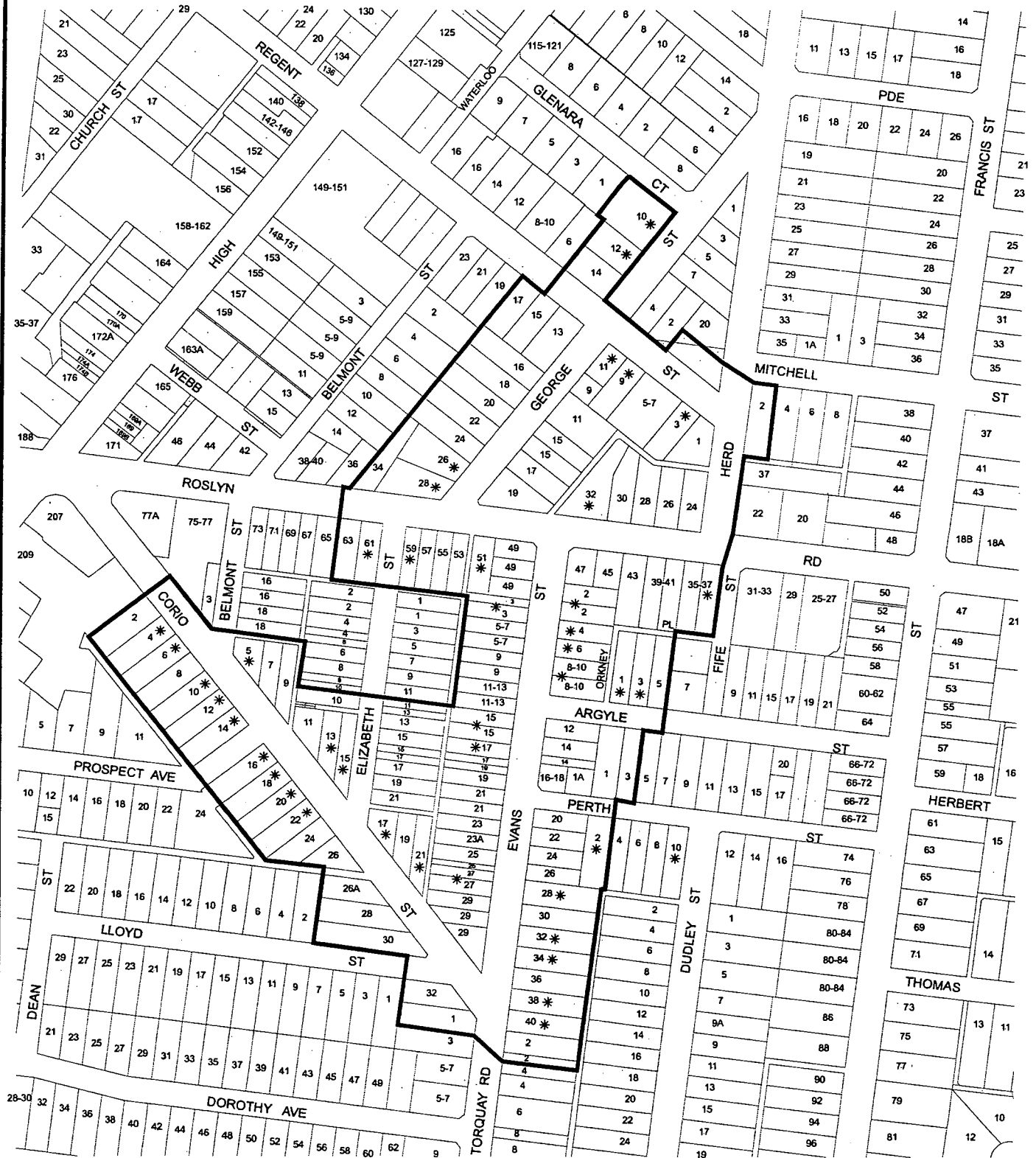
- The existing significant visual connections and views from existing thoroughfares and significant buildings, particularly the views to Newtown (from Francis Street) and Breakwater (from Mitchell Street), should remain unobstructed;
- When required, street trees should be replaced with the same or an appropriate equivalent species (in Francis Street);
- If required, restoration to concrete kerb and channel, and concrete paths, should be carried out to reflect existing form/s and coloration;
- The rear lanes should be retained;

Supporting Documents

- Greater Geelong Outer Areas Heritage Study
- City of Greater Geelong Heritage and Design Guidelines, 1997.

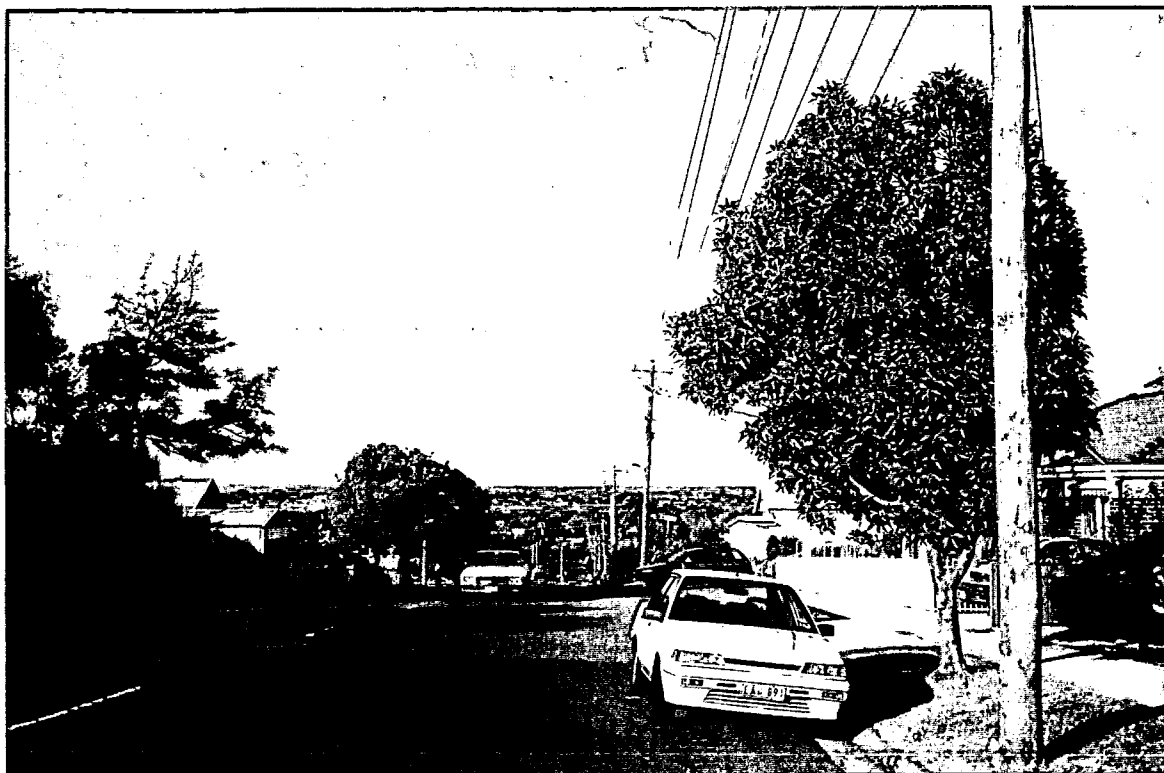
CITY OF GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2

EVANS HERITAGE AREA BELMONT



* INDIVIDUAL HERITAGE PLACE





Roslyn Road, east end, with a view to the Belmont Common and beyond.



Evans Street, south end. View of the street to the Grovedale Hill.



Corio Street, west end. Note the relatively uniform streetscape of single storey, interwar Californian Bungalow houses constructed of horizontal weatherboard wall cladding and galvanised corrugated iron roof cladding, with projecting gable roof forms. The street is also distinctive for its Paper bark tree line.



George Street, north end. An elevated section of the precinct, commanding views to South Geelong. Infill development has also infiltrated this section of the precinct, as noted by the tiled gabled house to the right.

MT PLEASANT ESTATE

DECEMBER 21st. 1889.

REPORT ST

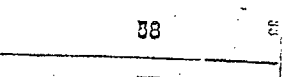
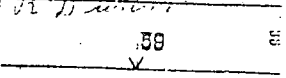
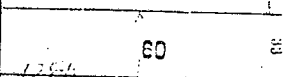
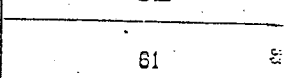
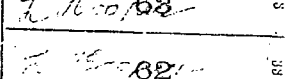
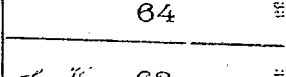
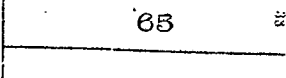
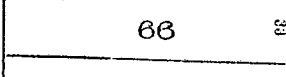
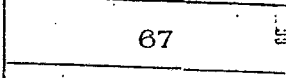
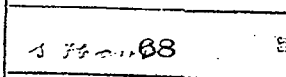
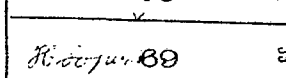
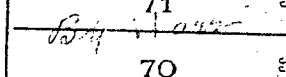
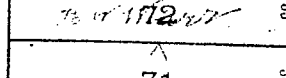
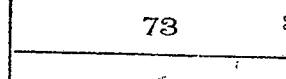
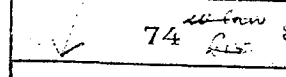
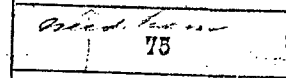
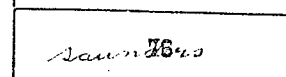
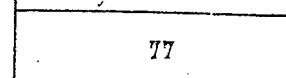
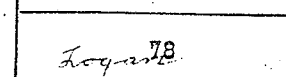
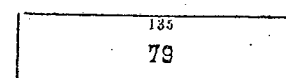
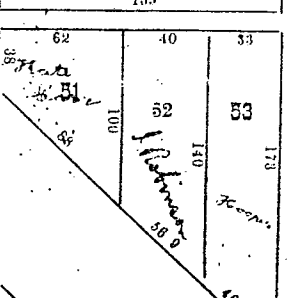
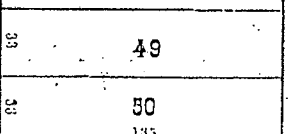
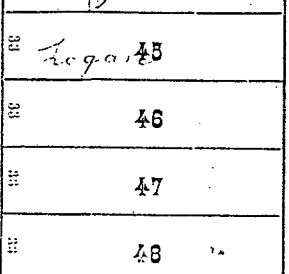
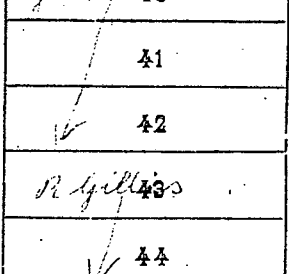
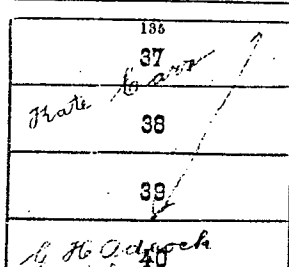
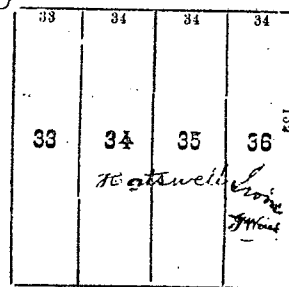
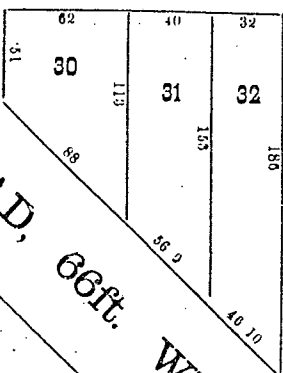
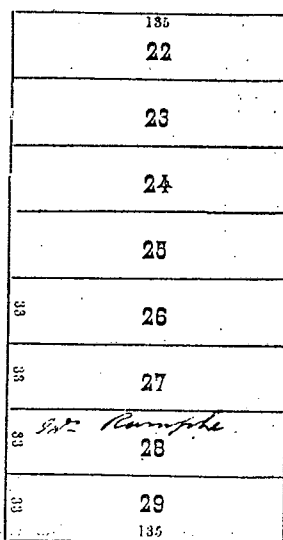
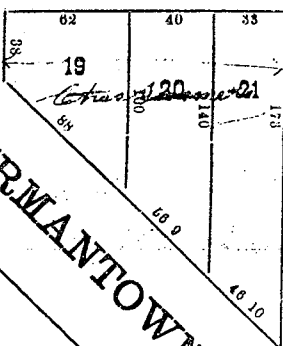
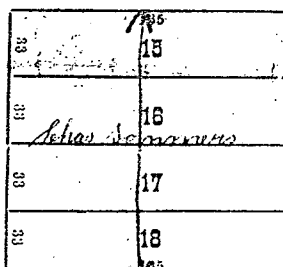
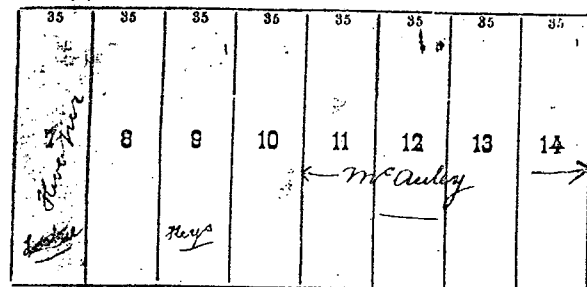
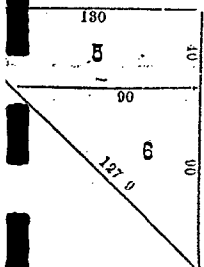
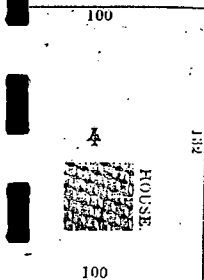
REPORT ST

ROSLYN ROAD, 66ft. WIDE.

ROAD, 50ft. WIDE.

ROAD, 50ft. WIDE.

GERMANTOWN ROAD, 66ft. WIDE.



NAGE.

THE ESTATE.

all the Property without
ceptional terms, that it is
f these splendid Building Sites.

DEPOSIT PER LOT,

ments of Ten Shillings per
interest whatever.

& SCENEY, AUCTIONEERS IN

EVANS PRECINCT, Belmont.
Mt. Pleasant subdivision plan, 21 Dec., 1889
Source: Geelong Historical Records Centre.

SATURDAY, APRIL 19TH,

1913, AT 2.30 P.M.

(By order of W. J. McCAULEY, Esq.)

136

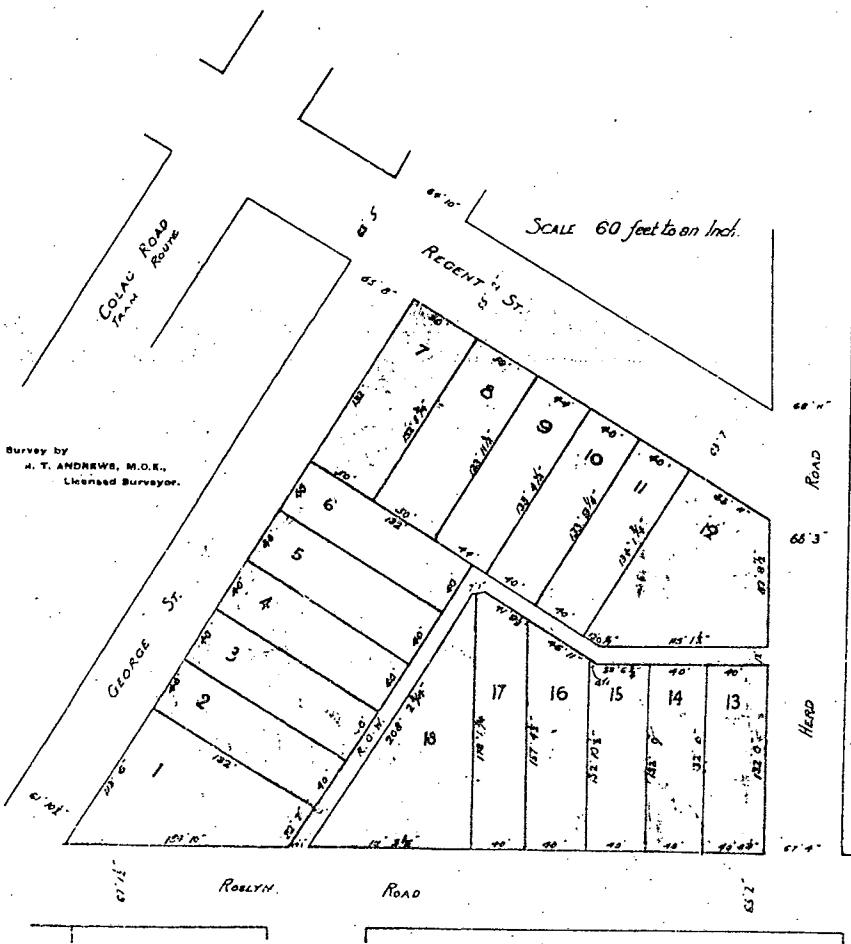
For Absolute Sale by Public Auction
ON THE GROUND Regent and George Sts., Belmont

McCAULEY ESTATE

BELMONT

18=MAGNIFICENT BUILDING SITES=18

Part of Crown Allotment 3. Section 24. Parish of Barrarbool. County of Grant.



The Pick of Belmont. The very eyes of Belmont. Surrounded by George and Regent Sts., Roslyn and Herd Roads.

**STREET MAKING CANNOT
BE CHARGED AGAINST
THIS PROPERTY**

Bennett & Vaine, Property Salesmen and Auctioneers, Malop Street, invite special attention to this **UNRESERVED SALE** of PARTICULARLY CHOICE SITES, the position being a rapidly improving one, and absolutely one of the highest and healthiest positions in the Geelong District

MOST LIBERAL TERMS:--
Small Deposit
Balance £1 PER MONTH

CLOSE TO PROPOSED TRAM ROUTE, WATER MAINS SURROUND THE PLOT. THE PROPERTY IS ALSO WITHIN THE SEWERAGE AREA AND SELLERS FIRE DISTRICT AS LAID DOWN BY THE FIRE UNDERWRITERS' ASSOCIATION.

Date of Sale SATURDAY, APRIL 19th, 1913

.. Title ..
Certificate

BENNETT & VAIN

EVANS PRECINCT, Belmont.
McCauley Estate subdivision plan, 19 Apr., 1913.
Source: Geelong Historical Records Centre.

GLENDURAL

Estate

BELMONT.

Sold by Auction on the Ground, Saturday, January 29th,
AT 8 O'CLOCK. c1921

Superb Villa Sites

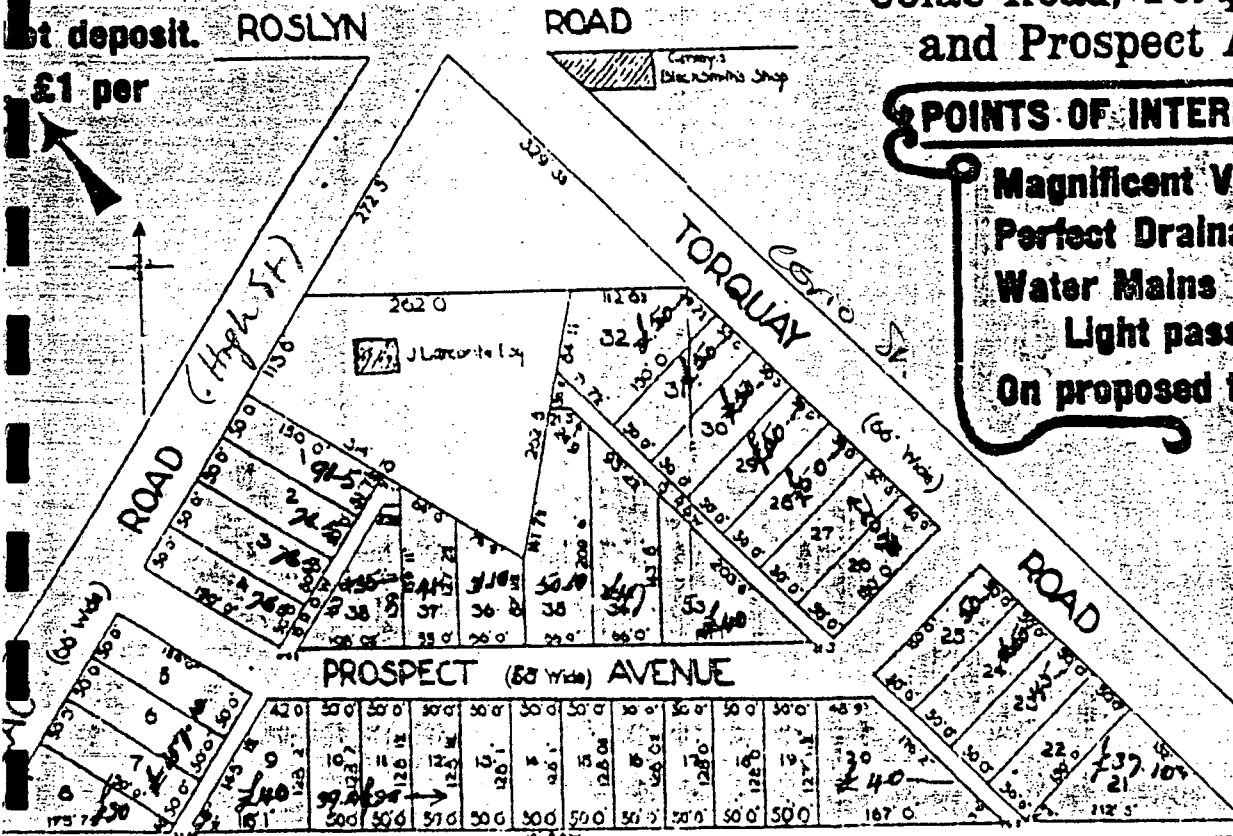
39

Actual Auction £1567
Hay land.

TERMS.

1st deposit. ROSLYN

£1 per



FRONTING

Colac Road, Torquay Road,
and Prospect Avenue.

POINTS OF INTEREST:

- Magnificent Views.
- Perfect Drainage.
- Water Mains and Electric Light pass the Estate.
- On proposed tram route.



H. THACKER Pty Ltd LITHO

EVANS PRECINCT, Belmont.
Glendural Estate subdivision plan, 29 Jan., c. 1921.
Source: Geelong Historical Records Centre.

D. WIMMERA PRECINCT, BELMONT**1. History** (refer to precinct plan & historical subdivision plans at the rear of this section)

This precinct was originally comprised of a number of landholdings to the south and north of Roslyn Road. The land to the south of Roslyn Road - being the majority of the area of the precinct - was originally part of Section 9 of the Parish of Barrabool and owned by Richard Henry Browne from 5 February, 1840.⁴⁴ Yet, John Pescott in *South Barwon 1857-1985* claims that Henry Dewing 'held much of Section 9 of the parish of Barrabool ... his homestead was near to the Waurm Ponds bridge.'⁴⁵ The Parish plans of 1895 and 1924 only indicate the ownership of Browne, although Dewing could have owned part of this section at a later time.

This land south of Roslyn Road was originally covered in light timber.⁴⁶ In the second half of the nineteenth century various tenants including a Mr Harvey and a Mr Herd leased farms in this section.⁴⁷ Between 1880 and 1900, some land fronting Roslyn Road was sold to J.H. Connor, a one time Mayor of Geelong (which he leased as farmlets), while a further 9 acres was sold to Fred and Violet Wurfel (their land extended to Cambridge Street).⁴⁸ Throughout the 1890s and until at least the 1920s, parts of this area remained as farmland.⁴⁹

The rural identity of this area was partly transformed in August 1911 with the subdivision of the Belmont Hill Estate.⁵⁰ This subdivision included over 200 blocks measuring around 140 feet by 52 feet and incorporated a southern section of Roslyn Road as well as Cambridge, Oxford, Rugby, King and Queen Streets.

Fred Wurfel sold parts of his land in the early 1920s. Forty allotments were created as part of the Sutton Estate which was auctioned on 4 February, 1922, and 10 November, 1923.⁵¹ Wimmera Street was formed as part of this subdivision.

George Sprake had earlier purchased a considerable portion of land from Fred Wurfel in early 1911.⁵² He built a house on his property at 206 High Street and named it 'Sunnyside'.⁵³ In c.1929 he subdivided the eastern portion of his land as Sprake's 'Sunnyside' Estate.⁵⁴ These eight allotments fronting Union Street were offered for sale at this time.

The other portion of the Wimmera precinct is a strip of the north side of Roslyn Road. This area was first owned by Alexander Thomson, and other landowners were John Kiddle, Alexander McKenzie and H. Jackson, A. McLarty and J.C. Wallace.⁵⁵ These latter landowners had purchased 25 acres in the

- 44 See maps of the Parish of Barrabool; County of Grant, 1895 and 1924?
- 45 J. Pescott, *South Barwon 1857-1985*, City of South Barwon, Belmont, 1985, p.47.
- 46 *ibid.*
- 47 *ibid.*
- 48 *ibid.*, and City of South Barwon Rate Books, 1900-1920.
- 49 Pescott, *op.cit.*
- 50 Belmont Hill Estate subdivision plan, August, 1911, Geelong Historical Records Centre.
- 51 Sutton Estate subdivision plans, 4 February, 1922, and 10 November, 1923, Geelong Historical Records Centre.
- 52 See Record Sheet for 206 High Street.
- 53 *ibid.*
- 54 Sunnyside Estate subdivision plan, c.1929, Geelong Historical Records Centre, and City of South Barwon Rate Books, 1928-31.
- 55 See maps for Parish of Barrabool, *op.cit.*

sale of 1850.⁵⁶ These blocks stretched between Mount Pleasant and Roslyn Roads. In c.1873, G.S. Vince purchased a sizeable portion of land possibly from Alexander McKenzie.⁵⁷ The rear section of Vince's property, together with 25 acres of John Kiddle's land, was offered at auction on 6 December, 1913, as the Belmont Heights Estate.⁵⁸ The naming of the streets: Shackleton, Peary and Amundsen, commemorated the Arctic explorers.

A substantial portion of the land forming the Belmont Heights Estate in 1913, notably from Roslyn Road to Regent Street, had been purchased by the Geelong Grammar School for their new school site.⁵⁹ But the school's purchase of land in Corio and the construction of the school there provided another sale known as the Hilltop Estate in February, 1922.⁶⁰

A small, north-west section of the Wimmera precinct - originally owned by Thomas Towle and A. McLarty from 1850⁶¹ - formed W.B. Jacob's farm (about the 1870s) which spanned between Mount Pleasant and Roslyn Roads.⁶² In c.1925, a significant proportion of this land was subdivided as the Jacobs Estate.⁶³

Like the Kardinia, Mount Pleasant and Evans Heritage Areas, the Wimmera Precinct witnessed a large influx of new residents in the 1920s. This resulted from the affordability of the land, which was advertised for its 'beautiful outlook elevated position, electric light and water mains, regular bus service and the development of a tram service.'⁶⁴ Apart from some managers and investors, the population was largely working class, being comprised of mechanics, butchers, and fruiterers, together with tradespeople: builders, carpenters, painters and decorators, labourers, electricians, draftsmen - the occupations that drew their business from the growing community - together with wool buyers and clergymen.⁶⁵

2. Key Attributes (refer to photographs at the rear of this section)

a. Urban Design

The former farmland comprising Section 9 of the Parish of Barrabool is now a built up residential area. The Wimmera Precinct includes Wimmera, Union, Cambridge, Oxford, Queen, King and Rugby Streets, together with sections of Roslyn Road and High Street.

A significant urban focus in Wimmera Street is a substantial Norfolk Pine tree at the south-eastern end. Significant views from Roslyn Road are the Barrabool Hills to the west and Leopold Hill to the east. The precinct has allotment sizes ranging from 45 by 142 feet to 74 by 145 feet. They are arranged in a north-south lineal pattern formed by the Rugby, Oxford, Cambridge and Union Street axes, and an east-west lineal pattern formed by the Roslyn Road, Wimmera, King and Queen Street axes. The area is on elevated ground, that is largely flat.

56 *ibid.*

57 Pescott, *op.cit.*, and oral information from Captain Chris and Mrs Kathleen Gordon, Belmont.

58 Belmont Heights Estate subdivision plan, 6 December, 1913, Geelong Historical Records Centre.

59 *ibid.*

60 Hilltop Estate subdivision plan, 28 February, 1922, Geelong Historical Records Centre.

61 See maps of the Parish of Barrabool, *op.cit.*

62 Jacobs Estate subdivision plan, c.1925, Geelong Historical Records Centre.

63 *ibid.*

64 See Sutton Estate subdivision plans, *op.cit.*

65 Information extrapolated from the Greater Geelong Outer Areas Her

In Cambridge, Oxford and Wimmera Streets, there is original short span concrete kerbing, while in Amundsen, Cambridge, Oxford and Wimmera Streets there are early concrete paths.

b. Neighbouring Buildings

Ninety-five percent of the significant buildings in the precinct are single storey, double fronted, horizontal weatherboard houses of the 1920s and 1930s with pitched gabled and/or hipped roofs (a roof pitch between 25 - 33 degrees). Sixty percent of these houses are clad in galvanised corrugated iron roofs, while only fourteen percent having tiled roofs.

Stylistically, 95 percent of these residential houses are interwar Californian Bungalows or interwar Bungalows and are of a medium scale (with at least 6 rooms as deduced from the street frontage). They have typical front setbacks (of approximately 3 - 5 metres) with narrow side setbacks (of approximately 1 - 2 metres) and a side driveway accessed from the street frontage, to a rear garage or carport.

These houses are predominantly characterised by wide eaves (95%), with 30% also having exposed rafters. Early chimneys adorn the rooflines of 83% of the Bungalows. At least one third of them also have their original front timber and/or glazed doors. About 90% of the houses have early timber framed, double hung windows.

About 50% of the houses have the appropriate type, style and height of fence in the appropriate location. They have an average low-moderate height range.

c. Landscaping

Nature strips are a significant component of each streetscape within the precinct, as are treelines in Cambridge and Oxford Streets. Cambridge Street is denoted by Paperbark trees, while Oxford Street has significant treelines of Paperbark, Bottlebrush and Lilly Pilly trees.

3. Statement of Significance

The Wimmera Precinct is ***aesthetically and historically*** significant at a ***Local level*** for its interwar Californian Bungalow and interwar Bungalow character, particularly within Cambridge, Oxford, Union and Wimmera Streets. The area has a high proportion of intact, detached, single storey, double fronted, houses in good condition, being constructed of horizontal weatherboard wall cladding with galvanized corrugated iron roofs. The area is enhanced by the relative typical front and side setbacks and side driveways accessed from the street frontage to rear garages or carports, with low-medium fences, nature strips and street tree planting. Significant views to the Barrabool Hills and the Leopold Hill are obtained from Roslyn Road. Historically, the area is significant for its residential developments in the 1920s, when affordable allotments with electricity and mains water supplies and close proximity to bus and tram services, were made available to the low-middle income sectors of the community. The influx of population to this area had occupations that drew their business from the growing community, including mechanics, butchers, and fruiterers, together with builders, carpenters, painters and decorators, labourers and electricians.

4. Characteristics

The Wimmera Precinct is characterised by the following:

- 99% detached single storey, double fronted residential area;
- North-south and east-west lineal street and allotment pattern on elevated yet flat land;
- Typical front setbacks (3 - 5 metres), and narrow side setbacks (1 - 2 metres), with side driveways accessed from the street frontage to rear garages or carports;
- Medium scale houses;
- Pitched gabled and/or hipped roofs (with a pitch between 25 and 30 degrees) to almost all the houses;
- At least 95% of the houses are of an interwar Californian Bungalow or interwar Bungalow style;
- Consistent use of horizontal weatherboard wall cladding (90%) and galvanised corrugated iron roof cladding (60%);
- Consistent use of wide eaves (95%), with 30% of the houses having exposed rafters;
- Over 80% of the houses have original chimneys adorning the rooflines;
- About 90% of the houses have early timber framed, double hung windows;
- At least 28% of the houses have original front timber and/or glazed doors;
- A substantial proportion of the houses have appropriate stylistic detailing;
- Nature strips to both sides of the street;
- Tree-lined streetscapes (Cambridge and Oxford Streets);
- Low-medium height (800 - 1300mm) fences of appropriate type, design and location;

Policy

Clause XX.xx HOXXXX: Wimmera Heritage Area, Belmont.

This policy applies to all that land included on the Heritage Overlay Policy Map 'X' – the area known as the Wimmera Heritage Area.

Policy Basis

The Wimmera Precinct is significant for its interwar Californian Bungalow and interwar Bungalow character, particularly within Cambridge, Oxford, Union and Wimmera Streets. The area is also historically significant for its concentration of owners and/or occupiers who had occupations that drew from the growing community, including mechanics, butchers, and fruiterers, together with builders, carpenters, painters and decorators, labourers and electricians. The area appealed to this section of the community because of the affordability of the allotments (that had resulted from the subdivisions of several early and established farms), elevated location (with views to the Barrabool Hills and the Leopold hill), electricity and mains water supplies, and the convenient bus and tram services.

The area has a very high retention of housing stock that dates from the interwar period, and are of moderate-high integrity and in good condition. Typically, the houses are of medium scale and include the following characteristics: single storey, detached, double fronted buildings with horizontal weatherboard wall cladding, wide eaves (half with exposed rafters), chimneys adorning the roofline, timber framed double hung windows, timber and/or

glazed front doors with sidelights, appropriate detailing and pitched gable and/or hipped roofs clad mainly in galvanized corrugated iron. These houses are located on streets with nature strips, early short span concrete kerbing (half kerbing), early concrete paths and Cambridge and Oxford Streets also have significant treelines. The houses are situated on allotments that range between 45 x 142 feet, and 74 x 145 feet, which are arranged on elevated (yet flat) land in a north-south lineal pattern. The house allotments have regular front and side setbacks, with side driveways to rear garages and carports.

Objectives

- A. To retain and enhance the streetscape qualities of this area, including the nature strips, early concrete kerbing and paving, street tree planting (in Cambridge and Oxford Streets), garden settings, and the substantial Norfolk Pine tree at the south-eastern end of Wimmera Street;
- B. To retain the modest-medium scale residential buildings within the Heritage Overlay Area;
- C. To retain and enhance the intact examples of interwar Californian Bungalow and interwar Bungalow single storey, double fronted, detached houses and other significant buildings;
- D. To retain the uniformity of scale throughout the Heritage Overlay Area, including single storey height limit, regular front and side setbacks and side driveways; building separation and subdivision;
- E. To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, which includes detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 30 degrees); recessed verandahs, and minimal timber detailing;
- F. To encourage the use of traditional construction materials which includes horizontal weatherboard wall cladding, timber framed windows and non-zincalume sheet metal roofing;
- G. To encourage the use of appropriate fence types, designs and locations;
- H. To encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings;

It is policy that:

- 1. **Preference will be given to building design which:**
 - Draws on traditional architectural characteristics including detached, single storey, double fronted buildings with hipped and/or gabled roofs, narrow or wide eaves and recessed verandahs, and rectangular windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
 - Employs traditional building materials, including horizontal weatherboard wall cladding and timber framed windows, and non-zincalume sheet metal roofing. An alternative to horizontal weatherboard cladding is a smooth render over masonry;
 - Enhances the heritage values of this precinct;

2. In carrying out building and works the following will apply:

2.1 Allotment configuration should be retained:

- The front setback should be equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- The side setbacks should be equivalent to neighbouring buildings within the Heritage Overlay Area and have a side driveway;

2.2 Typical building heights, form and massing should be retained:

- Existing and intact culturally significant interwar Californian Bungalows, interwar Bungalows and other significant places should not be demolished;
- Building heights should be single storey only, and comply with the following:
 - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby height of the roof should not be greater than the main (overall), adjacent ridge line
 - Further to the above item, the proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it;
 - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
 - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;
- New garages and/or carports should be located at the rear of existing and/or infill buildings;
- Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document;
- Fence types, designs and locations should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document;

2.3 Streetscape characteristics should be retained:

- The existing significant visual connections and views from existing thoroughfares and significant buildings, should remain unobstructed;
- When required, street trees should be replaced with the same or an appropriate equivalent species (in Cambridge and Oxford Streets);
- If required, restoration to concrete kerb and channel, and concrete paths, should be carried out to reflect existing form/s and coloration;
- The Norfolk Pine tree at the south-eastern end of Wimmera Street should be retained;

Supporting Documents

- Greater Geelong Outer Areas Heritage Study
- City of Greater Geelong Heritage and Design Guidelines, 1997.

CITY OF GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2

WIMMERA HERITAGE AREA BELMONT



* INDIVIDUAL HERITAGE PLACE





WIMMERA PRECINCT, Belmont
Wimmera Street. This street is characterised by single storey, interwar Californian Bungalow houses of relatively uniform setbacks, horizontal weatherboard wall construction and galvanised corrugated iron roof construction.



WIMMERA PRECINCT, Belmont
Oxford Street, south end, view north. This street has a distinctive treeline, and a number of single storey, interwar Bungalow houses.



WIMMERA PRECINCT, Belmont
Cambridge Street, south end, view north. A street also distinguished by its treeline and single storey, interwar Bungalow houses with relatively uniform setbacks and timber construction.



WIMMERA PRECINCT, Belmont
Roslyn Road, west end, view west. The elevated ground of this road provides uninterrupted view of the Barrabool Hills, together with several single storey, Federation and interwar Bungalow houses.

Sunnyside Estate

BELMONT.

FOR PRIVATE SALE.

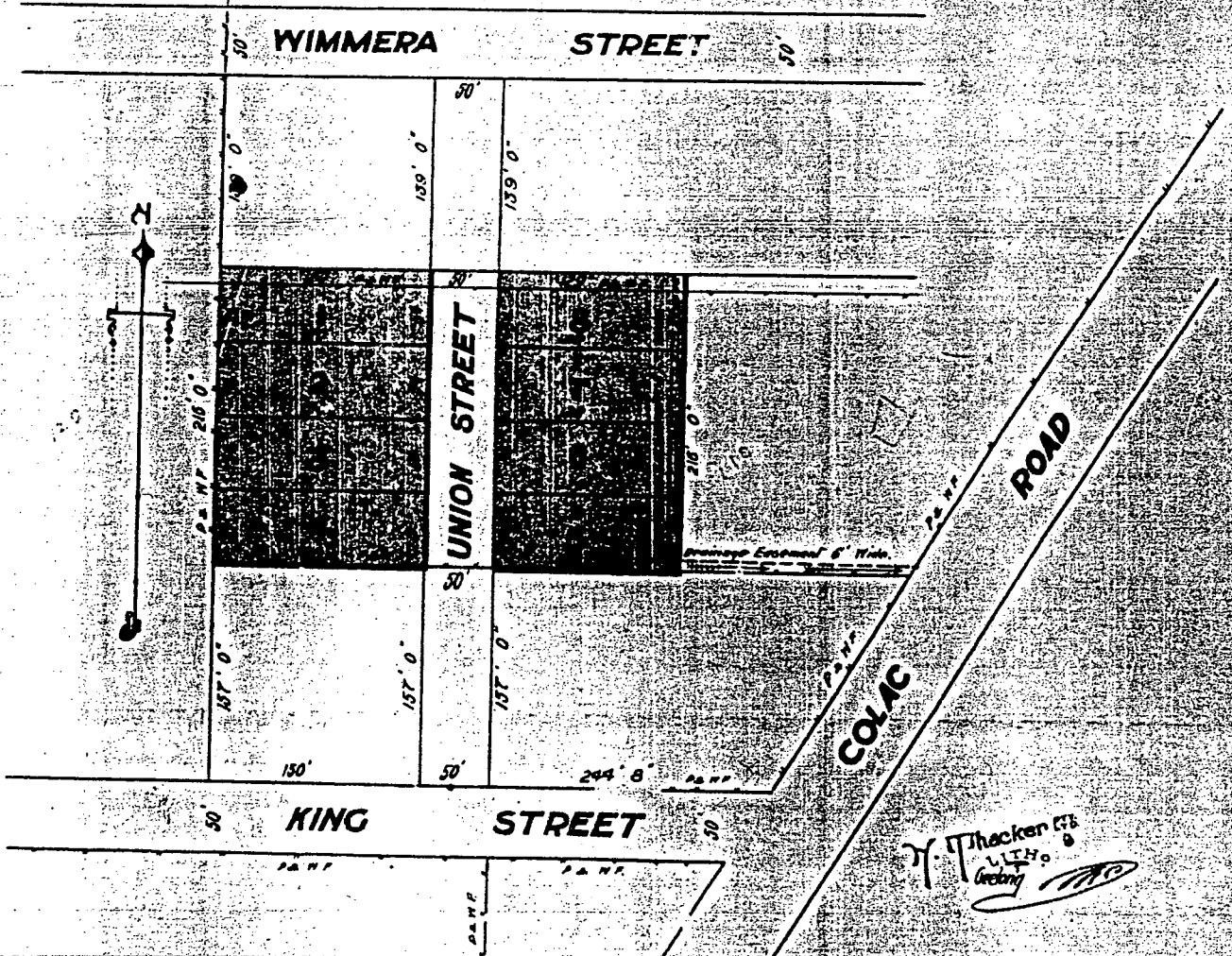
8 Superior Building Blocks 8

High commanding position.

One minute from proposed Tram Terminus.

Water and Electric Light Mains pass the property.

Terms: £1 deposit. £1 per month. Balance, 6% per annum.

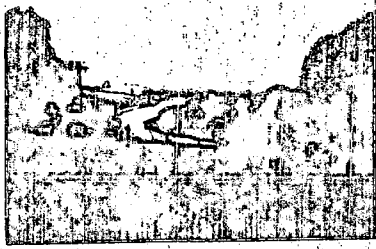


Agents for the Owner...

ESTATE AGENTS

MALOP ST., GEELONG.

WIMMERA PRECINCT, Belmont.
Sunnyside Estate subdivision plan, c.1929.
Source: Geelong Historical Records Centre.



VIEW OF BARWON RIVER FROM JACOBS ESTATE



In the heart of BELMONT.

287 CHOICE BUILDING SITES 287

For Sale by Private Contract

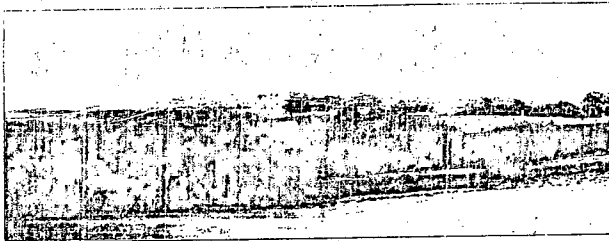
BY

SHRIMPTON & SON.

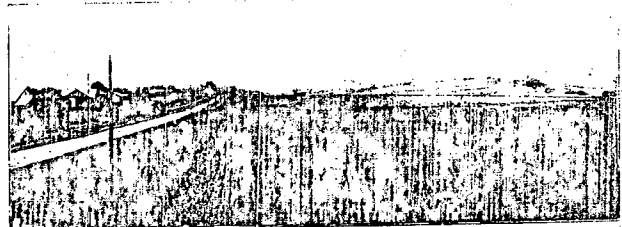
High healthy Sites. Views Unsurpassed. Large Allotments. Perfect Drainage.
Trams and Motor Busses.

TITLE PERFECT. Solicitors: Messrs. Price, Higgins & Speed, Yarra Street, Geelong.

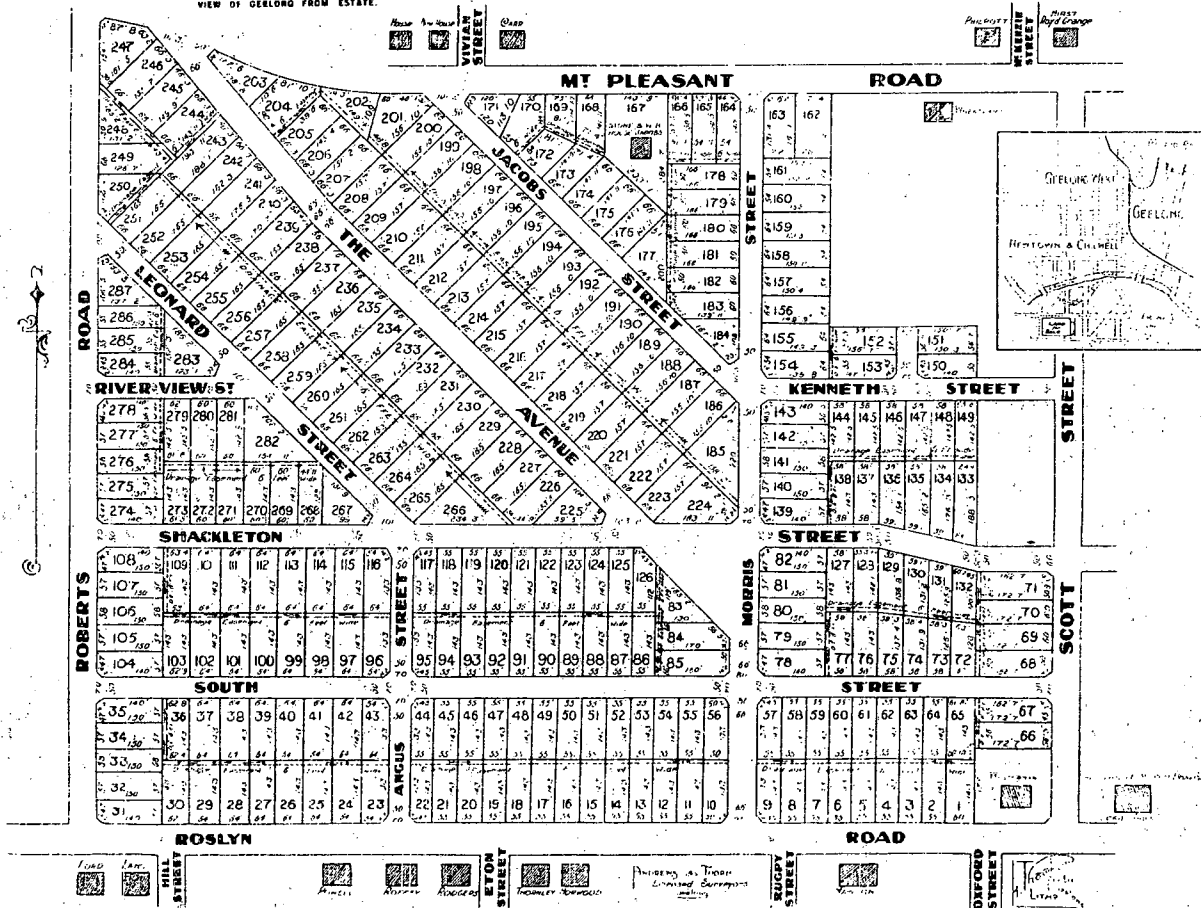
TERMS: Nominal Deposit—not less than £1. Balance £1 monthly. Interest 6 per cent., payable half-yearly. Residue in 4 years.



VIEW OF GEELONG FROM ESTATE.



VIEW OF ESTATE, LOOKING WEST ALONG ROSLYN ROAD.



SHRIMPTON & SON, Auctioneer, 41 Malop St., Geelong.

WIMMERA PRECINCT, Belmont.
Jacobs Estate subdivision plan, c.1925.
Source: Geelong Historical Records Centre.

BELMONT HEIGHTS

RESIDENTIAL SITES

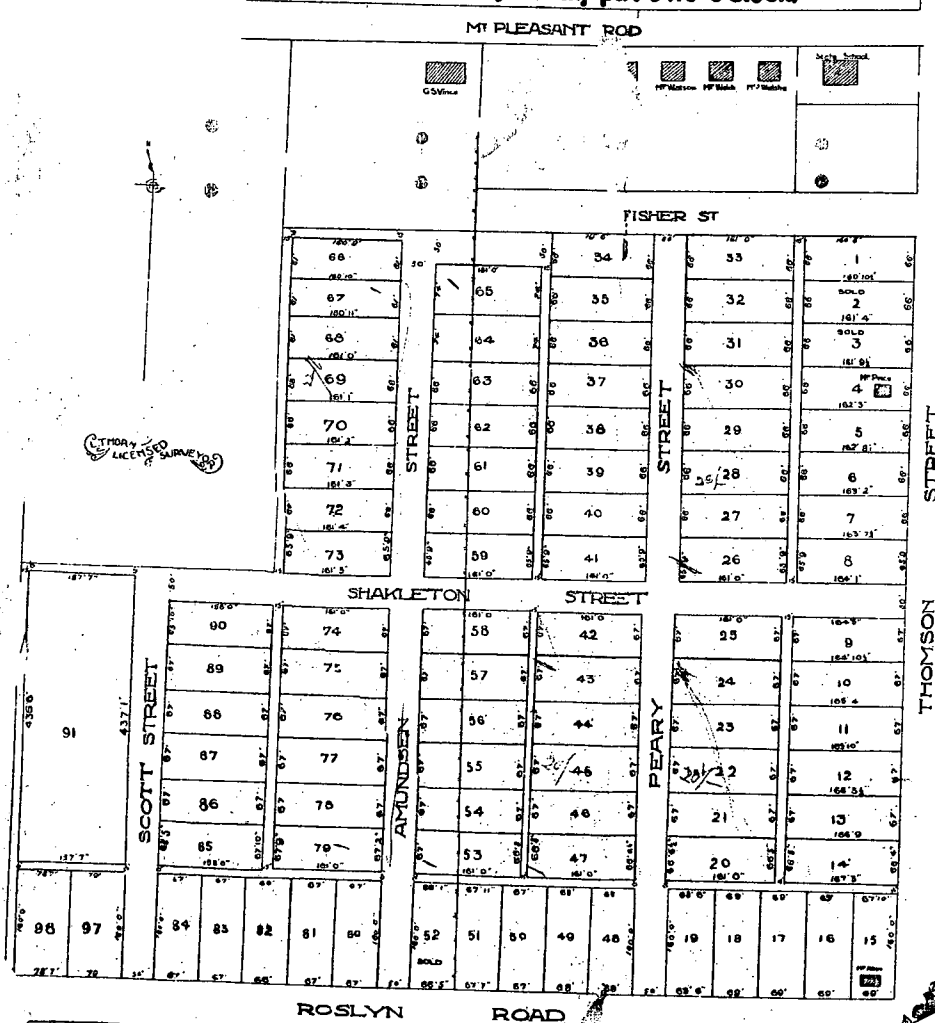
For SALE by PUBLIC AUCTION

Under instructions from
T. E. LOSTOCK, Esq.

BY EDWD. G. GURR, Auctioneer,

ON THE LAND... SATURDAY, DECEMBER 6TH, 1913

At Half-past Two o'clock.



FRONTAGES

Thompson,
Peary,
Amundsen,
Scott and
Shackleton
Streets and
Roslyn Rd.

HIS delight-
fully situat-
ed Estate is the
choicest building
area in this part of
the district. Un-
surpassed Views.
Perfect drainage.
Splendid frontages
and depths.

Title Certificate.

Terms

One-fifth cash, the balance
up to three years, in equal
quarterly, half-yearly or
yearly payments or £1 per
lot deposit, balance £1 per
month, with interest at 5
per cent.

Messrs. Harwood & Pincoff,
—SOLICITORS—
Yarra-street, GEELONG.

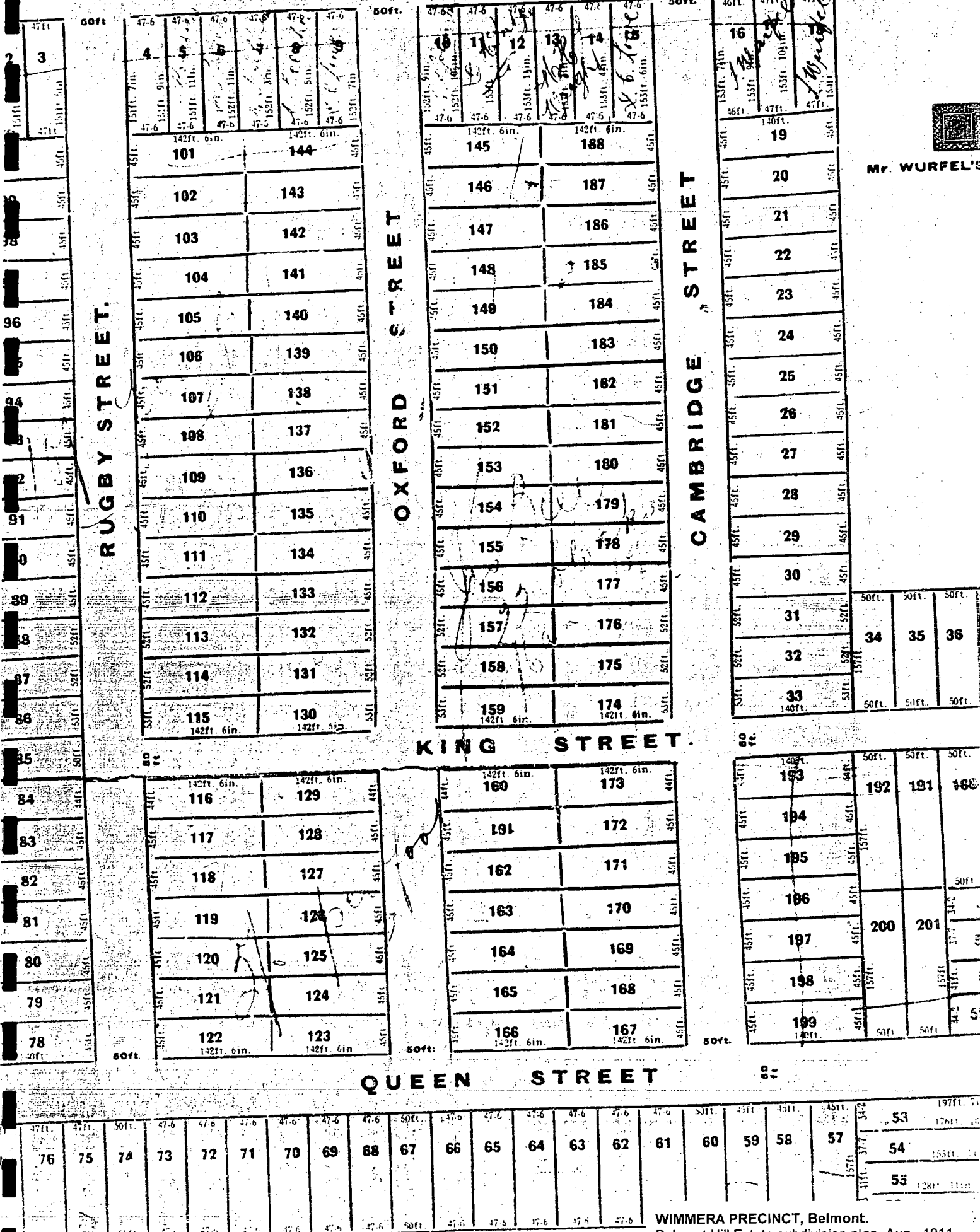
Consignees will leave Auctioneer's
Office at 8 o'clock on day of Sale.

WIMMERA PRECINCT, Belmont.
Belmont Heights Estate subdivision plan, 6 Dec.,
1913.
Source: Geelong Historical Records Centre.

ROAD, COLAC ROAD, and COLAC

SITE FOR NEW GRAMMAR SCHOOL

Belmont Hill Estate August 1911 ROSLYN ROAD.



Mr. WURFEL'S

WIMMERA PRECINCT, Belmont.
Belmont Hill Estate subdivision plan, Aug., 1911.
Source: Geelong Historical Records Centre.

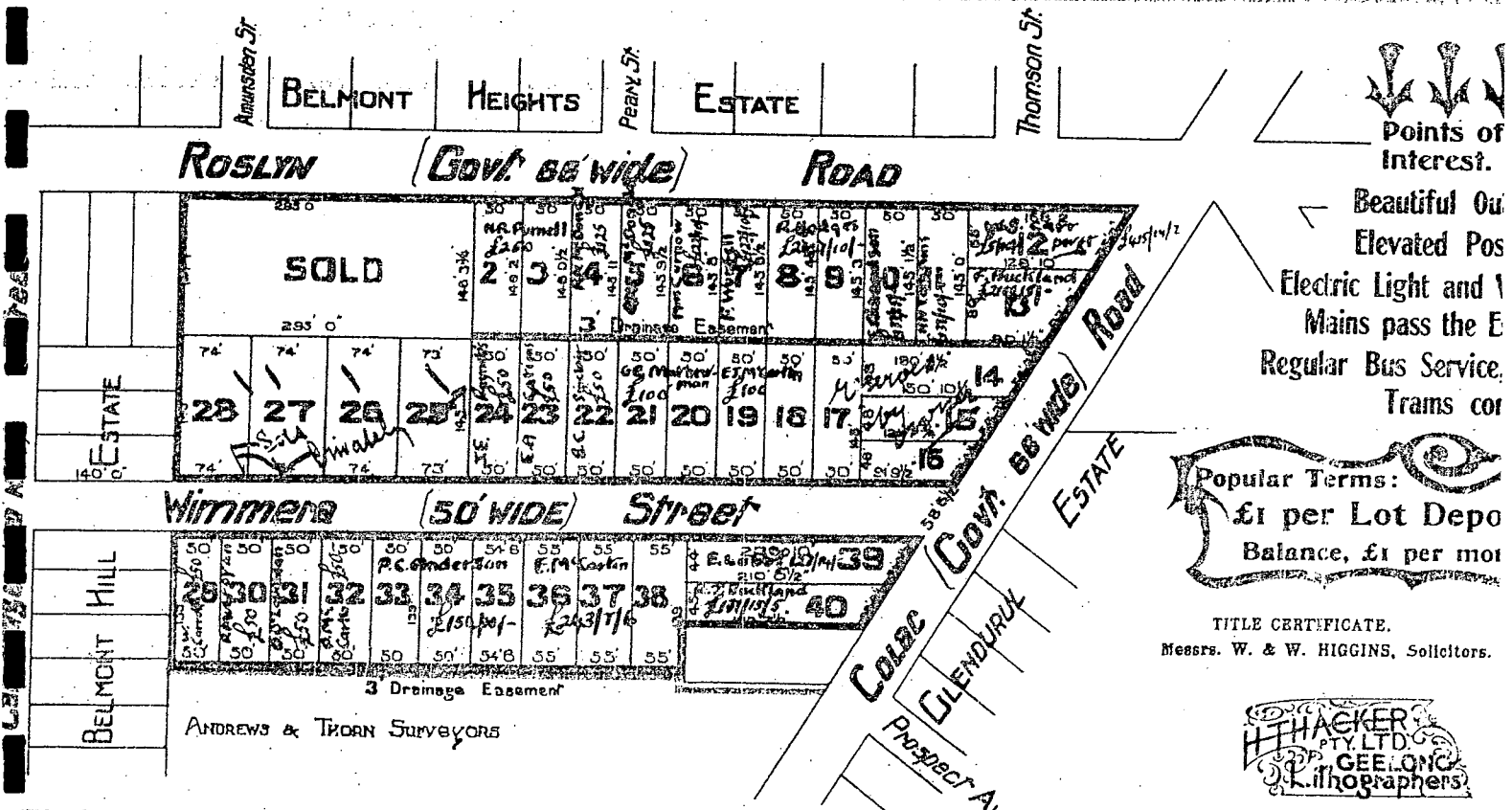
SUTTONS

ESTATE BELMONT.

to be Sold by Auction on the Ground, Saturday, 4th February, 1922
AT 3 O'CLOCK.

40 Superb Villa Sites

FRONTING
LAC ROAD, ROSLYN ROAD, & WIMMERA ST



PART

ART
of *Lutton Estate*

BELMONT

6 Building Allotments 6

One Minute from Wurfel's Bus

Frontage to Roslyn Road and Wimmera Street

RESIDENCE:-- 6 Rooms Lath and Plaster, Verandah 3 sides, Bath Room, Pantry, Wash House, Motor Garage, Electric Light, Etc.

FOR SALE

-88-

PUBLIC AUCTION

ON THE ESTATE

BY

SHRIMPTON & SON.

Auctioneer, 41 Malop Street

Saturday, 10th November, 1923

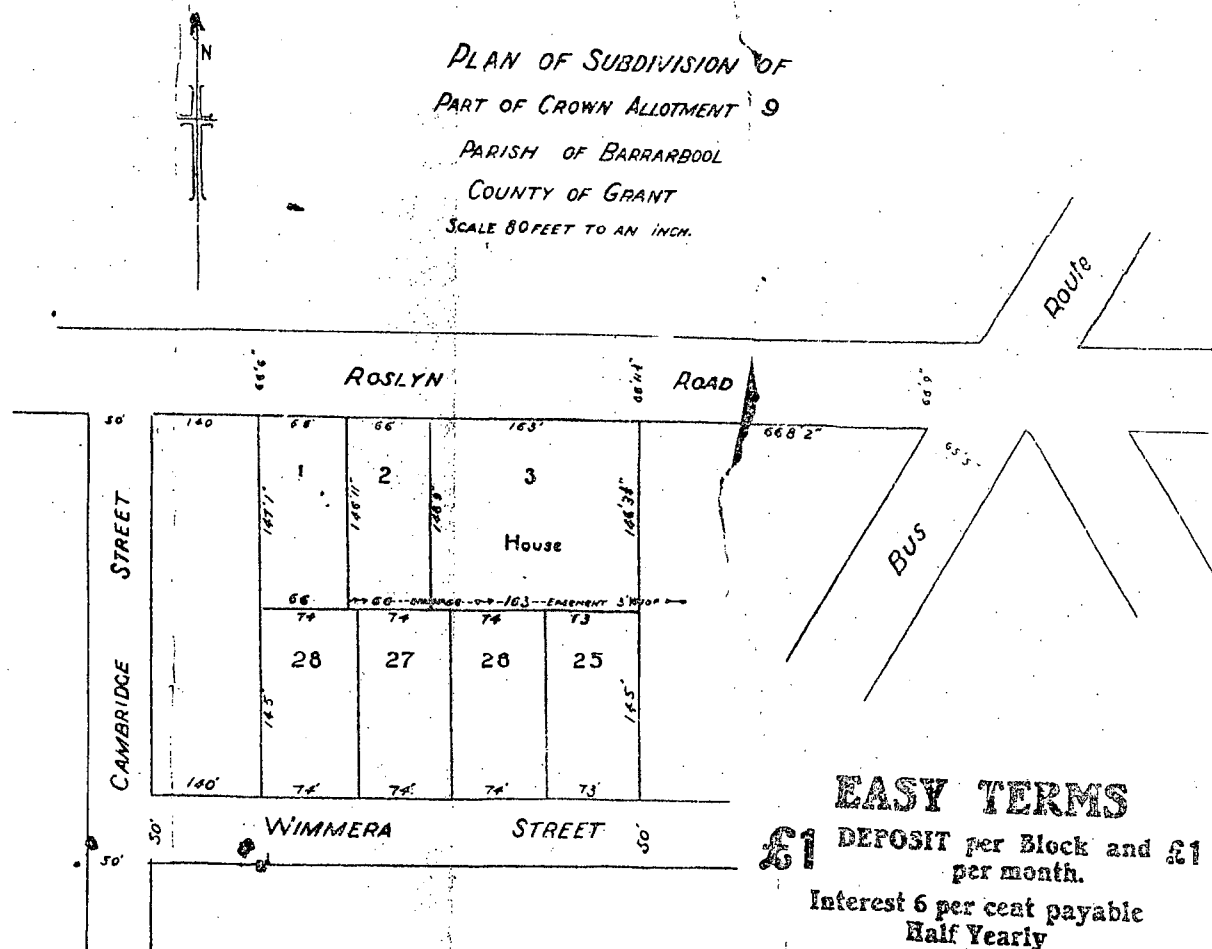
at 3 p.m.

PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENT 9

PARISH OF BARRABOOL

COUNTY OF GRANT

SCALE 80 FEET TO AN INCH.



EASY TERMS

£1 DEPOSIT per Block and **£1**
per month.

Interest 6 per cent payable
Half Yearly

Terms for Discharge _____

E. FRANCIS PRECINCT, BELMONT**1. History** (refer to precinct plan & historical subdivision plans at the rear of this section)

Although the core of this precinct is a single street - Francis Street, the area is comprised of several subdivisions. The earliest of these is the Waverley Estate, which was auctioned by Thomas Roadknight and Company on 14 December, 1886.⁶⁶ Twenty-seven 'choice villa sites' were offered for sale in an area bounded by Francis Street, Mount Pleasant Road and the Barwon Heads Road (then known as Mount Colite Road). A new street was introduced through the centre of the subdivision, Clyde Street.⁶⁷

On 3 December, 1887, the Montrose Estate was auctioned by W.J. & W. Higgins, solicitors.⁶⁸ Sixty-eight blocks were offered for sale east of Evans Street and west of Francis Street, taking in Roslyn Road, Argyle Street and Perth Street.⁶⁹ Not all of these blocks were sold, and so the remaining 18 allotments were again offered for sale as the Montrose Estate some years later.⁷⁰

A notable property within the Montrose Estate fronting Francis Street is 'Salthaven'. The 1892-93 house, designed by the prominent Geelong architect, A.J. Derrick for John Haycroft, was later owned by Captain Stephen Pidgeon and his wife, Francis Bullivant Austin, originally of Avalon Homestead, Avalon.⁷¹ The property had an extensive garden including a substantial palm tree which forms a focus in this section of Francis Street.

The Belmont Estate was auctioned on 1 October, 1910, by W.P. Carr and Company and this subdivision took in the south-eastern portion of Evans Street to Francis Street, between Perth and Spring Streets.⁷² Seventy allotments were initially offered for sale, but on 30 August, 1924, the remaining 20 blocks were again auctioned.⁷³ A further sale of some of these blocks, known as T.M. Burke's - Belmont Estate subdivision, took place in the latter 1920s.⁷⁴

Frederick Stein purchased four of the lots in the Belmont Estate and built a sizeable weatherboard house in 1917-18.⁷⁵ This property, on the crest of the Francis Street hill, contains a substantial Norfolk Pine tree which is a focus in the street.

Another notable owner within this precinct was Edward Wilks Gibson, Mayor of Geelong at the turn of the century.⁷⁶ Gibson owned three acres at the south-eastern corner of High Street and Mount Pleasant Road from 1899.⁷⁷ In 1900, he engaged the Geelong architects, Laird and Barlow, to design a substantial

66 Waverley Estate subdivision plan, 14 December, 1886, Geelong Historical Records Centre.

67 *ibid.*

68 Montrose Estate subdivision plan, 3 December, 1887, Geelong Historical Records Centre.

69 *ibid.*

70 Montrose Estate subdivision plan, undated, Geelong Historical Records Centre.

71 See Record Sheet for 'Salthaven', 66 Francis Street, Belmont.

72 Belmont Estate subdivision plan, 1 October, 1910, Geelong Historical Records Centre.

73 Belmont Estate subdivision plan, 30 August, 1924, Geelong Historical Records Centre.

74 T.M. Burke's - Belmont Estate subdivision plan, c.1928-29, Geelong Historical Records Centre.

75 See Record Sheet for 110 Francis Street, Belmont.

76 L. Huddle, 'John Angus Laird's Architecture from 1890, Master of Architecture Research database, 1996.

77 City of South Barwon Rate Book, 1898-99.

weatherboard villa.⁷⁸ Gibson subdivided most of these three acres in 1919-20, which became known as Gibson's subdivision.⁷⁹

Around this time, 1919-20, another subdivision between Batman Close and Roslyn Road was offered for sale as the Evans subdivision.⁸⁰ A further subdivision of the c.1920s was the Pinnacle Estate which was bounded by Francis, Spring and Bailey Streets and incorporated 97 allotments.⁸¹ A smaller subdivision in March 1923, was Little's Paddock between Mount Pleasant Road, Herd Street and Francis Street, and contained 8 lots.⁸²

The Longview Estate was offered for sale on 19 March, 1927 by Hendy, Leary and Company, auctioneers.⁸³ The 18 blocks available were bounded by Mitchell, Francis and Bailey Streets, and Roslyn Road.⁸⁴

The Francis precinct therefore witnessed two distinctive developments in population growth. The Late Victorian period of the 1890s saw the establishment of large estates for wealthy gentleman, or the continued development of farms and gardeners' plots, while from the turn of the century and until the interwar period witnessed the influx of the working classes.⁸⁵ Mill hands, labourers, fruiterers, carpenters, masons, tailors and builders all built there – and all of whom were in close proximity to the industries along the Barwon River; or to the building construction in the Belmont area; or to the Belmont shopping area.

2. Key Attributes (refer to photographs at the rear of this section)

a. Urban Design

The central core of the Francis Precinct is Francis Street. Other subsidiary streets that comprise this precinct are: Batman Close, Mitchell Street, Roslyn Road (part only), Argyle Street, Perth Street, Thomas Street, Dudley Street and Spring Street. The topography of the area is characterised by the steep hill at the south end of the precinct on Francis Street, with the northern parts being flat and lower ground.

Significant urban foci within the precinct include the large palm tree at 66 Francis Street and the substantial Norfolk pine tree at the crest of the hill at 110 Francis Street. Significant views to Newtown are obtained from the north end of Francis Street and to Breakwater from the east end of Mitchell Street.

The precinct has allotment sizes ranged from 40 by 120 feet and 45 by 157 feet. The area is comprised by a central, Francis Street axis with other subsidiary streets running perpendicular from it. There are also early concrete kerbs and paths to most of the major streets within the precinct.

78 See Record Sheet for 9 Mount Pleasant Road, Belmont.

79 City of South Barwon Rate Book, 1919-20.

80 *ibid.*

81 Pinnacle Estate subdivision plan, undated [c.1920s?], Geelong Historical Records Centre.

82 Little's Paddock subdivision plan, 24 March, 1923.

83 Longview Estate subdivision plan, 19 March, 1927, Geelong Historical Records Centre.

84 *ibid.*

85 Information extrapolate from the Greater Geelong Outer Areas Heritage Study database.

Authentic Heritage Services Pty Ltd, A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle, 22/03/00

b. Neighbouring Buildings

Ninety-two percent of the significant buildings in the precinct are single storey, double fronted houses ranging from the late nineteenth century to the 1930s. They have pitched gable and/or hipped roofs (with a roof pitch between 25 and 30 degrees). At least 92% of the houses are constructed of horizontal weatherboard wall cladding, with 72% having galvanised corrugated iron roofs. Only 12% of the houses are clad in roof tiles.

The precinct is characterised by a stylistic mix of Victorian (16%), Edwardian (32%), Federation (8%), and interwar Californian Bungalow and interwar Bungalow (44%) houses. Most houses are of a medium size (of at least 6 rooms) from the streetscape. Sixty-four percent of the houses have typical front setbacks (of approximately 2 - 4 metres) and side setbacks (of approximately 1 - 2 metres), with the houses at the northern end of Francis Street having rear access ways to garages or carports.

These houses are predominantly characterised by wide eaves (60%) with 40% also having exposed rafters. Only 2% of the houses have narrow eaves. Early chimneys adorn the rooflines of 88% of the buildings. About one third of the building have their original front timber and/or glazed doors, while 72% have original timber framed, double hung windows.

Only 8% of the houses have the appropriate type, style and height of fence in the appropriate location.

c. Landscaping

Nature strips are a significant component of each streetscape within the precinct (except for the rear lanes).

3. Statement of Significance

The Francis Precinct is *aesthetically and historically* significant at a **Local level** for its Victorian and Federation, and particular Edwardian, interwar Californian Bungalow and interwar Bungalow character. The area has significant views to Newtown and Breakwater (from the northern end of Francis Street and eastern end of Mitchell Street respectively), and significant urban foci including the large palm tree at 66 Francis Street and the substantial Norfolk pine tree at 110 Francis Street. The area has a high proportion of intact, detached, single storey, horizontal weatherboard houses in good condition, with pitched and/or gabled galvanised corrugated iron roofs. About two thirds of the area has typical front setbacks (between 2 - 4 metres average) and side setbacks (between 1 - 2 metres) average, with rear access to the properties in parts of the northern area of Francis Street and side driveways (access from the street frontage) to the remaining properties. Garages and carports are predominantly located to the rear of the houses. Nature strips and rear lanes are urban design features. Francis Street forms the central axis to the arrangement of subsidiary streets and the allotments, with the land being low and flat along the northern reaches, with a steep rise along the southern end. Historically, the area is significant for its two distinctive developments in building and population growth. The Late Victorian period brought with it some large estates and resident gentleman, together with the continued rural farm land occupied by farmers and gardeners, while the period between 1900 and 1935 provided an influx of working class population. The close proximity of the industries along the Barwon, building booms in the Belmont area, and the

establishing Belmont shopping area, together with the affordability of the housing, were possibly some of the reasons for the growth in the population.

4. Characteristics

The Francis Precinct is characterised by the following:

- Almost exclusively detached single storey residential area;
- Large proportion of double fronted houses;
- Central Francis Street axis, with a steep rise along the southern end;
- Typical front setbacks (2 - 4 metres) and side setbacks (1 - 2 metres), with a combination of rear access ways and side driveways accessed from the street frontage;
- Garages and carports predominantly located to the rear of the houses;
- Medium scale (at least 6 rooms) houses;
- Pitched gabled and/or hipped roofs (with a roof pitch between 25 and 33 degrees) to almost all of the houses;
- A mix of Victorian (16%), Edwardian (32%), Federation (8%) and interwar Californian Bungalow and interwar Bungalow (44%) house styles;
- Consistent use of horizontal weatherboard wall cladding (92%);
- Predominant use of galvanised corrugated iron roof cladding (72%);
- Use of wide eaves (60%), with 40% having exposed rafters;
- A substantial proportion of the houses have original chimneys (88%);
- About 72% of the houses have early, timber framed double hung windows;
- At least 64% of the houses have early front timber and/or glazed doors;
- A substantial proportion of the houses have appropriate stylistic detailing;
- Nature strips to both sides of the street;
- Concrete kerbs and paths;

Policy

Clause XX.xx HOXXXX: Francis Heritage Area, Belmont.

This policy applies to all that land included on the Heritage Overlay Policy Map 'X' – the area known as the Francis Heritage Area.

Policy Basis

The Francis Precinct is significant for its large proportion of interwar Californian Bungalow, interwar Bungalow, Edwardian and Federation styled housing stock. The area is also historically significant for its two distinctive developments in building and population growth. The Late Victorian period brought with it some large estates and resident gentleman, together with the continued rural farm land occupied by farmers and gardeners, while the period between 1900 and 1935 provided an influx of working class population.

The area has a high retention of houses that are of a medium scale (about 6 rooms), in good condition. Typically, the houses include the following characteristics: detached, single storey, double fronted buildings with horizontal weatherboard wall cladding, wide or narrow eaves, chimneys adorning the roofline, timber framed double hung windows, timber and/or glazed front doors with sidelights, appropriate detailing and pitched gable and/or hipped roofs clad in galvanised corrugated iron. These houses are located on streets with nature strips, and early concrete kerbing and paths. The houses are situated on allotment sizes ranging from 33 by 135 feet to 52 by 156 feet, arranged about north-south axial grid, and have some rear lanes. Significant views are obtained of Newtown (from the southern end of Francis Street) and of Breakwater (from Mitchell Street), while a large palm tree at 66 Francis Street and substantial Norfolk pine tree at 110 Francis Street are significant urban foci. The house allotments have regular front and side setbacks, side or rear driveways to rear garages and/or carports, low-medium fences, and nature strips.

Objectives

- A. To retain and enhance the streetscape qualities of this area, including the nature strips, early concrete kerbing and paving, garden settings, significant view of Newtown (from Francis Street) and Breakwater (from Mitchell Street, and the significant foci: palm tree and Norfolk pine tree along Francis Street;
- B. To retain the medium scale (about 6 rooms) of houses within the Heritage Overlay Area;
- C. To retain and enhance the intact examples of single storey, double fronted, detached Edwardian, Federation, interwar Californian Bungalow and interwar Bungalow houses and other significant buildings;
- D. To retain the uniformity of scale throughout the Heritage Overlay Area, including single storey height limit, regular front and side setbacks and side or rear driveways; building separation and subdivision;
- E. To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, which includes detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 30 degrees); recessed verandahs, and minimal timber detailing;
- F. To encourage the use of traditional construction materials which includes horizontal weatherboard wall cladding, timber framed windows and non-zincalume sheet metal roofing;

- G. To encourage the use of appropriate fence types, designs and locations;
- H. To encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings;

It is policy that:

1. Preference will be given to building design which:

- Draws on traditional architectural characteristics including detached, single storey, double fronted buildings with hipped and/or gabled roofs, narrow or wide eaves and recessed verandahs, and rectangular windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
- Employs traditional building materials, including horizontal weatherboard wall cladding and timber framed windows, and non-zincalume sheet metal roofing. An alternative to horizontal weatherboard cladding is a smooth render over masonry;
- Enhances the heritage values of this precinct;

2. In carrying out building and works the following will apply:

2.1 Allotment configuration should be retained:

- The front setback should be equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- The side setbacks should be equivalent to neighbouring buildings within the Heritage Overlay Area and have a side or rear driveway;

2.2 Typical building heights, form and massing should be retained:

- Existing and intact culturally significant Edwardian, Federation, interwar Californian Bungalow, interwar Bungalow houses and other significant places should not be demolished;
- Building heights should be single storey only, and comply with the following:
 - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
 - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
 - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;
- New garages and/or carports should be located at the rear of existing and/or infill buildings;
- Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document;
- Fence types, designs and locations should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document;

2.3 Streetscape characteristics should be retained:

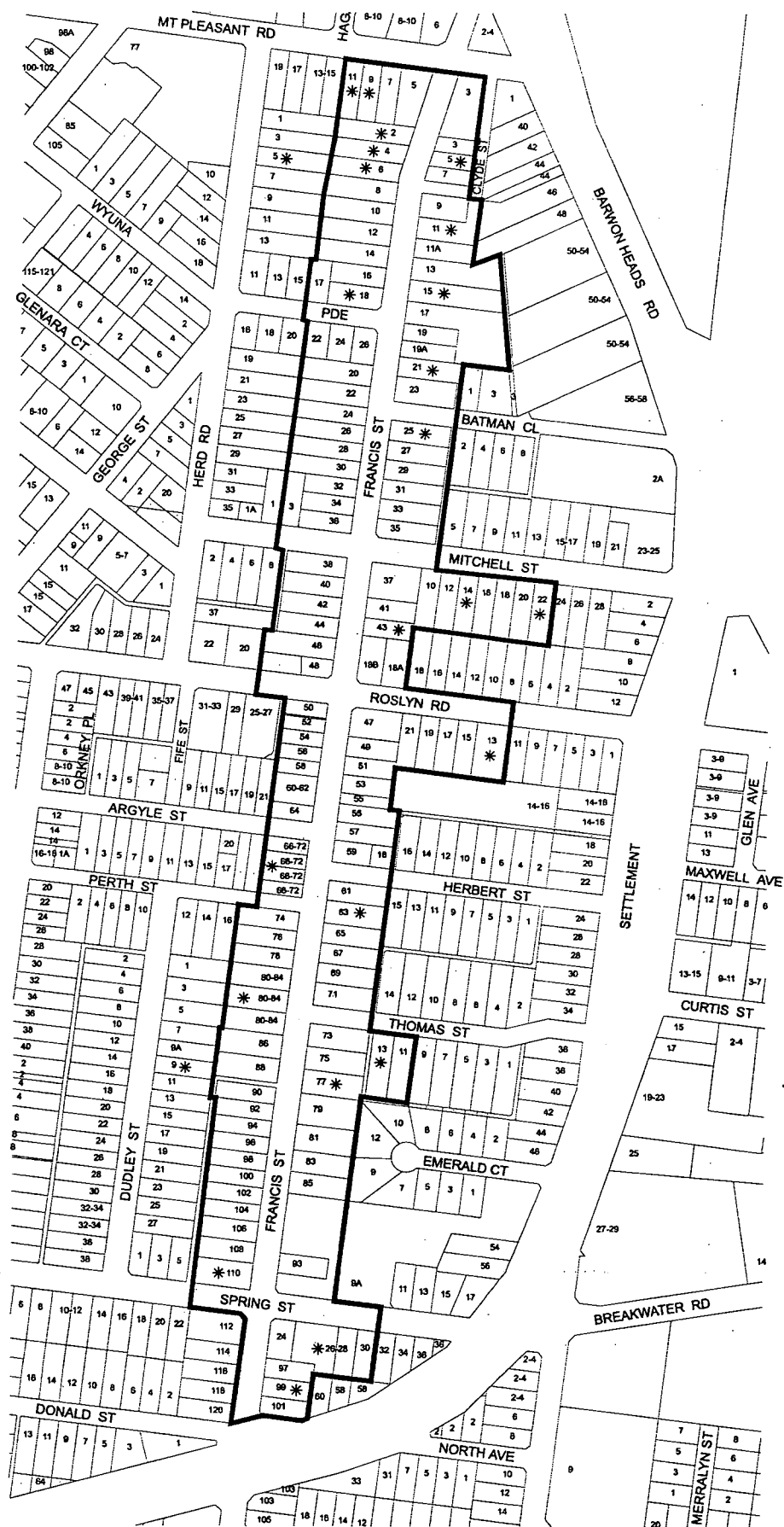
- The existing significant visual connections and views from existing thoroughfares and significant buildings, particularly the views to Newtown (from Francis Street) and Breakwater (from Mitchell Street), should remain unobstructed;
- If required, restoration to concrete kerb and channel, and concrete paths, should be carried out to reflect existing form/s and coloration;
- The significant urban foci, notably the large palm tree at 66 Francis Street and the substantial Norfolk pine tree at 110 Francis Street, should be retained;

Supporting Documents

- Greater Geelong Outer Areas Heritage Study
- City of Greater Geelong Heritage and Design Guidelines, 1997.

