

Planning and Environment Act 1987

Panel Report

**Greater Geelong Planning Scheme Amendment C359
City Fringe Heritage Review and other heritage places**

23 April 2018

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the Act

Greater Geelong Planning Scheme Amendment C359

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Lucinda Peterson, Chair

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List of Abbreviations

CFHAR	City Fringe Heritage Area Review 2016
DELWP	Department of Environment, Land, Water and Planning
EAO	Environmental Audit Overlay
EPA	Environment Protection Authority
HO	Heritage Overlay
LPPF	Local Planning Policy Framework
MSS	Municipal Strategic Statement
SPPF	State Planning Policy Framework
VHR	Victorian Heritage Register
VPP	Victoria Planning Provisions

Overview

Amendment summary

The Amendment	Greater Geelong Planning Scheme Amendment C359
Common name	City Fringe Heritage Review and other heritage places and other heritage places
Brief description	The Amendment proposes to implement the findings of the <i>City Fringe Heritage Area Review</i> , the <i>Ceres Heritage Study Report 2017</i> and the <i>Former Dennys Lascelle Woolstore Heritage Assessment 2017</i> , corrections to anomalies, and the deletion of HO741 and the Environment Audit Overlay from the former ropewalk at 9 Scarlett Street, Geelong West.
Subject land	<p>Ceres - 605 Barrabool Road, 20 Cochranes Road, 240 Gully Road, 285 Gully Road, 17 McCann Street and 100 McCann Street</p> <p>Woolstore - 20 Brougham Street, Geelong</p> <p>Geelong City Fringe Heritage Area - All land currently within the extent of HO1639, City Fringe Heritage Area 56-60, 65A, 69-75 Sydney Parade; 30, 32, 34, 36, 38, 40, 42, 44, 46-48, 50, 52-54, 56, 58 Western Beach Road; 11 Mercer Street and 3 Little Ryrie Street, Geelong and the City South Heritage Area HO1641 and the Geelong Commercial Heritage Area HO1637</p> <p>Anomalies - 299 Moorabool Street, Geelong; 100 Yarra Street, Geelong; 12 Candover Street, Geelong West; 5-55 Fyansford-Gheringhap Road, Fyansford; 25 Glenleith Avenue, Drumcondra; 3, 5 and 7-2/7 Urana Street, Newtown; and 82-92 Gheringhap Street, Geelong</p> <p>9 Scarlett Street, Geelong West (former Rope Walk site)</p>
The Proponent	Greater Geelong City Council
Planning Authority	Greater Geelong City Council
Authorisation	Number A03599 on 11 July 2017
Exhibition	31 August to 2 October 2018
Submissions	Number of Submissions: 12 (10 opposing including one late submission)

Panel process

The Panel	Lucinda Peterson
Directions Hearing	Geelong, 13 December 2017
Panel Hearing	Geelong, 12 February 2018

Site inspections	Accompanied / Unaccompanied, 8 February 2018 / 6 March 2018
Appearances	Greater Geelong City Council represented by Ms Susan Williamson, Senior Strategic Planner National Trust of Australia (Victoria) represented by Mrs Jennifer Bantow OAM National Trust of Victoria (Geelong and Region Branch) Ms Sarah Wright of Spiire for Techne Montgomery Development Mr Wayne Freedman, accompanied by Ms Angela Freedman and Mr David Freedman
Citation	Greater Geelong PSA C359 [2018] PPV
Date of this Report	23 April 2018

Executive summary

(i) Summary

Amendment C359 is a complex heritage amendment covering many sites. It is a culmination of a number of Heritage Studies that the Greater Geelong City Council has undertaken over the last couple of years and proposes to resolve anomalies to a number of properties within the Heritage Overlay.

(ii) Background

The Amendment proposes to implement the findings of the *City Fringe Heritage Review*, some of the findings of the *Outer Areas Heritage Study 1998-2000* as updated by the *Ceres Heritage Study Report 2017* and implements the *Former Dennys Lascelle Woolstore Heritage Assessment 2017*. It also fixes anomalies in the Heritage Overlay and deletes HO741 and the Environment Audit Overlay from the former ropewalk site at 9 Scarlett Street, Geelong West.

Council received 12 submissions and resolved 9 of them by agreeing to make changes to the Amendment. Three submissions were formally referred to the Panel. However, one of the submissions (Submission 10) raised a substantial number of matters relating to all aspects of the Amendment, including precincts and individual places which were subject to the submissions that have now been withdrawn. The Panel requested copies of all submissions received by the Council, evidence that they had been resolved and that Council detail their response to all submissions, which was presented in Council's submission to the Panel.

(iii) Key issues

Key issues raised in submissions included whether the configuration of the precincts proposed as part of the *City Fringe Heritage Review* were appropriate and whether the gradings of particular properties are accurate; whether individual places should be included within individual Heritage Overlays (285 Gully Road, Ceres and 11 Mercer Street, Geelong); whether the extent of the Heritage Overlay on individual properties (17 McCann Street, Ceres; 100 McCann Street, Ceres; 285 Gully Road, Ceres; and 11 Mercer Street, Geelong) are appropriate; and whether citations and policy recommendations for future management of the sites are suitable (100 McCann Street, Ceres; 285 Gully Road, Ceres; 11 Mercer Street, Geelong and 20 Brougham Street, Geelong).

Other issues included the need to review other existing precincts within Geelong including the Geelong Commercial Heritage Area and the Woolstores Heritage Area and, with regard to the Woolstores precinct, whether the form of development taking place is appropriate.

(iv) Findings

The Panel found that, in most part, the Heritage studies underpinning the Amendment are sound and justify changes to the planning scheme. In particular, the outcomes of the *City Fringe Heritage Area Review* with new statements of significance provide a greater level of detail which will assist in understanding these areas and managing change within them.

That said, the Panel found that there are inconsistencies in the approach of dealing with edges of precincts. The Panel found that the southern precinct edges of the *City East Heritage*

Precinct should retain 86 and 88 Sydney Parade and 3 and 2-6B Sydney Avenue within the *City East Heritage Area* given the significance of the axial street pattern and, given the context of the *Austin Park and Environs Precinct*, 153 to 165 Corio Street should be retained within the Heritage Overlay and these properties be incorporated into the precinct.

The *Western Beach Road Heritage Precinct* is appropriate and the properties 14A Western Beach Road, 34 Western Beach Road and 44 Western Beach Road are non-contributory, while 42 Western Beach Road clearly displays the characteristics of the Post war style that contributes to the significance of the precinct and is therefore contributory.

The Panel found that the area around in the vicinity of Ryrie Street and Fenwick Street is particularly problematic with a lack of reference in the statement of significance to Post war heritage places in the Geelong Commercial Heritage Area (where many of the properties are proposed to be transferred) and that 12 Ryrie Street sits among a street of very individually significant places. This area should be retained within the existing City Fringe Heritage Area until the Geelong Commercial Area is reviewed.

The Panel found that the Heritage Overlay is justified for individual properties including 17 McCann Street, Ceres; 100 McCann Street, Ceres; 11 Mercer Street, Geelong and 285 Gully Road, Ceres, subject to changes in the extent of the Heritage Overlay and amending the citations to clarify those parts of the buildings that are not significant.

9 Scarlett Street, Geelong West is included on the Victorian Heritage Register. Although the site is vacant, it should not be removed from the Heritage Overlay as it is still on the Victorian Heritage Register and its removal, while it is on the Register, is contrary to the Planning Practice Note *Applying the Heritage Overlay* and the *Heritage Act 2017*. Its inclusion in the Victorian Heritage Register should be considered first.

With regard to Geelong's Woolstores, the Panel found that the Former Dennys Lascelle Woolstore at 20 Brougham Street, Geelong is significant and policy that supports the partial retention of the saw-tooth roof is appropriate, given it is an element of significance on the site. The Panel considers, given the development pressure in this highly significant precinct, design policy should be reviewed as a matter of priority.

(v) Recommendations

Based on the reasons set out in this Report, the Panel recommends that Greater Geelong Planning Scheme Amendment C359 be adopted as exhibited subject to the following:

- 1. Amend the Heritage Overlay Map to:**
 - a) Retain 2-6B and 3 Sydney Avenue and 86-88 Sydney Parade, Geelong within the Heritage Overlay in the City East Heritage Precinct (HO1639).**
 - b) Include 153-165 Corio Street, Geelong within the Heritage Overlay in the Austin Park and Environs Heritage Precinct (HO2016).**
 - c) Retain the land bounded by Little Ryrie Street, Fenwick Street, Little Malop Street and La Trobe Terrace within the Heritage Overlay (excluding 10 Little Malop Street, 245 and 259 La Trobe Terrace, 13 Ryrie Street and 1 Little Ryrie Street).**
 - d) Include only the two storey Victorian building 11 Mercer Street, Geelong and exclude the balance of the land.**

- e) Reduce the extent of the Heritage Overlay at 285 Gully Road, Ceres (HO2011) to 10 metres north of the house.
 - f) Retain the current extent of the Heritage Overlay (HO66) at 17 McCann Street, Ceres to include the church only.
 - g) Reduce the extent of the Heritage Overlay to exclude the pre-fabricated building at 100 McCann Street, Ceres.
 - h) Retain the existing extent of the Heritage Overlay on 9 Scarlett Street, Geelong West.
2. Amend the Heritage Overlay Schedule to:
- a) Change 11 Mercer Street (HO2015) to explain that the Heritage Overlay does not include the 1960s and 1980s buildings to the rear and only includes the two storey Victorian building.
 - b) Change 285 Gully Road, Ceres (HO2011) to explain that the Heritage Overlay includes the house and land 25 metres from the east and 10 metres north of the house.
 - c) Allocate 'No' in the outbuildings column for 17 McCann Street, Ceres (HO66) to remove reference to the former Sunday school building.
 - d) Include in the description of the Heritage Place for 100 McCann Street, Ceres (HO2012) the extent of the Heritage Overlay is 3.5 metres north of the house.
 - e) Retain 9 Scarlett Street, Geelong West in the entry for HO741 'Donaghy's Rope Walk'.
3. Amend the Heritage citations in the City Fringe Heritage Area Review for:
- a) City East Heritage Area to include and list 2-6B and 3 Sydney Avenue and 86-88 Sydney Parade, Geelong as non-contributory.
 - b) Austin Park and Environs Heritage Area to include and list 153-165 Corio Street, Geelong as non-contributory.
 - c) Western Beach Road Heritage Area to list 14a Western Beach Road and 44 Western Beach Road as non-contributory.
4. Amend the Heritage Citation for 11 Mercer Street, Geelong to identify and document the place in the context of representative significance and remove references to aesthetic significance and specify those parts of the building that are not significant consistent with Appendix B.
5. Amend the Heritage citations in the Ceres Heritage Study 2017 Heritage Citation for:
- a) 17 McCann Street, Ceres to remove reference to the Sunday school in the Statement of Significance although retain reference to the Sunday school in the site's history.
 - b) 100 McCann Street, Ceres to clarify that the 1940s gable extension is not significant.
 - c) 285 Gully Road, Ceres to update the history and physical description of the building, specify those parts of the building that are not significant and policy around changes to the building including the wording *"Subject to planning and building permits, opportunities are available to construct rear (southern) and side (eastern) additions to the existing dwelling. For major additions, it is suggested that consideration is given to the retention of the existing original*

three dimensional integrity of the dwelling, possibly by setting down the roofs and eaves of the new work, or by connecting to the existing by a narrow link. It is also suggested that any addition on the east side is set back from the front to enable the retention in the integrity and character of the principle front three dimensional portion of the dwelling”, consistent with Appendix C.

(vi) Further recommendations

The Panel makes the following further recommendations:

Council should consider reviewing the Woolstores Industrial Heritage Area and design policy to ensure that design response to development is best practice and avoids facadism.

Council should consider reviewing the Geelong Commercial Heritage Area, in particular the contribution of Post war buildings and the heritage contribution of Ryrie Street/Fenwick Street intersection.

1 Introduction

1.1 The Amendment

(i) Amendment description

The Amendment proposes to implement the findings of the *City Fringe Heritage Review*, some of the findings of the *Outer Areas Heritage Study 1998-2000* as updated by the *Ceres Heritage Study Report 2017* and implements the *Former Dennys Lascelle Woolstore Heritage Assessment 2017*. It also fixes anomalies in the Heritage Overlay and deletes HO741 and the Environment Audit Overlay from the former ropewalk site at 9 Scarlett Street, Geelong West.

Specifically, the exhibited Amendment proposes to:

Local Planning Policy Framework Changes

Amend Clause 21.10 (Geelong Western Wedge) to reference the new HO2018 and proposed Clause 22.69 for the *Western Beach Road Heritage Area*.

Amend Clause 22.09 (Cultural Heritage) to include the *City Fringe Heritage Area Review 2016*, the *Ceres Heritage Study Report 2017* and the *Former Dennys Lascelles Woolstore Heritage Assessment 2017* as Reference Documents.

Replace Clause 22.28 *Geelong Commercial Heritage Area* with a new Clause 22.28 *Geelong Commercial Heritage Area*.

Replace Clause 22.30 *City Fringe Heritage Area* with a new Clause 22.30 *City East Heritage Area*.

Replace Clause 22.32 *City South Residential Area* with a new Clause 22.32 *City South Residential Area*.

Insert a new Clause 22.68 *Austin Park and Environs Heritage Area* local planning policy.

Insert a new Clause 22.69 *Western Beach Road Heritage Area* local planning policy.

Insert a new Clause 22.70 *Myers Street Heritage Area* local planning policy.

Mapping Changes

Amend planning scheme Map 31HO to reduce the extent of the Heritage Overlay HO1736 for 5-55 Fyansford-Gheringhap Road, Fyansford.

Amend planning scheme Map 37HO to delete the Heritage Overlay HO741 from 9 Scarlett Street, Geelong West (former ropewalk).

Amend planning scheme Map 38HO to:

- Delete the Heritage Overlay:
 - Parts of HO1639 – *City Fringe Heritage Area* from the north city fringe.
 - HO1185 – 34 Western Beach Road, Geelong.
- Apply the Heritage Overlay to:
 - HO2015 to 11 Mercer Street, Geelong
 - HO2013 to 20 Brougham Street, Geelong
 - HO2018 to *Western Beach Road Heritage Area*.

Amend planning scheme Map 47HO to:

- Apply the Heritage Overlay:
 - HO2008 to 605 Barrabool Road, Ceres
 - HO2009 to 20 Cochranes Road, Ceres
 - HO2010 to 240 Gully Road, Ceres
 - HO2011 to 285 Gully Road, Ceres
 - HO2012 to 100 McCann Street, Ceres.
- Amend the extent of the Heritage Overlay HO66 for 17 McCann Street Ceres

Amend planning scheme Map 49HO to:

- Delete the Heritage Overlay:
 - HO1624 - 3 & 5 Urana Street, Newtown
 - HO1301 - 1/7 and 2/7 Urana Street, Newtown
 - Parts of HO1639 – City Fringe Heritage Area from the west city fringe
 - HO121 - part of 279 La Trobe Terrace, Geelong.
- Apply the Heritage Overlay:
 - HO2014 to 3 Little Ryrie Street, Geelong
 - HO2017 to Myers Street Heritage Area
 - HO1637 to places in Wesley Place, Wesley Street, Ryrie Street, Little Ryrie Street and Fenwick Street
 - HO1641 to places in Gheringhap Street, McKillop Street, Fenwick Street and Little Myers Street.

Amend planning scheme Map 50HO to:

- Delete the Heritage Overlay:
 - HO1068 - 299 Moorabool Street, Geelong
 - Parts of HO1639 – City Fringe Heritage Area from the east and west city fringe.
- Amend the extent of the Heritage Overlay:
 - HO252 - 100 Yarra Street, Geelong
 - HO251 - 82-92 Gheringhap Street, Geelong.
- Apply the Heritage Overlay:
 - HO2016 to Austin Park and Environs Heritage Area
 - HO2017 to Myers Street Heritage Area
 - HO1637 to 1-3 Hays Place, Geelong
 - HO1637 to some places in Wesley Place, Wesley Street, Ryrie Street, Little Ryrie Street and Fenwick Street
 - HO1641 to some places in Gheringhap Street, McKillop Street, Fenwick Street and Little Myers Street
 - HO1639 to 56-60, 65A and 69-75 Sydney Parade, Geelong.

Amend planning scheme Map 37EAO to delete the Environmental Audit Overlay from 9 Scarlett Street, Geelong West.

Heritage Overlay Schedule Changes

Amends the Schedule to Clause 43.01 Heritage Overlay to:

- Delete the following entries:
 - HO644 - 12 Candover Street, Geelong West

- HO1068 - 299 Moorabool Street, Geelong
- HO121 - part of 279 La Trobe Terrace, Geelong.
- Insert a new entry for each of the following:
 - HO2008 - 605 Barrabool Road, Ceres
 - HO2009 - 20 Cochranes Road, Ceres
 - HO2010 - 240 Gully Road, Ceres
 - HO2011 - 285 Gully Road, Ceres
 - HO2012 - 100 McCann Street, Ceres
 - HO2013 – 20 Brougham Street, Geelong
 - HO2014 - 3 Little Ryrie Street, Geelong
 - HO2015 - 11 Mercer Street, Geelong
 - HO2016 - Austin Park and Environs Heritage Area
 - HO2017 – Myers Street Heritage Area
 - HO2018 – Western Beach Road Heritage Area.
- Replace entries:
 - HO1639 *City Fringe Heritage Area* with a new entry for HO1639 *City East Heritage Area*
 - HO66 17 McCann Street with a new entry for the same site.
- Amend the Heritage Place description for Heritage Overlay HO1637 *Geelong Commercial Heritage Area*.
- Amend the 'Yes' to 'No' in the 'Tree Controls Apply?' column for Heritage Overlay HO696 at 25 Glenleith Avenue, Drumcondra.

(ii) Purpose of the Amendment

The Amendment is required to give statutory protection to places identified in several recent studies: *City Fringe Heritage Area Review 2016*, the *Former Dennys Lascelles Woolstore Heritage Assessment 2017* and the *Ceres Heritage Study Report 2017*.

The Amendment also corrects anomalies with several properties currently included in the Heritage Overlay, to ensure that the planning scheme is accurate. The Amendment aims to protect heritage places from demolition and inappropriate development or alteration that could adversely affect their cultural significance.

The ropewalk at 9 Scarlett Street, which is included on the Victorian Heritage Register, has been removed from the site. As a result, the Council is seeking to remove the Heritage Overlay. The Environmental Audit Overlay also requires removal to facilitate future residential development.

(iii) The subject land

The Amendment affects properties at:

Ceres

605 Barrabool Road, 20 Cochranes Road, 240 Gully Road, 285 Gully Road, 17 McCann Street and 100 McCann Street.

Woolstore Site

20 Brougham Street, Geelong.

Geelong City Fringe Heritage Area

All land currently within the extent of HO1639

City Fringe Heritage Area 56-60, 65A, 69-75 Sydney Parade; 30, 32, 34, 36, 38, 40, 42, 44, 46-48, 50, 52-54, 56, 58 Western Beach Road; 11 Mercer Street and 3 Little Ryrie Street, Geelong.