CITY OF GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2

FRANCIS HERITAGE AREA BELMONT

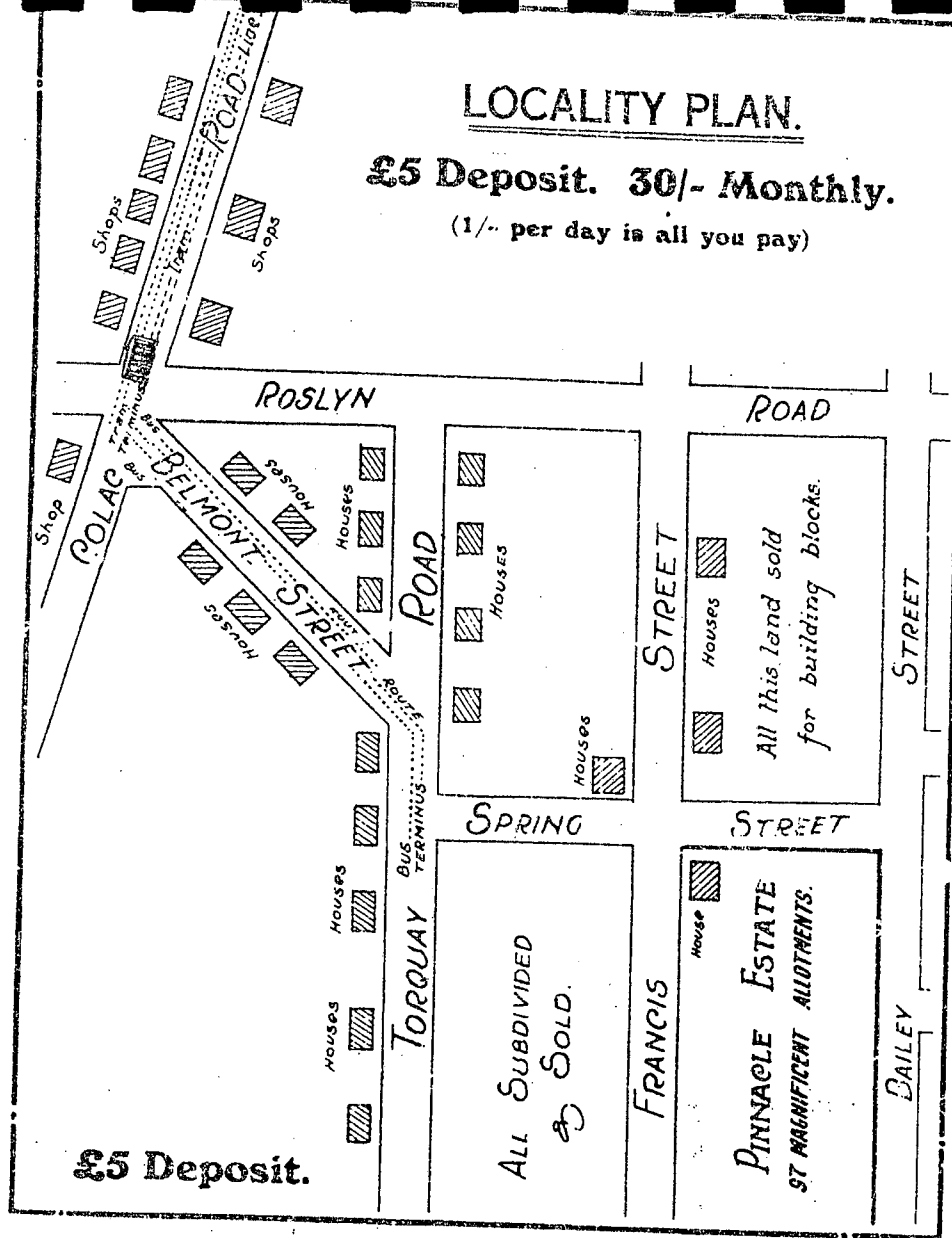




FRANCIS PRECINCT, Belmont
Francis Street, south end, view north.
Note the Norfolk Pine tree located on the rise of the hill that forms a significant urban focus.



FRANCIS PRECINCT, Belmont
Francis Street, north end, view south.
This end of the street is characterised by its single storey, interwar Californian Bungalows, interwar Bungalows and postwar Bungalows.



INGRAM & CAMPBELL,
Home Builders and Property Salesmen, 154 Ryrie Street.

BELMONT Building Blocks.

THE
'PINNACLE' ESTATE

(Above all other Subdivisions)

Belmont's Best Subdivision.

97 MAGNIFICENT ALLOTMENTS

£5 Deposit. 30/- Monthly.

£5 Deposit. 30/- Monthly.

(1s. per day is all you pay.)

HIGH, HEALTHY HOME SITES.

Safe, Sure, Sound Speculations.

INGRAM & CAMPBELL,

154 RYRIE STREET :: Sole Agents.

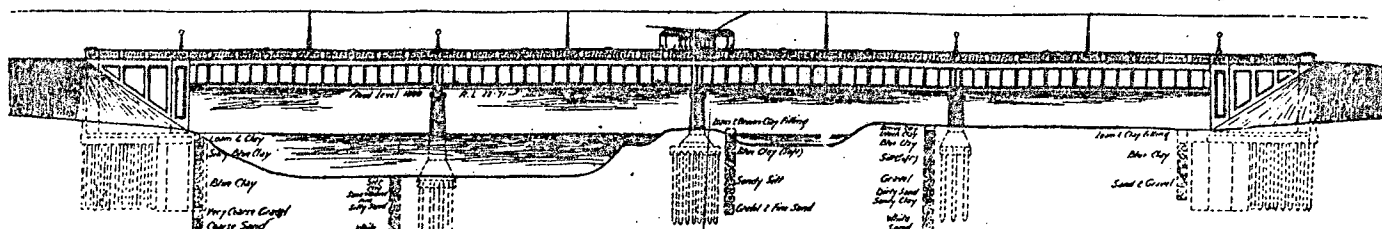
SOLICITORS

FRANCIS PRECINCT, Belmont.
Pinnacle Estate subdivision plan, c.1920s.
Source: Geelong Historical Records Centre.

W. V. PURNELL.

PRICE, HIGGINS & SPEED, YARRA ST.

BELMONT ESTATE



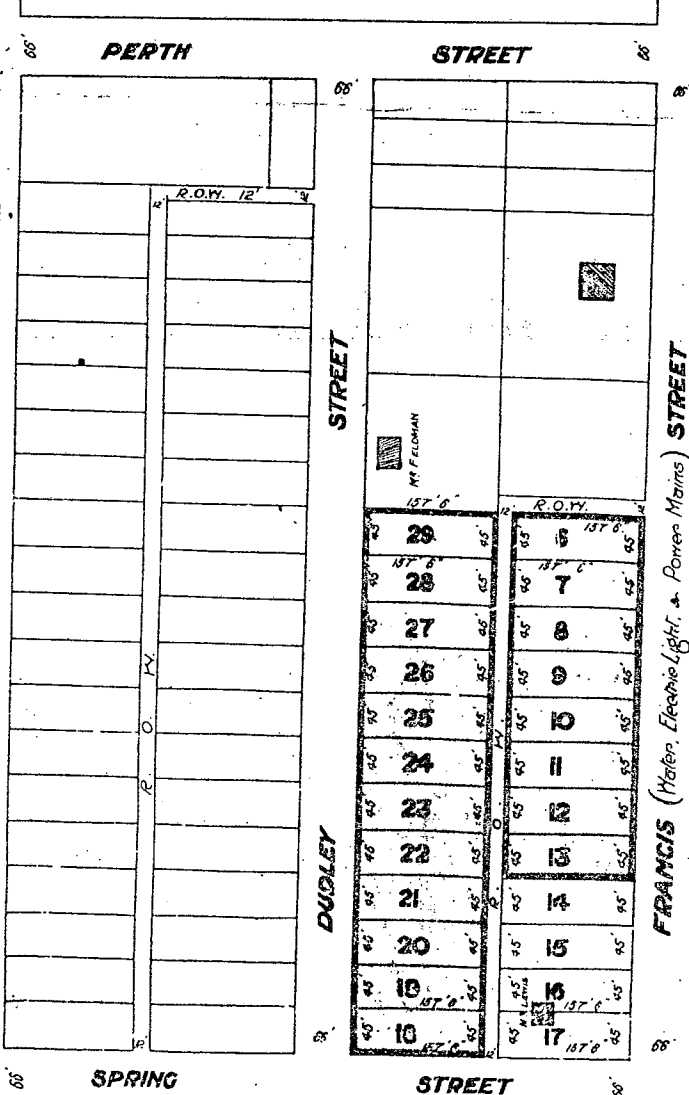
Country Roads Board's Plan of New Bridge now in course of construction across the Barwon River.

DO OF THE HIGHEST & BEST BLOCKS

in this well and favorably known Estate.

OR SALE BY AUCTION ON THE LAND

ON
Saturday, 30th AUGUST, 1924, at 3 p.m.



Hendy, Leary & Co.
(Established 1853).

Auctioneer
and Subdivisional Experts,
GEE LONG.

In conjunction with the **SUBURBAN REALTY COMPANY**, Subdivisional Experts.

THE Estate is high and healthy, with good views and excellent drainage, and now that the new bridge is being built, and Electric Trams and Sewerage are to follow, combined with the general progress of Geelong, Belmont Land must increase in value.

Title Certificate.

Solicitor: W. V. PURNELL, Yarra St., Geelong.

WONDERFUL TERMS!

£5 per lot de
3 years.

FRANCIS PRECINCT, Belmont.
Belmont Estate subdivision plan, 30 Aug., 1924.
Source: Geelong Historical Records Centre.

SATURDAY, 1ST OCT., 1910.

THE BELMONT ESTATE

AT BELMONT

Important
SUBDIVISIONAL SALE . . .
OF SPLENDIDLY SITUATED
Building Sites

VALUABLE BLOCKS 70
Having Frontages to
Perth Street, Spring Street, Spring
Street, Dudley Street, and the
Germantown Road.

EXTRAORDINARY EASY TERMS:
ONLY Deposit
PER LOT
ANCE - - £1 A MONTH

ALSO -
ST-VILLA

3 large rooms, front verandah, dairy, stabling,
bath-house, and other out-buildings, on land
containing 1 Acre, 1 Road, 2½ Perches.

is high and well drained, and commands
best view to be obtained anywhere about

general prosperity of the Geelong district, and
good of the Geelong Church of England Grammar
School, erected at Belmont, and the Electric Tram-
way, will assuredly make all this land become very
valuable in the near future.

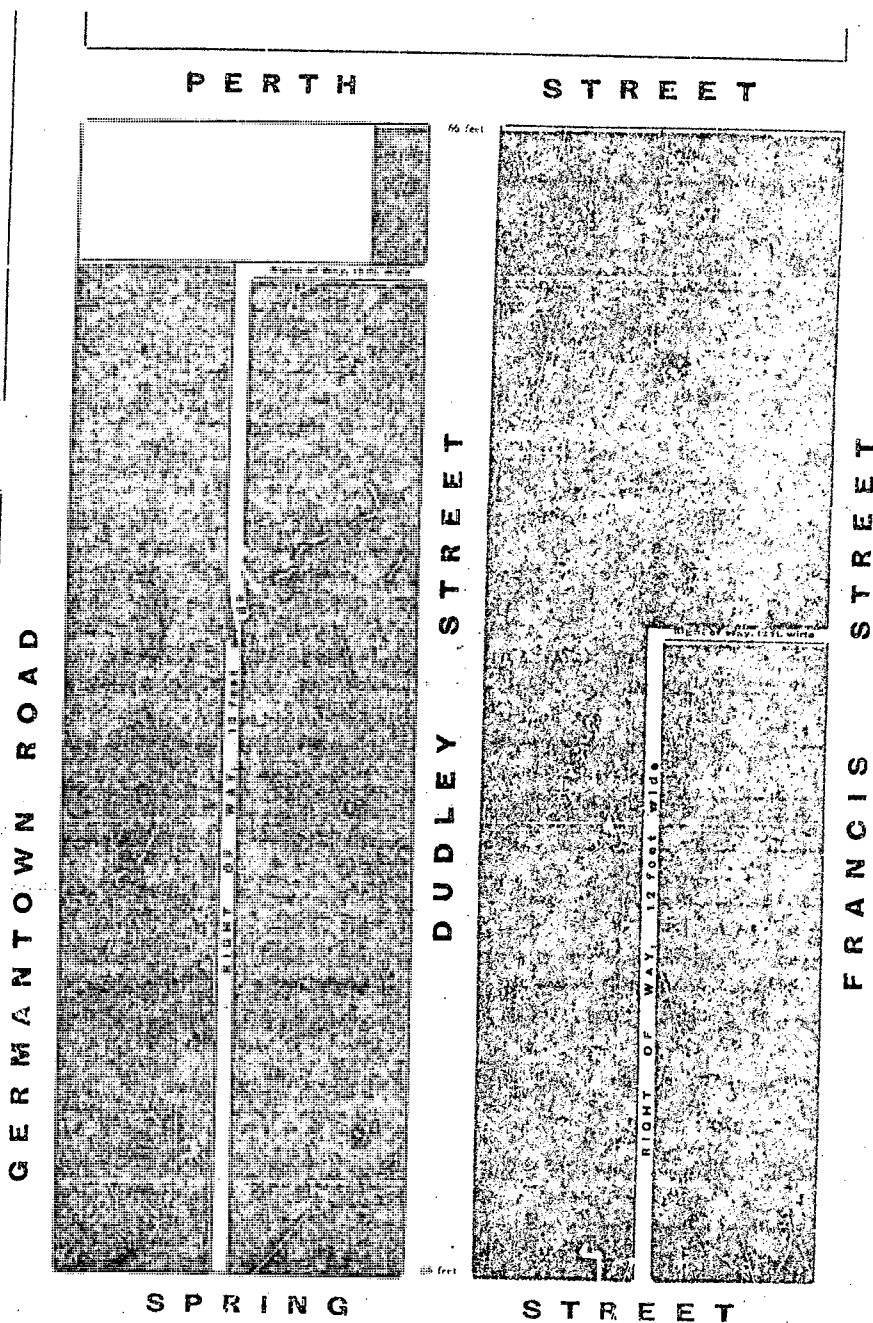
- CROWN CERTIFICATE.
HAYTE, JUST & MOORE, Solicitors.

P. CARR,

McINTYRE & CO.

Have been instructed to sell by auction, on the land, as above, at Half
Cabs will leave Agents' office to take purchasers to the Sale, from

FRANCIS PRECINCT, Belmont.
Belmont Estate subdivision plan, 1 Oct., 1910.
Source: Geelong Historical Records Centre.



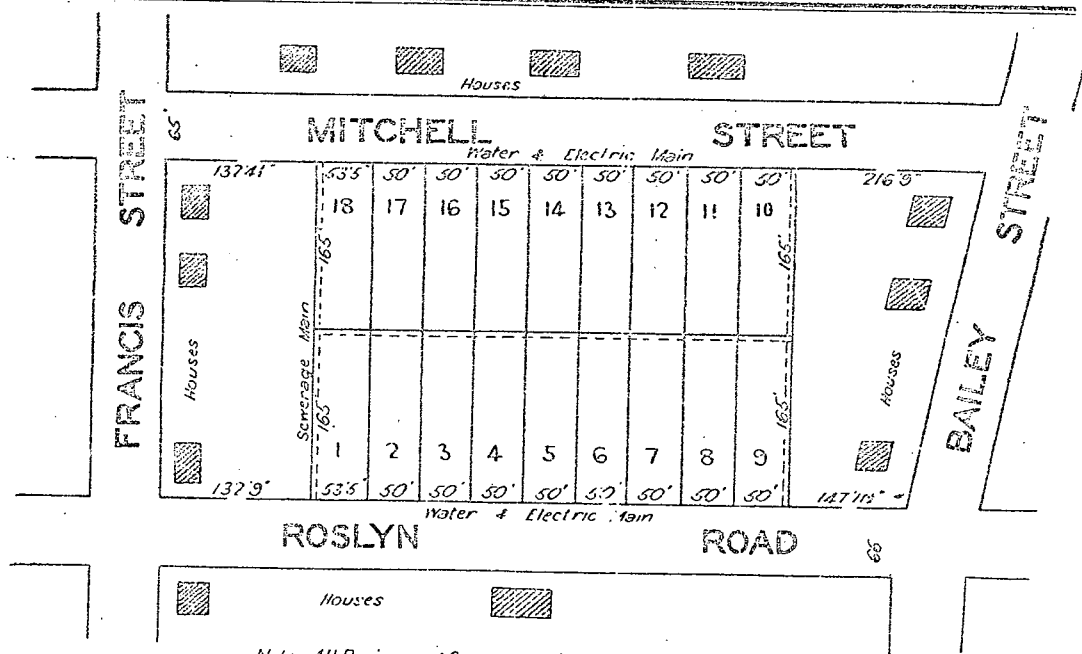
— BELMONT —

SATURDAY, MARCH 19, 1927

AT 3 P.M.

(ESTABLISHED 74 YEARS)

SUBDIVISIONAL EXPERTS & AUCTIONEER



Note: All Drainage & Sewerage Easements are 6' wide

ELECTRIC TRAMS to **BELMONT** within the next few Months.

Both Roads now made at the expense of the Vendors. Absolutely no expense whatever to the Purchaser for Road-making.

Water and Electric Light laid on to every lot and Sewerage to lots 1 and 18.

Terms: £10 per lot deposit, balance £2 monthly, 3 years terms. Interest 6½ per cent.

TITLE CERTIFICATE

Messrs. HARTWOOD & PINCOTT, Solicitors, Geelong.

Mr. Victor Egan

FRANCIS PRECINCT, Belmont.

Longview Estate subdivision plan, 19 Mar., 1927.
Source: Geelong Historical Records Centre.

Subdivision of

Little's Paddock

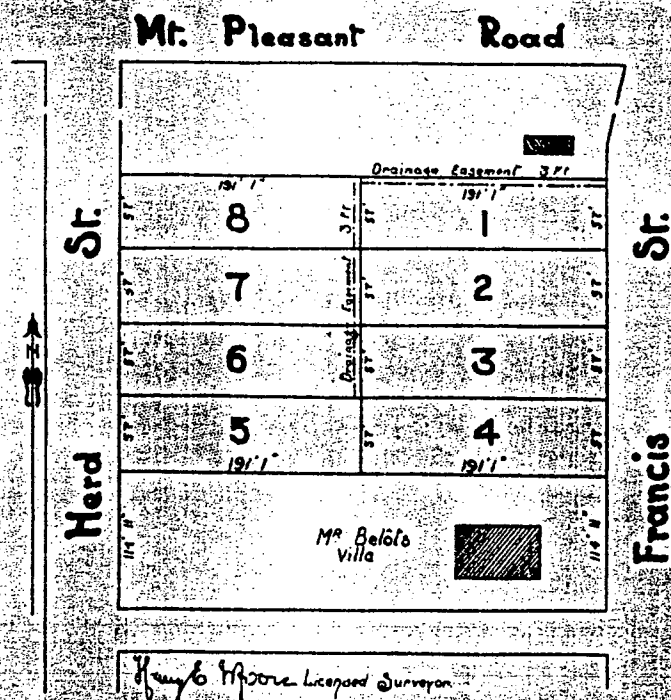
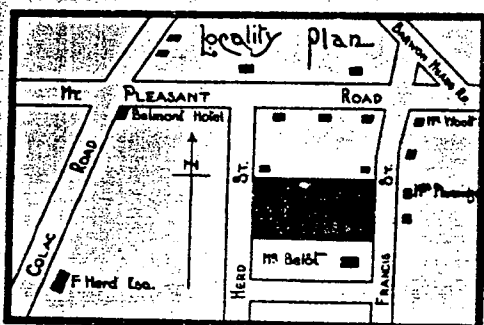
BELMONT.

8 SPLENDID VILLA SITES 8

Wide Frontages to Francis & Herd Sts. Handy to Tram Line.
Water Mains and Electric Light pass.

To be Sold by Public Auction
Saturday, March 24, 1923

At 3 p.m.



Title Certificate.

W. V. PURNELL, Solicitor,
YARRA ST.,
GEELONG.

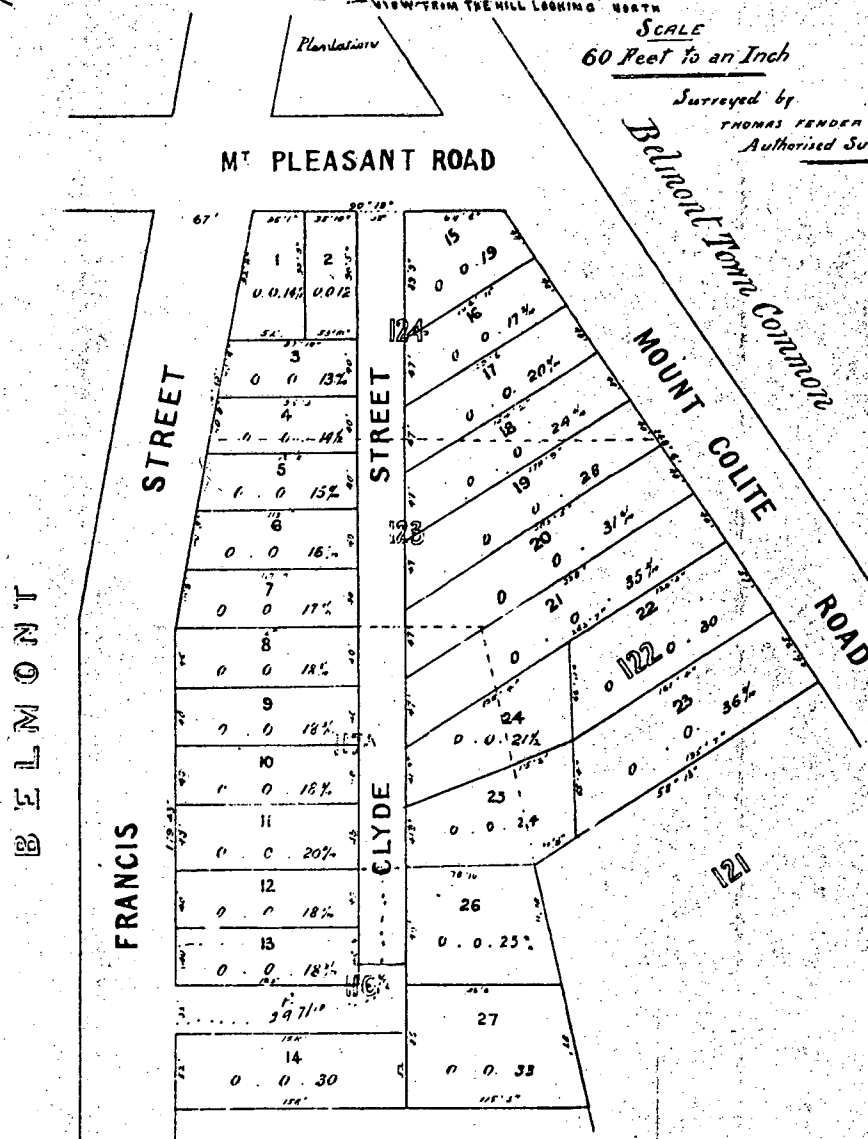
H. THACKER
Pty. Ltd.
ENGINEERS

D. O. McINTYRE Pty. Ltd. Auctioneers

PLAN OF
THE

WAVERLEY ESTATE

PARISH OF CORIO



1886
- BELMONT
TUESDAY, 14TH DECEMBER, 1886
ON THE GROUND AT 3 O'CLOCK.

27 CHOICE VILLA SITES.
27 CHOICE VILLA SITES.

THOS. ROADKNIGHT &

Are favored with Instructions from the Proprietors of
Beautiful Hill known as the

WAVERLEY ESTATE

To Sell, punctually at 3 o'clock, the whole of the above
Great care has been taken in surveying and preparing
Plan of Sub-division which shows extensive frontage

Francis and Clyde Streets, Mount Colite
Mount Pleasant Roads.

WITH GRAND DEPTH AND PERFECT DRAIN
Water laid on; Bus communication morning, noon and
evening views of the southern town. The busy trains
and re-passing to Queenscliff and the West; the Barn
its frequent Regattas; the main street always live
visitors to Barrow Heads, Spring Creek, the Geelong
course, and other places of popular resort, all tend
many natural advantages to make WAVERLEY from
its unique and elevated position the most favorite suburb
rising town.

Permanent Reserves on the East and North go
to buyers delightful and uninterrupted views.

Our Matchless Terms:-
Deposit, £1 per Lot, Balance at £1 per M
Discount for Cash. Title for 22 10s
NO INTEREST.

Solicitors for the Estate:-Messrs. W. J. & W. HOOK
Licensed Surveyor:-THOS. FENDER.

Plans on Application to the Agents:-
THOMAS ROADKNIGHT & Co.,
AUCTIONEERS & ESTATE AGENTS
GEO. B. L. O.

FRANCIS PRECINCT, Belmont.
Waverley Estate subdivision plan, 1886.
Source: Geelong Historical Records Centre.

F. HAMLYN PRECINCT, HAMLYN HEIGHTS

1. History (refer to precinct plan & historical subdivision plans at the rear of this section)

This precinct is situated on Crown allotments 82, 83 and 84 in the Parish of Moorpanyal.⁸⁶ Most of the area was open paddocks and farmland throughout the nineteenth century and for the first two decades of the twentieth century. Charles Morton Ebdon purchased allotment 82 from the Crown in c.1849, while in the same year George Urquhart and Thomas Austin bought allotments 83 and 84 respectively.⁸⁷

Possibly in the 1850s or 1860s, Charles Ebdon offered 25 lots for sale as the Charlerue? Park Estate.⁸⁸ Most, if not all of this land was purchased by William Fynney, who had also bought allotment 83 from George Urquhart and possibly parts of allotment 84 from Thomas Austin.⁸⁹

On 20 October, 1888, Fynney offered his land for sale as the Fynney's Paddock subdivision.⁹⁰ Fynney's land stretched between Church Street and Lily Street and the Ballarat Road, and between Pride Avenue and Kendall Close, thus encompassing virtually all of the area for this precinct. This appears to have been the earliest subdivision along the northern side of Church Street. On 15 December, 1923, and again in c.1928, unsold parts of the Fynney's Paddock estate were offered for sale.⁹¹ These sales catered for the growing middle class population, a result of the expanding manufacturing industries in the northern parts of Geelong.

There were other land sales and subdivisions in the Hamlyn Precinct throughout the 1920s. The Logan estate was offered for sale on 27 October, 1923, by H.F. Richardson, which was the area of land bounded by Shannon Avenue, Coral Close and Logan Street.⁹² In the late 1920s, the Elgin Heights estate was subdivided by Illingworth, Gibbons Pty Ltd, and this area encompassed parts of the north side of Church Street, each side of Shannon Avenue, together with the south-eastern section of Logan Street.⁹³ Also in the late 1920s was the subdivision known as the Pleasant View estate offered by W.M. Reid Pty Ltd which stretched along the north-western parts of Shannon Avenue and included allotments in Woorayl and Lily Streets.⁹⁴

In the early 1950s, the Lynch estate was offered for sale by Homebuilders Pty Ltd.⁹⁵ This land sale offered 7 allotments in Toyne Avenue, 3 lots in Pride Avenue and 6 blocks in Lily Street.

86 Moorpanyal Parish Map, c.1849, Geelong Historical Records Centre.

87 Ibid.

88 Charlerue? Park Estate subdivision plan, n.d., Geelong Historical Records Centre.

89 Moorpanyal Parish Map, c.1888, Geelong Historical Records Centre.

90 Fynney's Paddock subdivision plan, 20 October, 1888, Geelong Historical Records Centre.

91 Fynney's Paddock subdivision plan, 15 December, 1923, and Shire of Corio Rate Books, 1925-30, Geelong Historical Records Centre.

92 Logan Estate subdivision plan, 27 October, 1923, Geelong Historical Records Centre.

93 Elgin Heights Estate subdivision plan, n.d. [c.1928], Geelong Historical Records Centre.

94 See Shire of Corio Rate Books, 1927-30, Geelong Historical Records Centre.

95 Lynch Estate subdivision plan, n.d. [c.1952], Geelong Historical Records Centre.

Authentic Heritage Services Pty Ltd, A.B.N. 81 088 389 851; David Rowe & Lorraine Huddle, 22/03/00

2. Key Attributes (refer to photographs at the rear of this section)

The following statistical analyses have been accurately developed from the Greater Geelong Outer Area Heritage Study database, where all details relating to each individually listed place are recorded. This information is provided as Record Sheets in this study.

a. Urban Design

The former open paddocks and farmland comprising Crown allotments 82, 83 and 84 in the Parish of Moorpanyal is now a built up single storey, residential area. The Hamlyn Precinct includes the north side of Church Street, together with Shannon Avenue, Pride Avenue, Logan Street, Woorayl Street, Toyne Avenue, Coral Close and parts of Lily Street and Kendall Close.

A significant urban focus in Shannon Avenue and Woorayl Street are the substantial exotic and gum trees to the north, situated on the Geelong Golf course. A large palm tree at 186 Church Street is a focal point along the north-western end of the precinct, while there are significant views of Corio Bay from this end of Church Street as well. The precinct has allotment sizes ranging from 82 by 124 feet, to 55 by 198 feet. They are arranged predominantly in a east-west lineal pattern formed by Church, Logan and Lily Streets and Toyne Avenue, and on a north-south lineal grid pattern formed by Pride Avenue, Shannon Avenue, Coral Close and Kendall Close.

In Church and Woorayl Streets, as well as in Shannon Avenue and Pride Avenue, there are early short span concrete kerbing, while in Church, Woorayl and Logan Street and Shannon Avenue, Pride Avenue, and Coral Close there are early concrete paths.

b. Neighbouring Buildings

Ninety nine per cent of the significant buildings in the precinct are detached, single storey, double fronted, horizontal weatherboard, pitched gabled and/or hipped roof houses. Seventy-three per cent of these houses are clad in galvanised corrugated iron roofs.

Stylistically, 78% of the significant houses in the precinct are interwar Californian Bungalows, with the remaining houses being of the Victorian, Edwardian or interwar or postwar Bungalow styles. They are of medium scale (with at least 6 rooms as deduced from the street frontage). They have typical front setbacks (of approximately 3 – 5 metres) and narrower side setbacks (of approximately 1 – 4 metres), and a side driveway accessed from the street frontage, to a rear garage or carport.

These houses are predominantly characterised by wide eaves (86%), with 57% also having exposed rafters. Early chimneys adorn the rooflines of 71% of the houses. At least 44% of the buildings also have early front timber and/or glazed doors. About 99% have early timber framed, double hung windows.

Only 20% of the houses have the appropriate type, style and height of fence in the appropriate location. They have an average low-moderate height range (400mm – 1300mm).

c. Landscaping

Nature strips are a significant component of each streetscape within the precinct. The *Lagunaria pattersonii* (pyramid) treelines are highly significant in Logan Street and Pride Avenue for their scale and form.

3. Statement of Significance

The Hamlyn Precinct is ***aesthetically and historically*** significant at a ***Local level*** for its distinctive interwar Californian Bungalow residential character, developed from numerous land subdivisions of the 1920s, with some of the houses speculatively built by J.T. O'Loughlan. The area has a very high proportion of intact, detached, single storey, double fronted, horizontal weatherboard houses in good condition. The precinct is also significant for its relative typical front and side setbacks and side driveways accessed from the street frontage. Early concrete kerbing and paving, together with nature strips and some distinctive *Lagunaria pattersonii* treelines (in Logan Street and Pride Avenue) are other strong streetscape characteristics. Significant views to Corio Bay are obtained from the western end of Church Street, while views of substantial exotic and native trees of the Geelong Golf course are obtained from Shannon Avenue and Woorayl Street. Historically, the area is significant for its representation of uniform residential buildings that reflect the urban growth of Geelong and its expanding middle class in the early twentieth century, in part due to the development of major industries in the North Geelong region.

4. Characteristics

The Hamlyn Precinct is characterised by the following:

- 99% detached single storey, double fronted, horizontal weatherboard residential area;
- Predominant east-west lineal street and allotment grid pattern;
- Medium scale houses (up to 6 rooms);
- Pitched gabled and/or hipped roofs (with a pitch between 25 and 33 degrees) to all significant houses;
- 73% of the houses have roofs clad in galvanised corrugated iron;
- At least 78% of the houses are interwar Californian Bungalows, with the remaining significant houses being styled in Victorian, Edwardian or interwar or postwar Bungalow modes;
- Consistent use of wide eaves (78%), with 57% of the houses having exposed rafters;
- Over 70% of the houses have early brick chimneys adorning the rooflines;
- About 99% of the houses have early timber framed, double hung windows;
- At least 44% of the houses have early front timber and/or glazed doors;
- A substantial proportion of the houses have appropriate stylistic detailing;
- Rear garages and/or carports;
- Nature strips to both sides of the street;
- Highly significant tree-lined streetscapes (Logan Street and west side of Pride Avenue only);
- Low-medium height (1000 – 1300mm) fences of appropriate type, design and location;

Policy

Clause XX.XX HOXXXX: Hamlyn Heritage Area

This policy applied to all that land included on the Heritage Policy Map 'X' – the area known as Hamlyn Heritage Area.

Policy Basis

This precinct is significant for its distinctive medium scale, interwar Californian Bungalow residential character, developed from numerous land subdivisions of William Fynney's land in the 1920s. This character was in part due to J.T. O'Loghlan, who constructed several speculative houses along the north side of Church Street (east of Shannon Avenue). The area is also historically significant for its original concentration of owners and/or occupiers who were employees of nearby industrial complexes in North Geelong and other parts of the Geelong region. The architectural type and uniformity of the area demonstrates Geelong's population growth and expanding middle-class in the early twentieth century.

The area has a high retention of original housing stock, most of which date from the interwar period and particularly the 1920s, are of high integrity and in good condition. Typically, the houses are medium scale and include the following characteristics: single storey, double fronted buildings with horizontal weatherboard wall cladding, wide eaves and exposed rafters, chimneys adorning the roofline, timber framed double hung windows, timber and/or glazed front doors, modest yet appropriate architectural detailing, and pitched gable and/or hipped roofs clad mainly in galvanised corrugated iron. These houses are located on streets with nature strips, early short span concrete kerbing and paving, with Logan Street and the west side of Pride Avenue having highly significant *Lagunaria patersonii* treelines. The houses are situated on moderately-sized blocks (ranging between 82'x124' and 55'x198'), with regular front and side setbacks and a side driveway.

Objectives

- A. To retain and enhance the streetscape qualities of this area, including the nature strips, early concrete kerbing and paving, distinctive street tree planting (in Logan Street and Pride Avenue), and garden settings;
- B. To retain the medium scale residential buildings within the Heritage Overlay Area;
- C. To retain and enhance the intact examples of interwar Californian Bungalow and, to a lesser extent, Victorian, Edwardian and interwar or postwar Bungalow style, single storey, double fronted, detached houses;
- D. To retain the uniformity of scale throughout the Heritage Overlay Area, including single storey height limit, regular front and side setbacks and side driveways; building separation and subdivision;
- E. To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, which includes detached buildings, hipped and/or gable roofs, verandahs, and minimal timber detailing;

- F. To encourage the use of traditional construction materials which includes horizontal weatherboard wall cladding, timber framed windows and non-zincalume sheet metal roofing;
- G. To encourage the use of appropriate fence types, designs and locations;
- H. To encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings;

It is policy that:

1. Preference will be given to building design which:

- Draws on traditional architectural characteristics including detached, single storey, double fronted buildings with hipped and/or gabled roofs, wide eaves and recessed verandahs, and rectangular windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
- Employs traditional building materials, including horizontal weatherboard wall cladding and timber framed windows, and non-zincalume sheet metal roofing. An alternative to horizontal weatherboard cladding is a smooth render over masonry;
- Enhances the heritage values of this precinct;

2. In carrying out building and works the following will apply:

2.1 Allotment configuration should be retained:

- The front setback should be equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- The side setbacks should be equivalent to neighbouring buildings within the Heritage Overlay Area and have a side driveway;

2.2 Typical building heights, form and massing should be retained:

- Existing and intact culturally significant Victorian, Edwardian, and interwar or postwar Bungalow places should not be demolished;
- Building heights should be single storey only, and comply with the following:
 - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
 - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
 - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;
- New garages and/or carports should be located at the rear of existing and/or infill buildings
- Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document;
- Fence types, designs and locations should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document;

2.3 Streetscape characteristics should be retained:

- When required, street trees should be replaced with the same *Lagunaria pattersonii* species or an appropriate equivalent species (in Logan Street and the west side of Pride Avenue);
- If required, restoration to concrete kerb and channel, and concrete paths, should be carried out to reflect existing form/s and coloration;

Supporting Documents

- Greater Geelong Outer Areas Heritage Study
- City of Greater Geelong Heritage and Design Guidelines, 1997.

CITY OF GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2

HAMLYN HERITAGE AREA HAMLYN HEIGHTS



* INDIVIDUAL HERITAGE PLACE





HAMLYN PRECINCT, Hamlyn Heights

Church Street, east end, view north-west. This side of the street is denoted for its row of single storey interwar Californian Bungalows with regular setbacks, horizontal weatherboard wall cladding, galvanised corrugated iron roof cladding, and double fronted gable forms.



HAMLYN PRECINCT, Hamlyn Heights

Shannon Avenue, northern end, view north-west. This end of the street is also notable for its streetscape of interwar Californian Bungalow designs,.



HAMLYN PRECINCT, Hamlyn Heights

Church Street, west end, view north-east. This end of the street also has a substantial number of interwar Californian Bungalows, with a Victorian house, postwar Bungalows and recent infill development scattered throughout also. Note the view of the bay from this, elevated end of the street.

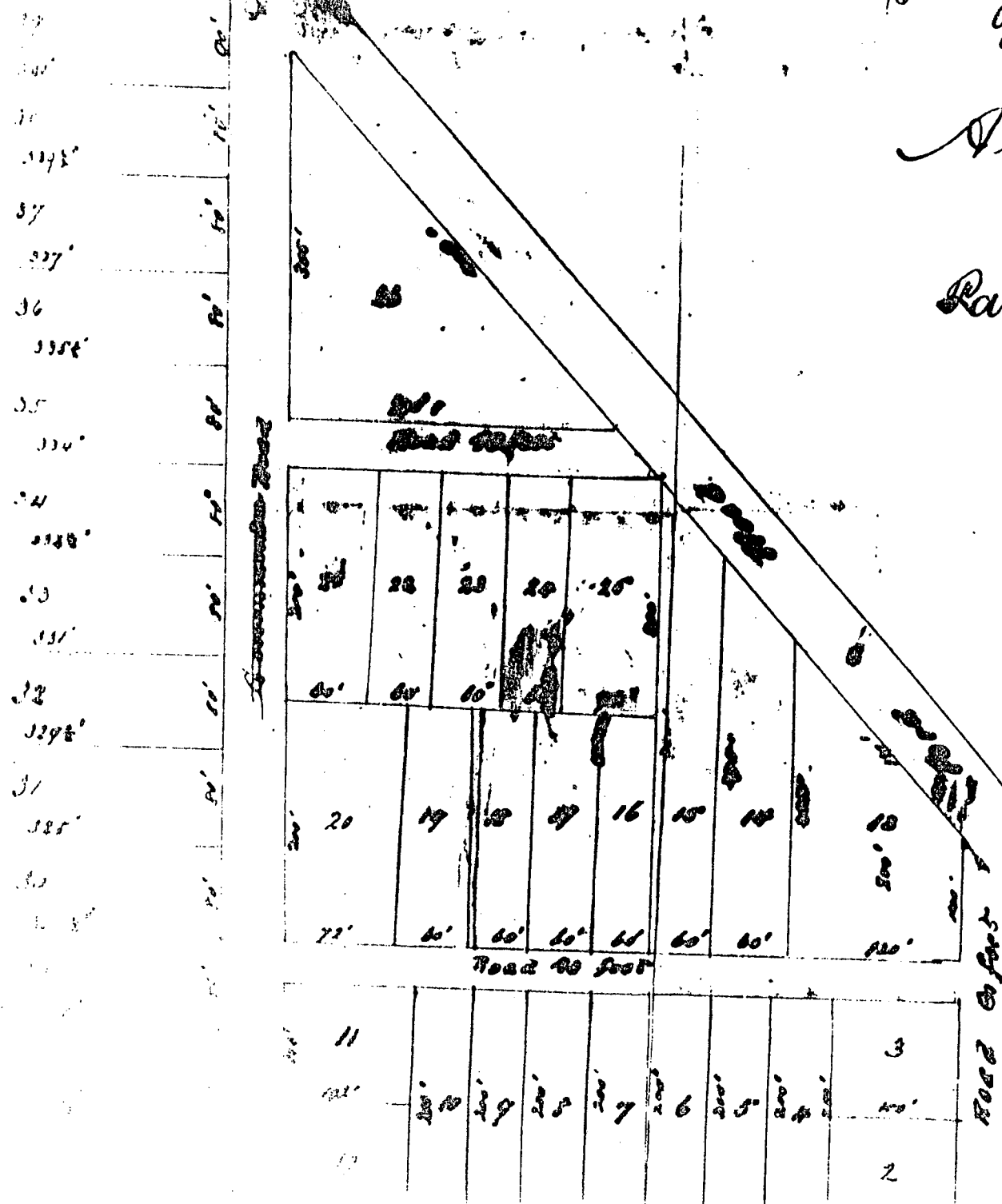


HAMLYN PRECINCT, Hamlyn Heights

Church Street, west end. Note the early and substantial Palm tree, at the corner of Church Street and Pride Avenue. This tree forms a significant urban focus.

of subdivision of
Plotment N° 82
 near Bouris Creek
 Parish Moorynnyal

as sold by Charles Horton Edden (Granted from
 the Crown (date of Grant 20 October 1849))



BELL PARK

LXXX

LEASED
by

T. ROADKNIC

K

LEASED
by

L. RYAN

LXXXIII

W FYNNEY

56 2 20

1972°

STREET

T. G. Carr

LXXXII

0901
ALLARAT ST

Cable St

Isabella

PART OF FYNNEY'S PADDOCK EST

GEELONG WEST.

18 FINE VILLA SITES

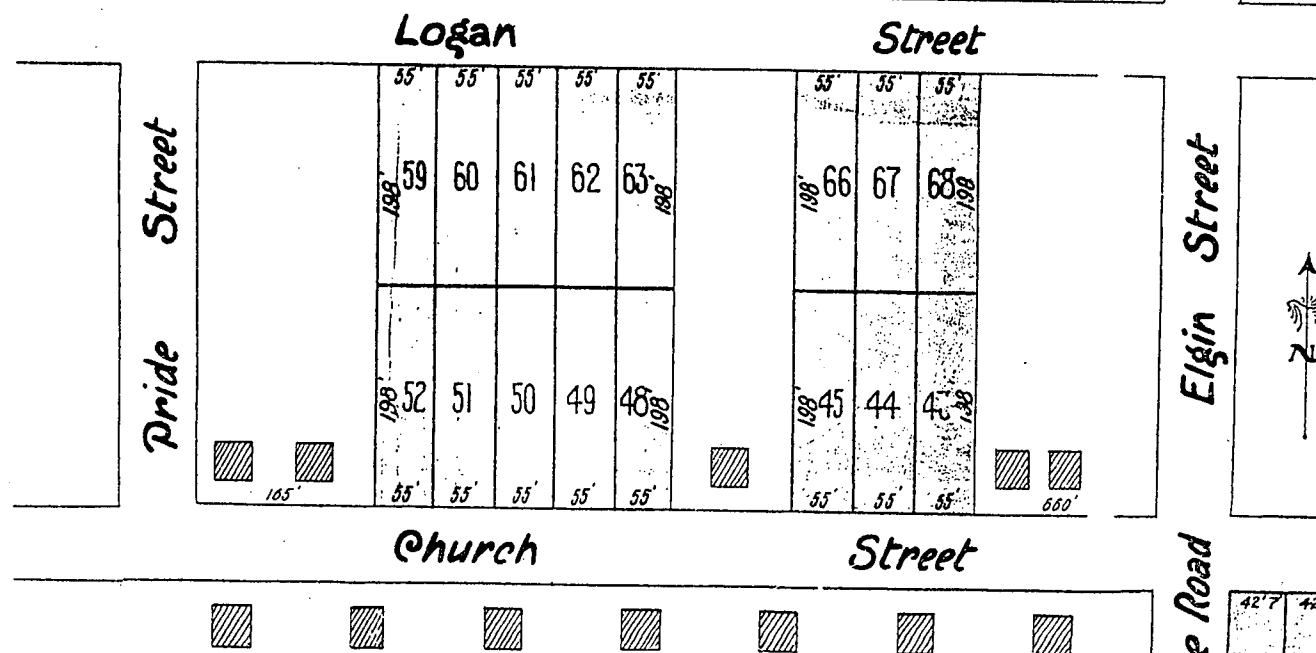
FOR SALE BY AUCTION, SATURDAY, 15th DECEMBER, 1923,
AT 3 O'CLOCK.

TERMS:

£1 per Lot Deposit.
Balance, £1 Monthly.

Title Certificate.

Solicitor:
Mr. P. R. FRASER,
Yarra Street,
Geelong.



D. O. McINTYRE Pty. Ltd.

HAMLIN PRECINCT, Hamlyn Heights.
Part of Fynney's Paddock Estate subdivision plan,
15 Dec., 1923.
Source: Geelong Historical Records Centre.

ELGIN HEIGHTS

ESTATE
GEELONG WEST.

Handy to North Geelong Industries.

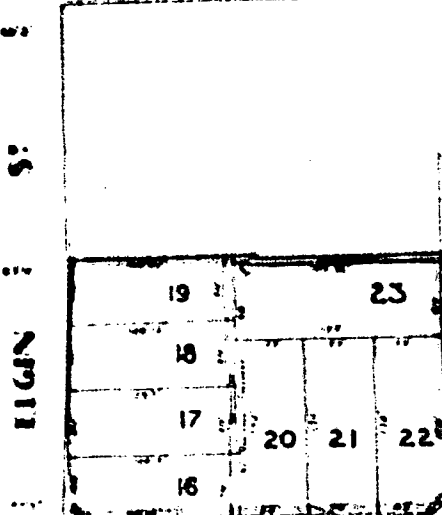
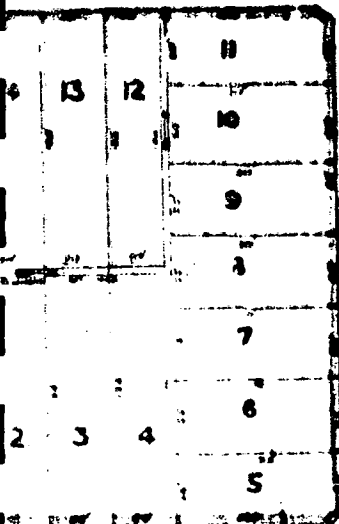
CHOICE BUILDING SITES 23

FOR SALE BY PRIVATE CONTRACT BY

Ingworth, Gibbons Pty. Ltd.

LOGAN

S'



CHURCH

S'

BALLARAT

High, Healthy Position.

Large Allotments.

Perfect Drainage.

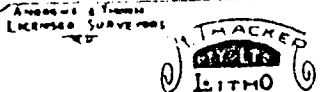
Water, Sewerage and Electric
Light on property.

TITLE PERFECT.

Exceptionally Easy Terms:

£10 Deposit; £2 per month;
Interest, 7 per cent., payable
half-yearly; residue, 3 years.

*We will finance you to build your
own home to any design on
any of these allotments
from £75 Deposit.*



Ingworth, Gibbons Proprietary Limited

Auctioneers and Estate Agents,

HAMLIN PRECINCT, Hamlyn Heights.
Elgin Heights Estate subdivision plan, c.1920s.
Source: Geelong Historical Records Centre.

644

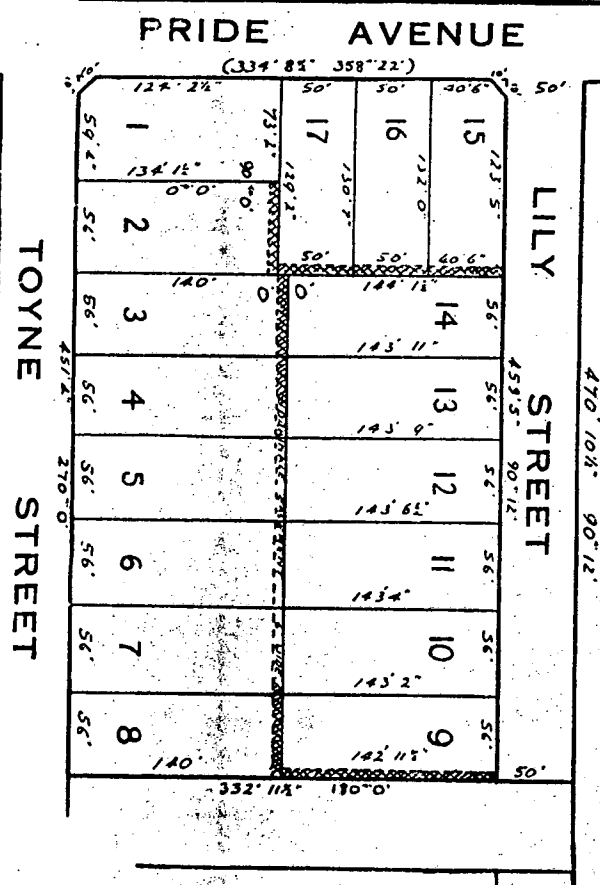
FOR PRIVATE SALE

LYNCH ESTATE

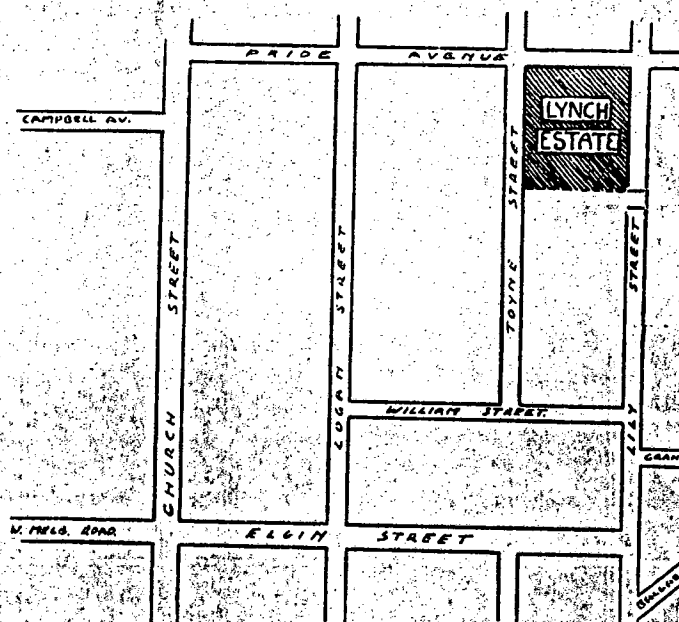
GEELONG

Delightfully situated in a very nice locality—16 Magnificent Home Sites (Lot 1 already built)

- 7 Allotments with frontage to Toyne Street
- 3 Allotments with frontage to Pride Avenue
- 6 Allotments with frontage to Lily Street



LOCATION MAP



Title: Certificate

Solicitors: Messrs. A. H. Bowman & Son, Yarra Street, Geelong
 Surveyor: A. C. Thoms, Geelong

SOLE AGENTS:

HOMEBUILDERS (Geelong) Pty. Ltd

Subdivisional Experts.

Licensed Real Estate Agents & Business Brokers

19 JAMES STREET, GEELO

HAMLYN PRECINCT, Hamlyn Heights.
 Lynch Estate subdivision plan, c.1950s.

W. J. CAMPBELL, Managing Director. Auctioneer and Sworn

Source: Geelong Historical Records Centre.

L40

LOGAN ESTATE

GEELONG WEST

7—BUILDING SITES—7

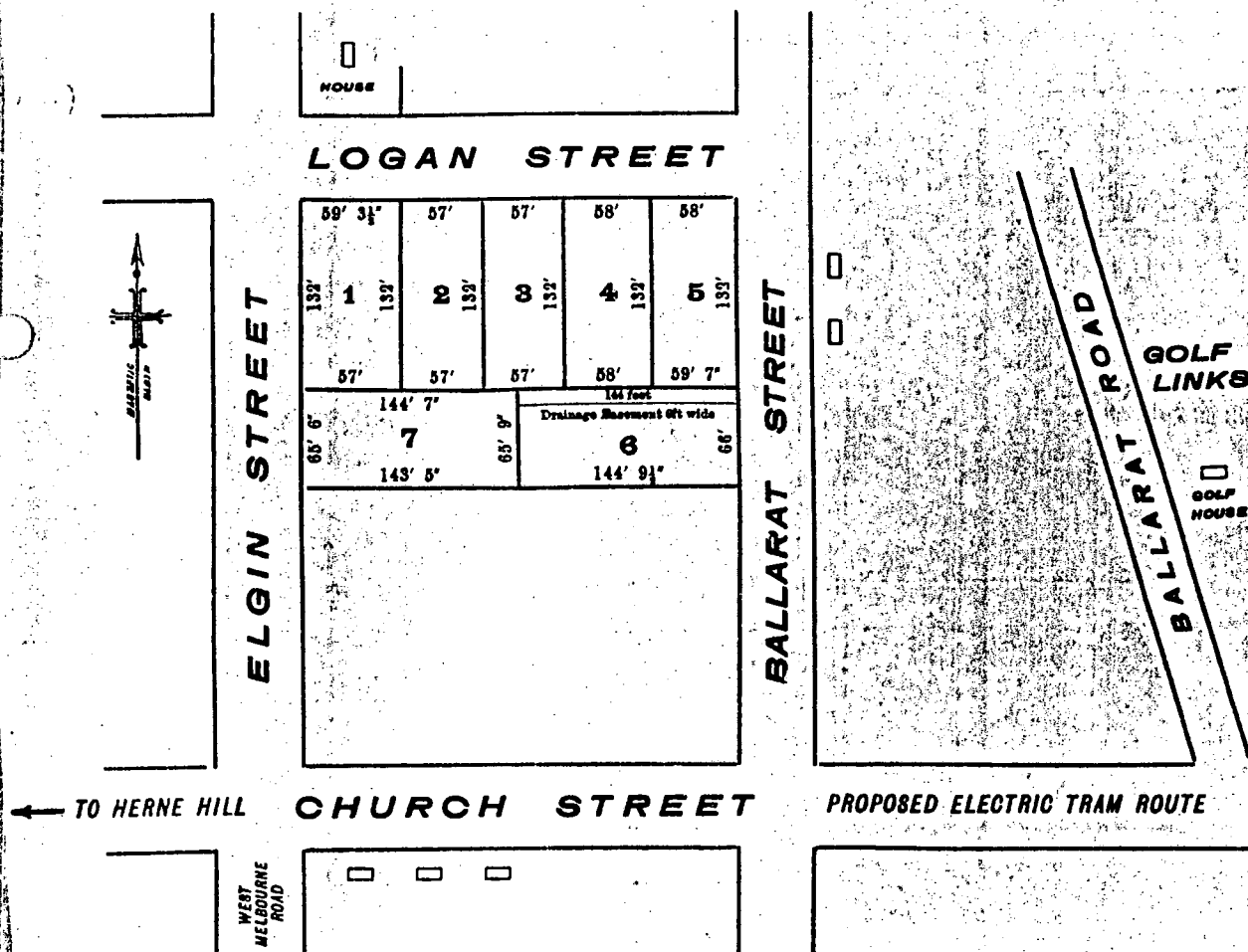
With Frontages to Logan, Elgin and Ballarat Streets

For Sale by Public Auction on the Estate by

H. F. RICHARDSON,
AUCTIONEER, "The Exchange"

Saturday, 27th October, '23

AT 2.30 P.M.



EASY TERMS: £1 Deposit per Block and £1 per Month.
Interest 5 per cent., payable Half-yearly.

CERTIFICATE OF TITLE.

W. V. PURNELL, Esq., Solicitor
HAMLYN PRECINCT, Hamlyn Heights.
Logan Estate subdivision plan, 27 Oct., 1923.
Source: Geelong Historical Records Centre.

G. FLINDERS PRECINCT, BARWON HEADS

1. History (refer to precinct plan & historical subdivision plans at the rear of this section)

This precinct is situated on Crown section 15, and includes allotments 13-16, allotment B and public land fronting the Barwon River, in the Parish of Connewarre.⁹⁶ Until the turn of the century, this precinct was largely an open, treed land with a frontage to the Barwon River. Yet, the area had formed part of the first survey of the township of Barwon Heads in 1870.⁹⁷

Alexander Cameron McDonald had purchased four acres comprising crown allotment 16 on 28 January, 1865.⁹⁸ By May, 1870, he had sold this land to John Middlemiss, of Prospect Road, Newtown.⁹⁹ He subsequently owned 8 acres with a Barwon River frontage. This land was sold to Frederick Challis, a farmer in January, 1876.¹⁰⁰

By 1890, allotment 14 of Challis's land had been sold to the Barwon Heads Estate Company.¹⁰¹ This land formed a large subdivision that had a frontage along the Barwon River, and also stretched as far west as Hitchcock Avenue (then known as Barwon Avenue).

A year later, Challis and other early landowners within and outside this precinct area, including a Mr Johnsons, had sold their landholdings either to private buyers or the Barwon Heads Estate Company Limited. This company advertised its "Great Subdivisional Sale" on 30 March, 1891, which included land along Flinders Parade, Ewing Blythe Drive, Grand View Parade and Ozone Road.¹⁰²

Some of the purchasers of allotments within the Flinders precinct in the 1890s and early 1900s developed substantial seaside homes and were themselves prominent citizens of Geelong and/or the Western District. These people included H.F. Richardson, whose house and land fronting Flinders Parade was sold to George Hague in the 1890s and which later became known as "Monomeeth" guesthouse.¹⁰³ John Daniel's property neighbouring "Monomeeth" also dates back to the early 1890s, and was purchased and substantially extended by Dr A. Sheppard Grimwade in 1911-12.¹⁰⁴ Significant landowners in the precinct included Howard Hitchcock, a Geelong Mayor and Director of the firm Bright and Hitchcock's, Mrs Amuri Russell, a member of the prominent Western District family of "Wurrook" Rokewood, and Mrs Edith Roadknight, relative of Thomas Roadknight, auctioneer and estate agent, who was responsible for carrying out several subdivisions in Barwon Heads in the early 1900s.¹⁰⁵

The Flinders Precinct also has a strong historical association with public reserves, structures and the Barwon River foreshore: the elements that largely

96 See Parish of Connewarre maps, 1878 & 1903, Geelong Historical Records Centre.

97 J. Pescott, South Barwon 1857-1985, City of South Barwon Belmont, 1985, p.150.

98 Heritage Victoria file no. 605113, which provides an early title history on the property at 7 Flinders

Parade, and neighbouring properties.

99 Ibid.

100 Ibid.

101 Ibid.

102 See Barwon Heads Estate Company Limited Subdivision plan, 30 March, 1891, Geelong Historical Records Centre.

103 See Record Sheet for 33 Flinders Parade.

104 See Record Sheet for 39 Flinders Parade.

105 See Record Sheets for 7 & 27 Flinders Parade, & 18 Ewing Blyth Drive.

Authentic Heritage Services Pty Ltd, A.B.N. 81 088 389 851; David Rowe & Lorraine Huddle, 22/03/00

characterise the eastern parts of Barwon Heads today. The Barwon Heads Park Trust was established in 1889 to manage the Park (the present day caravan park and the Frank Ellis Reserve to the west of Flinders Parade fronting the foreshore – all of which appears to have been gazetted as a public reserve from c.1850).¹⁰⁶ The Trust instigated several improvements including the planting of numerous exotic trees (most now destroyed), dance hall, rotundas, kiosk and importantly, the development of the camping reserve that greatly assisted in evolving the reputation of Barwon Heads as a tourist attraction, particularly from the late nineteenth century.¹⁰⁷ Throughout the years, this reputation has continued to grow, and Barwon Heads is now a well-known tourist attraction in Victoria.

There was also the development of public amenities and infrastructure within the precinct. The jetties along the north and south flanks of the precinct were reconstructed or built in the early 1900s, while the bridge linking Ocean Grove to Barwon Heads was constructed in 1927.¹⁰⁸ The Geelong Harbour Trust boat shed toilet block on the Frank Ellis Reserve on the north-west side of Flinders Parade, together with the former boat sheds (now houses) in Flinders Parade and Ewing Blythe Drive are legacies of the lengthy row of boat sheds that were once situated on the Barwon River foreshore. The bluestone retaining wall also formed part of the changing character of the precinct, having been constructed in stages from 1953 to 1967.¹⁰⁹ The greatly altered Barwon Heads Hotel on the south-west corner of Bridge Road and Ewing Blyth Drive is also the site of the former 19th century Barwon Heads Coffee Palace (later Mt. Colite Hotel) that was a focal point in the town from the late nineteenth century until its destruction by fire in the late 1920s.¹¹⁰

2. Key Attributes (refer to photographs at the rear of this section)

The following statistical analyses have been accurately developed from the Greater Geelong Outer Area Heritage Study database, where all details relating to each individually listed place are recorded. This information is provided as Record Sheets in this study.

a. Urban Design

The Flinders Precinct is a combination of a built up residential area and open and treed publicly reserved land, all of which has important visual connections to the Barwon River mouth and ocean. The Flinders Precinct include the land bounded by the Barwon River, southern side of Ozone Road, Margate Street, Grandview Parade, Golightly Street, southern end of Ewing Blyth Drive and the Bluff.

Significant urban foci in the precinct include the Barwon Heads Park, Morton Bay Fig and Pine Trees (Ewing Blyth Drive), Barwon Heads Hotel (corner Bridge Road and Ewing Blyth Drive), corner store (corner Flinders Parade and Bridge Road), Barwon Heads bridge, piers and jetty (and remnant former fishermen's co-operative sheds) and the Frank Ellis Reserve with many tea trees and some large pine trees. There are also secondary urban foci that include the early and substantial Norfolk pine and Monkey Puzzle trees, Palm

106 Barwon Heads Park Trust Minute Books, 1889 – 1918, 1923-1949, Barwon Coast Committee of Management.

107 Ibid.

108 Ibid.

109 See Record Sheet for the Bluestone Retaining Walls.

110 Pescott, op.cit.

tree at 17 Ozone Road, and the substantial Norfolk pine tree along the southern end of Seaview Avenue.

Most of the significant sites (apart from those to the north-west) have important visual connections with the Barwon River, river mouth and the Bluff.

The allotment sizes within the precinct vary considerably. The blocks with frontages to Flinders Parade are wide and deep, particularly along the northern end. The smaller allotments to the rear of Flinders Parade are the result of subdivisions in the late nineteenth or early twentieth centuries with the subsequent contraction of the Flinders Parade sites. The sites fronting Ewing Blyth Drive are also comparatively large, either in width and/or depth. Dispersed between the large allotments are smaller sites are infill houses of varying constructional periods, while in Flinders Parade there are two narrow pedestrian easements with gravel or grass paths. Overall, the allotments are based about a north-south axial grid pattern formed by Seaview Avenue and Margate Street, Challis Street, Flinders Parade and Ewing Blyth Drive. This axial alignment is a result of the contours of the Barwon River, which is particularly apparent in Flinders Parade, which is curved to follow the form of the river.

Throughout the precinct, there is a mixture of early short span concrete kerbing and gravel verges, together with early short span concrete paving and/or no paving at all. In Flinders Parade, there is early short span concrete kerbing and paving on the west side, but gravel verges and no paving on the east. In Ewing Blyth Drive there are gravel verges and open drains to both sides, and a gravel pathway on the west side only. Short span concrete kerbing is extant on both sides of Ozone Road, but there is only a short span concrete path on the south side. In Grandview Parade, there is short span concrete kerbing to both sides, and no paths.

b. Neighbouring Buildings

All of the significant buildings in the precinct are detached structures with pitched gabled and/or hipped roofs, and ninety five per cent are constructed of horizontal weatherboard. Ninety five per cent of the significant structures are also residential buildings, with 57% having unpainted galvanised corrugated iron roofs.

Stylistically, 76% of the significant structures in the precinct are Late Victorian and Edwardian and Federation, with most of the remaining buildings being of the interwar Bungalow style. The size of the buildings varies considerably, with large (around 10 rooms) and medium (about 6 rooms) houses situated in Flinders Parade and Ewing Blyth Drive, and medium and small scale (under 6 rooms) houses located in Margate Street, Seaview Avenue, Grandview Parade and Ewing Blyth Drive. In Flinders Parade, Margate Street, Ewing Blyth Drive, Grandview Parade and Seaview Avenue, there are typical front setbacks of approximately 3 – 5 metres, with side setbacks of 1 – 3 metres. In Ozone Road, the typical front setbacks range from 2 – 3 metres, with side setbacks of 1 – 2 metres. There is both rear and side vehicular access to rear garages and/or carports.

About half of the significant buildings in the precinct have wide overhangs (some with exposed rafters), with the remaining half being characterised by narrow eaves. Early chimneys adorn the rooflines of 71% of the buildings. At

least 52% of the buildings also have early front timber and/or glazed doors, and about 81% have early, timber framed, double hung windows.

Only 14% of the houses have the appropriate type, style and height of fence in the appropriate location. They have an average moderate height of 1300mm.

c. Landscaping

Grassed nature strips are a significant component of each streetscape within the precinct. The nature strip in Seaview Avenue forms a moderately high embankment. Of equal significance is the tea-treed Frank Ellis Reserve fronting Flinders Avenue, and the treed Barwon Heads Park in the south-east corner of the precinct.

3. Statement of Significance

The Flinders Precinct is **aesthetically, historically and socially** significant at a **Regional level** for its distinctive landscapes, broad river and oceanic views and diverse building forms and structures. Most of the significant houses have a strong visual connection with either the Barwon River, bridge, jetties or importantly, the Barwon Heads Park to the south-east or the Frank Ellis Reserve (with several tea trees and some exotic cypress trees) fronting Flinders Parade to the east – all of which contribute to the unique character of the town. The precinct has a combination of large, medium and small scale Late Victorian Edwardian, Federation and interwar Bungalow houses, developed from subdivisions of the 1890s and early twentieth century. The area has a notable proportion of intact, detached, single and double storey horizontal weatherboard houses in good condition. The precinct is also significant for its large, typical front and side setbacks, and rear and side vehicular access, with the allotments developed along a north-south axial grid pattern and following the contours of the Barwon River. The area is also characterised by the pitched gabled and/or hipped roof forms adorned with early chimneys. The combination of early short span concrete kerbing and paving, and the gravel verges, grassy nature strips and open drains make the precinct particularly distinctive. Historically, the area has a close association with the earliest developments in Barwon Heads that date from the 1860s, including the former Barwon Heads Coffee Palace on the site of the present Hotel (south-west corner of Bridge Road and Ewing Blyth Drive), and the Flinders Estate subdivision of 1887. The precinct is also notable for its strong associations with several prominent citizens of Geelong and the Western District including Howard Hitchcock, George Hague, Dr A. Sheppard Grimwade, Amuri Russell and Edith Roadknight, whose seaside homes reflect the growth of Barwon Heads as a tourist/holiday destination from the late nineteenth century. The small numbers of former boat sheds within the precinct are also an important legacy of Barwon Heads as a holiday resort from the turn of the century.

4. Characteristics

The Flinders Precinct is characterised by the following:

- 100% detached structures;
- 95% single or double storey, horizontal weatherboard residential area;
- Large (about 10 rooms), medium (around 6 rooms) and small (under 6 rooms) scale buildings;
- Pitched gable and/or hipped roofs (with a pitch between 25 and 33 degrees) to all significant buildings;
- 57% of the houses have roofs clad in unpainted galvanised corrugated iron;
- 76% of the buildings are of a Late Victorian, Edwardian or Federation style, with the remaining 24% being predominantly interwar Bungalows;
- 50% usage of narrow eaves, and 50% of wide eaves;
- Over 71% of the buildings have early brick chimneys adorning the rooflines;
- About 81% of the building have early timber framed double hung windows;
- At least 52% of the buildings have early front timber and/or glazed doors;
- A substantial proportion of the houses have appropriate stylistic detailing;
- Grassy nature strips to both sides of the streets;
- Substantial, treed reserves fronting the river foreshore, notably the Barwon Heads Park and Frank Ellis Reserve;
- Early short span concrete kerbing and paving, and/or gravel verges and no paving forming the streets;
- Rear or recessed side garages and/or carports;
- Medium height (1300mm) fences of appropriate type, design and location;
- River contour and north-south axial alignment of subdivisional allotments, with two narrow gravel pedestrian easements off Flinders Parade;

Policy

Clause XX.XX HOXXXX: Flinders Heritage Area

This policy applied to all that land included on the Heritage Policy Map 'X' – the area known as Flinders Heritage Area. Policy Basis.

Policy Basis

The precinct is significant for its seaside character, formed by the strong visual connections with the Barwon River, ocean, bridge, jetties and with the Barwon Heads Park and Frank Ellis Reserve. The precinct also has a combination of large, medium and small scale Late Victorian, Edwardian, Federation and interwar Bungalow houses. The area has a high, notable proportion of intact, detached, single and double storey horizontal weatherboard houses in good condition. The precinct also has substantial front and side setbacks, rear and/or side vehicular access, and two narrow gravel pedestrian lanes off Flinders Parade. The area is also characterised by the pitched gabled and/or hipped roofs adorned with early chimneys. The seaside character is further enhanced by the combination of early short span concrete kerbing and paving, and/or the gravel verges and no concrete paving, grassed nature strips, open drains and at least one gravel road, which make the precinct particularly visually diverse yet distinctive. Historically, the area has a

close association with the earliest urban developments in Barwon Heads from the latter 19th century, including the Barwon Heads Hotel site (formerly the Coffee Palace in the late nineteenth and early twentieth centuries) and particularly with the Flinders Estate subdivision of 1887, and the Barwon Heads Estate Company subdivision of 1891 and 1901. The precinct is also notable for its strong associations with several prominent citizens of Geelong and the Western District, whose seaside homes reflect the growth of Barwon Heads as a tourist/holiday destination from the late nineteenth century. The small numbers of former boat sheds within the precinct are also an important legacy of Barwon Heads as a holiday resort from the turn of the century.

Objectives

- A. To retain and enhance the streetscape qualities of this area, including the nature strips, gravel verges, open drains, short span concrete kerbing and paving, and the important visual connections with the Barwon Heads Park and the tea-tree reserve fronting Flinders Parade;
- B. To retain and enhance the significant urban foci in the precinct, including: the Morton Bay Fig and Pine trees immediately south of the Barwon Heads Hotel fronting Ewing Blyth Drive; Palm Tree at 17 Margate Street; 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 the Frank Ellis Reserve and along the southern end of Seaview Avenue;
- C. To retain and enhance the important treed landscapes along the Barwon River frontage: Barwon Heads Park and the Frank Ellis Reserve;
- D. To retain and enhance the range of large, medium and small scale residential buildings and the medium scale corner store within the Heritage Overlay Area;
- E. To retain and enhance the intact examples of Late Victorian, Edwardian, Federation and interwar Bungalow style, single and double storey detached buildings;
- F. To retain the uniformity of large front and side setbacks and side driveways, building separation and subdivision, and single and double storey heights throughout the Heritage Overlay Area;
- G. To retain and enhance the existing topography and widths of the streets within the Heritage Overlay Area;
- H. To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, which includes detached buildings, hipped and/or gabled roofs, verandahs, and minimal timber detailing;
- I. To encourage the use of traditional construction materials which includes horizontal weatherboard wall cladding, timber framed windows, brick chimneys and unpainted, non-zincalume corrugated sheet metal roofing;
- J. To encourage the use of appropriate fence types, designs and locations, with a height no greater than 1300mm;
- K. To encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear or recessed at the side of the significant and/or infill buildings;

It is policy that:

1. Preference will be given to building design which:

- Draws on traditional architectural characteristics including detached, single storey or double buildings with hipped and/or gabled roofs with either narrow or wide eaves, and rectangular windows (where the vertical dimension is greater than the horizontal dimension);
- Employs traditional building materials, including horizontal weatherboard wall cladding and timber framed windows, and unpainted non-zincalume, corrugated sheet metal roofing. An alternative to horizontal weatherboard cladding is a smooth render over masonry;
- Enhances the heritage values of this precinct;

2. In carrying out building and works the following will apply:

2.1 Allotment configuration should be retained:

- The front setback should be equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- The side setbacks should be equivalent to neighbouring buildings within the Heritage Overlay Area and have a side driveway or rear access;
- The narrow, gravel pedestrian lanes off Flinders Parade should be retained for their existing purpose;

2.2 Typical building heights, form, massing & location should be retained:

- Existing and intact culturally significant places should not be demolished, nor significant views to important urban foci be impeded from them;
- Building heights may be single or double storey, but should comply with the following:
 - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
 - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
 - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;
- New garages and/or carports should be located at the rear or recessed at the side of existing significant or infill housing;
- Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document;
- Fence types, designs and locations should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document. Their height should be no greater than 1300mm from ground level to the highest point of the fence;

2.3 Streetscape characteristics should be retained:

- The existing significant visual connections, from existing thoroughfares and significant buildings, particularly those views to the Barwon River, bridge, jetties, Frank Ellis Reserve fronting Flinders Parade and the Barwon Heads Park from the culturally significant buildings should remain unobstructed;
- The existing topography and widths of the streetscapes within the precinct, including the contours of the streets and north-south axial alignment, should remain intact;
- The significant Morton Bay Fig and Pine trees neighbouring the Barwon Heads Hotel in Ewing Blyth Drive (to the south), and the substantial pine trees in the tea-treed reserve and the substantial pine tree along the southern end of Seaview Avenue should be retained and when and if required, should be replaced with the same or an appropriate equivalent species;
- If required, restoration to concrete kerb and channel, and concrete paths, should be carried out to reflect existing form/s and coloration. No new work should be carried out in streets which have intact gravel verges, grassed nature strips (without kerbing and/or paving), or open drains;

Supporting Documents

- Greater Geelong Outer Areas Heritage Study
- City of Greater Geelong Heritage and Design Guidelines, 1997.

CITY OF GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2

FLINDERS HERITAGE AREA BARWON HEADS



* INDIVIDUAL HERITAGE PLACE





Flinders Parade, south end, view north. Note that the avenue is curved, following the contours of the Barwon River. The west side of the street has concrete kerbs and paths, while the east side has a gravel verge fronting the tea treed reserve. Several inappropriate paling fences obscure views of the single & two storey, predominantly horizontal weatherboard clad houses.



Flinders Parade, north end, view south. Detail of Monomeeth (left of infill house), with early and substantial cypress tree behind.



Flinders Parade. View east to Barwon Heads Bridge, a prominent urban focus throughout the Flinders Precinct.



Flinders Parade, south end, view south.
This view captures other significant aspects of the precinct: the pier, Bluff, and Barwon Heads Park.



Ewing Blyth Drive, north end, view south.
Note the large Morton Bay fig trees in the foreground, together with the gravel verges, informal treelines and open drains that characterised the streetscape in this part of the precinct.



Seaview Avenue, south end, view south.
A significant, undeveloped gravel road with elevated nature strips and an early substantial cypress tree that forms an urban focus.

PLAN OF THE

1887

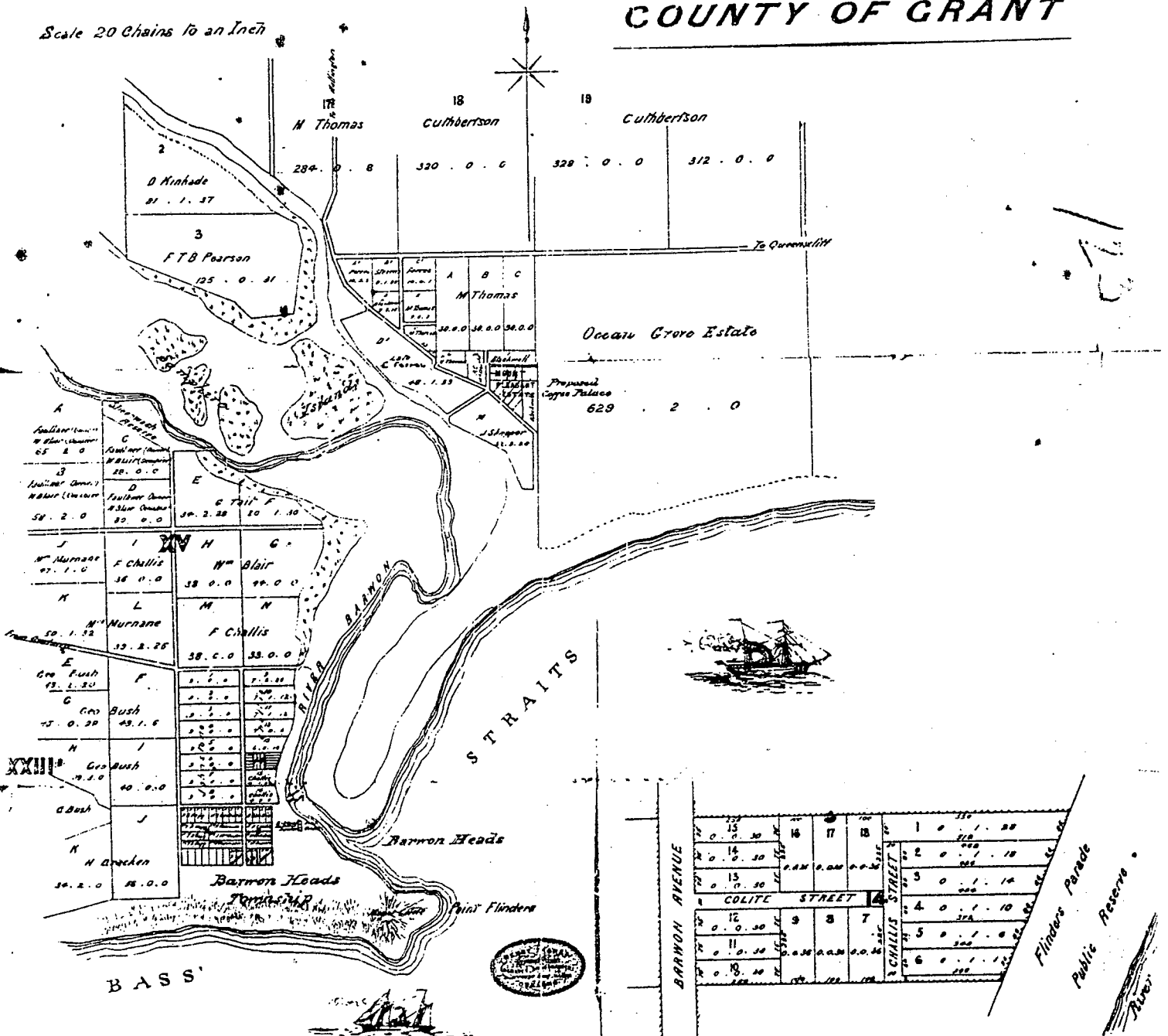
FLINDERS ESTATE

BARWON HEADS

PARISH OF CONEWARRE

COUNTY OF GRANT

Scale 20 Chains to an Inch



FLINDERS PRECINCT, Barwon Heads.
Flinders Estate subdivision plan, 1887.
Source: Geelong Historical Records Centre.

BARWON HEADS ESTATE.

*** EASTER * MONDAY, * MARCH * 30, * 1891, * AT * 2 * P.M., ***
AT THE COFFEE PALACE, BARWON HEADS.

HEAT SUBDIVISIONAL SALE
SPLENDID MARINE RESIDENCE SITES,
FRONTAGES TO THE BARWON RIVER,
AND CLOSE TO THE OPEN OCEAN.
Plotments that are bound to increase in value.

where, the Government are spending £1000 in improving the navigation of Barwon River, between the Ocean and Barwon Heads Jetty; the Railway Line has been surveyed, and will shortly be inspected and reported upon by the Standing Committee on Railways, and its construction is almost a certainty.

Barwon Heads, with its many natural advantages, has every prospect of becoming one of the chief watering places in Victoria. IT IS THE NEAREST SEA SIDE RESORT ON THE OPEN OCEAN FOR THE BOURNE, BALLARAT, AND GEELONG PEOPLE, and as soon as railway communication is placed, THOUSANDS OF PERSONS WILL PATRONISE the place. NOTE THE ADVANCEMENT THE PLACE HAS MADE IN LESS THAN TWO YEARS.

There will be able to purchase, at this Sale, Allotments, which you are bound to sell at a profit in the course of time. Several Allotments purchased at the last two Sales have changed hands at a good advance.

TERMS:—21 Deposit, and the Balance by Monthly Instalments of £1 ls.

At the whole of the purchase money is paid off.

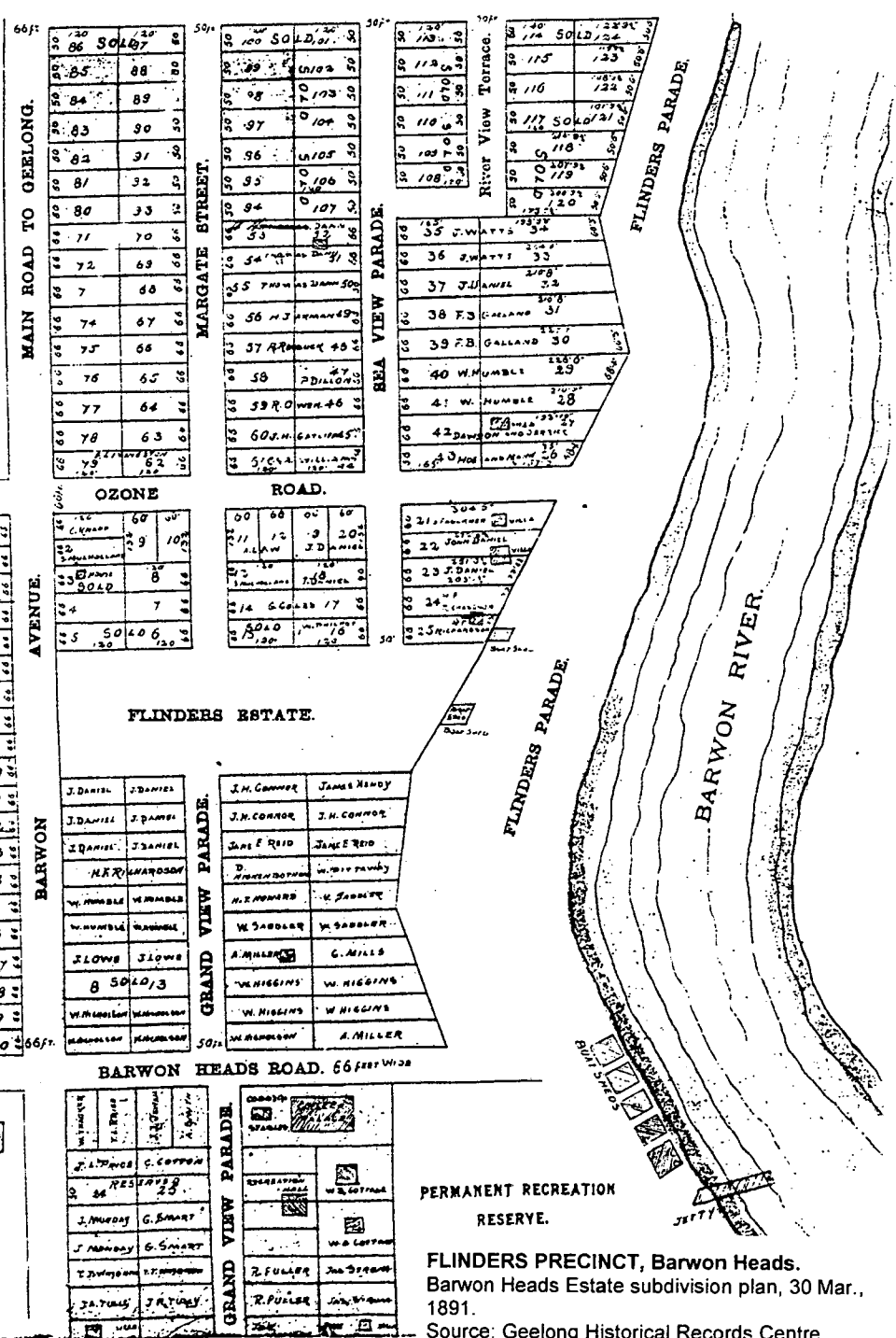
THE CO. WILL RUN A SPECIAL LINE OF COACHES TO BARWON HEADS ON EASTER MONDAY.

Brecker's Brass Band will accompany the Excursionists.

**RICHARDSON
 GARR,
 ANDY, MEARY & CO.,
 BROMFORTH, WHITE & CO.**
Auctioneers in conjunction.

Its Sold, colored blue.
Its to be Sold at the colored red.

**NOTE THE TERMS, AND
 ATTEND THIS SALE.**



FOR SALE BY PUBLIC AUCTION
Boxing Day, Dec. 26th, 1901, at 2 p.m.

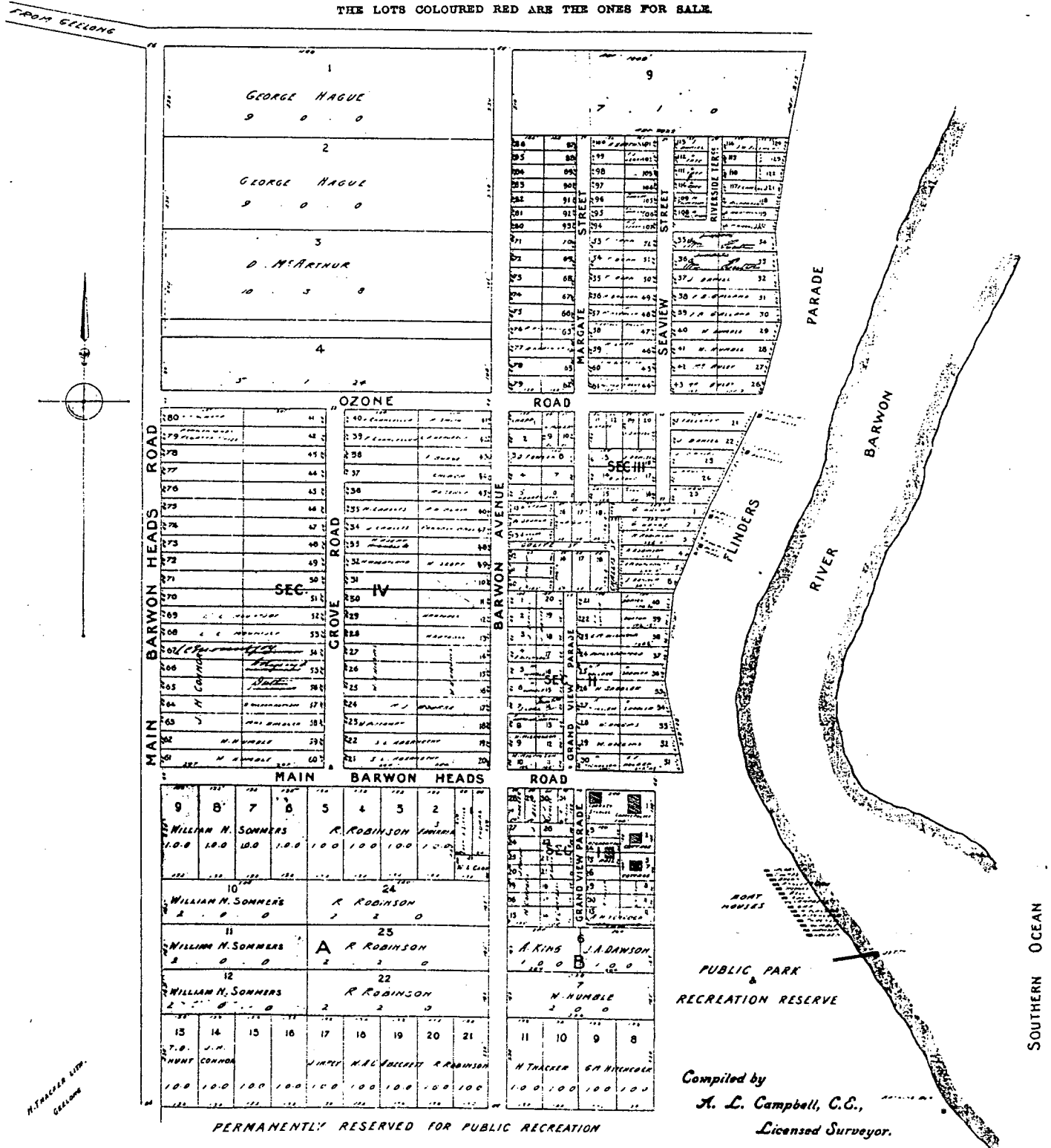
VALUABLE BUILDING SITES

And LANDS SUITABLE FOR SUBDIVISION,

AT BARWON HEADS

For Unreserved Sale to the Highest Bidder, with a view of winding up the Barwon Heads Estate Company Limited.

THE LOTS COLOURED RED ARE THE ONES FOR SALE.



Has received instructions from the Directors of the Barwon Heads Estate Company Limited, to Sell as above

The Land is some of the best in this fast-rising Seaside Resort, and those persons on the look out to secure a Building Allotment for a few Pounds should BARWON HEADS is bound to go ahead. Remember, it is the nearest Seaside Resort on the Open Coast for the Melbourne, Ballarat and Geelong people. Also, from Mt. Cobie an extensive and splendid view of the open ocean and surrounding country can be obtained. The Sale will offer a chance to Speculators and Investors to secure some Allotments cheap that are bound to increase in value.

TERMS: One-third Cash; Balance in 6 and 12 Months, 4

FLINDERS PRECINCT, Barwon Heads.
Barwon Heads Estate Co. Ltd. Subdivision plan,
26 Dec., 1901.

Source: Geelong Historical Records Centre.

BARWON HEADS.

MONOMEETH ESTATE

Important Subdivisional Sale of 90 BUILDING ALLOTMENTS

At BARWON HEADS

On Monday, Dec. 27th 1909

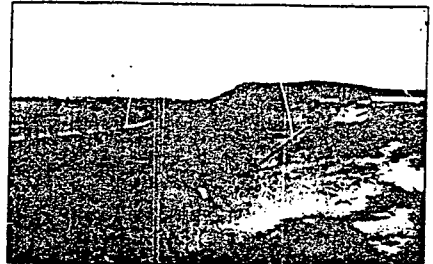
(BOXING DAY) :: 2.30 o'clock p.m.

NEIL CAMPBELL & CO.

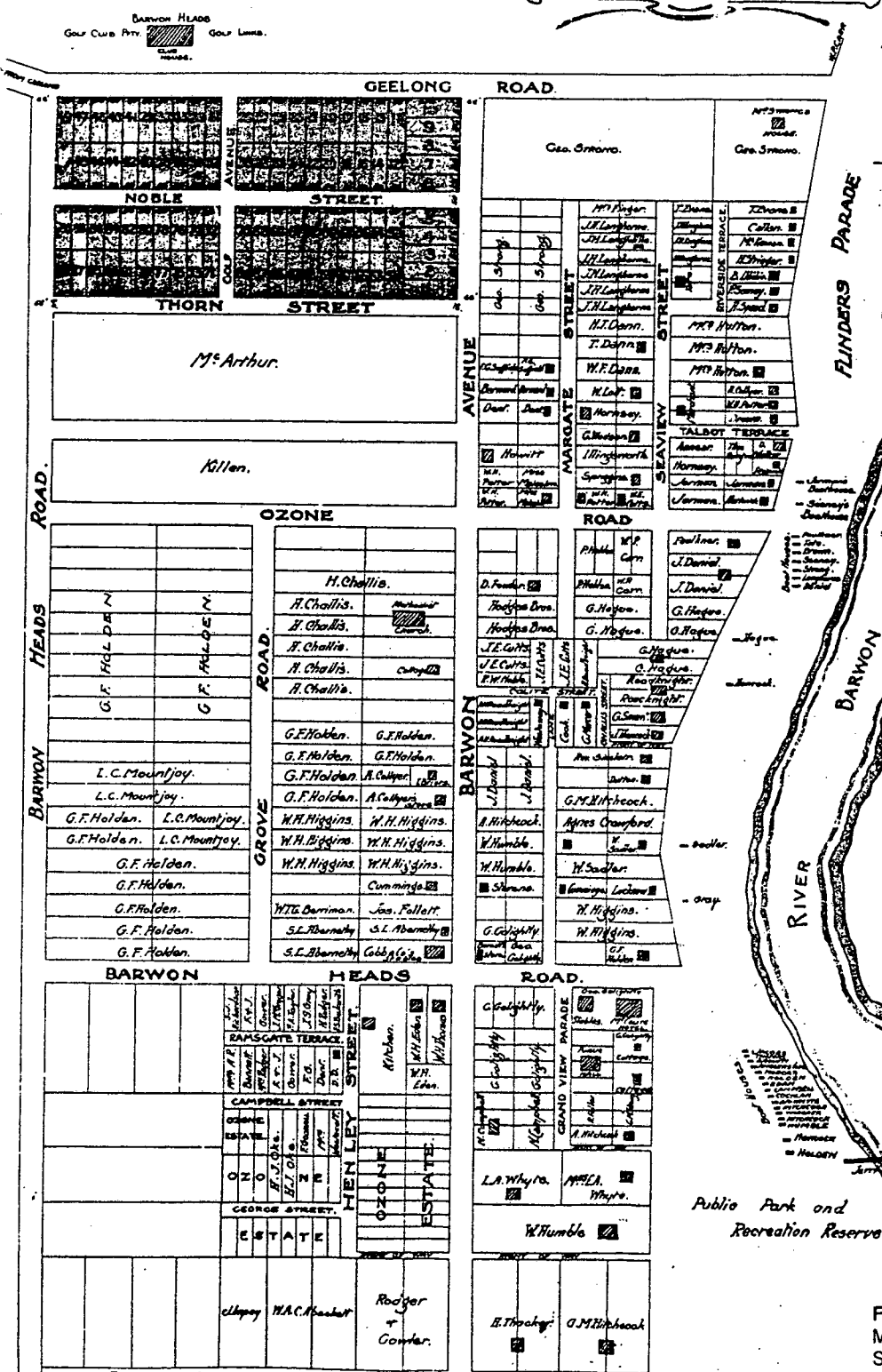
ASSOCIATED WITH

W. H. HIGGINS & CO.

As Agents, have received instructions to SELL BY AUCTION, as above.



VIEW OF RUFFY FROM THE SAYON, BARWON HEADS.



ON THE LAND AT 2.30 P.M.

18 ACRES

Being the CHOICEST AVAILABLE

BUILDING SITES

at Barwon Heads, & known as the Monomeeth Estate, situated on the Main Road, & subdivided into 90 Building Allotments.

90 Building Allotments

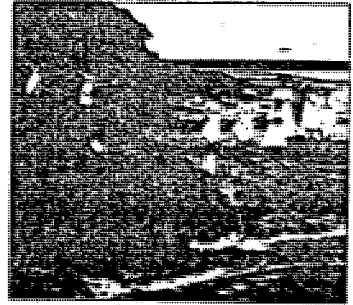
having Frontages to the Geelong Road, Barwon Avenue, Noble & Thorn Sts., within half a mile of the Mt. Gellie Hotel and 80 yds. from the Golf Links. . . .

Barwon Heads

is one of the most popular and important

Seaside Resorts

IN THE STATE.



VIEW OF RUFFY FROM THE SAYON, BARWON HEADS.

Capital Gilding, Shooting, Boating and Fishing—the Barwon being the only tidal stream between Geelong and the Glenelg.

TITLE CERTIFICATE.

Solicitors: Messrs. J. L. Price and Higgins, Yarra Street, Geelong.

Terms: £2 10/- Cash,

and the balance by 12 months, bearing interest at the rate of 5% per annum.

Public Park and Recreation Reserve.

C 1909

FIG

FLINDERS

ESTATE

FOR PRIVATE SALE.

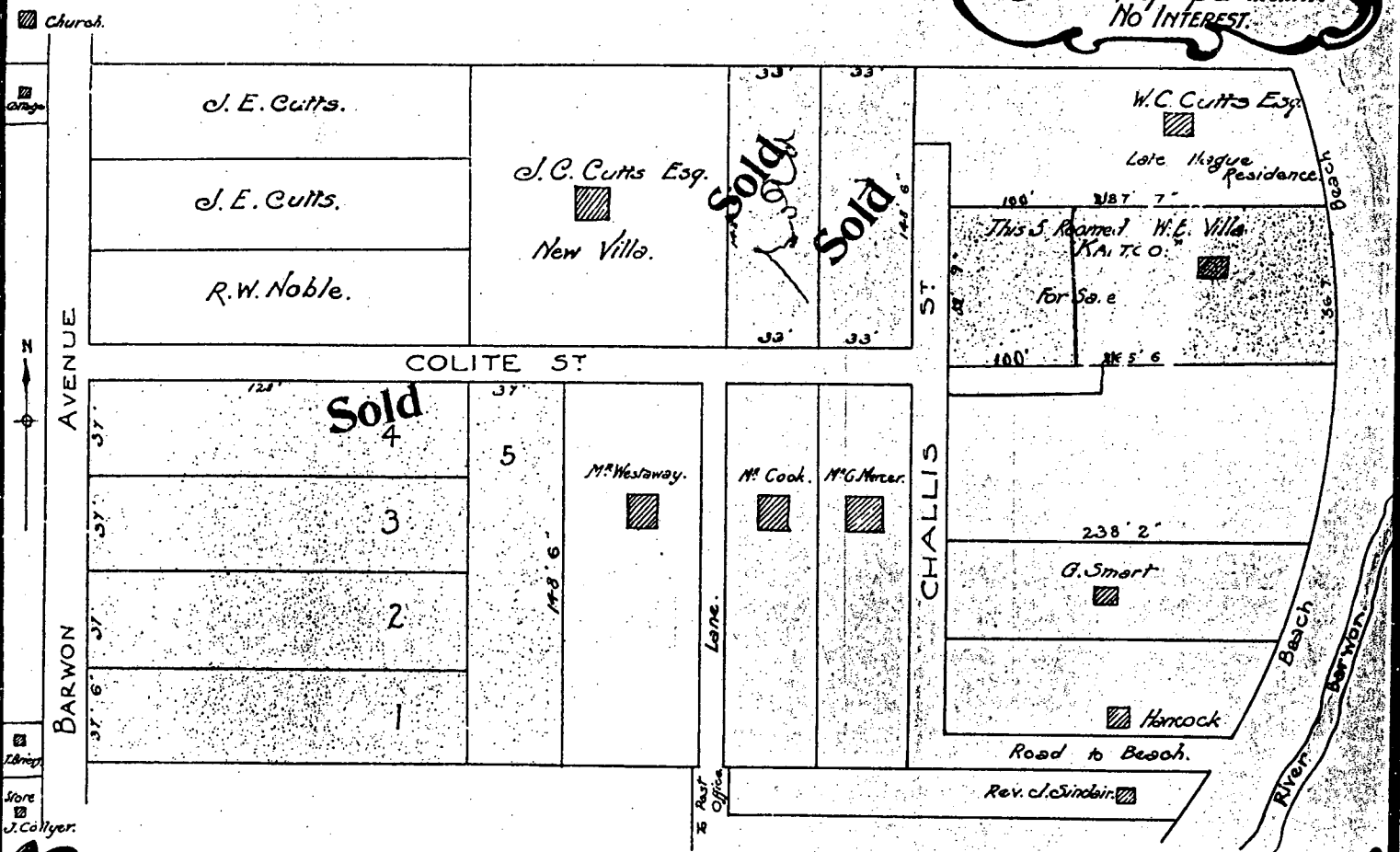
TITLE CERTIFICATE.

BARWON HEADS

7 FIRST CLASS BUILDING ALLOTMENTS.

ONLY 120 YDS. FROM
BEACH & RIVER FRONTAGE.

Note Easy Terms.
£ 2:10-0. deposit.
Balance, 20/- per month.
NO INTEREST.



FLINDERS PRECINCT, Barwon Heads.
Flinders Estate subdivision plan, c. 1909.
Source: Geelong Historical Records Centre.

AUCTIONEERS, LAND, & HOUSE AGENTS 87 MOORABOOL ST GEELONG.

Popular and Charming Seaside Resort

14 Miles from Geelong.

Situated at the mouth of the Barwon River, overlooking Bass Straits and the Entrance to Port Phillip Heads.

COMPLETE PLAN

OF

BARWON HEADS

Revised to Date, 22nd October, 1912, by

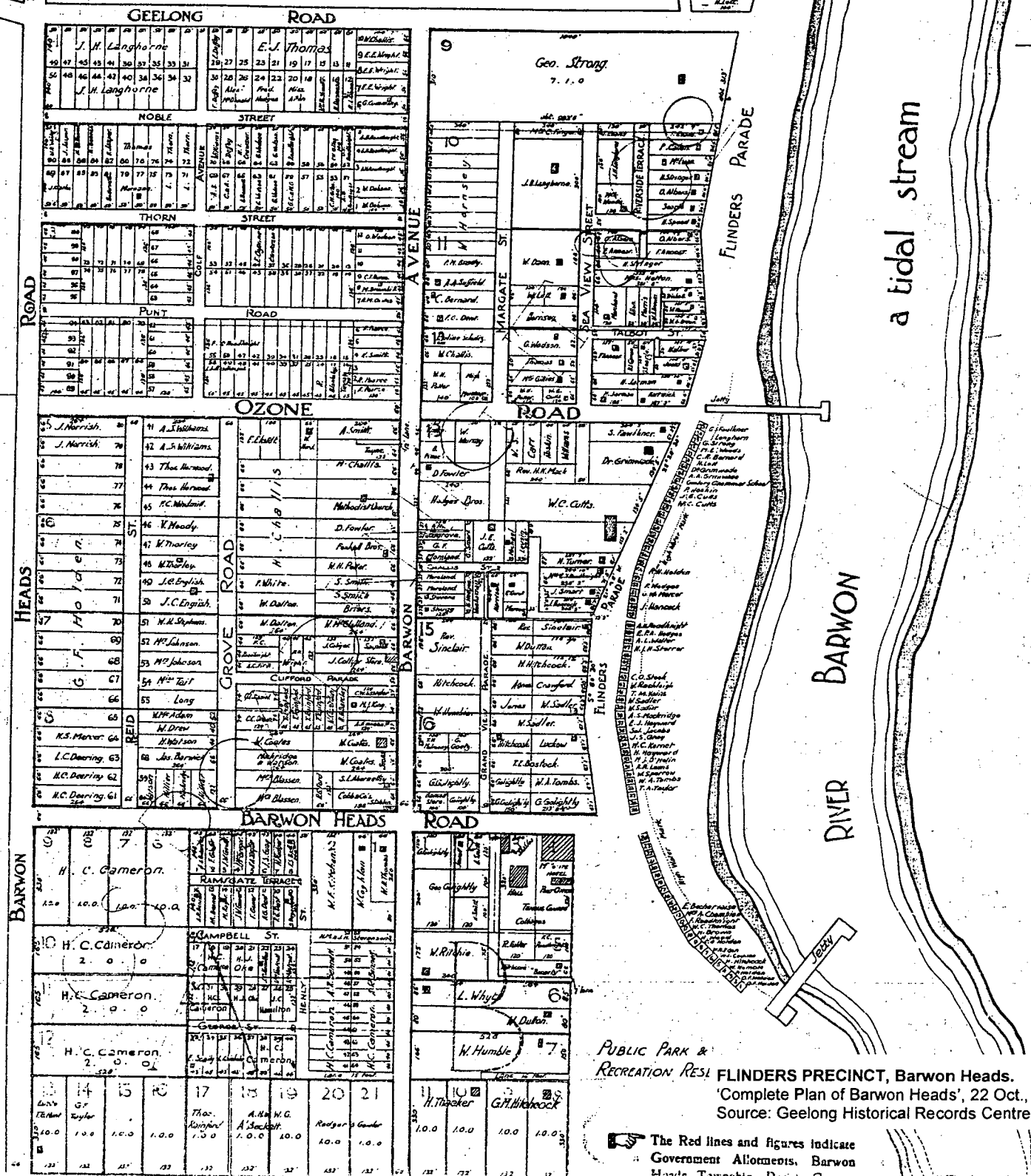
Auctioneer, House, Land & Estate Agents,

TEL 1063.

87 MOORABOOL ST., GEELONG.

GOLF LINKS

Table listing names and numbers along the right edge of the plan, likely representing property owners or lot numbers.



PUBLIC PARK & RECREATION RESERVE
FLINDERS PRECINCT, Barwon Heads.
'Complete Plan of Barwon Heads', 22 Oct., 1912.
Source: Geelong Historical Records Centre.

The Red lines and figures indicate Government Allotments, Barwon Heads Township, Parish Conn.

SUBDIVISION OF MONOMEETH ESTATE

M18

BARWON HEADS.

TUESDAY, 26th DECEMBER, 1922 (Boxing Day)

On the Property, FLINDERS PARADE, at 2 p.m.

Magnificent SEASIDE RESIDENCE and

11 Splendid Building Allotments 11

Also, Buildings and Windmill for Removal.

Norman Belcher & Co., Jas. D'Hein & Son, Thos. Roadknight & Co.

GEELONG, Auctioneers in conjunction,

Will SELL by PUBLIC AUCTION as above, under instructions from Mrs. H. M. GARLICK.

THE SITUATION of this Property is quite the finest at Barwon Heads—the view over the River and through the Heads being without equal. Land facing Flinders Parade is now unprocurable.

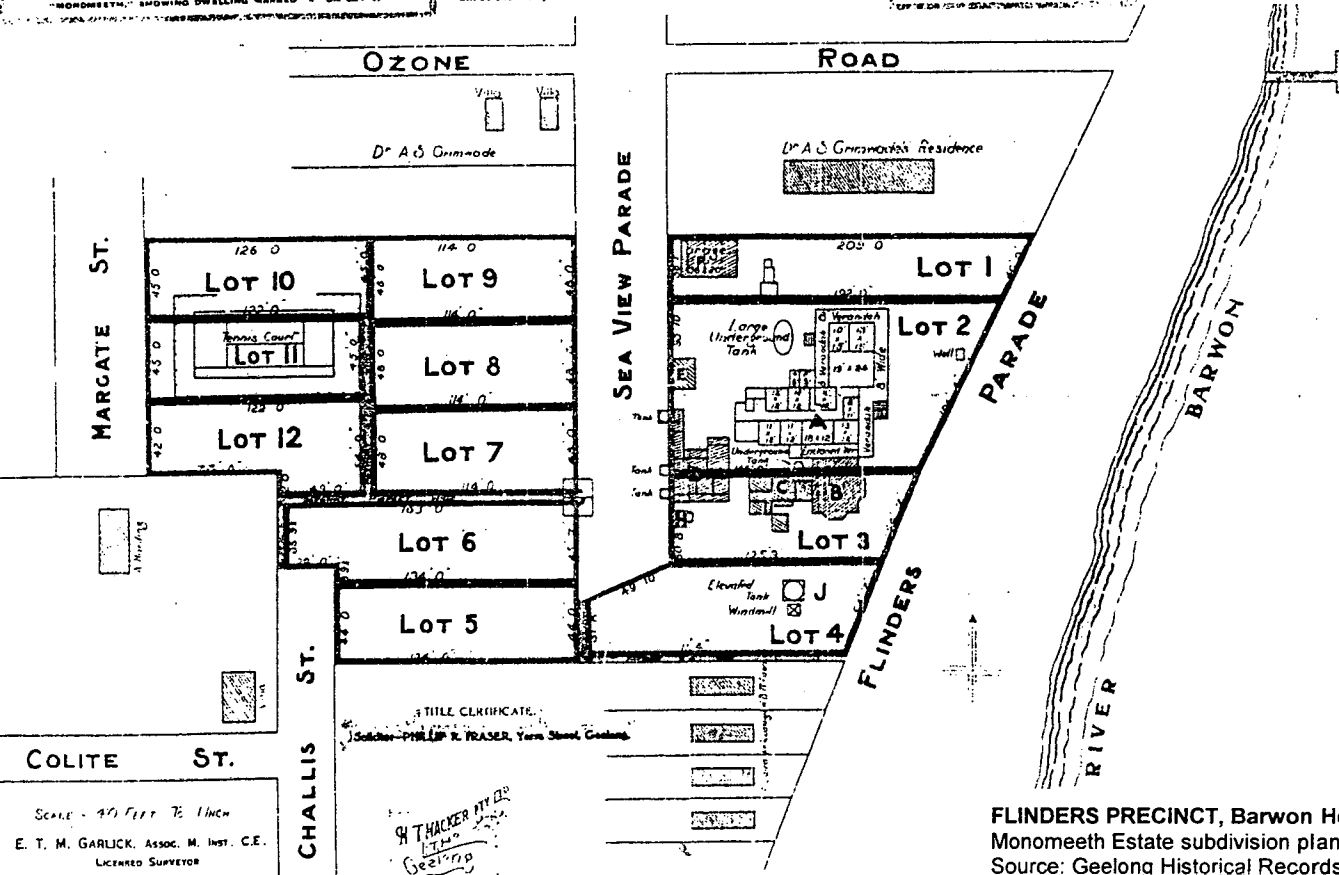
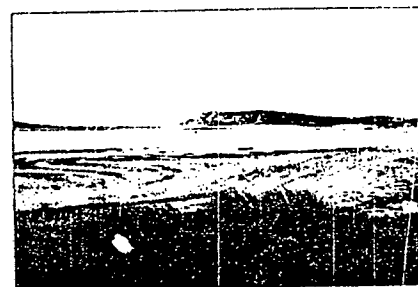
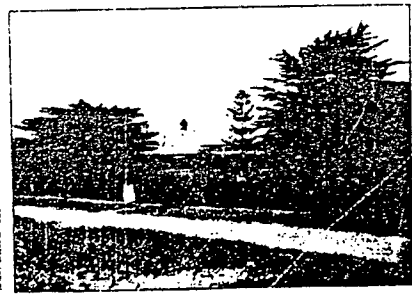
LOT 2, together with BUILDING shown as "A," will be sold as One Lot. The Building, which is the original "Monomeeth" Homestead, containing 12 rooms, with cellars, also Lighting Plant, u.g. Tanks, &c., constitutes a very substantial, complete and up-to-date Residence in perfect order, and replete with every modern convenience.

Particulars of Buildings, &c., to be SOLD for REMOVAL.

- B. Magnificent Dining Room (2h. x 24ft.)
- C. W.B. KITCHEN and 4 Rooms, with Stoves and Hot Water Service.
- D. W.B. DWELLING, containing 9 Rooms & Verandahs.
- E. W.B. Building, containing 10 Rooms.
- F. GARAGE (38ft. x 20ft.), with 2 rooms for chauffeurs.
- G. STABLES.
- H. COAL SHED.
- J. WINDMILL (Bryan Bros. Askers), 8ft. diameter, 30ft. high. Tank, 3000 gals. capacity. Tank Stand, 22ft. high.

TERMS: For LOTS 1 to 12, One-fourth Cash, and Balance in 3 years, bearing interest at 6% per annum, payable half-yearly. BUILDINGS, &c., for REMOVAL One-fifth Cash, and balance on possession.

POSSESSION will be given in April, 1923, and interest at the rate of 6% per annum will be allowed by the Vendor on all deposits, pending possession being given.



FLINDERS PRECINCT, Barwon Heads.
Monomeeth Estate subdivision plan, 26 Dec., 1922.
Source: Geelong Historical Records Centre.

H. GOLF LINKS PRECINCT, BARWON HEADS

1. History (refer to precinct plan, & historical subdivision plans & photographs at the rear of this section)

This precinct is situated on allotments J, K, L and M in the Parish of Connewarre, containing 166 acres and 33 perches.¹¹¹ Until 1920, this treeless, barren area was farmland owned and occupied by the Hopgood family.¹¹² In June, 1920, this land was purchased by the Barwon Heads Golf Club for the layout of new links, superseding their 12 acre course to the north of the Barwon Heads township.¹¹³

The club acquired the services of Vic East, professional at the Royal Melbourne Golf Club, to lay out the course.¹¹⁴ His concept exploited the natural topography and characteristics of the treeless and barren coastal land by providing a links course design – a rare golf course type in Australia (fig. 1). In a series of essays on the *Art of Golf and Course Design* edited by Shackelford in 1997 and entitled *Masters of the Links*, "links" are defined as 'areas of very sandy soil once occupied by the ocean and basically can only be found in Scotland.'¹¹⁵

While the land for the course may have been officially purchased in June 1920, work actually started on 10 May, 1920, by S.F. Mann.¹¹⁶ The Hopgoods left the farm on 11 May, when implements and horses were procured for the ploughing of the greens and tees, and the removal of subdivisional fences that abutted the course.¹¹⁷ Throughout the next several weeks, ploughing continued, with the 16th, 17th, 18th, 4th and 3rd tees receiving first attention, and the other holes developed soon after.¹¹⁸ A Mr Blackwell ploughed out rushes that were in the location of tees and fairways, and they were replanted on the bare hillocks.¹¹⁹ Boxthorn was removed and burned, as were some rushes.¹²⁰ Rabbit traps were also set and rabbit burrows filled in.¹²¹

There were no natural grasses available in the 1920s that could be used for the development of the course. G.C. Adams in *History of Barwon Heads Golf Club* states that 'the natural bunker work, the setting, and the beautiful undulations were the main assets. Hence a links as opposed to a man-made golf course.'¹²² By November, 1920, the whole of the links had been hand-planted with couch grass stripped and carted from the Sandringham Golf Course.¹²³ The extensive planting of cypress trees and marram grass (in 'the rough' areas) had been initiated, and in the autumn of 1921 English grasses were successfully introduced and a game on nine holes was possible by November of that year, when Messrs T.E. Bostock (president), L. Sprague, R. Vincent and J.H. Thornton played the first round.¹²⁴ The rapidity of the progress of the new

111 See Parish of Connewarre maps, 1878 & 1903, Geelong Historical Records Centre.

112 J. Pescott, *South Barwon 1857-1985*, City of South Barwon, Belmont, 1985, p.157.

113 G.C. Adams, *History of Barwon Heads Golf Club 1907-1973*, Barwon Heads Golf Club, Barwon Heads, 1973, p.3.

114 *Ibid.*, p.19.

115 Shackelford (ed.), *Masters of the Links*, 1997.

116 Adams, *op.cit.*, pp.19-42.

117 *Ibid.*

118 *Ibid.*

119 *Ibid.*

120 *Ibid.*

121 *Ibid.*

122 *Ibid.*

123 *Ibid.*

124 *Ibid.*

course was in part due to the availability of water from the underground tanks throughout the area.¹²⁵

At Easter, 1922, the course was open for play after an official opening performed by Mr Culliton of the Victorian Golf Association.¹²⁶ Seven years later in 1929, the Golf Club successfully made application to the Government to take over under permissive occupancy the land situated to the south-east of the Club House (which currently comprises the first six holes).¹²⁷ Until that time, the land had been permanently reserved by the Government for public purposes.¹²⁸ In 1960, the Barwon Heads Lands Exchange Bill was successfully passed in Parliament which saw the exchange of the original 58 acres of golf land to the north of Barwon Heads, for the 38 acres of Government-reserved land to the south-east.¹²⁹

Although various alterations to the course have occurred throughout its eight year history, possibly one of the most significant events in terms of the course design occurred in 1931, when consultation was made with Dr Alister Mackenzie (1870-1934).¹³⁰ He was considered the world's most celebrated golf course designer, having taken up golf course design in the 1910s, and according to Bradley S. Klein, golf author, 'his 1920 treatise on the subject *Golf Architecture*, is still the clearest and most concise exposition on the subject.'¹³¹ Mackenzie's designs of the courses at Cypress Point (1928) in California and Augusta National (1933), in Georgia, reflected his emphasis on an economy of presentation and design for he 'championed strategic course architecture, employing only a few bunkers, virtually no rough, and enormous rolling greens that were designed to accommodate surface drainage.'¹³² Mackenzie's consultations in the early 1930s appear to have reinforced the design ideology of a links course at Barwon Heads.

The year 1922 also witnessed the construction of the two-three storey clubhouse. The building was designed by Klingender and Hamilton, with Laird and Buchan supervising architects.¹³³ The tender submitted by John Smith and J.C. Taylor and Sons was accepted at a cost of £12,500 and work began in September, 1923 (see Record Sheet on the Clubhouse for more details).¹³⁴

The construction of the golf course in 1920 also brought with it the Golf Links or Golf Lands subdivision along the southern fringe of the course land¹³⁵ (fig. 2). Thirty-eight allotments were offered for sale, with one of the first houses being constructed on this subdivision in 1922.¹³⁶ The road on which these allotments fronted was initially called Ocean Road, and was an unofficial section of the Great Ocean Road that was initially intended to stretch along the Victorian coast from Barwon Heads to Warrnambool.¹³⁷ The road was constructed as a

125 Ibid.

126 Ibid.

127 Ibid.

128 See Parish of Connewarre map, op.cit.

129 Adams, op.cit.

130 W. Nelson, Captain of Barwon Heads Golf Club, to David Rowe, 6 December, 1999.

131 B.S. Klein, *Rough Meditations*, 1997.

132 Ibid.

133 Adams, op.cit., pp.60-62.

134 Ibid.

135 Barwon Heads Golf Links Subdivision plan; n.d., & Shire of South Barwon Rate Books, 1919-60, Geelong Historical Records Centre.

136 Ibid.

137 'Great Ocean Road History Notes', compiled by Peter Alsop, Geelong Historical Records Centre.

Authentic Heritage Services Pty Ltd, A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle, 22/03/00

memorial to those soldiers who fought in the First World War.¹³⁸ This road was later renamed Stephens Parade, with the Ocean Road following the coastline between the Bluff, Thirteenth Beach and Black Rock.

After World War Two, a rabbit proof fence was constructed along the golf course boundary.¹³⁹ While these fences reduced the damage caused by rabbit burrows, arguably, their prevention assisted the growth of tea tree and coastal wattle growth that has become one inappropriate characteristic of some parts of the course today.¹⁴⁰

The relocation of the first six holes of the course in 1929 on land to the south-east (which was purchased in 1960), facilitated the development of the current 9 hole Par 3 course to the north-west of the clubhouse.¹⁴¹ It was designed by member C.L. Winsor, winner of the Australian Open Amateur Championship in 1921, and eight time winner of the South Australian Amateur Championship in the 1920s.¹⁴²

In the 1970s, a fairway watering scheme was installed throughout the entire 18 holes of the course.¹⁴³ A dam constructed gave a water supply on ground water which also overcame the very low water pressure during the summer period.¹⁴⁴

The Barwon Heads golf course has played host to a number of famous golfing names throughout the years. In 1930, L. Spicer, Walter Hagen, Ivo Whitton, and J. Kirkwood played there (figs. 3-4), while Alex Russell, former Club President and winner of the Australian Open Championship in 1924 (he also designed the West Course at Royal Melbourne and frequently worked with Dr A. Mackenzie on Australian projects) was a frequent player.¹⁴⁵ Other names include James Braid, Hon. Michael Scott, Peter Thomson, Ben Crenshaw, Ian Baker-Finch, Roger Davis, Brett Ogle, Michael Clayton, Mona Macleod, J. Gatehouse, Betty Kernot, Newtown Lees, Joan Fisher, Burtta Cheney and Dawn Macdonald.¹⁴⁶ The course was the location of the Australian Ladies Amateur Championship in 1972, which was the first time in the history of the event to be played outside a capital city.¹⁴⁷ In 1994, the Senior Australian Championship was played at Barwon Heads, and in 1998, the Club hosted the Clare Higson Trophy – an event played between the Australian and New Zealand junior national teams.¹⁴⁸

Other significant visitors to the course include Tom Doak, Dr Michael Hurzden, Pete and Alice Dye, and Bill Coore, internationally-regarded golf course architects who sought out the experience of walking and playing the course.¹⁴⁹

138 Ibid.

139 Adams, op.cit., pp.19-42.

140 Oral information from Peter Frewin, course superintendent, 29 November, 1999.

141 Nelson, op.cit.

142 Ibid.

143 Adams, op.cit., pp.35-36.

144 Ibid.

145 Ibid, & Nelson, op.cit.

146 Ibid.

147 Nelson, op.cit.

148 Ibid.

149 Ibid.

2. Key Attributes (refer to photographs at the rear of this section)

a. Urban Design & Landscaping

The Golflinks Precinct is predominantly characterised by the entire, open, grassed and sandy undulating golf course and Barwon Heads Golf Clubhouse, and to a lesser extent, single and two storey significant houses in Stephens Parade, which are bounded by the southern fringe of the golf course.

The Course

The course is especially characterised for its natural and semi-natural undulating terrain, with its rolling greens and sandy hillocks. The manicured greens and fairways are covered in native and exotic grasses (including couch grass), with strategically placed and substantial cypress trees forming wind buffers, screens and visual foci within the course landscape. Marram grass is featured in 'the rough' areas and other sections of the Club land. Bunkers are also situated on the slopes and valleys of natural inclines. Within the course, a significant focus is the two-three storeyed clubhouse on Golf Links Road, while there are panoramic views to Ocean Grove, Point Lonsdale and the Mornington Peninsula from the south-east end of the course, and views to the wetlands of the Murtnagurt swamp from the north-west. The rapid growth of tea tree and coastal wattle have inappropriately infiltrated the course in some areas. Most of this type of vegetation has had a negative visual and design impact on the original, links nature of the course.

The open, undulating, links design of the course is consistent with Dr Mackenzie's instruction on the construction of these types of courses in 1920. In his *Golf Architecture*, he states:

In constructing natural looking undulations one should attempt to study the manner in which those among the sand dunes are formed. These are fashioned by the wind blowing up the sand in the form of waves which gradually become turfed over in the course of time. Natural undulations are, therefore, of a similar shape to the waves one sees by the seashore and are all kinds of shapes and sizes but are characterized by the fact that the hollows between the waves are broader than the waves themselves ... The unobservant player never seems to realise that one of the chief claims of the best seaside links is the undulating fairways such as ... where the ground is on a continual roll from the first tee to the last green, and where one never has to play the same shot twice; on these fairways one hardly ever has a level stance or a level lie. It is this that makes the variety of seaside course and variety is everything in golf.¹⁵⁰

These "links" characteristics are further described by Robert Hunter in *The Links* (1926):

On the links the player has not only to deal with the formidable hazards, but also with the countless little ones – those beautifully turfed, harmless looking undulations which run through the fairways to green. Terrain of that sort will yield superlative golf anywhere ... the true links were moulded by divine hands. Links land, the fine grasses, the wind made bunkers that defy imitation, the exquisite contours that refuse to be sculptured by hand – all these were given by a divine dispensation to the British.¹⁵¹

150 A. Mackenzie, *Golf Architecture: economy in course construction and green keeping*, [pub. unknown], 1920, p.27.

151 R. Hunter, *The Links*, [pub. unknown], 1926.

Authentic Heritage Services Pty Ltd, A.B.N. 81 088 389 851; David Rowe & Lorraine Huddle, 22/03/00

The links characteristics of the Barwon Heads course, based upon the original principles of golf links design in Scotland and England, is not a common course type in Australia. In his publication *Classic Golf Holes of Australia* (1988), Peter Thomson, of Thomson, Wolveridge and Perrett Golf Course Designers, states:

Barwon Heads is the only golf course in Australia set on the sort of links lands – the rough, sandy margins between the sea and solid ground – that inspired the original game of golf. At the 13th the tee looks down on a pulpit green which sits along in a wild sea of sand dunes and scrub. It is a remarkable test of character and improvisation.¹⁵²

Stephens Parade

All of the significant sites along Stephens Parade have important visual connections with the golf course, and to a lesser extent, to the Barwon Heads Golf Clubhouse.

The allotment sizes along Stephens Parade vary, ranging from wide (or double) blocks, to modest sites. These allotments are arranged according to the east-west axis of Stephens Parade, which follows the contours of the nearby coastline.

b. Neighbouring Buildings

All four significant buildings in the precinct are detached structures with pitched gabled and/or hipped roofs, with three constructed of horizontal weatherboard and one of rendered brick. The roof cladding used in their construction is either galvanised corrugated iron or corrugated asbestos or fibro cement sheeting.

All of these houses (including the clubhouse) are of an interwar Bungalow style, and of a modest to large scale (with rooms ranging from around 10 rooms to about 6 rooms). The typical front setbacks range from 2 – 3 metres, with side setbacks of 2 - 5 metres. There is side vehicular access to front or side garages and/or carports.

All of these houses have wide overhangs (one with exposed rafters). Early chimneys adorn their rooflines, and they have early timber framed double hung windows and timber and glazed doors.

At least two of three houses in Stephens Parade have appropriate fences fronting onto the golf course.

152 P. Thomson, Peter Thomson's classic golf holes of Australia, Lothian, Melbourne, 1988.
Authentic Heritage Services Pty Ltd, A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle, 22/03/00

3. Statement of Significance

The Golflinks Precinct is of aesthetic, historic, scientific and social significance at a **National level** for its intact links type golf course of 1920-22. The links design exploits the natural topography and characteristics of the predominantly treeless and barren coastal land. This links golf course is the only course in Australia of the 1920s based on the design of coastal golf course architecture in Scotland. Its distinctive features include the natural and semi-natural undulating terrain; rolling greens and sandy hillocks; manicured greens and fairways covered in native and exotic grasses including couch grass; strategically placed and substantial cypress trees forming wind buffers, screens and visual foci within the course landscape; bunkers situated on the slopes and valleys of natural inclines; and views to the clubhouse and coastline panoramas beyond to Ocean Grove, Point Lonsdale and the Mornington Peninsula. The precinct also has some intact, detached, single and double storey, horizontal weatherboard and rendered brick houses of the interwar period in good condition. The Stephens Parade section of the precinct has large allotments, typical front and wide side setbacks and side vehicular access. The allotments have been developed along the east-west axes of Stephens Parade that follows the contours of the coastline are other features of interest. This section of the precinct is also characterised by the pitched gabled and/or hipped roof forms adorned with early chimneys. These houses are visually connected to the golf course and contribute to the highly significant, unique character of the precinct. Stephens Parade is distinguished for is unmade gravel road with gravel verges and narrow, grassed nature strips. Historically, the precinct was once the farmland of the Hopgood family, and later developed into the Barwon Heads links golf course (and housing subdivision) in 1920.

4. Significant Characteristics

The Golflinks Precinct is characterised by the following:

- Links course design with open, undulating terrain, rolling greens and sandy hillocks, greens and fairways covered in native and exotic grasses, including couch grass, and bunkers situated on slopes and valleys on natural inclines;
- Strategically located, substantial cypress trees;
- 100% detached structures;
- Single or double storey, horizontal weatherboard residential area;
- Large (about 10 rooms) and medium (around 6 rooms) scale buildings;
- Pitched gable and/or hipped roofs (with a pitch between 25 and 30 degrees) to all significant buildings;
- Galvanised corrugated iron or corrugated fibro cement sheet roof cladding;
- All interwar Bungalow styled houses (including clubhouse);
- 100% usage of wide eaves (one with exposed rafters);
- All of the buildings have early brick (or rendered) chimneys adorning the rooflines;
- 100% of the buildings have early timber framed double hung windows;
- Most of the buildings have early front timber and/or glazed doors;
- Most of the houses have appropriate stylistic detailing;
- Gravel verges and narrow grassy nature strips to the sides of Stephens Parade (which is an unmade, gravel road);
- Front or side garages and/or carports;
- Medium height (1300mm) fences of appropriate type, design and location forming the boundary with the golf course;

- Coastal contour and east-west axial alignment of subdivisional allotments;

Policy

Clause XX.XX HOXXXX: Golflinks Heritage Area

This policy applied to all that land included on the Heritage Policy Map 'X' – the area known as Golflinks Heritage Area. Policy Basis.

Policy Basis

The precinct is significant for its intact links type golf course of 1920-22 and large-medium scale, interwar Bungalow houses developed on the Golf Links/Golf Lands subdivision of c.1920. The golf course is the only course in Australia set on a links design with its: open, natural and semi-natural undulating terrain; rolling greens and sandy hillocks; manicured greens and fairways covered in native and exotic grasses including couch grass; strategically placed and substantial cypress trees forming wind buffers, screens and visual foci within the course landscape; bunkers situated on the slopes and valleys of natural inclines; and views to the clubhouse and coastline panoramas beyond to Ocean Grove, Point Lonsdale and the Mornington Peninsula. The precinct also has some intact, detached, single and double storey, horizontal weatherboard and rendered brick houses in good condition. The Stephens Parade section of the precinct is also significant for its large allotments, typical front and wide side setbacks and side vehicular access, with the allotments developed along the east-west axes of Stephens Parade that follows the contours of the coastline. This section of the precinct is also characterised by the pitched gabled and/or hipped roof forms adorned with early chimneys. These houses are visually connected to the golf course and contribute to the highly significant, unique character of the precinct. Stephens Parade is distinguished for its unmade gravel road with gravel verges and narrow, grassed nature strips. Historically, the precinct was once the farmland of the Hopgood family, and later developed into the Barwon Heads links golf course (and housing subdivision) in 1920.

Objectives

- A. To retain and enhance the open, undulating, links course design, with its rolling greens and sandy hillocks; manicured greens and fairways covered in native and exotic grasses including couch grass; and the bunkers;
- B. To retain and enhance the early and substantial cypress trees;
- C. To retain and enhance the streetscape qualities of Stephens Parade, including contours, unmade gravel road, gravel verges and narrow grassy nature strips;
- D. To retain and enhance the significant urban foci in the precinct, the Barwon Heads Golf clubhouse;
- E. To retain and enhance the range of large and medium scale residential buildings within the Heritage Overlay Area;
- F. To retain and enhance the intact examples of interwar Bungalow style, single and double storey detached buildings;
- G. To retain the scope of setbacks, building separation and subdivision, and single and double storey heights throughout the Heritage Overlay Area;
- H. To retain and enhance the existing topography and width of Stephens Parade within the Heritage Overlay Area;

- I. To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, which includes detached buildings, hipped and/or gabled roofs, verandahs, and minimal timber detailing;
- J. To encourage the use of traditional construction materials which includes horizontal weatherboard wall cladding, timber framed windows, brick chimneys and unpainted, non-zincalume corrugated sheet metal roofing;
- K. To encourage the use of appropriate fence types, designs and locations, with a height no greater than 1300mm fronting onto the golf course;
- L. To encourage the appropriate development, form and scale of garages and/or carports, with a location at the side of the significant and/or infill buildings;

It is policy that:

1. Preference will be given to building design which:

- Draws on traditional architectural characteristics including detached, single storey or double buildings with hipped and/or gabled roofs with wide eaves, and rectangular windows;
- Employs traditional building materials, including horizontal weatherboard wall cladding and timber framed windows, and unpainted non-zincalume, corrugated sheet metal roofing. An alternative to horizontal weatherboard cladding is a render over masonry;
- Enhances the heritage values of this precinct;

2. In carrying out building and works the following will apply:

2.1 Original links design of the golf course should be retained:

- The existing, significant cultural landscape forming the Barwon Heads links golf course should not be demolished or subdivided for development;
- The dominant features of the precinct should be the golf course and clubhouse – any new additions to existing buildings and new infill should be recessive in the cultural landscape;
- Early and substantial cypress trees should be retained where possible. Strategic, minimal replanting of cypress trees should be considered as replacement trees for original cypress trees (that were part of the original course design) that may require removal for safety reasons or that have perished;
- A carefully considered and managed program of tea tree and coastal wattle removal within the precinct should be addressed to ensure that the original links character and topography of the golf course is retained;

2.2 Building setbacks and allotment configuration should be retained:

- The north setback should be equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- The side setbacks should be equivalent to neighbouring buildings within the Heritage Overlay Area and have a side driveway;

2.3 Typical building heights, form, massing & location should be retained:

- Existing and intact culturally significant places should not be demolished;
- Building heights may be single or double storey, but should comply with the following:
 - The highest point of the roof should not be greater than the highest significant, adjacent single or double storey buildings within the precinct, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
 - Further to the above item, the proportion of building roof should not be greater than the proportion of roof to walls of the significant buildings within the precinct;
 - The springing height of the roof should be equivalent to one of the significant buildings within the precinct, or the springing height may be between those of neighbouring buildings;
 - The roof form and massing of the building should be drawn from the significant buildings within the precinct;
- New garages and/or carports should be located at the side of existing significant or infill housing (they should not be positioned on the site in such a way that they become obtrusive elements in the cultural landscape of the golf course);
- Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document;
- Fence types, designs and locations should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document. Their height should be no greater than 1300mm from ground level to the highest point of the fence (along the golf course boundary);

2.4 Streetscape characteristics should be retained:

- The existing significant visual connections, from significant buildings, and especially from the Barwon Heads Golf Clubhouse, to the golf course, should remain unobstructed;
- The existing topography, gravel verges, grassy narrow nature strips and width of the Stephens Parade streetscape, together with the contours and east-west axial alignment, should remain intact;

Supporting Documents

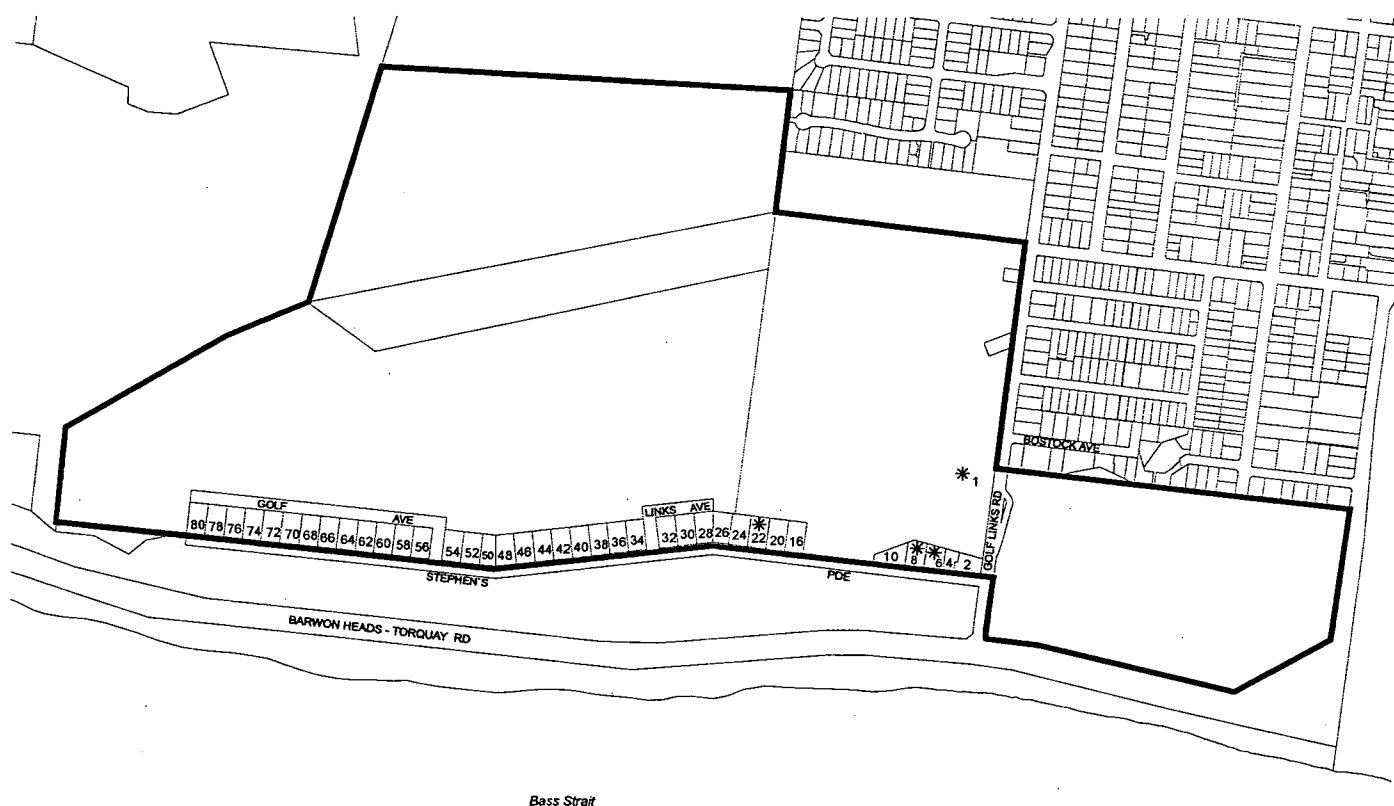
- Greater Geelong Outer Areas Heritage Study.
- City of Greater Geelong Heritage and Design Guidelines, 1997.

References

- A. Mackenzie, *Golf Architecture: economy in course construction and green keeping*, [pub. Unknown], 1920.
- P. Thomson, *Peter Thomson's classic golf holes of Australia*, Lothian, Melbourne, 1988.
- R. Hunter, *The Links*, [pub. unknown], 1926.
- G.C. Adams, *History of Barwon Heads Golf Club 1907-1973*, 1973.

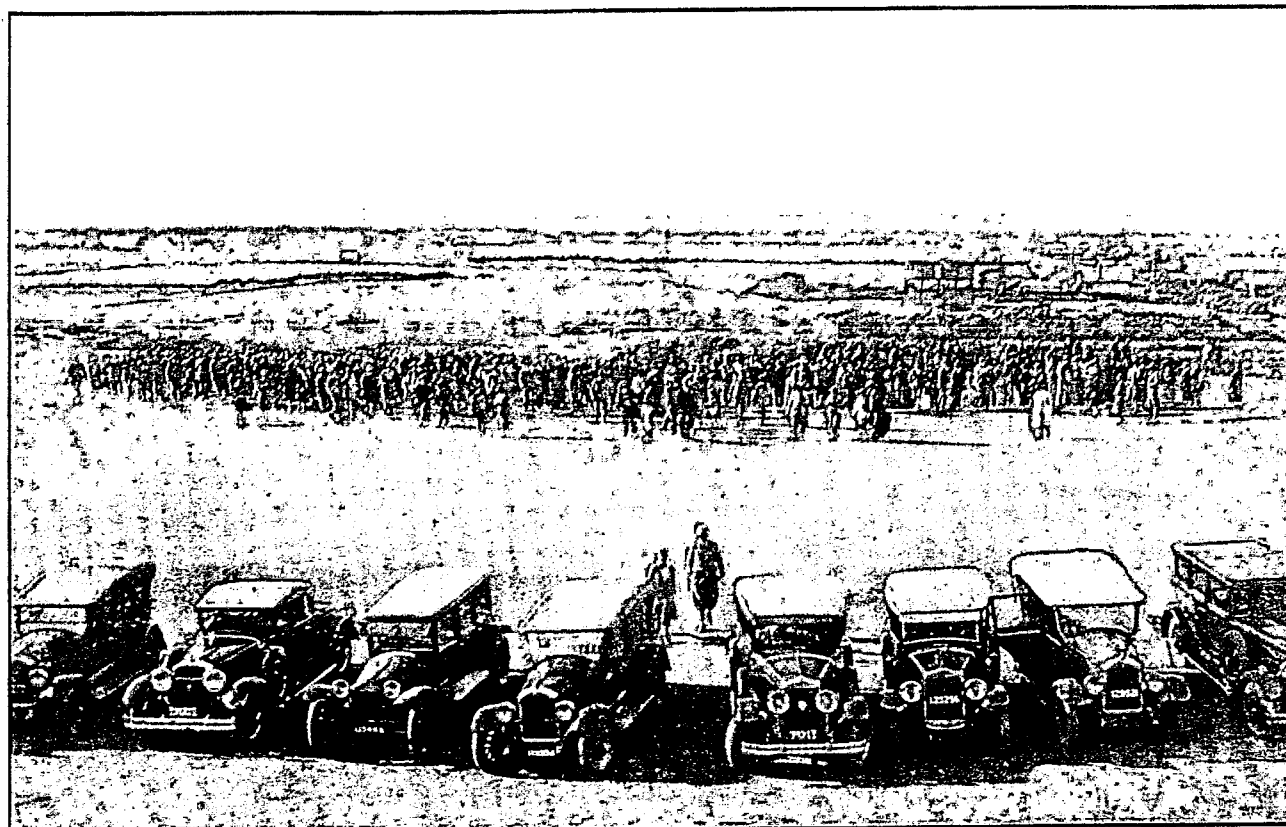
CITY OF GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2

GOLF LINKS HERITAGE AREA BARWON HEADS



* INDIVIDUAL HERITAGE PLACE





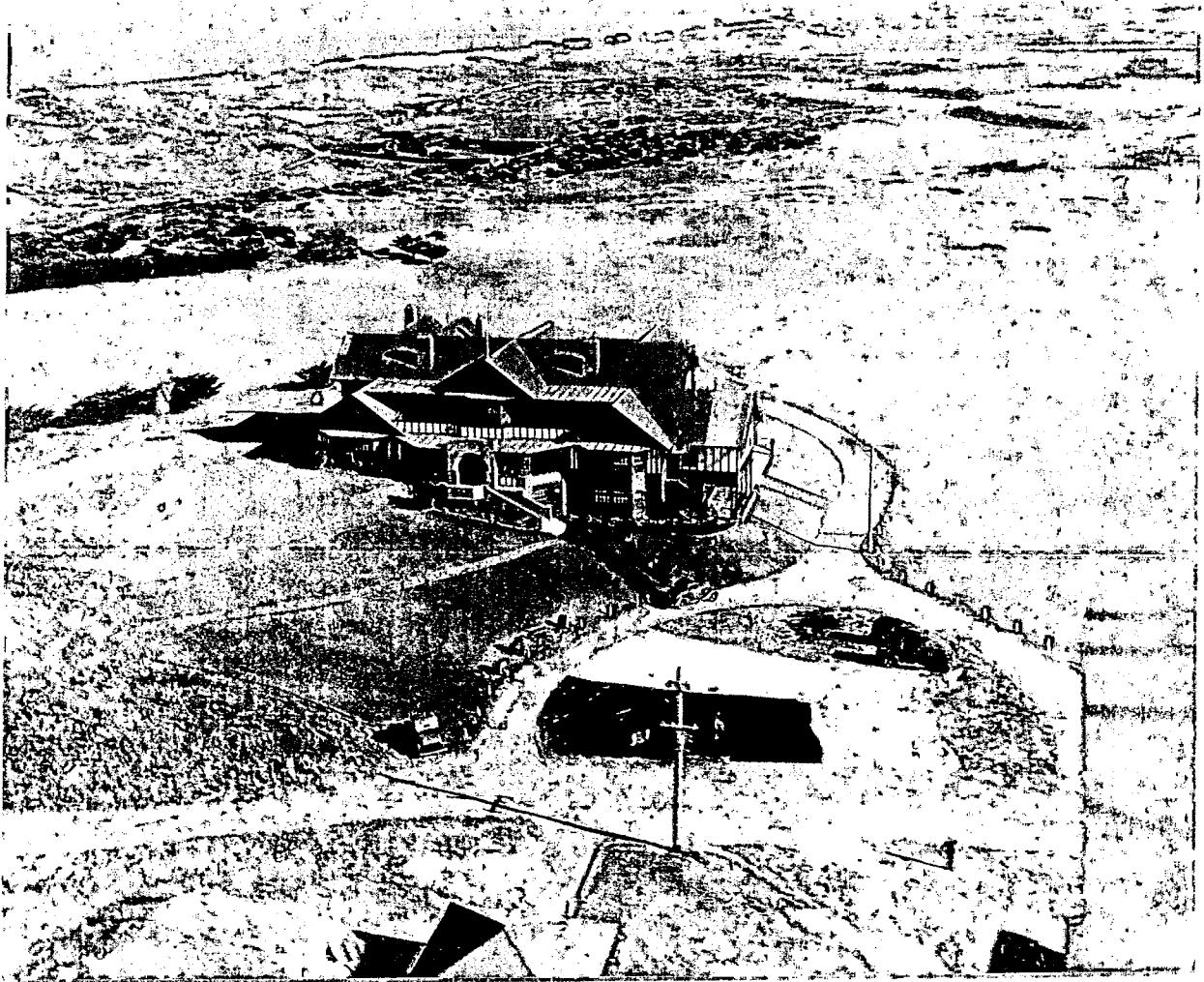
===== *Hagen & Kirkwood v. Whitton & Spicer* =====
Barwon Heads 13.4.30

GOLF LINKS PRECINCT, Barwon Heads.
Broad view of the course, 13 April, 1930.
Source: Barwon Heads Golf Club.



===== *View from the 7th Tee in the early 1930's* =====

GOLF LINKS PRECINCT, Barwon Heads.
Broad view of the course, early 1930s.
Source: Barwon Heads Golf Club.



BARWON HEADS GOLF LINKS

May, 1937

GOLF LINKS PRECINCT, Barwon Heads.
Aerial view of the Club house and course, May, 1937.
Source: Barwon Heads Golf Club.



GOLF LINKS PRECINCT, Barwon Heads

View from Clubhouse. The house on the right is one of the earliest housing developments on the Golf Links subdivision of the early 1920s. Also note the inappropriate, three storey infill development to the left, which dominates this part of the landscape.



GOLF LINKS PRECINCT, Barwon Heads

View from Clubhouse. This early, significant, single storey, interwar Bungalow house has visual connections with the golf course, although the property is partially screened by the early cypress trees.



GOLF LINKS PRECINCT, Barwon

Heads

Golf Course: south-east section. Note the undulating, open, grassed terrain, with panoramic ocean views to Ocean Grove, and Point Lonsdale.



GOLF LINKS PRECINCT, Barwon

Heads

Golf Course: west section. Note the row of early and substantial cypress trees, amid the grassy, links course.



**GOLF LINKS PRECINCT, Barwon
Heads**

Golf Course: West section. The tea tree growth has overtaken the open links nature of the course in some parts.



**GOLF LINKS PRECINCT, Barwon
Heads**

Golf Course: View west from clubhouse. Note the early, two storey, horizontal weatherboard, interwar Bungalow in the foreground, amongst cypress trees.

Clear. Rd. B. Heads.

BARWON HEADS GOLF LINKS SUBDIVISION.

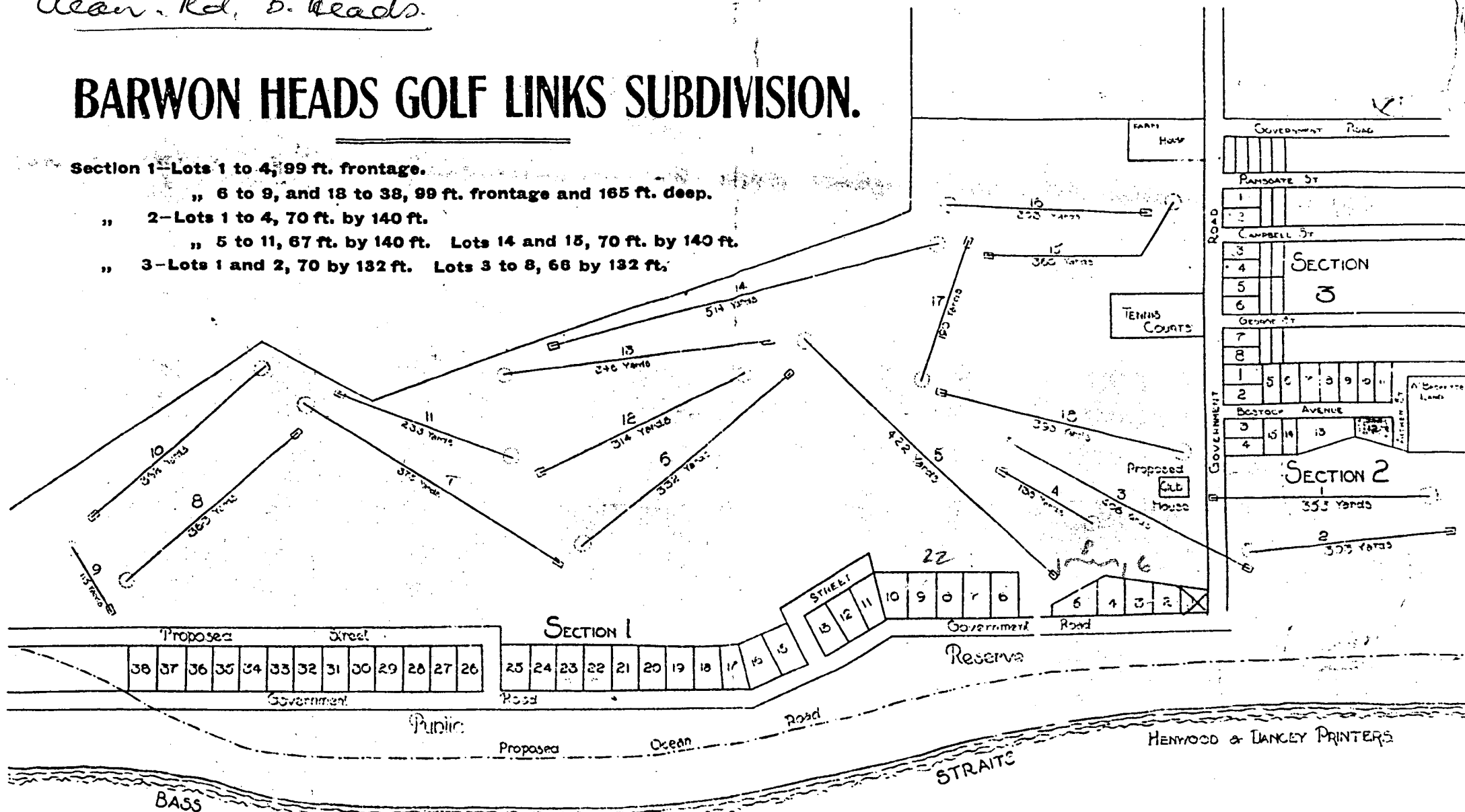
Section 1—Lots 1 to 4, 99 ft. frontage.

„ 6 to 9, and 18 to 38, 99 ft. frontage and 165 ft. deep.

„ 2—Lots 1 to 4, 70 ft. by 140 ft.

„ 5 to 11, 67 ft. by 140 ft. Lots 14 and 15, 70 ft. by 140 ft.

„ 3—Lots 1 and 2, 70 by 132 ft. Lots 3 to 8, 68 by 132 ft.



I. OSBORNE PRECINCT, NORTH GEELONG

1. History (refer to precinct plan & historical subdivision plans & photos at the rear of this section)

Osborne precinct features two large historical properties: St. Helens, and Osborne House. The precinct extends south from Osborne Park to Victoria Street, bordered by the foreshore and Melbourne Road, excluding the Jennings' housing development (established in 1999) on the play grounds on the east side of the former school.¹⁵³ Squatters who had made their fortunes through the colonial wool trade founded the significant estates. Many of the early Geelong squatters, including the early owners of Osborne House, were from Scotland.¹⁵⁴ Much of the land that previously belonged to St. Helens and Osborne House has since been converted to recreational parks, demonstrating North Geelong's strong community spirit.

Pastoralist Robert Muirhead commissioned major Melbourne architects Webb and Taylor to design Osborne house in 1857. It was subsequently owned by the famous pastoralist J.L. Currie.¹⁵⁵ Osborne House had sporting associations as early as 1896 when a polo club was formed. In 1911, the Geelong Town Council opened the park to the public, and not long after owner Philip Russell implemented his vision for a cricket ground on the property.¹⁵⁶ It has had a long history of association with the North Geelong Football Club. At that stage, Osborne House stretched from its gateway on Melbourne Road to Corio Bay. Extensions and alterations occurred during Naval occupation, and these may have been designed by Australia's first Commonwealth Architect, John Smith Murdoch.¹⁵⁷ Now the land is owned by the City of Greater Geelong, and facilities are again publicly shared and enjoyed.¹⁵⁸

In December 1937 the Council of Corio Shire purchased Osborne house from the Harbor Trust, and moved there from the Shire Hall at Lara.¹⁵⁹ Two years later, during World War II, the Army used Osborne House to train defence forces, but the property was returned to the Council in 1945.¹⁶⁰ In 1947, the Council bought the stables and surrounding land from the Harbor Trust for £2500. In 1966 Osborne House was renovated, extended, and finally reopened by the Governor, Sir Rohan Delacombe, on November 30, 1967.¹⁶¹

One of the earliest estates in the area, St. Helens was built before 1850 by G.F. Read, squatter from Cargerie, Scotland, who named it after his recently married bride, Helen Patterson.¹⁶² In December 1850 St. Helens Classical and Scientific Institution was opened on the property by a Dr Hickson. Various occupants succeeded him until 1888, when Charles Shannon sold St. Helens to a syndicate, who kept the house and four acres, then subdivided the rest into allotments. The house sold for £3500, while allotments went from 12s to £4 15s per foot. Despite this quite successful sale, only sixteen houses (Victorian or Edwardian in style), a Congregational church (corner Melbourne Road and Vautier St.), and about five shops were constructed on the subdivided sites

- 153 Ian Wynd, *So Fine and Country A History of the Shire of Corio*, Shire of Corio, 1981, p181
- 154 Helen Lardner, 'Conservation Analysis and Management Plan Osborne House and Stables, North Geelong'. May 1999, pp15-16
- 155 Lardner, op.cit. p11, excerpting Willingham
- 156 Wynd, op.cit. p227
- 157 Lardner, op.cit. pp11-12, excerpting CoGG Huddle & Rowe
- 158 Lardner, op cit p60
- 159 Wynd, op.cit p161
- 160 Wynd, op cit p227
- 161 Wynd, p227
- 162 Wynd, p225

prior to 1910.¹⁶³ St. Helens Estate was advertised as the "flower of Geelong", and promoted as the "healthiest place of residence in Australia."¹⁶⁴ Ironically, in 1892 the homestead became a special treatment home for inebriates, and in the ensuing decades, the depression saw the area deteriorate until in 1912 there was a local outbreak of diphtheria.¹⁶⁵

From the turn of the century, North Geelong began to develop more of a community, with a steady increase in housing, shops and public facilities such as parks, sea baths, piers, a Temperance Hall, several churches and in 1912, a primary school. The school is socially and historically significant for its strong association with the educational and social development of the North Geelong community. These links, with the children of Geelong's wave of twentieth century immigrants and the children of the twentieth century industrial development to the north of Geelong West, are particularly important aspects of the historical development of the Geelong region. Until the 1950s the school was the largest secular, educational meeting place north of Geelong West; the tiny bluestone building at Corio Primary School, which was over five kilometres further north, was the only other place. It was the place where most of the non-English speaking children of the twentieth century immigrants to Geelong, learnt to speak English, and to meet other children from immigrant and Australian backgrounds.

In 1917, St. Helens subdivision was modified to provide a park, but another ten years passed before the park opened to the public. In the same year the St. Helens Park and Foreshore Improvement Association paid Lewis & Spicer £165 15s to commence building a kiosk. The kiosk profits provided funding for further park improvements.¹⁶⁶ The Council organised community tree planting, at first for aesthetic value, and by 1946 as an Avenue of Honour, along the Bay Street boundary, to the North Geelong men who died in the war.¹⁶⁷ More recently the Vietnam War Memorial and Avenue of Honour was officially opened in 1995.¹⁶⁸ The homestead was purchased by the Sisters of Mercy in October 1923 and is now a retreat house for the sisters.¹⁶⁹

2. Key Attributes

The following statistical analyses have been accurately developed from the Greater Geelong Outer Areas Heritage Study database, where all details relating to each individually listed place are recorded. This information is provided as Record Sheets in this study.

a. Urban Design

The boundaries of the precinct comprise Swinburne (formerly Maguire), Vautier (formerly Shannon), Bay, St. David, Lothian (formerly Wilson), and Helen Streets, and parts of Victoria Street and Melbourne Road, together with Holden (formerly James) Avenue and a section of the foreshore. It excludes the 1999 Jennings housing estate on the east side of former school building. Refer to the map to view the boundaries. The precinct is locally significant.

163 Wynd, p188

164 Wynd, p184

165 Wynd, p184

166 Wynd, p190

167 Wynd, p192

168 Plaque on the memorial.

169 Wynd, p225, and Historical Places Documentations Sheet, p130

The Osborne Precinct has the physical representation of significant historical development such as Osborne House and St. Helens mansions, the St Helens and Bay View Subdivisions and 74 significant houses that date from the period of subdivision, two parks, piers, a primary school and three churches. Seventy-four culturally significant suburban houses in Osborne precinct reflect the subdivision and growth of the North Geelong community in this area: only eleven were constructed in the Victorian era, a further eighteen at the turn of the century (Edwardian and Federation styles), and then forty-six in the interwar period (Bungalow style). The houses are predominantly single storey weatherboard buildings, of modest architectural style and size with decorative features on the verandahs and/or walls and picturesque skylines created by pitched rooflines and chimneys.

Significant urban foci are: the Osborne Park football ground with its significant gateway, Osborne house and stables, St Helens (Stella Maris) St. Helens park and piers and former primary school building. The view along Melbourne Road which consists of Osborne Park, strip shopping, former hall and the former school, is important because it denotes the self contained nature of this special area and reflects its formerly strong association with this part of Melbourne Road and the train station opposite. Saint John the Evangelist Catholic Church is a fine focal point in St David Street and from St Helens Park as well as parts of Holden Street. Although the interior and roof of the primary school building were damaged by fire in 1999, the remaining structure, exterior and setting are important. A 1999 subdivision on the playgrounds of the former school, which has been designed without regard to the City of Greater Geelong's Heritage and Design Guidelines, does not harmonise with the existing surrounding houses and important urban landscape of North Geelong.

Significant views of the bay are obtained looking east from Swinburne Street, St David Street and Victoria Street, and from parts of Holden Street. A significant view of St Helens is obtained from Helen Street and from St Helens Park and Osborne House can be viewed from Swinburne Street. Osborne Park forms an important connection with the historical development of this suburb and is viewed from Swinburne Street, Melbourne Road, Holden and Helen Streets.

The precinct has allotment sizes ranging from 44 by 132 feet for Melbourne Road frontages to 50 by 132 feet for the remaining streets. The area is comprised of lineal axes oriented north-south; Melbourne Road, Lothian Street, Holden Avenue and Helen Street and those oriented east-west are Victoria, St David, Bay, Vautier and Swinburne Streets.

Another distinctive and important feature of the precinct's urban heritage character is the predominance of asphalt footpaths which are found in Bay Street, Vautier Street, Helen Street, Swinburne Street, St David Street, and the west side of Holden Street. This material is strongly associated, in Geelong and Melbourne, with urban subdivisions, dating from the turn of the century. Unfortunately, the bluestone gutters have been replaced with concrete kerb and channel.

b. Neighbouring Buildings

There are ninety significant places in the precinct and seventy-four of these are houses that are modest in scale and architectural style. Ninety-seven percent of the significant houses in the precinct are single storey with verandahs and with pitched gabled and/or hipped roofs (with a roof pitch between 25 and 33 degrees). At least 94% percent of these houses are constructed of horizontal weatherboard wall cladding, with only 3% constructed of brick. Around 88% of the houses have galvanised corrugated iron roofs. Decorative features adorn most of the houses, 68% have verandah decoration, 81% have wall decoration and 56% have both.

The precinct is primarily characterised by a stylistic mix of Victorian (16%), Federation (1%), Edwardian (23%), interwar Californian Bungalow and interwar Bungalow (60%) houses. Ninety-eight of these houses have typical allotment configuration, front setbacks (of approximately 3 - 5 metres) and side setbacks (of approximately 1 - 2 metres), and ninety percent have a side driveway (accessed from the street frontage) to a rear garage or carport.

These houses are predominantly characterised by wide eaves (83%), with 20% also having exposed rafters. Early chimneys adorn the rooflines of 82% of the buildings. At least 44% of them also have their original front timber and/or glazed doors and windows, with 87% containing early timber framed double hung windows.

About 25% of the houses have the appropriate type, style and height (400mm – 1300mm) fence in the appropriate location. Only 5% of places have early gardens intact.

c. Landscaping

The asphalt footpaths and nature strips are a significant component of each streetscape within the precinct except for Melbourne Road.

3. Statement of Cultural Significance

The Osborne Precinct is *aesthetically and historically significant at a local level*. It is a stylistic mix of Victorian, Edwardian, Federation and predominantly interwar Californian Bungalow and interwar Bungalow houses that have been built and maintained throughout most of the precinct. The area has about one hundred and fifty sites of which ninety are significant sites covering over 75% of the land, such as Osborne House and St. Helens former mansions, the St Helens and Bay View Subdivisions and 74 significant houses that date from the period of subdivision, two parks, piers, a former primary school, two former churches and one church. The houses are predominantly detached single storey weatherboard buildings with decorative features, of modest architectural design and size, with picturesque skylines created by pitched rooflines and chimneys.

Fifteen of the sites have an excellent degree of integrity while 11% have poor integrity however, most (74%) have good to fair integrity. The condition of most of the places is excellent to good (90%), with only two places in poor condition. Ninety-seven percent of the significant houses in the precinct are single storey with pitched gabled and/or hipped roofs (with a roof pitch between 25 and 33 degrees). At least 94% percent of these houses are constructed with verandahs and have horizontal weatherboard wall cladding, with only 3% constructed of brick. Decorative features adorn most of the houses, 68% have

verandah decoration, 81% have wall decoration and 56% have both. Around 88% of the houses have galvanised corrugated iron roofs. The area is enhanced by the typical allotment configuration, front and side setbacks and side driveways accessed from the street frontage, with low-medium fences, and asphalt footpaths with nature strips.

Significant urban foci are: the Osborne Park football ground with its significant gateway, Osborne house and stables, St Helens (Stella Maris) St. Helens park and former primary school building. Significant views are the bay, St Helens and Osborne mansions, Osborne and St Helens parks, and St John the Evangelist church.