The City South Heritage Area HO1641 and the Geelong Commercial Heritage Area HO1637.

Anomalies

299 Moorabool Street, Geelong; 100 Yarra Street Geelong; 12 Candover, Street Geelong West; 5-55 Fyansford-Gheringhap Road, Fyansford; 25 Glenleith Avenue, Drumcondra; 3 and 5 Urana Street, Newtown; 7-2/7 Urana Street, Newtown; and 82-92 Gheringhap Street, Geelong.

Geelong West

9 Scarlett Street, Geelong West (former ropewalk).

1.2 Procedural issues

Council received 12 submissions and resolved 9 of them by agreeing to make changes to the Amendment. Three submissions were formally referred to the Panel.

One of the submissions (Submission 10) raised a substantial number of matters relating to all aspects of the Amendment, including precincts and individual places which were subject to the submissions that have now been withdrawn.

The Panel requested copies of all submissions received by the Council and evidence that they had been resolved. The Panel requested that Council detail their response to all submissions, which was presented in Council's submission to the Panel.

1.3 Background to the proposal

This is a comprehensive amendment covering many sites. The Amendment is a culmination of a number of pieces of work that Council has undertaken over the last two years. Council advised that they chose to combine a number of studies into one single amendment to support the efficiency objectives of DELWP in reducing the number of planning scheme amendments.

Council explained the background of the heritage studies subject to the Amendment.

1.3.1 City Fringe Heritage Area Review 2016

The current City Fringe Heritage Area comprises three disparate areas under the one Heritage overlay HO1639 surrounding the central city core.

After 16 years operation of the new format planning scheme, and with the dynamic nature of the three distinct areas within the City Fringe Heritage Area (HO1639), concerns have arisen about the ongoing implementation of the City Fringe Heritage Area and its local planning

policy basis in their current form. Council explained that decisions from VCAT have commented on the age and terminology used in the original heritage study underpinning the local policy, the lack of reference to interwar bungalows and the extent and diversity of the areas included in HO1639 (eastern, northern and western section). In Council's experience the three areas within the same Heritage Overlay is difficult to manage.

Council engaged RBA Architects and Conservation Consultants Pty Ltd to review the City Fringe Heritage Area and to recommend updates to both its extent and local policy provisions. RBA's report recommended several changes to the existing HO1639 (these are detailed in Chapter 3 of this report).

1.3.2 Ceres Heritage Study Report 2017

Council undertook the *Outer Areas Heritage Study* between 1998 and 2000. The Study comprised 16 volumes and was prepared by Authentic Heritage Services Pty Ltd. It covered 22 rural townships and centres and 11 suburbs in the outer rural areas to the north, west and south of central Geelong.

A series of planning scheme amendments have been undertaken to implement parts of the Outer Areas Heritage Study, prioritising those under significant development pressure including Belmont and Barwon Heads.

The '*Greater Geelong Outer Areas Heritage Study Stage 2*' identified sites of historical significance in the township of Ceres and its surrounds. To date these sites have not been included in a Heritage Overlay in the planning scheme.

Due to the lapse of time, Council explained the citation sheets needed to be reviewed and updated. Priority was given to those properties that warrant listing under the Heritage Overlay in the planning scheme. Council engaged Authentic Heritage Services Pty Ltd to undertake the preparation of the new citation sheets and these were submitted in March 2017. As a result of this work, the following properties were recommended to be included in the Heritage Overlay:

- 605 Barrabool Road: Ceres Primary School
- 20 Cochranes Road: Barrabool Recreation Reserve
- 240 Gully Road: 'Barwonside'
- 285 Gully Road: 'Erinvale'
- 17 McCann Street: Former Wesleyan Church & Sunday School
- 100 McCann Street: 'Hurley House'.

1.3.3 Dennys Lascelles Wool Store – 20 Brougham Street

In February 2017, the National Trust requested Council review the status of the Wool stores precinct area and apply an interim Heritage Overlay to 20 Brougham Street, Geelong.

Council engaged Authentic Heritage Services Pty Ltd to undertake a review of the site. The Review concluded that the site is historically and aesthetically significant at a local level and recommended that it be included in the Heritage Overlay.

1.3.4 Heritage Anomalies

Council advised that each year mapping and ordinance anomalies within the planning scheme are corrected to ensure that the Scheme is accurate having regard to changes to sites and mapping anomalies. Identified issues included:

- 299 Moorabool Street, Geelong (HO1068) – a dwelling of local significance on this site has been demolished and there is no longer any basis for retention of the Heritage Overlay. This needs to be deleted from the planning scheme maps and schedule to Clause 43.01.
- 100 Yarra Street, Geelong (HO252) – the mapping does not reflect the extent of the historic church building and surrounding curtilage. This needs to be corrected on the planning scheme map.
- 12 Candover Street Geelong West (HO644) – The Schedule to Clause 43.01 incorrectly identifies that this site is subject to HO644 rather than HO1962. The Schedule to Clause 43.01 needs to be amended.
- 5-55 Fyansford-Gheringhap Road, Fyansford (HO1736) – the extent of mapped heritage overlay includes larger areas of the rural property than the historical ruin in the south east corner of the site. The planning scheme map needs to be amended.
- 25 Glenleith Avenue, Drumcondra (HO696) – The Schedule to Clause 43.01 incorrectly includes a ‘Yes’ in the ‘Tree Controls Apply?’ column. There are no trees of significance on site, and no basis for this in the citation sheet. The Schedule needs to be amended.
- 3 & 5 Urana Street, Newtown (HO1624) and 1/7 & 2/7 Urana Street Newtown (HO1301) – HO1624 relates to the La Trobe Terrace Shops Heritage Area – 3 and 5 Urana Street are properties located to the west, orientated to Urana Street. The lots were subdivided from the land at 396 La Trobe Terrace in the 1990’s and have since been developed with new dwellings. Similarly, 1/7 & 2/7 Urana Street have been subdivided from the land at 398 La Trobe Terrace, and have continued to be covered by HO1301 which is for the heritage dwelling fronting La Trobe Terrace. As these properties in Urana Street have no relationship to La Trobe Terrace anymore HO1624 and HO1301 should be removed from them on the planning scheme maps.
- 82-92 Gheringhap Street (HO251) – the mapping does not reflect the extent of the regionally significant ‘Wellwood Terrace’. The statement of significance identifies six two storey terrace houses but this is not reflected on the map with the current extent of the overlay covering only about 3-4 of the terraces. This needs to be corrected on the planning scheme maps.

1.3.5 9 Scarlett Street, Geelong West

In response to an Emergency Order issued by Council, the physical structures on the former ropewalk at 9 Scarlett Street Geelong West, which forms part of a larger site on the Victorian Heritage Register, have been removed.

Environmental assessments have commenced and a Certificate of Environmental Audit for the site was being prepared at the time of the Hearing. Council expected that this would find that the requirements of the Environmental Audit Overlay would be satisfied. In this context, the removal of the Environmental Audit Overlay forms part of the Amendment.

1.3.6 Municipal Heritage Strategy

Council adopted the first Greater Geelong Municipal Heritage Strategy on 21 September 2017. The Strategy provides a framework to guide Council on heritage matters within the organisation and the broader community.

The Strategy Action Plan contains ongoing, short, medium and long term timeframes for a wide variety of heritage-related work across all of Council, including the identification of gaps in planning protection, the review of local heritage policies and updates to the heritage design guidelines.

1.4 Summary of issues raised in submissions

Twelve submissions were received. Submissions 3, 4, 5, 6, 7, 8, 9, 11 and 12 were not referred by Council to the Panel as Council considered they were resolved to the satisfaction of the submitters. Council provided evidence as such.

These submissions include:

Submission 3 supported the Amendment.

Submission 4 (17 McCann Street, Ceres) opposed the extension of the Heritage Overlay (HO66) to cover the site as a planning permit had been issued for the demolition and development of the site. Council supported the submission and resolved to alter the exhibited mapping of HO66 to reduce the overlay to only cover the former Church Building and a curtilage along its southern side.

Submission 5 (25 Glenleith Avenue, Geelong West – change to HO696) submitted that the Schedule to the Heritage Overlay be amended to delete tree controls as there are no trees of significance on site and not reference to trees in the citation. Council supported the submission.

Submission 6 (25-29 Ryrie Street, Geelong – proposed inclusion in HO1637) supported the deletion of the site from the current HO1639 but opposed the inclusion of the property in HO1637 *Geelong Commercial Heritage Areas*. The submission opposed the nomination of 25-29 Ryrie Street as a contributory property within the proposed expanded area of HO1637. Council supported the submission through the removal of the properties centred on the Ryrie Street/Fenwick Street intersection from inclusion in HO1637 and resolved to make changes to the City Fringe Heritage Area Review.

Submission 7 (20 Brougham, Street Geelong – proposed HO2013) recognised that the woolstore is significant however objected to the recommendation in the citation to retain the saw-tooth roof on the basis that the roof is not original and a planning permit has been issued for redevelopment of the site, which includes removal of the roof. Council supported the submission and resolved to amend the citation to delete reference to retaining some of the form of the roof.

Submission 8 – 100 McCann Street, Ceres (proposed HO2012) sought to change the statement of significance to clarify the gable roof section as the rear of the cottage is not of heritage significance and change the northern boundary of the Heritage Overlay to exclude the modern

prefabricated building. Council agreed to change the citation and reduce the extent of the Heritage Overlay.

Submission 9 – supported the removal of the Heritage Overlay from 9 Scarlett Street, Geelong West (part of the ropewalk site).

Submission 11 (42-44 Western Beach Road, Geelong – proposed HO2018) sought to change the grading of 42-44 Western Road, Geelong from ‘contributory’ to ‘non-contributory’ as half the site is a 1990 development and the balance is a cheap and modest construction. Council supported the submission and resolved to change the grading to non-contributory.

Submission 12 (14A Western Beach Road, Geelong – proposed HO2018) opposed the inclusion of the building as ‘contributory’ as the site has been altered and was not a good example of a Post war residence. Council supported the submission and resolved to change the grading to non-contributory.

Three outstanding submissions (Submissions 1, 2 and 10) were referred to the Panel and included:

- Objection to include 285 Gully Road, Ceres within a Heritage Overlay
- Objection to include 11 Mercer Street, Geelong within a Heritage Overlay
- Support for various aspects of the Amendment and objection to the removal of a number of properties within the Heritage Overlay, in particular within the City Fringe Heritage Precinct.

1.5 Changes recommended by Council

At the Hearing Council informed the Panel that they had resolved, under delegation, the following changes to the Amendment:

- Refine HO66 for 17 McCann Street, Ceres to include only the Church and not the Sunday school
- Refine the HO2012 for 100 McCann Street, Ceres to exclude the prefabricated building and amend the statement of significance to confirm the gable roof section at the rear of the cottage is not significant.
- Remove tree controls from 25 Glenleith Avenue, Geelong West (HO696).
- Remove 25-29 Ryrie Street from HO1637
- 20 Brougham Street, Geelong (HO2013) - amend the citation to remove reference to retaining the saw tooth roof.
- 42-44 Western Beach Road, Geelong - amend the citation to note non-contributory
- 14A Western Beach Road, Geelong - amend the citation to note non-contributory.

1.6 Issues dealt with in this Report

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions and other material presented to it during the Hearing.

The Panel has reviewed a large volume of material. The Panel has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and

materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

The Panel has considered all of the submissions and Council's resolutions to them. In most part the Panel accepts Council's resolutions and documents these changes to the Amendment in this report. However, while the Panel has found that most of the changes improve the Amendment, there are some proposed changes that are inconsistent with the statements of significance adopted by Council or do not appear logical.

This Report deals with the issues under the following headings:

- Planning context
- City Fringe Heritage Area
 - City Fringe Heritage Area (East)
 - City Fringe Heritage Area (West)
 - City Fringe Heritage Area (North)
- 11 Mercer Street, Geelong
- Ceres Heritage Study 2017
- 20 Brougham Street, Geelong (Former Dennys Lascelles Woolstore)
- 9 Scarlett Street, Geelong West (Donaghy's Rope Walk site).

2 Planning context

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

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

2.1 Policy framework

(i) State Planning Policy Framework

Council submitted that the Amendment is supported by the following clauses in the State Planning Policy Framework:

The G21 Regional Growth Plan in Clause 11.09 does not directly address heritage protection however the following objectives are relevant to this Amendment:

Clause 11.09-2 to *"build and support diversity, knowledge and innovation"*, through means such as providing *"a range of housing types with a mix of Infill and greenfield options"*; and

Clause 11.09-6 to *"allow communities to live, work and participate locally"*, through strategies such as facilitating *"infill development in Central Geelong and West Fyans and around activity areas within urban Geelong and district towns."* Council submitted the balance between heritage protection and infill development is achieved through the deletion of the heritage overlay from some parts of the existing City Fringe Heritage Area.

The Amendment implements the urban design, cultural identity and neighbourhood character policies as set out at Clause 15.01 and 15.03:

- Clause 15.01-1 *Urban design* by requiring that development respond to its context in terms of urban character, cultural heritage, natural features, surrounding landscape and climate."
- Clause 15.01-2 *Urban design principles* that *"new development should respect, but not simply copy, historic precedents and create a worthy legacy for future generations."*
- Clause 15.01-3 *Neighbourhood and subdivision design* by *"creating a strong sense of place because neighbourhood development emphasises existing cultural heritage values, well designed and attractive built form, and landscape character."*
- Clause 15.01-5 *Cultural identity and neighbourhood character* by ensuring that *"development responds and contributes to existing sense of place and cultural identity"* and ensuring that *"heritage values and built form reflect community identity."*
- Clause 15.03 *Heritage* by ensuring the conservation of places of heritage significance through:
 - Identifying, assessing and documenting places of cultural heritage significance
 - Protecting heritage resources and conserving and enhancing places of aesthetic, archaeological, architectural, cultural, scientific, or social significance

- Encouraging appropriate development that respects places with heritage values
- Retaining elements that contribute to the importance of heritage places
- Encouraging conservation and restoration of contributory elements
- Ensuring appropriate settings and context for heritage places is maintained and enhanced
- Supporting adaptive reuse of heritage buildings.

Council submitted that these aspects of state planning policy establish a requirement for Council to identify and protect significant heritage places in their municipal area, and to ensure their retention and to guide their appropriate development. These objectives and policies will be implemented through the application of the Heritage Overlay and local planning policy.

Having regard to the above, the Panel considers that the Amendment is well supported by State Planning Policy Framework.

(ii) Local Planning Policy Framework

Council submitted that the Amendment supports the following local planning objectives:

- Clause 21.06 *Settlement and housing* considers “*Recognition, respect and protection of Greater Geelong’s Indigenous and European cultural heritage is of critical importance to the City’s identity.*”
- Clause 21.06-5 *Heritage and identity* seeks “*To conserve and enhance individual places and areas of pre and post contact cultural heritage significance*” through:
 - Retaining culturally significant heritage places and areas recognised as being of State, regional, local and contributory significance.
 - Ensuring use and development of a heritage place contributes to its heritage significance and longevity.

Council submitted that the Amendment implements these objectives and policies through changes to the existing Heritage Overlay and local planning policy.

Clause 21.10 *Geelong Western Wedge* has three distinctive precincts that cut across the existing City Fringe Heritage Area. The objectives of each of these are:

- The Inner Wedge Precinct – to achieve a cosmopolitan mixture of intensive uses with a design and technology focus that integrates university activities into the city fabric, and create a neighbourhood of dense buildings permeated by a fine network of pedestrian routes, squares and courtyards that characterise a mix of street level activity.
- The Mercer Street Precinct - to develop a lively boulevard with active street frontages with a mixture of service, sales and hospitality with residential and accommodation above and behind.
- The Western Beach Precinct – to maintain the residential foreshore character and contributory buildings and manage incremental changes to buildings.

The strategies for these precincts are:

In the Inner Wedge Precinct - encourage a mixture of uses including commercial, education, leisure and residential to provide variety and to generate synergies and

activity at all times; encourage a ‘vertical mix’ of uses, with the uses at ground level providing active frontages to streets and other public spaces; locate education, office and residential uses above uses with active street frontages.

In the Mercer Street Precinct - encourage food, drink and entertainment uses to promote evening time activities and to take advantage of the close proximity of Geelong Station, education institutions and the foreshore; manage the mix of uses to avoid potential amenity conflicts within the precinct and with adjoining precincts.

In the Western Beach Precinct - encourage uses that retain and conserve the residential foreshore character and heritage of the precinct.

Council submitted that the proposed changes under the Amendment are consistent with these precincts.

Clause 22.09 of the planning scheme also includes a local policy on cultural heritage which notes *“The identification, assessment and protection of heritage places has occurred over a number of years as part of an on-going heritage study process. Recognition and protection of heritage places is seen as a crucial component of planning in the City of Greater Geelong. The development of good conservation practices will ensure the retention and viable re-use of the City’s significant and contributory heritage places.”* Council submitted the implementation of the recommendations of the Heritage Reviews to include individual heritage places and heritage areas in the Planning Scheme and anomaly corrections will achieve these cultural heritage objectives and implement the strategies.

The Panel has considered the local planning policy context of the Amendment and considers there is strong policy that places of identified cultural heritage significance should be recognised and protected. It is considered that the strategic purpose of the Inner Wedge, Western Beach and the Mercer Street precincts as set out in Clause 21.10 can coincide with the heritage provisions proposed in this Amendment and are not mutually exclusive.

The key matter for this Amendment is whether those places and configuration of precincts identified within the Heritage Review are justified.

2.2 Planning scheme provisions

2.2.1 Overlays

(i) Heritage Overlay

The Heritage Overlay is the planning tool that identifies, protects and manages change to places of local cultural heritage significance.

The purpose of Clause 43.01 *Heritage Overlay* is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To conserve and enhance heritage places of natural or cultural significance.*
- *To conserve and enhance those elements which contribute to the significance of heritage places.*

- *To ensure that development does not adversely affect the significance of heritage places.*
- *To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

The Heritage Overlay comprises a schedule with a list of heritage places and a collection of Heritage Overlay maps. The overlay triggers the requirement for a planning permit for demolition, external alterations, additions, external painting on previously unpainted surfaces and subdivision. The Schedule to the Heritage Overlay also nominates circumstances where additional paint controls, internal controls and tree controls may apply and whether public notification is required to make changes to a particular fence or outbuilding.

The Panel finds the Heritage Overlay is the appropriate Victoria Planning Provisions tool to apply to places of identified cultural heritage significance.

(ii) Environmental Audit Overlay

The Environmental Audit Overlay is the planning tool that ensures that an environmental audit is prepared in compliance with Ministerial Direction No. 1 prior to the commencement of a sensitive use.

The purpose of the Environmental Audit Overlay at Clause 45.03 is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.*

The overlay requires a certificate of environmental audit to be issued for the land in accordance with Part IXD of the *Environment Protection Act 1970*, or an environmental auditor, appointed under the *Environment Protection Act 1970* make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for sensitive uses.

2.3 Ministerial Directions and Practice Notes

Ministerial Directions

Council submitted that the Amendment meets the relevant requirements of:

- Ministerial Direction 11 (Strategic Assessment of Amendments)
- Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

Planning Practice Notes

Council submitted that the Amendment is consistent with:

- Planning Practice Note 1 (PPN01) Applying the Heritage Overlay, January 2018
- Planning Practice Note 46 (PPN46) Strategic Assessment Guidelines, June 2015.

2.4 Discussion

The Amendment revises the heritage provisions of the planning scheme, attending to various anomalies and implements recent heritage studies.

The Amendment is generally consistent with the State Planning Policy Framework, Local Planning Policy Framework and the Victoria Planning Provisions.

The Amendment does raise issues of detail regarding configuration of heritage precincts and the justification of the Heritage Overlay on individual properties and alignment between the proposed Heritage Overlay and the adopted statement of significance. In addition, the Panel finds that there are some issues regarding process relating to the Amendment and in particular 9 Scarlett Street, Geelong West, having regard to the Planning Practice Note *Applying the Heritage Overlay*. These are discussed in detail in the following chapters.

2.5 Conclusion

The Panel concludes that the Amendment is supported by, and implements, the relevant sections of the State and Local Planning Policy Framework, and is generally consistent with the relevant Ministerial Directions and Practice Notes. The Amendment is well founded and strategically justified, and the Amendment should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

3 City Fringe Heritage Area

The Geelong City Urban Conservation Study (G Butler, 1991) identified several small precincts at the edge of the Geelong CBD which were included in the old format planning scheme in the early 1990s. When the new format planning scheme was prepared in the late 1990s, these smaller precincts were amalgamated into the City Fringe Heritage Area (HO1639).

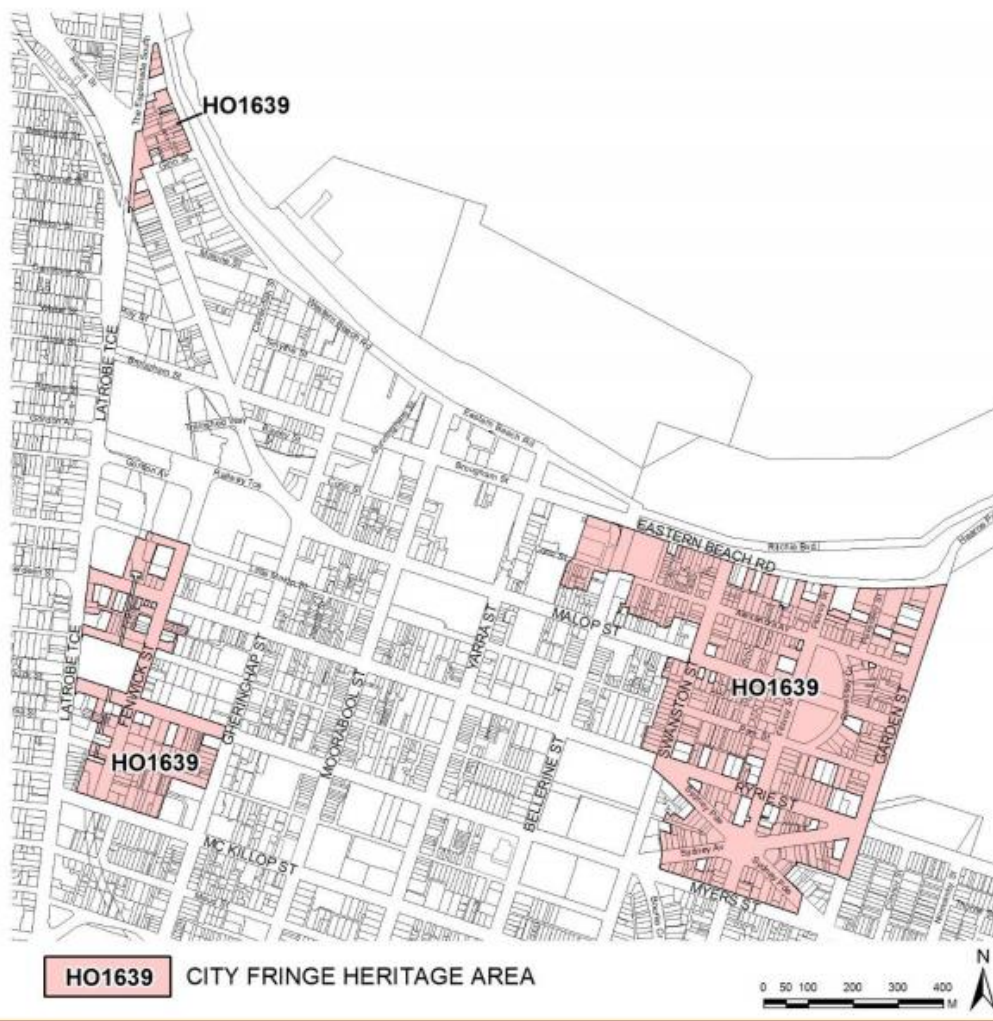


Figure 1 Location of City Fringe Heritage Area HO1639

Over the last 16 years a number of issues have been raised including dynamic nature of the area, lack of policy recognition of periods of development beyond Federation, mapping inconsistencies and terminology from the 1991 study not translating effectively into the VPP format.

Council commissioned a review of the City Fringe Heritage Area (HO1639), which presently comprises three disparate areas: a “Northern Section”, a “Western Section” and an “Eastern Section” surrounding the central city area.



Figure 2 Location of the City Fringe Heritage Areas assessed in the City Fringe Heritage Area Review

3.1 City Fringe Heritage Area (East)

3.1.1 The issue

The City Fringe Heritage Area Review (CFHAR) recommended the following in relation to the eastern section:

- A smaller precinct renamed City East Heritage Precinct (HO1639).
- Expanding and updating the existing statement of significance to note relevant phases of development (beyond Victorian and Federation).
- Excising Austin Park and Environs Area (Cogens Place, Corio Street, England Street, Fyfe Place South, McCann Place and Veitch Place) and creating a new precinct.
- Remove several non-contributory houses at the edges: Admiral Place (nos 3-7), Bellarine Street (nos 6-8), Brougham Street (nos 110-120), Corio Street (nos 109-113, 118-126, 153-165), Fyfe Place North (nos 1-7), Malop Street (no. 238), Myers Street (no. 221), Swanston Street (nos 14-24), Sydney Avenue (nos 3, 2-6B), Sydney Parade (nos 86-88).
- Add nos 1-3 Hays Place to Geelong Commercial Heritage Area (HO1637).

The issue is whether the changes are appropriate, particularly the deletion of places from the Heritage Overlay.

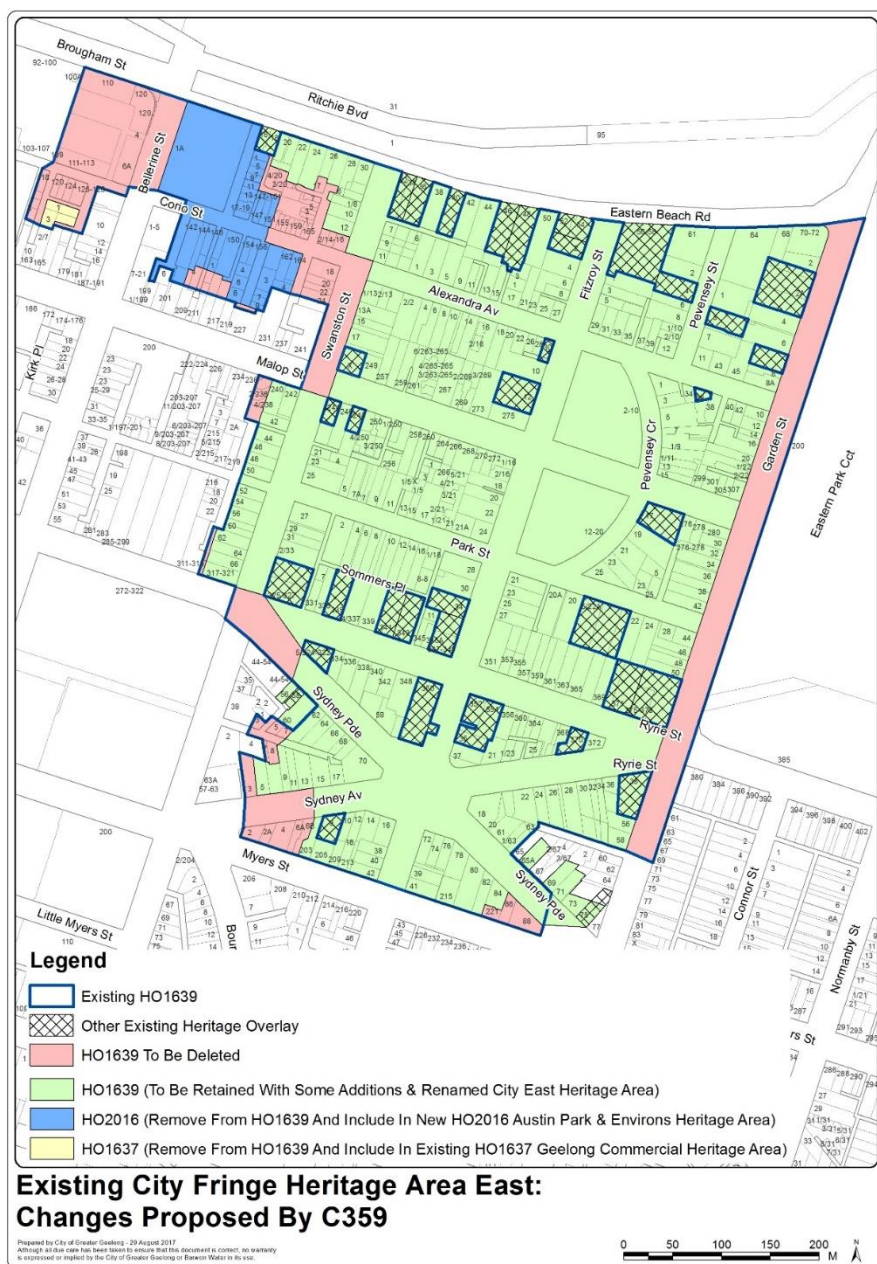


Figure 3 Existing City Fringe Heritage Area East – proposed changes
Source: Council Submission

3.1.2 The place

The CFHAR introduced two new statements of significance for new precincts:

(i) City East Heritage Area, Geelong

What is significant?

The City East Heritage Area includes residential buildings and a few public and commercial properties dating from the Victorian, Federation and Interwar periods as well as mature street plantings and early street infrastructure

including basalt kerbing and channelling. High quality residences constructed in the 1950s and circa 1960s to Eastern Beach (or adjacent) are also significant.

How is it significant?

The City East Heritage Area is of local historic and aesthetic significance to the City of Greater Geelong.

Why is it significant?

Historically, the City East Heritage Area is significant as a mostly residential area that was largely developed during the Victorian, Federation and Interwar periods when many buildings were erected on the fringe of the commercial centre of Geelong. It is significant for the large percentage of high quality housing which reflects the premier location on the hill overlooking both Corio Bay and the Botanic Gardens and in close proximity to the commercial centre. Most of the precinct is located in the eastern extension of the town which was surveyed in 1854, five years after the first land sales in Geelong. Substantial houses from this period, including Corio and Merchison Hall, are indicative of the wealth in the Geelong area at this time. Remaining early cottages from this period are also significant though most of these have been lost (several remain in the nearby Austin Park and Environs Heritage Precinct).

Following a period of slow development during the 1860-70s, many houses were erected in the Late Victorian, Federation and Interwar periods, reflecting the growth in Geelong during this time. Development from each of these periods included substantial houses built in premier locations such as Eastern Beach Road, Garden Street, Ryrie Street and Pevensey Crescent. By the mid-1920s much of the precinct had been developed, though large landholdings including substantial gardens remained to the north overlooking Corio Bay. As these larger allotments were subdivided, other high quality housing was erected on Eastern Beach Road, with some land not developed until the mid-20th century.

The City East Heritage Area also includes two church complexes which have buildings surviving from the key periods of development. The Shenton Methodist Church complex includes an early Victorian period hall, a Federation period house and an interwar period church whilst the St Andrew's Uniting Church is a Federation period building with later limestone cladding. Also located in the precinct are two Victorian era commercial premises (shop and former hotel) that bookend Malop Street, a thoroughfare in the area. The former hotel on the corner of Swanston Street was established in the first phase of development that occurred in the precinct during the 1850s and the late Victorian shop on the corner of Garden Street was constructed when the population of the City East Heritage Area quickly increased (Criteria A).

The City East Heritage Area is of aesthetic significance for the largely intact residences constructed from the 1850s to the 1940s within streetscapes unified by grassed verges, groups of mature trees and early infrastructure including sectors of basalt kerbing and channelling. The precinct has a distinctive mid-

19th century street layout which includes the curved street Pevensey Crescent and the St Andrew's Cross formed by Sydney Avenue and Sydney Parade.

There are fine residences from the Victorian, Federation and Interwar periods with some good examples from the mid-20th century to Eastern Beach Road. Houses in the precinct range from small timber cottages to substantial two and three storey masonry residences. As a whole, the precinct includes a large percentage of commodious residences when compared to other nearby residential precincts and includes many architect designed homes. Some houses, particularly those dating from the interwar period, retain original fences to the street boundary.

The two church complexes within the City East Heritage Area are of note and are located at key corner sites. Both churches were designed by noted architects of the period – St Andrew's by Laird and Buchan Architects and the former Shenton Methodist Church by Frederick Purnell (Criterion E).

(ii) Austin Park and Environs Heritage Area

What is significant?

The Austin Park and Environs Heritage Area includes residences dated from the Victorian, Federation and Interwar periods. Austin Park with its mature elm trees and sloped form is also significant as is the early basalt kerbing and channelling to the streets.

How is it significant?

The Austin Park and Environs Heritage Area is of local historic and aesthetic significance to the City of Greater Geelong.

Why is it significant?

Historically, the Austin Park and Environs Heritage Area is significant as a residential area that consists mostly of Victorian period houses and includes several early examples of modest cottages that were once common but of which there are now relatively few within the municipality. These cottages are representative of the modest housing that was erected in nearby areas of Geelong, close to the commercial centre during the mid-19th century.

The narrow lanes with small allotments were quickly developed in the mid-19th century following the initial land sales in the late 1840s and early 1850s. Corio Street, McCann Place and Fyfe Place were part of the original 1838 survey of Geelong, whilst other lanes, extending north and south from Corio Street, were laid out as land was further subdivided, providing access to the small residential allotments. The area had largely been developed by circa 1900, with a few infill houses constructed during the Federation and Interwar periods as the population of Geelong grew and the suburbs expanded.

Historically, the land now known as Austin Park is also significant as a site that remained undeveloped as it was used in the early Victorian period for the

grazing of resident's animals and by local footballers. Austin Park was gazetted as a public park in 1885, a time when the Council was expanding the number of public parks and improving those already set aside as a way of beautifying the city. (Criterion A)

The Austin Park and Environs Heritage Area is of aesthetic significance as a cohesive area consisting mostly of Victorian residences, with a few later houses from the Federation and Interwar periods which have a similar character to the earlier dwellings. The significant and contributory buildings in the precinct are mostly modest, single storey cottages, with a mix of hipped and transverse gable roof types, all clad in corrugated metal sheeting. Houses are predominantly clad in weatherboards, though there are a couple of notable brick examples and one early rendered residence. The consistent scale, material palette and the limited (if any) setbacks, combined with the relatively narrow width of all streets creates a cohesive character that is distinct from other areas in Geelong. The remaining sections of early basalt kerbing and channelling also contribute to the character.

The precinct is enhanced by Austin Park which slopes down towards the bay, providing views of the harbour from Corio and England Streets. Landscaped in the 1880s by John Radden Berry, the park has mature elm trees to its south, east and west boundaries. Unusually relatively modest houses surround the parkland.

3.1.3 Submissions

The National Trust (submission 10) supported a number of changes to the City Fringe Heritage (East), while objecting to other aspects.

The National Trust supported the name of the City East Heritage Precinct and expanding the Statement of Significance to note phases of development beyond Federation and supported the Austin Park and Environs Precinct and addition of properties on Sydney Road.

The National Trust opposed the removal of Admiral Place (nos. 3-7, 8) as they are of a scale appropriate to their surroundings. The National Trust opposed the removal of Corio Street (nos. 109-113, 118-126, 156-165), Fyfe Street (nos 1-7), 238 Malop Street, 221 Myers Street, Swanston Street (nos 14-24), Sydney Avenue (nos 3, 2-6B) and Sydney Parade (nos 86-88) as, even though they are not of heritage significance as they are located on the edges or in close proximity to the precinct, their development ought to be subject to heritage controls to ensure development is sympathetic with the precinct. The Trust submitted that most of these buildings were of a recessive form because of their inclusion in the Heritage Overlay.

Council submitted that the places outlined by the National Trust are recent or relatively new developments that do not contribute to the precinct and have no heritage significance. It was submitted that their inclusion in the precinct is "*anomalous and detracts from its integrity.*" Council submitted that, given most of the sites have been recently developed, redevelopment would be a long time away.

3.1.4 Discussion

The Panel inspected the City East Precinct and the Austin Park and Environs Heritage Area, as well as those properties proposed to be removed from the Heritage Overlay.

The Panel concurs with the National Trust that the design and scale of the contemporary buildings are sympathetic probably because they were located in the Heritage Overlay and therefore were required to respond to this context.

The Panel notes that all of the properties proposed to be excised from the Heritage Overlay are contemporary and, while most of them are either single or two storey and are of a sympathetic scale, they do not in themselves contribute to the heritage significance of either of the precincts.

This issue of treatment at 'edge-of-precinct' has been considered by a number of Panels. The Panel for Melbourne C240 accepted non-contributory buildings in Heritage Overlay:

The question for the Panel is how would future development on the land be considered in the context of its immediate neighbouring surrounds which do have heritage significance.

The exhibited Design Guidelines in Schedule 62 to the Design and Development Overlay (DDO62) largely focus on the importance of development respecting the heritage scale of the Precinct and buildings. The schedule does not, however, require proposals to consider more detailed elements including materials, fenestration, roof form and the like. Given the proximity of 18 and 20-22 Little Bourke Street within the context of an intact laneway streetscape immediately to the west and south, it is considered that the HO is the statutory mechanism that best calls up consideration of these matters and therefore the site should continue to be included within HO500.