4. Characteristics

The Osborne Precinct is characterised by the following:

- An area which is representative of the development of a formerly self contained small community, most of which dates between 1888 to 1940 and consists of the physical evidence of former churches, a church, a former school, shops, parks, recreational foreshore, but mostly detached single storey houses from the Interwar, Federation, and Victorian periods;
- Lineal street pattern;
- Typical allotment configuration, front setback (3 - 5 metres) and side setbacks (1 - 2 metres), with side driveways accessed from the street frontage to rear garages or carports;
- Small to moderate scale houses (up to 6 rooms);
- Pitched gable and/or hipped roofs (with a roof pitch between 25 and 33 degrees) to almost all of the houses;
- At least 60% of the houses are of an interwar Californian Bungalow or interwar Bungalow style, with another 23% of an Edwardian style with 1% of a Federation style but the earliest houses are Victorian (16%);
- Consistent use of verandahs and horizontal weatherboard wall cladding (94%), with a much small proportion of brick construction (3%);
- Predominant use of galvanised corrugated iron roofing (88%);
- Consistent use of wide eaves (83%), with 20% of the houses also characterised by exposed rafters;
- Over 82% of the houses have original chimneys adorning the rooflines;
- About 87% of the houses have original timber framed, double hung windows;
- At least 44% of the houses have original front timber and/or glazed doors;
- Decorative features adorn most of the houses, 68% have verandah decoration, 81% have wall decoration and 56% have both.
- Nature strips to both sides of the street (except Melbourne Road and Holden Street);
- 25% have low-medium height fences of appropriate type, design and location.
- Rear garages and/or carports

Policy

Clause XX.XX HOXXXX: Osborne Heritage Area

This policy applies to all that land included on the Heritage Policy Map 'X' – the area known as Osborne Heritage Area.

Policy Basis

This precinct is significant for its distinctive medium scale, stylistic mix of Victorian, Edwardian, Federation and predominantly interwar Californian Bungalow and interwar Bungalow houses that have been built and maintained throughout most of the precinct. The area has ninety significant sites, Osborne House and St. Helens former mansions, the St Helens and Bay View Subdivisions and 74 significant houses that date from the period of subdivision, two parks, piers, a former primary school and two former churches and a church, that reflect the strong community development of this area. The houses are predominantly detached single storey weatherboard buildings, with appropriate decorative detailing, of modest architecture and size with picturesque skylines created by pitched rooflines and chimneys.

Fifteen of the sites have an excellent degree of integrity while 11% have poor integrity however, most (74%) have good to fair integrity. The condition of most of the places is excellent to good (90%), with only two places in poor condition. Ninety-seven percent of the significant houses in the precinct are single storey with verandahs and with pitched gabled and/or hipped roofs (with a roof pitch between 25 and 33 degrees). At least 94% percent of these houses are constructed of horizontal weatherboard wall cladding, with only 3% constructed of brick. Around 88% of the houses have galvanised corrugated iron roofs. Decorative features adorn most of the houses, 68% have verandah decoration, 81% have wall decoration and 56% have both. The area is enhanced by the typical allotment configuration, front and side setbacks and side driveways accessed from the street frontage, with low-medium fences, and asphalt footpaths with nature strips.

Significant urban foci are: the Osborne Park football ground with its significant bluestone and freestone gateway, Osborne house and stables, St Helens (Stella Maris) St. Helens park and former primary school building. Significant views are the bay, St Helens and Osborne mansions, Osborne and St Helens parks, and St John the Evangelist church.

Objectives

- A. To retain and enhance the streetscape qualities of this area, including the nature strips, and garden settings;
- B. To retain and enhance the medium scale residential buildings within the Heritage Overlay Area;
- C. To retain and enhance the intact examples of Victorian, Edwardian and interwar Californian Bungalow and Bungalow style, single storey, detached houses;
- D. To retain the uniformity of scale throughout the Heritage Overlay Area, including single storey height limit, regular allotment configuration, front and side setbacks and side driveways; building separation and subdivision;
- E. To encourage the enhancement of the significant houses by restoring original verandah, window, door and decorative features.
- F. To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, which includes detached buildings,

- hipped and/or gable roofs, verandahs with decorative features for additions and infill buildings;
- G. To encourage the use of traditional construction materials which includes horizontal weatherboard wall cladding, timber framed windows and non-zincalume sheet metal roofing;
- H. To encourage the use of appropriate fence types, designs and locations that are no higher than 1200mm for all houses;
- I. To encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings;

It is policy that:

1. Preference will be given to building design which:

- Draws on traditional architectural characteristics including detached, single storey, with hipped and/or gabled roofs, verandahs, wide eaves and recessed verandahs, and rectangular windows (that are vertically oriented singularly, or as a horizontal bank if grouped) and decoration;
- Employs traditional building materials, including horizontal weatherboard wall cladding and timber framed windows, and non-zincalume sheet metal roofing. An alternative to horizontal weatherboard cladding is a smooth render over masonry;
- Enhances the heritage values of this precinct;

2. In carrying out building and works the following will apply:

2.1 Allotment configuration, setbacks should be retained:

- The front setback should be equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- The side setbacks should be equivalent to neighbouring buildings within the Heritage Overlay Area and have a side driveway;

2.2 Typical building heights, form and massing should be retained:

- Existing and intact culturally significant Victorian, Edwardian, and interwar or Bungalow places should not be demolished;
- Building heights should be single storey only, and comply with the following:
 - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby height of the roof should not be greater than the main (overall), adjacent ridge line
 - Further to the above item, the proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it;
 - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
- The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;
- The proportion of window to wall (that will be seen from the street) should be similar to those significant places visually connected to it.
- New garages and/or carports should be located at the rear of existing and/or infill buildings

- Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document;
- Fence types, designs and locations should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document;

2.3 Streetscape characteristics should be retained:

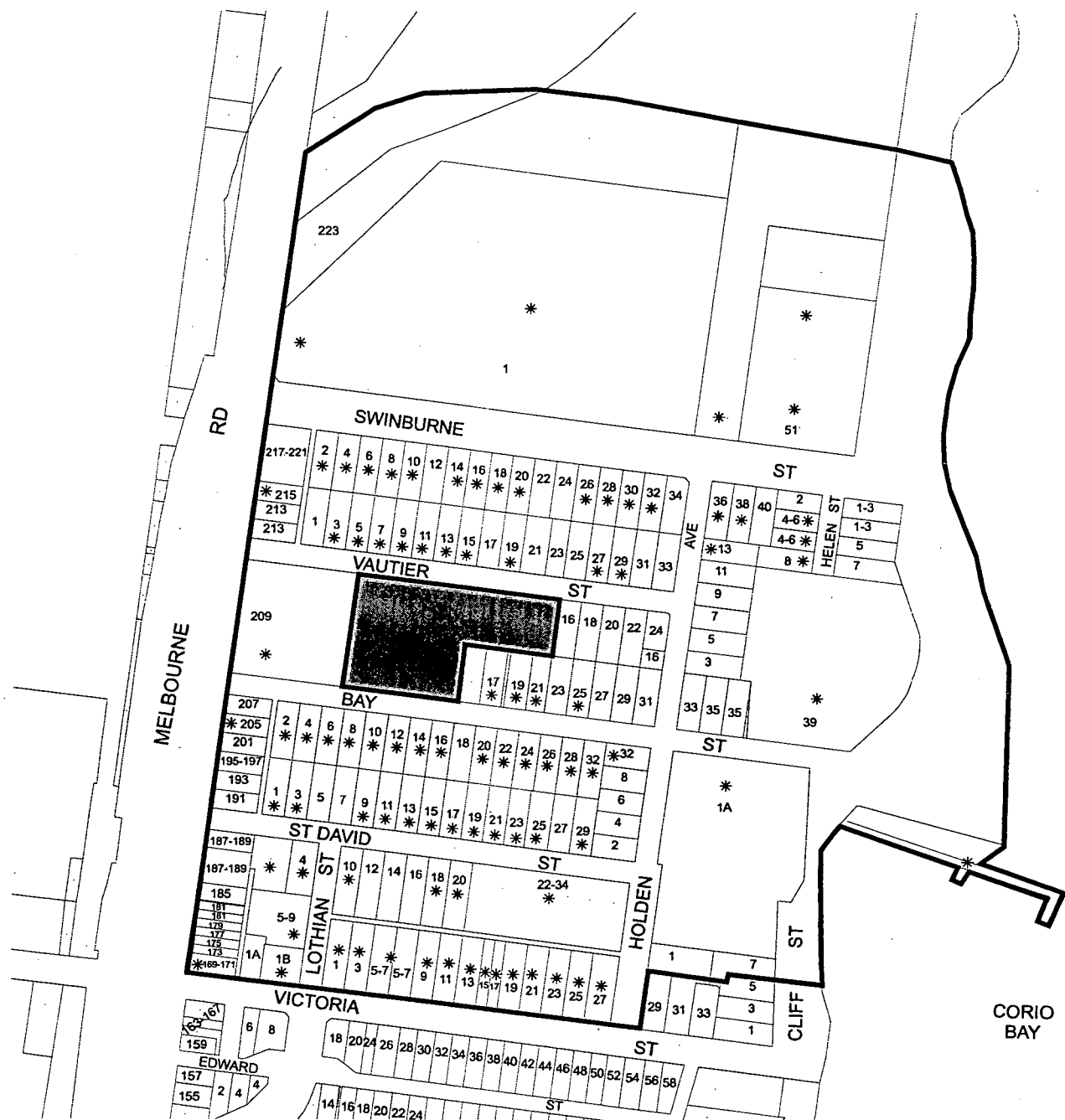
- If required, restoration to asphalt paths and crossovers, should be carried out to reflect existing form/s and coloration;

Supporting Documents

- Greater Geelong Outer Areas Heritage Study
- City of Greater Geelong Heritage and Design Guidelines, 1997.

CITY OF GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2

OSBORNE HERITAGE AREA NORTH GEELONG



* INDIVIDUAL HERITAGE PLACE

 NOT PART OF PRECINCT



The frontages now offered for Sale are the very best of the Esplanade fronting Armytage Park and the whole number for Sale is limited, as the Locality Plan will show.



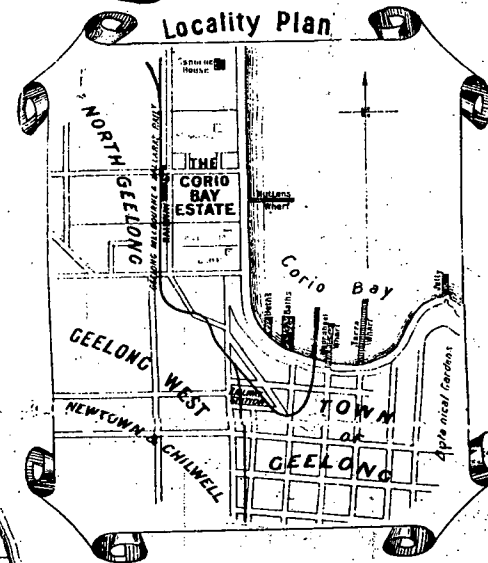
EB

OSBORNE PRECINCT, North Geelong.
Subdivision of the Esplanade fronting Armytage Park.

Auctioneers
IN Conjunction
MUNRO & BAILLIEU,
COLLINS ST MELBOURNE
H. BLOMFIELD, BROW
GEELONG
CORIO BAY 1888
SALE ON THE GROUND SAT.

10
ABRAHAM & SUTHERLAND
GEELONG
STREET
DAY NOV. 24TH AT 2-30

SALE ON THE GROUND SATURDAY NOV. 24TH AT 2:30



GAS AND WATER MAINS PASS THE ESTATE

C 29

Figure 52: Corio Bay Estate, 1888.
(Geelong Historical Records Centre)

aid the corner stone); three years later the Church of England followed suit. In 1911 C.W. Hancock,



Figure 53: North Geelong in 1910. This map shows the extent of development in 20 years
(Geelong Historical Records Centre)

J. NORMAN LANE PRECINCT, NORLANE

1. History (refer to precinct plan at the rear of this section)

The land, adjacent to the Ford factory and first subdivided in the 1920s, was one of at least 94 subdivisions in the Corio Shire in this decade. The general subdivision frenzy intensified after Ford opened in Geelong, in 1925. Known as the Bay View Estate only a few houses were built in this period and some are extant. Most of the subdivisions lapsed as the supply exceeded demand and the depression was felt in the 1930s. The Bay View Estate was no exception to this trend.¹⁷⁰

Less than two decades later the situation was very different. Recently married returned servicemen with increasing family sizes were forced to live in makeshift accommodation following the end of World War II, and with Geelong's rapidly expanding number of immigrants and industrial base, the demand for public housing was high. The population of the Barwon Region and surrounding districts rose from 70,664 in 1947 to 94,428 in 1954,¹⁷¹ increasing at such a rate that the government Housing Commission struggled to keep up with the demand for accommodation. In 1946 they purchased 2.5 square kilometres of land, on both sides of Melbourne Road, to the north of the Ford Factory in Norlane for the construction of public housing, the largest estate of its kind in country Victoria at that time, and it can be seen as a case study.¹⁷² During the extreme post-war housing shortage between 1945 and 1957, the Housing Commission office in Geelong had authorised and completed the construction of over 2000 timber, concrete, cement sheet and masonry houses in Norlane alone.¹⁷³

The area was named *Norlane* after Norman Lane, the first serviceman to be killed in action in World War II.¹⁷⁴ The documentation of the plans for the estate were prepared by the appointed town planners Buchan, Laird and Buchan in 1947¹⁷⁵ for which the stated boundaries of the whole site included Thompson Road, Cox Road-St. Georges Road, Station Street and North Shore Road-Boulevard and were subsequently approved by the Commission. Existing infrastructure included the North Shore train station to the east and the North Shore School, which was within the estate's boundaries.¹⁷⁶

The Norman Lane Precinct consists of only the south-east quarter of the Norlane Estate and is bounded by Princes Highway (Melbourne Road), Forster Street, Station Street, North Shore Road, Portland Street and Hopetoun Street. Several plans were prepared for this area and their designs differ in various ways from the existing layout.¹⁷⁷ There was a delay in the construction of houses until 1948 due to a shortage in building materials and skilled labour.¹⁷⁸

- 170 Ian Wynd, 1981 *So Fine a Country – A History of the Shire of Corio*, Shire of Corio, 1981. p 193.
- 171 Renata Howe, *New Houses for Old – Fifty Years of Public Housing in Victoria 1938-1988*, Griffin Press, SA. 1988 p 88.
- 172 Miles Lewis, 'The Australian Aftermath', Manuscript in progress, p38.12
- 173 Wynd, 1981 *So Fine a Country*, p199
- 174 Ian Wynd, *So Fine a Country – A History of the Shire of Corio*, 1981, p 200.
- 175 *ibid*, p199
- 176 *ibid*.
- 177 Copies of these subdivision maps are held at the GHRC.
- 178 Ian Wynd, 1981 *So Fine a Country – A History of the Shire of Corio*, p 200.

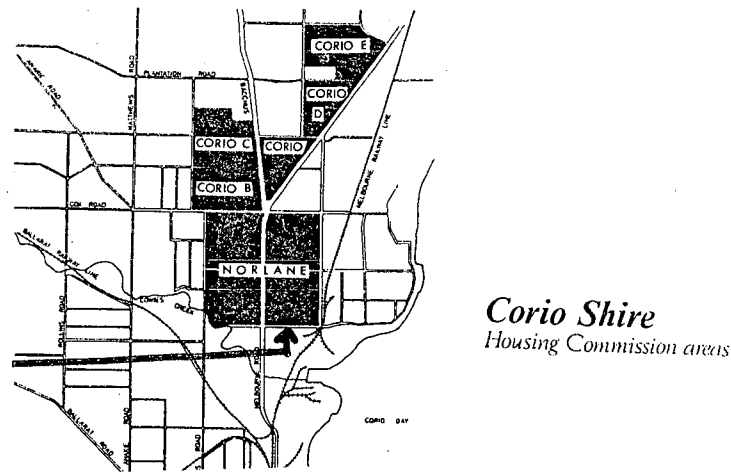


Figure 1

Source: Ian Wynd, 1981 *So Fine a Country – A History of the Shire of Corio*, Shire of Corio, 1981. p 200.

Various means were used to overcome the shortage of supplies and labour in the building industry but there were two main solutions adopted by the Housing Commission. The first was to develop a prefabricated system of producing housing components in Victoria, and the second was to import prefabricated houses from Europe. The Housing Commission first used the T W Fowler pre-cast concrete construction system in 1939-40 as an experiment at Fishermen's Bend, the first estate built by the Commission. The system was refined and developed by the Housing Commission over the next 30 years. Other estates using the Fowler system were built in the 1940s at Brunswick, Newport, Williamstown and Oakleigh. In 1946 the Commission acquired the former munitions factory at Holmesglen which became the centralised concrete panel production facility for what was to become known as the Concrete House Project. The factory operated until the 1970s and produced panels for thousands of houses and flats.¹⁷⁹

Holmesglen Houses

The Chief Draughtsman at Holmesglen for over thirty years, Mr Geoffrey Porter, notes that they were wholly designed at Holmesglen, although the government architects were located in Queen Street. The panels were cast on tables on which the formwork was screwed down precisely and transported on A-frame trucks. Most of these houses had cement tile roofing that was also made at Holmesglen, and KM Steel windows. Prototypes were put up in Preston and the process was improved over time. The on-site construction

contract included a shed and fencing for shed and fencing. Six of the prototypes of concrete houses were erected at Norlane in 1949-50¹⁸⁰ and 32 more were ordered in 1950.¹⁸¹ Norlane continued to receive a large allocation of Holmesglen houses, as all the 108 examples that are known as *Type A* in this report, in the Norman Lane Precinct, are the early models.¹⁸² This form of concrete construction was also used for the Melbourne Olympic Village in 1956.¹⁸³

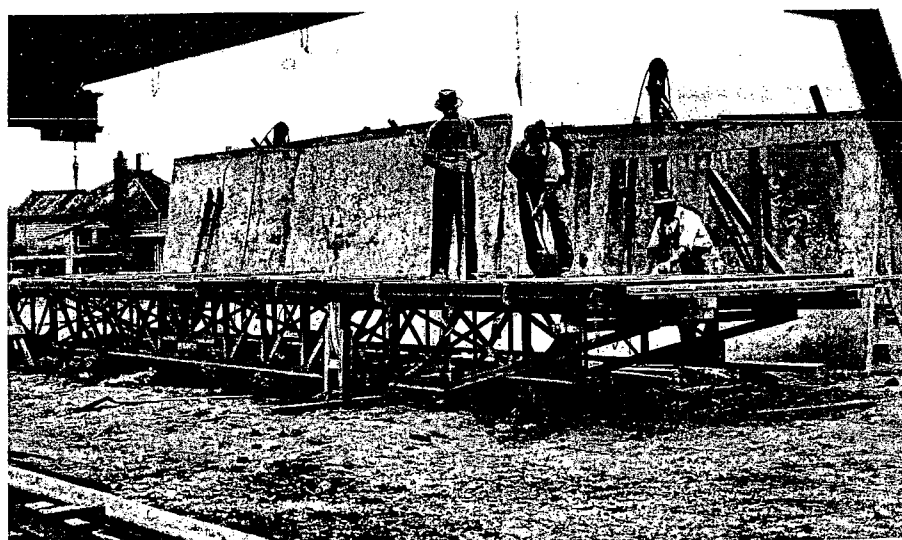


Figure 2 A modification of the Fowler system developed by the Commission, using horizontal tables on cradles.

Source: Renata Howe, *New Houses for Old – Fifty Years of Public Housing in Victoria 1938-1988*, Griffin Press, SA. 1988 p 130.

180 Lewis p38.12

181 Wynd p 200

182 Geoffrey Porter, Telephone interview, 22 November 1999 with Lorraine Huddle. "The very earliest ones were on brick strip footings and plinths but later models were constructed on concrete stumps with timber baseboards around the perimeter of the house."

183 Telephone interview between Lorraine Huddle and Geoffrey Porter, 20 September 1999.

Authentic Heritage Services Pty Ltd, A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle, 22/03/00

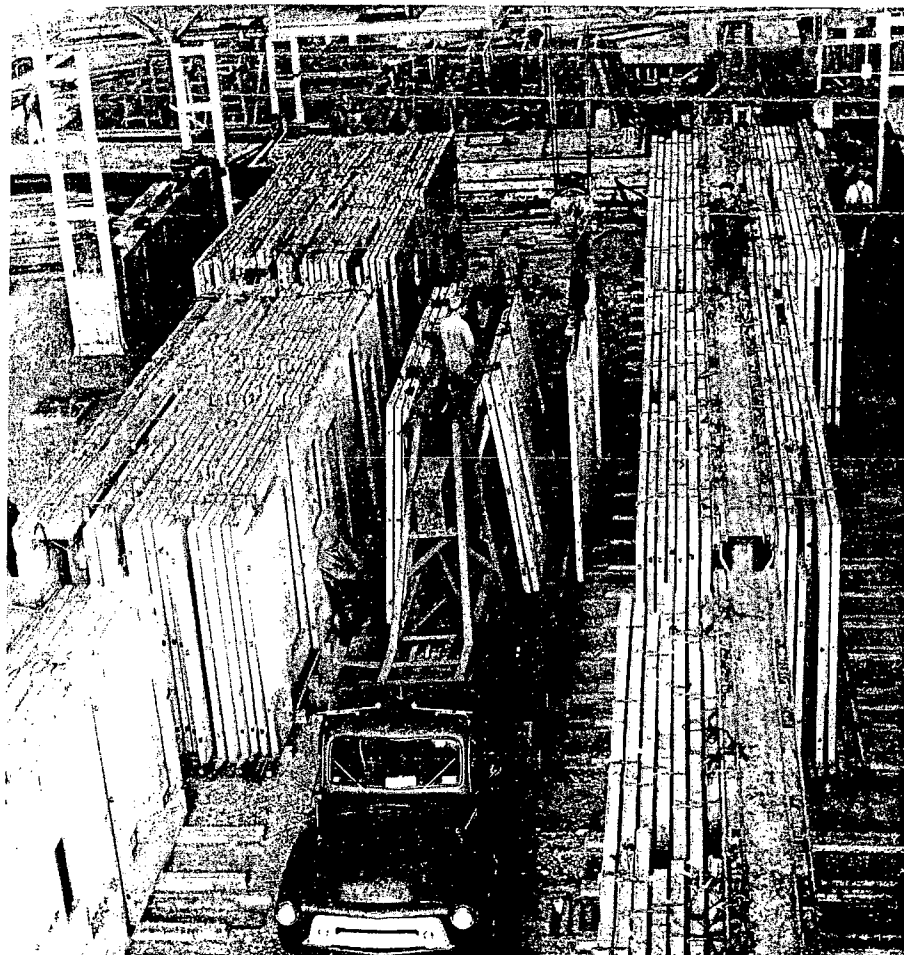


Figure 3 Concrete walls produced at Holmesglen factory being loaded for delivery to site.

Source: Renata Howe, *New Houses for Old – Fifty Years of Public Housing in Victoria 1938-1988*, Griffin Press, SA. 1988 p 131.

Imported Houses

'In 1949 Best Overend, a member of the Commission's Architects panel, was sent overseas to investigate prefabricated construction in Europe and was impressed by four different types of houses. He recommended that the Commission provide sites on one of its estates for sample units to be supplied by the manufacturers, and this was done subject to the companies agreeing to comply with all the applicable regulations, to complete the buildings to the Commission's satisfaction, and remove them at their expense if the commission was not satisfied.' If the commission was satisfied, it would buy the unit at a valuation based on the cost of a standard Commission house of approximately the same dimensions.¹⁸⁴ It appears that a set of documents was prepared by the Architects Panel for the European companies to tender on and then, if they were successful a contract for purchase was prepared subject to a satisfactory sample house being built in the country of origin rather than on the Commission's Estates.¹⁸⁵

The well-established Geelong firm of architects and town planners, Buchan Laird and Buchan had an ongoing role for many years, with the establishment of the Housing Commission Estates in Corio. Ewen Laird, a member of the Commission's Architects Panel, travelled to Austria and Germany, in about

184 Lewis p38.11.

185 Interview between Lorraine Huddle and Ewen Laird 27 July 1990.

Authentic Heritage Services Pty Ltd, A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle, 22/03/00

1949, to inspect the prototypes of several prefabricated houses and advise the Commission on the purchase of several hundred of them.¹⁸⁶ He returned to Europe in 1951 and visited sites in Holland and France.

While there are numerous minor variations it is noticeable that the architectural style of all the houses is very similar, whether they are from Holmesglen in Victoria or from Holland, Austria or France in Europe. "They had to adhere to our drawings and that fixed the sizes and general style of the houses. We varied them by siting them differently on the blocks, and altering some features such as giving some hipped roofs and some gabled roofs, etcetera."¹⁸⁷

The photographs of the imported houses shown in the Housing Commission Victoria, *Fifteenth Annual Report ... for the period 1st July, 1952, to 30th June, 1953*, (Melbourne 1954) show houses of similar styles. Looking carefully at the extant houses at Norlane the difference in construction materials, technique and some details, is a means of distinguishing the origins of the houses.

German Houses

The contract for the German houses was cancelled after Laird inspected the prototype because it did not conform to electricity, gas and other authorities regulations.

However, houses from three other European countries were ordered and were erected in Norlane. These were from Austria, France and Holland and will be discussed below.

Austrian Houses (Thermobau)

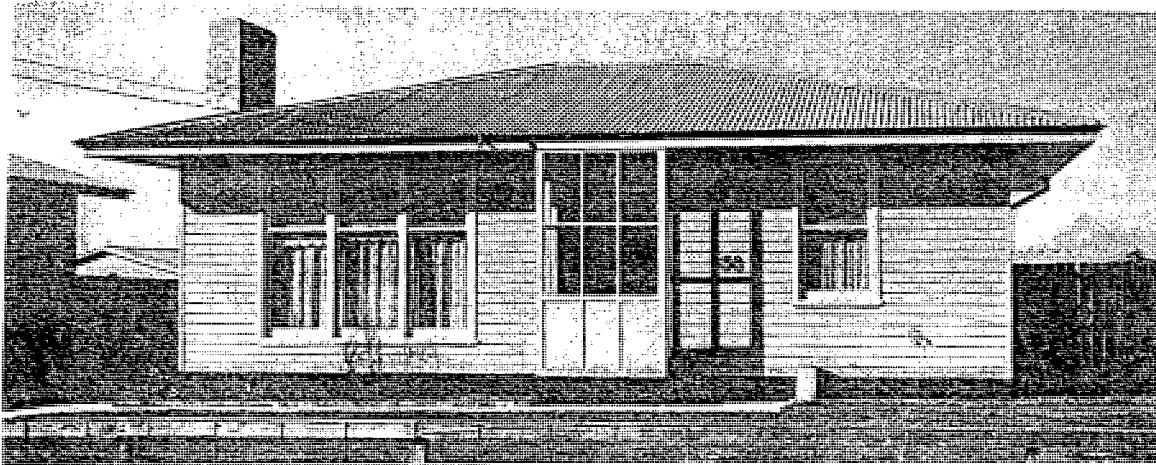
Laird visited the mountain village in which the company, Thermobau¹⁸⁸ had constructed a prototype house. This was satisfactory and the contract for 500 houses was signed. "They all arrived on one ship and unloaded as a heap of timber onto the Corio Quay wharf. I think we got about 486 complete houses out of the pile of timber. Most of them were erected in Corio"¹⁸⁹ and it appears that these houses were constructed on site. There are 91 of them in this precinct and they are known as *Type C* in this report and it is the timber vertical glazing bars in the windows and the lack of a joining cover strip that distinguishes them from the *Type B* houses in this report.

186 Interview between Lorraine Huddle and Ewen Laird 27 July 1990.

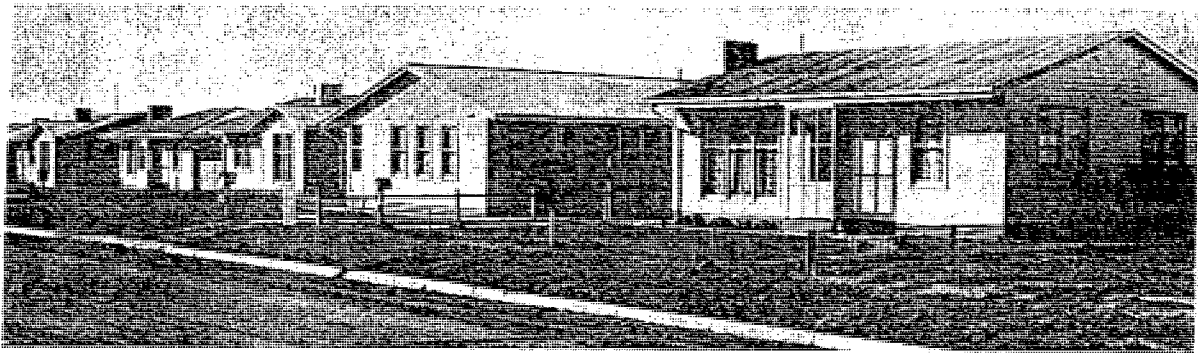
187 Laird 27 July 1990. Laird was referring to the European tenderers.

188 Laird did not mention the name of the company who erected the prototype in Austria, but as there is no mention of an Austrian company being involved in the imported house project it is assumed that it was an Austrian branch of Thermobau (London).

189 Laird 27 July 1990.



Typical house supplied by Thermo Insulated Units Ltd. (London).



Types of timber houses supplied by Thermo Insulated Units Ltd. (London),
and erected at East Reservoir.

Figures 4 and 5 Types of timber houses supplied by Thermo Insulated Units Ltd. (London). Source. Housing Commission Victoria, *Fifteenth Annual Report ... for the period 1st July, 1952, to 30th June, 1953*, (Melbourne 1954) p 30.¹⁹⁰

190 Information and illustrations supplied by Miles Lewis, 22 November 1999.
Authentic Heritage Services Pty Ltd, A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle, 22/03/00

French Houses (*Compagnie Industrielle des Bois of Paris*)

According to Laird the prototype prepared by the *Compagnie Industrielle des Bois of Paris* was "spot on" and the contract signed in 1951 for the supply of two thousand houses; five hundred of these were constructed at Corio. "They were so good that when they were building the houses in Australia, alongside other more inferior ones being constructed by Australians, they complained about the standard that was expected of them." Laird explained that he was supervising the conditions under which they had agreed to in the contract - "nothing more and nothing less". Laird also explained that the Housing Commission also required the supplier to package each house separately, "We learnt from the experience of the Austrian delivery landing as a pile of timber on Corio Quay wharf."¹⁹¹

The French contractors engaged a German company, Eurobild Pty Ltd to construct the houses in Australia. They in turn engaged the Australian master builders, J J Clift Pty. Ltd and J J Marr and Sons to construct some of the houses. The first 60 houses from France arrived in 1952 and were constructed in Norlane, by J J Clift.¹⁹² Geoffrey Porter worked as a Building Supervisor with J J Clift from about 1949 until 1954. He noted "all the timber parts were prefabricated and then assembled here. Eurobild had their offices in Maidstone and they brought everything from Europe including water tanks, electrical generating plants, and labour.

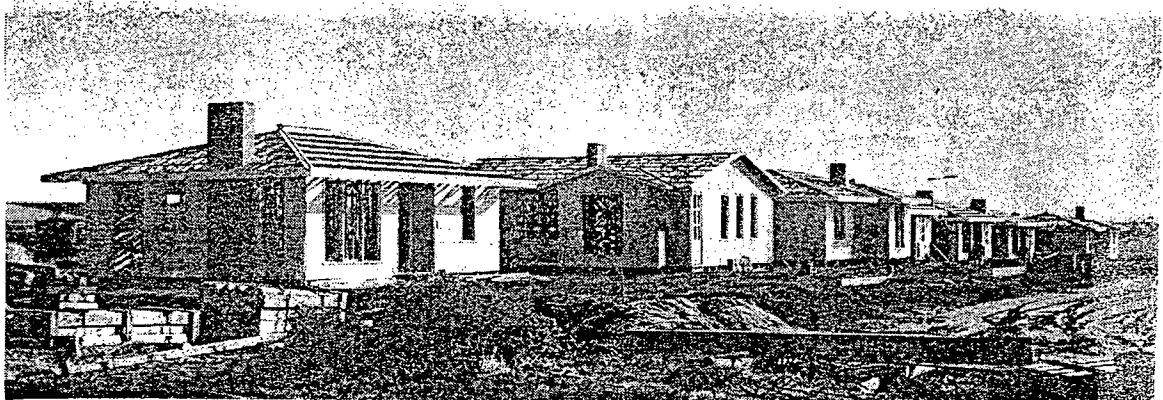


Figure 6 Imported houses supplied and erected at Norlane, Geelong, by *Compagnie Industrielle des Bois*, of Paris.

Source. Housing Commission Victoria, *Fifteenth Annual Report ... for the period 1st July, 1952, to 30th June, 1953*, (Melbourne 1954) p 29.

The labour consisted of Bavarian carpenters who had unusual hammers with spikes on them. When they were not using the hammer they would thrust the spike into the wood rather than hang it on a belt as is customary in Australia. The Bavarians appeared to work quite separately from the Australian carpenters employed by Clift. About five hundred of the houses were put up in Corio about 1952. They had corrugated asbestos cement roofs, although many of the sheets had broken by the time they arrived in Australia. There are 89 of them in this precinct and they are referred to as *Type B* in this report. Another interesting feature was the way the weatherboards were cut. The imported ones were rebated and sat flush whereas the Australian

191 Laird 27 July 1990

192 Housing Commission Victoria, *Fifteenth Annual Report ... for the period 1st July, 1952, to 30th June, 1953*, (Melbourne 1954) p 29.

weatherboards were tapered."¹⁹³ The French houses had a joining cover strip over the edges of the weatherboards, whereas the Austrian ones did not.

The French houses were known to be very good, even to the prospective tenants. 'We were allocated a French house, they were the best.'¹⁹⁴ However, they did come with a feature that wasn't in the contract. After construction and occupation, the houses developed a buzzing noise and on inspection it was found that European wasps were hatching. Consequently, the houses were completely covered and fumigated.¹⁹⁵

Dutch Houses

According to Laird the Dutch houses, supplied by Joh Peeman were the best, but only two hundred of them were ordered in 1951. They stood the test of time, as their valuation was still high about thirty years later. All parts of the houses were imported, including the timber, bricks, sand, cement and the unusual wall cladding. The wall panels were made of sheets of asbestos cement with another substance sandwiched between the asbestos cement sheets.¹⁹⁶ It has been noted on site that the joins can be seen above and below the windows and at the corners. Some of them are concealed with cover strips, but some simply appear as a scored line in an otherwise flat surface. The corners are rounded with stop chamfers at the ends. Timber baseboards are seen below the wall cladding.

At first glance the Dutch houses are difficult to distinguish from the Holmesglen concrete houses. According to the Housing Commission Annual Report the first Peeman houses arrived in 1952, half had been constructed by June 1953 and the last one was constructed on 9 April 1954.¹⁹⁷ One hundred and fifty of the Dutch houses were constructed in Norlane and fifty in Warrnambool.¹⁹⁸ However, there are only eight of them in this precinct.

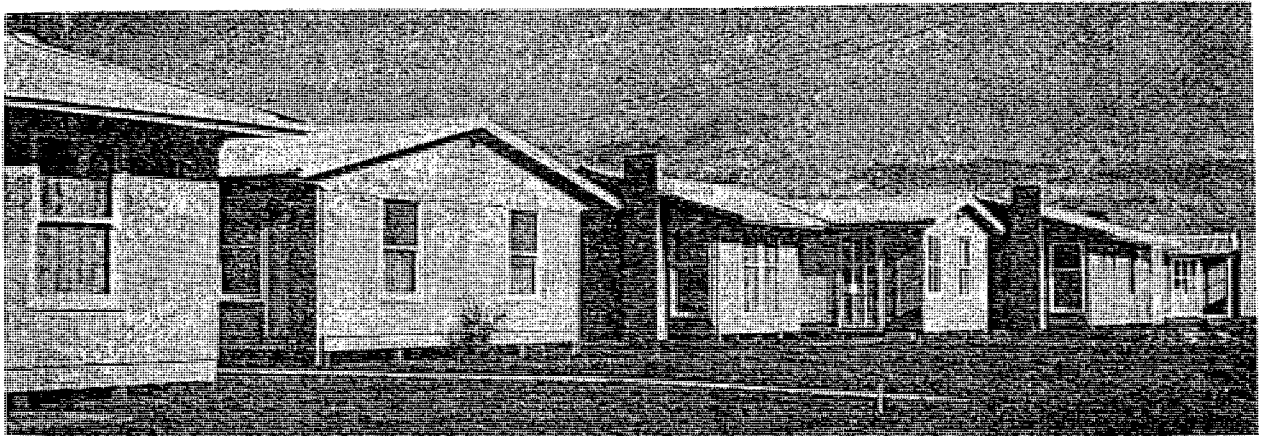


Figure 7 Imported houses supplied and erected at Norlane, Geelong, by Joh Peeman Pty. Ltd , Holland. Source. Housing Commission Victoria, *Fifteenth Annual Report ... for the period 1st July, 1952, to 30th June, 1953*, (Melbourne 1954) p 30.

- 193 Porter 29 September 1999. According to Laird the asbestos cement products were known as 'Eternit'.
- 194 Joe Nichols (dec.). formerly of Wisteria Grove, Norlane
- 195 *ibid.*
- 196 Laird 27 July 1990. Laird (a qualified valuer) stated in 1990 that he had valued some of them recently and they were still very, very good houses. The timber in these houses came from Finland, which was transported to Peeman's joinery factory by canal barges.
- 197 Lewis p38.12
- 198 Housing Commission Victoria, *Fifteenth Annual Report ... for the period 1st July, 1952, to 30th June, 1953*, (Melbourne 1954) p 30.

Local supplies of houses and labour were also used to construct some of the houses. For example, "The Melbourne firm of Kimbell Adeney Pty Ltd was contracted for a quantity of fully prefabricated houses for Norlane and was the first local prefabricator to work on assembly line principles, with the houses moving along tracks as construction proceeded."¹⁹⁹ These may have been the French houses, as it is known that they were delivered neatly packaged and labelled and complete with a construction manual so they could be constructed undercover in two parts and then carted to the house site and placed on stumps and joined together. The outside join in the weatherboards was covered with a cover strip.²⁰⁰ Cover strips can clearly be seen in the *Type B* houses, which are believed to be the ones from France.

Construction of the estate was conducted over a ten-year period with the last house becoming occupied in 1958.²⁰¹ A total of 2,348 houses were constructed over this time with the majority being made of timber, (2,074) the remainder of concrete, cement sheet or masonry.²⁰² A total of 1,257 two and three bedroom houses were imported from Holland and France, this number was by far the largest group of imported houses sited on the one estate.²⁰³ The Norman Lane Precinct has a total of 346 of these houses.



Figure 8 Workers and building components, Norlane Estate, 1953.

Source: Renata Howe, *New Houses for Old – Fifty Years of Public Housing in Victoria 1938-1988*, Griffin Press, SA. 1988 p 91.

199 Lewis p38.12

200 Porter, 22 Nov 99

201 Howe, p88. It is noted that small numbers of houses and flats have been built on vacant blocks until the present day.

202 *ibid.*

203 Howe, p88

The following industries in Corio and North Geelong, were reliant on the Estate for workers accommodation²⁰⁴: Rylands Manufacturing; International Harvester; Pelaco; Hume Pipe Company; Ettrick Woollen Mill; Shell Oil Refinery; Australian Cement Company; Pilkington's; Ford; Phosphate Company; Air Force Base Avalon.

Selection of tenants for the Norlane Housing Estate was based primarily on need. For instance, women on widow's pensions who had large families were housed first. Childless couples were not considered and elderly people were not provided with accommodation at this particular Norlane Estate. They were required to wait until the East Geelong Estate or Rosella Court in Norlane were open in 1955 and 1957 respectively²⁰⁵. Others were allocated houses due to their employment with one of the building firms on the estate, or with nearby industries, but this latter figure was minimal. The larger industries such as Ford and Shell applied to the Housing Commission during the early 1950s for special large tenancies. This was later rejected with the workers of such companies still being accommodated not because of their place of work, but as stated previously, due to need. A study of long term tenants revealed that 48% of the total worked at either Ford, Shell or International Harvester. The remaining tenants were employed at one of sixty different firms or government agencies.²⁰⁶ Following the submission of an application for a house, tenants had to wait an average of twelve months before being allocated estate accommodation.²⁰⁷

A high percentage (roughly 20%) of the tenants in the Norlane Estate were migrants. It is difficult to acquire accurate information on this, as the turnover was also high since migrants lived in the estate after first moving to Geelong until they found a house elsewhere.²⁰⁸ The following nationalities were represented: Polish, Scottish, Dutch, Hungarian, German, English, Italian, Latvian, Czechoslovak, and Yugoslav.

There was a strong social network within the estate. This was demonstrated by activities such as the Ex-Servicemen's Trading Company old bus, which was converted into a mobile grocery shop and travelled around the estate twice weekly. Local shop owners delivered milk and bread to the doors of the houses each day. As the centre of Geelong was quite a distance from the estate, Benders Busways established bus routes to accommodate the need for tenants to shop or visit friends and family. Due to the increasing number of tenants with young families, Benders also ran a special 'pram bus', the first of its kind in the world as seen in the photo below. One side of the bus was stripped of seats to accommodate up to fourteen prams. A trained nurse was employed to look after sick children and help the mothers during the journey.²⁰⁹

204 *ibid.* p90-1

205 *ibid.* p91

206 *ibid.* p91

207 *ibid.* p90

208 *ibid.* p91

209 *ibid.* p93

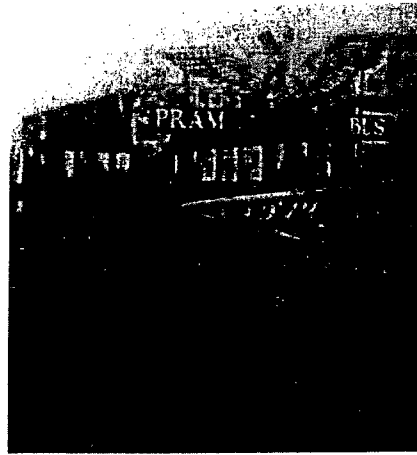


Figure 9: Benders Pram Bus which ran from Norlane to the City of Geelong.

Source: R Howe, *NewHouses for Old – Fifty Years of Public Housing in Victoria. 1938-1988.* 1988, p93

NG ADVERTISER

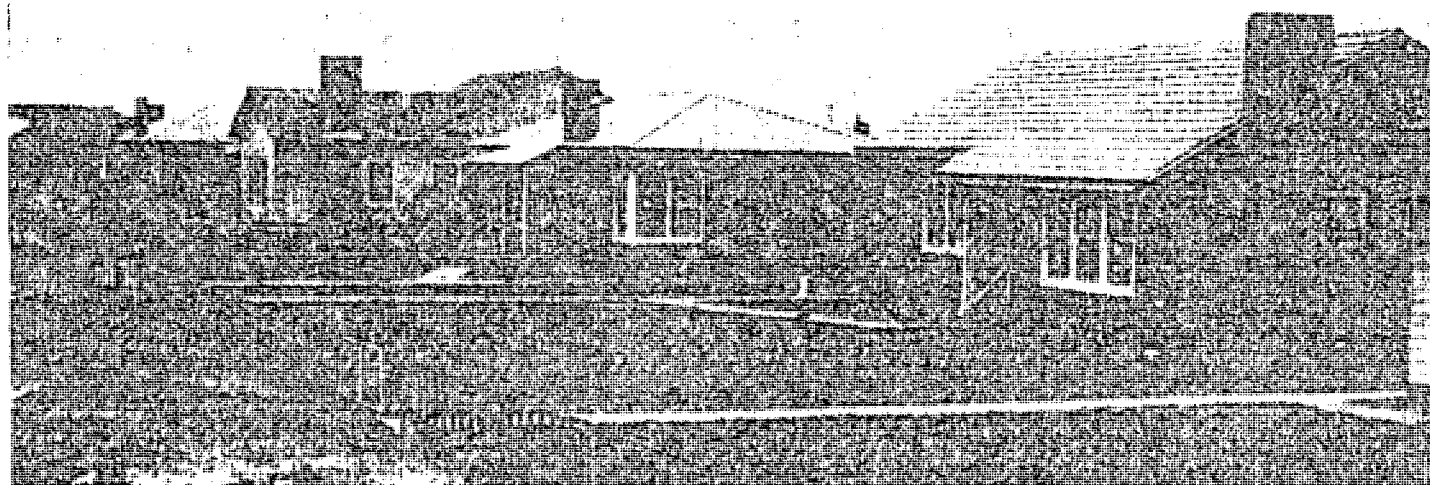
at the General Post Office, Melbourne, for transmission by post as a newspaper.

per is a subscriber to the Australian Associated Press which provides the overseas news in this issue.

FORECAST: *Another fine, mild day with light, variable winds.*

THURSDAY, APRIL 13, 1950

10 PAGES-PRICE 1½^p



The first 250 homes in the Housing Commission's estate at Norlane are approaching completion. The Commission's further plans will lead to the establishment of a noteworthy residential suburb near the large industries in the Northern region of Greater Geelong, for it has been announced that the programme of construction at Norlane for the coming year has been increased from 250 to 1000 houses. The pictures show some of the already completed houses in (above) Melbourne Road, with the Norlane Post Office on the extreme right, and (below) on the West side of Normanby Street.

Figure 10 The first 250 homes in the Housing Commission's estate at Norlane.
Source: *Geelong Advertiser*, April 13, 1950, p.1.

2. Key Attributes

The following analyses have been developed from the *Greater Geelong Outer Areas Heritage Study* database, and other relevant sources. A typology of the 346 sites located within the precinct boundaries has been developed and analysed. The typology is explained in this section and details relating to each individually listed place, including the Type of each site, are recorded on individual Record Sheets. The precinct is locally significant.

a. Urban Design

The former open paddocks comprising Crown allotments in the Parish of Moorpanyal is now a built up single storey, residential area. The *Norman Lane Precinct* of the *City of Greater Geelong Outer Areas Heritage Study* includes Melbourne Road (Princes Highway) from Hopetoun Street to Forster Road, Forster Road, Station Street, North Shore Road to Portland Street.

There are historically significant urban foci in some of these streets, notably in Brooks, Waverley, Pettit, North Shore, Station, Portland and Stradbroke Streets the foci is the Ford Factory, an important source of employment to many residents, to the south of the estate. Views of the North Shore railway station to the east and the Princes Highway to the west may be seen from various parts of the precinct. Both of the latter foci are important avenues of transport directly to Geelong or to Melbourne.

The precinct is characterised by an average allotment size of 710m², which are arranged in a lineal grid pattern apart from Pettit and Brooks Streets that curve down to North Shore Road.

The original fences which can be seen in Figure 10 varied in design and materials but are very low and constructed of flat pickets, cyclone wire or three wooden planks placed horizontally with even spacing between them. Many of these fences are intact.

The kerbs are all concrete with early concrete footpaths in front of each house. Pettit Street has unusual spoon drains. All streets in the precinct have grass nature strips.

Labuan Square Shopping Centre is a key design feature of the once isolated estate.

b. Neighbouring Buildings

The area consists of 346 sites and is predominantly single storey, detached houses of timber, concrete, or cement sheet. The majority (85%) of the houses within the precinct are Housing Commission designed projects constructed in the 1940s and 1950s and were either prefabricated in Melbourne (31%), or Europe (54%) and constructed on-site by local tradesmen or European tradesmen who came to Geelong specifically to erect the houses. A small number of houses (1%), from the 1920s private Bay View Estate subdivision, do not belong to the Commission project such as the California Bungalows on Station Street, Princes Hwy and North Shore Road. An additional number (9%) of the houses are infill developments, or miscellaneous (5%) that have been constructed following the initial boom of post World War Two Estate houses. They range from weatherboard to masonry construction, and are single storey, detached and semi-detached, some having been only completed in the late 1990s. They do not make a significant contribution to the heritage precinct.

The majority of the houses have typical setbacks of between 3-5 metres and side setbacks of between 1-4 metres. Vehicular access is provided from the street frontage, with no carports or garages in the majority of cases. Those with carports have constructed them as later additions.

The roofs of these houses are all pitched in form, with either hips or gables depending on the type of house. Original roof materials vary from concrete tiles to asbestos cement roofing with a wide gauge corrugation. In recent times, many have been replaced with galvanised corrugated iron, colourbond, terra cotta tiles or coated aluminium tiles. Original wall materials were either horizontal weatherboards, rendered precast concrete or cement sheet construction.

The eave lengths vary according to the typologies as outlined below. More often there are exposed rafters, rather than soffit linings, as can be seen in the photographs accompanying this study. Chimneys are either exposed brick (unpainted) or rendered and painted brick. All original brickwork on the chimneys, plinths and walls appears to be unpainted pressed reds.

The concrete houses sit on plinths of pressed red brick and this is a means of quickly distinguishing them from a Dutch cement sheet house which sit on stumps and have a cement sheet base board and then a ventilation gap between it and the ground. All other houses have timber horizontal baseboards with ventilation gaps between them.

Windows were originally double hung timber in the imported houses and steel casements in the concrete houses. Many windows have been replaced with aluminium ones with different glazing bar designs that, unfortunately, bear little or no resemblance to the original glazing patterns.

The front fences of these houses are predominantly very low cyclone wire fences or they are equally spaced horizontal planks with or without privet hedges growing through them. Some variations such as steel and brick fences have been constructed over the years and some appear to have removed their fences entirely.

c. Landscaping

Nature Strips are a significant component of each streetscape. Avenues of street trees with flowering gums on the east side and Queensland Box on the west side form distinctive treelines in Stradbroke, Gavin, Lumeah, Tennyson and Station Streets as well as North Shore Road. Most house lots are devoid of large trees and this seems to be the result of a Housing Commission Policy which discouraged tenants from planting large trees because of a perceived increase in maintenance problems on the Estate.

3. Statement of Significance:

The Norman Lane Precinct is **historically significant** at a **local level** as the largest estate of its kind in country Victoria at that time, and it can be seen as a case study for the Victorian Government's solution to a critical housing shortage. Large numbers of post war European immigrants, who worked in the local industries, were housed here. It is **aesthetically significant** at a **local level** for its distinctive Victorian Housing Commission residential character, developed from a bold attempt by the Victorian Government to solve the post World War Two housing shortage using timber or cement sheet prefabricated systems from Europe, and the concrete prefabricated system developed at Holmesglen in Victoria. A very small number of houses represent the pre Depression private housing subdivision frenzy and they are in the California Bungalow style, typical of that era, but rare in Norlane. The area is part of the largest Housing Commission Estate constructed at that time and has a very high proportion of intact, detached, single storey imported prefabricated horizontal weatherboard houses and cement sheet houses as well as prefabricated concrete houses in good condition. These houses were all designed within the Housing Commission's parameters of style and size. The precinct is also significant for its Housing Commission's original layout reinforced by its relatively typical front and side setbacks and side driveways accessed from the street frontage and consistent very flat topped picket fence, low cyclone wire or evenly spaced horizontal plank, front fences. Early concrete kerbing and paving, together with nature strips and some treelines are other strong streetscape characteristics that contribute to the characteristic aesthetics of the area.

Significant historical views to the Ford Factory, a major place for work, are obtained from North Shore Road as well as Brooks, Waverley, Pettit, Station, Portland and Stradbroke streets, views to the North Shore Station, the transport link to other places of work and to the city of Geelong, are obtained from Station Street.

It is also **socially significant** at a **local level** for its representation of uniform residential buildings that reflect the post World War Two urban growth of Geelong and its expanding industrial base in the mid twentieth century, in part due to the development of major industries in the North Geelong, North Shore and other Corio Bay regions.

It is **scientifically significant** at a **local level** as an area that contains numerous intact examples of the major 1950s prefabrication materials, construction methods and designs from the Holmesglen Concrete House Project and Dutch cement sheet, French and Austrian timber houses.

4. Characteristics:

The Norman Lane Precinct is characterised by the following:

- 98% detached house residential area;
- Strict lineal grid pattern with the exception of two curved roads and one court;
- Moderate front setbacks, with narrow side setbacks and side vehicular access;
- Predominantly single storey residences (99%);
- Small scale houses (95%);
- Pitched gabled or hipped roof forms (99%);
- Stylistic mix of Holmesglen Concrete House Project designs and imported timber houses from Austria, France and cement sheet from Holland (85%);
- Four (1%) rare Bungalows from the 1920s subdivision;
- Type E are infill and other forms of housing that do not contribute to the precinct.
- Consistent use of weatherboard wall cladding, timber windows and corrugated roof cladding for houses imported from Austria or France (50%);
- Concrete wall panels and roof tiles together with metal windows for Holmesglen Project houses (31%);
- Cement Sheet houses, imported from Holland, with corrugated roof cladding and timber windows. (4%)
- Over 90% of houses have a single chimney attached to the outside of the wall. They are rectangular with the broad face parallel with the wall, thus it is a dominant wall feature.
- Little or no decorative detailing;
- Nature strips to both sides of the street;
- Concrete footpaths and kerbing;
- Flowering Gum and Queensland Box tree-lined streetscapes in the major streets, (6 of 11 streets)
- Very low height front fences constructed of cyclone wire, or even spaced horizontal planks;
- Rear garages and/or carports
- A purpose built shopping centre.

Policy

Clause XX.XX HOXXXX: Norman Lane Heritage Area

This policy applies to all that land included on the Heritage Policy Map 'X' - the area known as Norman Lane Area.

Policy Basis:

This precinct is significant for its distinctive small - medium scale, post war prefabricated houses designed by the Housing Commission of Victoria. They were designed, imported, and constructed to accommodate the rapidly increasing population immediately after the Second World War.

The 346 sites have been analysed within a typology which is as follows:
The types primarily relate to the origin of the houses. Type E Infill/Other houses are not proposed for retention in this precinct.

Type A Holmesglen	31%
Type B French	25%
Type C Austrian	25%
Type D Dutch	4%
Type E Infill/Other	14%
Type F Bay View Estate	1%
Total	100%

Objectives

- A. To retain and enhance the streetscape qualities of this area, including the nature strips, early concrete kerbing and paving, street tree planting (in Stradbroke, Gavin, Lumeah, Tennyson and Station Streets and also North Shore Road) and garden settings;
- B. To retain and enhance the modest-medium scale residential buildings within the Heritage Overlay Area;
- C. To retain and enhance the listed examples of Type F, interwar Californian Bungalow, interwar Bungalow and the listed examples of types A, B, C, and D.
- D. To retain the uniformity of scale throughout the Heritage Overlay Area, including single storey height limit, regular front and side setbacks and side driveways; building separation and subdivision;
- E. To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, which includes detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 30 degrees); small recessed or projecting verandahs, and minimal timber detailing;
- F. To encourage the use of traditional construction materials which includes horizontal weatherboard wall cladding, rendered brickwork as an alternative to precast concrete or cement sheet, timber or steel (or aluminium as an alternative to steel) framed windows and concrete roof tiles or non-reflective corrugated metal roofing;
- G. To encourage the use of appropriate fence types, designs and locations;
- H. To encourage the appropriate development, form and scale or garages and/or carports, with a location at the rear of the existing and/or infill buildings;

It is policy that:

1. Preference will be given to building design which:

- Draws on traditional architectural characteristics including detached, single storey buildings with hipped and/or gabled roofs, narrow or wide eaves and rectangular windows (that are vertically oriented singularly, or as a horizontal bank if grouped.)
- Employs traditional building materials, including horizontal weatherboard wall cladding or rendered concrete/brickwork and timber framed, or metal (steel or aluminium) framed windows with original glazing bar pattern, and cement roof tiles or non-reflective corrugated metal roofing.
- Enhances the heritage values of this precinct;

2. In carrying out building and works the following will apply:

2.1 Allotment setbacks and configuration should be retained:

- The front setback should be equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- The side setbacks should be equivalent to neighbouring buildings within the Heritage Overlay Area and have a rear or side driveway;

2.2 Typical building heights, form and massing should be retained:

- Existing and intact culturally significant interwar or postwar Bungalow places should not be demolished;
- Building heights should be single storey only, and comply with the following:
 - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
 - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
 - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;
- New garages and/or carports should be located at the rear of existing and/or infill buildings;
- Buildings and works should comply with the known original features of a particular type when viewed from the street, and the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document;
- Fence types, designs, heights and locations should be consistent with the original fence designs for house Types A, B, C and D, and should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document for Types F.

2.3 Streetscape Characteristics that should be retained:

- Existing significant visual connections, from existing thoroughfares and significant buildings, particularly those views of the Ford Factory and North Shore railway station should remain unobstructed;
- When required, street trees should be replaced with the same or an appropriate equivalent species; (in Stradbroke, Gavin, Lumeah, Tennyson and Station Streets and also North Shore Road.)

- If required, restoration to concrete kerb and channel, and concrete paths, should be carried out to reflect existing form/s and coloration;

Supporting Documents:

- Greater Geelong Outer Areas Heritage Study
- City of Greater Geelong Heritage and Design Guidelines, 1997.

The Typologies

The Norman Lane Precinct houses have been categorised into the following typologies for ease of reference. The primary criteria for such classification was derived from an assessment of the origin of each type from various sources, such as Dr Miles Lewis from the University of Melbourne, Geoffrey Porter, Chief Draughtsman from the Holmesglen Factory at the time and Ewen Laird, one of the architects involved with the original estate. The secondary criteria were developed through assessing the materials and general features of each building such as window placements, roof form, and entry and chimney location.

There are four main types, Type A (Holmesglen), Type B (French), Type C (Austrian) and Type D (Dutch) and other less common Types E and F. Type E are not considered to make a significant contribution to the precinct.

Housing Commission Type A (Holmesglen)

The Type A houses are all of rendered concrete construction pre-fabricated in Holmesglen, Melbourne and erected on site in Norlane. The main factory seemed to be the Holmesglen factory owned by the Housing Commission of Victoria.

All houses in this type are single storey and some have experienced minor changes since their construction. These houses have precast concrete wall panels that are fixed above a plinth of pressed red brickwork. They have pitched roofs of galvanised iron (recent), concrete tiles or asbestos sheet roofing, with either gabled or hipped forms depending on the type as seen below. The chimneys are also rendered concrete, their location depending on the type. Windows are either intact examples of steel or timber frames maintaining the integrity of the buildings but some have more recent aluminium replacements. The entry to each building depends on the type but will be detailed further below. This typology represents 31% of the total houses in the Norman Lane Precinct, compared to a representation of 12% concrete houses in the entire Norlane Estate.

Type A 1: Example - 17 Brooks Street

- Simple gable-end construction with exposed rafters.
- Entry is from the centre front.
- Chimney located to the left of the entry.
- Roof form continues down over the front porch area.

Type A 2.1: Example - 57 Forster St

- Recessed porch rather than a protruding roof form covering the entry.
- The chimney is located down one side of the house.

Type A 2.2: Example – 9 Iona Street

- There are two examples of this type in the Norman Lane Precinct.
- Unit developments as opposed to the single detached houses.
- Constructed at a similar time to other Commission houses within the estate, only they were designed to accommodate more tenants.
- Gabled roof form with corrugated iron sheet roofing.

Type A 3.1: Example - 43 Tennyson St

- Covered entry in the centre front, but also a gable feature protruding out one side of the front elevation.
- The chimney is located on the opposite side to this gable helping to provide visual balance.

Type A 4.1: Example - 7 Brooks Street

- Hipped roof construction with entry to the side, this type has two dominant windows on the front façade.
- The chimney is to one side, further down the site.
- Roof materials vary from concrete tiles to galvanised iron sheeting.

Type A 4.2: Example - 29 Tennyson St

- A variation to *Type A.4* but with the chimney facing the street but set back slightly.

Type A 5.1: Example - 3 Brooks Street

- Square shaped plan with a recessed porch to one side.
- The roof materials are either concrete tiles or galvanised iron.

Type A 6.1: Example - 27 Pettit Street

- A variation on *Type A.6* with the recessed porch and adjacent chimney to one side.
- Additional protrusion on the front elevation.
- The roof form is hipped, with no gables at all.

Type A 7.1: Example - 15 Brooks Street

- L-shaped plan with the entry centrally located and the chimney either clearly visible facing the street on the front elevation, or down one side of the house.

Housing Commission Type B: (French)

This type is part of the large numbers of pre-fabricated timber houses that were imported from France. All houses in this type had timber windows with horizontal glazing bars, although some have now been replaced with aluminium windows. This typology represents approximately 25% of the total houses in the Norman Lane Precinct.

Type B 1.1: Example - 36 Forster Street

- Very simplistic, square plan form with the chimney located to one side on the front elevation.
- Two large windows dominate the front façade
- Entry is located on the side of the house.

Type B 2.1: Example - 22 Stradbroke Street

- A similar plan to *Type B.1* but slightly wider. The entry is centrally located on the front elevation.

Type B 3.1: Example - 70 Tennyson Street

- Square plan form with a side entry and chimney location.
- Two large windows dominate the front façade.
- Galvanised iron roofing or concrete tiles are the dominant roof.

Type B 4.1: Example - 23 Tennyson Street

- A variation on the three types mentioned above, but a porch with a skillion roof has been added on down one side.
- Also has a corner window adjacent to the chimney on the front elevation.

Type B.5.1 Example – 5 Stradbroke Street

- L-shaped plan formation, with one large window dominating the front façade.
- Hipped roofs with a chimney exposed on the front elevation but set back slightly.

Housing Commission Type C: (Austrian)

This type is thought to be part of the pre-fabricated timber houses that were imported from Austria. These houses are all of horizontal weatherboard construction, with hipped roofs, all with either corrugated steel, concrete tiles or asbestos cement as the roofing material. The windows were originally all timber with vertical glazing bars although many have been replaced with aluminium frames. This typology represents approximately 25% of the total houses in the Norman Lane Precinct. Ewen Laird commented earlier in this report that there were apparently 486 Austrian houses in the estate of over 2,348 houses so a 21% representation in this precinct is quite typical.

Type C 1.1: Example - 13 North Shore Road

- Centralised entry with a sloped roof covering the porch at this point.
- Chimney is adjacent to this entry on either the left or the right, depending on the orientation of the plan.

Type C 1.2: Example - 19 North Shore Road

- Similar to *Type C1.1*, although the roof is gabled rather than hipped.

Type C 2.1: Example - 15 Portland Street

- Protrusion in the plan to the front of the block with a hipped roof formation covering it.
- The covered area is offset slightly from centre and the chimney is located on the side of the house where the protruding room is situated.

Type C 2.2: Example – 21 North Shore Road

- Separate porch which is not incorporated into the protruding wing on the front elevation.
- The roof of this protrusion simply continues down to allow extra room for this porch.
- The front wing is still gabled, with the chimney located down either side of the building as the protruding wing.

Type C 3.1: Example - 28 Brooks Street

- Elongated in plan across the block with a hipped protrusion to the front.
- The entry is part concealed in this protruding form.

Type C 3.2: Example 47 Forster Street

- Three gables, two on either end across the block and one to the front.
- The gable facing the street frontage incorporates the entry to the building with the chimney located on the side gable of this same end of the building.

Type C 4.1: Example 6 Brooks Street

- Similar to Type C 4, these houses have only 2 gables, one on either end across the block.
- The entry is centralised and recessed or as in the case of 5 Waverley Street, facing the side of the block, but still centralised on the front elevation.
- The chimney is located on either side depending on the orientation of the plan and is either exposed or rendered masonry construction.

Type C 5.1: Example 35 Portland Street

- Gables at either end, similar to Type C 4, although a slight protrusion in plan to the front is covered under the main roof form giving a stepped roofline in elevation.
- Entry remains centrally located whilst the chimney is along one side of the house.

Type C 6.1: Example 10 Stradbroke Street

- Almost identical to Type C 4, although the chimney is located on the front elevation rather than the side.
- The most distinguishable feature of these houses is the location and orientation of the windows as two vertical double hung windows flank the chimney to either side.
- Two banks of vertical double hung windows are located on the other side of the entry.

Type C 7.1: Example 19 Portland Street

- Another version of Type C 4 although there is a double gable at one end.
- Chimney is on the front elevation and is of exposed masonry.

Housing Commission Type D

These are representatives of the Dutch houses that were imported to the estate and make up 4% of the Norman Lane Precinct. In comparison 200 houses in total were imported from Holland that represents approximately 8% of the total in Norlane, which is comparable to the 4% of the Norman Lane Precinct.

Housing Commission Type E

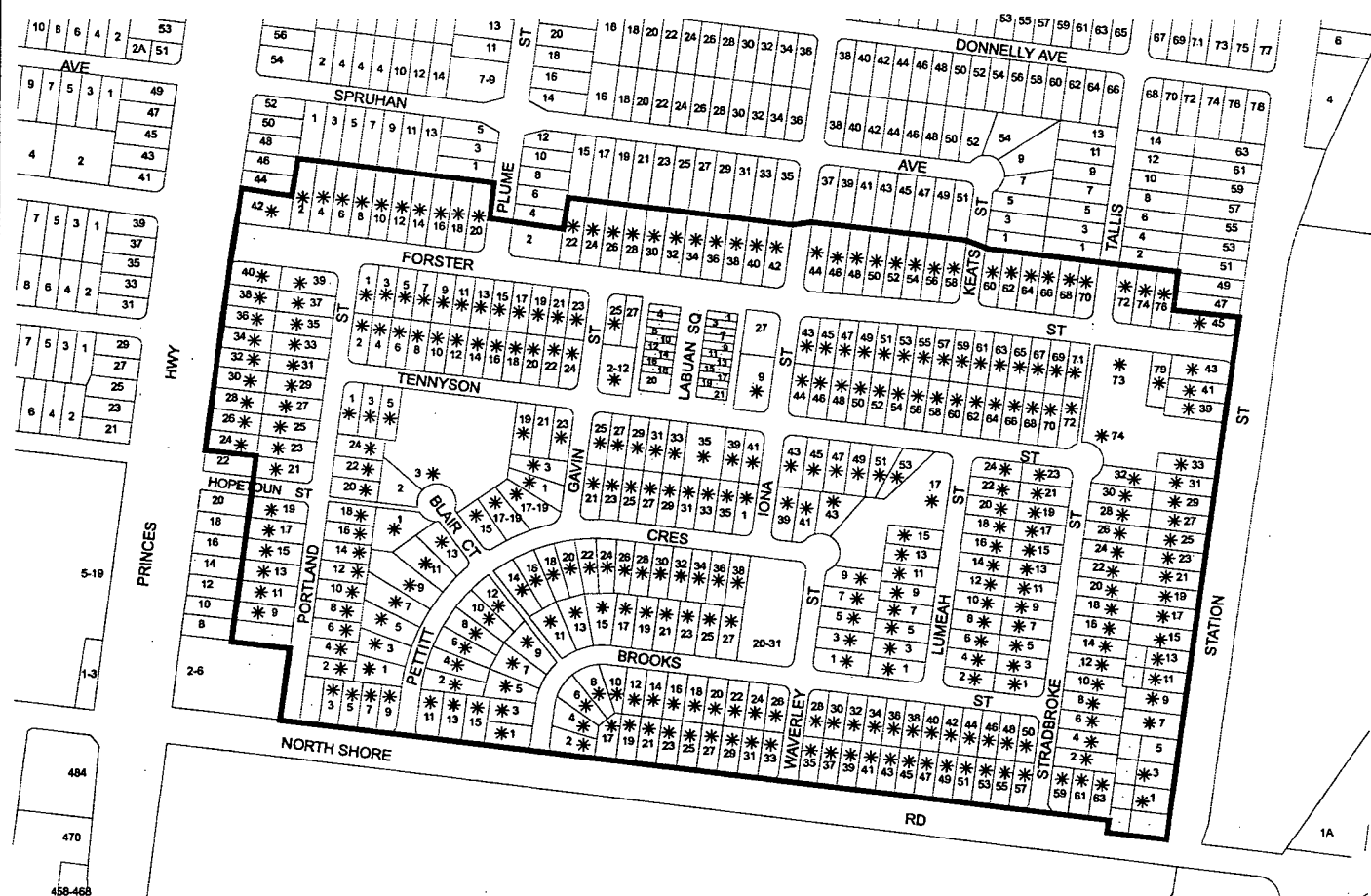
This group of houses represent all of the infill developments within this precinct that make up 9% of the total houses within the precinct. Some are considered to be appropriate designs, which maintain and enhance the character of the area, whilst others have disregarded the character of the surrounding buildings. Other houses in this category are all of horizontal weatherboard construction but do not conform to any of the typologies listed above for the Norman Lane Precinct in this Heritage Study. This is not to say that they do not form part of a type elsewhere in the estate. These contribute 5% of the total housing stock in the Norman Lane Precinct

Housing Commission Type F (Bay View Estate)

These California Bungalows were not constructed as part of the Housing Commission Project during the 1940s and 1950s, but an earlier estate known as the Bay View Estate. They do however contribute to the cultural significance of the area due to their rarity, relatively intact state and historic significance. They represent 1% of the total houses in the Precinct.

CITY OF GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2

NORMAN LANE HERITAGE AREA NORLANE



* INDIVIDUAL HERITAGE PLACE



J. FYANS PRECINCT, FYANSFORD

1. History (refer to precinct map & historic plans & photographs)

Fyansford was named and established by Captain Foster Fyans, who in 1837 was sent to the Port Phillip District to represent the Colonial Government of New South Wales.²¹⁰ At that time Fyans noted that Melbourne had only "one cottage, which was considered a splendid house. Mr Batman was the owner".²¹¹ The Police Magistrate's residence was "nothing better than a wooden box: close to it two or three hovels for the military."²¹² There were few squatters located throughout the Western District; near Fyansford were Dr Alexander Thomson, David Fisher, and a manager and shepherds working for the Port Phillip Association on the Bellarine peninsular.²¹³ No houses (apart from the huts of the above squatters) or commercial premises had been constructed in the Geelong area.

Despite the isolation, Captain Fyans, William Buckley (the convict who escaped near Sorrento in 1803 and lived with the aborigines until European settlers returned in 1836), and a team of convicts settled in this area, which had a good fresh water supply from the Moorabool River, for two and a half years. At this time, Fyansford equalled Melbourne both in size and political importance; Geelong was just the name of an unsettled area of land. The place was an aesthetically beautiful natural river valley in which the Barwon and Moorabool joined. Captain Fyans described his site thus, "... proceeding to the junction of the rivers Marrobool and Barrowon, a distance of three miles, to one of the most beautiful valleys in the world, ever after known Fyans Ford."²¹⁴

For some years the only sign of settlement were the small huts in which Fyans and his staff lived, and a track for livestock and wagons and a ford over the Moorabool River. Two years later the Fyansford Inn was built (1842) near the ford and it remains as the earliest building in the precinct. The 'flour mill house and the store' may have been built in this period. The built fabric of the area changed little until a bridge was built over the Moorabool River in 1854. This period of development is from 1837 to 1853. The exact position of Fyans' huts is not yet known but is believed to be just east of the bridge, on or near the McCann Grove. Fyans was a retired military officer with twenty-seven years experience, having served in Ireland, England, Portugal, Spain, India, Norfolk Island, Brisbane and Sydney.²¹⁵ He served as Geelong's Police Magistrate until 1840, when he was appointed Commissioner of Crown Lands. He remained in that authoritative position until 1849 when he again became Geelong's Police Magistrate.²¹⁶

In 1839, the Port Phillip Association took possession of a large tract of land on the western side of the river, timbered with she-oak and lightwood, north and west of Fyansford. Farming has continued to be a feature of the outskirts of Fyansford (albeit on a much smaller scale), but is no longer part of the precinct.

210 Dr Philip L Brown, (Ed), *Memoirs recorded at Geelong, Victoria, Australia by Captain Foster Fyans (1790-1870)*, The Geelong Advertiser Pty Ltd Geelong, 1986. pp196

211 *ibid.* p203

212 *ibid.*

213 *ibid.* pxiv

214 *op cit.* Brown, *Memoirs recorded at Geelong*, ppxi, 208

215 *ibid.* (inside dust jacket)

216 *ibid.* px

"The germ of Fyansford industry arrived in 1841, when Nicholas McCann came with his outfit overland from Port Fairy and began on the Barrabool Hills the masonwork and quarrying, mainly of freestone,"²¹⁷ McCann also purchased land from the Mercer Brothers who had established the Dryden Estate. This purchase provided the opportunity to develop limestone quarries and in 1890, cement manufacturing which has continued for over one hundred years. Bluestone quarrying commenced very early, possibly for the construction of Henry Collins Flour Mill in 1844 on the corner of Atkins Street and The Parade²¹⁸ and continues behind the former Fyansford School. There are also remains of old bluestone quarries on Lower Paper Mills Road and Upper Paper Mills Road.

The production of cement began in Fyansford in 1890 and dominated the area visually, environmentally, and economically, for over one hundred years. The works, including vertical kilns, were built on the south side of Hyland Street until a new system was introduced and horizontal kilns were used on the new plant on the north side of Hyland Street. Most of the original plant has now been demolished but some significant ruins remain.

"Not far, across the flat to the south where Barwon and Moorabool flow parallel north-easterly towards their junction, from 1876 to about 1888 a serious effort was made to establish a first class Paper Mill just below Buckley's Falls, where a long bluestone race delivered Barwon water to a large turbine at the base of a central tower."²¹⁹ The former Barwon Paper Mill complex includes the manager's residence, mill workers' cottages, water race, and is constructed of locally quarried bluestone from the extant but closed quarries along Lower and Upper Paper Mills roads.

Commercial activity commenced with the construction of the Fyansford Inn in 1842. It is located on the west bank of the Moorabool River, slightly below the disused ford. Apart from passing travellers wishing to ford the Moorabool River on their way to the squatter's runs, business appears to have been quiet. In 1851 the hotel became a private house called 'Fyansford House' but soon reverted back to a public house when thousands participating in the gold rush used the ford. This time it was called the Swan Inn, but is currently a private house again.

By 1854 a wooden bridge was built across the Moorabool River and there were eight hotels in the vicinity of the precinct, to accommodate the needs of the gold rush travellers. There was also a wheelwright-blacksmith, a store, butcher and winemaker. Schools and churches were built, but only the State School remains. A watermill was constructed by contractors Chapman and Buchan for John Highett in 1854, ready to grind wheat for the 1855 harvest.²²⁰ Located either side of the existing bridge on the east side are the Fyansford Hotel (1854) and the Balmoral Hotel (1854). A two-storey house with Tea Gardens on the north west side of the bridge was demolished.²²¹ The other hotels constructed in the vicinity of Fyansford, but outside the Fyans precinct area,

217 P. L. Brown, Letter to The Registrar, Town Planning Appeals, Melbourne, 20 March 1987 re Proposed drive-in bottle shop &c for the Fyansford Hotel. P1

218 John Mc Neill, A Journey to Destiny . 1890 - 1990. 100 years of cement manufacturing at Fyansford by Australian Cement Limited, Australian Cement Limited. 1990. Refer to Figure (XXX) from page 20 of this book.

219 Op cit. Brown, Letter to The Registrar, P2

220 Ian Wynd, The Land of the Magpie, p37

221 op cit. 9, Refer to Figure (XXX) from page 19 of this book.

have been demolished, and the only known evidence is in the form of the ruins of the Junction/Keens Hotel, at the corner of the Hamilton Highway and the Fyansford-Gheringhap Road. Some of the hotels were near the corner of Hyland Street and McCurdy's Road. Thus the location of the 1850s Orphanage and Schoolhouse would not have been as isolated as it may at first appear.

According to the 1854 Census, there were 290 people living in the area; the 'flour mill house' probably accommodated several. G J Barthold purchased the land, on which this house sits, at the first land sales in Fyansford, in 1854,²²² and is one of a few nineteenth century cottages remaining in the 1854 lineal and grid subdivision of the Fyansford Township.²²³ The 1854 Parish Map also shows a triangular reserve bounded by North Street, King Street and High Street. [This reserve and many of the allotments of the 1854 subdivision have been incorporated into the cement works. The cement works car park and buildings, which are relatively recent structures, are currently on the old subdivision allotments but have no aesthetic significance.]

This optimism for prosperity was unfortunately short-lived. By 1861 Fyansford's population had decreased to 230 (occupying 30 houses). By 1891 there were only 98 people in 19 houses. The 1861 photographs of Fyansford illustrate the sparse number of buildings and trees and indicate that the statistics must have included houses on the outskirts of Fyansford which is also, outside the Fyans precinct area. The flourmill was converted to process starch in 1889, but then lapsed into disuse.²²⁴ Nonetheless, "[d]evelopment of this area resulted in a mixture of agriculture and industrial enterprises, included were Vineyards, Orchards, Nurseries, Market Gardens and Dairy Farms as well as a Flour and a Paper Mill, Limestone and Bluestone Quarrying together with cement manufacturing."²²⁵

Not long after the cement works commenced business in 1890, a new bridge was built to replace the 1854 wooden bridge. Constructed in 1900 it is the first Reinforced Concrete Monier Bridge in the Western District of Victoria for the Shires of Bannockburn and Corio and was designed and erected by Monash and Anderson.

Another feature of Fyansford's development are its quarries and historic railway. The land on which the limestone quarry and disused railway is located was known as the Dryden pastoral property at Batesford and first owned by the Mercer Brothers. Their estate was auctioned in 1888, at which time Peter McCann, who was aware of the large limestone deposits as early as the 1870s, purchased it. There were about 1200 acres of good limestone deposits at that time. The property has essentially remained in McCann ownership for over a hundred years. The cement works and quarry do not form part of the precinct but are adjacent to it and consequently, have impacted on the aesthetic qualities of the surrounding landscape.

222 Parish Map.1.

223 Shire of Bannockburn Rate Books. and the Sands & McDougall's Directory of Victoria.

224 ibid.

225 1988 Bicentennial Memorial Plaque, Fyansford

Authentic Heritage Services Pty Ltd, A.B.N. 81 088 389 851: David Rowe & Lorraine Huddle, 27/03/00

2. Key Attributes

a. Geographical Boundaries and Areas

The geographical extent of the precinct is comprised of three different areas; the Moorabool and Barwon Rivers and their associated floodplains; the early lineal and grid town layout, most of which runs parallel with the main street and extends north to enclose the former orchard area and south to the back of the original allotments on the south side of Hyland Street and west to the Moorabool River. The third area includes the land on the west side of the Moorabool River including the side of the escarpment and the significant buildings from the former Swan Inn to the former Paper Mill and associated works as far as the stone weir on the Barwon River. The key attributes include important natural and man-made foci, infrastructure, and various subdivision patterns, building types and styles.

The details relating to each individually heritage-listed place in this precinct are recorded in the Greater Geelong Outer Area Heritage Study database. This information is provided as Record Sheets in this study. It is a rural town area that is important for three main periods of development.

b. Foci

The significant heritage foci are the historical and aesthetic relationship of most of the individually significant places to the natural and man-made features associated with the two rivers. Man-made features include the places on the rivers such as the bridge, bluestone quarries, ford and weirs. The individually listed significant places are integrally related to these man-made features, for example, the Monier bridge with the Moorabool River; the ford with the Swan Inn; and the Paper Mill with the weir. The natural features are the flood plains that have always formed a green backdrop for Fyans' original settlement. The subsequent significant man-made features; and the escarpments, with little building development on or above them, visible from within the valley, that have enclosed the town with a natural amphitheatre are equally important. These include the following elements:

- Flood plains and billabongs - the low lying indigenous grassed areas to the south of Hyland Street, with several billabongs and eucalyptus trees and the low lying areas off Lower Paper Mills Road and Carrolls Road are visually connected to several of the significant places in this precinct.
- The escarpments - these are to the east and west of Hyland Street and are naturally formed steep earth embankments. Most of the skyline is dominated by the natural contours of the land and with only a few buildings, such as the picturesque roof forms of the former orphanage. Human development has altered them to some extent, eg Hyland and Deviation Roads, and the road to the former Swan Inn. Industrial activity by the cement works has altered the Hyland Road/McCurdy Road escarpment, although most of this development has been removed and archaeological interest remains. The twentieth century railway embankment at the top of the McCurdy Road embankment is important as a visual barrier for possible new development and as a tangible physical link with the historic significance of the twentieth century development of the cement works. The silos and associated works are visually intrusive elements in the precinct.
- The rivers - The Barwon River meanders along the southern boundary of the precinct and is the widest river of the two. The Moorabool River

meanders along the western side of part of the precinct but divides the area in two as it approaches the junction with the Barwon.

- The ford - the ford is now disused and the tracks to and from it are currently overgrown. (Its location is clearly marked on several historic maps at the GHRC)
- Natural lagoons - these are shown on the early maps among the floodplains, although some have been filled in, others remain and fill when various water levels are reached in the rivers.
- Bluestone Quarries - these former quarry sites and their escarpments in Lower Paper Mills Road are visible from the other side of the precinct, particularly from Deviation Road and at the top of the escarpment. The disused quarry along Upper Paper Mill Road is visible from the Weir. These quarries were used to extract stone for construction of several nearby historic places.
- The significant places, especially the nineteenth century structures, are seen from many directions within and on approaching the precinct.

c. Urban and Rural Character Features

The years 1837 - 1853 physically represent the first period of development for the precinct. The features are interrelated and include the aesthetically beautiful natural river valley in which the source of fresh water, the Barwon and Moorabool rivers flow and join; the site of Fyans' settlement; the track for livestock and wagons from the east escarpment down into the valley across the ford and up to the west escarpment; the Fyansford Inn built (1842) near the ford and possibly the store and 'flour mill house'. Although change has occurred to the detail of the original scene, the structure of the natural features are intact, most of the road layout is intact (part of it is now known as Atkins Street and part of it as Hyland Street and the only substantial building of that period is extant, as are two smaller buildings which appear to date from that period; and the archaeological potential in many parts of this area, for investigation to yield more evidence of settlement and the social significance of this period, is high. It is socially significant as the main place where gold seekers, who walked, rode or travelled by wagon, from the Geelong port, forded the river on their way towards the central goldfields of Victoria.