The Panel for Yarra Ranges C131 found:

The Panel was surprised that the boundaries on the northern side of the street had been drawn to exclude the four properties at 21-27 Symons Street from the precinct. Council's consultant explained that their practice was to exclude areas from precincts where there are more than three non-contributory sites in a row. However, while recognising that these properties are largely non-contributory, it is the Panel's view that future development on these properties could have a dramatic impact on the presentation of the precinct.

The Panel for Campaspe C50 found:

The key objective is to draw the precinct boundaries in a way that defines a place with recognisable heritage characteristics. The numbers of contributory buildings is one factor in helping provide this sense of place but there are other factors. Others factors include the scale and degree of intactness of the contributory buildings, the extent of street frontage they occupy and whether they are prominently sited within the precinct, as well how recessive or otherwise are the non-contributory buildings. There may be other factors tying together a group of significant buildings such as a regular street setback or a

garden setting. The Panel believes that given a recognisable place is to be defined, it is therefore inappropriate to stretch precinct boundaries around street corners simply to pick up the occasional contributory building. It might be more appropriate to provide such places with individual place Heritage Overlays rather than lose the sense of place of the precinct. Further, the basis of significance of the precinct should be quite clear including the period of significance and it is inappropriate to gather in heritage properties not clearly related to that basis of significance.

On the issue of integrity, the Panel refers to the following comments of the Advisory Committee on Heritage (2007) page 2:

The stress on built fabric inherent in this question is misleading. Precincts need to be coherent, thematically and/or in terms of design, and need to be justifiable in relation to protection of significant components. It is neither possible nor desirable to set hard and fast rules about percentages.

The Panel finds the discussion of the Whitehorse C52 Panel useful with regard to this issue:

Two competing principles are that a precinct should have a high level of integrity with respect to the basis of its significance, which is usually taken as meaning that there should be a high proportion of buildings or the relevant type/age or whatever. The other principle is that precincts should be defined with sufficient visual logic that their boundaries are readily discernible to the observer. The former criterion can be achieved by excluding non-contributory buildings, but often at a price of creating a higgledy-piggledy boundary, which has no visual logic and can be impossible to define on the ground by eyesight alone.

The Panel considers that there are various ways to approach the configuration of a precinct and that the context of each precinct differs. However, visual logic and consistency with the elements identified in the statement of significance are key components of determining the extent of a precinct.

The City East Heritage Precinct, on the whole, is intact and has a reasonable degree of integrity. The configuration of the formal street planning of Pevensey Crescent and Sydney Parade and Sydney Avenue is particularly distinctive and is highlighted in the statement of significance as such.

The Panel has considered Council's responses to the National Trust submission and agrees that integrity is an important aspect of determining the precinct. In this context, the Panel notes there is some inconsistent approaches in this precinct. For example, the majority of houses in Pevensey Street are non-contributory, but the street appears to be included due to the contribution of street trees and high quality basalt kerb and channelling, and the Panel agrees with this assessment. On the other hand, properties in the strongly axial street layout of Sydney Parade and Sydney Avenue (including 2-6B Sydney Avenue and 86-88 which face contributory properties) are proposed to be removed from the Heritage Overlay even though they face contributory properties that are being introduced into the Heritage Overlay through this Amendment, including 65

and 69-75 Sydney Parade. The Panel considers that these properties should be retained in the Heritage Overlay as the street layout is clearly a significant element and the future development of these sites should respect the heritage significance of this distinctive street and the properties opposite them.

The same is true for the 1980s units at 153 to 165 Corio Street, located immediately opposite 156 to 164 Corio Street which are within the Austin Park and Environs Precinct. Corio Street is a narrow intimate setting and the redevelopment of these properties should be sympathetic to this environment. In this context, the Panel considers that these properties should be retained in the Heritage Overlay.

With respect to the properties at the western end of Corio Street comprising 109-113 and 118-126 the Panel notes that these buildings are contemporary and are unrelated to any heritage precincts.

3.1.5 Conclusions

The Panel concludes:

- Generally the reconfiguration of the City East Heritage Precinct and Austin Park and Environs Precincts are appropriate.
- The southern precinct edges of City East Heritage Precinct should retain 86 and 88 Sydney Parade and 3 and 2-6B Sydney Avenue within the City East Heritage Area given the significance of the axial street pattern.
- Given the context of the precinct, 153 to 165 Corio Street should be retained within the Heritage Overlay and these properties should be incorporated in the Austin Park and Environs.

3.1.6 Recommendations

The Panel recommends:

Amend the Heritage Overlay Map to:

- a) Retain 2-6B and 3 Sydney Avenue and 86-88 Sydney Parade, Geelong within the Heritage Overlay in the City East Heritage Precinct (HO1639)**
- b) Include 153-165 Corio Street, Geelong within the Heritage Overlay in the Austin Park and Environs Heritage Precinct (HO2016).**

Amend the City Fringe Heritage Area Review:

- a) Heritage Citation for City East Heritage Area to include and list 2-6B and 3 Sydney Avenue and 86-88 Sydney Parade, Geelong as non-contributory.**
- b) Heritage Citation for Austin Park and Environs Heritage Area to include and list 153-165 Corio Street, Geelong as non-contributory.**

3.2 City Fringe Heritage Area (West)

3.2.1 The issue

The City Fringe Heritage Area Review (CFHAR) recommended the following in relation to the western section:

- Remove this section from HO1639.
- Remove HO121 as the building has been demolished.
- Create a smaller precinct renamed *Myers Street Heritage Area*, nos 12-40 on the south side (HO2017).
- Retain existing individual HOs (part of proposed Myers Street Precinct): 1076, 1077, 1078 and 1079.
- Add commercial premises to Ryrie, Wesley and Little Ryrie streets to an extended *Geelong Commercial Heritage Area* (HO1637). Retain existing HOs (part of HO1637): 188, 1110 and 1111.
- Add houses to Fenwick, Gheringhap, Little Myers, and McKillop Streets to the existing *City South Heritage Area* (HO1641) but not including some properties at the south-west corner of this section.
- Create two new individual Heritage Overlays at 3 Little Ryrie Street (Residence) and 36-44 Ryrie Street (former Trans Otway Building) (although the Panel notes that this property is not included in the Amendment).
- Retain existing Heritage Overlays (external to proposed precinct/s) Nos 135, 139, 144, 183, 187, 195, 223, 251, 916, 917, 918, 919, 920, 921, 922, 923, 924, 963, 973 and 1108.
- Remove 253 La Trobe Terrace as a contributory place.
- Remove non-contributory sites in Fenwick Street (nos 5-7, 24, 40, 70), La Trobe Terrace (nos 251, 257), Little Malop (nos 18, 20), Little Myers (nos 2-4, 6-8, 10, 11-13, 12), Little Ryrie (no. 5a), McKillop (no. 1), Myers Street (nos 8-10, 44) and Ryrie Street (nos 2, 12, 15-23).



Figure 4 Existing City Fringe Heritage Area West –proposed changes
Source: Council Submission

The CFHAR identified a grouping of commercial and light industrial buildings located on Ryrie Street west of Fenwick Street dating from the Victorian to Post-war periods are largely intact and should be added to the *Geelong Commercial Heritage Area* (HO1637).

The Amendment proposes to remove some properties from HO1639 (City Fringe Heritage Area, to be renamed as *City East Heritage Area*) and include within HO1637 (*Geelong Commercial Heritage Area*).

The issue is whether the changes are appropriate, particularly the deletion of places from the Heritage Overlay.

3.2.2 Submissions

12 Ryrie Street, Geelong

The National Trust objected to the removal of the Heritage Overlay from 12 Ryrie Street as it is located in a streetscape with a high proportion of individually significant places. They submitted it is crucial to protect the adjoining properties on both sides from inappropriate development.

The Council did not address this issue in their submission.

25-29 Ryrie Street, Geelong

Submission 6, resolved with Council prior to the Panel, opposed the inclusion of 25-29 Ryrie Street as a contributory property within the proposed expanded area of HO1637 on the basis that the *Geelong Commercial Heritage Area* does not identify mid-century architecture as a significant element in the revised *Geelong Commercial Heritage Area* and the building is not notable.

Council responded that the inclusion of 25-29 Ryrie Street and other neighbouring Post war-era commercial and residential buildings as an extension of the *Geelong Commercial Heritage Area* is a valid alternative to the initial heritage area proposed in the Geelong City Urban Conservation Study. However, unlike the documentation provided in support of the new heritage areas to replace parts of the existing City Fringe Heritage Area, no such historical or physical evidence or statement of significance has been prepared as part of the CFHAR to support these additional post war era places. Council submitted that a full review of the *Geelong Commercial Heritage Area* was beyond the scope of the Review.

Council explained the Urban Conservation Study, which the Geelong Commercial Heritage Area is based on, does not consider contribution of the Post war era, no other places are listed as contributory, and this area needs to be fully reviewed. It was submitted that, while on face value 25-29 Ryrie Street and other post war places identified in the Amendment are potentially worthy of a contributory grading, further assessment is needed to determine the contribution of all of the Post war buildings in the existing *Geelong Commercial Heritage Area*.

Council submitted that this analysis should involve a review of the *Geelong Commercial Heritage Area* at a later stage beyond the Amendment to confirm their significance to the heritage area.

Council officers recommended deleting the properties centred on the Ryrie Street/Fenwick Street intersection from inclusion in the *Geelong Commercial Heritage Area* and submitted that a consequential change to the CFHAR will also be required.

In response to submissions to this area, Council proposed the following change:

Remove the proposed Heritage Overlay HO1637 from the properties centred on the Ryrie Street and Fenwick.

36-44 Ryrie Street, Geelong (Trans Otway Building)

The Trans Otway building was identified in the CFHAR and recommended for inclusion in the Heritage Overlay.

The National Trust noted that the CFHAR identified the former Trans Otway building as of local significance and recommended that it be included in the Heritage Overlay. It was submitted even though the site was subject to a planning permit issued by DELWP for a multi-storey office tower and is included in the Activity Centre Zone, it was disregarded without due process. Instead the Heritage Overlay should have been applied to record the site's history in the Heritage Study which indicates the significance of the building in Geelong's history.

Council submitted that, at the time of preparing and exhibiting the Amendment, Council formally resolved specifically not to include the former Trans Otway building. As such the inclusion of the site post exhibition is beyond the scope of this Amendment.

40 Fenwick Street, Geelong

The National Trust submitted that the removal of 40 Fenwick Street is not justified. Although the place is not contributory, its inclusion in the Heritage Overlay will ensure that the future redevelopment of the site is sympathetic with the surrounds as it abuts the new *Myers Street Heritage Area*.

Council submitted that the building is not contributory within the current City Fringe Heritage Area (west) and does not fit with the proposed new *Myers Street Heritage Area*.

253 La Trobe Terrace, Geelong

The National Trust submitted that the removal of 253 La Trobe Terrace is not justified. Including the site in the Heritage Overlay will ensure that the future redevelopment of the site is sympathetic with its surrounds.

Council submitted that 253 La Trobe Terrace is currently a contributory building in the City Fringe Heritage Area (west section). With the changes proposed to the Heritage Overlay in this section, the removal of the Heritage Overlay is an unfortunate loss. However, it does not relate to any adjoining precincts and is not individually significant.

3.2.3 Discussion

12 and 25-34 Ryrie Street, Geelong

12 Ryrie Street is a new single storey building that is located at the western end of Ryrie Street among four properties, each with an individual Heritage Overlay. Of the 13 properties along the southern side of Ryrie Street in the block between Ryrie Street and La Trobe Terrace, nos 2 and 12 Ryrie Street, are the only properties not to be included in the Heritage Overlay.

It is understood that properties 20 to 34 are proposed to be transferred into the *Geelong Commercial Heritage Area*. The remaining properties 2 to 18 will be removed from the precinct HO1639 and individual Heritage Overlays will be retained on nos 6, 8-10, 14 and 16-18.

It is considered that No 12, which is located in an intact streetscape should be included in the Heritage Overlay given its location and that the current proposal under Amendment C359 is not appropriate.

The Panel notes Council's post exhibition proposal to remove places centred on the Ryrie Street/Fenwick Street intersection and to undertake further work at a later date. The Panel agrees that assigning a contributory grading to post war places needs to be supported by

evidence that this era contributes to the significance of the precinct or place. However several sites in this area are contributory and would no longer be protected under the Heritage Overlay. The Panel considers that, until that further work proposed by Council is completed, the existing Heritage Overlay in the planning scheme HO1639 should be retained.

Furthermore, it is recommended that the area bounded by Little Ryrie Street, Fenwick Street, Little Malop Street and La Trobe Terrace be retained in the Heritage Overlay with a view to retaining 12 Ryrie Street in the Heritage Overlay given its location among highly significant buildings.

36-44 Ryrie Street, Geelong (Trans Otway Building)

The Panel notes that, although recommended for protection under the Heritage Overlay, the former Trans Otway building was not exhibited in this Amendment. As a matter of process, this property cannot be incorporated into the Amendment at this stage.

The Panel has considered the heritage assessment of the building and, on face value, the property should warrant consideration of a Heritage Overlay in a future Amendment. The Panel notes that a planning permit has been issued for redevelopment of the site. However, on first principles, if the place has a prima facie case of heritage significance, irrespective of whether a permit has been issued for its demolition and redevelopment, it should be considered.

40 Fenwick Street, Geelong

This property is located to the rear of properties fronting Myers Street. It is an altered single storey weatherboard dwelling and is unrelated to the Myers Street precinct which has its focus on Myers Street. The Panel considers that, in line with the exhibited Amendment, a Heritage Overlay should not apply to the site.

253 La Trobe Street, Geelong

With regard to 253 La Trobe Street, the Panel concurs with Council that the property is unrelated to a precinct and, while it was contributory to HO1639, as it is on its own it is not significant to the extent that an individual Heritage Overlay is justified.

3.2.4 Conclusions

The Panel concludes:

- The proposed removal of 12 Ryrie Street, Geelong from the Heritage Overlay is not supported given its location among highly significant buildings on Ryrie Street.
- Council's post-exhibition proposal to remove properties from the Heritage Overlay (including contributory buildings) in the vicinity of Ryrie Street and Fenwick Street until the Geelong Commercial Heritage Area is reviewed is not supported.
- The Geelong Commercial Heritage Area should be reviewed as a priority in further strategic work to include assessment of Post war places.

3.2.5 Recommendations

Amend the Heritage Overlap Map to:

- a) **Retain the land bounded by Little Ryrie Street, Fenwick Street, Little Malop Street and La Trobe Terrace within the Heritage Overlay (excluding 10 Little**

Malop Street, 245 and 259 La Trobe Terrace, 13 Ryrie Street and 1 Little Ryrie Street).

3.3 City Fringe Heritage Area (North)

The City Fringe Heritage Area North has been reviewed. The Amendment proposes remove the Heritage Overlay from a number of properties fronting Mercer Street. A new Western Beach Road Heritage Precinct is proposed (HO2018) and would include the remaining portion of the City Fringe Heritage Area North and additional properties to the south. The Amendment also proposes to remove the individual Heritage Overlay HO1185 from 34 Western Beach Road and include the property in the Western Beach Road Heritage Precinct.

Specifically the CFHAR recommended the following:

- Remove the northern section from HO1639.
- Create a new residential precinct, Western Beach Road Heritage Area, including existing properties (nos 1-28) and extending the precinct southwards to no. 58.
- Create a new individual Heritage Overlay for 11 Mercer Street (Shop and Residence)
- Retain existing individual Heritage Overlays to Mercer Street for nos 110, 238 and 1041
- Remove several non-contributory commercial properties to Ginn Street (no. 2-6), Mercer Street (nos 1, 5, 6, 8-10 and 13) and Saddlers Lane (no. 4).

Issues include whether the places within the precinct are significant, contributory or not contributory.

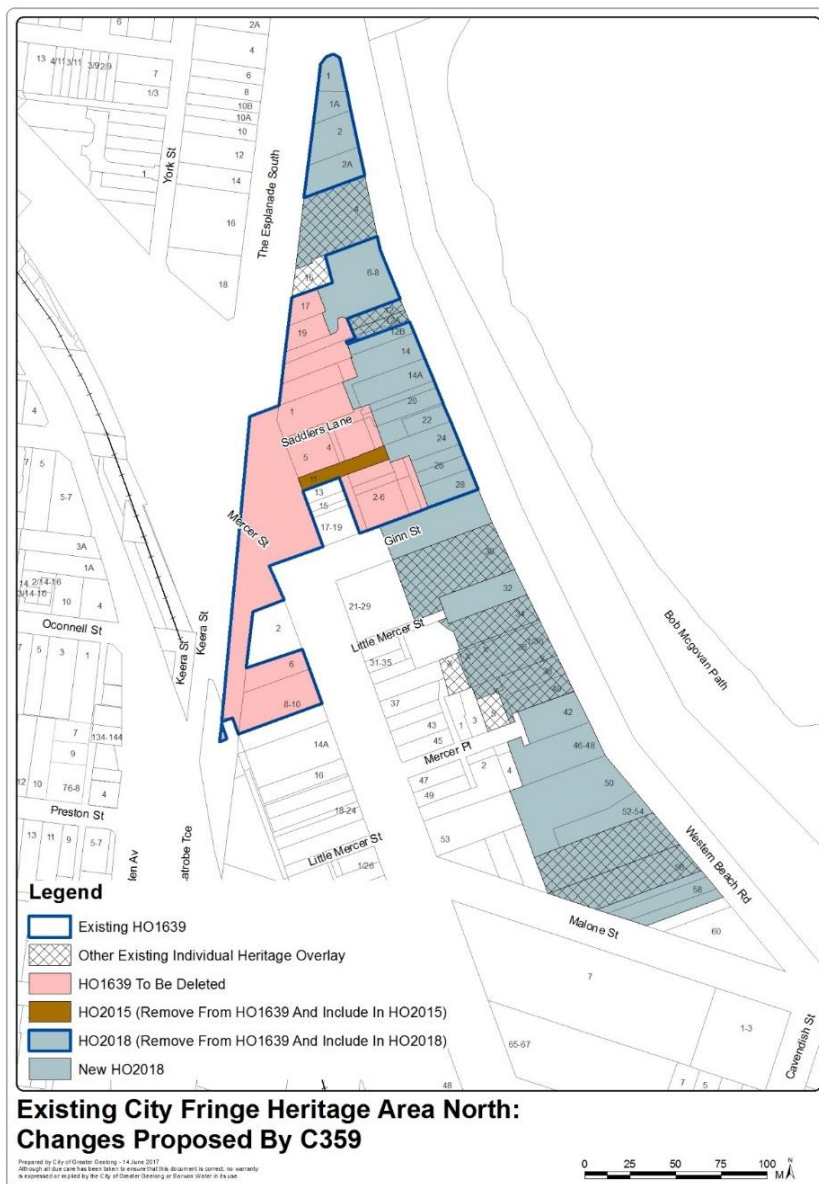


Figure 5 Existing City Fringe Heritage Area North – proposed changes
Source: Council submission

3.3.1 The place

What is significant?