The next significant period occurred between 1854 and 1861 and is physically represented by the permanent structures that resulted from the gold rush, including a timber bridge (replaced) over the Moorabool River.²²⁶ Few of the significant remaining buildings in the township date from this period but their construction was encourage by the construction of the first bridge to replace the ford as the main crossing point. The Fyansford Hotel and former Balmoral Hotel were constructed at this time, either side of the eastern approach to the bridge. Even in 1861, there were only a few more structures in the area than today. The surrounding vegetation of indigenous and exotic plants and grasses may have changed from when Fyans first arrived, as much of the land was used for grazing animals.

The third major period represented in Fyansford today are the developments between 1861 until 1890. The construction of the bluestone Barwon Paper Mill of 1876 represents a major industrial development and its associated works, such as the bluestone quarries, alongside and within the Barwon River. Together with extra buildings, and houses, the complex makes an important

226 op cit. Mc Neill, p23

contribution to the Barwon river and surrounding landscapes and the visual amenity of Lower and Upper Paper Mills roads. These important places are of State significance and protected by the Victorian Heritage Act. The vacant land north of Atkins Street was once a vineyard and an orchard. The important large Norfolk Island pines along Hyland Street may also date from this period.

d. Infrastructure

The escarpments, rivers, floodplains, billabongs and ford, have also strongly influenced the position of the main roads and the layout of the town, and this layout is still in evidence today. The important infrastructure features include the:

- Monier bridge
- The closely linked relationship of the above places with the lineal and grid roads and tracks, which in turn have been strongly influenced by the dramatic topography of two intersecting rivers, the flood plains and the very steep escarpments.
- The original track to the ford.
- The distinctive lack of concrete kerb and channel on most streets.
- Gravel verges
- Seven very tall Norfolk Island Pine trees along the north side of Hyland Street starting from the bridge. (Gaps appear between these existing trees and it is likely that some Norfolk Island pines have been removed.)
- A very tall windbreak of cypress trees along the east side of the Moorabool River, just south of the Fyansford Hotel.
- Many other exotic trees, particularly along the Moorabool river.

e. Subdivision, Building types and styles

- The original 1854 lineal and grid subdivision and allotments of the early town centre is partly intact.
- The remaining subdivided area consists of semi-rural allotment sizes with a single house or no house.
- Significant individually listed residential, commercial and industrial properties.
- Nineteenth century structures
- Picturesque forms with verandahs, gable and hipped roofs, finials, chimneys, double-hung timber windows, and modelling of roofs and walls to create depth and deep shadows.
- A single Georgian styled hotel, without a verandah
- A gothic styled hotel with a verandah,
- A single storey row of bluestone terraces,
- Brick, rendered or face, bluestone and weatherboards are the common wall materials,
- Roof materials include slate and galvanised corrugated iron,
- Notable decorative details include quoin work, finials, and stringcourses, on some buildings.
- Low to medium height fences, 1000 - 1200mm, particularly in front of residential places.

3. Statement of Significance

Fyans Precinct is *aesthetically and historically* significant at a *Regional level*. It is comprised of a small town and significant scattered places, (for important historical reasons), amongst the natural features of river flats, billabongs, and very steep escarpments, creating an aesthetically significant picturesque setting. It has a distinctive nineteenth century character made up of significant places that all date from that period. Overall, Fyansford is significant for its representation of three culturally significant periods of development.

The Fyans Precinct is regionally significant for its distinctive nineteenth century picturesque character, which is integrally related to the river valleys. Historically, the area is significant for its representation and interrelationship of the layout and scattered progress of most of the original commercial, industrial, and residential buildings of the three mid-nineteenth century periods of the town's development. The individually significant places are of mixed design, function, and materials, but most are of brick or bluestone construction, hipped or gable roofs clad in slate or galvanised corrugated iron, with chimneys, and double-hung timber windows. Although of mixed design, all maintain a picturesque form and/or setting with the natural features of the place. Importantly these natural places continue to physically and visually relate to the historically significant features that strongly influenced their existence. The Swan Inn with the ford; the Fyansford and Balmoral Hotels, with the bridge crossing of the Moorabool River; the Monier bridge with the Moorabool River; the direction of the main street which is aligned with the most accessible river and escarpments crossings; the store on the main access road; and the paper mill particularly with the Barwon river and with the workers cottages and bluestone quarries and roads that follow the natural contours around the escarpment.

The precinct is also significant for the large number of culturally significant places in their original location with substantial areas of land between them. There is a mixture of exotic and native trees and some tree lines provide other strong precinct characteristics and include the Norfolk Pines on the main street and the cypress trees along the Moorabool River. Significant views over the flood plains to the important rivers, from within the precinct to the natural skyline of the escarpments and from these escarpments down into the valley, strengthen this historically significant relationship with the location of the earliest official settlement in the Port Phillip District.

4. Characteristics

The Fyans Precinct is characterised by the following:

- A high number of scattered and detached nineteenth century buildings in their original location with varying scale, heights of one or two storeys and style specific to their site and function;
- Predominant lineal street and allotment pattern either side of the main road on the east of the Moorabool river (the 1854 subdivision);
- An undeveloped area north of Atkins street, which is the site of the track to the ford from Geelong and was included in the 1854 subdivision.
- A street pattern which follows the contours of the land on the west side of the Moorabool river;
- Semi-rural allotment sizes and shapes that have one or no houses on them, especially west of the Moorabool River.
- Varying allotment setbacks which are specific to each significant place;

- Small to medium scale houses (up to 6 rooms);
- A mix of types, including commercial, industrial and residential, significant places;
- Pitched gabled and/or hipped roofs (with a pitch between 25 and 33 degrees) to all significant commercial and residential places;
- Galvanised corrugated iron roof cladding on most significant places;
- Slate roof cladding on some commercial and paper-mill buildings;
- Most places have early brick chimneys adorning the rooflines;
- Most places have early timber framed, double hung windows;
- Tree-lined streetscape of very tall Norfolk Island pines on the north side of Hyland Street;
- Cypress pine windbreak along the Moorabool river
- An important visible and historical link with the individually listed places and the rivers, escarpments and floodplains surrounding them;
- A mix of exotic and native trees;
- Low-medium height (1000 – 1300mm) fences in front of residential places;
- A predominance of natural skylines along the escarpments;

Policy

Clause XX.XX HOXXXX: Fyans Heritage Area

This policy applies to all that land included on the Heritage Policy Map 'XX' – the area known as Fyans Heritage Area.

Policy Basis

This precinct is significant for its distinctive nineteenth century semi-rural town character, resulting from three main nineteenth century periods of post-settlement development closely linked to the strong natural features of the two rivers, floodplains and escarpments that form the Fyansford valleys. The area is significant for a proportionally high number of extant and substantial nineteenth century places still in their historic and aesthetic context. The various building types and subdivision in the area, residential, commercial, infrastructure and industrial, demonstrate Fyansford's population growth and decline in the nineteenth century.

Objectives

- A) To retain and enhance the nineteenth century townscape and streetscape qualities of this area, including the vehicle approaches to the town, gravel verges, street tree planting and relationship of the significant places to the rivers, floodplains, billabongs and escarpments;
- B) To protect and enhance the intact examples of the nineteenth century detached commercial, industrial, and domestic places;
- C) To protect and enhance the semi-rural context of the nineteenth century buildings with the rivers, flood plains, billabongs and escarpments within the precinct area.
- D) To maintain and enhance views to significant places.
- E) To restore the original track to the ford;
- F) To minimise the negative impact of visually intrusive existing and new development.
- G) To retain the uniformity of scale throughout the Heritage Overlay Area, including building separation and lineal and grid subdivision, and maintain the original 1854 subdivision and the semi-rural subdivision of the remaining private land.
- H) To limit new subdivision out to lineal and grid in form.

- I) To encourage a contemporary design that is recessive in the streetscape but is an interpretation of traditional building design within the Heritage Overlay Area, which includes detached buildings, hipped and/or gable roofs, verandahs, and timber detailing;
- J) To encourage the use of traditional construction materials which includes, stone, horizontal weatherboard wall cladding, face or cement rendered red brickwork, timber framed windows and non-zincalume corrugated iron roofing;
- K) To encourage the use of appropriate fence types, designs and locations;
- L) To encourage the construction of garages and carports to the rear of the site so that they are not visible from the streetscape
- M) Major work should be preceded by an archaeological survey or heritage study, whichever is the most appropriate for the site.
- N) Minimise any negative impact of new subdivision and development on the boundaries of the precinct, by screening it from view from within the precinct and when approaching the precinct along Hyland Street, Deviation Road and Hamilton Highway.
- O) Keep signs to a minimum size, number and appropriate design to enhance the precinct.
- P) Develop an appropriate concept plan to enhance the cultural and environmental mix of exotic and indigenous vegetation within the precinct.

It is policy that:

1. Preference will be given to building design which:

- Draws on traditional architectural characteristics including detached, single or two storey buildings with hipped and/or gabled roofs, verandahs and rectangular windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
- Employs traditional building materials, including stone, horizontal weatherboard wall cladding, stuccoed brick and timber-framed windows, slate or non-zincalume corrugated iron metal roofing;
- Is recessive in the street and townscape;
- Enhances the heritage values of the precinct;

2. In carrying out building and works the following will apply:

2.1 Allotment setbacks should be retained:

- The front setback should be equivalent to the setback of significant neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- The side setbacks should be equivalent to neighbouring significant buildings within the Heritage Overlay Area and have a side or rear vehicle access driveway;

2.2 Typical building heights, form and massing should be retained:

- Existing and intact culturally significant places should not be demolished;
- Building heights should comply with the following:
 - The highest point of the roof should not be greater than the highest adjacent building, unless it is not visible from the street;

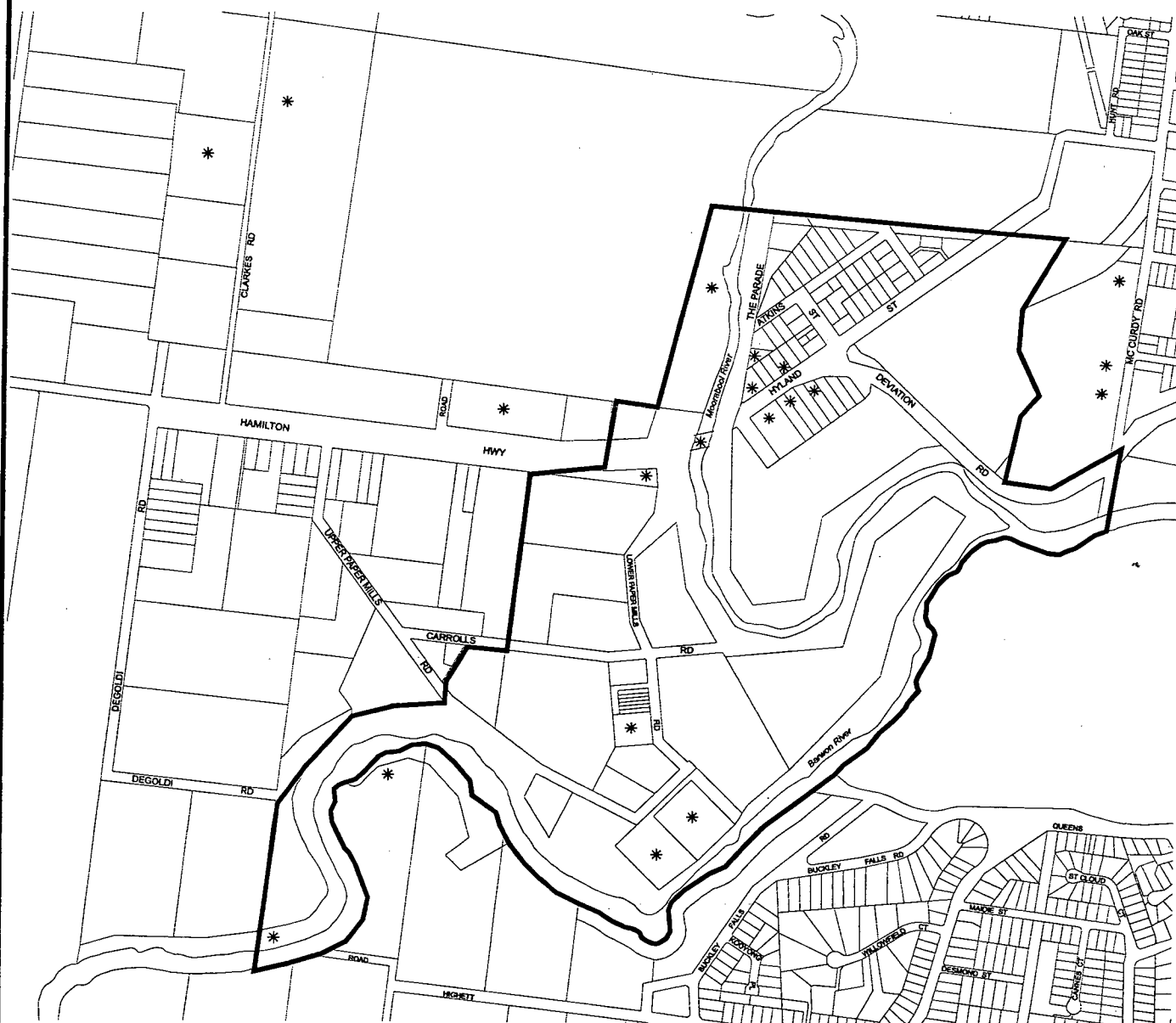
- The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
 - The roof form and massing of the building should be drawn from the significant neighbouring buildings, of similar use, visually connected to it;
 - Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document;
 - Fence types, designs and locations should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document;
- 2.3 Streetscape characteristics should be retained and enhanced:**
- When required, street trees should be replaced with the same or an appropriate equivalent species in Hyland Street;
 - If required, restoration to gravel verges should be carried out to reflect existing form/s and coloration;

Supporting Documents

- Greater Geelong Outer Areas Heritage Study
- City of Greater Geelong Heritage and Design Guidelines, 1997.

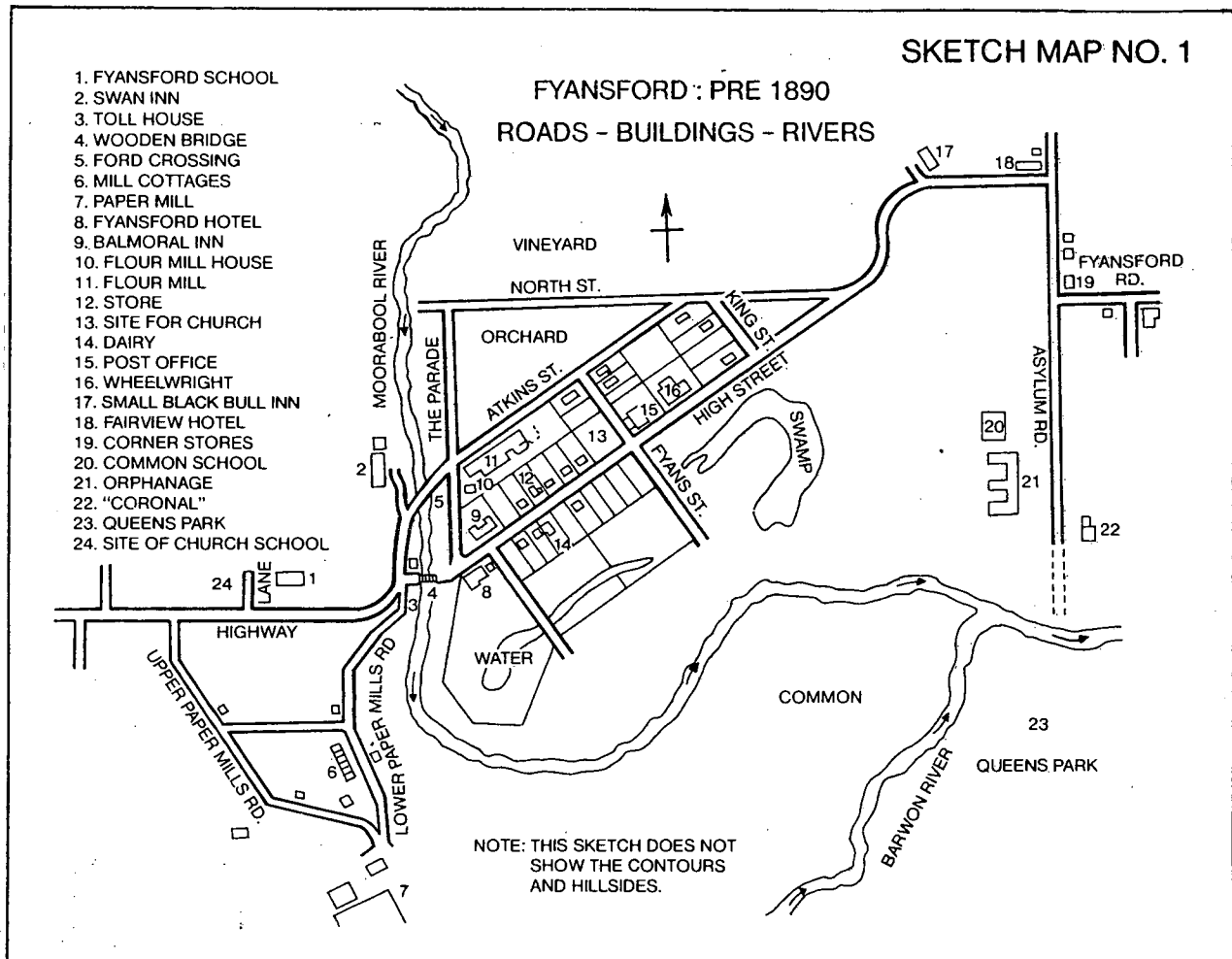
CITY OF GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2

FYANS HERITAGE AREA FYANSFORD



* INDIVIDUAL HERITAGE PLACE

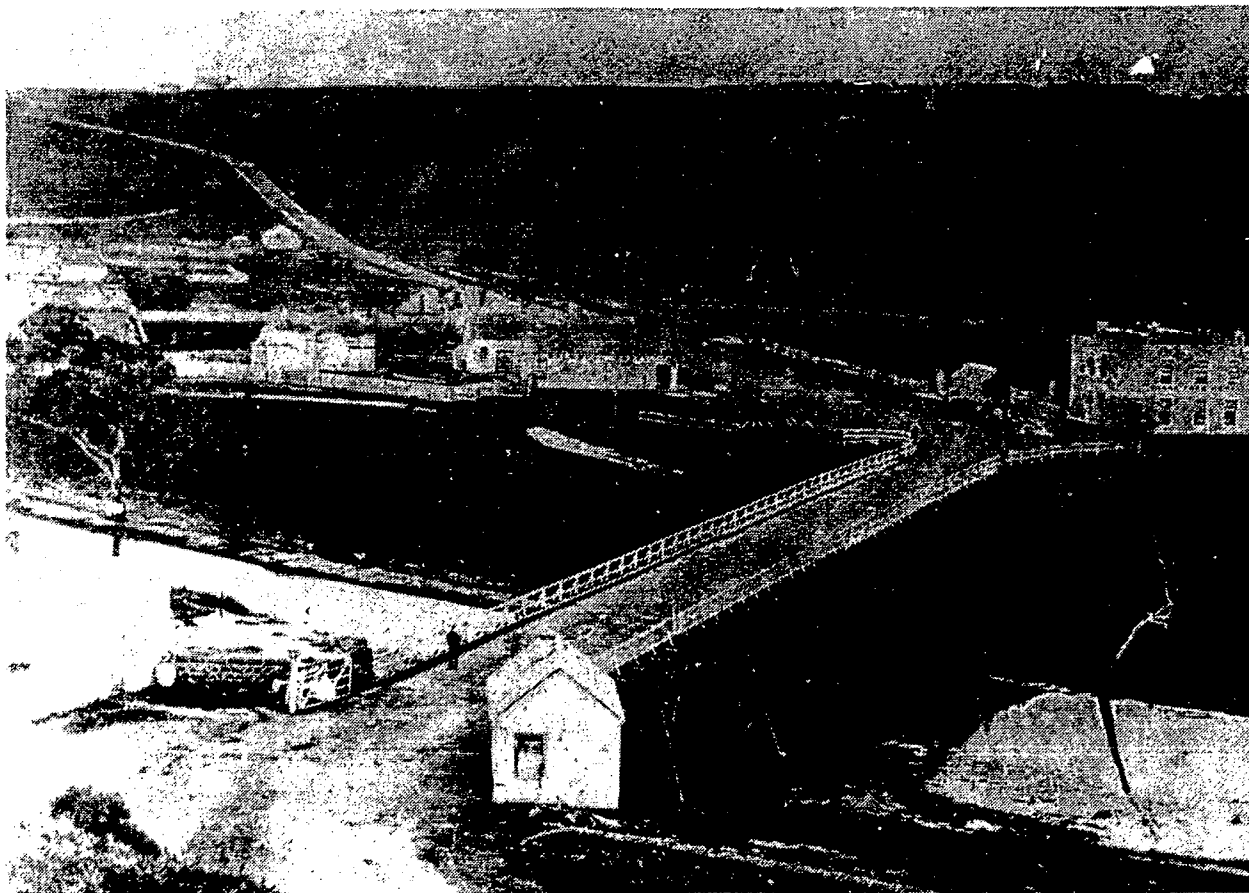




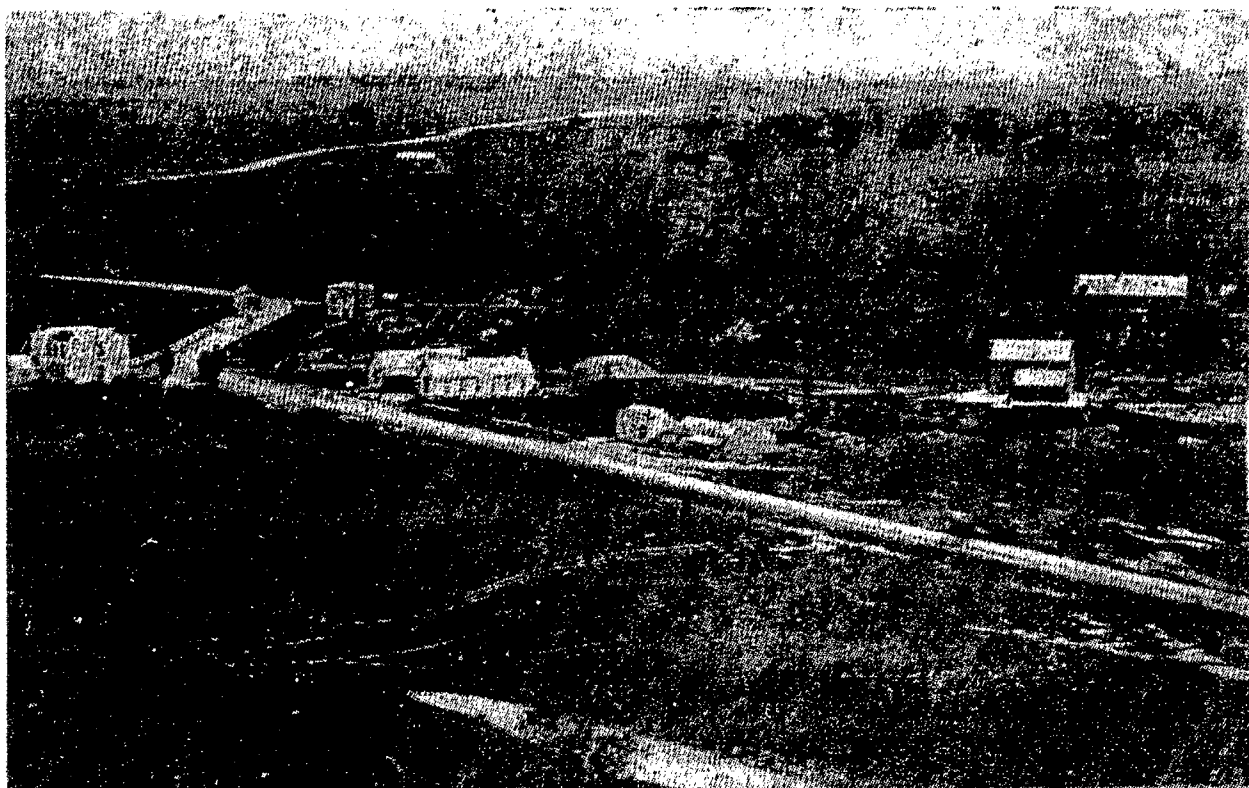
FYANS PRECINCT, Fyansford.

Map of Fyansford pre 1890.

Source: J. McNeill, *A Journey to Dstiney: 100 Years of Cement Manufacturing at Fyansford by Australian Cement Ltd.*



Fyansford from the West in 1860, showing first Wooden Bridge with Tollhouse, Balmoral, Fyansford Hotel.

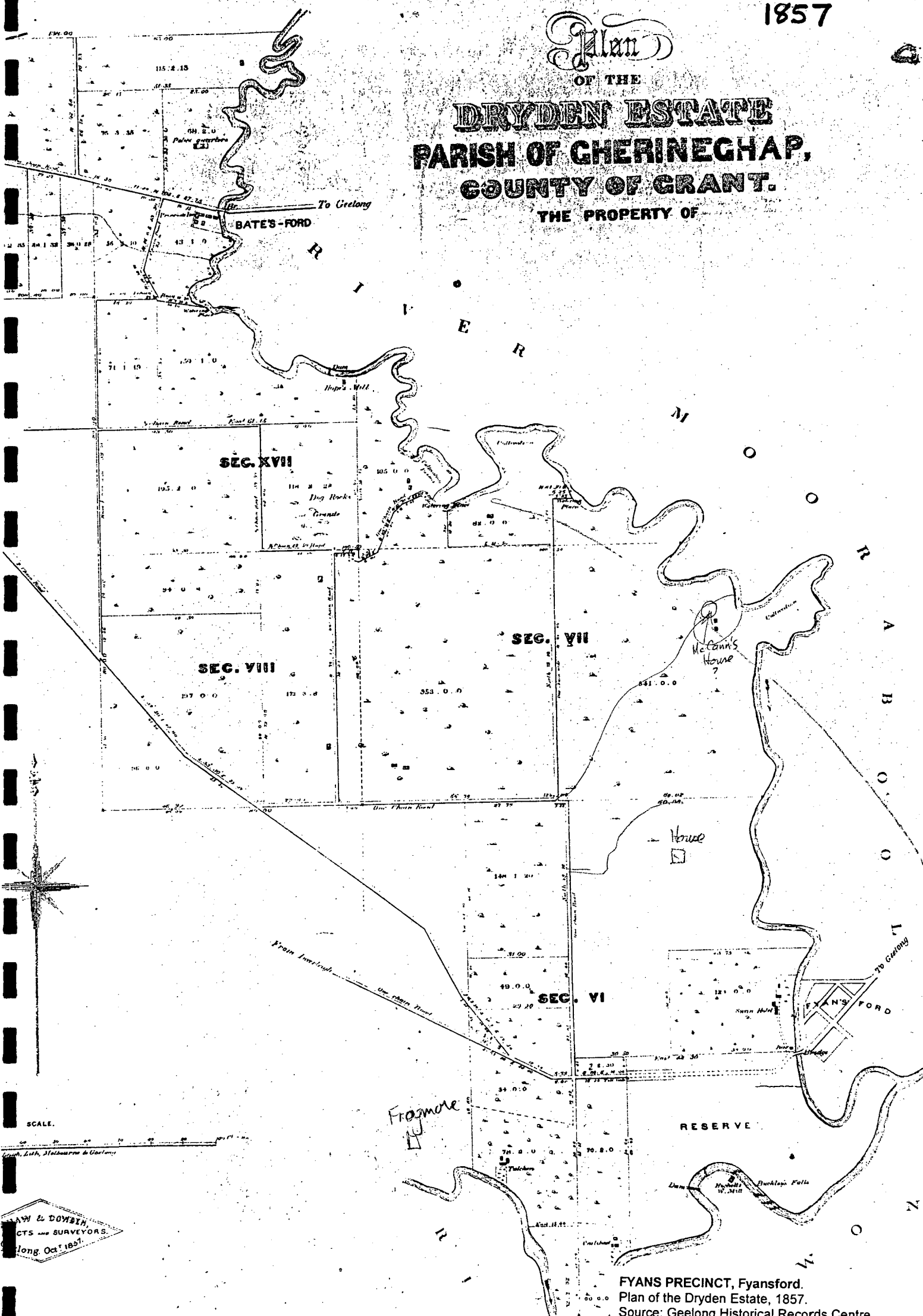


View of Fyansford looking down from hillside in 1860. Note the Tea Gardens across the Moorabool River near the Bridge.

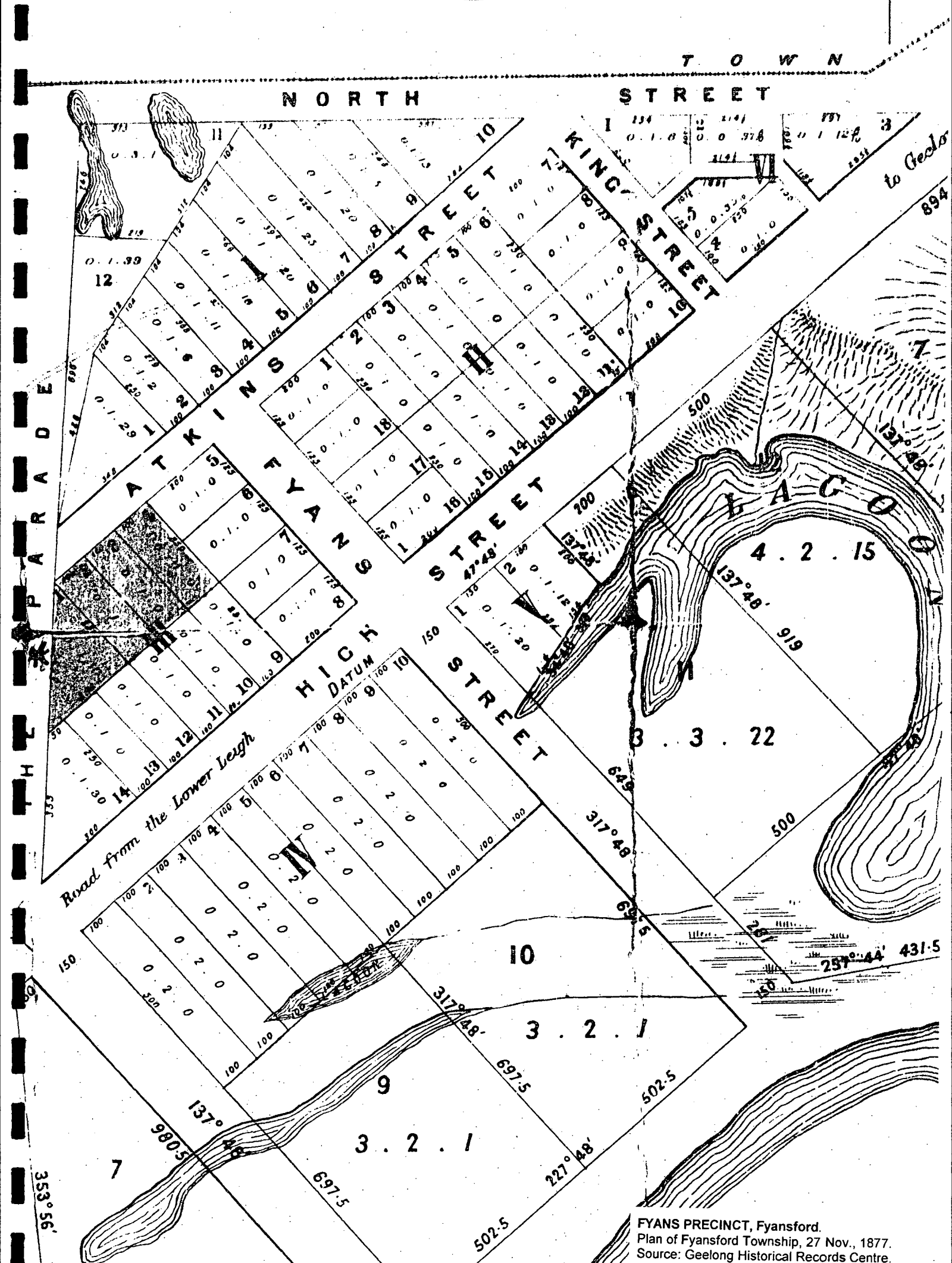
Source of Photographs: J. McNeill, *A Journey to Destiny: 100 Years of Manufacturing At Fyansford* by Australian Cement Ltd., Australian Cement Ltd., 1990.



OF THE
DRYDEN ESTATE
PARISH OF GHERINEGHAP,
COUNTY OF GRANT.
 THE PROPERTY OF



FYANS PRECINCT, Fyansford.
 Plan of the Dryden Estate, 1857.
 Source: Geelong Historical Records Centre.



FYANS PRECINCT, Fyansford.
Plan of Fyansford Township, 27 Nov., 1877.
Source: Geelong Historical Records Centre.

PLAN OF
SUBDIVISION OF VILLAGE RESERVE

1886

FYANSFORD

PARISH OF
CHERINCHAP
COUNTY OF
CRANT

SCALE OF

878

Barrow River

about 30.00

FYANSFORD
BRIDGE

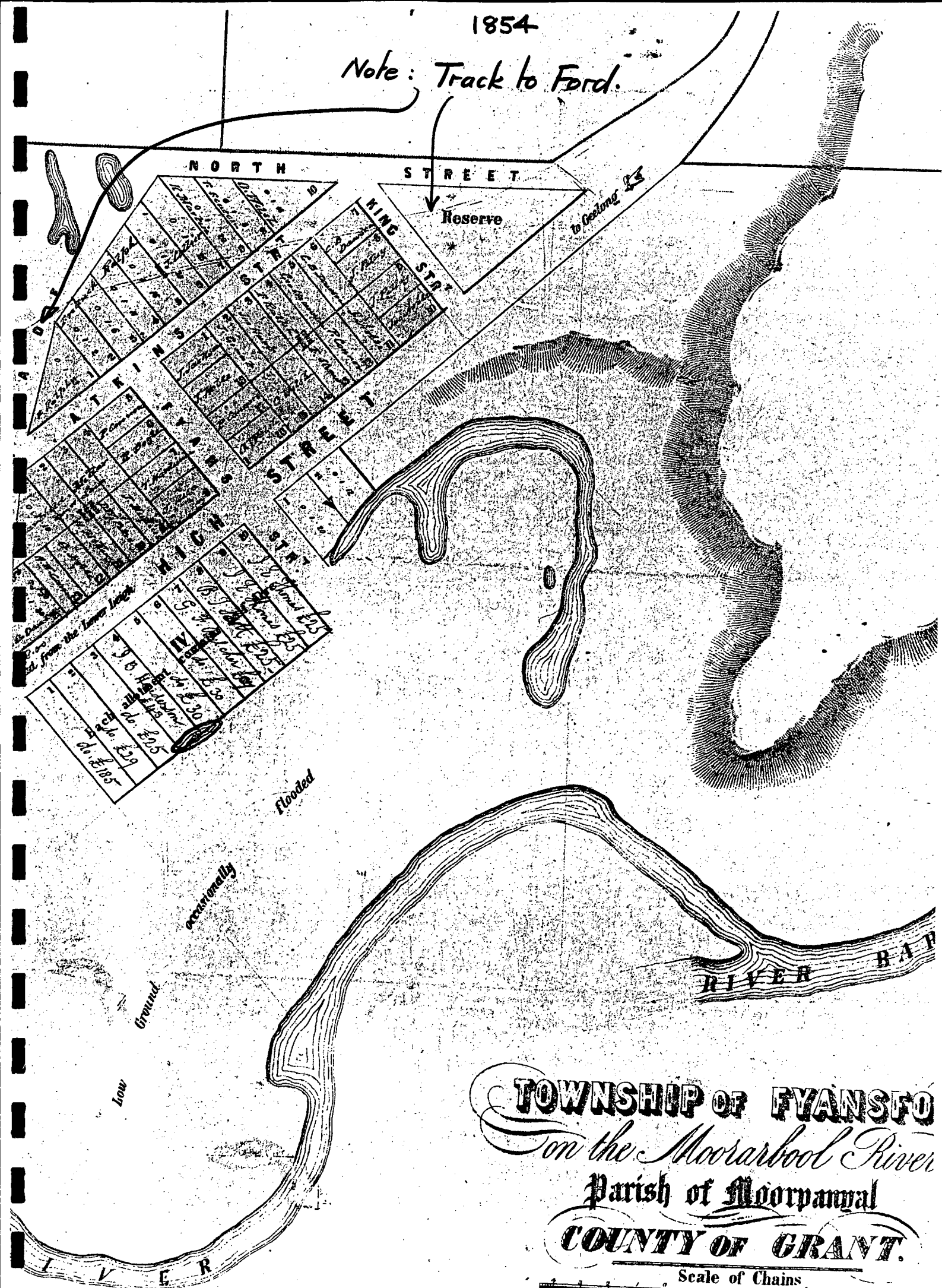
ROAD
GEE
LOOK &

FYANS PRECINCT, Fyansford.
Subdivision of village reserve, 16 June, 1886.
Source: Geelong Historical Records Centre.

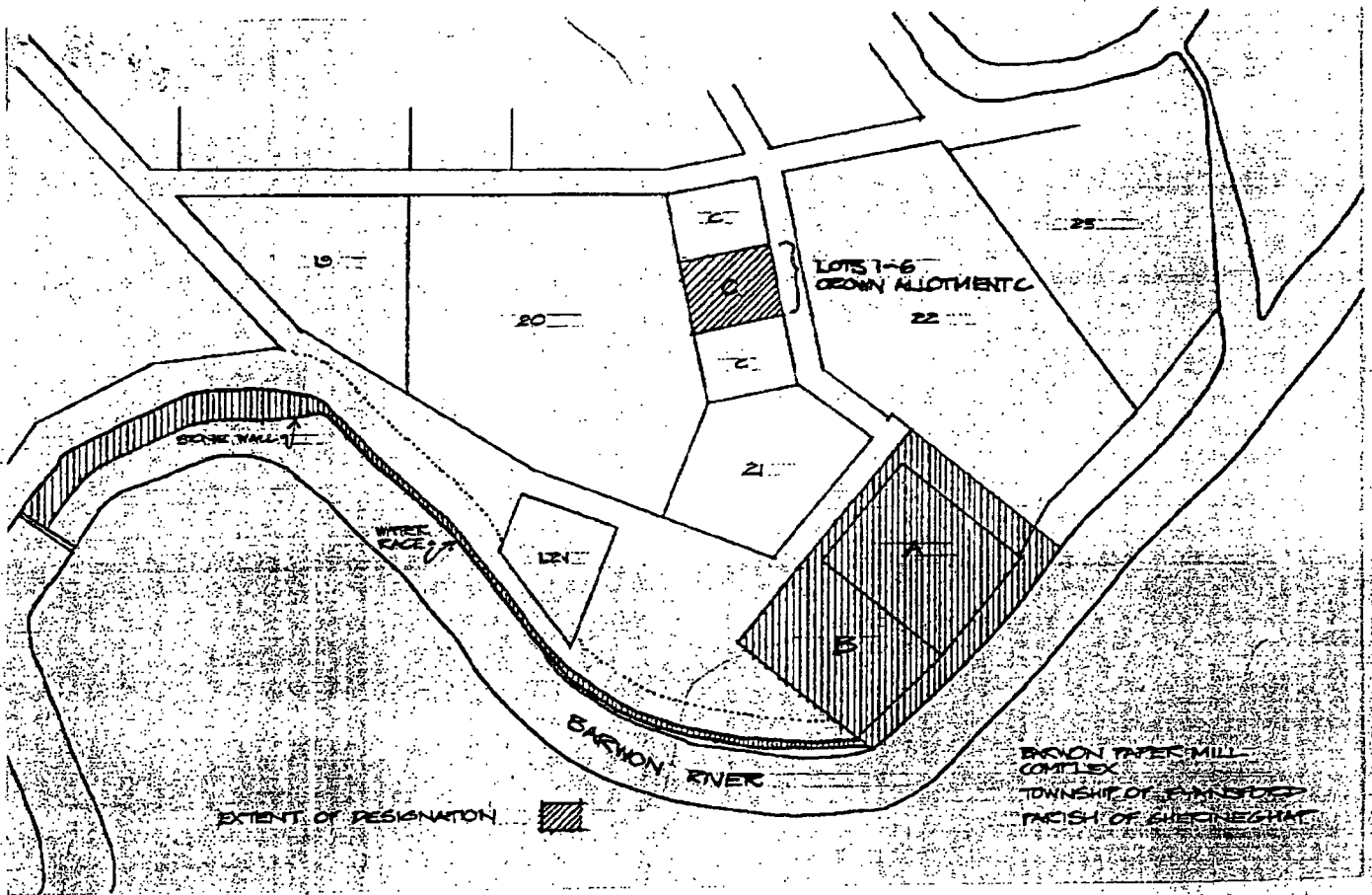
PHOTOGRAPHED
16.6.86

1854

Note: Track to Ford.



APPENDIX B



CITY OF GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2



THE REPORT

VOLUME 1

**Authentic Heritage Services Pty Ltd
A.B.N. 81 088 389 851**

**David Rowe & Lorraine Huddle
1998-2000**

Greater Geelong Outer Areas Heritage Study Stage 2

VOLUME 1 of 16

THE REPORT

Consultants for the Study:

Authentic Heritage Services Pty Ltd, A.B.N. 81 088 389 851

Directors:

Dr David Rowe B.A. (Arch.), B.Arch (Hons.1), PhD (Arch.), ICOMOS,
ph. 5248 6990, fax. 5248 8970, email: rowe@ah-services.com.au

Ms Lorraine Huddle B.Arch. (Hons.), *Melb.*, ICOMOS,
ph. 5241 6446, fax. 5241 6434, email: huddle@ah-services.com.au

The Consultants and City of Greater Geelong gratefully acknowledge the assistance of Barwon Water in allowing full access and the reproduction of Profis maps throughout this study.

The Heritage Places identified and documented in this study are predominantly privately owned, and therefore it should not be assumed that they are available for inspection. The privacy of the owners of these places should be respected.

TABLE OF CONTENTS		Page
i.	EXECUTIVE SUMMARY	v
1.0	INTRODUCTION TO THE STUDY	
1.1	The Study Team	1
1.2	Acknowledgments	1
1.3	Consultants Brief	2
1.4	Timing of the Study	3
1.5	Steering Committee	3
1.6	The Study Area	4
1.7	Terminology	6
2.0	METHODOLOGY	
2.1	Stage 1	7
2.2	Stage 2	8
3.0	SCOPE OF WORKS & ASSESSMENT	
3.1	Environmental History	12
3.2	Heritage Places	14
3.3	Heritage Overlays (Precincts)	23
4.0	CULTURAL SIGNIFICANCE	
4.1	Basis of Assessment Criteria	209
4.2	The ICOMOS Burra Charter	209
4.3	Specific Assessment Criteria Utilised in this Study	211
4.4	Levels of Significance	213
5.0	HERITAGE PROGRAM	
5.1	Policy Basis	214
5.2	Heritage Program Recommendations	214
5.3	Recommendations for Additional Programs outside the Study Brief	220
6.0	BIBLIOGRAPHY	
7.0	APPENDICES	
7.1	The Burra Charter	
7.2	Principal Australian Themes – Australian Heritage Commission	
7.3	Criteria for the Register of the National Estate	
7.4	Time Period & Architectural Style Chart	
7.5	Stylistic Glossary	
7.6	Record Sheet Glossary	
7.7	Protection of Archaeological Places	
7.8	Schedule of Heritage Places Recommended for Inclusion on the Victorian Heritage Register	
7.9	Schedule of Heritage Places Recommended for Inclusion on the National Estate Register	
7.10	Schedule of Heritage Places Recommended for Inclusion on the Victorian Heritage Inventory	
7.11	Schedules of Heritage Places Recommended for Inclusion on the Greater Geelong Planning Scheme: Listed Alphabetically by Suburb, and Alphabetically by Street Address	

VOLUME 2: ENVIRONMENTAL HISTORY

VOLUME 3: RECORD SHEETS OF HERITAGE PLACES

- Anakie - Avalon - Balliang

VOLUME 4: RECORD SHEETS OF HERITAGE PLACES

- Barwon Heads

VOLUME 5: RECORD SHEETS OF HERITAGE PLACES

- Batesford – Bell Park – Bell Post Hill

VOLUME 6: RECORD SHEETS OF HERITAGE PLACES

- Belmont (Streets A – E)

VOLUME 7: RECORD SHEETS OF HERITAGE PLACES

- Belmont (Streets F – M)

VOLUME 8: RECORD SHEETS OF HERITAGE PLACES

- Belmont (Streets O – Ri)

VOLUME 9: RECORD SHEETS OF HERITAGE PLACES

- Belmont (Streets Ro – W)

VOLUME 10: RECORD SHEETS OF HERITAGE PLACES

- Breamlea – Ceres – Connewarre – Corio – Fyansford - Grovedale

VOLUME 11: RECORD SHEETS OF HERITAGE PLACES

- Hamlyn Heights - Highton

VOLUME 12: RECORD SHEETS OF HERITAGE PLACES

- Lara – Lara Lake

VOLUME 13: RECORD SHEETS OF HERITAGE PLACES

- Little River – Lovely Banks – Marshall – Moorabool – Mount Duneed

VOLUME 14: RECORD SHEETS OF HERITAGE PLACES

- Norlane

VOLUME 15: RECORD SHEETS OF HERITAGE PLACES

- North Geelong

VOLUME 16: RECORD SHEETS OF HERITAGE PLACES

- North Shore – Pettavel – Pt Lillias – Pt Wilson – Staughton Vale –
Stonehaven –
Sutherlands Creek – Wandana Heights – Waurin Ponds

☐ **SECTION 4**

4.0 Cultural Significance

4.0 CULTURAL SIGNIFICANCE

4.1 Basis of Assessment Criteria

This study has used the principles of the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance* (the *Burra Charter*) and its Guidelines as the basis to all of the assessments in this study. The Burra Charter defines cultural significance by aesthetic, historic, scientific and social values. These values are also largely prescribed in the *VPP Practice Note: Applying the Heritage Overlay* which states:

All places that are proposed for planning protection, including places identified in a heritage study, should be documented in a manner that clearly substantiates their scientific, aesthetic, architectural or historical interest or other special cultural or natural values ... The documentation for each place should include a statement of significance that clearly establishes the importance of the place.

4.2 The *Burra Charter* Criteria

Article 2.2: **Aesthetic value:** includes aspects of sensory perception for which criteria can and should be stated. Such criteria may include consideration of the form, scale, colour, texture and material of the fabric; the smells and sounds associated with the place and its use.

Places of aesthetic value may:

- demonstrate a high degree of creative or technical accomplishment;
- demonstrate important design or visual qualities.

Article 2.3: **Historic value:** encompasses the history of aesthetics, science and society, and therefore to a large extent underlies all of the terms set out in this section.

A place may have historic value because:

- it is of importance for its association with events, developments or cultural phases which have had a significant role in the occupation and evolution of the community;
- it illustrates part of the evolution or pattern of the cultural heritage;
- it is an example of rare, endangered or uncommon aspects of the cultural heritage;
- it has a strong association with the life or work of a person or group of people of significance to the cultural heritage;
- it is an important representative of the range of places which make up the cultural heritage of a community;
- it has been influenced by an historic figure, event, phase or activity.

Article 2.4: **Scientific value:** or research value of a place will depend upon the importance of the data involved, on its rarity, quality or representativeness, and on the degree to which the place may contribute further substantial information.

A place may have scientific value because:

- it illustrates some technological, creative, technical or scientific processes or advances;
- it is of importance for information contributing to an understanding of the history of human occupation and the cultural history of the area.

Article 2.5: **Social value:** embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.

A place may have social value because:

- it is highly valued by a community for reasons of religious, spiritual, cultural, educational or social associations;
- it is recognised by the community as having public value or is held in high esteem for its associations with the whole or part of the community whose history or culture is interwoven with the history of the place;
- it forms a particular and significant component of the heritage of a local area;
- it demonstrates a distinctive way of life or custom that is no longer in use or is in danger of being lost or is of exceptional interest.

4.3 Specific Assessment Criteria Utilised in this Study

For continuity of assessment (between the consultants), and ease of understanding for the reader, the following simplified criteria – based solely upon the Burra Charter and Criteria for the Assessment of Cultural Significance of the Register of the National Estate (Appendix 7.3) – were adopted for this study. Each relevant National Estate code has been cross-referenced on the Records Sheets for each heritage place. The criteria is as follows:

Value Type (Burra Charter value)	Value (According to the Criteria for the Register of the National Estate)	National Estate Code
Aesthetic	• demonstrates a high degree of creative or technical accomplishment and/or involves the major characteristics of a specific type of place, ie. representative of a particular architectural style;	D.2, E.1
	• demonstrates important design or visual qualities;	D.2
	• historic townscapes, streetscapes, cultural landscapes;	E.1
	• demonstrates a high degree of integrity and design excellence;	F.1
Historic	• is of importance for its association with events, developments or cultural phases which have had a significant role in the occupation and evolution of the community;	A.4
	• is an example of rare, endangered or uncommon aspects of the cultural heritage;	B.2
	• has a strong association with the life or work of a person or group of people of significance to the cultural heritage;	H.1
	• close association with individuals who have had a long and significant impact on the place;	H.1
	• has been influenced by an historic figure, event, phase or activity, significant to the history of the nation, state, region or local community;	A.4
	• may have historic value as the site of an important event;	C.2
	• is of importance for information contributing to an understanding of the history of human occupation and the cultural history of an area;	C.2

Scientific

- illustrates some technological, creative, technical or scientific processes or advances;

F.1

- is of importance for information contributing to an understanding of the history of human occupation and the cultural history of an area , and has a strong presumption of archaeological research potential;

C.2

Social

- is highly valued by a community for reasons of religious, spiritual, cultural, educational or social associations;

G.1

- is recognised by the community as having public value or is held in high esteem for its associations with the whole or part of the community whose history or culture is interwoven with the history of the place;

G.1

- forms a particular and significant component of the heritage of a local area;

G.1

- demonstrates a distinctive way of life or custom that is no longer in use or is in danger of being lost or is of exceptional interest;

G.1

4.4 Levels of Significance

Unlike other Heritage Studies carried out within the City of Greater Geelong (Geelong, Geelong West, Newtown & Bellarine), Council decided that traditional levels of cultural significance would be abolished for a broader-based, but more inclusive value system when assessing heritage places. The values of A = State or National significance, B = Regional significance, C = Local significance, and D = Contributory significance were not used. The Steering Committee agreed to the adoption of National, State, Regional and Local significance values. These values provide greater protection for those locally significant places that may once have only been referred to as contributory buildings (thus creating the incorrect perception that these places had no individual significance). This study has attempted to resolve such dichotomies to ensure appropriate protection. These values distinctively indicate the significance of all heritage places that contribute to the cultural heritage and visual amenity within the study area. Those places within the study area that did not meet the professionally-recognised assessment criteria (above), have not been recommended for any heritage protection, although all places (including those without heritage value) within heritage precincts are subject to specific controls. The definitions for each significance value are:

National

Places that are considered significant to the nation.

They meet the Criteria of the Register of the National Estate and the Criteria of the Heritage Council of Victoria, but most importantly, these places make an outstanding contribution to Australia's cultural heritage.

State

Places that are considered significant to the State of Victoria.

They meet the Criteria of the Heritage Council of Victoria and the Criteria of the Register of the National Estate.

Regional

Places that are considered significant to the Geelong Region (within the boundaries of the City of Greater Geelong).

They meet the Criteria of the Register of the National Estate.

Local

Places that are considered significant to a local area (whether individually significant or as a contributor to the urban character and/or heritage value of the area).

They meet the Criteria of the Register of the National Estate.

☐ **SECTION 5**

5.0 Heritage Program

HERITAGE PROGRAM

5.1 Policy Basis

The City of Greater Geelong Outer Areas Heritage Study covers a significant, vast outer rural region to the north, west and south of central Geelong, together with some significant suburban areas including North Geelong and Belmont. Twenty-two (22) rural townships and centres and eleven (11) suburbs are located within the study area which encompasses all of the former Shire of Corio, a substantial proportion of the former City of South Barwon and small parts of the former Shires of Bannockburn and Barrabool. Within this vast area, 1313 significant heritage places comprising individual buildings, structures, landscapes, bridges, ruins, memorials, schools, and industrial complexes have been assessed and documented. This total includes 1159 previously unidentified significant heritage places. Importantly, these individual places are a legacy of the historical and sociological development within their communities, and they physically contribute to a rich understanding of the cultural development of Geelong's outer regions. In addition, 11 heritage precincts have been researched and developed, and these areas help to further define the aesthetic, historic, scientific and social cultural heritage values of the outer areas of Geelong.

Reference is made to the cultural heritage local policy in the local planning policy framework (LPPF) of the new format Greater Geelong Planning Scheme.

5.2 Heritage Program Recommendations

5.2.1 High Priority

a. Statutory Registers

- It is recommended that the individual heritage places assessed and documented according to the ICOMOS Burra Charter, and the Criteria for the Register of the National Estate (as prescribed in the *VPP Practice Note: Applying the Heritage Overlay*) – in addition to those places previously identified in the study area – be nominated for the following heritage registers:
 - 1159 places for the Greater Geelong Planning Scheme;
 - 87 places for the Register of the National Estate;
 - 11 places for the Victorian Heritage Register;
 - 74 places for the Victorian Heritage Inventory;
- Schedules for each of these nominated registers are provided in Appendices 7.8, 7.9, 7.10 and 7.11.
- Whilst the interiors of most public buildings within the study area have not been assessed (as it was not required as part of the Study Brief), it is recommended that interior controls for all public buildings including (but not limited to) churches and public halls, be nominated for inclusion on the Victorian Heritage Register, Register of the National Estate, and Greater Geelong Planning Scheme, depending on their level of significance. These controls should be further refined after consultation with all effected owners/occupants.

- It is recommended that the extent of heritage controls to all objects & monuments (but not buildings) also applies to an area of 5-10 metres from the object or monument.
- It is recommended that the heritage precincts researched, assessed and developed according to the ICOMOS Burra Charter, and the Criteria for the Register of the National Estate (as prescribed in the *VPP Practice Note: Applying the Heritage Overlay*), be nominated for inclusion onto the Greater Geelong Planning Scheme, Register of the National Estate and/or Victorian Heritage Register, as follows:

Precinct Name	Recommended for the Victorian Heritage Register	Recommended for the Register of the National Estate	Recommended for inclusion onto the Greater Geelong Planning Scheme
Kardinia, Belmont	No	No	Yes
Mt Pleasant, Belmont	No	No	Yes
Evans, Belmont	No	No	Yes
Francis, Belmont	No	No	Yes
Wimmera, Belmont	No	No	Yes
Osborne, North Geelong	No	No	Yes
Norman Lane, Norlane	No	No	Yes
Fyans, Fyansford	No	Yes	Yes
Flinders, Barwon Heads	No	Yes	Yes
Golf Links, Barwon Heads	Yes	Yes	Yes
Hamlyn, Hamlyn Heights	No	No	Yes

- It is recommended that an amendment to the Greater Geelong Planning Scheme be prepared and carried out to include all heritage places (individual and complex places and precincts) recommended above, subject to the normal statutory amending processes provided under the Planning and Environment Act 1987.

b. Greater Geelong Policy Implementation

- It is recommended that the cultural heritage local policy in the local planning policy framework (LPPF) of the new format Greater Geelong Planning Scheme be adopted for this study.
- Other recommendations provided in this study should also be considered for inclusion in the cultural heritage policies of the Greater Geelong Planning Scheme.
- It is recommended that a Demolition Policy be developed that considers the processes required and establishes guidelines for proposals to demolish heritage places;

c. Street Construction Details

- Whilst bluestone kerb and channel and asphalt footpaths make an important contribution in heritage areas particularly characterised by Victorian buildings and landscapes, these street details may not always be the most appropriate construction methods for each precinct. Most of the heritage precincts recommended in this study have been predominantly developed after the post-Federation era from c.1910-1920, and are especially characterised by streetscapes with concrete kerb and channel, and concrete pathways – if street construction has been introduced at all.

Although suburbs such as Belmont were originally subdivided and offered for sale in the late 19th century, it was not until the interwar period (1915-1945) when the most prolific development occurred.

Development during these years witnessed the introduction and popularization of machine processes and technology (as opposed to the hand craftsmanship of bluestone). Equally importantly, the advent of cars witnessed considerable change in the way residential allotments were subdivided and provided with amenities such as paths and driveways. Some rear lanes continued to form access to the rear or side of properties in areas such as Belmont, but on the whole, access to the property was from the front – either on foot or by car.

The street construction details within these interwar and postwar heritage precincts in this study are as much a valuable cultural legacy as the street construction identified in Victorian heritage precincts. The short span concrete kerbs, channels, paths, and driveways visually reflect the important technological and constructional changes that occurred during these periods.

In some of these interwar and postwar heritage areas, concrete channel, kerbs and paths have been replaced in parts with more recent concrete that is lighter in colour and smoother in texture than the early sections. It is important that Council attempt to match the colour (if not texture) of the original darker concrete, to avoid the reflected glare from untreated concrete.

Some other heritage areas such as Barwon Heads have a combination of concrete kerbs, channels and paths, and gravel verges, gravel roads, open drains, and no paths (with broad nature strips instead). The lack of engineering infrastructure in parts of these areas makes a substantial contribution to their visual amenity and heritage characteristics. It is important that Council retain the gravel verges, lack of paths, channels and kerbs in these areas, and not introduce new street construction.

Recommendations:

Following from the above, the recommendations below have been developed to protect the street detailing and visual amenity of the precincts within the study:

- i. Wherever possible, maintain and repair existing concrete kerb, channel and paths, using the original detail, construction and coloration of neighbouring original concrete kerbs, channels and paths as a basis to the repairs and reconstruction;
- ii. The introduction of new concrete channels, kerbs and paths should not be carried out in heritage areas where they do not exist. Gravel verges, broad nature strips, open drains, etc., should form part of the streetscape characteristics in these areas;

d. Notification to Other Council Departments

- It is recommended that the Strategic Planning Department notify all relevant Council Departments effected by the outcomes of the Greater Geelong Outer Areas Heritage Study including (but not limited to):
 - Statutory Planning: including Statutory Planners & Heritage Advisor;
 - Revenue (with regard to identifying the heritage property on the rate data);
 - Engineering Infrastructure (particularly with regard to the recommendations on street construction details);
- It is recommended that workshops be conducted with relevant Council Departments effected by the study, providing details on:
 - How the study will effect their work;
 - Significant aspects of the study, including an overview of the individual heritage places and heritage precincts developed in the study recommended for inclusion within the Greater Geelong Planning Scheme;
 - Procedures effecting archaeological sites, whereby Council must liaise with the archaeologist at Heritage Victoria for any enquiry relating to these heritage places (see Appendix 7.7);
 - Development of procedural and strategic measures as a corporate planning review to determine the appropriate methods for integrating the additional heritage places into all areas of the City's works and responsibilities;
- It is recommended that a seminar be provided about the Study and its outcomes, for the benefit of Councillors and key Council officers;

e. Staff Training and Additional Resourcing (Stage 1)

- It is recommended that additional training be provided to Council officers directly effected by the outcomes of the study. This training may involve cultural heritage workshops, sponsorship of cultural heritage courses, etc;
- It is recommended that additional resources be provided to facilitate processing the heritage study outcomes. These processes include strategic operations (effecting Council officers in strategic planning), and statutory operations (effecting Council officers and the Heritage Adviser in statutory planning);

f. Public Awareness Program (Stage 1)

- In addition to the exhibition of the Heritage Study to the public and the formal notification to effected owners, it is recommended that these effected owners be provided with a heritage package that should include (but not be limited to):
 - Copy of the Greater Geelong Heritage & Design Guidelines;
 - Opportunities from Heritage Geelong for low interest loans, for appropriate restoration works;
 - Opportunities from Heritage Geelong for one-off grants for low-income community groups managing heritage places within the study area (ie churches, halls, etc.);
 - Invitation to an Information session/s, where the opportunities and limitations of the controls can be more fully explained to effected owners on a one-to-one basis;
- Following from the above, it is recommended that the City of Greater Geelong prepare and conduct information sessions in the suburbs and towns within the Heritage Study area (ie. Barwon Heads, Belmont, North Geelong), for the benefit of owners effected by the study;

g. Australian House Museum, Deakin University, Waurn Ponds

On the basis of a brief analysis within this large heritage study, as in all complex sites investigated and recorded for this study, the following recommendations have been developed:

As a Group:

The Australian House Museum buildings are not considered to be worthy for inclusion in the City of Greater Geelong Planning Scheme because:

- Physical evidence shows that there appears to be no coherent thematic basis to the group, or a particular design philosophy for the layout of the group of buildings. The only predominant trait shared by these structures is their vernacular architectural characteristics. This is an insufficient reason for them to be listed as a group.
- The group of structures does not meet accepted standards for Museums.

As Individual Buildings:

Apart from the imported pre-fabricated Singapore house already listed in the planning scheme (HO 149), each individual building is not considered worthy for inclusion in the planning scheme because:

- Physical evidence indicates that for most of the buildings, the accepted procedures and principles of conservation practice in Australia, according to the ICOMOS Burra Charter, have not been followed. Most of these buildings, in terms of fabric - and in some cases form - have questionable integrity. This does not suggest that each individual building lacks a degree of historical and/or social significance. However, the degree of significance for these buildings, considering their questionable integrity and relocation, have been compromised to such an extent that they do not meet the Australian Heritage Commission's Criteria of the National Estate for the Assessment of

Cultural Significance, upon which this study is based, and as prescribed in *VPP Practice Note: Applying the Heritage Overlay*.

- Readily available and thorough appropriate documentation, together with accepted professional conservation policies, have not been accessible (if extant) that may provide evidence of additional cultural significance that could warrant these buildings being included in the Planning Scheme. As a consequence, the process involved in relocating each of these individual buildings contravenes Articles 23, 25, 27 and 28 of the ICOMOS Burra Charter.

5.2.2 Medium Priority

a. Public Awareness Program (Stage 2)

- It is recommended that a series of newspaper articles and public walking tours that focus on the important historical developments and aesthetic, scientific and social heritage characteristics within the study area be developed. As a priority, these articles and tours should focus on the heritage precincts initially (ie. Barwon Heads, North Geelong, Belmont), which are areas subject to high development pressures. These articles and tours would therefore draw the attention of the whole community (including residents, interested individuals, builders, architects, developers and real estate agents, etc.) to the significance of these heritage places.
- It is recommended that the Greater Geelong Heritage and Design Guidelines be further developed to include:
 - Additional stylistic glossary provided as Appendix 7.5
 - More substantial guidelines on the appropriate types, styles, scales, forms, construction and locations of fence designs with respect to the building styles provided in the Stylistic Glossary in this study and in the Heritage & Design Guidelines. Information from other Heritage Studies, particularly the Geelong Heritage Study, together with new information, could provide a greater understanding of the appropriate fence for a particular place (ie. Edwardian fences for Edwardian houses, postwar fences for postwar Bungalow houses, Housing Commission fences for the postwar Norlane Housing commission precinct, etc.);

5.3 Recommendations for Additional Programs outside the Heritage Study Brief

- Throughout the research, identification, documentation and assessment of the individual and complex heritage places and precincts in the study area, a number of issues were noted that were not within the scope of the heritage study brief, but nevertheless, require further action by Council. It is recommended that the following assessments be carried out as part of Council's strategic development within the heritage study area:

5.3.1 Landscape Assessment for the Development of Landscape &/or Vegetation Overlays

Throughout the study area, there are several features and landscapes that were noted during the research and fieldwork of the heritage study. Because of their large number, it is highly recommended that a thorough landscape assessment be undertaken by appropriately qualified consultants, so that strategies and procedures can be developed to ensure their retention and protection. The following features and landscapes have been provided as an initial list that should form part of this landscape assessment. The types of overlays that may be considered for each of these sites have been given (in brackets) at the end of each statement:

- **Barwon River, Fyansford**, including Buckleys Falls & Weirs (landscape overlay);
- **State Forest at the You Yangs, Lara** (landscape overlay);
- **Trees and treelines** including (but not limited to):
 - Avenue of Cypress Trees, off Barwon Heads Road, near Lings Road, Barwon Heads (vegetation overlay);
 - Bell Post Hill trees – see comments for Bell Post Hill below;
 - Treeline in the Corio Recreation Reserve, 22 Hendy Street, Corio (vegetation/landscape overlay);
 - Wind break trees, near 74 Marshalltown Road, Marshall (vegetation overlay);
 - Football ground and trees, corner Brearleys Lane & Tannery Road, Marshall (landscape overlay);
 - Trees, 91 Marshalltown Road, Marshall (landscape overlay);
 - Tree lines off School Road, Corio (leading to Geelong Grammar School) (vegetation overlay);
- **Corio/Limeburners Bay/Avalon area**: This area includes a very high proportion (compared with other sites of cultural landscape significance assessed in this study) of landscape significance and it is therefore recommended that it be assessed as part of a holistic landscape assessment (landscape overlay);
- **Batesford**: This area includes a very high proportion (compared with other sites of cultural landscape significance assessed in this study) of landscape significance and it is therefore recommended that it be assessed as part of a holistic landscape assessment (landscape overlay);
- **Bell Post Hill**:

The gateway view of Geelong with St Mary's spire as a significant urban focus is highly recommended for further landscape assessment. A co-operative conservation management plan/vegetation overlay should be undertaken to retain and protect the treelines to both sides of the Ballarat Road (on land including but not limited to the Barwon Water basin site, Vic Roads Reserve and Kardinia International College). It is

these treelines that provide the selective view and important entrance into Geelong from the north-west. As a consequence, there may be future increased traffic loads on the Ballarat Road that would impact on the retention of the treelines. The assessment of this cultural landscape should investigate measures that would ensure future infrastructure development and the retention of trees (vegetation overlay);

- **Barwon Heads:**

The streetscapes immediately outside the Flinders precinct at Barwon Heads offer a range of landscape qualities, with treelines and other vegetation that distinctively characterise these areas of the town. In particular, the Riverside Terrace-Seaview Avenue-Margate Street area between the Geelong Road & the Flinders precinct boundary; and the Ramsgate Street-Campbell Street-George Street-Bostock Avenue area between Golf Links Road and Henley Street, have landscape qualities that require further assessment. It is also recommended that a further landscape assessment be carried out in the Hitchcock Avenue area. Historically, Hitchcock Avenue was flanked on both sides by cypress trees which have subsequently been removed.²²⁷ Any landscape assessment in the Barwon Heads area should also consider the planting of treelines that visually (if not botanically) reflect the earlier Hitchcock Avenue trees now removed (landscape and/or vegetation overlays).

5.3.2 Archaeological Survey

- **Ceres:**

It is recommended that a full archaeological survey of the Ceres village be carried out by appropriately qualified consultants, as historical records and aerial photographs suggest that there may be considerable archaeological evidence remaining of this early township from the 1850s. This survey should be undertaken before further urban development occurs in this vicinity, along both the north and south sides of Barrabool Road from Cochranes/Gully Road to Prospect Road. This requirement should be considered by Council when issuing permits for development.

5.3.3 Design & Development Overlays

- **Barwon Heads:**

The residential and commercial areas of Barwon Heads immediately outside the Flinders Precinct (from Golightly Street and Grandview Terrace to Gold Links Road, and between the Geelong Road and the south-eastern boundary of the Golf Links precinct), is largely characterised by a small scale seaside village. From a broad analysis, the residential areas are predominantly characterised by:

- Single storey heights;
- Front & side setbacks;
- Pitched roofs;
- Relatively small scale homes that contribute to the modest seaside village character of the area;

From a broad analysis, the commercial area along Hitchcock Avenue is characterised by predominantly:

- Single storey buildings;

227 J. Pescott, South Barwon 1857-1985, City of South Barwon, Belmont, 1985, p.152. Pescott also provides a photograph of Hitchcock Avenue with its cypress treelines in the early 1900s.

- Some boundary-to boundary building, some commercial buildings with side setbacks;
- Mix of residential & commercial buildings in the commercial area of Barwon Heads;

Both the residential and commercial areas listed above should therefore be assessed for their important urban character features, and Design and Development Overlays be considered as part of that assessment.

☐ **SECTION 6**

6.0 Bibliography

6.0 BIBLIOGRAPHY

6.1 Primary Sources

6.1.1 Official Publications and Reports

Annual Reports, Shire of Barrabool

Birth, Death and Marriage Records

Church Records

Cemetery Registers

Commonwealth Government Gazette

Commonwealth Parliamentary Papers

Council Minutes (Shires of Barrabool, Bannockburn and Corio and City of South Barwon)

Electoral Rolls

Geelong Corporation Minutes

Geelong Corporation Ratebooks

Journal of Inspector Childers, 1851-1854

Minutes of Barrabool Shire Road Board

Minutes of Corio Shire Road Board

New South Wales Government Gazette

'Phylloxera Vastatrix: Report of the Inspectors of Vineyards on the Vineyards in the Geelong District', *Victorian Parliamentary Papers*, 1878.

Rate Books (Shires of Barrabool, Bannockburn and Corio and City of South Barwon)

School Records (Denominational School Board Letters Inwards, National School Board Letters Inwards and Education Department School Building Files)

Victorian Government Gazette

Victorian Parliamentary Papers

Victorian Yearbook

6.1.2 Maps and Plans

Anakie Parish

Lands Department Plans, 1855, 1894.

Lands & Survey Department Plan, 1946.

Survey & Mapping Department Plan, 1981.

Victorian Geological Survey Map, 1863.

Balliang Parish

Lands Department Plans L395/L5552: 1859, 1878, 1880.

Lands & Survey Department Plan, 1977.

Survey & Mapping Department Plan, 1966.

Victorian Geological Survey Map, 1863.

Barrabool Parish

Johnson, C., Shire of Barrabool Plan, 1973 (amended in 1975).

Lands Department Plans L5613: 1879, 1880, 1895, 1905, 1924, 1946.

McWilliams, A., Barrabool Parish Plan, 1861.

Victorian Geological Survey Map, 1863.

Connewarre Parish

Lands Department Plans L5307: 1855, c.1870, 1878, 1903, 1921, 1933.

Survey & Mapping Department Plan, 1976.

Victorian Geological Survey Map, 1863.

Corio Parish

Lands Department Plans L5915: 1880, 1881, 1909, 1919, 1925.

Lands & Survey Department Plans, 1927, 1930.

Victorian Geological Survey Map, 1863.

Duneed Parish

Lands Department Plans L4925: 1854, 1855, 1875, 1876, 1917, 1928, 1933.

Survey & Mapping Department Plans, 1962, 1981.

Victorian Geological Survey Map, 1863.

Duridwarrah Parish

Lands Department Plans L6036: 1841, 1855, 1890, 1909, 1941.

Survey & Mapping Department Plan, 1981.

Gheringhap Parish

Garrard & Shaw,

Plan showing subdivisions near Fyansford, undated.

Lands Department Plans L5575: 1854, 1879, 1880, 1906, 1922.

Pallas, J.,

Sketch plan of Lots 1 & 2, undated.

Survey & Mapping Department Plan, 1982.

Victorian Geological Survey Map, 1863.

Lara Parish

Lands Department Plans L5574: 1856, 1863, 1889.

Lara Lake State School site, Survey Office, 1874.

Shaw, J.L.,

Lara Village Plan, 1853.

Survey & Mapping Department Plan, 1926.

Victorian Geological Survey Map, 1863.

Modewarre Parish

Lands Department Plans, L5583: 1855, 1879, 1880, 1917.

Lands & Survey Department Plan, 1960.

Shaw & Dowden, Modewarre Parish subdivision of section 12, 1857.

Survey & Mapping Department Plan, 1981.

Moorpanyal Parish

Lands Department Plans, L5338: 1854, 1857, c.1870, 1878, 1879, 1888, 1894, 1908, 1917, 1932, 1953.

Lands & Survey Plan, 1894.

Shaw, J.L., Garden and vineyard sites, 1853.

Survey & Mapping Department Plan, 1976.

Sydney Survey Office Plans, 1848, 1849, 1851.

Victorian Geological Survey Map, 1863.

Moranghurk Parish

Lands Department Plans L262/L5598/L5596: 1855, 1864, 1879, 1911, 1924.

Survey & Mapping Department Plan, 1976.

Victorian Geological Survey Map, 1863.

Moreep Parish

Lands Department Plans L3771/L6157: 1867, 1875, 1910, 1922.

Survey & Mapping Department Plan, 1982.

Murtcaim Parish

Lands Department Plan, 1892.

Survey & Mapping Department Plan, 1977.

Victorian Geological Survey Map, 1863.

Puebla Parish

City of South Barwon Plan (subdivision on beach and Thompson's [Bream] Creek), 1973.

Lands Department Plans, L463/L5408: 1856, 1857, 1878, 1879, 1882m 1887, 1893, 1908, 1936.

Survey & Mapping Department Plans, 1966, 1981.

Victorian Geological Survey Map, 1863.

Woornyalook Parish

Lands Department Plans L366/L452/L5623: 1856, 1864, 1879, 1880, 1905, 1915, 1927.

Survey & Mapping Department Plan, 1957.

Victorian Geological Survey Map, 1863.

Wurdiyouang Parish

Lands Department Plans, L385/L1990/L5588: 1856, 1864, 1874, 1891.

Survey & Mapping Department Plan, 1979.

Victorian Geological Survey Map, 1863.

Yowang Parish

Lands Department Plans, L5382: 1854, 1855, 1878, 1880, 1903.

Survey & Mapping Department Plans, 1928, 1977.

Victorian Geological Survey Map, 1863.

6.1.3 Directories

Geelong and Western District General Directory 1861,
Geelong, 1861.

Kerr, W.,

Kerr's Melbourne Almanac and Port Phillip Directory for 1851,
Melbourne, 1851.

Manning & Bishop's Geelong and Western District Directory and Gazetteer 1882-1883,
Geelong, 1882.

Middleton, A.,

Geelong and Western District Directory and Gazetteer 1886-1887,
Geelong, 1886.

Moritz, J.J., *The Port Phillip Almanac and Directory for 1847*, Melbourne, 1847.

Sands & McDougall's Directory of Victoria, Sands & McDougall Pty Ltd., Melbourne.

Victorian Municipal Directory.

Victorian Railways Tourists' Guide, Sands & McDougall, Melbourne, 1885, 1892.

Wrathall, S. & Co., *Geelong and Western District Alphabetical Directory*, Geelong, 1890.

Whitworth, R.P., *Bailliere's Victorian Gazetteer and Road Guide*, F.F. Bailliere, Melbourne, 1865-1879.

6.1.4 Archaeological Surveys

Brown, S. & Lane, S.,
(du Cros & Associates), 'South Western Natural Gas Pipeline Project: Lara to Colac Section, An Archaeological Survey', 1996.

du Cros & Associates, 'Point Lillias: Environmental Effects Statement', Appendix Document 9 in *Cultural Heritage*, October, 1995.

_____, 'A Sub-Surface Archaeological Investigation of a River Diversion at Batesford', Geelong, 1990.

Ellender, I. & Weaver, F., 'An Archaeological Survey of Port Phillip Bay', 1994.

Foster, L., 'Port Phillip Shipwrecks. Stage 1. An Historical Survey', Occasional Report no.31, *Victoria Archaeological Survey*, Department of Conservation and Environment, 1987.

_____, 'Port Phillip Shipwrecks. Stage 2. An Historical Survey', Occasional Report no.31, *Victoria Archaeological Survey*, Department of Conservation and Environment, 1988.

_____, 'Port Phillip Shipwrecks. Stage 3. An Historical Survey', Occasional Report no.31, *Victoria Archaeological Survey*, Department of Conservation and Environment, 1989.

- Hughes, P. & Wesson, J., 'An Archaeological Survey of the ICI Property at Point Wilson, Victoria', September, 1978.
- Lane, S.,
(du Cros & Associates), 'Archaeological Survey of a Proposed Service Centre on the Princes Highway, near Little River, Victoria', February, 1997.
- McNiven, I. & Russell, L., 'Geelong-Lara District. Telstra Optical Fibre Cable Routes (South Central Victoria): An Assessment of the Potential Impact on Cultural Heritage Sites', December, 1997.
- Rhodes, D. & Lane, S.,
(du Cros & Associates), 'Point Lillias Bulk Liquid Storage and Port Facility: Archaeological Survey Report', February, 1995.
- Scuisco, L. & Lane, S.,
(du Cros & Associates), 'An Archaeological Survey for a Proposed Wet Weather Flow Retardation Facility, North Geelong', n.d.
- Story, A., 'Preliminary archaeological assessment of potential solid waste disposal sites', 1991.
- van Waarden, N., *An Archaeological Survey of the You Yangs, Victoria, Victoria Archaeological Survey Occasional Reports Series no.23*, Department of Planning & Environment, Melbourne, 1986.
- Vines, G., *Geelong Water Sports Complex, Barwon River: Archaeological Assessment*, Geelong, November, 1996.
- Weaver, F., 'Bellarine Heritage Study: Historical Archaeological Survey', May, 1996.
- _____, 'The Mount Duneed/Armstrong Creek Urban Development Study: Aboriginal and Historical Archaeological Assessment', April, 1994.
- _____, 'Telstra Optical Fibre Cable Routes. Belmont-Grovedale-Mount Duneed-Freshwater Creek-Torquay. Teesdale-Shelford-Wingee. Elaine-Grenville', February, 1996.
- Webb, C., 'An Archaeological Survey between Pousties Road and the Avalon Overpass, Princes Freeway, Little River', February, 1997.

6.1.5 Site Registry

Historical Archaeology Unit, Heritage Victoria.

Maritime Heritage Unit, Heritage Victoria.

6.2 Secondary Sources

6.2.1 Published Material

Adams, G.C., *History of Barwon Heads Golf Club 1907-1973*,
Barwon Heads Golf Club, Barwon Heads, 1973.

Adams, J.D., *Victorian Historical Magazine Index*,
Royal Historical Society of Victoria,
Melbourne, 1972, 1982, 1991.

A History of the Batesford District,
publisher unknown, n.d.

Aitken, R. (ed.), *Garden History and Historic Gardens in Victoria: a bibliography of secondary sources*,
Australian Garden History Society (Victorian Branch), Melbourne, 1990.

Alsop, P.F.B. & Brown, P.L. (eds.), *The Todd Journal 1835*,
Geelong Historical Society, Geelong, 1989.

Amos, D.J., *The Story of the Commonwealth Woollen Mills*,
Adelaide, 1934.

Anakie State School 1910 Centenary 1877-1977,
School Centenary & Back-to-Anakie
Committee, Anakie, 1977.

Anderson, H., *Victoria: From Discovery to Federation*,
Adelaide, 1974.

Apperly, Irving & Reynolds, *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*,
Angus & Robertson, North Ryde, 1989.

The Barrabool Shire Council's Jubilee 1865-1915,
Barrabool Shire, 1915.

- Beaurepaire, D., *The Stepping Stone: A History of the Shire of Bannockburn*, Golden Plains Shire Council, Bannockburn, 1995.
- Begg, P., *Geelong 150 Years*, Geelong Advertiser Pty Ltd., Geelong, 1990.
- Belperroud, J. & Pettavel, D., *The Vine; with Instructions for its cultivation, for a period of six years; the Treatment of the Soil, and How to make Wine from Victorian Grapes, being two essays to which the prizes offered by the Geelong and Western District Agricultural and Horticultural Society were awarded*, Heath & Cordell, Geelong, 1859.
- Benson, I.C. (ed.), *A Century of Victorian Methodism*, Spectator Publishing Co., Melbourne, 1935.
- Billis R.V. & Kenyon, A.S., *Pastoral Pioneers of Port Phillip*, Stockland Press, Melbourne, 1974.
- Blackall, B.M., *Batesford and its Early Families*, Bettina M. Blackall, Batesford, 1991.
- Blake, L.J. (ed.), *Vision and Realisation: A Centenary History of State Education*, 3 vols., Education Department of Victoria, Melbourne, 1973.
- Bonwick, J., (Sayers, E., ed.), *John Batman the Founder of Victoria*, Melbourne, 1973.
- Bourke, D.F., *A History of the Catholic Church in Victoria*, Catholic Bishops of Victoria, Melbourne, 1988.
- Bowe, Maree & Marshall, *Sources of Victoria's Heritage: Catalogue of Manuscripts held by the Royal Historical Society of Victoria*, Royal Historical Society of Victoria, Melbourne, 1985.
- Boys, R.D., *First Years at Port Phillip*, Melbourne, 1959.
- Broome, R., *The Victorians: Arriving*, Fairfax, Syme & Weldon Associates, McMahon's Point, 1984.
- Brown, P.L., *Historic Places of Australia*, vol.1, Australian Council of National Trusts, Melbourne, 1978.

- Brown, P.L. (ed.), *Clyde Company Papers*,
7 vols., London, 1941-71.
- _____, *The Narrative of George Russell of Golf Hill*,
London, 1935.
- Brownhill, W.R. (& Wynd, I.), *The History of Geelong and Corio Bay with
Postscript 1955-1990*,
revd. edn., Geelong Advertiser, Geelong,
1990.
- Bride, T.F. (ed.) (Sayers, C.E. ed.), *Letters from Victorian Pioneers*,
Melbourne, 1983.
- Brown, P.L. (ed.), *Clyde Company Papers 1841-1845 & 1851-
1853*, vols. 3 & 5, Oxford University Press,
London, 1958 & 1963.
- _____, *Buckley Falls Development, Fyansford*,
Shire of Bannockburn, Bannockburn, 1983.
- Buften, D., *Hardworking and Honest*,
Belmont, 1988.
- Burchell, L., *Victorian Schools*,
Melbourne University Press, Carlton, 1980.
- Butler, G., *The Californian Bungalow in Australia*,
Lothian Publishing Co., Port Melbourne,
1992.
- Cantlon, M., *Homesteads of Victoria 1836-1900*,
Georgian House, Melbourne, 1967.
- _____, *Centenary of the Proclamation of the Shire of
Barrabool*,
Shire of Barrabool, Torquay, 1965.
- Clark, I.D. (ed.), *The Port Phillip Journal of George Augustus
Robinson*,
Melbourne, 1988.
- Coleman, C. (ed.), *All Saints' Barwon Heads, Fifty Years of
Worship 1937-1987: a history prepared by the
Vestry of All Saints' Anglican Church, All
Saints' Anglican Church, Barwon Heads*,
1987.
- _____, *Corio Freezing Works and Abattoirs:
Conditions and Charges*,
Geelong Harbour Trust, Geelong, 1909.

- Cowperthwaite, D., *Morongo*,
Melbourne, 1969.
- Cox & Lucas, *Australian Colonial Architecture*,
Lansdowne Press, Melbourne, 1978.
- Cox, P., *Historic Towns in Australia*,
Lansdowne Press, Melbourne, 1973.
- Christie, E.M., *Victorian Historical Magazine Index*,
Royal Historical Society of Victoria,
Melbourne, 1956.
- Collins Perse, M., *Well-Ordered Liberty: A Portrait of Geelong
Grammar School 1855-1995*,
Cliffe Books, Melbourne, 1995.
- Corio 1969: Geelong Church of England
Grammar School*,
Geelong Grammar School, Corio, 1969.
- Corio: the garden suburb of Geelong*,
Garden Suburb Syndicate, Geelong, 1924.
- Crowley, F. (ed.), *A New History of Australia*,
Melbourne, 1974.
- Cuffley, P., *Australian Houses of the Forties and Fifties*,
The Five Mile Press, Knoxfield, 1993.
- _____, *Australian Houses of the '20s and '30s*,
The Five Mile Press, Fitzroy, 1989.
- Curtis, A., Holden, R. & McAdam, N.S., *Shire of Barrabool Centenary*,
Geelong, 1965.
- Davison & McConville (ed.), *The Heritage Handbook*,
Allen & Unwin, North Sydney, 1991.
- de Q. Robin, A., *Anglicans in Geelong 1842-1990*,
Geelong Historical Society, Geelong, 1991.
- de Serville, P., *Port Phillip Gentlemen*,
Melbourne, 1980.
- Dingle, T., *The Victorians: Settling*,
Fairfax, Syme & Weldon Associates,
McMahons Point, 1984.
- Durran, J., *The History of St. Cuthbert's Church*,
Joy Durran, Geelong, 1993.
- The Early Days of Highton and Belmont*,
Geelong Historical Society, Geelong, 1982.

- Ebsworth, W., *Pioneer Catholic Victoria*,
The Polding Press, Melbourne, 1973.
- Evans, W. (ed.), *Diary of a Welsh Swagman*,
South Melbourne, 1975.
- Fels, M.H., *Good Men and True*,
Carlton, 1988.
- Finn, E., *The Chronicles of Early Melbourne*,
3 vols., Melbourne, 1976.
- Flinders, M., *A Voyage to Terra Australis*,
London, 1814.
- Freeland, J.M., *Architecture in Australia: a history*,
Penguin Books, Ringwood, 1988.
- The Geelong Region Industrial Register*,
Geelong Regional Planning Authority,
Geelong, n.d.
- Gibson, N. (ed.), *A Fresh Start in a New Land*,
Shire of Corio, North Geelong, 1988.
- Grimmer, C. & Howard, N., *Mount Duneed Primary School Centenary
1878-1978*,
Mount Duneed Primary School, Mount
Duneed, 1978.
- Grovedale Social Needs Study*,
Barwon Regional Consultative Council,
Grovedale, 1982.
- Henderson, A., *Early Pioneer Families of Victoria and the
Riverina: A Genealogical and Biographical
Record*,
McCarron Bird, Melbourne, 1936.
- _____, *Henderson's Australian Families: A
Genealogical and Biographical Record*,
McCarron Bird, Melbourne, 1941.
- Henry & Collie, *Do You Remember? Pictures and Stories of
Early Geelong*,
vol.2, Solomon's Pty. Ltd., Geelong, 1945.
- The Heritage of Victoria*,
McMillan Co. of Australia, South Melbourne,
1975.

- Highton Methodist Church Centenary Souvenir Programme: Brief History and Important Events 1853-1953*,
Highton Methodist Church, Geelong, 1953.
- Hildebrand, G., *Designing for Industry: The Architecture of Albert Kahn*,
M.I.T., Massachusetts, 1974.
- Hildebrand, S., *The Seagull Soars: North Shore Football Club 1927-1990*,
North Shore Football Club, North Shore, 1990.
- Historic Buildings of Australia*,
Australian Council of National Trusts & Cassell Australia, North Melbourne, 1977.
- Holy Trinity Church of England, Lara, Victoria: Historical Record 1877-1947*,
Holy Trinity Church of England, Lara, 1947.
- Houghton, N., *The Story of Geelong 1800-1988*,
Geelong Historical Records Centre, Geelong, 1988.
- Howells, T. & Nicholson, M., *Towards the Dawn: Federation Architecture in Australia 1890-1915*,
Hale & Iremonger, Sydney, 1989.
- Howitt, W., *Land, Labour and Gold*,
Kilmore, 1972.
- James, K., *Aborigines in the Werribee District*,
Werribee Historical Society, Werribee, 1978.
- Jones, C.W., *Guide to Geelong: Description and Pictorial*,
F.W. Newton & Co., Ballarat, 1890.
- Jones, L. & P., *The Flour Mills of Victoria 1840-1990: An Historical Record*,
The Flour Millers' Council of Victoria, Melbourne, 1984.
- Kelly, W., *Life in Victoria*,
Kilmore, 1972.
- The Kirk in the Hills: A Brief Account of the History and Witness of the Barrabool Presbyterian Church on the Occasion of the Centenary 1859-1959*,
Barrabool Presbyterian Church, Barrabool, 1950.

- Lewis, M., *Australian Architectural Index*,
University of Melbourne, Parkville, 1990.
- _____, *Victorian Churches: their origins, their story
and their architecture*,
National Trust of Australia (Victoria),
Melbourne, 1991.
- Lewis, M. (ed.), *Two Hundred Years of Concrete in Australia*,
Concrete Institute of Australia, North Sydney,
1988.
- _____, *List of Church, Manse and School Lands
belonging to the Presbyterian Church of
Victoria*,
Presbyterian Church of Victoria, Melbourne,
c.1871.
- Loney, J., *Bay Steamers and Coastal Ferries*,
Marine History Publications, 1988.
- _____, *The Historic Barwon*,
Marine History Publications, 1988.
- _____, *The South Coast Story: Torquay, Barwon
Heads, Ocean Grove, Point Lonsdale,
Queenscliff*,
Maritime History Publications, 1988.
- L.P. Planning Consultants, *Cemeteries of Victoria: A National Estate
Study*,
Ministry of Planning, 1980.
- Lucas, C., *Australian Country Houses: Homesteads,
Farmhouses and Rural Retreats*,
Lansdowne Press, Willoughby, 1987.
- Lyons, E.J., *The Centenary of the Belmont Regent Street
Uniting Church, formerly Belmont Methodist
Church, 3-5-1891 to 3-5-1991*,
Belmont Uniting Church, Belmont, 1991.
- Mathieson, A.W., *My Reflections on 77 Years in Lara*,
Caird Press, Lara, 1985.
- Massola, A., *Journey to Aboriginal Victoria*,
Adelaide, 1969.
- McNeill, J., *A Journey to Destiny 1890-1990: 100 Years
of Cement Manufacturing at Fyansford by
Australian Cement Limited*,
Australian Cement Limited, Geelong, 1990.

- McNicholl, R., *The Royal Australian Engineers 1835 to 1902*, Canberra, 1977.
- Ministry for Planning & Environment, *Port of Geelong Authority: Abridged General History of the Port Prior to and since the Incorporation of the Trust in 1905*, prepared by the Secretary, 1959.
- Morgan, J., (Sayers, C.E. ed.), *The Life and Adventures of William Buckley*, Melbourne, 1967.
- Morongo: The First Fifty Years*, Lothian Publishing Co., Melbourne, 1969.
- Morris, A., *The First Twenty-Five Years 1955-1979: a short history of Belmont High School*, Neptune Press, Belmont, 1980.
- Nicholls, R.A., *A History of Highton and Its School*, G.A. List & Sons, Geelong, 1970.
- O'Connor, C., *Register of Australian Historic Bridges*, Institution of Engineers, Barton, 1983.
- Parson, M. & Trigellis-Smith, S. (eds.), *War Memorials of Victoria: a pictorial record*, R.S.L. Victoria, Melbourne, 1994.
- Peel, L.J., *Rural Industry in the Port Phillip Region, 1835-1880*, Melbourne University Press, Carlton, 1974.
- Pescott, J., *South Barwon 1857-1985*, Neptune Press & the City of South Barwon, Geelong, 1985.
- Pike, D., Nairn, B., Serle, G. & Ritchie, J. (eds.), *Australian Dictionary of Biography*, Melbourne University Press, Carlton, 1966-.
- Priestly, S., *The Victorians: Making their Mark*, Fairfax, Syme & Weldon Associates, McMahon's Point, 1984.
- Raworth, B., *Our Inter-War Houses: How to Recognise, Restore and Extend Houses of the 1920s and 1930s*, National Trust of Australia (Victoria), Melbourne, 1991.
- Ronald, H., *Wool Past the Winning Post*, Landvale Enterprises, Melbourne, 1978.

- Ross, J. (ed.), *Chronicle of the 20th Century*, Ringwood, 1990.
- Sagazio, C. (ed.), *Cemeteries: Our Heritage*, National Trust of Australia (Victoria), Melbourne, 1992.
- _____, *The National Trust Research Manual: Investigating Buildings, Gardens and Cultural Landscapes*, Allen & Unwin, St. Leonards, 1992.
- Saunders, D., *Historic Buildings of Victoria*, Jacaranda Press, Melbourne, 1966.
- Scarce, H.R. & Stephens, E.S., *A Centenary History of the Sutherland's Creek School No.1997*, Ballarat, 1977.
- Schmidt, A., *Corio Club, the first century*, Neptune Press, Belmont, 1980.
- Scott, C. (ed.), *Ceres: A Brief History of the Village and its People*, Ceres Community Association, Ceres, 1997.
- Seaton, G., *The Ashby Story: A History of Geelong West*, Geelong West City Council, Geelong West, 1978.
- Seiffert, M.W., *Very Much Alive: 50 Years of St. Wilfred's since the fire*, St. Wilfred's Church, Mount Duneed, June, 1994.
- Shaw, F., *Little River: A Place to Remember*, Frank Shaw, Lara, 1995.
- Shillinglaw, J.J., *Historical Records of Port Phillip*, Melbourne, 1972.
- Shire of Bannockburn Centenary 1864-1964*, Shire of Bannockburn, Bannockburn, 1964.
- Shire of Bannockburn: From Pioneers to Presidents*, Shire of Bannockburn, Bannockburn, 1981.
- Shire of Corio: a brief history*, Shire of Corio, North Geelong, 197?.
- Shire of South Barwon 1874-1974: A Brief History*, Shire of South Barwon, Belmont, 1974.

- Smith, J. (ed.), *Cyclopedia of Victoria: an historical and commercial review*,
The Cyclopedia Co., Melbourne, 1903, 1904,
1905.
- Spalding, H.W., *The Lara Lime Company 1874-1974*,
Lara Lime Co., Lara, 1974.
- Spreadvale, R. & Anderson, H., *Victorian Squatters*,
Red Rooster Press, Ascot Vale, 1983.
- Study the Product: The Cheetham Salt
Proprietary's Garden*,
publisher unknown, n.d.
- Sutherland, A., *Victoria and its Metropolis*,
2 vols., McCarron, Bird & Co., Melbourne,
1888.
- Tétaz, J., *From Boudry to the Barrabool Hills: The
Swiss Vignerons of Geelong*,
Australian Scholarly Publishing, Kew, 1995.
- Thomson, P., *Peter Thomson's classic golf holes of
Australia*,
Lothian, Melbourne, 1988.
- Threlfall, K., *Fair Play and Hard Rowing: A History of the
Barwon Rowing Club 1879-1990*,
Karen Threlfall, Geelong, 1993.
- Victoria's Sesqui-Centenary 1835-1985: Shire
of Bannockburn*,
Shire of Bannockburn, Bannockburn, 1985.
- Vidler, E., *The Book of Geelong: Its People, Places,
Industries and Amusements*,
Henry Franks, Geelong, 1897.
- Von Steiglitz, K.R., *Emma von Steiglitz: Her Port Phillip and
Victorian Album*,
Hobart, 1964.
- Walter, A., *Chronological Table of Historical Events of
Geelong and District 1802-1938*,
Geelong, 1939.
- Ward, E., *The Vineyards of Victoria as visited by
Ebenezer Ward in 1864*,
Griffin Press Ltd., Adelaide, 1980.
- Watson, F. (ed.), *Historical Records of Australia*,
Sydney, 1913-25.

- Watts, P., *Historic Gardens of Victoria: A Reconnaissance*, Oxford University Press, Melbourne, 1983.
- Waurin Ponds Valley Structure Plan: South Barwon-Belmont-Grovedale, Geelong Regional Planning Authority,
- Wegman, S., *The Swiss in Australia*, Verlag R  egger, Gr  sch, Switzerland, 1989.
- Wilkins, F.J., *Baptists in Victoria: Our First Century 1838-1938*, Baptist Union of Victoria, Melbourne, 1939.
- Willingham, A., *Geelong Region Historic Buildings and Objects Study*, 3 vols., Geelong Regional Commission, Geelong, 1986.
- Wynd, I., *Barrabool: Land of the Magpie*, Barrabool Shire, Torquay, 1992.
- _____, *Churches of Geelong*, Geelong Historical Records Centre, Geelong.
- _____, *Geelong: The Pivot*, 2nd edn., Geelong Historical Society, Newtown, 1986.
- _____, *The Final Years: Corio Shire 1980-1993*, Shire of Corio, North Geelong, 1993.
- _____, *So Fine a Country: A History of the Shire of Corio*, Shire of Corio, North Geelong, 1981.

6.2.2 Journals and Magazines

- Alsop, P.F.B., 'Barwon Iron Bridge', in the *Investigator*, vol.4, 1968.
- _____, 'Timber Bridges, Bridging the Rivers: Punts; the 1852 flood', in the *Investigator*, vol.3, 1967.
- _____, 'Timber Bridges, Bridging the Rivers: 1839-1859', in the *Investigator*, vol.3, 1967.
- Australian Builder and Contractors' News*
- Baines, J.A., 'Germantown: Inscriptions from the Cemetery', in the *Investigator*, vol.12, 1976.

- Baldwin, R., 'Though the Clyde Country', in the *Investigator*, vol.2, no.1, February, 1967.
- Balfour-Melville, F., 'Toorang memories', in the *Investigator*, vol.19, 1984.
- 'Barrabool Roads District', in the *Investigator*, vol.3, 1967.
- 'Batesford: Paradise vineyards', in the *Investigator*, vol.15, 1980.
- 'Belmont's beginnings', in the *Investigator*, vol.14, 1979.
- Bottrell, J.H., 'Beautiful Highton', in the *Investigator*, vol.17, 1982.
- Brown, P.L., 'Clyde Company', in the *Investigator*, vol.2, 1966.
- , 'Geelong Grammar School', in the *Investigator*, parts 1&2, vol.4, 1968.
- Brown, P.L. & Smith, W., 'Batesford', in the *Investigator*, vol.11, 1975.
- Building, Engineering and Mining Journal*
- Clark, G., 'Station Peak', in the *Investigator*, vol.9, 1973.
- Cooke, A., 'Sewering Geelong', in the *Investigator*, vol.16, 1981.
- 'Cowies Creek State School No.164', in the *Investigator*, vol.5, 1969.
- Demllo, C., 'Phosphate Co-operative Co. of Australia', in the *Investigator*, vol.28, 1993.
- 'Elcho and Woolloomanata', in the *Investigator*, vol.5, 1970.
- Ferguson, J.M., 'Sparrovale Farm, Marshall', in the *Investigator*, September, 1993.
- Hackett, V.J., 'St. Augustine's Orphanage', in the *Investigator*, vol.7, 1971.
- Hall, G. & Campbell, A.J., 'Lake Connewarre and Toorang', in the *Investigator*, vol.9, 1973.

- Hawker, J., 'Trees are Part of our Heritage - Register of Significant Trees in Victoria', *Australian Municipal Journal*, September 1983.
- Hill, R., 'St. Helen's Through the Years', in the *Investigator*, vol.22, 1987.
- Houghton, N., 'Boatsheds at Barwon Heads', in the *Investigator*, vol.18, 1983.
- _____, 'Cheetham Salt', in the *Investigator*, vol.25, 1990.
- _____, 'Highton Progress Association', in the *Investigator*, vol.27, 1992.
- Illustrated Melbourne Post*
- 'The Immigration Barracks' in the *Investigator*, vol.22, 1987.
- The Investigator*, Magazine of the Geelong Historical Society, 1975-.
- Journal of Australasia*
- Lane, L., 'The Wathaurungs', in the *Investigator*, vol.23, 1988.
- Lehmann, G., 'Grovedale Methodist Church Cemetery', in the *Investigator*, vol.5, 1969.
- McAdam, N.S., 'Barrabool Hills and Batesford - a Tour', in the *Investigator*, vol.6, 1970.
- _____, 'Barrabool Hills Pioneer Families', in the *Investigator*, vol.11, 1975.
- McGuinness, H., 'School days at Corio', in the *Investigator*, vol.16, 1981.
- Milner, P., 'The Engineering of the Barwon Paper Mill at Fyansford', paper presented at the 39th Annual General Conference of the Institute of Engineers', in *Appita*, vol.39, no.2, March, 1986.
- Morrow, W.J., 'Barwon Paper Mill', in the *Investigator*, vol.13, 1978.
- Property: Building, Architecture, Trends, Development, Materials, News*, January/March, 1961.

- Rogers, B., 'Derivation of Technologies Employed in some Pre-1900 Salt Works in Eastern Australia', in *Australian Historical Archaeology*, vol.8, 1990.
- Rossack, F., 'Germantown', in the *Investigator*, vol.6, 1970.
St. Andrew's Parish Magazine
- Simpfendorfer, A., 'Grovedale graves', in the *Investigator*, vol.14, 1979.
Trust News, National Trust of Australia (Victoria), Melbourne, 1959-.
Victorian Historical Journal, 1975- (*Victorian Historical Magazine*, 1911-1974).
Victorian Naturalist
- Vigar, E., 'North Geelong Memories', in the *Investigator*, vol.23, 1988.
Vineyards, in the *Investigator*, vol.3, 1967.
- Wardle, B., 'The Vines that Withered', in the *Investigator*, vol.6, 1970.
- Weitnauer, E., 'Batesford', in the *Investigator*, vol.3, 1967.
What's Brewing
- White, J.G.H., 'Market Shooters and Connewarre Lakes', in the *Investigator*, vol.31, 1996.
- Windle, 'Batesford bears their name', in the *Investigator*, vol.13, 1978.
- Woodburn, B., 'Breamlea: voices from the past', in the *Investigator*, vol.28, 1993.
- Wright, G., 'Belmont and Highton revisited', in the *Investigator*, vol.17, 1982.
- Wynd, I., 'James Cowie', in the *Investigator*, vol.3, 1967.

6.2.3 Newspapers

The Age
The Argus
Bacchus Marsh Express
Building Times
Geelong Advertiser
Hobart Town Courier
Illustrated Australian News
Investigator
Melbourne Morning Herald
Port Phillip Gazette
The Sentinel
Victoria Colonist and Western District Advertiser
Werribee Express
Werribee Shire Banner

6.2.4 Brochures, Leaflets, etc.

'City of South Barwon: 1993 Residents' Guide' brochure, City of South Barwon, Belmont, 1993.

'Cowie Industrial Estate Geelong', brochure by the Geelong Regional Commission, Geelong, n.d.

Fyansford: Our Tidy Town, Keep Australia Beautiful, Fyansford, 1990.

'The Phosphate Co-Operative Company of Australia Limited: 50 years' growth of a great fertiliser plant', booklet, Geelong Historical Records Centre, n.d.

'Shire of Corio: A Brief History', brochure, 1981?

6.2.5 Unpublished Material (Manuscripts, reports, theses, conference papers, etc.)

Aitken, R., 'Edwardian Geelong: An Architectural Introduction', History Research Report, Architecture Division, Deakin University, 1979.

Alsop, P.F.B., 'A History of the Prince Albert Bridge with a Short Biography of Captain Foster Fyans', manuscript, Geelong Historical Records Centre, 1965.

- _____, 'An Outline of the Works Carried out on the Barwon River between Geelong and Barwon Heads by the Geelong Harbour Trust between 1906 and 1920', manuscript, Geelong Historical Records Centre, 1978.
- _____, 'The Construction of Plummer Bank at Barwon Heads', manuscript, Geelong Historical Records Centre, 1996.
- _____, 'Report on the History of "Merrawarp", Honey's Road, Ceres', manuscript, Geelong Historical Records Centre, n.d.
- Aschehoug, T. & Perks, T., 'Avalon Estate, Avalon', Conservation Analysis Report, School of Architecture & Building, Deakin University, Geelong, 1991.
- Ash, F., 'Reminiscences of Frank Ash of Connewarre and Western Australia', manuscript, Geelong Historical Records Centre, n.d.
- 'A Social Profile of the Shire of Corio', Shire of Corio, August, 1991.
- Austral Heritage Consultants, 'An Archaeological Survey of the Bell Post Hill Service Basin', May 1997.
- Australian Portland Cement Limited Annual Reports 1986-1989, Geelong Historical Records Centre.
- 'Bannockburn Bibliographic - some alternative sources', Geelong Historical Records Centre, n.d.
- Barron, R., 'The History of North Geelong Primary School No.1889', anecdotal history booklet, 1990.
- 'Barwon Heads Bibliographic: some alternative sources', Geelong Historical Records Centre, n.d.
- 'Barwon Rowing Club: A Brief History', manuscript, Geelong Historical Records Centre, n.d.
- Bird, E.C.F., 'Sites of Special Scientific Interest in the Victorian Coastal Region: a report on geological and geomorphological aspects' prepared for the Town and Country Planning Board, Melbourne, 1977.

- Blackall, B., 'Batesford State School: History Notes', manuscript, Geelong Historical Records Centre, n.d.
- _____, 'Moorabool Viaduct', manuscript (includes *Geelong Advertiser* articles 1859-60 & *Victorian Railways Institute Review*, 1 September, 1918), Geelong Historical Records Centre.
- Blake, L.J., 'The National School at Belmont', manuscript, Geelong Historical Records Centre, n.d.
- Boardman, H.A., 'Shire of Bannockburn: History', manuscript, Geelong Historical Records Centre, 1962.
- Boldys, R., 'Religious Attitudes in Norlane and Belmont', Humanities Research Report, Gordon Institute of Technology, 1967.
- Brown, P.L., 'Clyde Company Papers', Geelong Historical Records Centre, Geelong.
- Camp, Scott & Furphy, 'Australian Cement Ltd Moorabool River Diversion', Environmental Report, August, 1990.
- Carr, G.W., 'The Vegetation and Management of Buckley Falls, on the Barwon River near Geelong', Environmental Report, 1987.
- _____, 'Ceres Land Transactions', manuscript, Geelong Historical Records Centre, n.d.
- Chapman, J. & Farrow, K., 'St. Laurence Park: Lara', Humanities Research Report, Gordon Institute of Technology, 1972.
- Chapman, P., 'St. Augustine's and the Christian Brothers', Archival History Report, May, 1993.
- Clapinski, K.G., 'The Shire of South Barwon', Social Science Report, Gordon Institute of Technology, 1967.
- Clelland, M., 'Belmont', History Assignment, Geelong Historical Records Centre, n.d.
- _____, 'Community Profile on the Shire of Corio', manuscript, Geelong Historical Records Centre, 1987.

- 'Corio Primary School: History of State School No.124, Corio, formerly known as Cowie's Creek', manuscript, Geelong Historical Records Centre, n.d.
- 'Corio Shire Industrial Development', report prepared by the Corio Shire Industrial Development & Planning Committee, n.d.
- 'Corio Village Opening Special', articles from the *Geelong Advertiser*, Geelong Historical Records Centre, 29 September, 1973.
- Cunningham, A.J., 'History of the Cheetham Salt Proprietary Ltd.', manuscript, Geelong Historical Records Centre, c.1950.
- Dallimore, J.T., 'Recollections of the Corio District in the mid 1920s', manuscript prepared for the Corio Primary School, 1986.
- Davies, D., 'Early Churches in the Geelong District', manuscript, Geelong Historical Records Centre, 1988.
- Day, G.E. & Grinter, D.J., 'Public Swimming Pools in the Geelong Area', Electrical Engineering Report, Gordon Institute of Technology, Geelong, 1970.
- Dekker, G., Greenwood, A. & Taylor, S., 'Perspectives on Ceres: Area Heritage Study', School of Architecture & Building, Deakin University, Geelong, n.d.
- Dickman, J. & S., 'Ripley Park - Then and Now', historical note.
- 'Early Days at Fyansford', manuscript, Geelong Historical Records Centre, n.d.
- Esam, N. & Kawaljenko, V., 'The Corio Distillery', Social Science Report, Gordon Institute of Technology, Geelong, 1971.
- Feldman, D.A., 'The Development of Light Industry in the South Barwon District', Humanities Report, Gordon Institute of Technology, 1969.
- Fergusson, J., 'Engineering Heritage Tour of Geelong', tour notes, 13 September, 1995.
- Fordham, F., 'Church Growth in the Belmont, Highton and Grovedale Area', Social Science Report, Gordon Institute of Technology, 1968.

- Foreshore Reserves: 'Barwon Heads to Queenscliff Recommended Works', Discussion Document prepared for the Ports & Harbours Division of the Victorian Department of Public Works, Melbourne, 1980.
- 'Fyansford Primary School', manuscript, Geelong Historical Records Centre, n.d.
- 'Geelong Aviation: Collected Notes', Geelong Historical Records Centre, various dates.
- 'Geelong North School No.1889', booklet, edn. no.1, 1982.
- Gibson, R.W., 'Geelong and District Historic Buildings: Notes and Commentary', manuscript, Geelong Historical Records Centre, c.1975.
- Gregan, G., 'Batesford Presbyterian Church: History', manuscript, Geelong Historical Records Centre, 1993.
- Grieg, D.K., 'Athletics in Geelong', Humanities Research Report, Gordon Institute of Technology, 1968.
- Ham, J.J. & Ewart, G.I., 'St. Augustine's Orphanage, Highton', Conservation Study, School of Architecture & Building, Deakin University, 1991.
- Ham, W. & McKim, R., 'History of the Methodist Church, Waurn Ponds', n.d.
- Hamilton, T.I.M. & Quarrell, R., 'Quarrying in Geelong and its Districts', Social Science Report, Gordon Institute of Technology, Geelong, 1971.
- Herbert, R.K. & Strzdczyk, E.R., 'History of Chemical Industry in Geelong', Social Science Report, Gordon Institute of Technology, 1969.
- 'Highton, Ceres and Barrabool Hills: Historical Notes', manuscript, Geelong Historical Records Centre, n.d.
- 'Highton History Notes', manuscript, Geelong Historical Records Centre, n.d.
- Hill, R., 'St. Helen's Bay Street, North Geelong', manuscript, Geelong Historical Records Centre, 1984.

- 'History of the Bell Post', manuscript, Geelong Historical Records Centre, n.d.
- 'History of the Highton Infant Welfare and Pre-School Centre 1954-1986', manuscript, Geelong Historical Records Centre, 1986.
- 'History of St. Paul's Lutheran Church, Grovedale', Centenary Anniversary Booklet, 1971.
- Holden, R.N., 'Barwon Heads History Notes', manuscript, Geelong Historical Records Centre, n.d.
- _____, 'Collected notes on Grovedale/Germantown', manuscript, Geelong Historical Records Centre, n.d.
- _____, 'Fyansford History Notes', manuscript, Geelong Historical Records Centre, n.d.
- _____, 'Highton Shopping Centre', letters and report, Geelong Historical Records Centre, various dates, 1970s.
- _____, 'Notes on Belmont', manuscript, Geelong Historical Records Centre, n.d.
- _____, 'Notes on Waurin Ponds', manuscript, Geelong Historical Records Centre, n.d.
- 'Holy Trinity Church of England Lara, Victoria: Historical Record 1877-1947', booklet issued in connection with the celebration of the 70th Anniversary of the Holy Trinity Church, 1947.
- Hornsey, A.P., 'Catholic Church History in Geelong from the *Geelong Advertiser*', manuscript, Geelong Historical Records Centre, n.d.
- Huddle, L., 'Architects in Geelong 1840-1860', Research Report, Department of Architecture & Building, University of Melbourne, 1979.
- _____, 'World War One - Avenue of Honour Waurin Ponds', Conservation Analysis Report, May, 1998.
- Huddle, L., et.al., 'Bellarine Heritage Study', 4 vols., Centre for Australian Studies, Deakin University, June, 1996.

- Hundt, R.P., 'Early History of the South Barwon Shire', Social Science Report, Gordon Institute of Technology, 1971.
- Jones, W., 'Index to the Early Days of Highton and Belmont', manuscript, Geelong Historical Records Centre, n.d.
- Keith, B. (ed.), 'Aviation at the Belmont Common', newspaper cuttings, Geelong Historical Records Centre, 1919.
- Lane, L.N., '65 Places round Geelong what the Natives called Them', manuscript, Geelong Historical Records Centre, n.d.
- _____, 'The Wathaurung: Geelong's earliest inhabitants', address delivered to the Geelong Historical Society, 2 March, 1988.
- Lardner, H., 'Conservation of Barrabool Sandstone', prepared for the National Estate Grants Programs, Geelong Heritage Services, Geelong, July, 1996.
- Lauterbach, A., 'History of the Ceres and the Barrabool Hill Vineyards 1842-1876', Social Science Report, Gordon Institute of Technology, Geelong, 1971.
- Lewis, M., 'Engineering Structures of Geelong', Council for the Historic Environment, Engineering Heritage Branch: Itinerary and Notes, 25 February, 1990.
- _____, 'List of Major Works by Alexander Davidson: Architect, Rokewood 1865-1868 and Davidson and Henderson, Architects, 1869-1877', tender notices, Geelong Historical Records Centre.
- Lynch, R.D., 'History of Pilkington Brothers (Australia) Pty Ltd Geelong Plant', Social Science Report, Gordon Institute of Technology, Geelong, 1970.
- McAdam, N.S., 'Barrabool State School No.73: 1858-1871', n.d.
- _____, 'Barrabool', n.d.
- _____, 'Gnarwarre History', manuscript, Geelong Historical Records Centre, n.d.

- _____, 'Schools in the Barrabool Shire', n.d.
- _____, 'Montpellier 1858-1930: Brief History of the house and area known as Montpellier', manuscript, Geelong Historical Records Centre, n.d.
- McCann, W.B., 'History of Descendants of Peter McCann who landed in Australia in 1879 and the Establishment of the Cement Industry and its Development in Victoria', manuscript, Geelong Historical Records Centre, 1943.
- McIntosh, D., 'Greystanes: A Conservation Analysis', 2 vols., Architecture Thesis, School of Architecture, Deakin University, Geelong, 1989.
- Milner, P., 'The Barwon Paper Mill: A Case of a Mill in the Wrong Position?', Technology Report TR-82/1, presented to the Engineering Heritage Subcommittee, Institute of Engineers, Melbourne, January, 1982.
- Mitcheltree, R., DeGryso, J. & Mathews, S., 'Objectives and Guidelines for the Management of the Barwon River at Geelong', prepared for the Geelong Waterworks & Sewerage Trust, July, 1982.
- Morrow, W.J., 'Barwon Paper Mill', manuscript, Geelong Historical Records Centre, n.d.
- _____, 'Index to the Geelong Advertiser', Geelong Historic Records Centre.
- _____, 'National Trust Fund to Application for Funds to Re-Erect an Historic Store', manuscript, Geelong Historical Records Centre, 1975.
- Nott, R., 'Private Enterprise Building and Running the Geelong-Melbourne Railway 1853-1860', Social Science Report, Gordon Institute of Technology, 1968.
- O'Connor, C., 'Register of Australian Historic Bridges', Institute of Engineers of Australia & Australian Heritage Commission, 1983.
- O'Connor, C., 'Selection of Bridges for the Australian Register of the National Estate', Research Report no.CE69, Department of Civil Engineering, University of Queensland, March, 1986.

- O'Neill, F., 'Survey of Court Houses in Victoria, 1858-', Historic Buildings Branch, Housing & Construction, Ministry of Planning & Housing, 1990.
- _____, 'Survey of Police Buildings in Victoria', Historic Buildings Branch, Housing & Construction, Ministry of Planning & Housing, 1990.
- _____, 'Osborne House: The reason why Osborne House was chosen for the temporary Naval College', manuscript, Geelong Historical Records Centre, n.d. [1975?].
- Park, J.S., 'The History of the Barwon Rowing Club', Humanities Research Report, Gordon Institute of Technology, 1971.
- Parker, D.S., 'The Sporting Motorcycle Club', Social Science Report, Gordon Institute of Technology, 1971.
- Pescott, J., 'South Barwon 1857-1985: Index', manuscript, Geelong Historical Records Centre, n.d.
- Peterson, R., 'Survey of Historic Schools in Victoria', Historic Buildings Branch, Housing & Construction, Ministry of Planning & Housing, 1988.
- _____, 'The Phosphate Co-Operative Company of Australia Limited Annual Reports and Statements of Accounts, 1983-1989.
- _____, 'Phylloxera Vastatrix: Several Reports on the Disease and its Effect on the Vineyards 1878-1899', Geelong Historical Records Centre.
- Pott, H., 'St. John's Highton', Historical record, Geelong Historical Records Centre, n.d.
- Poyner, K.J., 'The Public Buildings in and around Ceres: Sandstone Buildings in the Parish of Barrabool', Final Year Thesis, School of Architecture, Deakin University, 1978.
- Radzik, K., '32 Bay Street, the Crowe Residence, North Geelong', Conservation Research Project, School of Architecture & Building, Deakin University, Geelong, 1991.

- 'Rivers and Streams Special Investigation Report', Land Conservation Council, Melbourne, September, 1989.
- Robertson, J., 'Reminiscence of J. Robertson, North Geelong', manuscript, Geelong Historical Records Centre, n.d.
- Rowe, D., 'Architecture of Geelong 1860-1900', Architecture Research Thesis, School of Architecture & Building, Deakin University, 1991.
- _____, 'Building a National Image: The Architecture of John Smith Murdoch, Australia's First Commonwealth Government Architect', PhD (Arch.) Thesis, Deakin University, 1997.
- Rudewych, V.J., 'Survey of Geelong Golf', Humanities Research Report, Gordon Institute of Technology, 1970.
- 'St. Catherine's Orphanage, Roslyn Road: Short History and Development Plans', manuscript, Geelong Historical Records Centre, n.d.
- 'St. John's Church of England Highton', Souvenir booklet, n.d.
- Scott, D.G., 'The History of "Moranghurk"', Humanities Investigation Report, Gordon Institute of Technology, 1973.
- 'Shire of Bannockburn: A Step into the Past, Historical Tour including Art and Craft', Geelong Historical Records Centre, n.d.
- 'Shire of Corio Environmental Factors Report', Corio Shire Industrial Development and Planning Committee, n.d.
- 'Shire of Corio: Pilot Training at Avalon Airport', report prepared by the Shire of Corio, July, 1974.
- Spalding, H.W., 'History of Lara, recorded by H.W. Spalding', manuscript, Geelong Historic Records Centre, n.d.
- Steven, I., 'History of the Bell Park Football Club 1958-1973', Social Science Report, Gordon Institute of Technology, 1973.

- 'Sutherland's Creek Tennis Club History', manuscript, Geelong Historical Records Centre, n.d.
- Szakiel, C., 'Sporting Developments in and around Geelong', Social Science Report, Gordon Institute of Technology, 1967.
- Thomas, R.H., 'An Index of Wesleyan Methodist Churches 1836-1902', Research Report, Department of Architecture & Building, University of Melbourne, 1970.
- Trethowan, B., 'Banks of Victoria Study 1851-1939', report for the Historic Buildings Preservation Council, 1976.
- _____, 'The Public Works Department of Victoria: 1851-1900', vol.1, Research Report, Department of Architecture & Building, University of Melbourne, Carlton, 1975.
- Venters, R., 'Landholding and Development in the Shire of Bannockburn 1881-1901', 4th Year Honours Thesis, Department of History, University of Melbourne, n.d.
- Ward, A. & Donnelly, A., 'Victoria's Railway Stations: An Architectural Survey' in association with the Australian Railway Historical Society, 4 vols.
- 'Waurm Ponds a brief history', manuscript, Geelong Historical Records Centre, 1996.
- 'Waurm Ponds Historical Notes', manuscript, Geelong Historical Records Centre, n.d.
- Whytcross, B., 'History of the Anakie Primary School', manuscript, Geelong Historical Records Centre, n.d.
- Willingham, A., 'Two Scots in Victoria: the architecture of Davidson and Henderson', M. Arch. Thesis, University of Melbourne, 1983.
- Wilson, A.G., 'History of the Australian Portland Cement Limited Fyansford Works 1890-1970', Social Science Report, Gordon Institute of Technology, Geelong, 1970.
- Withers, G., 'Barwon Paper Mill, Fyansford', Conservation Project, School of Architecture & Building, Deakin University, Geelong, 1991.

☐ **SECTION 7**

7.0 Appendices

7.0 APPENDICES

Appendix 7.1 The Burra Charter

Appendix 7.2 Principal Australian Themes – Australian Heritage Commission

Appendix 7.3 Criteria for the Register of the National Estate adopted by the Australian Heritage Commission (1990)

Appendix 7.4 Time Period and Architectural Style Chart

Appendix 7.5 Stylistic Glossary

Appendix 7.6 Record Sheet Glossary

Appendix 7.7 Protection of Archaeological Places

Appendix 7.8 Schedule of Heritage Places Recommended for Inclusion on the Victorian Heritage Register

Appendix 7.9 Schedule of Heritage Places Recommended for Inclusion on the Register of the National Estate

Appendix 7.10 Schedule of Heritage Places Recommended for Inclusion on the Victorian Heritage Inventory

Appendix 7.11 Schedule of Individual Heritage Places Listed Alphabetically by Suburb, and Alphabetically by Street Address

Appendix 7.1 The Burra Charter

THE AUSTRALIA ICOMOS CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL SIGNIFICANCE (The Burra Charter)

Preamble

Having regard to the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1966), and the Resolutions of 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the following Charter was adopted by Australia ICOMOS on 19th August 1979 at Burra Burra. Revisions were adopted on 23rd February 1981 and on 23 April 1988.

Explanatory Notes

These notes do not form part of the Charter and may be added to by Australia ICOMOS.

Definitions

Article 1. For the purpose of this Charter:

- 1.1 *Place* means site, area, building or other work, group of buildings or other works together with associated contents and surroundings.
- 1.2 *Cultural significance* means aesthetic, historic, scientific or social value for past, present or future generations.
- 1.3 *Fabric* means all the physical material of the *place*.
- 1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*. It includes *maintenance* and may according to circumstance include *preservation*, *restoration*, *reconstruction* and *adaptation* and will be commonly a combination of more than one of these.
- 1.5 *Maintenance* means the continuous protective care of the *fabric*, contents and setting of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction* and it should be treated accordingly.
- 1.6 *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning the EXISTING fabric of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- 1.8 *Reconstruction* means returning a *place* as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the *fabric*. This is not to be confused with either re-creation or conjectural reconstruction which are outside the scope of this Charter.
- 1.9 *Adaptation* means modifying a *place* to suit proposed compatible uses.

Article 1.1

Place includes structures, ruins, archaeological sites and landscapes modified by human activity.

Article 1.5

The distinctions referred to in Article 1.5, for example in relation to roof gutters, are:

- maintenance—regular inspection and cleaning of gutters
- repair involving restoration—returning of dislodged gutters to their place
- repair involving reconstruction—replacing decayed gutters

- 1.10 *Compatible use* means a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact.

Conservation Principles

Article 2. The aim of *conservation* is to retain the *cultural significance* of a place and must include provision for its security, its *maintenance* and its future.

Article 3. *Conservation* is based on a respect for the existing *fabric* and should involve the least possible physical intervention. It should not distort the evidence provided by the *fabric*.

Article 4. *Conservation* should make use of all the disciplines which can contribute to the study and safeguarding of a place. Techniques employed should be traditional but in some circumstances they may be modern ones for which a firm scientific basis exists and which have been supported by a body of experience.

Article 5. *Conservation* of a place should take into consideration all aspects of its *cultural significance* without unwarranted emphasis on any one aspect at the expense of others.

Article 6. The conservation policy appropriate to a place must first be determined by an understanding of its *cultural significance*.

Article 7. The conservation policy will determine which uses are compatible.

Article 8. *Conservation* requires the maintenance of an appropriate visual setting: e.g., form, scale, colour, texture and materials. No new construction, demolition or modification which would adversely affect the setting should be allowed. Environmental intrusions which adversely affect appreciation or enjoyment of the place should be excluded.

Article 2

Conservation should not be undertaken unless adequate resources are available to ensure that the fabric is not left in a vulnerable state and that the cultural significance of the place is not impaired. However, it must be emphasised that the best conservation often involves the least work and can be inexpensive.

Article 3

The traces of additions, alterations and earlier treatments on the fabric of a place are evidence of its history and uses.

Conservation action should tend to assist rather than to impede their interpretation.

Article 6

An understanding of the cultural significance of a place is essential to its proper conservation. This should be achieved by means of a thorough investigation resulting in a report embodying a statement of cultural significance. The formal adoption of a statement of cultural significance is an essential prerequisite to the preparation of a conservation policy.

Article 7

Continuity of the use of a place in a particular way may be significant and therefore desirable.

Article 8

New construction work, including infill and additions, may be acceptable, provided:

it does not reduce or obscure the cultural significance of the place

it is in keeping with Article 8

Article 9. A building or work should remain in its historical location. The moving of all or part of a building or work is unacceptable unless this is the sole means of ensuring its survival.

Article 10. The removal of contents which form part of the *cultural significance* of the *place* is unacceptable unless it is the sole means of ensuring their security and *preservation*. Such contents must be returned should changed circumstances make this practicable.

Conservation Processes

Preservation

Article 11. *Preservation* is appropriate where the existing state of the *fabric* itself constitutes evidence of specific *cultural significance*, or where insufficient evidence is available to allow other conservation processes to be carried out.

Article 12. *Preservation* is limited to the protection, *maintenance* and, where necessary, the stabilization of the existing fabric but without the distortion of its *cultural significance*.

Restoration

Article 13: *Restoration* is appropriate only if there is sufficient evidence of an earlier state of the *fabric* and only if returning the *fabric* to that state reveals the *cultural significance* of the *place*.

Article 14. *Restoration* should reveal anew culturally significant aspects of the *place*. It is based on respect for all the physical, documentary and other evidence and stops at the point where conjecture begins.

Article 15. *Restoration* is limited to the reassembling of displaced components or removal of accretions in accordance with Article 16.

Article 9

Some structures were designed to be readily removable or already have a history of previous moves, e.g. prefabricated dwellings and poppet-heads. Provided such a structure does not have a strong association with its present site, its removal may be considered.

If any structure is moved, it should be moved to an appropriate setting and given an appropriate use. Such action should not be to the detriment of any place of cultural significance.

Article 11

Preservation protects fabric without obscuring the evidence of its construction and use.

The process should always be applied:

where the evidence of the fabric is of such significance that it must not be altered. This is an unusual case and likely to be appropriate for archaeological remains of national importance;

where insufficient investigation has been carried out to permit conservation policy decisions to be taken in accordance with Articles 23 to 25.

Article 12

Stabilization is a process which helps keep fabric intact and in a fixed position. Where carried out as a part of preservation work it does not introduce new materials into the fabric. However, when necessary for the survival of the fabric, stabilization may be effected as part of a reconstruction process and new materials introduced. For example, grouting or the insertion of a reinforcing rod in a masonry wall.

Article 13

See explanatory note for Article 2.

Article 16. The contributions of all periods to the *place* must be respected. If a *place* includes the *fabric* of different periods, revealing the *fabric* of one period at the expense of another can only be justified when what is removed is of slight *cultural significance* and the *fabric* which is to be revealed is of much greater *cultural significance*.

Reconstruction

Article 17. *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration and where it is necessary for its survival, or where it reveals the *cultural significance* of the *place* as a whole.

Article 18. *Reconstruction* is limited to the completion of a depleted entity and should not constitute the majority of the *fabric* of a *place*.

Article 19. *Reconstruction* is limited to the reproduction of *fabric*, the form of which is known from physical and/or documentary evidence. It should be identifiable on close inspection as being new work.

Adaptation

Article 20. *Adaptation* is acceptable where the *conservation* of the *place* cannot otherwise be achieved, and where the *adaptation* does not substantially detract from its *cultural significance*.

Article 21. *Adaptation* must be limited to that which is essential to a use for the *place* determined in accordance with Articles 6 and 7.

Article 22. *Fabric* of *cultural significance* unavoidably removed in the process of *adaptation* must be kept safely to enable its future reinstatement.

Conservation Practice

Article 23. Work on a *place* must be preceded by professionally prepared *studies* of the physical, documentary and other evidence, and the *existing fabric* recorded before any intervention in the *place*.

Article 24. Study of a *place* by any intervention in the *fabric* or by archaeological excavation should be undertaken where necessary to provide data essential for decisions on the *conservation* of the *place* and/or to secure evidence about to be lost or made inaccessible through necessary *conservation* or other unavoidable action. Investigation of a *place* for any other reason which requires physical disturbance and which adds substantially to a scientific body of knowledge may be permitted, provided that it is consistent with the conservation policy for the *place*.

Article 25. A written statement of conservation policy must be professionally prepared setting out the *cultural significance* and proposed *conservation* procedure together with justification and supporting evidence including photographs, drawings and all appropriate samples.

Article 26. The organisation and individuals responsible for policy decisions must be named and specific responsibility taken for each such decision.

Article 25

The procedure will include the conservation processes referred to in Article 1.4 and other matters described in Guidelines to the Burra Charter; Conservation policy.

Article 27. Appropriate professional direction and supervision must be maintained at all stages of the work and a log kept of new evidence and additional decisions recorded as in Article 25 above.

Article 28. The records required by Articles 23, 25, 26 and 27 should be placed in a permanent archive and made publicly available.

Article 29. The items referred to in Articles 10 and 22 should be professionally catalogued and protected.

Words in italics are defined in Article 1.

Appendix 7.2 Principal Australian Themes (A.H.C.)

THE PRINCIPAL AUSTRALIAN HISTORIC THEMES

The framework below has been developed by the Australian Heritage Commission. It is intended to be used as an analytical tool, to assist with identifying the rich themes of Australian history. The use of the active tense (using words and phrases that suggest action) helps to emphasise the dynamic nature of our history, and of the processes that have created our heritage. It should also be noted that the framework is still in draft form.

The framework comprises principal themes and sub-themes.

1. Tracing the evolution of a continent's special environments
 - 1.1 Tracing climatic and topographical change
 - 1.2 Tracing the emergence of and development of Australian plants and animals
 - 1.3 Assessing scientifically diverse environments
 - 1.4 Appreciating the natural wonders of Australia
2. Peopling the continent
 - 2.1 Recovering the experience of Australia's earliest inhabitants
 - 2.2 Appreciating how Aboriginal people adapted themselves to diverse regions before regular contact with other parts of the world
 - 2.3 Coming to Australia as a punishment
 - 2.4 Migrating
 - 2.5 Promoting settlement on the land through selection and group settlement
 - 2.6 Fighting for the land
3. Developing local, regional and national economies
 - 3.1 Surveying the coastline
 - 3.2 Surveying the continent and assessing its potential
 - 3.3 Exploiting natural resources
 - 3.4 Developing primary production
 - 3.5 Recruiting labour
 - 3.6 Establishing lines and networks of communication
 - 3.7 Moving goods and people
 - 3.8 Farming for export under Australian conditions
 - 3.9 Integrating Aboriginal people into the cash economy
 - 3.10 Altering the environment for economic development
 - 3.11 Feeding people
 - 3.12 Developing an Australian manufacturing capacity
 - 3.13 Developing an Australian engineering and construction industry
 - 3.14 Developing economic links to the rest of the world
 - 3.15 Struggling with remoteness, hardship and failure
 - 3.16 Inventing devices to cope with special Australian problems
 - 3.17 Financing Australia
 - 3.18 Marketing and retailing
 - 3.19 Informing Australians
 - 3.20 Entertaining for profit
 - 3.21 Lodging people
 - 3.22 Catering for tourists
 - 3.23 Selling companionship and sexual services
 - 3.24 Adorning Australians
 - 3.25 Treating what ails Australians

4. Building settlements, towns and cities
 - 4.1 Planning urban settlement
 - 4.2 Supplying services
 - 4.3 Developing urban institutions
 - 4.4 Living with slums, homelessness and as outcasts
 - 4.5 Making towns to serve rural Australia
 - 4.6 Remembering significant phases in the development of towns and suburbs
5. Working
 - 5.1 Working in harsh conditions
 - 5.2 Organising workers and work places
 - 5.3 Caring for workers' dependent children
 - 5.4 Working in offices
 - 5.5 Trying to make crime pay
 - 5.6 Working in the home
 - 5.7 Surviving as Aboriginal people in a white-dominated economy
6. Educating
 - 6.1 Forming associations, libraries and institutes for self-education
 - 6.2 Establishing schools
 - 6.3 Training people for workplace skills
 - 6.4 Building a system of higher education
 - 6.5 Educating people in remote locations
 - 6.6 Educating people in two cultures
7. Governing
 - 7.1 Governing Australia as a province of the British Empire
 - 7.2 Developing institutions of self-government and democracy
 - 7.3 Federating Australia
 - 7.4 Governing Australia's colonial possessions
 - 7.5 Developing administrative structures and authorities
8. Developing cultural institutions and ways of life
 - 8.1 Organising recreation
 - 8.2 Going to the beach
 - 8.3 Going on holiday
 - 8.4 Eating and drinking
 - 8.5 Forming associations
 - 8.6 Worshipping
 - 8.7 Honouring achievement
 - 8.8 Remembering the fallen
 - 8.9 Commemorating significant events and people
 - 8.10 Pursuing excellence in the arts and sciences
 - 8.11 Making Australian folklore
 - 8.12 Living in and around Australian homes
9. Marking the phases of life
 - 9.1 Bringing babies into the world
 - 9.2 Bringing up children
 - 9.3 Growing up
 - 9.4 Forming families and partnerships
 - 9.5 Growing old
 - 9.6 Mourning the dead
 - 9.7 Disposing of dead bodies

Appendix 7.3 Criteria for the Register of the National Estate adopted by the Australian Heritage Commission

CRITERIA FOR THE REGISTER OF THE NATIONAL ESTATE

CRITERION A:

ITS IMPORTANCE IN THE COURSE, OR PATTERN, OF AUSTRALIA'S NATURAL OR CULTURAL HISTORY

A.1 Importance in the evolution of Australian flora, fauna, landscapes or climate.

A.2 Importance in maintaining existing processes or natural systems at the regional or national scale.

A.3 Importance in exhibiting unusual richness or diversity of flora, fauna, landscapes or cultural features.

A.4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.

CRITERION B:

ITS POSSESSION OF UNCOMMON, RARE OR ENDANGERED ASPECTS OF AUSTRALIA'S NATURAL OR CULTURAL HISTORY

B.1 Importance for rare, endangered or uncommon flora, fauna, communities, ecosystems, natural landscapes or phenomena, or as a wilderness.

B.2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest

CRITERION C:

ITS POTENTIAL TO YIELD INFORMATION THAT WILL CONTRIBUTE TO AN UNDERSTANDING OF AUSTRALIA'S NATURAL OR CULTURAL HISTORY

C.1 Importance for information contributing to a wider understanding of Australian natural history, by virtue of its use as a research site, teaching site, type locality, reference or benchmark site.

C.2 Importance for information contributing to a wider understanding of the history of human occupation of Australia.

CRITERION D:

ITS IMPORTANCE IN DEMONSTRATING THE PRINCIPAL CHARACTERISTICS OF: (I) A CLASS OF AUSTRALIA'S NATURAL OR CULTURAL PLACES; OR (II) A CLASS OF AUSTRALIA'S NATURAL OR CULTURAL ENVIRONMENTS

D.1 Importance in demonstrating the principal characteristics of the range of landscapes, environments or ecosystems, the attributes of which identify them as being characteristic of their class.

D.2 Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, philosophy, custom, process, land use, function, design or technique).

CRITERION E:

ITS IMPORTANCE IN EXHIBITING PARTICULAR AESTHETIC CHARACTERISTICS VALUED BY A COMMUNITY OR CULTURAL GROUP

E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

CRITERION F:

ITS IMPORTANCE IN DEMONSTRATING A HIGH DEGREE OF CREATIVE OR TECHNICAL ACHIEVEMENT AT A PARTICULAR PERIOD

F.1 Importance for its technical, creative, design or artistic excellence, innovation or achievement.

CRITERION G:

ITS STRONG OR SPECIAL ASSOCIATIONS WITH A PARTICULAR COMMUNITY OR CULTURAL GROUP FOR SOCIAL, CULTURAL OR SPIRITUAL REASONS

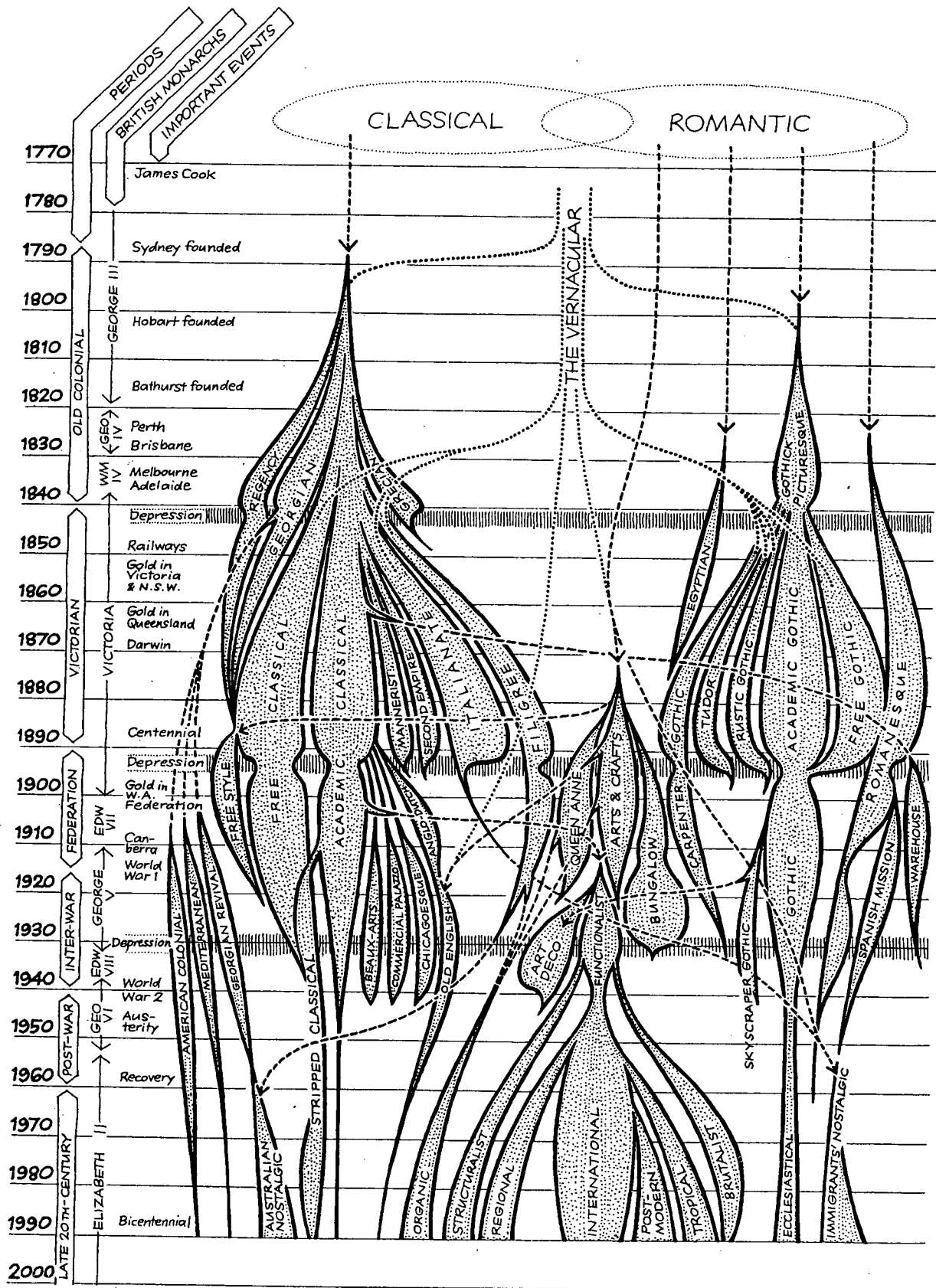
G.1 Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.

CRITERION H:

ITS SPECIAL ASSOCIATION WITH THE LIFE OR WORKS OF A PERSON, OR GROUP OF PERSONS, OF IMPORTANCE IN AUSTRALIA'S NATURAL OR CULTURAL HISTORY

H.1 Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region. ch Results

Appendix 7.4 Time Period & Architectural Style Chart



Period & Style Chart

(Source: Apperly, Irving & Reynolds, *A Pictorial Guide to Identifying Australian Architecture*, Angus & Robertson, North Ryde, 1989, p.20.)

Appendix 7.5 Stylistic Glossary

APPENDIX 7.5: GLOSSARY OF STYLES

The stylistic terminology used in this Heritage Study has predominantly followed the definition of styles provided in the *City of Greater Geelong Heritage & Design Guidelines*, 1997. However, because of the specific characteristics of some buildings identified and documented in the study, or because of the large volume of particular and distinctive stylistic types (such as the interwar Californian Bungalow and interwar Bungalow), it has been necessary to provide additional glossaries and further definitions to those included in the *Heritage & Design Guidelines*. Examples of each stylistic type within the study area are given with each category:

Victorian Vernacular, c.1840 - c.1900

Victorian vernacular styled buildings were often designed in a more rudimentary manner than typical Victorian styled structures. They share many of the characteristics of the "Early Victorian" styled houses within Geelong (see *Heritage & Design Guidelines*), but may have been constructed as late as c.1900. The key characteristics of the Victorian vernacular style are:

- Simple facades, often characterised by a rudimentary gable or hipped roofs, often of 30 degrees pitch, and sometimes with early and introduced rear skillion sections;
- Unpainted galvanised corrugated iron roof cladding, with the wall cladding being predominantly horizontal weatherboard, and sometimes brick;
- Narrow eaves;
- Guttering usually ogee or half round with circular down pipes;
- Skillion, ogee or concave front verandah forms;
- Little original verandah decoration, perhaps a small amount of simple timber fretwork or iron valances and brackets;
- Rectangular timber framed, double hung windows;
- Four panelled front timber doors, sometimes with highlight above;
- Plain, unpainted brick chimneys, sometimes with simple corbelling;



Example: House, 51 Forest Road South, Lara.

Federation Vernacular, c.1890 - c.1915

Like Federation styled houses, these buildings have an emphasis on their three dimensional qualities rather than presenting a front façade to the street. However, they are less elaborate and more simplified both in form and details to Federation styled houses. These buildings are predominantly rural homesteads, with climatic-responsive design characteristics especially denoted by a dominant roof and broadly-projecting eaves and verandahs. The key characteristics include:

- Asymmetrical configuration;
- Single, dominant hipped or gambrel roof form;
- Minor gable roofs and skillion, bullnosed or broken-back verandahs that project to the front and/or sides;
- Galvanised corrugated iron roof cladding;
- Unpainted brick chimneys of a rudimentary, austere, design;
- Modest eave overhangs;
- Horizontal weatherboard wall cladding;
- Timber framed double hung or casement windows arranged in pairs or singularly;
- Rudimentary decorative gable infill (in the minor gables);
- Simple verandah detailing (timber posts, fretwork & brackets);
- Often front four panelled timber doors, perhaps with a highlight and/or sidelight;



Example: Homestead, 125 Argyle Street, Little River.

Interwar Californian Bungalow, c.1915 - c.1945

Referred to as "Bungalow" in the Heritage & Design Guidelines, but more specifically is defined as interwar Californian Bungalow in this Heritage Study. Please refer to the Guidelines for the key characteristics of the style.

Interwar Bungalow, c.1915 – c.1945

Interwar Bungalow styled houses share several features with the interwar Californian Bungalow, for both types were constructed around the same time. However, the Interwar Bungalow is especially characterised by a dominant, "floating" hipped roof form and more simplified detailing. The key characteristics of the Interwar Bungalow include:

- Symmetrical or asymmetrical configuration;
- Dominant hipped roof form;
- Projecting minor hipped and/or gabled roofs to the street frontage, and particularly hipped verandah porches to the street frontage;
- Wide eave overhangs;
- Galvanised corrugated iron roof cladding, and sometimes tiled roof cladding;
- Verandah porches supported by substantial unpainted brick or rendered piers with concrete cappings, or tapered pillars supported by unpainted brick or rendered piers, and solid brick or rendered balustrades with concrete cappings;
- Predominantly horizontal weatherboard wall cladding;
- Unpainted brick or rendered chimneys that adorn the roofline (and are usually of a simple rectangular form, sometimes with a soldier course capping);
- Horizontal banks of timber framed windows, rectangular in form and typically of the double hung type, with large glazed panes (larger windows than the interwar Californian Bungalow type);
- Often front timber and glazed doors;
- Small useage of decorative gable infill (shingling, battening and panelling);



Example: House, 46 Riverview Terrace, Belmont.

Interwar Vernacular Bungalow, c.1915 – c.1945

Like the Federation vernacular style, the Interwar vernacular Bungalow comprises largely rural homesteads, with dominant homestead-bungalow roofs, and sheltered recessed verandahs. Many of the Federation vernacular characteristics were incorporated into the design of the interwar vernacular Bungalow, although there was less emphasis on creating a picturesque three-dimensional form, and more emphasis on establishing a single, protective roof form. The key characteristics include:

- Symmetrical or asymmetrical design;
- Single, steeply-pitched and dominant hipped roof form;
- Recessed front and/or return verandahs under the main roof;
- Galvanised corrugated iron roof cladding;
- Horizontal weatherboard or masonry wall cladding;
- Unpainted brick and corbelled chimneys with terra cotta pots adorn the roofline;
- Wide eaves overhangs;
- Very simple verandah detailing: rudimentary verandah posts and little if any ornamentation (valances and brackets);
- Rectangular, timber framed double hung windows arranged in pairs, horizontal banks and singularly;
- Main timber and glazed entrance doors;

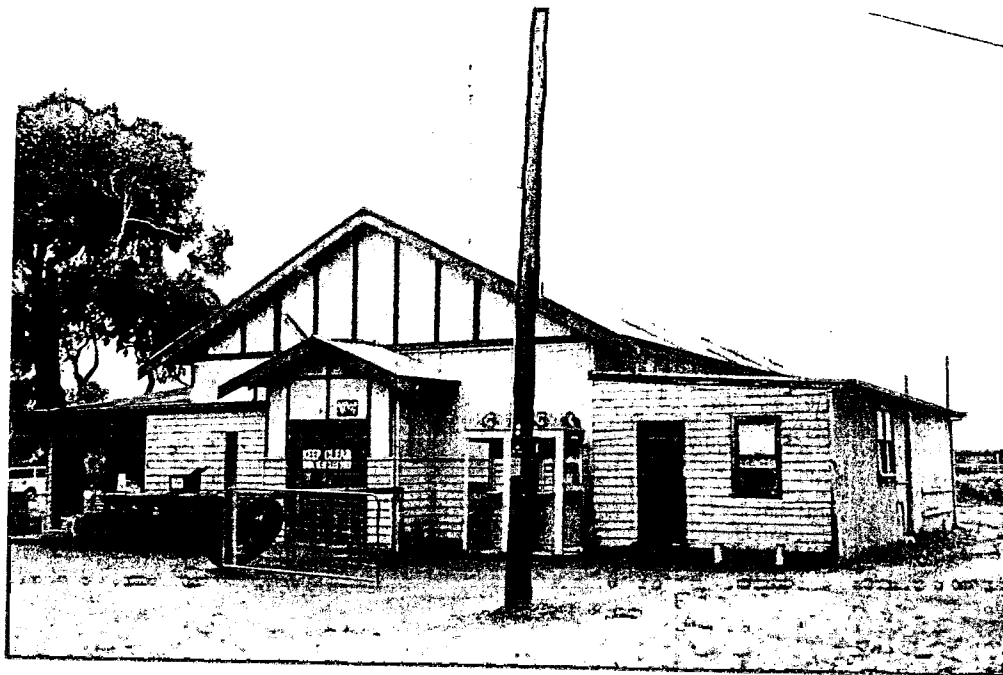


Example: Clover Hill Strawberry Farm, 155 Forest Road South, Lara.

Interwar Hall Bungalow, c.1915 - c.1945

These buildings were often constructed as public halls in the 1920s and 1930s, for use by the community. Their design and construction are similar to that of their residential counterparts, the interwar Californian Bungalow houses. However, the interwar Hall Bungalow are obviously larger and have different spatial layouts. The key characteristics include:

- Dominant single gable roof form, sometimes with projecting minor gable porches;
- Galvanised corrugated iron or tiled roof cladding;
- Galvanised iron ventilation stacks situated along the gable ridge line;
- Horizontal or vertical weatherboard, or brick and render wall cladding;
- Wide eaves overhangs, sometimes with exposed rafters;
- Timber framed windows, often situated along the longitudinal facades as single double hung or fixed and pivot windows;
- Beaded timber entrance doors;
- Decorative gable infill, notably battening and panelling, and signage, are distinctive features of the style;



Example: Former Lobster Pot Dance Hall, Barwon Heads Park, Barwon Heads.

Interwar Hall Vernacular, c.1915 - c.1945

These buildings share almost all of the characteristics of the interwar Hall Bungalow structures, yet there are of a more rudimentary design. The key characteristics include:

- Single, dominant gable roof form, with projecting minor entrance gables at the sides or ends;
- Galvanised corrugated iron or tiled roof cladding;
- Galvanised iron ventilation stacks situated along the gable ridge line;
- Wide eaves overhangs;
- Horizontal weatherboard or unpainted brick wall cladding;
- Simple, singular, timber framed double hung windows along the longitudinal facades, and perhaps a bank of windows at the gable ends;
- Beaded timber entrance doors;
- Simple (if any) gable infill, perhaps a signage panel or gable ventilator;



Example: United Services Memorial Hall, 2A Reserve Road, Grovedale.

Postwar Bungalow, c.1945 – c.1960

Referred to as "Modern" in the Heritage & Design Guidelines, but more specifically is defined as Postwar Bungalow in this Heritage Study. Together with the key characteristics listed in the Heritage Guidelines, other features of the style include:

- Predominantly asymmetrical, triple or double fronted form;
- Dominant hipped or gabled roof form, with minor hips and gables projecting towards the street frontage or side;
- Flat roofed corner porches;
- Galvanised corrugated iron or tiled roof cladding;
- Horizontal weatherboard wall cladding or brick veneer construction;
- Horizontal banks of timber framed windows, with large areas of glass;
- Wide eaves overhangs;



Example: House, 21 Culbin Avenue, Belmont.

Interwar & Postwar Old English, c.1915 – c.1960

This style emanated from the English Vernacular Revival architecture of Richard Norman Shaw and his contemporaries in England in the late 19th century. After the First World War, a style that incorporated several of the features of the English Vernacular idiom was broadly developed, and was especially utilised in Geelong between 1930 and 1960. The key characteristics of the style include:

- Asymmetrical form;
- Picturesque arrangement of steeply-pitched and gabled roof forms, often with a dominant gable that traverses the site, and minor gables that project towards the street frontage;
- Tiled roof cladding;
- Prominent, often stepped, unpainted brick chimneys;
- Wide eaves overhangs;
- Unpainted brick wall construction;
- Decorative and corbelled gable ends;
- Timber framed, predominantly double hung, windows, arranged in horizontal banks, pairs, and singularly, and as corner windows;
- Decorative brick patterning on wall, gable ends and chimneys;
- Timber and glazed front doors with sidelights;



Example: House, 26 Regent Street, Belmont.

Appendix 7.6 Record Sheet Glossary

APPENDIX 7.6: Record Sheet Glossary

The fields and terms used to document each heritage place on the Record Sheets provided in the following volumes of this study are largely self explanatory. However, the following glossary provides further details and/or clarity on the manner in which the information should be interpreted:

Existing Use/Type

The broad type of site from the following list developed in association with the historic themes identified in the Environmental History:

- Rural Residential (house, homestead site);
- Suburban Residential (typical suburban house site);
- Industrial (factory, water supply sites, etc.);
- Structure (bridge, wall sites, etc.);
- Religious (church site);
- Educational (school site);
- Railway (site associated with a railway line – bridge, station, signal box);
- Agricultural (site within or part of a farm – woolshed, dairy, etc.);
- Archaeological (site identified by ruins/relics);
- Cemetery;
- Landscape (site identified by a reserve, park, treeline, cemetery);
- Civic (site associated with local government – municipal offices, etc.);
- Public (site that belongs to the community – public hall, etc.);
- Commercial (office, shop sites, etc.);

Key Dates

Original: date when place was first developed (ie. construction of a house);

Major Changes: dates when additions, alterations, etc., were carried out on a place;

Conservation Management Plan

Existing: If a Conservation Management Plan has already been developed for the place, this field brings its existence to the attention of owners, planners, etc;

High Priority: If the place is of such interest, integrity and/or complexity that it requires a Conservation Management Plan to ensure that any future developments may be undertaken appropriately – with consideration to the significant fabric – it will be identified as a High Priority in the field box.

Precinct Name:

If a heritage place is located within a precinct, the name of that precinct appears in the field box. If the heritage place is not situated within a precinct, then the field box will remain blank or will be identified by "N/A" (not applicable).

Heritage Study Degrees of Significance:

In accordance with the Criteria for Assessment noted in the ICOMOS Burra Charter, and with the Criteria for the Register of the National Estate as prescribed in the *VPP Practice Note: Applying the Heritage Overlay*, these fields list the specific individual significance levels of the heritage place with regard to its aesthetic, historic, scientific and/or social value/s. The overall significance level is also provided to clarify which heritage listing/s are recommended for the place.

Australian Map Grid Co-ordinates & Cadastral Location

Apart from acting as an accurate location device, this information is required for archaeological sites recommended for inclusion on the Victorian Heritage Inventory.

Types of Sites

Provides further details of the particular heritage site in relation to buildings, other structures, gardens, fences, etc. These details can assist with the development of the Schedule to the Heritage Overlay in the Planning Scheme (ie. whether fence and/or paint controls apply, etc.).

Historical Themes

Cross references the particular heritage place with the historical themes identified in the Environmental History.

Stylistic Character

Lists the particular style type if the heritage place is a building (see the Greater Geelong Heritage & Design Guidelines and Appendix 7.5 Stylistic Glossary for further details).

Heritage Precinct: Significant Urban Character Features visually connected to this place

Provides specific details on those key attributes of the precinct in which the heritage place is located and visually connected. These specific details are cross-referenced in the key attributes section of the precinct information (Section 3).

Comparative Listings

Provides a list of heritage places that are comparable to the place being documented with respect (but not limited) to one or several of the following:

- Architectural style;
- Building form;
- Designer and/or Builder;
- Construction materials;
- Specific type of site (ie. golf clubhouse)

Statement of Cultural Significance

Provides individual statements regarding the aesthetic, historic, scientific and/or social significance of the heritage place, in accordance with the ICOMOS Burra Charter and Criteria for the Assessment of the National Estate.

Appendix 7.7 Protection of Archaeological Places

APPENDIX 7.7: PROTECTION OF ARCHAEOLOGICAL PLACES

All historical archaeological sites are protected under Section 127 of the Heritage Act 1995. As it is difficult to accurately gauge the significance of an archaeological site, any site with archaeological potential is listed in the Heritage Inventory (Part 6 Protection of Archaeological Places, Heritage Act 1995). Archaeological sites which have been assessed as being of significance to the state are placed on the Victorian Heritage Register.

Heritage Inventory

- The Heritage Inventory is a listing of all known historical archaeological sites in Victoria, regardless of their level of significance. Heritage Victoria maintains the Heritage Inventory which consists of a database and base maps of all reported sites in Victoria. Any new archaeological sites which have been found are added to the Heritage Inventory.
- Protection given to sites listed in the Inventory applies to all archaeological places regardless of whether they are listed in the Heritage Inventory or not.
- Any person undertaking an investigation or survey for the purposes of finding an archaeological site or relic must inform the Executive Director, Heritage prior to undertaking the survey and submit all documentation at the completion of the survey (Section 131, Part 6 Protection of Archaeological Places, Heritage Act 1995).
- For a site which is listed in the Heritage Inventory, or has the potential to be listed in the Heritage Inventory, the consent of the Executive Director, Heritage is required to excavate, damage or disturb relics and sites Inventory (section 129, Part 6 Protection of Archaeological Places, Heritage Act 1995).
- Under Section 132, Part 6 Protection of Archaeological Places, Heritage Act 1995 any person discovering or uncovering an archaeological relic is required to report the discovery to the Executive Director, Heritage.
- Schedule 5 of the Heritage (General) Regulations 1996 prescribes fees to undertake specified activities with respect to archaeological relics. These are currently \$80 for a consent to uncover or excavate a relic and \$320 for a consent to damage or disturb a relic.

Heritage Register

- If an archaeological site is considered to be of significance to the state it will be placed on the Victorian Heritage Register.
- Under Section 64 of the Heritage Act 1995 it is an offence to damage, disturb, excavate or alter a place or object on the Heritage Register, unless a permit is granted under Section 67.
- Fees for permits to carry out works etc to a registered place or object are detailed in Schedule 3 of the Regulations. These fees range in scale from \$75 to \$1000, depending on the nature of the works involved and the cost of the proposed works.

Heritage Victoria wishes to advise that:

- It is recommended that any development which might impact on an archaeological site should engage an archaeologist to make an assessment of the impact of the proposed development.
- A permit or consent is required to disturb an historical archaeological site and that application to do so should be made as early as possible in the planning stages of any works program.
- When an application for either a permit or consent is made, Heritage Victoria will take into account recommendations included in an archaeological report but will make an independent assessment of the significance of the site and the impact of the proposed works.
- In the event of a site or relic being uncovered or discovered during works then any works which would damage the relic or object should cease and either the consulting archaeologist and Heritage Victoria be notified.