The Western Beach Heritage Area, extending between The Esplanade (to the north) and near Malene Street (to the south), includes residences dating from the Victorian, Federation, Interwar and Post war periods which overlook Corio Bay. The area, includes many substantial houses that were erected for prominent citizens close to the town centre on premier bayside allotments and/or designed by prominent Geelong-based architects.

The character of the precinct is defined generally by wide allotments and high quality residential buildings, either single or two storey. Typically houses have open gardens to the street to maximise views across Corio Bay, some Post-War

places also incorporating original landscape elements such as brick planter beds. Also contributing to the significance of the precinct are original front fences, including cast iron palisade fences to Victorian residences and low brick fences to Post-War houses.

The significant and contributory buildings in the precincts are largely constructed of masonry. Unusually, a high percentage of the Victorian period houses in the precinct incorporate faceted bays to the facades and most have roofs clad with slate. This includes the symmetrical Fernshaw (no. 4) and Glenburnie (no. 52-54) as well as the asymmetric house at no. 36, and Warrain (no. 56). A few Victorian residences also retain cast iron palisade fences. There are fewer examples from the Federation and Interwar, though these generally have more complex or steeply pitched roofs. Residences from Post war period reflect Modernist influences with larger windows and low-pitched roofs, and generally have cream brickwork.

How is it Significant?

The Western Beach Heritage Area is of local historic and aesthetic significance to the City of Greater Geelong.

Why is it significant?

The Western Beach Heritage Area is significant as a prestigious residential area that includes substantial houses from the Victorian, Federation, Interwar and Post-War periods. These houses were erected for prominent residents of Geelong, with many of the earliest houses originally having larger land holdings. Developed from the mid-19th century, land in the precinct has been progressively subdivided with several high quality Post-War houses erected in the location of established gardens which had previously been part of larger Victorian period holdings. This includes the notable residence at no. 2 which was erected on part land that had previously been part of the holdings of 'Fernshaw' (no. 4). During this time there was a shift in the precinct to multi-residential living, involving the conversion of large houses, such as 'Llanberris', to flats.

3.3.2 Submissions

Three submissions were received by Council, with two being resolved prior to Panel and one referred to the Panel.

Council had received submissions (11 and 12) which objected to the contributory grading of 42-44 Western Beach Road and 14A Western Beach Road respectively on the basis that the quality of the dwellings do not align with the precinct's statement of significance and they are poor examples and should be assigned a not contributory grading.

With regard to 42-44 Western Beach Road, the Council Officer's report stated:

RBA Architects and Conservation Consultants has advised that the grading of the site can be altered to non-contributory. Reviewing the site, the consultants detect the later phase (1990) at the northern end of the site although it has been

well integrated at the front to appear as an original section. It is more obvious to the northern side and rear.

Council supported Submission 11 to assign 42-44 Western Beach Road as non-contributory.

Council agreed with Submission 12 that 14A Western Beach Road is an altered and unremarkable post war dwelling and should not be considered contributory.

The Amendment proposes to remove the individual overlay HO1185 at 34 Western Beach Road. The National Trust submitted that 34 Western Beach Road should be retained within the Heritage Overlay.

Council clarified that 34 Western Beach Road is proposed to be removed as an individual Heritage Overlay as the original house was demolished in the late 1990s. However, given its location in the precinct, the property is proposed to be included as non-contributory in the Heritage Overlay as part of the Western Beach Road precinct.

3.3.3 Discussion

As a result of the Review, the commercial properties along Mercer Road were removed and the remaining residential part of the precinct was re-assessed and named “*Western Beach Road Heritage Area*”.

The Panel has reviewed the precinct and the sites subject to submissions. The Panel notes that No. 14A is listed in the heritage citation as contributory and No. 44 is not listed in the heritage citation at all. The Panel considers that, having regard to the Statement of Significance, neither properties at 14A and 44 Western Beach Road display the significant characteristics of the precinct. 14A is a highly modified Post-War dwelling whilst No. 44 is a contemporary block of units.

However, the Panel has reviewed 42 Western Beach Road. This building is a Post-War two storey cream brick block of flats, built in the Modernist style and demonstrates the attributes detailed in the statement of significance of Post war houses in the precinct. It compares reasonably well with 2a Western Beach Road, which is listed in the citation as contributory. The Panel notes the officer report where the RBA advice specifically refers to the 1990s building but notes that RBA did not provide any definitive advice regarding the balance of the block including the 1950s building.

The removal of the individual Heritage Overlay HO1185 for 34 Western Beach Road is appropriate as it is a contemporary building of no heritage significance. Given its location within the revised Western Beach Precinct, it should be included within the precinct as non-contributory.

3.3.4 Conclusions

The Panel concludes:

- Although it is an eclectic area, refining of the City Fringe Heritage Area (North) to the Western Beach Road Heritage Precinct is appropriate.
- The properties 14A, 34 and 44 Western Beach Road are non-contributory.
- No 42 Western Beach Road clearly displays the characteristics of the Post-War style that contributes to the significance of the precinct and is therefore contributory.

3.3.5 Recommendations

The Panel recommends:

Amend the City Fringe Heritage Area Review:

- a) For the Western Beach Road Heritage Area, list 14a and 44 Western Beach Road as non-contributory.**

4 11 Mercer Street, Geelong

4.1 The issue

11 Mercer Street, Geelong is currently included in the City Fringe Area North precinct (HO1639). As part of the City Fringe Heritage Area Review 2016, the commercial properties along Mercer Street were recommended to be removed from the precinct. The Amendment proposes to remove 11 Mercer Street, Geelong from the City Fringe Area North precinct and apply an individual Heritage Overlay to the property (HO2015).

The issue is whether 11 Mercer Street, Geelong ought to be included in the Heritage Overlay as an individually significant building.

4.2 The place

What is significant?

The two storey Victorian period building located at the front part of 11 Mercer Street, Geelong.

How is it significant?

The building at 11 Mercer Street, Geelong is of local historic and aesthetic significance to the City of Greater Geelong.

Why is it significant?

Historically the building at 11 Mercer Street is one of five early Victorian buildings which remain to this part of Mercer Street. It is representative of a key early development phase which occurred in this area on one of three main roads to the town of Geelong. Many substantial commercial premises were erected on both Mercer Street and La Trobe Terrace from the early 1850s as the population of Geelong was rapidly increasing. (Criteria A)

The two storey building at 11 Mercer Street is of aesthetic significance for being a largely intact (above the awning) early Victorian building consisting of commercial premises to the lower level and a residence above. The restrained classical design of the building, incorporating quoining, a simple cornice and plan parapet, as well as the rendered architraves and keystones to the openings, are all indicative of an early Victorian building. Other early detailing which remains includes the hipped slate roof, face brick chimneys with pots, and windows to the rear. (Criterion E)

in the external walls, façade and chimney, cracking in the internal walls and ceiling and no balustrade on the staircase.

It was submitted applying a Heritage Overlay would be an unfair burden and the value of the property would be depleted should the owner want to realize or borrow against the property. Further, those who invest in property and carry the risk of doing so ought not be told what they can or cannot do to their property.

It was submitted the site was previously rejected for heritage listing in the early 1990s and with further deterioration, could not be considered significant now.

Council submitted the *Geelong City Urban Conservation Study 1991* and the *City Fringe Heritage Area Review 2016* (CFHAR) both independently identified 11 Mercer Street as significant and recommended it be included in a heritage listing/overlay. The 1991 Study ascribed it a 'C' grading being significant in the local context and the CFHAR has also ascribed the property to be significant at a local level.

A review of the submission by Council's Heritage Advisor also confirmed that the site has local heritage significance.

The Heritage Advisor recommended some adjustments to the statement of significance to confirm those parts of the building that are not significant as follows:

The heritage citation refers to the significant fabric as being the two storey building fronting Mercer Street. For clarity, the non-significant fabric could be briefly listed in the Statement of Significance (the identification of non-significant fabric in the statement of significance is suggested in the Practice Note: Applying the Heritage Overlay).

Given the alterations to the ground floor and the introduced cantilevered verandah to the front façade, the HERCON assessment criterion applied to the aesthetic heritage value of the building could be reconsidered. Criterion E relates to "Importance in exhibiting particular aesthetic characteristics (aesthetic significance). The Inclusion Guidelines in the HERCON Criteria for Criterion E are that:

To be eligible, a place must have a high degree of integrity so that it fully reflects the aesthetic qualities for which it is nominated.

Instead, consideration could be given to the application for Criterion D: "Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness)." As a "Type" (mid 19th century two storey Victorian building in Geelong with altered ground floor shopfront), it can be regarded as a particularly good example and is one of a number of similar places that are good examples.

Council submitted the review of this property by three separate heritage experts, over 25 years, have all assessed and confirmed that this site is of local heritage significance as one of a small number of early Victorian buildings in this part of Mercer Street. No contrary heritage expert evidence was submitted to challenge this proposition.

The Council explained that the Independent Panel for Amendment L12 to the old format planning scheme in 1994 also recommended the application of the Heritage Overlay to the site but the Council did not apply an individual overlay. It was, however, included in a wider heritage precinct under HO1639.

4.4 Discussion

The Panel undertook an unaccompanied inspection outside the property prior to the Hearing and an accompanied internal inspection following the Hearing.

The Panel notes that a Heritage Overlay currently applies to the property as it is included within the existing City Fringe Heritage Area (North), to be reconfigured as part of this Amendment.

The Panel considers the building does not have the degree of integrity to meet the threshold of aesthetic significance given the changes to the building, especially at the shop front. It is, however, representative, and has a good degree of integrity with its upper façade, roof form, remaining chimney. Furthermore, the Panel is persuaded that the property has historical significance as the part of a collection of Victorian shops remaining in Mercer Street demonstrating development in the Victorian era in this part of Geelong.

The significant portion of the property is the original two storey Victorian building with its hipped roof. The rear 1960s and 1980s additions to the building are not significant. Given the depth of the property and the footprint of the later extensions, the Panel considers the Heritage Overlay could be refined to the Victorian building only (approximately one third of the site).

The Panel notes the concerns of the submitter regarding the condition of the building.

The Panel agrees that the building is in poor condition and was very disappointed to see manner of “testing” of structural elements during the accompanied inspection with very little care for the fabric. It is noted that the submitter did not provide any evidence from a structural engineer.

The question for the Panel is whether condition is a valid consideration when identifying heritage places and protecting them through the introduction of the Heritage Overlay.

The Melbourne C207 Panel considered this matter as follows:

We consider it is possible that condition may become relevant in the circumstances where the necessary renovations of a building, which is being considered for listing/retention, are so extensive that the original fabric of the building is in large measure lost and the form and nature of the heritage place would no longer be able to be appreciated. In that way, the significance of the place would be degraded. Again we expect that the certainty threshold would be a very high one.

The Panel accepts the long-standing principle that condition should not determine the heritage significance of a place, unless it impacts upon its integrity or how the significance of the place is understood. Ruins, for example, can still have cultural heritage significance, as long as they are understood in context. The Heritage Overlay is a decision making tool to

manage the processes of conservation, alteration, additions or even demolition (including recording the fabric should demolition be permitted) balanced with an understanding of heritage value.

This is part of a two-stage process – the first stage is testing whether the place is significant at the planning scheme Amendment Stage. The second stage is planning permit stage – when there is a balance all of the issues including condition, replacement building and the like, against the heritage values of the place.

On the matter of property rights and the ability to develop the land in the future, the Panel observes that Geelong has had heritage controls in place for many years and there are a plethora of examples where heritage fabric has been integrated with modern development.

4.5 Conclusions

The Panel concludes that the primary consideration for whether a place should be formally recognised in the planning scheme under the Heritage Overlay is whether it is of cultural heritage significance. As opposed to ‘intactness’ or ‘integrity’, the condition of a building does not inform whether a building is significant. The issue of condition is more appropriately considered at the planning permit stage when plans are put before the Council.

The Panel considers that 11 Mercer Street is of local significance for historical and representative reasons and that the heritage citation should be amended to remove reference to aesthetic significance and detail those parts of the property that are not significant.

Finally, the Panel considers that the Heritage Overlay should be refined to apply only to the Victorian building and the remainder of the site need not be included in the Heritage Overlay.

4.6 Recommendations

The Panel recommends:

Amend the Heritage Over Map to:

- a) Include only the two storey Victorian building at 11 Mercer Street, Geelong and exclude the balance of the land.**

Amend the Heritage Overlay Schedule to:

- a) Change 11 Mercer Street (HO2015) to explain that the Heritage Overlay does not include the 1960s and 1980s buildings to the rear and only includes the two storey Victorian building.**

Amend the Heritage Citation for 11 Mercer Street, Geelong to identify and document the place in the context of representative significance and remove references to aesthetic significance and specify those parts of the building that are not significant, consistent with Appendix B.

5 Ceres Heritage Study 2017

The Amendment proposes the Heritage Overlay on six properties which were originally identified in the *Outer Areas Heritage Study* between 1998 and 2000 and reviewed in the Ceres Heritage Study 2017:

- Former Wesleyan Church and Sunday School, 17 McCann Street, Ceres
- Ceres Recreation Reserve (including memorial gates and trees), 20 Cochranes Road, Ceres
- Hurley House, 100 McCann Street, Ceres
- Barwonside, 240 Gully Road, Ceres
- Erinvale, 285 Gully Road, Ceres
- Ceres Primary School, 605 Barrabool Road, Ceres.

5.1 Scope of Ceres Heritage Study

5.1.1 The issue

The issue is whether the Ceres Heritage Study was comprehensive enough.

5.1.2 Submissions

The National Trust generally supported the findings of the Ceres Heritage Study and the content of the citations however it was submitted that there are eight properties that were included in the *Outer Areas Heritage Study Stage 2, Volume 10 1998-2000* which were not included in Amendment C359.

The Trust submitted that the following sites were not included in the Amendment:

- 335 Barrabool Road, 'Moncrieff house and garden'
- 340 Barrabool Road, 'Glencairn' cottage on Glencairn property
- 340 Barrabool Road ruin
- 410 Barrabool Road cellar ruins
- Off Gully Road, Holdsworth quarry
- Off Gully Road, McCann quarry
- 65 Gully Road, 'Fairlie' Homestead and outbuilding
- 275 Gully Road, drain outfall.

The Trust submitted referred to the Heritage Strategy which commits to implementing outstanding recommendations in the Outer Areas Heritage Study and identifying gaps where existing studies recommend planning scheme protection but are yet to be implemented.

Council submitted that the above properties were not considered in the reassessment of the Ceres component of the Outer Areas Heritage Study as they either would not meet the current day significance assessment, or a number of sites were of archaeological interest and best listed on the Victorian Heritage Inventory.

5.1.3 Discussion

The Panel notes that the properties put forward by the National Trust do not form part of the Amendment. The Panel accepts that Council has prioritised the assessment of the six

properties nominated in the Amendment. The National Trust did not provide evidence in its submission or detailed and specific argument that these places should be included in a Heritage Overlay, other than they were included in the previous Heritage Study.

The Panel also notes that the Heritage Strategy commits Council to undertake further assessment of properties in the municipality. In this project, an initial 'sieving' of properties that are unlikely to meet the thresholds of significance to warrant inclusion in the Heritage Overlay is an appropriate and accepted methodology.

5.1.4 Conclusions

The Panel concludes:

- The content of the citations in the Ceres Heritage Study is of high quality.
- The Panel accepts the confined nature of the Ceres Heritage Study 2017 in the context of this Amendment.

5.2 285 Gully Road, Ceres

5.2.1 The issue

The issue is whether the property at 285 Gully Road, Ceres warrants inclusion in the Heritage Overlay and if so, whether the extent of the proposed Heritage Overlay is suitable.

5.2.2 The Place

What is Significant?

'Erinvale', 285 Gully Road, has significance as a moderately intact and locally rare surviving examples of a late Victorian styled timber dwelling in Ceres associated with the second generation of farming in the Barrabool Hills. Built late 1896 or early 1897 for William Heard (1863-1914), farmer and son of the local pioneer farmer, Thomas (1825-1903), the dwelling is a physical legacy of the continued progress in farming in the district in the late 19th century. The significant fabric of 'Erindale' includes: asymmetrical composition, elevated single storey height, hipped roof forms, hipped, convex, post-supported return verandah, corrugated galvanised steel roof cladding, timber weatherboard wall cladding, narrow eaves, brick chimneys, door front opening, decorative cast iron verandah valances and brackets and the verandah balustrading.

How is it significant?

'Erinvale', 285 Gully Road Ceres, is historically and aesthetically significant at a LOCAL level.

Why is it significant?

'Erinvale' at 285 Gully Road has historical significance for its associations with second generation farming at Ceres in the Barrabool Hills from the late 19th century (Criterion A). It is one of the few known surviving examples, having been built for William Heard (1863-1914), farmer, on land owned by his pioneer farmer father, Thomas Heard (1825-1903). Thomas Heard had emigrated from England in 1844 with his older brothers, Samuel and John, and sister Elizabeth.

The Heard brothers each took up farming in the Barrabool Shire, the only other known surviving nearby dwelling associated with the family being 'Ballanlea', building in 1860 for John Heard. 'Erinvale' is a physical legacy of farming progress by the second generation of the Heard family, William Heard, respected farmer, Sunday school teacher and Vestryman of the neighbouring Holy Trinity Anglican Church. He had this house built on elevated ground above the Ceres Bridge in late 1896 or early 1897 on his father's land. It remained in Heard family ownership until 1921-22.

'Erinvale' at 285 Gully Road is aesthetically significance [sic] as a moderately intact and representative example of a late Victorian style, being one of very few timber examples of its type in the Ceres area (Criteria D). The dwelling reflects several late Victorian design qualities on its elevated setting, most noticeably the hipped roof forms, post-supported return verandah, roof and wall cladding, brick chimneys and some verandah detailing.

5.2.3 Submissions

Submission 1 opposed the Heritage Overlay at 285 Gully Road on the basis that there had been no significant examination of the property (with observations made from at least 50 metres away), the citation contained a number of errors and there had been no consultation with the owner.

The submission stated that the house had been subject to two major renovations over the last 50 years and an on-site assessment should be undertaken.

Council submitted that during the preparation of the Study they did not have time to consult with the landowner, however following receipt of the submission a Council officer and Heritage Adviser met the submitter on-site.

The Heritage Adviser found that, although 'Erinvale' has undergone changes, there was sufficient integrity to understand the historic and aesthetic heritage values of the place.