Appendix 7.8 Schedule of Heritage Places Recommended for Inclusion on the Victorian Heritage Register

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Victorian Heritage Register

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
1	Golf Links Road	Barwon Heads	Barwon Heads Golf Club	State	
37	Broughton Drive	Belmont	Christian College (Junior School)	State	
410	Barrabool Road	Ceres	Cellar Ruins - fmr Seidel's Vyard	State	
50	Biddlecombe Road	Corio	Geelong Grammar School Complex	State	No. 142, Listed B
35	Lowe Street	Corio	Cheetham Salt (fmr Corio Distillery)	State	
40	Jendes Lane	Marshall	Greenbank	State	
40	Jendes Lane	Marshall	Australian Tannery ruins	State	
13	Mackey Street	North Geelong	Classweave Industries (fmr Fed. Wool. Mill)	State	
307	Melbourne Road	North Geelong	Pilkington Aust. Factory and No. 1	State	
28	St. David Street	North Geelong	St. John the Evangelist Cath Church	State	
145	Pigdons Road	Waurin Ponds	The Hermitage Gate - G. Grammar	State	

Appendix 7.9 Schedule of Heritage Places Recommended for Inclusion on the Register of the National Estate

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Register of the National Estate

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
2310	Ballan Road	Anakie	Anakie Anglican Church	Regional	
2439	Ballan Road	Anakie	St. Brigid's Catholic Church	Regional	
370	Mount Road	Anakie	Cottage	Regional	
Off	Princes Highway	Avalon	Matthew Flinders Cairn	Regional	
75	Gilmores Road	Balliang	Woolshed (fmrly of Ripley Park)	Regional	
90	Gilmores Road	Balliang	Ripley Park Farm Complex	Regional	
2	Carr Street	Barwon Heads	House	Regional	
1	Ewing Blyth Drive	Barwon Heads	Barwon Heads Park	Regional	
33	Flinders Parade	Barwon Heads	Monomeeth	Regional	
39	Flinders Parade	Barwon Heads	House	Regional	
1	Golf Links Road	Barwon Heads	Barwon Heads Golf Club	State	
6	Henley Street	Barwon Heads	House	Regional	
6	Stephens Parade	Barwon Heads	Warrillie	Regional	
8	Stephens Parade	Barwon Heads	Fairways	Regional	
22	Stephens Parade	Barwon Heads	Bavelaw	Regional	
700	Midland Highway	Batesford	Derwent Hotel (formerly Marrabool)	Regional	
30	River Street	Batesford	Cottage	Regional	
14	Alder Crescent	Bell Park	Ukrainian Autocephalic Orth. Church	Regional	
43	Banfield Street	Bell Park	Our Lady's Ukrain. Cath. Church &	Regional	
15	Yaraan Street	Bell Park	Russian Orthodox Church	Regional	
149	Rollins Road	Bell Post Hill	Rollins	Regional	
1	Barwon Heads Road	Belmont	Belmont Common	Regional	
37	Broughton Drive	Belmont	Christian College (Junior School)	State	
7	Culbin Avenue	Belmont	Alexander Miller Memorial Homes	Regional	
66	Francis Street	Belmont	Salthaven	Regional	
84	Francis Street	Belmont	House	Regional	
138	High Street	Belmont	C.J. Keane Estate Agents Building	Regional	
26	Mt Pleasant Road	Belmont	Glenelg	Regional	
52	Mt Pleasant Road	Belmont	Wanalla	Regional	
65	Mt Pleasant Road	Belmont	Green Gables	Regional	
67	Mt Pleasant Road	Belmont	House	Regional	
79	Mt Pleasant Road	Belmont	House	Regional	
121	Mt Pleasant Road	Belmont	House	Regional	
	Over Barwon River	Belmont	Macintyre Foot Bridge	Regional	
10	Riverview Terrace	Belmont	Lisnavagh	Regional	
2	Royd Grange Court	Belmont	Royd Grange	Regional	
26	Spring Street	Belmont	House	Regional	
335	Barrabool Road	Ceres	Moncrieff	Regional	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Register of the National Estate

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
340	Barrabool Road	Ceres	Ruins - former Seidel's Vineyard	Regional	
410	Barrabool Road	Ceres	Cellar Ruins - fmr Seidel's Vyard	State	
1732	Barwon Heads Road	Connewarre	Diesel Engine - Asparagus Farm	Regional	
	Blackrock Road	Connewarre	Sewerage Vent Stack	Regional	
125	Groves Road	Connewarre	Cottage, Wash house, Undgrd. tank	Regional	
421	Lower Duneed Road	Connewarre	Dairy	Regional	
163	Bacchus Marsh Road	Corio	House	Regional	
50	Biddlecombe Road	Corio	Geelong Grammar School Complex	State	No. 142, Listed B
35	Lowe Street	Corio	Cheetham Salt (fmr Corio Distillery)	State	
50	Hyland Street	Fyansford	GC Limestone Quarry & transport	Regional	
51	Hyland Street	Fyansford	GC Peter M.McCann Memorial Grove	Regional	
60	Hyland Street	Fyansford	Fyansford Shop (Antiques & Dolls)	Regional	
200	Mc Curdy Road	Fyansford	GC - Geelong Cement Processing	Regional	
180	McCurdy Road	Fyansford	GC First Geelong Cement Head Office	Regional	
210	Ballarat Road	Hamlyn Heights	Bell Post Hill Service Basin & Valve	Regional	
334	Church Street	Hamlyn Heights	House & Outbuildings	Regional	
170	Barrabool Road	Highton	Highton Methodist Church (fmr)	Regional	
14	Bonsey Road	Highton	Bonsey Cottage	Regional	
13	Brassey Avenue	Highton	Thornbury Grange	Regional	
18	Burdekin Drive	Highton	Christian College (Senior School)	Regional	
38	Montpellier Drive	Highton	Montpellier Park & Ruins	Regional	
	South bank - Barwon River	Highton	Water Race, Barrabool Flour Mill ruins	Regional	
75	South Valley Road	Highton	Cottage	Regional	
86	South Valley Road	Highton	Strathbrae	Regional	
106	South Valley Road	Highton	House	Regional	
7	Woodley Court	Highton	House	Regional	
51	Forest Road South	Lara	House	Regional	
129	Forest Road South	Lara	House (fmr Lake Bank Hotel)	Regional	
8	Rennie Street	Lara	House	Regional	
295	Patullos Road	Lara Lake	Lochnoben	Regional	
600	Anakie Road	Lovely Banks	Reservoirs & Structures	Regional	
40	Jendes Lane	Marshall	Greenbank	State	
40	Jendes Lane	Marshall	Australian Tannery ruins	State	
103	Sparrowvale Road	Marshall	Sparrovale - Stables	Regional	
103	Sparrowvale Road	Marshall	Sparrovale - Silo ruins	Regional	
103	Sparrowvale Road	Marshall	Sparrovale - fmr Manager's House	Regional	
128	Tannery Road	Marshall	Sunnyside	Regional	
770	Ballan Road	Moorabool	Former Moorabool Lockup - Craigton	Regional	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Register of the National Estate

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
360	Steiglitz Road	Moorabool	Darriwill North Homestead	Regional	
20	Mount Duneed Road	Mount Duneed	Calder Park	Regional	
100A	Stewarts Road	Mount Duneed	Stewarts Reserve	Regional	
30	Williams Road	Mount Duneed	Stable & Cottage Outbuilding - Hillside	Regional	
32	Bay Street	North Geelong	Thewa	Regional	
1A	Holden Avenue	North Geelong	St. Helens Park	Regional	
13	Mackey Street	North Geelong	Classweave Industries (fmr Fed. Wool. Mill)	State	
209	Melbourne Road	North Geelong	North Geelong Primary School (fmr)	Regional	
223	Melbourne Road	North Geelong	Vietnam War Memorial Avenue of	Regional	
307	Melbourne Road	North Geelong	Pilkington Aust. Factory and No. 1	State	
28	St. David Street	North Geelong	St. John the Evangelist Cath Church	State	
1	Swinburne Street	North Geelong	Osborne Park	Regional	
101	Victoria Street	North Geelong	Geelong Gas Works (former)	Regional	
30	Cemetery Road	Sutherlands Creek	Sutherlands Creek Cemetery	Regional	
380	Robbs Road	Sutherlands Creek	Dry Stone Fences	Regional	
61	Ghazeepore Road	Waurm Ponds	Claremont House & Storage Shed	Regional	
75	Kingsbury Lane	Waurm Ponds	Lockup Store & Cellar - Vale Farm	Regional	
75	Kingsbury Lane	Waurm Ponds	Blacksmith's Shop (fmr) - Vale Farm	Regional	
75	Pigdons Road	Waurm Ponds	Deakin University Chapel	Regional	
145	Pigdons Road	Waurm Ponds	The Hermitage Gate - G. Grammar	State	
146	Princes Highway	Waurm Ponds	Prince Albert Vineyard (fmr)	Regional	
225	Princes Highway	Waurm Ponds	Waurm Community Hall & fmr School	Regional	

**Appendix 7.10 Schedule of Heritage Places
Recommended for Inclusion on the
Victorian Heritage Inventory**

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Victorian Heritage Inventory

Street/Site Name		Town/Suburb	Site Name	Overall Significance	HO Number
Off	Avalon Beach	Avalon	Ruinous Sea Baths	Local	
7	Ewing Blyth Drive	Barwon Heads	Earl of Charlemont Anchor (B.H. Park)	Local	
7	Ewing Blyth Drive	Barwon Heads	Orungal Secondary Anchor (B.H. Park)	Local	
340	Barrabool Road	Ceres	Ruins - former Seidel's Vineyard	Regional	
410	Barrabool Road	Ceres	Cellar Ruins - fmr Seidel's Vyard	State	
539	Barrabool Road	Ceres	Cottage	Regional	No. 62, Listed B
275	Gully Road	Ceres	Drain Outfall	Local	
295	Breamlea Road	Connewarre	Ruinous Cottage	Local	
421	Lower Duneed Road	Connewarre	House & Ugd Tank	Local	
421	Lower Duneed Road	Connewarre	Cottage Ruins, Tank, Horse Works	Local	
421	Lower Duneed Road	Connewarre	Infant Graves (2)	Local	
40	Clarkes Road	Fyansford	Outbuilding (Ruin)	Local	
5	Fyansford-Gheringhap	Fyansford	Junction/Keens Hotel Ruins	Local	
425	Hamilton Highway	Fyansford	Tulchan ruins - hs, out bldgs, wall	Local	
50	Hyland Street	Fyansford	GC Limestone Quarry & transport	Regional	
51	Hyland Street	Fyansford	GC Peter M.McCann Memorial Grove	Regional	
200	Mc Curdy Road	Fyansford	GC - Geelong Cement Processing	Regional	
6	Church Street	Grovedale	Grovedale Public Cemetery	Local	
160	Barrabool Road	Highton	Barrabool Hills Cemetery	Local	
38	Montpellier Drive	Highton	Montpellier Park & Ruins	Regional	
1220	Bacchus Marsh Road	Lara	Underground tank	Local	
60	Branch Road	Lara	Ruins	Local	
29	Curletts Road	Lara	Holy Trinity Church of England Tower & Lintel	Local	
1	Flinders Avenue	Lara	Former Wesleyan Chapel & Ugd Tank	Local	
575	Flinders Avenue	Lara	Cottage Ruins	Local	
45	Forest Road North	Lara	Lara Lime Company	Local	
175	Forest Road North	Lara	Fmr Primitive Methodist Cemetery	Local	
Off	Forest Road South	Lara	Stable Foundations & Floor	Local	
270	Peak School Road	Lara	Dairy Ruin	Local	
965	Bacchus Marsh Road	Lara Lake	Dry Stone Fence	Local	
975	Bacchus Marsh Road	Lara Lake	Lara Hill House & Outbuilding Ruins	Local	
25	Blairs Road	Lara Lake	Ruins	Local	
35	Blairs Road	Lara Lake	Building ruins	Local	
65	Buckingham Street	Lara Lake	Underground tank	Local	
120	Duggans Lane	Lara Lake	House & Outbuilding Ruins	Local	
165	Duggans Lane	Lara Lake	Ruins	Local	
305	Windermere Road	Lara Lake	Cottage & Dairy Ruins	Local	
145	Argyle Street	Little River	Cottage & Ford Ruins	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Victorian Heritage Inventory

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
65	Drydales Road	Little River	Building Ruins	Local	
100	Hughes Road	Little River	Rothwell Cemetery	Local	
88	Little River Ripley Road	Little River	Ruin	Local	
185	Little River Ripley Road	Little River	Ruin	Local	
195	Little River Ripley Road	Little River	Ruins	Local	
985	Little River Ripley Road	Little River	Wood Cutter's Hut Ruins	Local	
685	Old Melbourne Road	Little River	Rothwell Inn Ruins	Local	
70	Wilsons Road	Little River	Cottage Ruin	Local	
40	Jendes Lane	Marshall	Australian Tannery ruins	State	
2	Norcott Road	Marshall	Underground Tank	Local	
103	Sparrowvale Road	Marshall	Sparrovale - Silo ruins	Regional	
81	Tannery Road	Marshall	Barwonside Tannery ruins	Local	
55	Woolscour Lane	Marshall	Possible Woolscour Works (ruins)	Local	
5	Steiglitz Road	Moorabool	Ruins	Local	
225	Steiglitz Road	Moorabool	Darriwill ruins	Local	
170	Mount Duneed Road	Mount Duneed	Bluestone Quarry	Local	
80	Russells Road	Mount Duneed	Cottage Ruins	Local	
140	Whites Road	Mount Duneed	Cottage Ruins & Outbuilding	Local	
25	Williams Road	Mount Duneed	Bluestone Quarry	Local	
30	Williams Road	Mount Duneed	Hillside Homestead	Regional	No. 317, unlisted
256	Anakie Road	Norlane	Fountain of Friendship Hotel Ruins	Local	
101	Victoria Street	North Geelong	Geelong Gas Works (former)	Regional	
12	The Esplanade	North Shore	Moorpanyal Park	Local	
255	Reservoir Road	Pettavel	Presbyterian Church Ruins	Local	
30	Cemetery Road	Sutherlands Creek	Sutherlands Creek Cemetery	Regional	
380	Robbs Road	Sutherlands Creek	Dry Stone Fences	Regional	
335	Sutherlands Creek Road	Sutherlands Creek	Cottages (2) Ruins, & dry stone fence	Local	
100	Anglesea Road	Waurm Ponds	Outbuilding - Yurara	Local	
Off	Cochranes Road	Waurm Ponds	Former Quarry	Local	
225	Cochranes Road	Waurm Ponds	Outbuilding - Hazeley	Local	
75	Kingsbury Lane	Waurm Ponds	Lockup Store & Cellar - Vale Farm	Regional	
75	Kingsbury Lane	Waurm Ponds	Blacksmith's Shop (fmr) - Vale Farm	Regional	
20	Marendaz Road	Waurm Ponds	Waurm Ponds Hotel Stables	Local	
146	Princes Highway	Waurm Ponds	Prince Albert Vineyard (fmr)	Regional	
270	Princes Highway	Waurm Ponds	Avenue of Honour	Local	
Off	Princes Highway (see ref)	Waurm Ponds	Victoria Inn ruins	Local	

**Appendix 7.11 Schedules of Heritage Places
Recommended for Inclusion on the
Greater Geelong Planning Scheme:
Listed Alphabetically by Suburb, &
Alphabetically by Street Address**

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
2135	Ballan Road	Anakie	Anakie Primary School	Local	
2310	Ballan Road	Anakie	Anakie Anglican Church	Regional	
2320	Ballan Road	Anakie	House	Local	
2439	Ballan Road	Anakie	St. Brigid's Catholic Church	Regional	
45	Demotts Road	Anakie	Anakie Reserve Memorial Entrance	Local	
205	Mount Road	Anakie	Lumeah Homestead & Outbuilding	Local	
370	Mount Road	Anakie	Cottage	Regional	
70	O'Neils Road	Anakie	House & Outbuildings	Local	
85	Staughton Vale Road	Anakie	House	Local	
130	Staughton Vale Road	Anakie	Anakie Winery Cottage & Outbuild.	Local	
255	Staughton Vale Road	Anakie	House - Anakie Gorge Nursery	Local	
415	Carrs Road	Anakie East	Jalna Cottage	Local	
610	Carrs Road	Anakie East	Glenleigh	Local	
Off	Avalon Beach	Avalon	Ruinous Sea Baths	Local	
Off	Avalon Road	Avalon	Cheetham Salt Ltd Works	Local	
Off	Princes Highway	Avalon	Matthew Flinders Cairn	Regional	
2525	Bacchus Marsh Road	Balliang	House	Local	
230	Birds Road	Balliang	House	Local	
305	Box Forest Road	Balliang	House, Shed & tank stand - Jenner	Local	
165	Buftons Road	Balliang	Homestead	Local	
75	Gilmores Road	Balliang	Woolshed (fmrlly of Ripley Park)	Regional	
90	Gilmores Road	Balliang	Ripley Park Farm Complex	Regional	
	Over Little River	Balliang	Former Ripley Bridge & Weir	Local	
100	Sharkeys Road	Balliang	House	Local	
11	Bridge Road	Barwon Heads	House	Local	
21	Bridge Road	Barwon Heads	House	Local	
37	Bridge Road	Barwon Heads	House	Local	
47	Bridge Road	Barwon Heads	House	Local	
53	Bridge Road	Barwon Heads	House	Local	
55	Bridge Road	Barwon Heads	House	Local	
6	Campbell Street	Barwon Heads	Fife	Local	
7	Campbell Street	Barwon Heads	Greystanes	Local	
19	Campbell Street	Barwon Heads	House	Local	
21	Campbell Street	Barwon Heads	Imelaleuca	Local	
2	Carr Street	Barwon Heads	House	Regional	
20	Carr Street	Barwon Heads	Fence & Trees - The Haven	Local	
1	Ewing Blyth Drive	Barwon Heads	Barwon Heads Park	Regional	
7	Ewing Blyth Drive	Barwon Heads	Earl of Charlemont Anchor (B.H. Park)	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
7	Ewing Blyth Drive	Barwon Heads	Barwon Heads Jetties & Co-op. Sheds	Local	
7	Ewing Blyth Drive	Barwon Heads	Boot Room (Barwon Heads Park)	Local	
7	Ewing Blyth Drive	Barwon Heads	Orungal Secondary Anchor (B.H. Park)	Local	
7	Ewing Blyth Drive	Barwon Heads	Lobster Pot Dance Hall (fmr) (B.H.	Local	
10	Ewing Blyth Drive	Barwon Heads	Ballara (former boat sheds x 2)	Local	
14	Ewing Blyth Drive	Barwon Heads	House (former boat shed)	Local	
18	Ewing Blyth Drive	Barwon Heads	House	Local	
20	Ewing Blyth Drive	Barwon Heads	House	Local	
1	Ewing Drive Blyth Drive	Barwon Heads	Bluestone Retaining Wall	Local	
1	Flinders Parade	Barwon Heads	Corner Store	Local	
7	Flinders Parade	Barwon Heads	Wurrook	Local	
9	Flinders Parade	Barwon Heads	House	Local	
11	Flinders Parade	Barwon Heads	Nga-We (former boat shed)	Local	
27	Flinders Parade	Barwon Heads	House	Local	
33	Flinders Parade	Barwon Heads	Monomeeth	Regional	
39	Flinders Parade	Barwon Heads	House	Regional	
9	George Street	Barwon Heads	Bellerine	Local	
26	George Street	Barwon Heads	House	Local	
29	George Street	Barwon Heads	House	Local	
1	Golf Links Road	Barwon Heads	Barwon Heads Golf Club	State	
3A	Golf Links Road	Barwon Heads	Jessie McKechnie Memorial Gates &	Local	
34	Golf Links Road	Barwon Heads	Jeancourt	Local	
8	Grandview Parade	Barwon Heads	House	Local	
9	Grove Road	Barwon Heads	House	Local	
11	Grove Road	Barwon Heads	House	Local	
25	Grove Road	Barwon Heads	House	Local	
27	Grove Road	Barwon Heads	Cottage	Local	
33	Grove Road	Barwon Heads	Cottage	Local	
35	Grove Road	Barwon Heads	Cottage	Local	
6	Henley Street	Barwon Heads	House	Regional	
39	Hitchcock Avenue	Barwon Heads	Cottage & Outbuilding	Local	
61	Hitchcock Avenue	Barwon Heads	All Saints Anglican Church	Local	
66	Hitchcock Avenue	Barwon Heads	House	Local	
71	Hitchcock Avenue	Barwon Heads	Barwon Heads Uniting Church	Local	
77	Hitchcock Avenue	Barwon Heads	Barwon Heads Public Hall	Local	
101	Hitchcock Avenue	Barwon Heads	Holy Family Catholic Church	Local	
105	Hitchcock Avenue	Barwon Heads	Maxwelton	Local	
111	Hitchcock Avenue	Barwon Heads	House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
95	Lings Road	Barwon Heads	Fr Manager's House - Asp. Farm	Local	
1	Margate Street	Barwon Heads	Narruc	Local	
3	Margate Street	Barwon Heads	Cottage	Local	
7	Margate Street	Barwon Heads	House	Local	
1	Noble Street	Barwon Heads	House	Local	
35	Noble Street	Barwon Heads	Cottage	Local	
Opp. 1	Ozone Road	Barwon Heads	Latrines Shed	Local	
2	Ozone Road	Barwon Heads	Glastonbury	Local	
4	Ozone Road	Barwon Heads	Glenlee	Local	
11	Ozone Road	Barwon Heads	Beulah & Outbuilding	Local	
19	Ozone Road	Barwon Heads	House	Local	
20	Ozone Road	Barwon Heads	Former Boat Shed	Local	
31	Ozone Road	Barwon Heads	House	Local	
End	Ozone Road (east)	Barwon Heads	Barwon Heads Jetty	Local	
5	Punt Road	Barwon Heads	House	Local	
14	River Parade	Barwon Heads	House	Local	
9	Seaview Avenue	Barwon Heads	House	Local	
25	Seaview Avenue	Barwon Heads	House	Local	
29	Seaview Avenue	Barwon Heads	House	Local	
41	Seaview Avenue	Barwon Heads	House	Local	
57	Seaview Avenue	Barwon Heads	Moondara (former School House)	Local	
Off	Sheepwash Road	Barwon Heads	Neil's Acre Memorial	Local	
6	Stephens Parade	Barwon Heads	Warrillie	Regional	
8	Stephens Parade	Barwon Heads	Fairways	Regional	
22	Stephens Parade	Barwon Heads	Bavelaw	Regional	
16	Thorn Street	Barwon Heads	House	Local	
465	Ballarat Road	Batesford	Macedonian Orthodox Church	Local	
70	Bridge Road	Batesford	Drumgold cottage, homestead & u'gd	Local	
30	Cross Street	Batesford	House (former Catholic Church)	Local	
35	Cross Street	Batesford	Batesford Presbyterian Manse	Local	
100	Dog Rocks Road	Batesford	Lilydale House (B&B)	Local	
700	Midland Highway	Batesford	Derwent Hotel (formerly Marrabool)	Regional	
25	Old Ballarat Road	Batesford	(frm) Teacher's Res. Batesford P.S.	Local	
30	River Street	Batesford	Cottage	Regional	
14	Alder Crescent	Bell Park	Ukrainian Autocephalic Orth. Church	Regional	
43	Banfield Street	Bell Park	Our Lady's Ukrain. Cath. Church &	Regional	
15	Yaraan Street	Bell Park	Russian Orthodox Church	Regional	
205	Ballarat Road	Bell Post Hill	Kardinia International College Complex	State	No. 203, Listed A

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
8	Beauford Avenue	Bell Post Hill	Cobradah Senior Cit. Club - Pettit Pk	Local	
Opp. 1	Piccadilly Close	Bell Post Hill	Railway Culvert/pedestrian walkway	Local	
Off	Rollins Road	Bell Post Hill	Rollins Road Rail Bridge	Regional	
149	Rollins Road	Bell Post Hill	Rollins	Regional	
205	Rollins Road	Bell Post Hill	Avonlea	Local	
17	Alsop Street	Belmont	House	Local	
1	Amundsen Street	Belmont	House	Local	
4	Amundsen Street	Belmont	House	Local	
5	Amundsen Street	Belmont	House	Local	
6	Amundsen Street	Belmont	House	Local	
8	Amundsen Street	Belmont	Corella	Local	
16	Amundsen Street	Belmont	Romina	Local	
25	Amundsen Street	Belmont	House	Local	
26	Amundsen Street	Belmont	House	Local	
28	Amundsen Street	Belmont	House	Local	
1	Argyle Street	Belmont	Cottage	Local	
3	Argyle Street	Belmont	House	Local	
9	Bailey Street	Belmont	Timboon	Local	
35	Bailey Street	Belmont	Goral	Local	
5	Barrabool Road	Belmont	House	Local	
1	Barwon Heads Road	Belmont	Belmont Common	Regional	
137	Barwon Heads Road	Belmont	South Barwon Reserve Memorial	Local	
37	Broughton Drive	Belmont	Christian College (Junior School)	State	
2	Cambridge Street	Belmont	House	Local	
5	Cambridge Street	Belmont	House	Local	
8	Cambridge Street	Belmont	House	Local	
12	Cambridge Street	Belmont	House	Local	
15	Cambridge Street	Belmont	House	Local	
26	Cambridge Street	Belmont	House	Local	
2	Church Street	Belmont	House	Local	
8	Church Street	Belmont	House	Local	
10	Church Street	Belmont	House	Local	
3	Collins Street	Belmont	House	Local	
7	Collins Street	Belmont	House	Local	
9	Collins Street	Belmont	House	Local	
10	Collins Street	Belmont	House	Local	
11	Collins Street	Belmont	House	Local	
13	Collins Street	Belmont	House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
4	Corio Street	Belmont	House	Local	
5	Corio Street	Belmont	Glengreen	Local	
6	Corio Street	Belmont	House	Local	
10	Corio Street	Belmont	Rosenbath	Local	
12	Corio Street	Belmont	House	Local	
13	Corio Street	Belmont	House	Local	
14	Corio Street	Belmont	House	Local	
15	Corio Street	Belmont	House	Local	
16	Corio Street	Belmont	House	Local	
17	Corio Street	Belmont	House	Local	
18	Corio Street	Belmont	House	Local	
20	Corio Street	Belmont	Ercildoune	Local	
21	Corio Street	Belmont	House	Local	
22	Corio Street	Belmont	House	Local	
1	Culbin Avenue	Belmont	House	Local	
4	Culbin Avenue	Belmont	House	Local	
6	Culbin Avenue	Belmont	House	Local	
7	Culbin Avenue	Belmont	Alexander Miller Memorial Homes	Regional	
8	Culbin Avenue	Belmont	House	Local	
10	Culbin Avenue	Belmont	House	Local	
15	Culbin Avenue	Belmont	House	Local	
16	Culbin Avenue	Belmont	House	Local	
17	Culbin Avenue	Belmont	House	Local	
18	Culbin Avenue	Belmont	House	Local	
19	Culbin Avenue	Belmont	House	Local	
20	Culbin Avenue	Belmont	House	Local	
21	Culbin Avenue	Belmont	House	Local	
22	Culbin Avenue	Belmont	House	Local	
23	Culbin Avenue	Belmont	House	Local	
24	Culbin Avenue	Belmont	House	Local	
25	Culbin Avenue	Belmont	House	Local	
26	Culbin Avenue	Belmont	House	Local	
9	Dudley Street	Belmont	House	Local	
29	Eton Road	Belmont	House	Local	
2	Evans Street	Belmont	House	Local	
3	Evans Street	Belmont	House	Local	
4	Evans Street	Belmont	House	Local	
6	Evans Street	Belmont	House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
10	Evans Street	Belmont	House	Local	
15	Evans Street	Belmont	Marwal	Local	
17	Evans Street	Belmont	House	Local	
27	Evans Street	Belmont	House	Local	
28	Evans Street	Belmont	House	Local	
32	Evans Street	Belmont	House	Local	
34	Evans Street	Belmont	House	Local	
38	Evans Street	Belmont	House	Local	
40	Evans Street	Belmont	House	Local	
2	Francis Street	Belmont	House	Local	
4	Francis Street	Belmont	House	Local	
5	Francis Street	Belmont	House	Local	
6	Francis Street	Belmont	House	Local	
11	Francis Street	Belmont	House	Local	
15	Francis Street	Belmont	House	Local	
18	Francis Street	Belmont	House	Local	
21	Francis Street	Belmont	House	Local	
25	Francis Street	Belmont	House	Local	
43	Francis Street	Belmont	House	Local	
63	Francis Street	Belmont	House	Local	
66	Francis Street	Belmont	Salthaven	Regional	
77	Francis Street	Belmont	House	Local	
84	Francis Street	Belmont	House	Regional	
99	Francis Street	Belmont	House	Local	
110	Francis Street	Belmont	House	Local	
10	George Street	Belmont	House	Local	
12	George Street	Belmont	House	Local	
26	George Street	Belmont	Grandview	Local	
28	George Street	Belmont	House	Local	
5	Herd Road	Belmont	House	Local	
19	Herd Road	Belmont	House	Local	
84	High Street	Belmont	House	Local	
86	High Street	Belmont	House	Local	
138	High Street	Belmont	C.J. Keane Estate Agents Building	Regional	
198	High Street	Belmont	Geelong Natural Healing Centre	Local	
204	High Street	Belmont	House	Local	
206	High Street	Belmont	Kalkee 'Nangatta' Hostel	Local	
214	High Street	Belmont	House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
221	High Street	Belmont	House	Local	
225	High Street	Belmont	House	Local	
226	High Street	Belmont	Dr John Waddell's Surgery	Local	
228	High Street	Belmont	House	Local	
235	High Street	Belmont	House	Local	
258	High Street	Belmont	House	Local	
264	High Street	Belmont	House	Local	
266	High Street	Belmont	House	Local	
268	High Street	Belmont	House	Local	
2	Kardinia Street	Belmont	House	Local	
8	Kardinia Street	Belmont	House	Local	
10	Kardinia Street	Belmont	House	Local	
11	Kardinia Street	Belmont	Dalkeith	Local	
14	Kardinia Street	Belmont	Lenarmi	Local	
18	Kardinia Street	Belmont	House	Local	
20	Kardinia Street	Belmont	Swanee	Local	
30	Kardinia Street	Belmont	Milford	Local	
32	Kardinia Street	Belmont	House	Local	
38	Kardinia Street	Belmont	House	Local	
42	Kardinia Street	Belmont	House	Local	
44	Kardinia Street	Belmont	Clare	Local	
44	Kardinia Street	Belmont	Garage (on Clare property)	Local	
2	McDonald Street	Belmont	House	Local	
14	Mitchell Street	Belmont	House	Local	
22	Mitchell Street	Belmont	House	Local	
7	Morris Street	Belmont	House	Local	
9	Mt Pleasant Road	Belmont	Tavistock	Local	
11	Mt Pleasant Road	Belmont	House	Local	
20	Mt Pleasant Road	Belmont	House	Local	
26	Mt Pleasant Road	Belmont	Glenelg	Regional	
27	Mt Pleasant Road	Belmont	House	Local	
29	Mt Pleasant Road	Belmont	House	Local	
31	Mt Pleasant Road	Belmont	GATE (fmr Sth Barwon City Offices)	Local	
36	Mt Pleasant Road	Belmont	House	Local	
38	Mt Pleasant Road	Belmont	House	Local	
39	Mt Pleasant Road	Belmont	House	Local	
40	Mt Pleasant Road	Belmont	Nga We	Local	
44	Mt Pleasant Road	Belmont	House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
46	Mt Pleasant Road	Belmont	House	Local	
48	Mt Pleasant Road	Belmont	Kooringa	Local	
49	Mt Pleasant Road	Belmont	House	Local	
52	Mt Pleasant Road	Belmont	Wanalla	Regional	
53	Mt Pleasant Road	Belmont	Belmont Primary School	Local	
53	Mt Pleasant Road	Belmont	Memorial Gates (Belmont School)	Local	
53	Mt Pleasant Road	Belmont	School Building (Belmont School)	Local	
56A	Mt Pleasant Road	Belmont	Prendergast & Grace Biscuit Shop	Local	
56	Mt Pleasant Road	Belmont	Yuluwarre	Local	
65	Mt Pleasant Road	Belmont	Green Gables	Regional	
67	Mt Pleasant Road	Belmont	House	Regional	
71	Mt Pleasant Road	Belmont	House	Local	
74	Mt Pleasant Road	Belmont	House	Local	
76	Mt Pleasant Road	Belmont	Opawa	Local	
77	Mt Pleasant Road	Belmont	House	Local	
78	Mt Pleasant Road	Belmont	House	Local	
79	Mt Pleasant Road	Belmont	House	Regional	
80	Mt Pleasant Road	Belmont	Mount Pleasant	Local	
84	Mt Pleasant Road	Belmont	House	Local	
86	Mt Pleasant Road	Belmont	House	Local	
88	Mt Pleasant Road	Belmont	House	Local	
103	Mt Pleasant Road	Belmont	House	Local	
121	Mt Pleasant Road	Belmont	House	Regional	
130	Mt Pleasant Road	Belmont	House	Local	
	Over Barwon River	Belmont	Macintyre Foot Bridge	Regional	
	Over Barwon River	Belmont	Bridge	Local	
2	Oxford Street	Belmont	House	Local	
3	Oxford Street	Belmont	Yaucher	Local	
5	Oxford Street	Belmont	House	Local	
7	Oxford Street	Belmont	House	Local	
14	Oxford Street	Belmont	House	Local	
15	Oxford Street	Belmont	House	Local	
18	Oxford Street	Belmont	House	Local	
39	Oxford Street	Belmont	House	Local	
41	Oxford Street	Belmont	House	Local	
1	Peary Street	Belmont	House	Local	
2	Peary Street	Belmont	House	Local	
6	Peary Street	Belmont	House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
10	Peary Street	Belmont	House	Local	
13	Peary Street	Belmont	House	Local	
19	Peary Street	Belmont	House	Local	
22	Peary Street	Belmont	House	Local	
2	Perth Street	Belmont	House	Local	
10	Perth Street	Belmont	House	Local	
3	Prospect Avenue	Belmont	House	Local	
8	Prospect Avenue	Belmont	House	Local	
19	Queen Street	Belmont	House	Local	
21	Queen Street	Belmont	House	Local	
3	Regent Street	Belmont	House	Local	
9	Regent Street	Belmont	Carmel	Local	
11	Regent Street	Belmont	House	Local	
20	Regent Street	Belmont	Chinese Restaurant (fr Fire Station)	Local	
22	Regent Street	Belmont	House	Local	
25	Regent Street	Belmont	Regent Street Uniting Church (fmr)	Local	
26	Regent Street	Belmont	House	Local	
29	Regent Street	Belmont	House	Local	
31	Regent Street	Belmont	House	Local	
42	Regent Street	Belmont	St. Stephen's Anglican Church	Local	
43	Regent Street	Belmont	House	Local	
44	Regent Street	Belmont	House	Local	
48	Regent Street	Belmont	House	Local	
49	Regent Street	Belmont	Belmont Heights Neig'hood Park	Local	
52	Regent Street	Belmont	House	Local	
60	Regent Street	Belmont	House	Local	
64	Regent Street	Belmont	Woolmar	Local	
66	Regent Street	Belmont	House	Local	
68	Regent Street	Belmont	House	Local	
70	Regent Street	Belmont	House	Local	
72	Regent Street	Belmont	Donellar	Local	
2	Riverview Terrace	Belmont	House	Local	
4	Riverview Terrace	Belmont	House	Local	
5	Riverview Terrace	Belmont	House	Local	
10	Riverview Terrace	Belmont	Lisnavagh	Regional	
33	Riverview Terrace	Belmont	House	Local	
34	Riverview Terrace	Belmont	House	Local	
35	Riverview Terrace	Belmont	House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
36	Riverview Terrace	Belmont	House	Local	
37	Riverview Terrace	Belmont	House	Local	
38	Riverview Terrace	Belmont	House	Local	
40	Riverview Terrace	Belmont	House	Local	
41	Riverview Terrace	Belmont	House	Local	
42A	Riverview Terrace	Belmont	House	Local	
44	Riverview Terrace	Belmont	House	Local	
45	Riverview Terrace	Belmont	House	Local	
46	Riverview Terrace	Belmont	House	Local	
47	Riverview Terrace	Belmont	Iardew	Local	
48	Riverview Terrace	Belmont	House	Local	
49	Riverview Terrace	Belmont	House	Local	
50	Riverview Terrace	Belmont	Longendale	Local	
51	Riverview Terrace	Belmont	House	Local	
52	Riverview Terrace	Belmont	House	Local	
53	Riverview Terrace	Belmont	House	Local	
54	Riverview Terrace	Belmont	House	Local	
55	Riverview Terrace	Belmont	House	Local	
13	Roslyn Road	Belmont	Cottage	Local	
32	Roslyn Road	Belmont	House	Local	
37	Roslyn Road	Belmont	Tower Hill	Local	
50	Roslyn Road	Belmont	House	Local	
51	Roslyn Road	Belmont	House	Local	
56	Roslyn Road	Belmont	House	Local	
58	Roslyn Road	Belmont	House	Local	
59	Roslyn Road	Belmont	House	Local	
61	Roslyn Road	Belmont	House	Local	
78	Roslyn Road	Belmont	House	Local	
81	Roslyn Road	Belmont	House	Local	
83	Roslyn Road	Belmont	House	Local	
86	Roslyn Road	Belmont	Alderton	Local	
87	Roslyn Road	Belmont	House	Local	
91	Roslyn Road	Belmont	House	Local	
93	Roslyn Road	Belmont	House	Local	
95	Roslyn Road	Belmont	House	Local	
108	Roslyn Road	Belmont	House	Local	
110	Roslyn Road	Belmont	House	Local	
113	Roslyn Road	Belmont	House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
115	Roslyn Road	Belmont	Raphael Centre of Natural Healing	Local	
117	Roslyn Road	Belmont	House	Local	
126	Roslyn Road	Belmont	Lezayre	Local	
133	Roslyn Road	Belmont	Sherbrook	Local	
134	Roslyn Road	Belmont	House	Local	
135	Roslyn Road	Belmont	House	Local	
139	Roslyn Road	Belmont	House	Local	
166	Roslyn Road	Belmont	House	Local	
185	Roslyn Road	Belmont	House	Local	
187	Roslyn Road	Belmont	House	Local	
191	Roslyn Road	Belmont	Ravenswood	Local	
195	Roslyn Road	Belmont	House	Local	
209	Roslyn Road	Belmont	House	Local	
2	Royd Grange Court	Belmont	Royd Grange	Regional	
7	Scott Street	Belmont	House	Local	
8	Scott Street	Belmont	House	Local	
10	Scott Street	Belmont	House	Local	
12	Scott Street	Belmont	House	Local	
14	Scott Street	Belmont	House	Local	
16	Scott Street	Belmont	House	Local	
19	Scott Street	Belmont	House	Local	
21	Scott Street	Belmont	House	Local	
24	Scott Street	Belmont	House	Local	
27	Scott Street	Belmont	Nareen	Local	
29	Scott Street	Belmont	House	Local	
32	Scott Street	Belmont	House	Local	
9	Seaview Parade	Belmont	House	Local	
25	Seaview Parade	Belmont	House	Local	
27	Seaview Parade	Belmont	House	Local	
28	Seaview Parade	Belmont	Claremont	Local	
34	Seaview Parade	Belmont	House	Local	
12	Settlement Road	Belmont	House	Local	
39	Shackleton Street	Belmont	Radstock	Local	
1	Sommers Street	Belmont	House	Local	
2	South Street	Belmont	House	Local	
26	Spring Street	Belmont	House	Regional	
6	Tasman Avenue	Belmont	House	Local	
13	Thomas Street	Belmont	House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
19	Thomson Street	Belmont	House	Local	
25	Thomson Street	Belmont	Podiatry Clinic	Local	
28	Thomson Street	Belmont	House	Local	
32	Thomson Street	Belmont	House	Local	
34	Thomson Street	Belmont	House	Local	
36	Thomson Street	Belmont	House	Local	
4	Union Street	Belmont	House	Local	
1	Vivian Street	Belmont	House	Local	
2	Wimmera Street	Belmont	Ormonde	Local	
4	Wimmera Street	Belmont	Ardmhor	Local	
5	Wimmera Street	Belmont	House	Local	
7	Wimmera Street	Belmont	House	Local	
8	Wimmera Street	Belmont	House	Local	
9	Wimmera Street	Belmont	House	Local	
13	Wimmera Street	Belmont	Cartret	Local	
14	Wimmera Street	Belmont	House	Local	
17	Wimmera Street	Belmont	House	Local	
20	Wimmera Street	Belmont	House	Local	
22	Wimmera Street	Belmont	House	Local	
24	Wimmera Street	Belmont	House	Local	
335	Barrabool Road	Ceres	Moncrieff	Regional	
340	Barrabool Road	Ceres	Cottage - Glencairn	Local	
340	Barrabool Road	Ceres	Ruins - former Seidel's Vineyard	Regional	
410	Barrabool Road	Ceres	Cellar Ruins - fmr Seidel's Vyard	State	
605	Barrabool Road	Ceres	Ceres Primary School	Local	
12	Cochranes Road	Ceres	Reserve & Memorial Gates	Local	
65	Gully Road	Ceres	Fairlie Homestead & Outbuildings	Local	
240	Gully Road	Ceres	Cottage	Local	
275	Gully Road	Ceres	Drain Outfall	Local	
285	Gully Road	Ceres	Erinvale	Local	
2	Wheatsheaf Road	Ceres	Ceres Uniting Church Hall	Local	
1280	Barwon Heads Road	Connewarre	Housen-Halle (fmr Connewarre Hall)	Local	
1392	Barwon Heads Road	Connewarre	Ruinous House	Local	
1401	Barwon Heads Road	Connewarre	Geelong Aero Club	Local	
1732	Barwon Heads Road	Connewarre	Diesel Engine - Asparagus Farm	Regional	
15	Belchers Lane	Connewarre	Cottage	Local	
	Blackrock Road	Connewarre	Sewerage Vent Stack	Regional	
405	Bluestone School Road	Connewarre	House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
570	Bluestone School Road	Connewarre	House	Local	
125	Groves Road	Connewarre	Cottage, Wash house, Undgrd. tank	Regional	
385	Lake Road	Connewarre	House	Local	
462	Lake Road	Connewarre	Cottage & Outbuilding	Local	
421	Lower Duneed Road	Connewarre	House & Ugd Tank	Local	
421	Lower Duneed Road	Connewarre	Cottage Ruins, Tank, Horse Works	Local	
421	Lower Duneed Road	Connewarre	Dairy	Regional	
421	Lower Duneed Road	Connewarre	Water Tank	Local	
163	Bacchus Marsh Road	Corio	House	Regional	
50	Biddlecombe Road	Corio	Geelong Grammar School Complex	State	No. 142, Listed B
38	Hendy Street	Corio	Corio Primary School No.124	Local	
35	Lowe Street	Corio	Cheetham Salt (fmr Corio Distillery)	State	
2	Atkins Street	Fyansford	'Flour Mill' House	Local	
75	Clarkes Road	Fyansford	'Petriwil' House	Local	
5	Fyansford-Gheringhap	Fyansford	Junction/Keens Hotel Ruins	Local	
Off	Hamilton Highway	Fyansford	Bicentennial Commemor've Plaque	Local	
370	Hamilton Highway	Fyansford	Condie House	Local	
425	Hamilton Highway	Fyansford	Frogmore Ruins & Fmr Stables	State	No. 89, Listed A
425	Hamilton Highway	Fyansford	Tulchan ruins - hs, out bldgs, wall	Local	
50	Hyland Street	Fyansford	GC Limestone Quarry & transport	Regional	
51	Hyland Street	Fyansford	GC Peter M.McCann Memorial Grove	Regional	
60	Hyland Street	Fyansford	Fyansford Shop (Antiques & Dolls)	Regional	
200	Mc Curdy Road	Fyansford	GC - Geelong Cement Processing	Regional	
200	McCanns Lane	Fyansford	Dryden Homestead	Local	
180	McCurdy Road	Fyansford	GC First Geelong Cement Head Office	Regional	
4	The Parade	Fyansford	House	Local	
144	Bailey Street	Grovedale	House	Local	
183	Bailey Street	Grovedale	Garage (former Cottage)	Local	
204	Bailey Street	Grovedale	House	Local	
6	Church Street	Grovedale	Grovedale Public Cemetery	Local	
231A	Grove Road	Grovedale	Cobbin Farm Chapel	Local	
231A	Grove Road	Grovedale	Cobbin Farm - House	Local	
94	Marshalltown Road	Grovedale	Cottage	Local	
75	Peter Street	Grovedale	House	Local	
2	Reserve Road	Grovedale	Grovedale Recreation Reserve	Local	
2A	Reserve Road	Grovedale	United Services Memorial Hall (fmr)	Local	
129	Torquay Road	Grovedale	Lyndon Grove	Local	
133	Torquay Road	Grovedale	Stara - Timber outbuilding	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
176	Torquay Road	Grovedale	House	Local	
217	Torquay Road	Grovedale	House	Local	
280	Torquay Road	Grovedale	House	Local	
284	Torquay Road	Grovedale	House	Local	
293	Torquay Road	Grovedale	House	Local	
301	Torquay Road	Grovedale	St. Paul's Lutheran Church	Local	
301	Torquay Road	Grovedale	St. Paul's Lutheran Church Manse	Local	
301	Torquay Road	Grovedale	St. Paul's Lutheran Church Hall	Local	
355	Torquay Road	Grovedale	House	Local	
364	Torquay Road	Grovedale	House	Local	
364	Torquay Road	Grovedale	Shed	Local	
365	Torquay Road	Grovedale	House	Local	
60	Ballarat Road	Hamlyn Heights	St. Peter's Lutheran Church	Local	
122	Ballarat Road	Hamlyn Heights	Serbian Orthodox Church	Local	
210	Ballarat Road	Hamlyn Heights	Bell Post Hill Service Basin & Valve	Regional	
114	Church Street	Hamlyn Heights	House	Local	
116	Church Street	Hamlyn Heights	House	Local	
118	Church Street	Hamlyn Heights	House	Local	
120	Church Street	Hamlyn Heights	House	Local	
122	Church Street	Hamlyn Heights	House	Local	
124	Church Street	Hamlyn Heights	House	Local	
126	Church Street	Hamlyn Heights	House	Local	
128	Church Street	Hamlyn Heights	House	Local	
130	Church Street	Hamlyn Heights	M.J. Booth Hair Designers Shop	Local	
132	Church Street	Hamlyn Heights	Frameline Picture Framing Shop &	Local	
150	Church Street	Hamlyn Heights	House	Local	
154	Church Street	Hamlyn Heights	House	Local	
156	Church Street	Hamlyn Heights	House	Local	
162	Church Street	Hamlyn Heights	House	Local	
164	Church Street	Hamlyn Heights	House	Local	
166	Church Street	Hamlyn Heights	House	Local	
174	Church Street	Hamlyn Heights	House	Local	
182	Church Street	Hamlyn Heights	House	Local	
186	Church Street	Hamlyn Heights	House	Local	
334	Church Street	Hamlyn Heights	House & Outbuildings	Regional	
2	Coral Close	Hamlyn Heights	House	Local	
1	Downie Crescent	Hamlyn Heights	Hamlyn Heights Uniting Church Hall	Local	
9	Ebden Street	Hamlyn Heights	House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
22	Glengate Road	Hamlyn Heights	Men's Huts (2) - Glenpanyall	Local	
10	Kendall Close	Hamlyn Heights	House	Local	
12	Kendall Close	Hamlyn Heights	House	Local	
7	Lily Street	Hamlyn Heights	Sleep In Inn	Local	
14	Logan Street	Hamlyn Heights	House	Local	
15	Logan Street	Hamlyn Heights	House	Local	
17	Logan Street	Hamlyn Heights	House	Local	
21	Logan Street	Hamlyn Heights	Nellallan	Local	
22	Logan Street	Hamlyn Heights	House	Local	
24	Logan Street	Hamlyn Heights	House	Local	
31	Logan Street	Hamlyn Heights	Kelburn	Local	
37	Logan Street	Hamlyn Heights	House	Local	
43	Logan Street	Hamlyn Heights	House	Local	
132	McCurdy Road	Hamlyn Heights	House	Local	
18	Pride Avenue	Hamlyn Heights	House	Local	
24	Pride Avenue	Hamlyn Heights	House	Local	
1	Shannon Avenue	Hamlyn Heights	House	Local	
3	Shannon Avenue	Hamlyn Heights	House	Local	
5	Shannon Avenue	Hamlyn Heights	House	Local	
7	Shannon Avenue	Hamlyn Heights	House	Local	
9	Shannon Avenue	Hamlyn Heights	House & Outbuilding	Local	
13	Shannon Avenue	Hamlyn Heights	House	Local	
15	Shannon Avenue	Hamlyn Heights	House	Local	
17	Shannon Avenue	Hamlyn Heights	House	Local	
23	Shannon Avenue	Hamlyn Heights	House	Local	
29	Shannon Avenue	Hamlyn Heights	House	Local	
31	Shannon Avenue	Hamlyn Heights	House	Local	
1	Talisker Avenue	Hamlyn Heights	Greek Orthodox Church	Local	
20	Toyne Avenue	Hamlyn Heights	House	Local	
36	Toyne Avenue	Hamlyn Heights	House	Local	
7	Woorayl Street	Hamlyn Heights	House	Local	
9	Woorayl Street	Hamlyn Heights	House	Local	
11	Woorayl Street	Hamlyn Heights	House	Local	
47	Barrabool Road	Highton	House	Local	
91	Barrabool Road	Highton	Highton Reserve	Local	
107	Barrabool Road	Highton	War Memorial Gates	Local	
160	Barrabool Road	Highton	Barrabool Hills Cemetery	Local	
170	Barrabool Road	Highton	Highton Methodist Church (fmr)	Regional	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
170	Barrabool Road	Highton	Lane Memorial Hall	Local	
250	Barrabool Road	Highton	Highview (incl. Avenue of Trees & Gates)	Local	
14	Bonsey Road	Highton	Bonsey Cottage	Regional	
13	Brassey Avenue	Highton	Thornbury Grange	Regional	
18	Burdekin Drive	Highton	Christian College (Senior School)	Regional	
38	Montpellier Drive	Highton	Montpellier Park & Ruins	Regional	
178	Mt Pleasant Road	Highton	Yollinko Park	Local	
188	Mt Pleasant Road	Highton	Ferndale	Local	
29	North Valley Road	Highton	House	Local	
	Over Barwon River	Highton	Queens Bridge over Barwon River	Local	
212	Roslyn Road	Highton	Highton Primary School	Local	
95/ 100	Scenic Road (east & west)	Highton	Montpellier Basins & Water Reserves	Local	
	South bank - Barwon River	Highton	Water Race, Barrabool Flour Mill ruins	Regional	
9	South Valley Road	Highton	The Cottage	Local	
19	South Valley Road	Highton	House	Local	
75	South Valley Road	Highton	Cottage	Regional	
86	South Valley Road	Highton	Strathbrae	Regional	
106	South Valley Road	Highton	House	Regional	
7	Woodley Court	Highton	House	Regional	
60	Branch Road	Lara	Ruins	Local	
30	Clover Street	Lara	Former Dairy	Local	
29	Curletts Road	Lara	Holy Trinity Church of England Tower & Lintel	Local	
36	Curletts Road	Lara	House & Outbuilding	Local	
85	Curletts Road	Lara	Cottage & Outbuilding	Local	
165	Duggans Lane	Lara	Melrose Homestead	Local	
1	Flinders Avenue	Lara	John Spalding Hall (Uniting Church)	Local	
1	Flinders Avenue	Lara	Memorial	Local	
1	Flinders Avenue	Lara	Former Wesleyan Chapel & Ugd Tank	Local	
76	Flinders Avenue	Lara	Lara Baptist Church (fmr Catholic)	Local	
350	Flinders Avenue	Lara	Cottage	Local	
450	Flinders Avenue	Lara	The Pines	Local	
575	Flinders Avenue	Lara	Cottage Ruins	Local	
175	Forest Road North	Lara	Fmr Primitive Methodist Cemetery	Local	
570	Forest Road North	Lara	House	Local	
3	Forest Road South	Lara	House & Underground Tank	Local	
47	Forest Road South	Lara	Former Blacksmith's Shop	Local	
47	Forest Road South	Lara	House	Local	
51	Forest Road South	Lara	House	Regional	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
129	Forest Road South	Lara	House (fmr Lake Bank Hotel)	Regional	
155	Forest Road South	Lara	Clover Hill Strawberry Farm	Local	
14	Hicks Street	Lara	Lara General Store	Local	
25	Hicks Street	Lara	Lara Railway Station	Local	
28	Hicks Street	Lara	House	Local	
30	Hicks Street	Lara	House & Dairy Outbuilding	Local	
31	McClelland Avenue	Lara	House	Local	
8	Mill Road	Lara	House	Local	
170	Peak School Road (south)	Lara	Tallaranie Homestead	Local	
5	Rennie Street	Lara	House	Local	
8	Rennie Street	Lara	House	Regional	
20	Rennie Street	Lara	House	Local	
43	Station Lake Road	Lara	House	Local	
87	Station Lake Road	Lara	Austin Park	Local	
	Walkers Road	Lara	Avenue of Honour (Cypress trees)	Local	
4	Walkers Road	Lara	Lara & District War Memorial Gates	Local	
14	Walkers Road	Lara	Waverley	Local	
	Watt Street (fronting)	Lara	Hume & Hovell Memorial	Local	
9	Waverley Road	Lara	Lara Comm. Centre (fmr Pres. Ch.)	Local	
10	Windermere Road	Lara	Glenoe	Local	
785	Bacchus Marsh Road	Lara Lake	House	Local	
965	Bacchus Marsh Road	Lara Lake	House	Local	
965	Bacchus Marsh Road	Lara Lake	Dry Stone Fence	Local	
975	Bacchus Marsh Road	Lara Lake	Lara Hill House & Outbuilding Ruins	Local	
25	Blairs Road	Lara Lake	Ruins	Local	
35	Blairs Road	Lara Lake	Building ruins	Local	
115	Buckingham Street	Lara Lake	Stables - Laurence Park	Local	
125	Buckingham Street	Lara Lake	Cottage	Local	
120	Duggans Lane	Lara Lake	House & Outbuilding Ruins	Local	
33	Gebbies Road	Lara Lake	Cottage	Local	
80	Gebbies Road	Lara Lake	Cottage complex	Local	
95	Hams Lane	Lara Lake	House	Local	
24	Patullos Road	Lara Lake	Cottage	Local	
32	Patullos Road	Lara Lake	House	Local	
40	Patullos Road	Lara Lake	House	Local	
295	Patullos Road	Lara Lake	Lochnoben	Regional	
75	Staceys Road	Lara Lake	Kia Ora	Local	
450	Staceys Road	Lara Lake	Roselea	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
10	Thomas Road	Lara Lake	Cottage	Local	
125	Argyle Street	Little River	Homestead	Local	
145	Argyle Street	Little River	Cottage & Ford Ruins	Local	
65	Drydales Road	Little River	Building Ruins	Local	
160	Drydales Road	Little River	Hillside	Local	
20	Farrars Road	Little River	House	Local	
100	Hughes Road	Little River	Rothwell Cemetery	Local	
185	Little River Ripley Road	Little River	House	Local	
185	Little River Ripley Road	Little River	Ruin	Local	
195	Little River Ripley Road	Little River	Ruins	Local	
985	Little River Ripley Road	Little River	Underground tank	Local	
685	Old Melbourne Road	Little River	Rothwell Inn Ruins	Local	
	Over Little River	Little River	Grant's Bridge	Local	
135	You Yangs Road	Little River	House	Local	
215	You Yangs Road	Little River	St Paul's Presbyterian Church (fmr)	Local	
600	Anakie Road	Lovely Banks	Reservoirs & Structures	Regional	
275	Cox Road	Lovely Banks	Greek Orthodox Monastery	Local	
265	Rollins Road	Lovely Banks	Agepe Foundation - House	Local	
285	Rollins Road	Lovely Banks	United Methodist Chapel	Local	
385	Rollins Road	Lovely Banks	House	Local	
375	Barwon Heads Road	Marshall	Bluestone Cottage	Local	
624	Barwon Heads Road	Marshall	House	Local	
10	Batten Road	Marshall	House	Local	
5	Grove Road	Marshall	House & Outbuilding	Local	
40	Jendes Lane	Marshall	Greenbank	State	
40	Jendes Lane	Marshall	Australian Tannery ruins	State	
1	Marshalltown Road	Marshall	Play Park	Local	
28	Marshalltown Road	Marshall	House	Local	
19	Mornane Place	Marshall	House	Local	
178	Reserve Road	Marshall	House	Local	
42	Sparrowvale Road	Marshall	House	Local	
103	Sparrowvale Road	Marshall	Sparrowvale - Stables	Regional	
103	Sparrowvale Road	Marshall	Sparrowvale - Silo ruins	Regional	
103	Sparrowvale Road	Marshall	Sparrowvale - fmr Manager's House	Regional	
8	Station Street	Marshall	Corrugated Iron Shed	Local	
1	Tannery Road	Marshall	Cottage	Local	
46	Tannery Road	Marshall	Affair	Local	
61	Tannery Road	Marshall	Holanthe	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
81	Tannery Road	Marshall	Barwonside	Local	
81	Tannery Road	Marshall	Barwonside Tannery ruins	Local	
128	Tannery Road	Marshall	Sunnyside	Regional	
265	Ballan Road	Moorabool	Railway Water Tank - Idyll Vineyard	Local	
300	Ballan Road	Moorabool	Former dairy - Retreat North	Local	
475	Ballan Road	Moorabool	Walmer	Local	
770	Ballan Road	Moorabool	Former Moorabool Lockup - Craigton	Regional	
	Over Cowies Creek	Moorabool	Rail Bridge	Regional	
35	Ross Road	Moorabool	House & Outbuildings	Local	
225	Steiglitz Road	Moorabool	Woolshed - Darriwill	Local	
225	Steiglitz Road	Moorabool	Woolshed Cottage - Darriwill	Local	
360	Steiglitz Road	Moorabool	Darriwill North Homestead	Regional	
360	Steiglitz Road	Moorabool	Cottage - Darriwill North	Local	
460	Boundary Road	Mount Duneed	House & Outbuildings	Local	
20	Mount Duneed Road	Mount Duneed	Calder Park	Regional	
60	Mount Duneed Road	Mount Duneed	Bellevue & Outbuildings	Local	
280	Mount Duneed Road	Mount Duneed	House	Local	
100A	Stewarts Road	Mount Duneed	Stewarts Reserve	Regional	
580	Surfcoast Highway	Mount Duneed	House	Local	
710	Surfcoast Highway	Mount Duneed	House	Local	
50	Whites Road	Mount Duneed	Oak Trade	Local	
210	Whites Road	Mount Duneed	Uplands	Local	
30	Williams Road	Mount Duneed	Stable & Cottage Outbuilding - Hillside	Regional	
256	Anakie Road	Norlane	Fountain of Friendship Hotel Ruins	Local	
1	Blair Court	Norlane	Type B 3.1 French	Local	
3	Blair Court	Norlane	Type A 7.1 Holmesglen	Local	
1	Brooks Street	Norlane	Type A 4.1 Holmesglen	Local	
2	Brooks Street	Norlane	Type D 1.1 Dutch	Local	
3	Brooks Street	Norlane	Type A 5.1 Holmesglen	Local	
4	Brooks Street	Norlane	Type E 1.1 Infill/Other	Local	
5	Brooks Street	Norlane	Type A 5.1 Holmesglen	Local	
6	Brooks Street	Norlane	Type C 4.1 Austrian	Local	
7	Brooks Street	Norlane	Type A 4.1 Holmesglen	Local	
8	Brooks Street	Norlane	Type C 4.1 Austrian	Local	
9	Brooks Street	Norlane	Type A 4.2 Holmesglen	Local	
10	Brooks Street	Norlane	Type C 5.1 Austrian	Local	
11	Brooks Street	Norlane	Type A 1.1 Holmesglen	Local	
12	Brooks Street	Norlane	Type C 2.2 Austrian	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
13	Brooks Street	Norlane	Type E 1.1 Infill/Other	Local	
14	Brooks Street	Norlane	Type C 5.1 Austrian	Local	
15	Brooks Street	Norlane	Type A 7.1 Holmesglen	Local	
16	Brooks Street	Norlane	Type B 4.1 French	Local	
17	Brooks Street	Norlane	Type A 1.1 Holmesglen	Local	
18	Brooks Street	Norlane	Type B 4.1 French	Local	
19	Brooks Street	Norlane	Type A 4.1 Holmesglen	Local	
21	Brooks Street	Norlane	Type A 4.2 Holmesglen	Local	
22	Brooks Street	Norlane	Type A 6.1 Holmesglen	Local	
23	Brooks Street	Norlane	Type D 1.1 Dutch	Local	
25	Brooks Street	Norlane	Type A 6.1 Holmesglen	Local	
26	Brooks Street	Norlane	Type B 4.1 French	Local	
27	Brooks Street	Norlane	Type C 2.2 Austrian	Local	
28	Brooks Street	Norlane	Type C 3.1 Austrian	Local	
30	Brooks Street	Norlane	Type C 3.2 Austrian	Local	
32	Brooks Street	Norlane	Type A 1.1 Holmesglen	Local	
34	Brooks Street	Norlane	Type A 1.1 Holmesglen	Local	
36	Brooks Street	Norlane	Type A 4.2 Holmesglen	Local	
38	Brooks Street	Norlane	Type A 4.1 Holmesglen	Local	
40	Brooks Street	Norlane	Type A 4.1 Holmesglen	Local	
42	Brooks Street	Norlane	Type C 3.2 Austrian	Local	
44	Brooks Street	Norlane	Type A 1.1 Holmesglen	Local	
46	Brooks Street	Norlane	Type A 4.2 Holmesglen	Local	
48	Brooks Street	Norlane	Type A 1.1 Holmesglen	Local	
50	Brooks Street	Norlane	Type A 4.1 Holmesglen	Local	
137	Cox Road	Norlane	Norlane High School & M. Gates	Local	
1	Forster Street	Norlane	Type A 6.1 Holmesglen	Local	
3	Forster Street	Norlane	Type B 4.1 French	Local	
4	Forster Street	Norlane	Type A 6.1 Holmesglen	Local	
5	Forster Street	Norlane	Type C 5.1 Austrian	Local	
6	Forster Street	Norlane	Type C 3.2 Austrian	Local	
7	Forster Street	Norlane	Type C 5.1 Austrian	Local	
8	Forster Street	Norlane	Type B 4.1 French	Local	
9	Forster Street	Norlane	Type A 5.1 Holmesglen	Local	
10	Forster Street	Norlane	Type B 4.1 French	Local	
11	Forster Street	Norlane	Type A 6.1 Holmesglen	Local	
12	Forster Street	Norlane	Type B 4.1 French	Local	
13	Forster Street	Norlane	Type B 4.1 French	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
14	Forster Street	Norlane	Type C 2.1 Austrian	Local	
15	Forster Street	Norlane	Type B 4.1 French	Local	
16	Forster Street	Norlane	Type C 1.2 Austrian	Local	
17	Forster Street	Norlane	Type C 5.1 Austrian	Local	
18	Forster Street	Norlane	Type C 1.1 Austrian	Local	
19	Forster Street	Norlane	Type A 5.1 Holmesglen	Local	
20	Forster Street	Norlane	Type C 2.1 Austrian	Local	
21	Forster Street	Norlane	Type B 4.1 French	Local	
22	Forster Street	Norlane	Type C 3.2 Austrian	Local	
23	Forster Street	Norlane	Type C 5.1 Austrian	Local	
24	Forster Street	Norlane	Type A 6.1 Holmesglen	Local	
26	Forster Street	Norlane	Type E 1.1 Infill/Other	Local	
28	Forster Street	Norlane	Type A 5.1 Holmesglen	Local	
30	Forster Street	Norlane	Type B 4.1 French	Local	
32	Forster Street	Norlane	Type A 5.1 Holmesglen	Local	
34	Forster Street	Norlane	Type C 3.2 Austrian	Local	
36	Forster Street	Norlane	Type B 1.1 French	Local	
38	Forster Street	Norlane	Type A 6.1 Holmesglen	Local	
40	Forster Street	Norlane	Type B 5.1 French	Local	
42	Forster Street	Norlane	Type A 5.1 Holmesglen	Local	
43	Forster Street	Norlane	Type A 4.2 Holmesglen	Local	
44	Forster Street	Norlane	Type B 4.1 French	Local	
45	Forster Street	Norlane	Type A 2.1 Holmesglen	Local	
46	Forster Street	Norlane	Type B 4.1 French	Local	
47	Forster Street	Norlane	Type C 3.2 Austrian	Local	
48	Forster Street	Norlane	Type C 3.1 Austrian	Local	
49	Forster Street	Norlane	Type C 3.2 Austrian	Local	
50	Forster Street	Norlane	Type C 3.1 Austrian	Local	
51	Forster Street	Norlane	Type A 4.2 Holmesglen	Local	
52	Forster Street	Norlane	Type C 3.1 Austrian	Local	
53	Forster Street	Norlane	Type C 4.1 Austrian	Local	
54	Forster Street	Norlane	Type C 3.1 Austrian	Local	
55	Forster Street	Norlane	Type C 3.1 Austrian	Local	
56	Forster Street	Norlane	Type C 3.2 Austrian	Local	
57	Forster Street	Norlane	Type A 2.1 Holmesglen	Local	
58	Forster Street	Norlane	Type C 3.2 Austrian	Local	
59	Forster Street	Norlane	Type A 2.1 Holmesglen	Local	
60	Forster Street	Norlane	Type C 3.1 Austrian	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

Street/Site Name		Town/Suburb	Site Name	Overall Significance	HO Number
62	Forster Street	Norlane	Type C 3.1 Austrian	Local	
63	Forster Street	Norlane	Type B 3.1 French	Local	
64	Forster Street	Norlane	Type C 3.2 Austrian	Local	
66	Forster Street	Norlane	Type C 3.2 Austrian	Local	
67	Forster Street	Norlane	Type B 3.1 French	Local	
68	Forster Street	Norlane	Type C 3.2 Austrian	Local	
69	Forster Street	Norlane	Type B 3.1 French	Local	
70	Forster Street	Norlane	Type C 3.2 Austrian	Local	
71	Forster Street	Norlane	Type B 3.1 French	Local	
72	Forster Street	Norlane	Type D 1.1 Dutch	Local	
74	Forster Street	Norlane	Type B 3.1 French	Local	
76	Forster Street	Norlane	Type D 1.1 Dutch	Local	
79	Forster Street	Norlane	Type B 3.1 French	Local	
1	Gavin Street	Norlane	Type A 5.1 Holmesglen	Local	
2	Gavin Street	Norlane	Type A 2.2 Holmesglen	Local	
3	Gavin Street	Norlane	Type C 2.2 Austrian	Local	
9	Iona Street	Norlane	Type A 2.2 Holmesglen	Local	
1	Lumeah Street	Norlane	Type C 3.2 Austrian	Local	
2	Lumeah Street	Norlane	Type B 1.1 French	Local	
3	Lumeah Street	Norlane	Type C 3.1 Austrian	Local	
4	Lumeah Street	Norlane	Type B 1.1 French	Local	
5	Lumeah Street	Norlane	Type C 3.1 Austrian	Local	
6	Lumeah Street	Norlane	Type B 1.1 French	Local	
7	Lumeah Street	Norlane	Type A 4.2 Holmesglen	Local	
8	Lumeah Street	Norlane	Type B 1.1 French	Local	
9	Lumeah Street	Norlane	Type A 2.1 Holmesglen	Local	
10	Lumeah Street	Norlane	Type B 1.1 French	Local	
11	Lumeah Street	Norlane	Type A 2.1 Holmesglen	Local	
12	Lumeah Street	Norlane	Type B 1.1 French	Local	
13	Lumeah Street	Norlane	Type C 3.1 Austrian	Local	
14	Lumeah Street	Norlane	Type B 5.1 French	Local	
16	Lumeah Street	Norlane	Type B 1.1 French	Local	
18	Lumeah Street	Norlane	Type B 1.1 French	Local	
20	Lumeah Street	Norlane	Type B 1.1 French	Local	
22	Lumeah Street	Norlane	Type B 1.1 French	Local	
24	Lumeah Street	Norlane	Type B 1.1 French	Local	
5	North Shore Road	Norlane	Type B 4.1 French	Local	
7	North Shore Road	Norlane	Type B 3.1 French	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
9	North Shore Road	Norlane	Type A 6.1 Holmesglen	Local	
11	North Shore Road	Norlane	Type A 4.1 Holmesglen	Local	
13	North Shore Road	Norlane	Type C 1.1 Austrian	Local	
15	North Shore Road	Norlane	Type A 1.1 Holmesglen	Local	
17	North Shore Road	Norlane	Type D 1.1 Dutch	Local	
19	North Shore Road	Norlane	Type C 1.2 Austrian	Local	
21	North Shore Road	Norlane	Type C 2.2 Austrian	Local	
23	North Shore Road	Norlane	Type A 6.1 Holmesglen	Local	
25	North Shore Road	Norlane	Type B 4.1 French	Local	
27	North Shore Road	Norlane	Type B 1.1 French	Local	
29	North Shore Road	Norlane	Type A 5.1 Holmesglen	Local	
31	North Shore Road	Norlane	Type B 1.1 French	Local	
33	North Shore Road	Norlane	Type A 6.1 Holmesglen	Local	
35	North Shore Road	Norlane	Type C 3.2 Austrian	Local	
41	North Shore Road	Norlane	Type C 3.2 Austrian	Local	
43	North Shore Road	Norlane	Type A 1.1 Holmesglen	Local	
45	North Shore Road	Norlane	Type F 1.1 Bay View Estate	Local	
47	North Shore Road	Norlane	Type A 1.1 Holmesglen	Local	
49	North Shore Road	Norlane	Type A 1.1 Holmesglen	Local	
51	North Shore Road	Norlane	Type C 3.2 Austrian	Local	
53	North Shore Road	Norlane	Type C 3.2 Austrian	Local	
55	North Shore Road	Norlane	Type A 1.1 Holmesglen	Local	
57	North Shore Road	Norlane	Type A 4.1 Holmesglen	Local	
59	North Shore Road	Norlane	Type C 6.1 Austrian	Local	
61	North Shore Road	Norlane	Type C 6.1 Austrian	Local	
63	North Shore Road	Norlane	Type C 3.2 Austrian	Local	
1	Pettit Crescent	Norlane	Type B 3.1 French	Local	
2	Pettit Crescent	Norlane	Type C 2.2 Austrian	Local	
3	Pettit Crescent	Norlane	Type A 6.1 Holmesglen	Local	
4	Pettit Crescent	Norlane	Type C 1.2 Austrian	Local	
5	Pettit Crescent	Norlane	Type A 5.1 Holmesglen	Local	
6	Pettit Crescent	Norlane	Type C 2.2 Austrian	Local	
7	Pettit Crescent	Norlane	Type A 6.1 Holmesglen	Local	
8	Pettit Crescent	Norlane	Type A 6.1 Holmesglen	Local	
9	Pettit Crescent	Norlane	Type A 6.1 Holmesglen	Local	
10	Pettit Crescent	Norlane	Type A 1.1 Holmesglen	Local	
13	Pettit Crescent	Norlane	Type E 1.1 Infill/Other	Local	
14	Pettit Crescent	Norlane	Type A 6.1 Holmesglen	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
15	Pettit Crescent	Norlane	Type A 6.1 Holmesglen	Local	
16	Pettit Crescent	Norlane	Type A 4.2 Holmesglen	Local	
18	Pettit Crescent	Norlane	Type A 5.1 Holmesglen	Local	
20	Pettit Crescent	Norlane	Type A 4.2 Holmesglen	Local	
21	Pettit Crescent	Norlane	Type A 5.1 Holmesglen	Local	
22	Pettit Crescent	Norlane	Type A 4.2 Holmesglen	Local	
23	Pettit Crescent	Norlane	Type A 5.1 Holmesglen	Local	
24	Pettit Crescent	Norlane	Type A 4.2 Holmesglen	Local	
25	Pettit Crescent	Norlane	Type A 6.1 Holmesglen	Local	
26	Pettit Crescent	Norlane	Type A 5.1 Holmesglen	Local	
27	Pettit Crescent	Norlane	Type A 6.1 Holmesglen	Local	
28	Pettit Crescent	Norlane	Type A 1.1 Holmesglen	Local	
29	Pettit Crescent	Norlane	Type A 5.1 Holmesglen	Local	
30	Pettit Crescent	Norlane	Type A 6.1 Holmesglen	Local	
31	Pettit Crescent	Norlane	Type A 4.1 Holmesglen	Local	
32	Pettit Crescent	Norlane	Type A 5.1 Holmesglen	Local	
33	Pettit Crescent	Norlane	Type A 4.1 Holmesglen	Local	
34	Pettit Crescent	Norlane	Type A 4.1 Holmesglen	Local	
35	Pettit Crescent	Norlane	Type A 6.1 Holmesglen	Local	
36	Pettit Crescent	Norlane	Type A 4.2 Holmesglen	Local	
38	Pettit Crescent	Norlane	Type C 2.2 Austrian	Local	
39	Pettit Crescent	Norlane	Type C 3.1 Austrian	Local	
41	Pettit Crescent	Norlane	Type A 2.1 Holmesglen	Local	
43	Pettit Crescent	Norlane	Type A 3.1 Holmesglen	Local	
2	Portland Street	Norlane	Type B 3.1 French	Local	
4	Portland Street	Norlane	Type B 4.1 French	Local	
6	Portland Street	Norlane	Type B 3.1 French	Local	
8	Portland Street	Norlane	Type A 6.1 Holmesglen	Local	
9	Portland Street	Norlane	Type C 6.1 Austrian	Local	
10	Portland Street	Norlane	Type B 3.1 French	Local	
11	Portland Street	Norlane	Type C 3.1 Austrian	Local	
12	Portland Street	Norlane	Type A 6.1 Holmesglen	Local	
13	Portland Street	Norlane	Type E 1.1 Infill/Other	Local	
14	Portland Street	Norlane	Type B 4.1 French	Local	
15	Portland Street	Norlane	Type C 2.1 Austrian	Local	
16	Portland Street	Norlane	Type B 3.1 French	Local	
17	Portland Street	Norlane	Type C 3.1 Austrian	Local	
18	Portland Street	Norlane	Type B 4.1 French	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
19	Portland Street	Norlane	Type C 7.1 Austrian	Local	
20	Portland Street	Norlane	Type B 3.1 French	Local	
21	Portland Street	Norlane	Type C 2.2 Austrian	Local	
22	Portland Street	Norlane	Type A 6.1 Holmesglen	Local	
23	Portland Street	Norlane	Type D 1.1 Dutch	Local	
24	Portland Street	Norlane	Type B 4.1 French	Local	
27	Portland Street	Norlane	Type C 5.1 Austrian	Local	
29	Portland Street	Norlane	Type C 3.1 Austrian	Local	
31	Portland Street	Norlane	Type C 2.2 Austrian	Local	
33	Portland Street	Norlane	Type C 1.1 Austrian	Local	
35	Portland Street	Norlane	Type C 5.1 Austrian	Local	
37	Portland Street	Norlane	Type C 2.2 Austrian	Local	
24	Princes Hwy	Norlane	Type C 2.1 Austrian	Local	
28	Princes Hwy	Norlane	Type C 1.2 Austrian	Local	
30	Princes Hwy	Norlane	Type D 1.1 Dutch	Local	
32	Princes Hwy	Norlane	Type E 1.1 Infill/Other	Local	
36	Princes Hwy	Norlane	Type C 7.1 Austrian	Local	
38	Princes Hwy	Norlane	Type E 1.1 Infill/Other	Local	
40	Princes Hwy	Norlane	Type D 1.1 Dutch	Local	
42	Princes Hwy	Norlane	Type F 1.1 Bay View Estate	Local	
4	Spruhan Avenue	Norlane	Norlane Baptist Church and Hall	Local	
1	Station Street	Norlane	Type E 1.1 Infill/Other	Local	
7	Station Street	Norlane	Type C 3.2 Austrian	Local	
9	Station Street	Norlane	Type C 6.1 Austrian	Local	
11	Station Street	Norlane	Type F 1.1 Bay View Estate	Local	
15	Station Street	Norlane	Type C 6.1 Austrian	Local	
17	Station Street	Norlane	Type C 3.1 Austrian	Local	
19	Station Street	Norlane	Type C 3.2 Austrian	Local	
21	Station Street	Norlane	Type B 3.1 French	Local	
23	Station Street	Norlane	Type B 3.1 French	Local	
25	Station Street	Norlane	Type B 3.1 French	Local	
27	Station Street	Norlane	Type B 3.1 French	Local	
29	Station Street	Norlane	Type B 3.1 French	Local	
31	Station Street	Norlane	Type B 3.1 French	Local	
33	Station Street	Norlane	Type E 1.1 Infill/Other	Local	
39	Station Street	Norlane	Type B 3.1 French	Local	
41	Station Street	Norlane	Type B 3.1 French	Local	
43	Station Street	Norlane	Type B 2.1 French	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
45	Station Street	Norlane	Type B 2.1 French	Local	
1	Stradbroke Street	Norlane	Type B 1.1 French	Local	
2	Stradbroke Street	Norlane	Type C 3.1 Austrian	Local	
3	Stradbroke Street	Norlane	Type B 1.1 French	Local	
5	Stradbroke Street	Norlane	Type B 5.1 French	Local	
6	Stradbroke Street	Norlane	Type C 3.1 Austrian	Local	
7	Stradbroke Street	Norlane	Type B 1.1 French	Local	
8	Stradbroke Street	Norlane	Type C 6.1 Austrian	Local	
9	Stradbroke Street	Norlane	Type B 1.1 French	Local	
10	Stradbroke Street	Norlane	Type C 6.1 Austrian	Local	
11	Stradbroke Street	Norlane	Type B 1.1 French	Local	
12	Stradbroke Street	Norlane	Type C 3.1 Austrian	Local	
13	Stradbroke Street	Norlane	Type B 1.1 French	Local	
14	Stradbroke Street	Norlane	Type C 3.2 Austrian	Local	
15	Stradbroke Street	Norlane	Type B 5.1 French	Local	
16	Stradbroke Street	Norlane	Type C 3.2 Austrian	Local	
17	Stradbroke Street	Norlane	Type E 1.1 Infill/Other	Local	
18	Stradbroke Street	Norlane	Type E 1.1 Infill/Other	Local	
19	Stradbroke Street	Norlane	Type B 1.1 French	Local	
20	Stradbroke Street	Norlane	Type B 4.1 French	Local	
21	Stradbroke Street	Norlane	Type B 1.1 French	Local	
22	Stradbroke Street	Norlane	Type B 2.1 French	Local	
23	Stradbroke Street	Norlane	Type B 1.1 French	Local	
24	Stradbroke Street	Norlane	Type B 3.1 French	Local	
26	Stradbroke Street	Norlane	Type B 3.1 French	Local	
28	Stradbroke Street	Norlane	Type B 3.1 French	Local	
30	Stradbroke Street	Norlane	Type B 3.1 French	Local	
32	Stradbroke Street	Norlane	Type B 3.1 French	Local	
1	Tennyson Street	Norlane	Type A 5.1 Holmesglen	Local	
2	Tennyson Street	Norlane	Type B 4.1 French	Local	
4	Tennyson Street	Norlane	Type A 5.1 Holmesglen	Local	
5	Tennyson Street	Norlane	Type B 4.1 French	Local	
6	Tennyson Street	Norlane	Type A 5.1 Holmesglen	Local	
8	Tennyson Street	Norlane	Type C 2.2 Austrian	Local	
10	Tennyson Street	Norlane	Type B 4.1 French	Local	
12	Tennyson Street	Norlane	Type B 4.1 French	Local	
14	Tennyson Street	Norlane	Type A 5.1 Holmesglen	Local	
16	Tennyson Street	Norlane	Type A 6.1 Holmesglen	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
18	Tennyson Street	Norlane	Type A 6.1 Holmesglen	Local	
19	Tennyson Street	Norlane	Type A 6.1 Holmesglen	Local	
20	Tennyson Street	Norlane	Type B 4.1 French	Local	
22	Tennyson Street	Norlane	Type B 4.1 French	Local	
23	Tennyson Street	Norlane	Type B 4.1 French	Local	
24	Tennyson Street	Norlane	Type A 5.1 Holmesglen	Local	
25	Tennyson Street	Norlane	Type A 4.2 Holmesglen	Local	
27	Tennyson Street	Norlane	Type B 5.1 French	Local	
29	Tennyson Street	Norlane	Type A 4.2 Holmesglen	Local	
31	Tennyson Street	Norlane	Type C 2.2 Austrian	Local	
33	Tennyson Street	Norlane	Type C 1.2 Austrian	Local	
39	Tennyson Street	Norlane	Type A 4.1 Holmesglen	Local	
43	Tennyson Street	Norlane	Type A 3.1 Holmesglen	Local	
45	Tennyson Street	Norlane	Type A 2.1 Holmesglen	Local	
46	Tennyson Street	Norlane	Type A 4.1 Holmesglen	Local	
47	Tennyson Street	Norlane	Type C 3.2 Austrian	Local	
48	Tennyson Street	Norlane	Type A 4.1 Holmesglen	Local	
49	Tennyson Street	Norlane	Type A 2.1 Holmesglen	Local	
50	Tennyson Street	Norlane	Type A 2.1 Holmesglen	Local	
51	Tennyson Street	Norlane	Type C 3.2 Austrian	Local	
52	Tennyson Street	Norlane	Type C 3.2 Austrian	Local	
53	Tennyson Street	Norlane	Type A 4.1 Holmesglen	Local	
58	Tennyson Street	Norlane	Type A 2.1 Holmesglen	Local	
60	Tennyson Street	Norlane	Type A 3.1 Holmesglen	Local	
62	Tennyson Street	Norlane	Type B 3.1 French	Local	
64	Tennyson Street	Norlane	Type B 3.1 French	Local	
66	Tennyson Street	Norlane	Type B 3.1 French	Local	
68	Tennyson Street	Norlane	Type B 3.1 French	Local	
70	Tennyson Street	Norlane	Type B 3.1 French	Local	
72	Tennyson Street	Norlane	Type B 3.1 French	Local	
3	Waverley Street	Norlane	Type C 3.1 Austrian	Local	
5	Waverley Street	Norlane	Type C 4.1 Austrian	Local	
7	Waverley Street	Norlane	Type A 2.1 Holmesglen	Local	
14	Wendover Avenue	Norlane	St. Stephen's Uniting Church	Local	
14	Wendover Avenue	Norlane	Gym (Former Church)	Local	
Off	Bay Street	North Geelong	St. Helens Piers	Local	
2	Bay Street	North Geelong	House	Local	
4	Bay Street	North Geelong	House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
6	Bay Street	North Geelong	House	Local	
8	Bay Street	North Geelong	House	Local	
10	Bay Street	North Geelong	House	Local	
14	Bay Street	North Geelong	House	Local	
16	Bay Street	North Geelong	House	Local	
17	Bay Street	North Geelong	House	Local	
19	Bay Street	North Geelong	House	Local	
20	Bay Street	North Geelong	House	Local	
21	Bay Street	North Geelong	Avalon	Local	
22	Bay Street	North Geelong	House	Local	
24	Bay Street	North Geelong	House	Local	
25	Bay Street	North Geelong	House	Local	
26	Bay Street	North Geelong	House	Local	
27	Bay Street	North Geelong	House	Local	
28	Bay Street	North Geelong	House	Local	
32	Bay Street	North Geelong	Thewa	Regional	
58	Corio Quay Road	North Geelong	Captain Pidgeon Memorial Flag Pole	Local	
6	Helen Street	North Geelong	Rosebank	Local	
8	Helen Street	North Geelong	House	Local	
1A	Holden Avenue	North Geelong	St. Helens Park	Regional	
13	Holden Avenue	North Geelong	House	Local	
1B	Lothian Street	North Geelong	Geelong Screen Actors Studio	Local	
13	Mackey Street	North Geelong	Classweave Industries (fmr Fed. Wool. Mill)	State	
169	Melbourne Road	North Geelong	Evolution Bicycles Shop	Local	
180	Melbourne Road	North Geelong	Nth Geelong Railway Signal Station	Local	
180	Melbourne Road	North Geelong	North Geelong A, Railway Signal Box	Local	
180	Melbourne Road	North Geelong	Railway Signal Box	Local	
205	Melbourne Road	North Geelong	Florist Shop	Local	
209	Melbourne Road	North Geelong	North Geelong Primary School (fmr)	Regional	
215	Melbourne Road	North Geelong	Janell's Cottage of Hairdressing	Local	
223	Melbourne Road	North Geelong	Vietnam War Memorial Avenue of	Regional	
307	Melbourne Road	North Geelong	Piikington Aust. Factory and No. 1	State	
455	Melbourne Road	North Geelong	Ford Motor Company Complex	National	
1	St. David Street	North Geelong	House	Local	
2	St. David Street	North Geelong	House	Local	
3	St. David Street	North Geelong	House	Local	
4	St. David Street	North Geelong	House	Local	
9	St. David Street	North Geelong	House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
10	St. David Street	North Geelong	House	Local	
11	St David Street	North Geelong	House	Local	
13	St. David Street	North Geelong	House	Local	
15	St. David Street	North Geelong	House	Local	
17	St. David Street	North Geelong	House	Local	
18	St. David Street	North Geelong	House	Local	
19	St. David Street	North Geelong	House	Local	
20	St. David Street	North Geelong	House	Local	
21	St. David Street	North Geelong	House	Local	
23	St. David Street	North Geelong	House	Local	
28	St. David Street	North Geelong	St. John the Evangelist Cath Church	State	
29	St. David Street	North Geelong	House	Local	
1	Swinburne Street	North Geelong	Osborne Park	Regional	
2	Swinburne Street	North Geelong	Yggdrasil	Local	
4	Swinburne Street	North Geelong	House	Local	
6	Swinburne Street	North Geelong	House	Local	
8	Swinburne Street	North Geelong	House	Local	
10	Swinburne Street	North Geelong	House	Local	
14	Swinburne Street	North Geelong	House	Local	
16	Swinburne Street	North Geelong	House	Local	
18	Swinburne Street	North Geelong	House	Local	
20	Swinburne Street	North Geelong	Glen Vale	Local	
26	Swinburne Street	North Geelong	House	Local	
28	Swinburne Street	North Geelong	House	Local	
30	Swinburne Street	North Geelong	House	Local	
32	Swinburne Street	North Geelong	House	Local	
36	Swinburne Street	North Geelong	House	Local	
38	Swinburne Street	North Geelong	Arlynn	Local	
51	Swinburne Street	North Geelong	North Geelong War Memorial -	Local	
3	Vautier Street	North Geelong	Fleur	Local	
5	Vautier Street	North Geelong	House	Local	
7	Vautier Street	North Geelong	House	Local	
9	Vautier Street	North Geelong	House	Local	
11	Vautier Street	North Geelong	Avalon	Local	
13	Vautier Street	North Geelong	House	Local	
15	Vautier Street	North Geelong	House	Local	
19	Vautier Street	North Geelong	House	Local	
24	Vautier Street	North Geelong	House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
27	Vautier Street	North Geelong	House	Local	
29	Vautier Street	North Geelong	House	Local	
1	Victoria Street	North Geelong	House	Local	
3	Victoria Street	North Geelong	House	Local	
5	Victoria Street	North Geelong	Former Methodist Church	Local	
9	Victoria Street	North Geelong	House	Local	
13	Victoria Street	North Geelong	House	Local	
15	Victoria Street	North Geelong	House	Local	
17	Victoria Street	North Geelong	House	Local	
19	Victoria Street	North Geelong	House	Local	
21	Victoria Street	North Geelong	House	Local	
23	Victoria Street	North Geelong	Illourra	Local	
25	Victoria Street	North Geelong	House	Local	
27	Victoria Street	North Geelong	House	Local	
101	Victoria Street	North Geelong	Geelong Gas Works (former)	Regional	
6	Myrtle Grove	North Shore	Elings House	Local	
27	Myrtle Grove	North Shore	House	Local	
29	Myrtle Grove	North Shore	House	Local	
3	Phosphate Road	North Shore	House	Local	
9	Pine Avenue	North Shore	House	Local	
1	Seabeach Parade	North Shore	North Shore Milk Bar (Post Office)	Local	
22	Seabeach Parade	North Shore	St. Columbia's Presbyterian Church	Local	
33	Seabreeze Parade	North Shore	House	Local	
12	The Esplanade	North Shore	Moorpanyal Park	Local	
25	The Esplanade	North Shore	House	Local	
27	The Esplanade	North Shore	House	Local	
31	The Esplanade	North Shore	Scheelings House	Local	
53	The Esplanade	North Shore	House	Local	
57	The Esplanade	North Shore	Rhondda (1927), Utrecht (1999)	Local	
270	Hannans Road	Staughton Vale	House	Local	
420	Staughton Vale Road	Staughton Vale	House & Outbuildings	Local	
523	Staughton Vale Road	Staughton Vale	Staughton Vale Outdoor Ed. Centre	Local	
245	Fyansford-Gheringhap	Stonehaven	Recreation Hall & Tennis Courts (fr)	Local	
30	Cemetery Road	Sutherlands Creek	Sutherlands Creek Cemetery	Regional	
380	Robbs Road	Sutherlands Creek	Farm Cottage	Local	
380	Robbs Road	Sutherlands Creek	Dry Stone Fences	Regional	
555	Robbs Road	Sutherlands Creek	Glen Moidart	Local	
335	Sutherlands Creek Road	Sutherlands Creek	Cottages (2) Ruins, & dry stone fence	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
351	Wandana Drive	Wandana Heights	Brownhill Lookout	Local	
100	Anglesea Road	Wauru Ponds	Outbuilding - Yurara	Local	
450	Cochranes Road	Wauru Ponds	House	Local	
61	Ghazeepore Road	Wauru Ponds	Claremont House & Storage Shed	Regional	
70	Ghazeepore Road	Wauru Ponds	House	Local	
75	Kingsbury Lane	Wauru Ponds	Lockup Store & Cellar - Vale Farm	Regional	
75	Kingsbury Lane	Wauru Ponds	Blacksmith's Shop (fmr) - Vale Farm	Regional	
35	Lemins Road	Wauru Ponds	Homestead	Local	
125	Lemins Road	Wauru Ponds	House	Local	
20	Marendaz Road	Wauru Ponds	Wauru Ponds Hotel Stables	Local	
75	Pigdons Road	Wauru Ponds	Deakin University Chapel	Regional	
145	Pigdons Road	Wauru Ponds	The Hermitage Gate - G. Grammar	State	
120	Princes Highway	Wauru Ponds	House & Outbuildings	Local	
146	Princes Highway	Wauru Ponds	Prince Albert Vineyard (fmr)	Regional	
222	Princes Highway	Wauru Ponds	Hunt's House	Local	
225	Princes Highway	Wauru Ponds	Wauru Community Hall & fmr School	Regional	
270	Princes Highway	Wauru Ponds	Avenue of Honour	Local	
285	Princes Highway	Wauru Ponds	Former School Teacher's House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
14	Alder Crescent	Bell Park	Ukrainian Autocephalic Orth. Church	Regional	
17	Alsop Street	Belmont	House	Local	
1	Amundsen Street	Belmont	House	Local	
4	Amundsen Street	Belmont	House	Local	
5	Amundsen Street	Belmont	House	Local	
6	Amundsen Street	Belmont	House	Local	
8	Amundsen Street	Belmont	Corella	Local	
16	Amundsen Street	Belmont	Romina	Local	
25	Amundsen Street	Belmont	House	Local	
26	Amundsen Street	Belmont	House	Local	
28	Amundsen Street	Belmont	House	Local	
256	Anakie Road	Norlane	Fountain of Friendship Hotel Ruins	Local	
600	Anakie Road	Lovely Banks	Reservoirs & Structures	Regional	
100	Anglesea Road	Wauru Ponds	Outbuilding - Yurara	Local	
1	Argyle Street	Belmont	Cottage	Local	
3	Argyle Street	Belmont	House	Local	
125	Argyle Street	Little River	Homestead	Local	
145	Argyle Street	Little River	Cottage & Ford Ruins	Local	
2	Atkins Street	Fyansford	'Flour Mill' House	Local	
Off	Avalon Beach	Avalon	Ruinous Sea Baths	Local	
Off	Avalon Road	Avalon	Cheetham Salt Ltd Works	Local	
163	Bacchus Marsh Road	Corio	House	Regional	
785	Bacchus Marsh Road	Lara Lake	House	Local	
965	Bacchus Marsh Road	Lara Lake	House	Local	
965	Bacchus Marsh Road	Lara Lake	Dry Stone Fence	Local	
975	Bacchus Marsh Road	Lara Lake	Lara Hill House & Outbuilding Ruins	Local	
2525	Bacchus Marsh Road	Balliang	House	Local	
9	Bailey Street	Belmont	Timboon	Local	
35	Bailey Street	Belmont	Goral	Local	
144	Bailey Street	Grovedale	House	Local	
183	Bailey Street	Grovedale	Garage (former Cottage)	Local	
204	Bailey Street	Grovedale	House	Local	
265	Ballan Road	Moorabool	Railway Water Tank - Idyll Vineyard	Local	
300	Ballan Road	Moorabool	Former dairy - Retreat North	Local	
475	Ballan Road	Moorabool	Walmer	Local	
770	Ballan Road	Moorabool	Former Moorabool Lockup - Craigton	Regional	
2135	Ballan Road	Anakie	Anakie Primary School	Local	
2310	Ballan Road	Anakie	Anakie Anglican Church	Regional	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