Council proposed a reduced Heritage Overlay on the property to include the house and 10 metres from the front (north). Council also recommended that the citation to be updated to reflect the findings of the site visit including an update on the history, physical description and inclusion of 230 Merrawup Road, Barrabool in the comparative analysis and recommendations to manage future development including *"Subject to planning and building permits, opportunities are available to construct rear (southern) and side (eastern) additions to the existing dwelling. For major additions, it is suggested that consideration is given to the retention of the existing original three dimensional integrity of the dwelling, possibly by setting down the roofs and eaves of the new work, or by connecting to the existing by a narrow link. It is also suggested that any addition on the east side is set back from the front to enable the retention in the integrity and character of the principle front three dimensional portion of the dwelling."*



Figure 8 Aerial view of 285 Gully Road, Ceres



Figure 9 Extent of the Heritage Overlay as exhibited.



Figure 10 Extent of the Heritage Overlay recommended by Council as a post exhibition change

5.2.4 Discussion

Prior to the Hearing, the Panel undertook an unaccompanied inspection of the site from the street. The house is unable to be viewed from the street given its elevation and vegetation. Following the Hearing the Panel sought an accompanied inspection, however the owner did not reply. The Panel therefore relies on the observations of Council's Heritage Adviser in early 2018 and the images in the Heritage Assessment including a 1992 photograph. The Panel notes that the submitter did not wish to be heard at the Hearing.

The Council's submission documents a list of changes and current state of the building that the Heritage Adviser has observed.

Council submitted a revised citation, as requested by the Panel. It is included as Appendix C to this report.

The Panel has reviewed the revised citation.

The Panel notes the proposed revised extent of the Heritage Overlay. The Panel notes that the original approach of the house from the western side has been completely removed with a separate lot comprising the original front setback of the house. The house does not face the current front setback to 285 Gully Road and given the topography of the property, there is no view from Gully Road to the house.

It considers, given the elevation of the site, the revised Heritage Overlay as proposed by Council would provide sufficient curtilage around the house to ensure that future development within close proximity to the house would be considered.

5.2.5 Conclusions

The Panel concludes:

- The property at 285 Gully Road, Ceres is of local significance and a Heritage Overlay is justified.
- The post exhibition revised Heritage Overlay map is sufficient to retain the significance of the place.

5.2.6 Recommendations

The Panel recommends:

Amend the Heritage Over Map to:

- a) **Reduce the extent of the Heritage Overlay at 285 Gully Road, Ceres (HO2011) to 10 metres north of the house.**

Amend the Heritage Overlay Schedule to:

- a) **Change 285 Gully Road, Ceres (HO2011) to explain that the Heritage Overlay includes the house and land 25 metres from the east and 10 metres north of the house.**

Amend the Heritage Citation for 285 Gully Road, Ceres to update the history and physical description of the building, specify those parts of the building that are not significant and policy around changes to the building including the wording "*Subject to planning and building permits, opportunities are available to construct rear*

(southern) and side (eastern) additions to the existing dwelling. For major additions, it is suggested that consideration is given to the retention of the existing original three dimensional integrity of the dwelling, possibly by setting down the roofs and eaves of the new work, or by connecting to the existing by a narrow link. It is also suggested that any addition on the east side is set back from the front to enable the retention in the integrity and character of the principle front three dimensional portion of the dwelling”, consistent with Appendix C.

5.3 17 and 100 McCann Street, Ceres

5.3.1 The issue

The Amendment proposes to extend the Heritage Overlay (HO66) at 17 McCann Street, Ceres (Former Wesleyan Church and Sunday school) to include the whole of the land and encompass the (now demolished) timber Sunday school building. The issue is whether the extent of the Heritage Overlay is suitable given the recent demolition of the timber Sunday school.

The Amendment also proposes to apply the Heritage Overlay to 100 McCann Street. The issue is whether the extent of the Heritage Overlay is suitable.

5.3.2 Submissions

Submission 4 for 17 McCann Street, Ceres objected to the extension of the Heritage Overlay as the Sunday school has been demolished.

Council supported the submission and proposed to include only the church and not the Sunday school building within the Heritage Overlay.

Submission 8 for 100 McCann Street, Ceres sought a change to the statement of significance to clarify the gable roof section at the rear of the cottage is not of heritage significance. The submission also requested the northern boundary of the Heritage Overlay be amended to exclude the modern prefabricated building on the northern side of the cottage.

Council supported the submission and resolved to exclude the pre-fabricated building by modifying the extent of the northern boundary of the Heritage Overlay to be 3.5 metres north and parallel to the north face of the cottage.

5.3.3 Discussion

It is understood that the purpose of the Amendment as it relates to 17 McCann Street is to include the timber Sunday school. Since exhibition of the Amendment, the Sunday school building has been demolished.

The Panel notes Council’s resolution of the submission to retain the current Overlay to cover only the former Church building and a curtilage along its southern side.

With regard to 100 McCann Street, having reviewed the Statement of Significance, it is clear that the significant fabric is from the 19th century and it does not reference the 1940s extension. The Panel sees no issue with amending the citation to confirm that the 1940s extension is not a significant element for the site. The prefabricated building is not significant and the Heritage Overlay can be refined to exclude that portion of the land, while maintaining the setting of the original house and garden.

5.3.4 Conclusions

The Panel concludes:

- The former Sunday school building at 17 McCann Street has been demolished and therefore the existing extent of the Heritage Overlay that includes the church only should be maintained.
- It is appropriate that the Heritage Overlay be revised on 100 McCann Street to exclude the prefabricated building and revise the citation to clarify the non-contributory nature of 1940s addition.

(i) Recommendations

The Panel recommends:

Amend the Heritage Overlay Map to:

- a) Retain the current extent of the Heritage Overlay at 17 McCann Street, Ceres to include the church only.**
- b) Exclude the pre-fabricated building at 100 McCann Street, Ceres**

Amend the Heritage Overlay Schedule to:

- a) Allocate 'No' in the outbuildings column for 17 McCann Street, Ceres (HO66) to remove reference to the former Sunday school building.**
- b) In the description of the Heritage Place for 100 McCann Street (HO2012) the extent of the Heritage Overlay is 3.5 metres north of the house.**

Amend the Heritage Citation:

- a) For 17 McCann Street, Ceres remove reference to the Sunday school in the Statement of Significance although retain reference to the Sunday school in the site's history.**
- b) For 100 McCann Street, Ceres clarify that the 1940s gable extension is not significant.**

6 20 Brougham Street, Geelong (Former Dennys Lascelles Woolstore)

6.1 The issue

An individual Heritage Overlay (HO2013) is proposed to be applied to the building and land at 20 Brougham Street, Geelong, known as the former Dennys Lascelles Woolstore (proposed HO2013).

The Amendment also proposes to include the heritage citation *Former Dennys Lascelles Woolstore, 20 Brougham Street, Geelong Heritage Assessment (March 2017) prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd and Wendy Jacobs, Architect and Heritage Consultant* as a reference document in Clause 22.09. The heritage assessment includes recommendations for the future treatment of significant building elements.

The issue is whether the recommendations for the future treatment of building elements, specifically the saw tooth roof, are appropriate.

6.2 The place

What is Significant?

The former Dennys Lascelles Woolstore, 20 Brougham Street, has significance as a representative example and physical legacy of the 20th century industrial and woolstore development situated near the Geelong waterfront. It reflects the later years of the wool trade in Geelong when the city was the wool capital of Victoria, with several woolstores erected in close proximity to each other. The western portion of the building was built as a two storey brick building for Lyall and Son in 1919 as a replacement of their chaff and fodder works that had been destroyed by fire on this site. By 1947, the building served as a woolstore for Strachan and Co. Ltd before being purchased by Denny Lascelles Ltd in 1951. In 1953, the local architectural firm of Buchan, Laird and Buchan designed alterations and three storey brick additions. Built by J.C. Taylor and Sons to meet the increased demand for wool storage, the works included saw-toothed roofs, parapeted brick facades and alterations to existing windows. It was also in 1953 when Laird and Buchan designed a four storey brick building immediately adjacent, at the corner of Brougham and Gheringhap Streets. The design was a three storey extension to a single storey brick building that had been constructed from c. 1940 as the premises of F.L. Hooper and Co., wholesale merchants. This building had also been acquired by Dennys Lascelles. Works on the additions commenced in 1954 by J.C. Taylor and Sons. On completion, the east and west buildings presented a homogenous appearance even though the exteriors incorporated earlier construction.

The significant fabric therefore includes the evolved construction of the early and mid-20th centuries and includes: the cuboid form established by the parapeted face brick facades; saw-toothed roof form set on the east-west axis; window and door openings (built between 1919 and 1954) including the

vertically boarded doors; timber framed double hung and hopper sash windows; concrete lintels in openings; brick cornices and piers; and the 'DENNY'S LASCELLES LIMITED' signage on the east parapet.

How is it significant?

The former Dennys Lascelles Woolstore, 20 Brougham Street, Geelong, is historically and aesthetically significant at a LOCAL level.

Why is it significant?

The former Dennys Lascelles Woolstore, 20 Brougham Street, has historical significance for its associations with the agricultural and especially the wool storage and broking industry near the Geelong waterfront from 1919 until after the 1950s (Criterion A). The former Woolstore forms part of a rare grouping of former woolstore buildings in central Geelong and are a tangible legacy of the city as the wool capital of Victoria until after the mid-20th century (Criterion B). The western portion of the building was first constructed in 1919 as Lyall and Son's fodder and chaff works. By 1947, the building functioned as a woolstore, having been leased to Strauhan and Co. Ltd. Before being purchased by the long-standing wool broking firm Dennys Lascelle Ltd. in 1951. The outward appearance of the building today is the result of three storey additions and other alterations in 1953 that were required to meet the expansion in wool storage by the Dennys Lascelles company. This prosperous company held several nearby sites, including the bluestone warehouse at 26 Moorabool Street (now the National Wool Museum) and woolstore at 98 Gheringhap Street (now altered and adapted as a University campus). The former woolstore at 20 Brougham Street is a legacy of the expansion of Dennys Lascelles in the early 1950s (Criterion H). It has further associations with the architects, Laird and Buchan (and Buchan Laird and Buchan) (Criterion H). This local architectural firm held the enduring patronage of several wool broking and auctioneering businesses in Geelong in the 19th and 20th centuries. Throughout the 20th century, the firm had family links to the Dennys Lascelles Company with George A. Laird, wool expert and wool manager from 1932 being the brother of Ewen Laird, architect. The architectural firm was responsible for designing several alterations and additions and new woolstores to almost all of the wool storage and broking sites in the waterfront areas, all of which have experienced further alterations as a consequence of adaption as part of new uses.

The former Dennys Lascelles Woolstore, 20 Brougham Street, Geelong, has aesthetic significance as a representative example of a 20th century brick industrial building in the urban waterfront area (Criterion D). It is also one of a small number of surviving 20th century brick woolstore buildings that has not experienced substantial alteration and adaption since its completion in the early 1950s. The significance of the woolstore building is embodied in its evolved functions and construction between 1919 and 1954, and especially its external appearance as a woolstore from the early 1950s. It is visually connected to other brick former woolstores located within and adjacent to the Woolstores

Industrial Heritage Area. While this area has experienced change, collectively, these buildings maintain streetscape prominence and the former woolstore building at 20 Brougham Street contributes to this unique, former industrial urban waterfront setting. The building at Brougham Street is most comparable to the other brick woolstores designed by Laird and Buchan from the 1930s, including the former woolstore at 98 Gheringhap Street (built in 1934 and now altered and adapted as a University campus), the former Dennys Lascelles woolstore at 45 Brougham Street (built in 1940 and now altered and adapted as offices), and the former Dennys Lascelles woolstore at 12-14 Gheringhap Street (built in c. 1958-59 and now substantially altered as a University campus).

Policy recommendations in the citation:

It is recognised that change may be required to the former woolstore building to make it sustainable and viable as part of any re-use. It is also acknowledged that the evolution the building forms part of its significance and further change would therefore be consistent with its historical development, and with other nearby comparable former woolstores buildings. Opportunities are therefore available to make alteration to the building so long as the exterior facades (and detailing) retain their streetscape prominence; some portions of the saw-tooth roofing are retained (given that the building is a three dimensional entity); fenestration is retained (possibly with adaption); and the early Dennys Lascelles signage on the east parapet is retained. These changes could be similar to those made at the waterfront campus of Deakin University.

6.3 Submissions

During the exhibition period a submission was made on behalf of the owners of the property (Submission 7) and was reiterated at the Hearing, while agreeing with the place's significance and not objecting to Heritage Overlay, objected to the reference of retaining the saw-tooth roof within the heritage citation. The submission explained that the saw-tooth roof is not original and its axis changed from north-south to east-west in the 1950s. A planning permit was issued in June 2016 which involves the demolishing the roof but retaining the external walls. It was submitted that appreciation of the building did not depend on the retention of the roof, which cannot be seen anyway.

Council supported the submission and resolved to amend the citation to delete reference to the requirement to retain some form of the saw-tooth roof.

The National Trust (Submission 10) opposed removal of the policy reference to the saw-tooth roof. It submitted the entire building has had various extensions and additions throughout its existence. It was submitted that conservation of heritage places should include retaining significant elements of the structure that can be observed from within the building, in this case for natural light. The National Trust submitted that the proposed Heritage Overlay process is a separate consideration to future development. It was submitted one should consider the merits of the place in-situ at the time of the Amendment, and the saw-tooth roof form is an important component of the significance of the building and the policy in the exhibited citation reflects this.

The National Trust further submitted that the woolstore at 20 Brougham Street should be located within the Woolstores Industrial Heritage Area (HO1638) as it is within close proximity to the precinct, across the road. The precinct has a high proportion of places on the Victorian Heritage Register and is an area of “*remarkable coherence and integrity*”. It was submitted that the area needed a review urgently, foreshadowed by Council previously. The Trust was particularly concerned with the form and height of development being approved in the area, citing the former Carlton hotel at 13-19 Malop Street and the former Dalgety Administrative Offices at 1 Malop Street. The Trust considered new developments were adopting ‘facadism’ which is contrary to good heritage practice and should be avoided,

6.4 Discussion

The statement of significance for 20 Brougham Street clearly states that the saw-tooth roof on the east-west axis forms part of the significant fabric of the building and references the “*evolved construction of the early and mid-20th centuries*”, including the roof. The period of significance nominated in the citation included the time when changes were being made to the building through to the 1950s, including changes to the axis of the saw-tooth roof.

The Panel considers where a heritage assessment makes recommendations on how to manage change to significant parts of the building, the significant fabric listed in the statement of significance should be included within that policy. The approach of listing some elements of significant fabric and leaving out other parts is an inconsistent approach.

While it is noted that a planning permit has been issued for the site, this is a separate process. At this point in time the roof remains and is clearly a significant element in understanding the design intent for the former industrial use and function of the building for which the building is considered important.

Upon questioning by the Panel Council confirmed that they did not refer the matter to the Heritage Advisor or author of the Heritage Study for consideration. The decision to remove the roof from the significant fabric recommendations without the input of heritage expertise is unfortunate.

On the matter of its inclusion within the Woolstores Industrial Heritage Area HO1638, the Panel considers that 20 Brougham Street could be included within the precinct however this should be considered as part of a review of the precinct. Council may wish to investigate a serial listing approach where woolstores are not contiguous with the wider precinct. Furthermore, given the integrity and significance of the area and the nature of development activity within it, the Panel agrees with the National Trust that heritage policy should address the impacts of facadism.

6.5 Conclusions

The Panel concludes:

- 20 Brougham Street, Geelong warrants inclusion in the Heritage Overlay as exhibited.
- Reference to the saw-tooth roof at 20 Brougham Street, Geelong should remain within the “Other recommendations” section of the citation as exhibited.
- Council should consider for further strategic work reviewing the Woolstores Industrial Heritage Area and design guidelines to discourage facadism treatment.

7 9 Scarlett Street, Geelong West (Donaghy’s Rope Walk)

7.1 The issue

Council received a request on behalf of the landowners to remove the Heritage Overlay from the land at 9 Scarlett Street, Geelong West, known as ‘Donaghy’s Rope Walk’ on the basis that the structure was demolished in response to an Emergency Order, served on a previous owner. A request was also made to remove the Environmental Audit Overlay.

The Amendment proposes to remove the Heritage Overlay and the Environmental Audit Overlay.

The site is included on the Victorian Heritage Register under H1169 (95-103 Pakington Street and 9 Scarlett Street, Geelong West) and is included in the Heritage Overlay as HO741.

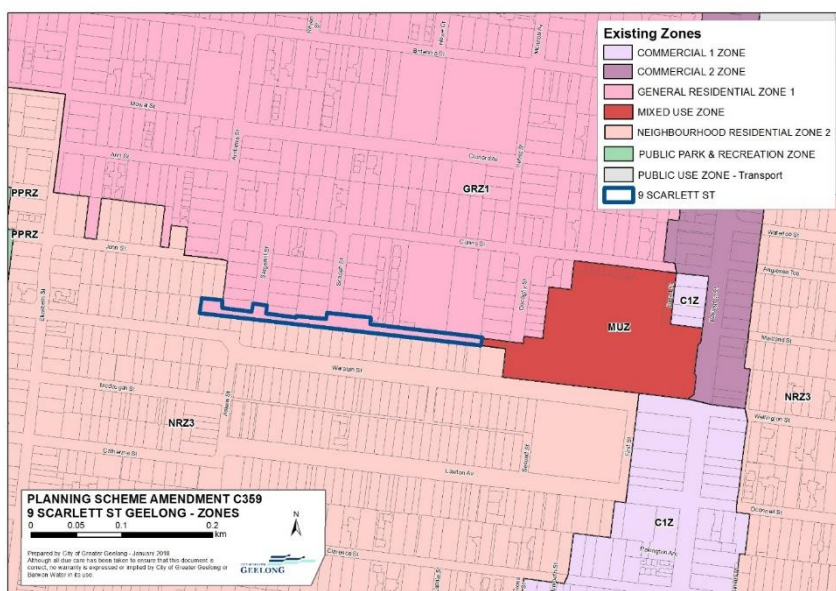


Figure 11 Zoning Map showing the extent of 9 Scarlett Street, Geelong West (highlighted in blue)

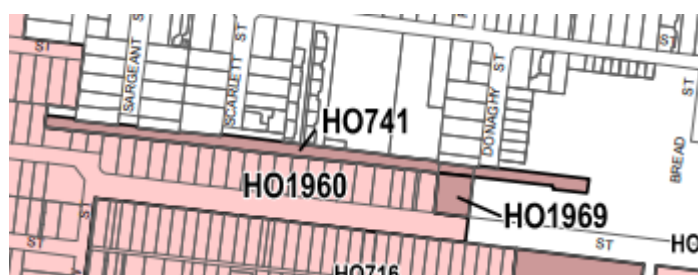


Figure 12 Existing Heritage Overlay for 9 Scarlett Street and 95-103 Pakington Street, Geelong West (HO741)

7.2 Submissions

Prior to the preparation of the Amendment, a request on behalf of the landowners was made to remove the Heritage Overlay and Environmental Audit Overlay from 9 Scarlett Street, Geelong West. The request submitted that *“Heritage Victoria also confirmed that following the demolition and removal of all on-site structures no further approvals would be required and that they would instigate a process to remove the site from the Victorian Heritage Registry [sic]”*. The request was supplemented with a submission to the Amendment (Submission 9) which supported the Amendment as exhibited.

Council advised that it is currently dealing with a planning permit application PP534/2017 at 9 Scarlett Street for subdivision of the land into four separate parcels and permission to construct three single storey dwellings, with the fourth proposed parcel to remain vacant for the time being.

Council submitted that, in compliance with an Emergency Order, the physical structures on the former Rope Walk site at 9 Scarlett Street Geelong West has been removed. It was further submitted that *“Heritage Victoria and Council’s Heritage Adviser supported the removal of the Heritage Overlay from this site as the structures have been removed and there is no longer any need for the Heritage Overlay.”* Council sought to delete the section known as 9 Scarlett Street, whilst the balance of the ropewalk at 95-103 Pakington Street would remain.

Council advised the Panel that detailed environmental assessments had commenced and a Certificate of Environmental Audit for the site was projected to be completed by around the time of the Hearing. This will state that the requirements of the Environmental Audit Overlay have been satisfied and that the land can be used for residential purposes. Following the Hearing, Council submitted an Environmental Audit Report and Certificate of Environmental Audit.

7.3 Discussion

The Panel has a number of concerns regarding this matter.

Prior to the Hearing, the Panel directed that Council provide written evidence that Heritage Victoria have agreed to remove 9 Scarlett Street from the Victoria Heritage Register.

This information was not provided at the Hearing as directed by the Panel. Council confirmed that no formal paperwork had been received by Council that confirms Heritage Victoria consent or agree that this site be removed from the Heritage Overlay and Heritage Victoria had only advised Council by email dated 18 January 2018 about the process of requesting the removal of the site from the Victorian Heritage Register.

Council did not provide any evidence or written advice in its submission from Council’s Heritage Adviser regarding the removal of the site.

This site is listed within the Victorian Heritage Register. It is included within the Heritage Overlay because it is included in the Victorian Heritage Register, through Section 48 of the Planning and Environment Act 1987. All places within the Victorian Heritage Register are included in the Heritage Overlay.

The Planning Practice Note *Applying the Heritage Overlay* provides the following direction:

Section 56 of the Heritage Act 2017 (Heritage Act) requires that the Minister for Planning must 'prepare and approve an amendment to any planning scheme applying to a place which is included or amended in the Heritage Register to identify the inclusion or amendment of that place in the Heritage Register. This is intended as an alert to planning scheme users of restrictions that might apply to land under the Heritage Act.

Planning authorities should not amend the schedule or maps as they relate to places in the Victorian Heritage Register and certainly not without the prior approval of Heritage Victoria. This is to ensure that planning schemes accurately reflect the Heritage Register as required by the Heritage Act.

The State heritage significance for this site has been established and is managed under the *Heritage Act 2017*. Determination as to whether the place is still of State significance or not must be made by Heritage Victoria. By Council's admission, no such assessment has been undertaken.

It is noted that the rope walk at 9 Scarlett Street has been demolished and there was a permit exemption within the registration to undertake this work. That said, the Panel considers that the matter of whether the place still retains significance is a matter needs to be first resolved by Heritage Victoria and, while the place is included within the Victorian Heritage Register, it should remain within the Heritage Overlay.

On the matter of the Environmental Audit Overlay, the Panel notes Council's receipt of the Environmental Audit following the Hearing. Should Council decide to approve the Audit and deem the requirements of the Environmental Audit Overlay have been satisfied, the Overlay is no longer required and can be removed.

7.4 Conclusions

The Panel concludes:

- 9 Scarlett Street, Geelong West should not be removed from the Heritage Overlay as it is still on the Victorian Heritage Register and its removal while it is on the Victorian Heritage Register is contrary to the Planning Practice Note *Applying the Heritage Overlay* and the Heritage Act 2017. Its inclusion in the Victorian Heritage Register should be considered first.
- When the satisfaction of the requirements of the Environmental Audit Overlay have been met, the Environmental Audit Overlay should be removed.

7.5 Recommendations

The Panel recommends:

Amend the Schedule to the Heritage Overlay for HO741 'Donaghy's Rope Walk' to retain 9 Scarlett Street, Geelong West.

Retain the existing extent of the Heritage Overlay on 9 Scarlett Street, Geelong West.

Appendix A Submitters to the Amendment

No.	Submitter
1	Mr Wilson Charlesworth (referred to Panel)
2	Mr Wayne Freedman (referred to Panel)
3	Ms Bronwyn and Mr Anthony Hall (not referred to Panel)
4	Mr Andrew Hunnam (not referred to Panel)
5	Mr Andrew Hunnam (not referred to Panel)
6	BJK Planning on behalf of Mr John Finnigan (not referred to Panel)
7	Spiire on behalf of Techne Montgomery Development (not referred to Panel)
8	Select Group on behalf of owner of 100 McCann Street Ceres (not referred to Panel)
9	Tract Consultants on behalf of Rope walk (not referred to Panel)
10	National Trust – Geelong and Region Branch (referred to Panel)
11	Kim Graves (not referred to Panel)
12	Mr Peter Andrew Barrett for the owners (not referred to Panel)

Appendix B Revised Heritage citation – 11 Mercer Street, Geelong

Shop & Residence - 11 Mercer Street, Geelong

Address	11 Mercer Street, Geelong
Significance	Local
Construction Dates	Circa late 1850s
Period & Building Type	Victorian, mixed-commercial and residential
Designer	Unknown
Previous Grading	'Not Significant' Attributed a 'C' grading in the <i>Geelong City Urban Conservation Study</i> (G Butler, 1991)



Statement of Significance

What is Significant?

The two storey Victorian period building located at the front part of 11 Mercer Street, Geelong.

[The rear mid-20th century building, the front cantilevered verandah, the ground floor shop front and the projecting sign are not significant fabric.](#)

How is it Significant?

The building at 11 Mercer Street, Geelong is of local historic and aesthetic significance to the City of Greater Geelong.

Why is it Significant?

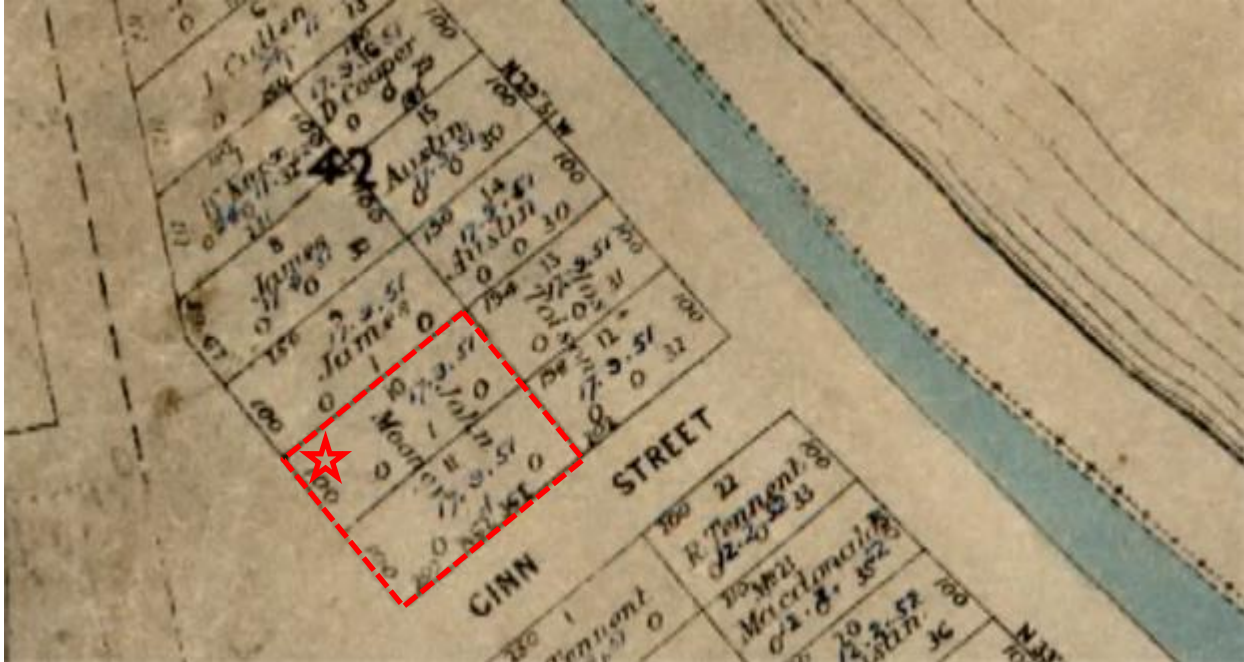
Historically the building at 11 Mercer Street is one of five early Victorian buildings which remain to this part of Mercer Street. It is representative of a key early development phase which occurred in this area on one of the main roads to the town of Geelong. Many substantial commercial premises were erected on both Mercer Street and Latrobe Terrace from the early 1850s as the population of Geelong was rapidly increasing. (Criterion A)

The two storey building at 11 Mercer Street is of aesthetic significance for being a largely intact (above the awning) early Victorian building consisting of commercial premises to the lower level and a residence above. The restrained classical design of the building, incorporating quoining, a simple cornice and plain parapet, as well as the rendered architraves and keystones to the

openings, are all indicative of an early Victorian building. Other early detailing which remains includes the hipped slate roof, face brick chimneys with pots, and windows to the rear. (Criterion [DE](#))

History

11 Mercer Street was part of allotment 10 of Section 42, Parish of Corio which was first purchased, along with the adjoining allotment to the south (no. 11), by J Mooney on 15 May 1852.¹ The following year, Mooney sold his land to Martin Treacey for £7,500 who subsequently sold allotment 10 to William Weire for £2,700.²



Parish Plan, G29 (10). Allotments 10 and 11 are indicated (red line) as is the location of the subject building (red star)
(Source: Landata webpage)

During the mid-1850s, the adjacent parts of Mercer Street began to develop as a commercial area as Geelong's population was rapidly increasing due to the discovery of gold in the goldfields to the north around Ballarat.³ At this time, Mercer Street was a main thoroughfare between the port town, the main road to Melbourne and other suburbs to the north and west.⁴ By 1854, two buildings had been erected on allotments 10 and 11: Brown Brothers British and Foreign Warehouse on the corner of Ginn Street and a building at 15 Mercer Street. Three hotels had also been erected nearby including one on the north-west corner of Latrobe Terrace and Mercer Street and another opposite the end of Ginn Street. The subject site remained vacant at this time.⁵

In August 1854, the north-west portion of allotment 10, having a frontage of 25 feet (7.6 metres) and extending to a lane at the rear, was purchased by James McEwan and John Houston,⁶ who used the site as an iron yard.⁷ The following year, in April 1855, McEwan bought Houston's share in the land and several months later disposed of his iron merchant business in Geelong to Mr George Cunningham.⁸

On 18 September 1857, the site was registered to James Spark M.D. and the following year, Spark acquired the adjoining allotment to the rear (including the current workshop site).⁹ [Spark was first resident in a brick two-roomed building in Mercer Street in 1854.](#)¹⁰ Spark appears to have practiced from Mercer Street as early as 1855, when he is listed as the public vaccinator for the districts of 'Ashby, Kildare, & c.'¹¹ [The following year, 1855 That year, he was listed as the owner in Latrobe Terrace West](#)

¹ Parish Plan, G29 (10), Parish Plan Schedule 5311-3.

² Application File 077973X, Department of Environment, Land, Water and Planning, General Law Library

³ Norman Houghton, *Geelong: A Short History*, Geelong 2003 [2005], p8

⁴ *Ballarat Star*, 8 June 1916, p4. *Geelong Advertiser and Intelligencer*, 27 June 1853, p2. *Argus*, 15 February 1855, p5.

⁵ Geelong, County of Grant, J H Taylor, Surveyor Generals Office, 1853-54, State Library of Victoria

⁶ Parish Plan, G29(10) and Schedule 5311-3

⁷ *Geelong Advertiser and Intelligencer*, 22 May 1854, p8

⁸ *Geelong Advertiser and Intelligencer*, 19 December 1855, p3

⁹ Application File 077973X, Department of Environment, Land, Water and Planning, General Law Library

¹⁰ [Geelong Council Town Rate Books, 1854, Entry no. 788](#)

¹¹ *Argus*, 14 July 1855, p.5

of a four~~4~~-roomed brick building with kitchen, servant's room and stable.¹² This same building was addressed as Keera Street in 1856, with Spark also listed as owner of an adjoining brick shop of four rooms.¹³ Both buildings were again ~~addressed~~ listed as Latrobe Terrace West in 1857 and 1858, ~~it not being until 1859~~ in the following year, when the Rate Book listed Dr Spark was listed in the Rate Book in Mercer Street in a brick, two storey shop of five rooms with weatherboard kitchen and stable.¹⁴ A likely explanation for the various ~~basis of the interchanging of~~ street addresses is that the property was located at the junction of Latrobe Terrace, Mercer and Keera Streets, and the Melbourne to Geelong railway line. Given this, it would appear ~~likely~~ that the subject building was erected not long after Spark acquired the site, ~~possibly built in 1855, and though definitely by 1859~~. Following Sparks death in 1883, a description of the property was included in his probate.

Two storey brick built dwelling house [...] containing 7 rooms (with slate roof) with wooden kitchen and a scullery at the rear (with metal roof) now let at £42 a year and rated in the Town rates at £40 per annum. Valued at £510.¹⁵

By the early 1880s there were several large commercial premises close to the intersection of Latrobe Terrace and Mercer Street, including in the current location of the road over rail overpass.¹⁶



'View of Corio Bay, from St. Paul's Tower, Geelong' (Fred Kruger, circa 1882)

Looking north along Latrobe Terrace. The subject site is obscured (its approximate location is indicated).
(Source: State Library of Victoria, H39614/18)

In July 1888 the building was acquired by William McRowe. Ownership of the site changed another three times over the next 9 years.¹⁷ By 1890, the site was known as 'Osmond House' and vacancies for two or three gentleman boarders were being advertised.¹⁸ The following year, in 1891, the house, was advertised for sale and was described as:

Very substantial brick and stone residence of two stories, known as Osmond House, Mercer-street, consisting of 7 rooms, kitchen, servants room, bathroom, wash house (including copper, etc.) large fruit garden, and right of way at rear, water and gas laid on.¹⁹

¹² [Geelong Council Town Rate Books, 1855, Entry no. 470](#)

¹³ [Geelong Council Town Rate Books, 1856, Entry no. 450](#)

¹⁴ [Geelong Council Town Rate Books, various, Entry nos. 337, 338, 355, 454, 455](#)

¹⁵ Probate file James Spark, Public Record Office Victoria, VPRS 28, P0002, unit 155, item 26/623

¹⁶ Photograph 'View of Corio Bay, from St. Paul's Tower, Geelong, Fred Kruger, circa 1882, State Library of Victoria, H39614/18

¹⁷ Application File 077973X, Department of Environment, Land, Water and Planning, General Law Library. In 1890, the site was purchased by Francis and Catherine McGill and the following year by John Daniel. In 1907, it was acquired by John Longville Price, John Patrick McCrae Doyle and Davin Fyfe.

¹⁸ *Geelong Advertiser*, 12 February 1890, p3

¹⁹ *Geelong Advertiser*, 23 May 1891, p3

By 1909, the house was occupied by Michael Gissane,²⁰ Mrs Mary Gissane occupied the residence for the next 20 years until her death in November 1928.²¹ In 1912, whilst Mrs Gissane lived there, the site was purchased by Laura Jones of Ginn Street for 300 pounds. Jones owned the site for the next 25 years until her death in 1947.²² During the early to mid-1940's Mrs Lilly A Birkett occupied the property.²³ It appears that boarders were taken on with two long term tenants, Sydney Kidman and Ormond Campigli, living at the site from the early 1940s to mid-1950s.²⁴



'Geelong and harbour area' (C D Pratt, circa 1926)

The subject building is indicated.

(Source: State Library of Victoria, H91.160/693)

During the 1920s-30s, the east side of Mercer Street between Latrobe Terrace and Ginn Street was still predominantly lined with two storey commercial premises dating from the Victorian period and built to the street boundary. At this time, the subject building had no verandah and there was a large yard to the rear of the site, with an established garden and smaller outbuildings.²⁵

²⁰ *Geelong Advertiser*, 8 July 1909, p1. The house is notes as 'Ormond House', Mercer Street.

²¹ *Geelong Advertiser*, 27 November 1928, p2. It appears that boarders were taken on at the residence other reported as living at no. 11 during this period. e.g. Albert Renwood & J Amderson: *Geelong Advertiser*, 5 February 1927, p9 & 14 June 1920, p3

²² Application File 077973X, Department of Environment, Land, Water and Planning, General Law Library

²³ Sands and McDougall's Directory of Victoria, 1942 and 1946

²⁴ Victorian Government Gazette, Various editions, 1941-1955.

²⁵ Aerial photograph 'Geelong and harbour area', C D Pratt, circa 1926, State Library of Victoria, H91.160/693



'Mercer Street, Geelong, Vic, row of stores including C Phillips (Hairdresser), Geo, Elias (Draper) and Miss J E Nash (Cash Grocer)' (C Fox, 13 February 1937). 11 Mercer Street is indicated. (Source: State Library of Victoria, H19371)

Following the death of Laura Jones, the lot, along with some additional land to the rear was purchase by Leopold George Hauser and Lucy Marion Hauser. The following year, in 1959, the site was purchased by Stanley Abe Freeman and Mary Lillian Freeman, and Muffler and Tube Bending Service (the extant business) began operating from the site.²⁶ The first part of the single storey workshop located to the rear of the original building was likely erected at this time.

Seven years later, in 1966, the Freemans acquired the adjoining allotment at the rear of the site (now with vehicle inspection pits).²⁷ The workshop at the rear was enlarged during the mid to late 20th century. The adaptation of the subject building for an automotive business reflects a change in the commercial activities undertaken in the area during the mid-20th century, with several other car related enterprises established in the vicinity during this time. [The building has not been used for residential purposes since boarding ceased in the mid 1950's.](#)²⁸

Description

The two storey rendered Victorian building at 11 Mercer Street was designed in a restrained classical manner, and has a similar format to an early Victorian shop with residence above.

The original building is built to the front and side boundaries. It has a hipped roof clad in slate and retains two face brick chimneys with metal pots. The symmetrical, rendered façade (now painted) is intact to the upper level and has a plain flat parapet separated from a plain frieze by a simple cornice. There is quoining to the façade and three rectangular sash windows which feature rendered architraves, keystones and sills. A small cornice separates the upper and lower levels. Both cornices and the quoining return to the north and south sides.

To Mercer Street is a mid-20th century cantilevered awning (1959) and tiled shopfront. Remnants of a plinth (now tiled over) remain at the north and south ends. The shopfront includes a large metal framed window (copper alloy), paired timber framed glazed doors with a letter slot. To the north is a flush timber door with early basalt threshold indicating it is an original openings (that possibly provided access to the upper level).