Street/Site Name		Town/Suburb	Site Name	Overall Significance	HO Number
2320	Ballan Road	Anakie	House	Local	
2439	Ballan Road	Anakie	St. Brigid's Catholic Church	Regional	
60	Ballarat Road	Hamlyn Heights	St. Peter's Lutheran Church	Local	
122	Ballarat Road	Hamlyn Heights	Serbian Orthodox Church	Local	
205	Ballarat Road	Bell Post Hill	Kardinia International College Complex	State	No. 203, Listed A
210	Ballarat Road	Hamlyn Heights	Bell Post Hill Service Basin & Valve	Regional	
465	Ballarat Road	Batesford	Macedonian Orthodox Church	Local	
43	Banfield Street	Bell Park	Our Lady's Ukrain. Cath. Church &	Regional	
5	Barrabool Road	Belmont	House	Local	
47	Barrabool Road	Highton	House	Local	
91	Barrabool Road	Highton	Highton Reserve	Local	
107	Barrabool Road	Highton	War Memorial Gates	Local	
160	Barrabool Road	Highton	Barrabool Hills Cemetery	Local	
170	Barrabool Road	Highton	Highton Methodist Church (fmr)	Regional	
170	Barrabool Road	Highton	Lane Memorial Hall	Local	
250	Barrabool Road	Highton	Highview (incl. Avenue of Trees & Gates)	Local	
335	Barrabool Road	Ceres	Moncrieff	Regional	
340	Barrabool Road	Ceres	Cottage - Glencairn	Local	
340	Barrabool Road	Ceres	Ruins - former Seidel's Vineyard	Regional	
410	Barrabool Road	Ceres	Cellar Ruins - fmr Seidel's Vyard	State	
605	Barrabool Road	Ceres	Ceres Primary School	Local	
1	Barwon Heads Road	Belmont	Belmont Common	Regional	
137	Barwon Heads Road	Belmont	South Barwon Reserve Memorial	Local	
375	Barwon Heads Road	Marshall	Bluestone Cottage	Local	
624	Barwon Heads Road	Marshall	House	Local	
1280	Barwon Heads Road	Connewarre	Housen-Halle (fmr Connewarre Hall)	Local	
1392	Barwon Heads Road	Connewarre	Ruinous House	Local	
1401	Barwon Heads Road	Connewarre	Geelong Aero Club	Local	
1732	Barwon Heads Road	Connewarre	Diesel Engine - Asparagus Farm	Regional	
10	Batten Road	Marshall	House	Local	
Off	Bay Street	North Geelong	St. Helens Piers	Local	
2	Bay Street	North Geelong	House	Local	
4	Bay Street	North Geelong	House	Local	
6	Bay Street	North Geelong	House	Local	
8	Bay Street	North Geelong	House	Local	
10	Bay Street	North Geelong	House	Local	
14	Bay Street	North Geelong	House	Local	
16	Bay Street	North Geelong	House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
17	Bay Street	North Geelong	House	Local	
19	Bay Street	North Geelong	House	Local	
20	Bay Street	North Geelong	House	Local	
21	Bay Street	North Geelong	Avalon	Local	
22	Bay Street	North Geelong	House	Local	
24	Bay Street	North Geelong	House	Local	
25	Bay Street	North Geelong	House	Local	
26	Bay Street	North Geelong	House	Local	
27	Bay Street	North Geelong	House	Local	
28	Bay Street	North Geelong	House	Local	
32	Bay Street	North Geelong	Thewa	Regional	
8	Beauford Avenue	Bell Post Hill	Cobradah Senior Cit. Club - Pettit Pk	Local	
15	Belchers Lane	Connewarre	Cottage	Local	
50	Biddlecombe Road	Corio	Geelong Grammar School Complex	State	No. 142, Listed B
230	Birds Road	Balliang	House	Local	
	Blackrock Road	Connewarre	Sewerage Vent Stack	Regional	
1	Blair Court	Norlane	Type B 3.1 French	Local	
3	Blair Court	Norlane	Type A 7.1 Holmesglen	Local	
25	Blairs Road	Lara Lake	Ruins	Local	
35	Blairs Road	Lara Lake	Building ruins	Local	
405	Bluestone School Road	Connewarre	House	Local	
570	Bluestone School Road	Connewarre	House	Local	
14	Bonsey Road	Highton	Bonsey Cottage	Regional	
460	Boundary Road	Mount Duneed	House & Outbuildings	Local	
305	Box Forest Road	Balliang	House, Shed & tank stand - Jenner	Local	
60	Branch Road	Lara	Ruins	Local	
13	Brassey Avenue	Highton	Thornbury Grange	Regional	
11	Bridge Road	Barwon Heads	House	Local	
21	Bridge Road	Barwon Heads	House	Local	
37	Bridge Road	Barwon Heads	House	Local	
47	Bridge Road	Barwon Heads	House	Local	
53	Bridge Road	Barwon Heads	House	Local	
55	Bridge Road	Barwon Heads	House	Local	
70	Bridge Road	Batesford	Drumgold cottage, homestead & u'gd	Local	
1	Brooks Street	Norlane	Type A 4.1 Holmesglen	Local	
2	Brooks Street	Norlane	Type D 1.1 Dutch	Local	
3	Brooks Street	Norlane	Type A 5.1 Holmesglen	Local	
4	Brooks Street	Norlane	Type E 1.1 Infill/Other	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
5	Brooks Street	Norlane	Type A 5.1 Holmesglen	Local	
6	Brooks Street	Norlane	Type C 4.1 Austrian	Local	
7	Brooks Street	Norlane	Type A 4.1 Holmesglen	Local	
8	Brooks Street	Norlane	Type C 4.1 Austrian	Local	
9	Brooks Street	Norlane	Type A 4.2 Holmesglen	Local	
10	Brooks Street	Norlane	Type C 5.1 Austrian	Local	
11	Brooks Street	Norlane	Type A 1.1 Holmesglen	Local	
12	Brooks Street	Norlane	Type C 2.2 Austrian	Local	
13	Brooks Street	Norlane	Type E 1.1 Infill/Other	Local	
14	Brooks Street	Norlane	Type C 5.1 Austrian	Local	
15	Brooks Street	Norlane	Type A 7.1 Holmesglen	Local	
16	Brooks Street	Norlane	Type B 4.1 French	Local	
17	Brooks Street	Norlane	Type A 1.1 Holmesglen	Local	
18	Brooks Street	Norlane	Type B 4.1 French	Local	
19	Brooks Street	Norlane	Type A 4.1 Holmesglen	Local	
21	Brooks Street	Norlane	Type A 4.2 Holmesglen	Local	
22	Brooks Street	Norlane	Type A 6.1 Holmesglen	Local	
23	Brooks Street	Norlane	Type D 1.1 Dutch	Local	
25	Brooks Street	Norlane	Type A 6.1 Holmesglen	Local	
26	Brooks Street	Norlane	Type B 4.1 French	Local	
27	Brooks Street	Norlane	Type C 2.2 Austrian	Local	
28	Brooks Street	Norlane	Type C 3.1 Austrian	Local	
30	Brooks Street	Norlane	Type C 3.2 Austrian	Local	
32	Brooks Street	Norlane	Type A 1.1 Holmesglen	Local	
34	Brooks Street	Norlane	Type A 1.1 Holmesglen	Local	
36	Brooks Street	Norlane	Type A 4.2 Holmesglen	Local	
38	Brooks Street	Norlane	Type A 4.1 Holmesglen	Local	
40	Brooks Street	Norlane	Type A 4.1 Holmesglen	Local	
42	Brooks Street	Norlane	Type C 3.2 Austrian	Local	
44	Brooks Street	Norlane	Type A 1.1 Holmesglen	Local	
46	Brooks Street	Norlane	Type A 4.2 Holmesglen	Local	
48	Brooks Street	Norlane	Type A 1.1 Holmesglen	Local	
50	Brooks Street	Norlane	Type A 4.1 Holmesglen	Local	
37	Broughton Drive	Belmont	Christian College (Junior School)	State	
115	Buckingham Street	Lara Lake	Stables - Laurence Park	Local	
125	Buckingham Street	Lara Lake	Cottage	Local	
165	Bufts Road	Balliang	Homestead	Local	
18	Burdekin Drive	Highton	Christian College (Senior School)	Regional	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
2	Cambridge Street	Belmont	House	Local	
5	Cambridge Street	Belmont	House	Local	
8	Cambridge Street	Belmont	House	Local	
12	Cambridge Street	Belmont	House	Local	
15	Cambridge Street	Belmont	House	Local	
26	Cambridge Street	Belmont	House	Local	
6	Campbell Street	Barwon Heads	Fife	Local	
7	Campbell Street	Barwon Heads	Greystanes	Local	
19	Campbell Street	Barwon Heads	House	Local	
21	Campbell Street	Barwon Heads	Imelaleuca	Local	
2	Carr Street	Barwon Heads	House	Regional	
20	Carr Street	Barwon Heads	Fence & Trees - The Haven	Local	
415	Carrs Road	Anakie East	Jalna Cottage	Local	
610	Carrs Road	Anakie East	Glenleigh	Local	
30	Cemetery Road	Sutherlands Creek	Sutherlands Creek Cemetery	Regional	
2	Church Street	Belmont	House	Local	
6	Church Street	Grovedale	Grovedale Public Cemetery	Local	
8	Church Street	Belmont	House	Local	
10	Church Street	Belmont	House	Local	
114	Church Street	Hamlyn Heights	House	Local	
116	Church Street	Hamlyn Heights	House	Local	
118	Church Street	Hamlyn Heights	House	Local	
120	Church Street	Hamlyn Heights	House	Local	
122	Church Street	Hamlyn Heights	House	Local	
124	Church Street	Hamlyn Heights	House	Local	
126	Church Street	Hamlyn Heights	House	Local	
128	Church Street	Hamlyn Heights	House	Local	
130	Church Street	Hamlyn Heights	M.J. Booth Hair Designers Shop	Local	
132	Church Street	Hamlyn Heights	Frameline Picture Framing Shop &	Local	
150	Church Street	Hamlyn Heights	House	Local	
154	Church Street	Hamlyn Heights	House	Local	
156	Church Street	Hamlyn Heights	House	Local	
162	Church Street	Hamlyn Heights	House	Local	
164	Church Street	Hamlyn Heights	House	Local	
166	Church Street	Hamlyn Heights	House	Local	
174	Church Street	Hamlyn Heights	House	Local	
182	Church Street	Hamlyn Heights	House	Local	
186	Church Street	Hamlyn Heights	House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
334	Church Street	Hamlyn Heights	House & Outbuildings	Regional	
75	Clarkes Road	Fyansford	'Petriwil' House	Local	
30	Clover Street	Lara	Former Dairy	Local	
12	Cochranes Road	Ceres	Reserve & Memorial Gates	Local	
450	Cochranes Road	Waurin Ponds	House	Local	
3	Collins Street	Belmont	House	Local	
7	Collins Street	Belmont	House	Local	
9	Collins Street	Belmont	House	Local	
10	Collins Street	Belmont	House	Local	
11	Collins Street	Belmont	House	Local	
13	Collins Street	Belmont	House	Local	
2	Coral Close	Hamlyn Heights	House	Local	
58	Corio Quay Road	North Geelong	Captain Pidgeon Memorial Flag Pole	Local	
4	Corio Street	Belmont	House	Local	
5	Corio Street	Belmont	Glengreen	Local	
6	Corio Street	Belmont	House	Local	
10	Corio Street	Belmont	Rosenbath	Local	
12	Corio Street	Belmont	House	Local	
13	Corio Street	Belmont	House	Local	
14	Corio Street	Belmont	House	Local	
15	Corio Street	Belmont	House	Local	
16	Corio Street	Belmont	House	Local	
17	Corio Street	Belmont	House	Local	
18	Corio Street	Belmont	House	Local	
20	Corio Street	Belmont	Ercildoune	Local	
21	Corio Street	Belmont	House	Local	
22	Corio Street	Belmont	House	Local	
137	Cox Road	Norlane	Norlane High School & M. Gates	Local	
275	Cox Road	Lovely Banks	Greek Orthodox Monastery	Local	
30	Cross Street	Batesford	House (former Catholic Church)	Local	
35	Cross Street	Batesford	Batesford Presbyterian Manse	Local	
1	Culbin Avenue	Belmont	House	Local	
4	Culbin Avenue	Belmont	House	Local	
6	Culbin Avenue	Belmont	House	Local	
7	Culbin Avenue	Belmont	Alexander Miller Memorial Homes	Regional	
8	Culbin Avenue	Belmont	House	Local	
10	Culbin Avenue	Belmont	House	Local	
15	Culbin Avenue	Belmont	House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
16	Culbin Avenue	Belmont	House	Local	
17	Culbin Avenue	Belmont	House	Local	
18	Culbin Avenue	Belmont	House	Local	
19	Culbin Avenue	Belmont	House	Local	
20	Culbin Avenue	Belmont	House	Local	
21	Culbin Avenue	Belmont	House	Local	
22	Culbin Avenue	Belmont	House	Local	
23	Culbin Avenue	Belmont	House	Local	
24	Culbin Avenue	Belmont	House	Local	
25	Culbin Avenue	Belmont	House	Local	
26	Culbin Avenue	Belmont	House	Local	
29	Curletts Road	Lara	Holy Trinity Church of England Tower & Lintel steps	Local	
36	Curletts Road	Lara	House & Outbuilding	Local	
85	Curletts Road	Lara	Cottage & Outbuilding	Local	
45	Demotts Road	Anakie	Anakie Reserve Memorial Entrance	Local	
100	Dog Rocks Road	Batesford	Lilydale House (B&B)	Local	
1	Downie Crescent	Hamlyn Heights	Hamlyn Heights Uniting Church Hall	Local	
65	Drysdale Road	Little River	Building Ruins	Local	
160	Drysdale Road	Little River	Hillside	Local	
9	Dudley Street	Belmont	House	Local	
120	Duggans Lane	Lara Lake	House & Outbuilding Ruins	Local	
165	Duggans Lane	Lara	Melrose Homestead	Local	
9	Ebden Street	Hamlyn Heights	House	Local	
29	Eton Road	Belmont	House	Local	
2	Evans Street	Belmont	House	Local	
3	Evans Street	Belmont	House	Local	
4	Evans Street	Belmont	House	Local	
6	Evans Street	Belmont	House	Local	
10	Evans Street	Belmont	House	Local	
15	Evans Street	Belmont	Marwal	Local	
17	Evans Street	Belmont	House	Local	
27	Evans Street	Belmont	House	Local	
28	Evans Street	Belmont	House	Local	
32	Evans Street	Belmont	House	Local	
34	Evans Street	Belmont	House	Local	
38	Evans Street	Belmont	House	Local	
40	Evans Street	Belmont	House	Local	
1	Ewing Blyth Drive	Barwon Heads	Barwon Heads Park	Regional	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
7	Ewing Blyth Drive	Barwon Heads	Earl of Charlemont Anchor (B.H. Park)	Local	
7	Ewing Blyth Drive	Barwon Heads	Barwon Heads Jetties & Co-op. Sheds	Local	
7	Ewing Blyth Drive	Barwon Heads	Boot Room (Barwon Heads Park)	Local	
7	Ewing Blyth Drive	Barwon Heads	Orungal Secondary Anchor (B.H. Park)	Local	
7	Ewing Blyth Drive	Barwon Heads	Lobster Pot Dance Hall (fmr) (B.H.	Local	
10	Ewing Blyth Drive	Barwon Heads	Ballara (former boat sheds x 2)	Local	
14	Ewing Blyth Drive	Barwon Heads	House (former boat shed)	Local	
18	Ewing Blyth Drive	Barwon Heads	House	Local	
20	Ewing Blyth Drive	Barwon Heads	House	Local	
1	Ewing Drive Blyth Drive	Barwon Heads	Bluestone Retaining Wall	Local	
20	Farrars Road	Little River	House	Local	
1	Flinders Avenue	Lara	John Spalding Hall (Uniting Church)	Local	
1	Flinders Avenue	Lara	Memorial	Local	
1	Flinders Avenue	Lara	Former Wesleyan Chapel & Ugd Tank	Local	
76	Flinders Avenue	Lara	Lara Baptist Church (fmr Catholic)	Local	
350	Flinders Avenue	Lara	Cottage	Local	
450	Flinders Avenue	Lara	The Pines	Local	
575	Flinders Avenue	Lara	Cottage Ruins	Local	
1	Flinders Parade	Barwon Heads	Corner Store	Local	
7	Flinders Parade	Barwon Heads	Wurrook	Local	
9	Flinders Parade	Barwon Heads	House	Local	
11	Flinders Parade	Barwon Heads	Nga-We (former boat shed)	Local	
27	Flinders Parade	Barwon Heads	House	Local	
33	Flinders Parade	Barwon Heads	Monomeeth	Regional	
39	Flinders Parade	Barwon Heads	House	Regional	
175	Forest Road North	Lara	Fmr Primitive Methodist Cemetery	Local	
570	Forest Road North	Lara	House	Local	
3	Forest Road South	Lara	House & Underground Tank	Local	
47	Forest Road South	Lara	Former Blacksmith's Shop	Local	
47	Forest Road South	Lara	House	Local	
51	Forest Road South	Lara	House	Regional	
129	Forest Road South	Lara	House (fmr Lake Bank Hotel)	Regional	
155	Forest Road South	Lara	Clover Hill Strawberry Farm	Local	
1	Forster Street	Norlane	Type A 6.1 Holmesglen	Local	
3	Forster Street	Norlane	Type B 4.1 French	Local	
4	Forster Street	Norlane	Type A 6.1 Holmesglen	Local	
5	Forster Street	Norlane	Type C 5.1 Austrian	Local	
6	Forster Street	Norlane	Type C 3.2 Austrian	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
7	Forster Street	Norlane	Type C 5.1 Austrian	Local	
8	Forster Street	Norlane	Type B 4.1 French	Local	
9	Forster Street	Norlane	Type A 5.1 Holmesglen	Local	
10	Forster Street	Norlane	Type B 4.1 French	Local	
11	Forster Street	Norlane	Type A 6.1 Holmesglen	Local	
12	Forster Street	Norlane	Type B 4.1 French	Local	
13	Forster Street	Norlane	Type B 4.1 French	Local	
14	Forster Street	Norlane	Type C 2.1 Austrian	Local	
15	Forster Street	Norlane	Type B 4.1 French	Local	
16	Forster Street	Norlane	Type C 1.2 Austrian	Local	
17	Forster Street	Norlane	Type C 5.1 Austrian	Local	
18	Forster Street	Norlane	Type C 1.1 Austrian	Local	
19	Forster Street	Norlane	Type A 5.1 Holmesglen	Local	
20	Forster Street	Norlane	Type C 2.1 Austrian	Local	
21	Forster Street	Norlane	Type B 4.1 French	Local	
22	Forster Street	Norlane	Type C 3.2 Austrian	Local	
23	Forster Street	Norlane	Type C 5.1 Austrian	Local	
24	Forster Street	Norlane	Type A 6.1 Holmesglen	Local	
26	Forster Street	Norlane	Type E 1.1 Infill/Other	Local	
28	Forster Street	Norlane	Type A 5.1 Holmesglen	Local	
30	Forster Street	Norlane	Type B 4.1 French	Local	
32	Forster Street	Norlane	Type A 5.1 Holmesglen	Local	
34	Forster Street	Norlane	Type C 3.2 Austrian	Local	
36	Forster Street	Norlane	Type B 1.1 French	Local	
38	Forster Street	Norlane	Type A 6.1 Holmesglen	Local	
40	Forster Street	Norlane	Type B 5.1 French	Local	
42	Forster Street	Norlane	Type A 5.1 Holmesglen	Local	
43	Forster Street	Norlane	Type A 4.2 Holmesglen	Local	
44	Forster Street	Norlane	Type B 4.1 French	Local	
45	Forster Street	Norlane	Type A 2.1 Holmesglen	Local	
46	Forster Street	Norlane	Type B 4.1 French	Local	
47	Forster Street	Norlane	Type C 3.2 Austrian	Local	
48	Forster Street	Norlane	Type C 3.1 Austrian	Local	
49	Forster Street	Norlane	Type C 3.2 Austrian	Local	
50	Forster Street	Norlane	Type C 3.1 Austrian	Local	
51	Forster Street	Norlane	Type A 4.2 Holmesglen	Local	
52	Forster Street	Norlane	Type C 3.1 Austrian	Local	
53	Forster Street	Norlane	Type C 4.1 Austrian	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
54	Forster Street	Norlane	Type C 3.1 Austrian	Local	
55	Forster Street	Norlane	Type C 3.1 Austrian	Local	
56	Forster Street	Norlane	Type C 3.2 Austrian	Local	
57	Forster Street	Norlane	Type A 2.1 Holmesglen	Local	
58	Forster Street	Norlane	Type C 3.2 Austrian	Local	
59	Forster Street	Norlane	Type A 2.1 Holmesglen	Local	
60	Forster Street	Norlane	Type C 3.1 Austrian	Local	
62	Forster Street	Norlane	Type C 3.1 Austrian	Local	
63	Forster Street	Norlane	Type B 3.1 French	Local	
64	Forster Street	Norlane	Type C 3.2 Austrian	Local	
66	Forster Street	Norlane	Type C 3.2 Austrian	Local	
67	Forster Street	Norlane	Type B 3.1 French	Local	
68	Forster Street	Norlane	Type C 3.2 Austrian	Local	
69	Forster Street	Norlane	Type B 3.1 French	Local	
70	Forster Street	Norlane	Type C 3.2 Austrian	Local	
71	Forster Street	Norlane	Type B 3.1 French	Local	
72	Forster Street	Norlane	Type D 1.1 Dutch	Local	
74	Forster Street	Norlane	Type B 3.1 French	Local	
76	Forster Street	Norlane	Type D 1.1 Dutch	Local	
79	Forster Street	Norlane	Type B 3.1 French	Local	
2	Francis Street	Belmont	House	Local	
4	Francis Street	Belmont	House	Local	
5	Francis Street	Belmont	House	Local	
6	Francis Street	Belmont	House	Local	
11	Francis Street	Belmont	House	Local	
15	Francis Street	Belmont	House	Local	
18	Francis Street	Belmont	House	Local	
21	Francis Street	Belmont	House	Local	
25	Francis Street	Belmont	House	Local	
43	Francis Street	Belmont	House	Local	
63	Francis Street	Belmont	House	Local	
66	Francis Street	Belmont	Salthaven	Regional	
77	Francis Street	Belmont	House	Local	
84	Francis Street	Belmont	House	Regional	
99	Francis Street	Belmont	House	Local	
110	Francis Street	Belmont	House	Local	
5	Fyansford-Gheringhap	Fyansford	Junction/Keens Hotel Ruins	Local	
245	Fyansford-Gheringhap	Stonehaven	Recreation Hall & Tennis Courts (fr)	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
1	Gavin Street	Norlane	Type A 5.1 Holmesglen	Local	
2	Gavin Street	Norlane	Type A 2.2 Holmesglen	Local	
3	Gavin Street	Norlane	Type C 2.2 Austrian	Local	
33	Gebbies Road	Lara Lake	Cottage	Local	
80	Gebbies Road	Lara Lake	Cottage complex	Local	
9	George Street	Barwon Heads	Bellerine	Local	
10	George Street	Belmont	House	Local	
12	George Street	Belmont	House	Local	
26	George Street	Barwon Heads	House	Local	
26	George Street	Belmont	Grandview	Local	
28	George Street	Belmont	House	Local	
29	George Street	Barwon Heads	House	Local	
61	Ghazeepore Road	Waurin Ponds	Claremont House & Storage Shed	Regional	
70	Ghazeepore Road	Waurin Ponds	House	Local	
75	Gilmores Road	Balliang	Woolshed (fmrly of Ripley Park)	Regional	
90	Gilmores Road	Balliang	Ripley Park Farm Complex	Regional	
22	Glengate Road	Hamlyn Heights	Men's Huts (2) - Glenpanyall	Local	
1	Golf Links Road	Barwon Heads	Barwon Heads Golf Club	State	
3A	Golf Links Road	Barwon Heads	Jessie McKechnie Memorial Gates &	Local	
34	Golf Links Road	Barwon Heads	Jeancourt	Local	
8	Grandview Parade	Barwon Heads	House	Local	
5	Grove Road	Marshall	House & Outbuilding	Local	
9	Grove Road	Barwon Heads	House	Local	
11	Grove Road	Barwon Heads	House	Local	
25	Grove Road	Barwon Heads	House	Local	
27	Grove Road	Barwon Heads	Cottage	Local	
33	Grove Road	Barwon Heads	Cottage	Local	
35	Grove Road	Barwon Heads	Cottage	Local	
231A	Grove Road	Grovedale	Cobbin Farm Chapel	Local	
231A	Grove Road	Grovedale	Cobbin Farm - House	Local	
125	Groves Road	Connewarre	Cottage, Wash house, Undgrd. tank	Regional	
65	Gully Road	Ceres	Fairlie Homestead & Outbuildings	Local	
240	Gully Road	Ceres	Cottage	Local	
275	Gully Road	Ceres	Drain Outfall	Local	
285	Gully Road	Ceres	Erinvale	Local	
Off	Hamilton Highway	Fyansford	Bicentennial Commemor've Plaque	Local	
370	Hamilton Highway	Fyansford	Condie House	Local	
425	Hamilton Highway	Fyansford	Frogmore Ruins & Fmr Stables	State	No. 89, Listed A

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
425	Hamilton Highway	Fyansford	Tulchan ruins - hs, out bldgs, wall	Local	
95	Hams Lane	Lara Lake	House	Local	
270	Hannans Road	Staughton Vale	House	Local	
6	Helen Street	North Geelong	Rosebank	Local	
8	Helen Street	North Geelong	House	Local	
38	Hendy Street	Corio	Corio Primary School No.124	Local	
6	Henley Street	Barwon Heads	House	Regional	
5	Herd Road	Belmont	House	Local	
19	Herd Road	Belmont	House	Local	
14	Hicks Street	Lara	Lara General Store	Local	
25	Hicks Street	Lara	Lara Railway Station	Local	
28	Hicks Street	Lara	House	Local	
30	Hicks Street	Lara	House & Dairy Outbuilding	Local	
84	High Street	Belmont	House	Local	
86	High Street	Belmont	House	Local	
138	High Street	Belmont	C.J. Keane Estate Agents Building	Regional	
198	High Street	Belmont	Geelong Natural Healing Centre	Local	
204	High Street	Belmont	House	Local	
206	High Street	Belmont	Kalkee 'Nangatta' Hostel	Local	
214	High Street	Belmont	House	Local	
221	High Street	Belmont	House	Local	
225	High Street	Belmont	House	Local	
226	High Street	Belmont	Dr John Waddell's Surgery	Local	
228	High Street	Belmont	House	Local	
235	High Street	Belmont	House	Local	
258	High Street	Belmont	House	Local	
264	High Street	Belmont	House	Local	
266	High Street	Belmont	House	Local	
268	High Street	Belmont	House	Local	
39	Hitchcock Avenue	Barwon Heads	Cottage & Outbuilding	Local	
61	Hitchcock Avenue	Barwon Heads	All Saints Anglican Church	Local	
66	Hitchcock Avenue	Barwon Heads	House	Local	
71	Hitchcock Avenue	Barwon Heads	Barwon Heads Uniting Church	Local	
77	Hitchcock Avenue	Barwon Heads	Barwon Heads Public Hall	Local	
101	Hitchcock Avenue	Barwon Heads	Holy Family Catholic Church	Local	
105	Hitchcock Avenue	Barwon Heads	Maxwelton	Local	
111	Hitchcock Avenue	Barwon Heads	House	Local	
1A	Holden Avenue	North Geelong	St. Helens Park	Regional	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
13	Holden Avenue	North Geelong	House	Local	
100	Hughes Road	Little River	Rothwell Cemetery	Local	
50	Hyland Street	Fyansford	GC Limestone Quarry & transport	Regional	
51	Hyland Street	Fyansford	GC Peter M.McCann Memorial Grove	Regional	
60	Hyland Street	Fyansford	Fyansford Shop (Antiques & Dolls)	Regional	
9	Iona Street	Norlane	Type A 2.2 Holmesglen	Local	
40	Jendes Lane	Marshall	Greenbank	State	
40	Jendes Lane	Marshall	Australian Tannery ruins	State	
2	Kardinia Street	Belmont	House	Local	
8	Kardinia Street	Belmont	House	Local	
10	Kardinia Street	Belmont	House	Local	
11	Kardinia Street	Belmont	Dalkeith	Local	
14	Kardinia Street	Belmont	Lenarmi	Local	
18	Kardinia Street	Belmont	House	Local	
20	Kardinia Street	Belmont	Swanee	Local	
30	Kardinia Street	Belmont	Milford	Local	
32	Kardinia Street	Belmont	House	Local	
38	Kardinia Street	Belmont	House	Local	
42	Kardinia Street	Belmont	House	Local	
44	Kardinia Street	Belmont	Clare	Local	
44	Kardinia Street	Belmont	Garage (on Clare property)	Local	
10	Kendall Close	Hamlyn Heights	House	Local	
12	Kendall Close	Hamlyn Heights	House	Local	
75	Kingsbury Lane	Waurm Ponds	Lockup Store & Cellar - Vale Farm	Regional	
75	Kingsbury Lane	Waurm Ponds	Blacksmith's Shop (fmr) - Vale Farm	Regional	
385	Lake Road	Connewarre	House	Local	
462	Lake Road	Connewarre	Cottage & Outbuilding	Local	
35	Lemins Road	Waurm Ponds	Homestead	Local	
125	Lemins Road	Waurm Ponds	House	Local	
7	Lily Street	Hamlyn Heights	Sleep In Inn	Local	
95	Lings Road	Barwon Heads	Fr Manager's House - Asp. Farm	Local	
185	Little River Ripley Road	Little River	House	Local	
185	Little River Ripley Road	Little River	Ruin	Local	
195	Little River Ripley Road	Little River	Ruins	Local	
985	Little River Ripley Road	Little River	Underground tank	Local	
14	Logan Street	Hamlyn Heights	House	Local	
15	Logan Street	Hamlyn Heights	House	Local	
17	Logan Street	Hamlyn Heights	House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
21	Logan Street	Hamlyn Heights	Nellallan	Local	
22	Logan Street	Hamlyn Heights	House	Local	
24	Logan Street	Hamlyn Heights	House	Local	
31	Logan Street	Hamlyn Heights	Kelburn	Local	
37	Logan Street	Hamlyn Heights	House	Local	
43	Logan Street	Hamlyn Heights	House	Local	
1B	Lothian Street	North Geelong	Geelong Screen Actors Studio	Local	
35	Lowe Street	Corio	Cheetham Salt (fmr Corio Distillery)	State	
421	Lower Duneed Road	Connewarre	House & Ugd Tank	Local	
421	Lower Duneed Road	Connewarre	Cottage Ruins, Tank, Horse Works	Local	
421	Lower Duneed Road	Connewarre	Dairy	Regional	
421	Lower Duneed Road	Connewarre	Water Tank	Local	
1	Lumeah Street	Norlane	Type C 3.2 Austrian	Local	
2	Lumeah Street	Norlane	Type B 1.1 French	Local	
3	Lumeah Street	Norlane	Type C 3.1 Austrian	Local	
4	Lumeah Street	Norlane	Type B 1.1 French	Local	
5	Lumeah Street	Norlane	Type C 3.1 Austrian	Local	
6	Lumeah Street	Norlane	Type B 1.1 French	Local	
7	Lumeah Street	Norlane	Type A 4.2 Holmesglen	Local	
8	Lumeah Street	Norlane	Type B 1.1 French	Local	
9	Lumeah Street	Norlane	Type A 2.1 Holmesglen	Local	
10	Lumeah Street	Norlane	Type B 1.1 French	Local	
11	Lumeah Street	Norlane	Type A 2.1 Holmesglen	Local	
12	Lumeah Street	Norlane	Type B 1.1 French	Local	
13	Lumeah Street	Norlane	Type C 3.1 Austrian	Local	
14	Lumeah Street	Norlane	Type B 5.1 French	Local	
16	Lumeah Street	Norlane	Type B 1.1 French	Local	
18	Lumeah Street	Norlane	Type B 1.1 French	Local	
20	Lumeah Street	Norlane	Type B 1.1 French	Local	
22	Lumeah Street	Norlane	Type B 1.1 French	Local	
24	Lumeah Street	Norlane	Type B 1.1 French	Local	
13	Mackey Street	North Geelong	Classweave Industries (fmr Fed. Wool. Mill)	State	
20	Marendaz Road	Waurrn Ponds	Waurrn Ponds Hotel Stables	Local	
1	Margate Street	Barwon Heads	Narruc	Local	
3	Margate Street	Barwon Heads	Cottage	Local	
7	Margate Street	Barwon Heads	House	Local	
1	Marshalltown Road	Marshall	Play Park	Local	
28	Marshalltown Road	Marshall	House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
94	Marshalltown Road	Grovedale	Cottage	Local	
200	Mc Curdy Road	Fyansford	GC - Geelong Cement Processing	Regional	
200	McCanns Lane	Fyansford	Dryden Homestead	Local	
31	McClelland Avenue	Lara	House	Local	
132	McCurdy Road	Hamlyn Heights	House	Local	
180	McCurdy Road	Fyansford	GC First Geelong Cement Head Office	Regional	
2	McDonald Street	Belmont	House	Local	
169	Melbourne Road	North Geelong	Evolution Bicycles Shop	Local	
180	Melbourne Road	North Geelong	Nth Geelong Railway Signal Station	Local	
180	Melbourne Road	North Geelong	North Geelong A, Railway Signal Box	Local	
180	Melbourne Road	North Geelong	Railway Signal Box	Local	
205	Melbourne Road	North Geelong	Florist Shop	Local	
209	Melbourne Road	North Geelong	North Geelong Primary School (fmr)	Regional	
215	Melbourne Road	North Geelong	Janell's Cottage of Hairdressing	Local	
223	Melbourne Road	North Geelong	Vietnam War Memorial Avenue of	Regional	
307	Melbourne Road	North Geelong	Pilkington Aust. Factory and No. 1	State	
455	Melbourne Road	North Geelong	Ford Motor Company Complex	National	
700	Midland Highway	Batesford	Derwent Hotel (formerly Marrabool)	Regional	
8	Mill Road	Lara	House	Local	
14	Mitchell Street	Belmont	House	Local	
22	Mitchell Street	Belmont	House	Local	
38	Montpellier Drive	Highton	Montpellier Park & Ruins	Regional	
19	Mornane Place	Marshall	House	Local	
7	Morris Street	Belmont	House	Local	
20	Mount Duneed Road	Mount Duneed	Calder Park	Regional	
60	Mount Duneed Road	Mount Duneed	Bellevue & Outbuildings	Local	
280	Mount Duneed Road	Mount Duneed	House	Local	
205	Mount Road	Anakie	Lumeah Homestead & Outbuilding	Local	
370	Mount Road	Anakie	Cottage	Regional	
9	Mt Pleasant Road	Belmont	Tavistock	Local	
11	Mt Pleasant Road	Belmont	House	Local	
20	Mt Pleasant Road	Belmont	House	Local	
26	Mt Pleasant Road	Belmont	Glenelg	Regional	
27	Mt Pleasant Road	Belmont	House	Local	
29	Mt Pleasant Road	Belmont	House	Local	
31	Mt Pleasant Road	Belmont	GATE (fmr Sth Barwon City Offices)	Local	
36	Mt Pleasant Road	Belmont	House	Local	
38	Mt Pleasant Road	Belmont	House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
39	Mt Pleasant Road	Belmont	House	Local	
40	Mt Pleasant Road	Belmont	Nga We	Local	
44	Mt Pleasant Road	Belmont	House	Local	
46	Mt Pleasant Road	Belmont	House	Local	
48	Mt Pleasant Road	Belmont	Kooringa	Local	
49	Mt Pleasant Road	Belmont	House	Local	
52	Mt Pleasant Road	Belmont	Wanalla	Regional	
53	Mt Pleasant Road	Belmont	Belmont Primary School	Local	
53	Mt Pleasant Road	Belmont	Memorial Gates (Belmont School)	Local	
53	Mt Pleasant Road	Belmont	School Building (Belmont School)	Local	
56A	Mt Pleasant Road	Belmont	Prendergast & Grace Biscuit Shop	Local	
56	Mt Pleasant Road	Belmont	Yuluwarre	Local	
65	Mt Pleasant Road	Belmont	Green Gables	Regional	
67	Mt Pleasant Road	Belmont	House	Regional	
71	Mt Pleasant Road	Belmont	House	Local	
74	Mt Pleasant Road	Belmont	House	Local	
76	Mt Pleasant Road	Belmont	Opawa	Local	
77	Mt Pleasant Road	Belmont	House	Local	
78	Mt Pleasant Road	Belmont	House	Local	
79	Mt Pleasant Road	Belmont	House	Regional	
80	Mt Pleasant Road	Belmont	Mount Pleasant	Local	
84	Mt Pleasant Road	Belmont	House	Local	
86	Mt Pleasant Road	Belmont	House	Local	
88	Mt Pleasant Road	Belmont	House	Local	
103	Mt Pleasant Road	Belmont	House	Local	
121	Mt Pleasant Road	Belmont	House	Regional	
130	Mt Pleasant Road	Belmont	House	Local	
178	Mt Pleasant Road	Highton	Yollinko Park	Local	
188	Mt Pleasant Road	Highton	Ferndale	Local	
6	Myrtle Grove	North Shore	Elings House	Local	
27	Myrtle Grove	North Shore	House	Local	
29	Myrtle Grove	North Shore	House	Local	
1	Noble Street	Barwon Heads	House	Local	
35	Noble Street	Barwon Heads	Cottage	Local	
5	North Shore Road	Norlane	Type B 4.1 French	Local	
7	North Shore Road	Norlane	Type B 3.1 French	Local	
9	North Shore Road	Norlane	Type A 6.1 Holmesglen	Local	
11	North Shore Road	Norlane	Type A 4.1 Holmesglen	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
13	North Shore Road	Norlane	Type C 1.1 Austrian	Local	
15	North Shore Road	Norlane	Type A 1.1 Holmesglen	Local	
17	North Shore Road	Norlane	Type D 1.1 Dutch	Local	
19	North Shore Road	Norlane	Type C 1.2 Austrian	Local	
21	North Shore Road	Norlane	Type C 2.2 Austrian	Local	
23	North Shore Road	Norlane	Type A 6.1 Holmesglen	Local	
25	North Shore Road	Norlane	Type B 4.1 French	Local	
27	North Shore Road	Norlane	Type B 1.1 French	Local	
29	North Shore Road	Norlane	Type A 5.1 Holmesglen	Local	
31	North Shore Road	Norlane	Type B 1.1 French	Local	
33	North Shore Road	Norlane	Type A 6.1 Holmesglen	Local	
35	North Shore Road	Norlane	Type C 3.2 Austrian	Local	
41	North Shore Road	Norlane	Type C 3.2 Austrian	Local	
43	North Shore Road	Norlane	Type A 1.1 Holmesglen	Local	
45	North Shore Road	Norlane	Type F 1.1 Bay View Estate	Local	
47	North Shore Road	Norlane	Type A 1.1 Holmesglen	Local	
49	North Shore Road	Norlane	Type A 1.1 Holmesglen	Local	
51	North Shore Road	Norlane	Type C 3.2 Austrian	Local	
53	North Shore Road	Norlane	Type C 3.2 Austrian	Local	
55	North Shore Road	Norlane	Type A 1.1 Holmesglen	Local	
57	North Shore Road	Norlane	Type A 4.1 Holmesglen	Local	
59	North Shore Road	Norlane	Type C 6.1 Austrian	Local	
61	North Shore Road	Norlane	Type C 6.1 Austrian	Local	
63	North Shore Road	Norlane	Type C 3.2 Austrian	Local	
29	North Valley Road	Highton	House	Local	
70	O'Neils Road	Anakie	House & Outbuildings	Local	
25	Old Ballarat Road	Batesford	(frm) Teacher's Res. Batesford P.S.	Local	
685	Old Melbourne Road	Little River	Rothwell Inn Ruins	Local	
	Over Barwon River	Belmont	Macintyre Foot Bridge	Regional	
	Over Barwon River	Belmont	Bridge	Local	
	Over Barwon River	Highton	Queens Bridge over Barwon River	Local	
	Over Cowies Creek	Moorabool	Rail Bridge	Regional	
	Over Little River	Little River	Grant's Bridge	Local	
	Over Little River	Balliang	Former Ripley Bridge & Weir	Local	
2	Oxford Street	Belmont	House	Local	
3	Oxford Street	Belmont	Yaucher	Local	
5	Oxford Street	Belmont	House	Local	
7	Oxford Street	Belmont	House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
14	Oxford Street	Belmont	House	Local	
15	Oxford Street	Belmont	House	Local	
18	Oxford Street	Belmont	House	Local	
39	Oxford Street	Belmont	House	Local	
41	Oxford Street	Belmont	House	Local	
Opp. 1	Ozone Road	Barwon Heads	Latrines Shed	Local	
2	Ozone Road	Barwon Heads	Glastonbury	Local	
4	Ozone Road	Barwon Heads	Glenlee	Local	
11	Ozone Road	Barwon Heads	Beulah & Outbuilding	Local	
19	Ozone Road	Barwon Heads	House	Local	
20	Ozone Road	Barwon Heads	Former Boat Shed	Local	
31	Ozone Road	Barwon Heads	House	Local	
End	Ozone Road (east)	Barwon Heads	Barwon Heads Jetty	Local	
24	Patullos Road	Lara Lake	Cottage	Local	
32	Patullos Road	Lara Lake	House	Local	
40	Patullos Road	Lara Lake	House	Local	
295	Patullos Road	Lara Lake	Lochnoben	Regional	
170	Peak School Road (south)	Lara	Tallaranie Homestead	Local	
1	Peary Street	Belmont	House	Local	
2	Peary Street	Belmont	House	Local	
6	Peary Street	Belmont	House	Local	
10	Peary Street	Belmont	House	Local	
13	Peary Street	Belmont	House	Local	
19	Peary Street	Belmont	House	Local	
22	Peary Street	Belmont	House	Local	
2	Perth Street	Belmont	House	Local	
10	Perth Street	Belmont	House	Local	
75	Peter Street	Grovedale	House	Local	
1	Pettit Crescent	Norlane	Type B 3.1 French	Local	
2	Pettit Crescent	Norlane	Type C 2.2 Austrian	Local	
3	Pettit Crescent	Norlane	Type A 6.1 Holmesglen	Local	
4	Pettit Crescent	Norlane	Type C 1.2 Austrian	Local	
5	Pettit Crescent	Norlane	Type A 5.1 Holmesglen	Local	
6	Pettit Crescent	Norlane	Type C 2.2 Austrian	Local	
7	Pettit Crescent	Norlane	Type A 6.1 Holmesglen	Local	
8	Pettit Crescent	Norlane	Type A 6.1 Holmesglen	Local	
9	Pettit Crescent	Norlane	Type A 6.1 Holmesglen	Local	
10	Pettit Crescent	Norlane	Type A 1.1 Holmesglen	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
13	Pettit Crescent	Norlane	Type E 1.1 Infill/Other	Local	
14	Pettit Crescent	Norlane	Type A 6.1 Holmesglen	Local	
15	Pettit Crescent	Norlane	Type A 6.1 Holmesglen	Local	
16	Pettit Crescent	Norlane	Type A 4.2 Holmesglen	Local	
18	Pettit Crescent	Norlane	Type A 5.1 Holmesglen	Local	
20	Pettit Crescent	Norlane	Type A 4.2 Holmesglen	Local	
21	Pettit Crescent	Norlane	Type A 5.1 Holmesglen	Local	
22	Pettit Crescent	Norlane	Type A 4.2 Holmesglen	Local	
23	Pettit Crescent	Norlane	Type A 5.1 Holmesglen	Local	
24	Pettit Crescent	Norlane	Type A 4.2 Holmesglen	Local	
25	Pettit Crescent	Norlane	Type A 6.1 Holmesglen	Local	
26	Pettit Crescent	Norlane	Type A 5.1 Holmesglen	Local	
27	Pettit Crescent	Norlane	Type A 6.1 Holmesglen	Local	
28	Pettit Crescent	Norlane	Type A 1.1 Holmesglen	Local	
29	Pettit Crescent	Norlane	Type A 5.1 Holmesglen	Local	
30	Pettit Crescent	Norlane	Type A 6.1 Holmesglen	Local	
31	Pettit Crescent	Norlane	Type A 4.1 Holmesglen	Local	
32	Pettit Crescent	Norlane	Type A 5.1 Holmesglen	Local	
33	Pettit Crescent	Norlane	Type A 4.1 Holmesglen	Local	
34	Pettit Crescent	Norlane	Type A 4.1 Holmesglen	Local	
35	Pettit Crescent	Norlane	Type A 6.1 Holmesglen	Local	
36	Pettit Crescent	Norlane	Type A 4.2 Holmesglen	Local	
38	Pettit Crescent	Norlane	Type C 2.2 Austrian	Local	
39	Pettit Crescent	Norlane	Type C 3.1 Austrian	Local	
41	Pettit Crescent	Norlane	Type A 2.1 Holmesglen	Local	
43	Pettit Crescent	Norlane	Type A 3.1 Holmesglen	Local	
3	Phosphate Road	North Shore	House	Local	
Opp. 1	Piccadilly Close	Bell Post Hill	Railway Culvert/pedestrian walkway	Local	
75	Pigdons Road	Wauran Ponds	Deakin University Chapel	Regional	
145	Pigdons Road	Wauran Ponds	The Hermitage Gate - G. Grammar	State	
9	Pine Avenue	North Shore	House	Local	
2	Portland Street	Norlane	Type B 3.1 French	Local	
4	Portland Street	Norlane	Type B 4.1 French	Local	
6	Portland Street	Norlane	Type B 3.1 French	Local	
8	Portland Street	Norlane	Type A 6.1 Holmesglen	Local	
9	Portland Street	Norlane	Type C 6.1 Austrian	Local	
10	Portland Street	Norlane	Type B 3.1 French	Local	
11	Portland Street	Norlane	Type C 3.1 Austrian	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
12	Portland Street	Norlane	Type A 6.1 Holmesglen	Local	
13	Portland Street	Norlane	Type E 1.1 Infill/Other	Local	
14	Portland Street	Norlane	Type B 4.1 French	Local	
15	Portland Street	Norlane	Type C 2.1 Austrian	Local	
16	Portland Street	Norlane	Type B 3.1 French	Local	
17	Portland Street	Norlane	Type C 3.1 Austrian	Local	
18	Portland Street	Norlane	Type B 4.1 French	Local	
19	Portland Street	Norlane	Type C 7.1 Austrian	Local	
20	Portland Street	Norlane	Type B 3.1 French	Local	
21	Portland Street	Norlane	Type C 2.2 Austrian	Local	
22	Portland Street	Norlane	Type A 6.1 Holmesglen	Local	
23	Portland Street	Norlane	Type D 1.1 Dutch	Local	
24	Portland Street	Norlane	Type B 4.1 French	Local	
27	Portland Street	Norlane	Type C 5.1 Austrian	Local	
29	Portland Street	Norlane	Type C 3.1 Austrian	Local	
31	Portland Street	Norlane	Type C 2.2 Austrian	Local	
33	Portland Street	Norlane	Type C 1.1 Austrian	Local	
35	Portland Street	Norlane	Type C 5.1 Austrian	Local	
37	Portland Street	Norlane	Type C 2.2 Austrian	Local	
18	Pride Avenue	Hamlyn Heights	House	Local	
24	Pride Avenue	Hamlyn Heights	House	Local	
Off	Princes Highway	Avalon	Matthew Flinders Cairn	Regional	
120	Princes Highway	Waurin Ponds	House & Outbuildings	Local	
146	Princes Highway	Waurin Ponds	Prince Albert Vineyard (fmr)	Regional	
222	Princes Highway	Waurin Ponds	Hunt's House	Local	
225	Princes Highway	Waurin Ponds	Waurin Community Hall & fmr School	Regional	
270	Princes Highway	Waurin Ponds	Avenue of Honour	Local	
285	Princes Highway	Waurin Ponds	Former School Teacher's House	Local	
24	Princes Hwy	Norlane	Type C 2.1 Austrian	Local	
28	Princes Hwy	Norlane	Type C 1.2 Austrian	Local	
30	Princes Hwy	Norlane	Type D 1.1 Dutch	Local	
32	Princes Hwy	Norlane	Type E 1.1 Infill/Other	Local	
36	Princes Hwy	Norlane	Type C 7.1 Austrian	Local	
38	Princes Hwy	Norlane	Type E 1.1 Infill/Other	Local	
40	Princes Hwy	Norlane	Type D 1.1 Dutch	Local	
42	Princes Hwy	Norlane	Type F 1.1 Bay View Estate	Local	
3	Prospect Avenue	Belmont	House	Local	
8	Prospect Avenue	Belmont	House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
5	Punt Road	Barwon Heads	House	Local	
19	Queen Street	Belmont	House	Local	
21	Queen Street	Belmont	House	Local	
3	Regent Street	Belmont	House	Local	
9	Regent Street	Belmont	Carmel	Local	
11	Regent Street	Belmont	House	Local	
20	Regent Street	Belmont	Chinese Restaurant (fr Fire Station)	Local	
22	Regent Street	Belmont	House	Local	
25	Regent Street	Belmont	Regent Street Uniting Church (fmr)	Local	
26	Regent Street	Belmont	House	Local	
29	Regent Street	Belmont	House	Local	
31	Regent Street	Belmont	House	Local	
42	Regent Street	Belmont	St. Stephen's Anglican Church	Local	
43	Regent Street	Belmont	House	Local	
44	Regent Street	Belmont	House	Local	
48	Regent Street	Belmont	House	Local	
49	Regent Street	Belmont	Belmont Heights Neig'hood Park	Local	
52	Regent Street	Belmont	House	Local	
60	Regent Street	Belmont	House	Local	
64	Regent Street	Belmont	Woolmar	Local	
66	Regent Street	Belmont	House	Local	
68	Regent Street	Belmont	House	Local	
70	Regent Street	Belmont	House	Local	
72	Regent Street	Belmont	Donellar	Local	
5	Rennie Street	Lara	House	Local	
8	Rennie Street	Lara	House	Regional	
20	Rennie Street	Lara	House	Local	
2	Reserve Road	Grovedale	Grovedale Recreation Reserve	Local	
2A	Reserve Road	Grovedale	United Services Memorial Hall (fmr)	Local	
178	Reserve Road	Marshall	House	Local	
14	River Parade	Barwon Heads	House	Local	
30	River Street	Batesford	Cottage	Regional	
2	Riverview Terrace	Belmont	House	Local	
4	Riverview Terrace	Belmont	House	Local	
5	Riverview Terrace	Belmont	House	Local	
10	Riverview Terrace	Belmont	Lisnavagh	Regional	
33	Riverview Terrace	Belmont	House	Local	
34	Riverview Terrace	Belmont	House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
35	Riverview Terrace	Belmont	House	Local	
36	Riverview Terrace	Belmont	House	Local	
37	Riverview Terrace	Belmont	House	Local	
38	Riverview Terrace	Belmont	House	Local	
40	Riverview Terrace	Belmont	House	Local	
41	Riverview Terrace	Belmont	House	Local	
42A	Riverview Terrace	Belmont	House	Local	
44	Riverview Terrace	Belmont	House	Local	
45	Riverview Terrace	Belmont	House	Local	
46	Riverview Terrace	Belmont	House	Local	
47	Riverview Terrace	Belmont	Iardew	Local	
48	Riverview Terrace	Belmont	House	Local	
49	Riverview Terrace	Belmont	House	Local	
50	Riverview Terrace	Belmont	Longendale	Local	
51	Riverview Terrace	Belmont	House	Local	
52	Riverview Terrace	Belmont	House	Local	
53	Riverview Terrace	Belmont	House	Local	
54	Riverview Terrace	Belmont	House	Local	
55	Riverview Terrace	Belmont	House	Local	
380	Robbs Road	Sutherlands Creek	Farm Cottage	Local	
380	Robbs Road	Sutherlands Creek	Dry Stone Fences	Regional	
555	Robbs Road	Sutherlands Creek	Glen Moidart	Local	
Off	Rollins Road	Bell Post Hill	Rollins Road Rail Bridge	Regional	
149	Rollins Road	Bell Post Hill	Rollins	Regional	
205	Rollins Road	Bell Post Hill	Avonlea	Local	
265	Rollins Road	Lovely Banks	Agepe Foundation - House	Local	
285	Rollins Road	Lovely Banks	United Methodist Chapel	Local	
385	Rollins Road	Lovely Banks	House	Local	
13	Roslyn Road	Belmont	Cottage	Local	
32	Roslyn Road	Belmont	House	Local	
37	Roslyn Road	Belmont	Tower Hill	Local	
50	Roslyn Road	Belmont	House	Local	
51	Roslyn Road	Belmont	House	Local	
56	Roslyn Road	Belmont	House	Local	
58	Roslyn Road	Belmont	House	Local	
59	Roslyn Road	Belmont	House	Local	
61	Roslyn Road	Belmont	House	Local	
78	Roslyn Road	Belmont	House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
81	Roslyn Road	Belmont	House	Local	
83	Roslyn Road	Belmont	House	Local	
86	Roslyn Road	Belmont	Alderton	Local	
87	Roslyn Road	Belmont	House	Local	
91	Roslyn Road	Belmont	House	Local	
93	Roslyn Road	Belmont	House	Local	
95	Roslyn Road	Belmont	House	Local	
108	Roslyn Road	Belmont	House	Local	
110	Roslyn Road	Belmont	House	Local	
113	Roslyn Road	Belmont	House	Local	
115	Roslyn Road	Belmont	Raphael Centre of Natural Healing	Local	
117	Roslyn Road	Belmont	House	Local	
126	Roslyn Road	Belmont	Lezayre	Local	
133	Roslyn Road	Belmont	Sherbrook	Local	
134	Roslyn Road	Belmont	House	Local	
135	Roslyn Road	Belmont	House	Local	
139	Roslyn Road	Belmont	House	Local	
166	Roslyn Road	Belmont	House	Local	
185	Roslyn Road	Belmont	House	Local	
187	Roslyn Road	Belmont	House	Local	
191	Roslyn Road	Belmont	Ravenswood	Local	
195	Roslyn Road	Belmont	House	Local	
209	Roslyn Road	Belmont	House	Local	
212	Roslyn Road	Highton	Highton Primary School	Local	
35	Ross Road	Moorabool	House & Outbuildings	Local	
2	Royd Grange Court	Belmont	Royd Grange	Regional	
95/ 100	Scenic Road (east & west)	Highton	Montpellier Basins & Water Reserves	Local	
7	Scott Street	Belmont	House	Local	
8	Scott Street	Belmont	House	Local	
10	Scott Street	Belmont	House	Local	
12	Scott Street	Belmont	House	Local	
14	Scott Street	Belmont	House	Local	
16	Scott Street	Belmont	House	Local	
19	Scott Street	Belmont	House	Local	
21	Scott Street	Belmont	House	Local	
24	Scott Street	Belmont	House	Local	
27	Scott Street	Belmont	Nareen	Local	
29	Scott Street	Belmont	House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
32	Scott Street	Belmont	House	Local	
1	Seabeach Parade	North Shore	North Shore Milk Bar (Post Office)	Local	
22	Seabeach Parade	North Shore	St. Columbia's Presbyterian Church	Local	
33	Seabreeze Parade	North Shore	House	Local	
9	Seaview Avenue	Barwon Heads	House	Local	
25	Seaview Avenue	Barwon Heads	House	Local	
29	Seaview Avenue	Barwon Heads	House	Local	
41	Seaview Avenue	Barwon Heads	House	Local	
57	Seaview Avenue	Barwon Heads	Moondara (former School House)	Local	
9	Seaview Parade	Belmont	House	Local	
25	Seaview Parade	Belmont	House	Local	
27	Seaview Parade	Belmont	House	Local	
28	Seaview Parade	Belmont	Claremont	Local	
34	Seaview Parade	Belmont	House	Local	
12	Settlement Road	Belmont	House	Local	
39	Shackleton Street	Belmont	Radstock	Local	
1	Shannon Avenue	Hamlyn Heights	House	Local	
3	Shannon Avenue	Hamlyn Heights	House	Local	
5	Shannon Avenue	Hamlyn Heights	House	Local	
7	Shannon Avenue	Hamlyn Heights	House	Local	
9	Shannon Avenue	Hamlyn Heights	House & Outbuilding	Local	
13	Shannon Avenue	Hamlyn Heights	House	Local	
15	Shannon Avenue	Hamlyn Heights	House	Local	
17	Shannon Avenue	Hamlyn Heights	House	Local	
23	Shannon Avenue	Hamlyn Heights	House	Local	
29	Shannon Avenue	Hamlyn Heights	House	Local	
31	Shannon Avenue	Hamlyn Heights	House	Local	
100	Sharkeys Road	Balliang	House	Local	
Off	Sheepwash Road	Barwon Heads	Neil's Acre Memorial	Local	
1	Sommers Street	Belmont	House	Local	
	South bank - Barwon River	Highton	Water Race, Barrabool Flour Mill ruins	Regional	
2	South Street	Belmont	House	Local	
9	South Valley Road	Highton	The Cottage	Local	
19	South Valley Road	Highton	House	Local	
75	South Valley Road	Highton	Cottage	Regional	
86	South Valley Road	Highton	Strathbrae	Regional	
106	South Valley Road	Highton	House	Regional	
42	Sparrowvale Road	Marshall	House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
103	Sparrowvale Road	Marshall	Sparrowvale - Stables	Regional	
103	Sparrowvale Road	Marshall	Sparrowvale - Silo ruins	Regional	
103	Sparrowvale Road	Marshall	Sparrowvale - fmr Manager's House	Regional	
26	Spring Street	Belmont	House	Regional	
4	Spruhan Avenue	Norlane	Norlane Baptist Church and Hall	Local	
1	St. David Street	North Geelong	House	Local	
2	St. David Street	North Geelong	House	Local	
3	St. David Street	North Geelong	House	Local	
4	St. David Street	North Geelong	House	Local	
9	St. David Street	North Geelong	House	Local	
10	St. David Street	North Geelong	House	Local	
11	St David Street	North Geelong	House	Local	
13	St. David Street	North Geelong	House	Local	
15	St. David Street	North Geelong	House	Local	
17	St. David Street	North Geelong	House	Local	
18	St. David Street	North Geelong	House	Local	
19	St. David Street	North Geelong	House	Local	
20	St. David Street	North Geelong	House	Local	
21	St. David Street	North Geelong	House	Local	
23	St. David Street	North Geelong	House	Local	
28	St. David Street	North Geelong	St. John the Evangelist Cath Church	State	
29	St. David Street	North Geelong	House	Local	
75	Staceys Road	Lara Lake	Kia Ora	Local	
450	Staceys Road	Lara Lake	Roselea	Local	
43	Station Lake Road	Lara	House	Local	
87	Station Lake Road	Lara	Austin Park	Local	
1	Station Street	Norlane	Type E 1.1 Infill/Other	Local	
7	Station Street	Norlane	Type C 3.2 Austrian	Local	
8	Station Street	Marshall	Corrugated Iron Shed	Local	
9	Station Street	Norlane	Type C 6.1 Austrian	Local	
11	Station Street	Norlane	Type F 1.1 Bay View Estate	Local	
15	Station Street	Norlane	Type C 6.1 Austrian	Local	
17	Station Street	Norlane	Type C 3.1 Austrian	Local	
19	Station Street	Norlane	Type C 3.2 Austrian	Local	
21	Station Street	Norlane	Type B 3.1 French	Local	
23	Station Street	Norlane	Type B 3.1 French	Local	
25	Station Street	Norlane	Type B 3.1 French	Local	
27	Station Street	Norlane	Type B 3.1 French	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
29	Station Street	Norlane	Type B 3.1 French	Local	
31	Station Street	Norlane	Type B 3.1 French	Local	
33	Station Street	Norlane	Type E 1.1 Infill/Other	Local	
39	Station Street	Norlane	Type B 3.1 French	Local	
41	Station Street	Norlane	Type B 3.1 French	Local	
43	Station Street	Norlane	Type B 2.1 French	Local	
45	Station Street	Norlane	Type B 2.1 French	Local	
85	Staughton Vale Road	Anakie	House	Local	
130	Staughton Vale Road	Anakie	Anakie Winery Cottage & Outbuild.	Local	
255	Staughton Vale Road	Anakie	House - Anakie Gorge Nursery	Local	
420	Staughton Vale Road	Staughton Vale	House & Outbuildings	Local	
523	Staughton Vale Road	Staughton Vale	Staughton Vale Outdoor Ed. Centre	Local	
225	Steiglitz Road	Moorabool	Woolshed - Darriwill	Local	
225	Steiglitz Road	Moorabool	Woolshed Cottage - Darriwill	Local	
360	Steiglitz Road	Moorabool	Darriwill North Homestead	Regional	
360	Steiglitz Road	Moorabool	Cottage - Darriwill North	Local	
6	Stephens Parade	Barwon Heads	Warrillie	Regional	
8	Stephens Parade	Barwon Heads	Fairways	Regional	
22	Stephens Parade	Barwon Heads	Bavelaw	Regional	
100A	Stewarts Road	Mount Duneed	Stewarts Reserve	Regional	
1	Stradbroke Street	Norlane	Type B 1.1 French	Local	
2	Stradbroke Street	Norlane	Type C 3.1 Austrian	Local	
3	Stradbroke Street	Norlane	Type B 1.1 French	Local	
5	Stradbroke Street	Norlane	Type B 5.1 French	Local	
6	Stradbroke Street	Norlane	Type C 3.1 Austrian	Local	
7	Stradbroke Street	Norlane	Type B 1.1 French	Local	
8	Stradbroke Street	Norlane	Type C 6.1 Austrian	Local	
9	Stradbroke Street	Norlane	Type B 1.1 French	Local	
10	Stradbroke Street	Norlane	Type C 6.1 Austrian	Local	
11	Stradbroke Street	Norlane	Type B 1.1 French	Local	
12	Stradbroke Street	Norlane	Type C 3.1 Austrian	Local	
13	Stradbroke Street	Norlane	Type B 1.1 French	Local	
14	Stradbroke Street	Norlane	Type C 3.2 Austrian	Local	
15	Stradbroke Street	Norlane	Type B 5.1 French	Local	
16	Stradbroke Street	Norlane	Type C 3.2 Austrian	Local	
17	Stradbroke Street	Norlane	Type E 1.1 Infill/Other	Local	
18	Stradbroke Street	Norlane	Type E 1.1 Infill/Other	Local	
19	Stradbroke Street	Norlane	Type B 1.1 French	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
20	Stradbroke Street	Norlane	Type B 4.1 French	Local	
21	Stradbroke Street	Norlane	Type B 1.1 French	Local	
22	Stradbroke Street	Norlane	Type B 2.1 French	Local	
23	Stradbroke Street	Norlane	Type B 1.1 French	Local	
24	Stradbroke Street	Norlane	Type B 3.1 French	Local	
26	Stradbroke Street	Norlane	Type B 3.1 French	Local	
28	Stradbroke Street	Norlane	Type B 3.1 French	Local	
30	Stradbroke Street	Norlane	Type B 3.1 French	Local	
32	Stradbroke Street	Norlane	Type B 3.1 French	Local	
580	Surfcoast Highway	Mount Duneed	House	Local	
710	Surfcoast Highway	Mount Duneed	House	Local	
335	Sutherlands Creek Road	Sutherlands Creek	Cottages (2) Ruins, & dry stone fence	Local	
1	Swinburne Street	North Geelong	Osborne Park	Regional	
2	Swinburne Street	North Geelong	Yggdrasil	Local	
4	Swinburne Street	North Geelong	House	Local	
6	Swinburne Street	North Geelong	House	Local	
8	Swinburne Street	North Geelong	House	Local	
10	Swinburne Street	North Geelong	House	Local	
14	Swinburne Street	North Geelong	House	Local	
16	Swinburne Street	North Geelong	House	Local	
18	Swinburne Street	North Geelong	House	Local	
20	Swinburne Street	North Geelong	Glen Vale	Local	
26	Swinburne Street	North Geelong	House	Local	
28	Swinburne Street	North Geelong	House	Local	
30	Swinburne Street	North Geelong	House	Local	
32	Swinburne Street	North Geelong	House	Local	
36	Swinburne Street	North Geelong	House	Local	
38	Swinburne Street	North Geelong	Arlynn	Local	
51	Swinburne Street	North Geelong	North Geelong War Memorial -	Local	
1	Talisker Avenue	Hamlyn Heights	Greek Orthodox Church	Local	
1	Tannery Road	Marshall	Cottage	Local	
46	Tannery Road	Marshall	Affair	Local	
61	Tannery Road	Marshall	Holanthe	Local	
81	Tannery Road	Marshall	Barwonside	Local	
81	Tannery Road	Marshall	Barwonside Tannery ruins	Local	
128	Tannery Road	Marshall	Sunnyside	Regional	
6	Tasman Avenue	Belmont	House	Local	
1	Tennyson Street	Norlane	Type A 5.1 Holmesglen	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
2	Tennyson Street	Norlane	Type B 4.1 French	Local	
4	Tennyson Street	Norlane	Type A 5.1 Holmesglen	Local	
5	Tennyson Street	Norlane	Type B 4.1 French	Local	
6	Tennyson Street	Norlane	Type A 5.1 Holmesglen	Local	
8	Tennyson Street	Norlane	Type C 2.2 Austrian	Local	
10	Tennyson Street	Norlane	Type B 4.1 French	Local	
12	Tennyson Street	Norlane	Type B 4.1 French	Local	
14	Tennyson Street	Norlane	Type A 5.1 Holmesglen	Local	
16	Tennyson Street	Norlane	Type A 6.1 Holmesglen	Local	
18	Tennyson Street	Norlane	Type A 6.1 Holmesglen	Local	
19	Tennyson Street	Norlane	Type A 6.1 Holmesglen	Local	
20	Tennyson Street	Norlane	Type B 4.1 French	Local	
22	Tennyson Street	Norlane	Type B 4.1 French	Local	
23	Tennyson Street	Norlane	Type B 4.1 French	Local	
24	Tennyson Street	Norlane	Type A 5.1 Holmesglen	Local	
25	Tennyson Street	Norlane	Type A 4.2 Holmesglen	Local	
27	Tennyson Street	Norlane	Type B 5.1 French	Local	
29	Tennyson Street	Norlane	Type A 4.2 Holmesglen	Local	
31	Tennyson Street	Norlane	Type C 2.2 Austrian	Local	
33	Tennyson Street	Norlane	Type C 1.2 Austrian	Local	
39	Tennyson Street	Norlane	Type A 4.1 Holmesglen	Local	
43	Tennyson Street	Norlane	Type A 3.1 Holmesglen	Local	
45	Tennyson Street	Norlane	Type A 2.1 Holmesglen	Local	
46	Tennyson Street	Norlane	Type A 4.1 Holmesglen	Local	
47	Tennyson Street	Norlane	Type C 3.2 Austrian	Local	
48	Tennyson Street	Norlane	Type A 4.1 Holmesglen	Local	
49	Tennyson Street	Norlane	Type A 2.1 Holmesglen	Local	
50	Tennyson Street	Norlane	Type A 2.1 Holmesglen	Local	
51	Tennyson Street	Norlane	Type C 3.2 Austrian	Local	
52	Tennyson Street	Norlane	Type C 3.2 Austrian	Local	
53	Tennyson Street	Norlane	Type A 4.1 Holmesglen	Local	
58	Tennyson Street	Norlane	Type A 2.1 Holmesglen	Local	
60	Tennyson Street	Norlane	Type A 3.1 Holmesglen	Local	
62	Tennyson Street	Norlane	Type B 3.1 French	Local	
64	Tennyson Street	Norlane	Type B 3.1 French	Local	
66	Tennyson Street	Norlane	Type B 3.1 French	Local	
68	Tennyson Street	Norlane	Type B 3.1 French	Local	
70	Tennyson Street	Norlane	Type B 3.1 French	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
72	Tennyson Street	Norlane	Type B 3.1 French	Local	
12	The Esplanade	North Shore	Moorpanyal Park	Local	
25	The Esplanade	North Shore	House	Local	
27	The Esplanade	North Shore	House	Local	
31	The Esplanade	North Shore	Scheelings House	Local	
53	The Esplanade	North Shore	House	Local	
57	The Esplanade	North Shore	Rhondda (1927), Utrecht (1999)	Local	
4	The Parade	Fyansford	House	Local	
10	Thomas Road	Lara Lake	Cottage	Local	
13	Thomas Street	Belmont	House	Local	
19	Thomson Street	Belmont	House	Local	
25	Thomson Street	Belmont	Podiatry Clinic	Local	
28	Thomson Street	Belmont	House	Local	
32	Thomson Street	Belmont	House	Local	
34	Thomson Street	Belmont	House	Local	
36	Thomson Street	Belmont	House	Local	
16	Thorn Street	Barwon Heads	House	Local	
129	Torquay Road	Grovedale	Lyndon Grove	Local	
133	Torquay Road	Grovedale	Stara - Timber outbuilding	Local	
176	Torquay Road	Grovedale	House	Local	
217	Torquay Road	Grovedale	House	Local	
280	Torquay Road	Grovedale	House	Local	
284	Torquay Road	Grovedale	House	Local	
293	Torquay Road	Grovedale	House	Local	
301	Torquay Road	Grovedale	St. Paul's Lutheran Church	Local	
301	Torquay Road	Grovedale	St. Paul's Lutheran Church Manse	Local	
301	Torquay Road	Grovedale	St. Paul's Lutheran Church Hall	Local	
355	Torquay Road	Grovedale	House	Local	
364	Torquay Road	Grovedale	House	Local	
364	Torquay Road	Grovedale	Shed	Local	
365	Torquay Road	Grovedale	House	Local	
20	Toyne Avenue	Hamlyn Heights	House	Local	
36	Toyne Avenue	Hamlyn Heights	House	Local	
4	Union Street	Belmont	House	Local	
3	Vautier Street	North Geelong	Fleur	Local	
5	Vautier Street	North Geelong	House	Local	
7	Vautier Street	North Geelong	House	Local	
9	Vautier Street	North Geelong	House	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
11	Vautier Street	North Geelong	Avalon	Local	
13	Vautier Street	North Geelong	House	Local	
15	Vautier Street	North Geelong	House	Local	
19	Vautier Street	North Geelong	House	Local	
24	Vautier Street	North Geelong	House	Local	
27	Vautier Street	North Geelong	House	Local	
29	Vautier Street	North Geelong	House	Local	
1	Victoria Street	North Geelong	House	Local	
3	Victoria Street	North Geelong	House	Local	
5	Victoria Street	North Geelong	Former Methodist Church	Local	
9	Victoria Street	North Geelong	House	Local	
13	Victoria Street	North Geelong	House	Local	
15	Victoria Street	North Geelong	House	Local	
17	Victoria Street	North Geelong	House	Local	
19	Victoria Street	North Geelong	House	Local	
21	Victoria Street	North Geelong	House	Local	
23	Victoria Street	North Geelong	Illourra	Local	
25	Victoria Street	North Geelong	House	Local	
27	Victoria Street	North Geelong	House	Local	
101	Victoria Street	North Geelong	Geelong Gas Works (former)	Regional	
1	Vivian Street	Belmont	House	Local	
	Walkers Road	Lara	Avenue of Honour (Cypress trees)	Local	
4	Walkers Road	Lara	Lara & District War Memorial Gates	Local	
14	Walkers Road	Lara	Waverley	Local	
351	Wandana Drive	Wandana Heights	Brownhill Lookout	Local	
	Watt Street (fronting)	Lara	Hume & Hovell Memorial	Local	
9	Waverley Road	Lara	Lara Comm. Centre (fmr Pres. Ch.)	Local	
3	Waverley Street	Norlane	Type C 3.1 Austrian	Local	
5	Waverley Street	Norlane	Type C 4.1 Austrian	Local	
7	Waverley Street	Norlane	Type A 2.1 Holmesglen	Local	
14	Wendover Avenue	Norlane	St. Stephen's Uniting Church	Local	
14	Wendover Avenue	Norlane	Gym (Former Church)	Local	
2	Wheatsheaf Road	Ceres	Ceres Uniting Church Hall	Local	
50	Whites Road	Mount Duneed	Oak Trade	Local	
210	Whites Road	Mount Duneed	Uplands	Local	
30	Williams Road	Mount Duneed	Stable & Cottage Outbuilding - Hillside	Regional	
2	Wimmera Street	Belmont	Ormonde	Local	
4	Wimmera Street	Belmont	Ardmhor	Local	

GREATER GEELONG OUTER AREAS HERITAGE STUDY STAGE 2
Schedule of Heritage Places Nominated for the Greater Geelong Planning Scheme

	Street/Site Name	Town/Suburb	Site Name	Overall Significance	HO Number
5	Wimmera Street	Belmont	House	Local	
7	Wimmera Street	Belmont	House	Local	
8	Wimmera Street	Belmont	House	Local	
9	Wimmera Street	Belmont	House	Local	
13	Wimmera Street	Belmont	Cartret	Local	
14	Wimmera Street	Belmont	House	Local	
17	Wimmera Street	Belmont	House	Local	
20	Wimmera Street	Belmont	House	Local	
22	Wimmera Street	Belmont	House	Local	
24	Wimmera Street	Belmont	House	Local	
10	Windermere Road	Lara	Glenoe	Local	
7	Woodley Court	Highton	House	Regional	
7	Woorayl Street	Hamlyn Heights	House	Local	
9	Woorayl Street	Hamlyn Heights	House	Local	
11	Woorayl Street	Hamlyn Heights	House	Local	
15	Yaraan Street	Bell Park	Russian Orthodox Church	Regional	
135	You Yangs Road	Little River	House	Local	
215	You Yangs Road	Little River	St Paul's Presbyterian Church (fmr)	Local	