²⁶ Muffler and Tube Bending Service website. http://www.geelongmufflers.com.au/?page_id=36, accessed 13 April 2017.

²⁷ Application File 077973X, Department of Environment, Land, Water and Planning, General Law Library

²⁸ [Mr Wayne Freedman, Submission to Planning Scheme Amendment C359 to the Greater Geelong Planning Scheme, 4 September 2017](#)

The north party wall is rendered whilst the walls to the south and rear (east) are brick (now painted). Cracking is evident to the north wall and metal bracing has been installed to the lower part of the south wall. There are three early opening to the rear at first floor level: two multi-paned timber sash windows and another with margin panes.

Changes to the interior of the shop have been made over time to accommodate the business use and to address deterioration of the original fabric, including the removal of internal walls and the chimney on the north side as well as removal of the second upper level fire place surrounds, stair railing, internal walls and The timber floor in the stairwell and the stair railing have also been removed.²⁹

To the rear, adjoining the Victorian building, is a mid-20th century brick workshop that extends to the east boundary and appears to have been constructed in two stages in the 1960s and 1980s.³⁰ and extends to the east boundary. This single storey, cream brick building has a flat roof concealed behind a plain flat parapet. A metal roller door provides vehicle access from the rear lane whilst a large timber framed window including double doors provides access to the adjacent yard (to the south). This yard includes two vehicle inspection pits.

Both the Victorian building and the mid-20th century workshops have large signs associated with the extant business painted on the walls. Additional signage includes a substantial rectangular sign with fluorescent lighting mounted above the northern wall of the workshop.

Comparative Analysis

The Victorian building at 11 Mercer Street is one of five early Victorian buildings which remain in this part of Mercer Street and is similar to the nearby commercial building at 15 Mercer Street. The buildings are representative of the mid-19th century commercial development that once lined this part of Mercer Street (between Latrobe Terrace and Ginn Street). Another small group of Victorian commercial building is located further south and includes the early 1850s Steam Coach Hotel at 49 Mercer Street and the Victorian shops with residences above at nos. 26 and 28 (circa 1874 and circa 1890).³¹

Both 11 and 15 Mercer Street consist of a shop at ground level with residence above and have relatively plain symmetrical rendered facades with flat parapets and simple cornices which are indicative of the early Victorian period. Other buildings of this type remain in the town centre, including the circa 1870 shop and residence at 156 Myers Street. Like many Victorian shops with a residence above, that at no. 156 has separate doors for the commercial premises and the residence (as was likely the case at 11 Mercer Street).³²

The combination of a plain parapet with simple projecting cornice, plain frieze and quoining that is used at 11 Mercer Street has also been employed in buildings in the town centre, including at 189 & 205-207 Moorabool Street. The building at no. 205-207 however, incorporates additional decorative details including a curved nameplate to the parapet which is flanked by scrolls. During the latter part of the Victorian period, buildings of this format typically had more richly decorated façades (e.g. circa 1880 building at 179-181 Ryrie Street) and often incorporated elements such as balustraded parapets, more elaborate cornices and a decorative frieze.

Thematic Context

Victorian Historical Themes

Theme 6.4 Making Regional Centres

Recommendations

It is recommended that 11 Mercer Street (the land and building) be removed from the City Fringe Heritage Area (HO1639) and be included in the Schedule to the Heritage Overlay on an individual basis.

²⁹ [Mr Wayne Freedman, Submission to Planning Scheme Amendment C359 to the Greater Geelong Planning Scheme, 4 September 2017](#)

³⁰ [Advice from Mr Wayne Freedman, onsite visit with Ms Susan Williamson of City of Greater Geelong, 6 November 2017](#)

³¹ [City of Geelong Urban Conservation Study, Graeme Butler & Associates, Volume 5](#)

³² *Ibid.*

Heritage Overlay Schedule Controls

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or Fences	No



Appendix C Revised Heritage citation – 285 Gully Road, Ceres


Ceres Heritage Citations Project 2017

PLACE NAME: Erinvale

Place No. CER04

ADDRESS: 285 Gully Road, Ceres

Assessment Date: Mar 2017 ([updated Feb 2018](#))

Historic Themes: Early Settlement: Land Sales Early Settlement: Agriculture	
Condition: Good-Fair	
Integrity: Moderate	
Photograph Date: December 2016	

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS

Victorian Heritage Register:	No
Victorian Heritage Inventory:	No
Local Planning Scheme:	No

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

National Trust (Victoria) Register:	No
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RECOMMENDED LEVEL OF SIGNIFICANCE:

Local Significance

RECOMMENDATIONS:

Recommended for inclusion in the Victorian Heritage Register: **No**
Recommended for inclusion in the Victorian Heritage Inventory: **No**
Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes**

Schedule to the Heritage Overlay

External Paint Controls Should Apply?	No
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No
Fences &/or Outbuildings of Note?	No
Prohibited Uses May be Permitted?	No
Incorporated Document	No

Other Recommendations

[Subject to planning and building permits, opportunities are available to construct rear \(southern\) and side \(eastern\) additions to the existing dwelling. For major additions, it is suggested that consideration is given to the retention of the existing original three dimensional integrity of the dwelling, possibly by setting down the roofs and eaves of the new work, or by connecting to the existing by a narrow link. It is also suggested that any addition on the east side is set back from the front to enable the retention of the integrity and character of the principal front three dimensional portion of the dwelling.](#)

STATEMENT OF SIGNIFICANCE:

What is Significant?

'Erinvale', 285 Gully Road, has significance as a moderately intact and locally rare surviving example of a late Victorian styled timber dwelling in Ceres associated with the second generation of farming in the Barrabool Hills. Built in late 1896 or early 1897 for William Heard (1863-1914), farmer and son of the local pioneer farmer, Thomas (1825-1903), the dwelling is a physical legacy of the continued progress in farming in the district in the late 19th century. The significant fabric of 'Erinvale' includes: asymmetrical composition, elevated single storey height, hipped roof forms, hipped, convex, post-supported return verandah, corrugated galvanised steel roof cladding, timber weatherboard wall

Ceres Heritage Citations Project 2017

PLACE NAME: Erinvale

Place No. CER04

ADDRESS: 285 Gully Road, Ceres

Assessment Date: Mar 2017 ([updated Feb 2018](#))

cladding, narrow eaves, brick chimneys, door front opening, decorative cast iron verandah valances and brackets and the verandah balustrading.

Ceres Heritage Citations Project 2017

PLACE NAME: Erinvale

Place No. CER04

ADDRESS: 285 Gully Road, Ceres

Assessment Date: Mar 2017 [\(updated Feb 2018\)](#)

How is it significant?

‘Erinvale’, 285 Gully Road Ceres, is historically and aesthetically significant at a LOCAL level.

Why is it significant?

‘Erinvale’ at 285 Gully Road has historical significance for its associations with second generation farming at Ceres in the Barrabool Hills from the late 19th century (Criterion A). It is one of the few known surviving examples, having been built for William Heard (1863-1914), farmer, on land owned by his pioneer farmer father, Thomas Heard (1825-1903). Thomas Heard had emigrated from England in 1844 with his older brothers, Samuel and John, and sister Elizabeth. The Heard brothers each took up farming in the Barrabool Shire, the only other known surviving nearby dwelling associated with the family being ‘Ballanlea’, built in 1860 for John Heard. ‘Erinvale’ is a physical legacy of farming progress by the second generation of the Heard family, William Heard, respected farmer, Sunday School teacher and Vestryman of the neighbouring Holy Trinity Anglican Church. He had this house built on elevated ground above the Ceres Bridge in late 1896 or early 1897 on his father’s land. It remained in Heard family ownership until 1921-22.

‘Erinvale’ at 285 Gully Road is aesthetically significant as a moderately intact and representative example of a late Victorian style, being one of ~~very~~ few timber examples of its type in the Ceres area (Criterion D), [the most comparable nearby being the dwelling at 230 Merrawarp Road, Barrabool \(built in c.1896\)](#). ~~The dwelling~~ ‘Erinvale’ reflects several late Victorian design qualities on its elevated setting, most noticeably the hipped roof forms, post-supported return verandah, roof and wall cladding, brick chimneys and some verandah detailing.

Heritage Overlay Map

It is recommended that the heritage overlay is applied to a portion of the property at 285 Gully Road as shown in the following aerial image which [broadly follows the western, southern and eastern fence lines and a 10 metre curtilage from the front \(north\) of the house](#):~~broadly follows existing fence lines~~:



Source of image: City of Greater Geelong 2016⁷.

DESCRIPTION:

The dwelling 'Erinvale' at 285 Gully Road, Ceres, is set on an elevated portion of the steeply sloping rural site, with a substantial setback from the front boundary. ~~There is a large introduced shed (built after 1947 and before 1970) near the front (Gully Road) boundary.~~ Mature cypress trees line the east fence line and there is curved pathway that leads from the front to the dwelling. [The front, rear and side garden settings have been introduced, as has the existing circular driveway and steeply-sloping grassed driveway to Gully Road.](#) ~~This pathway was introduced after 1970 and before 2001. Immediately surrounding the dwelling are open grassed areas and several trees and other plantings, including an open grassed area at the rear.~~ [Outbuildings on the site, including the front shed and the rear postwar era skillion shed constructed of cement sheet have also been introduced.](#)

The asymmetrical, elevated single storey, timber weatherboard, Late Victorian styled dwelling has a hipped roof form at the front and double hipped wings at the rear, together with a hipped, convex, post-supported return verandah. There is also a skillion wing at the rear. The roofs are clad in green painted galvanised corrugated steel. Three brick chimneys with corbelled tops (and introduced overpainting) project above the roofline. There are narrow eaves. At the front (north) is an [early original](#) central door opening ~~(possibly with a panelled~~ [with an original timber framed highlight opening, an altered panelled](#) timber door [\(having a large introduced glazed panel\)](#) and moulded timber arches. The central doorway is flanked by early window openings with introduced timber framed windows with upper hopper sashes. ~~There also appear to be introduced windows on the east side.~~ [There are early window openings on the east and west elevations, with the east window having been introduced but the west timber framed double hung windows and a bracketed window hood may be early.](#)

A feature of the dwelling is the return verandah. There are square stop chamfered timber posts [\(with missing moulded timber capitals and timber pedestals\), and the corner posts have been replaced \(and not stop chamfered\).](#) ~~which may have replaced original posts (moulded timber capitals and pedestals to the posts are missing).~~ [There are](#) decorative cast iron verandah valances and brackets at the front ~~appear to be early~~ [typical of Late Victorian design.](#) ~~In 1997, any early valance had been removed, with a timber frame extant only.~~ The capped timber verandah balustrading [\(with saltire cross motif\)](#) is [also](#) reflective of Late Victorian design ~~and appears to be early~~ [but it has been introduced, replacing the original pattern.](#) The timber lattice screen below the verandah appears to have replaced earlier screening.

Overall, the dwelling appears to be in ~~good~~ fair condition when viewed from a distance. [The roof sheeting is loose \(mainly on the verandah\), timber weatherboards have partly rotted, and window sills have rotted on the west elevation.](#) ~~There appears to have been some deterioration in the front portion of the verandah, with movement in the posts and balustrades at the front.~~ The dwelling has moderate integrity, the composition and detailing largely reflecting its original Late Victorian design apart from the introduced ~~windows~~ [fabric outlined.](#)

HISTORY:**Early Settlement of the Barrabool Hills and the Heard Family**

For at least 5,000 years, the Barrabool Hills was occupied by sections of the Wathaurong, a nomadic Indigenous tribe¹ the Wathaurong's existence at Barrabool was to be dramatically changed with the arrival of John Batman and his exploration party in 1835. Arriving from Tasmania with the explicit intention of exploring the area, the eventually developed into the Port Phillip Association.² Establishing his headquarters in the vicinity of Indented Head, Batman explored the Bellarine Peninsula

¹ I. Wynd, *Barrabool: Land of the Magpie*, Barrabool Shire, Torquay, 1992, p.ix.

² *Ibid.*, p.3.

Ceres Heritage Citations Project 2017

PLACE NAME: Erinvale

Place No. CER04

ADDRESS: 285 Gully Road, Ceres

Assessment Date: Mar 2017 ([updated Feb 2018](#))

and Geelong region.³ One of Batman's party, John Helder Wedge, a surveyor, ventured further westward in exploring other parts of the region. He eventually followed the Barwon River from Fyansford along the foot of the 'Barrabull' Hills.⁴ There, 'he noted that the hills afforded "fine pastorage for sheep".⁵ From 1836, squatters arrived at Geelong to take up land for sheep grazing.⁶

By 1839, the Barrabool Hills had been surveyed as part of the Barrabool Parish.⁷ Large acreages were made available at a Government land sale in late 1839.⁸ In February 1840, much of the Barrabool Hills was acquired by Charles McLachlan, a wealthy Scottish businessman of Tasmania, and his business partner, Captain Charles Swanston, English banker and merchant of Tasmania and member of the Port Phillip Association (Figure 1)⁹ who purchased Sections 2-3, 13-16, and 20-23 as his vast 4,480 acre Strathlachlan sheep estate.¹⁰ In 1850, Sections 22 and 23 and parts of Sections 13 and 14 of the Strathlachlan Estate (Barrabool Parish) were subdivided into 65 farms centred on a village of 45 building sites as the Merrawarp Estate.¹¹ At this time, the Barrabool Hills were considered to be the 'granary of the colony,'¹² the location of sheep grazing, growing crops, and vineyards.

³ *Ibid.*

⁴ *Ibid.*, pp.4-5.

⁵ *Ibid.*

⁶ *Ibid.*, p.5.

⁷ Barrabool Parish Plan, VPRS 16171, Public Record Office Victoria.

⁸ Port Phillip Patriot and Melbourne Advertiser, 9 December 1839, p.3.

⁹ D.S. Macmillan & J.R. Morris, 'McLachlan, Charles (1795-1850)' *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/mclachlanh-charles-2411/text3191>, published first in hardcopy, 1967, accessed online 20 January 2017 & C. Swanston, 'Swanston, Charles (1789-1850)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <http://abd.anu.edu.au/biography.swanston-charles-2713/texttext3815>, published first in hardcopy 1967, accessed online 20 January 2017.

¹⁰ Barrabool Parish Plan, op.cit. & Wynd, *op.cit.*, p.43.

¹¹ *Ibid.*, p.22.

¹² *Geelong Advertiser*, 14 September 1874, p.2.



Figure 1: Part Barrabool Parish Plan, Dept of Lands & Survey, Melbourne, March 1946, showing land sections in the Barrabool Hills, including Ceres. Source: VPRS 16171, Public Record Office Victoria

A small number of farms in the Merrawarp and Strathlachlan Estates and in adjacent parts of the Barrabool Hills were taken up by the Heard brothers: Samuel (1815-1882), John (1813-1899) and Thomas (1825-1903), recent arrivals from England.¹³ They were the sons of the Devon farmers, John Cockram Heard (1781-1855) and Elizabeth Banbury Heard (nee Cory) (1784-1842).¹⁴ They sailed with their sister, Mrs Elizabeth Crouch and her husband, John, on the *Lord William Bentick*, arriving in Victoria in August 1844.¹⁵ In 1847, Samuel Heard took up a lease of the 'Westcott' farm on the Merrawarp Estate and the 'Shamrock Vale' farm on the Strathlachlan Estate.¹⁶ John Heard first appears to have leased Rudolph Tribolet's vineyard on the Colac Road, Waurn Ponds,¹⁷ before acquiring 'Ballanlea' in the Barrabool Hills from R.G. Talbot where he built the existing homestead by

¹³ Victorian Births, Deaths & Marriages Indexes, Department of Justice, Melbourne, and K. Arnold, 'Elizabeth Banbury Corey (1784-1842) at WikiTree online <https://www.wikitree.com/wiki/Corey-245>

¹⁴ Ibid.

¹⁵ Assisted British Immigrants Index & Register, 1844, Book 2/3, p.199, Public Record Office Victoria & Geelong Library & Heritage Centre collection.

¹⁶ Arnold, op.cit. & Wynd, op.cit., pp.23-24.

¹⁷ John Heard was listed as occupier of freehold, Tribolet's farm in the Electoral Roll published in the *Geelong Advertiser and Intelligencer*, 16 May 1856.

1860.¹⁸ John Heard became well known as a “model farmer”, a pioneer of efficient farming with improved implements.¹⁹

The third son of John and Elizabeth Heard, Thomas, a Presbyterian, was initially assigned to William McGill of the Burrumbeep Run, Maroona, north-west Victoria, where he worked as a shepherd for one year with rations.²⁰ In 1848, he married Miss Elizabeth Susanah Jenkins (c.1822-1865) at the Wesleyan Church, Melbourne.²¹ He took up low lying land on the southern banks of the Barwon River, neighbouring the Berramungah Vineyard. Situated on Lot 49 of Section 22 in the Merrawarp Estate, Heard named his property ‘Riverdale’ as shown on McWilliams’ Plan of Barrabool in 1861 (Figure 2). In the ensuing years, Thomas Heard increased his landholdings, taking up lot 41 in 1851, adjoining lot 38 in 1859, as well as lot 44 on the southern banks of the Barwon River of Section 23 in 1879-80,²² which testified to his enduring success as a farmer in the district. Further evidence of the success of Thomas and his brothers in farming at Ceres was given in the *Geelong Advertiser* in 1887:

The land is hilly, and almost totally devoid of timber; the soil is deep, rich and suited for either agricultural or pastoral purposes. The farms are large, the homestead commodious and comfortable, and the farmers appear on the whole to be fairly “well to do.” Amongst the leading farms are those of Messrs. Heard, Lee [sic.], Piper and Mann, each comprising a large area of land, a portion of which is cropped but the greater portion is used for grazing.²³

Like his brother, John, Thomas Heard also exploited the latest in farm equipment. In 1896, he gave a testimonial on the benefits of Bayley’s Double Furrow Ploughs, ‘safely recommending’ to ‘anyone wanting a good useful plough.’²⁴

¹⁸ *Geelong Advertiser*, 24 June 1899, p.1 and Wynd, *op.cit.*, p.211.

¹⁹ *Ibid.*, pp.210-11 & *Geelong Advertiser*, 10 September 1895, p.4.

²⁰ Assisted British Immigrants Register, *op.cit.*

²¹ Victoria Births, Deaths & Marriages Indexes, *op.cit.* & Murphy, *op.cit.*

²² See Land Applications 16851 & 58250, General Law Library, Laverton, for details on lots 41 and 38, and Barrabool Shire Rate Book, 1879-80, Geelong Library & Heritage Centre, which listed Heard as owner of lot 44 for the first time.

²³ *Geelong Advertiser*, 15 October 1887, p.12.

²⁴ *Ibid.*, 24 October 1896, p.3.

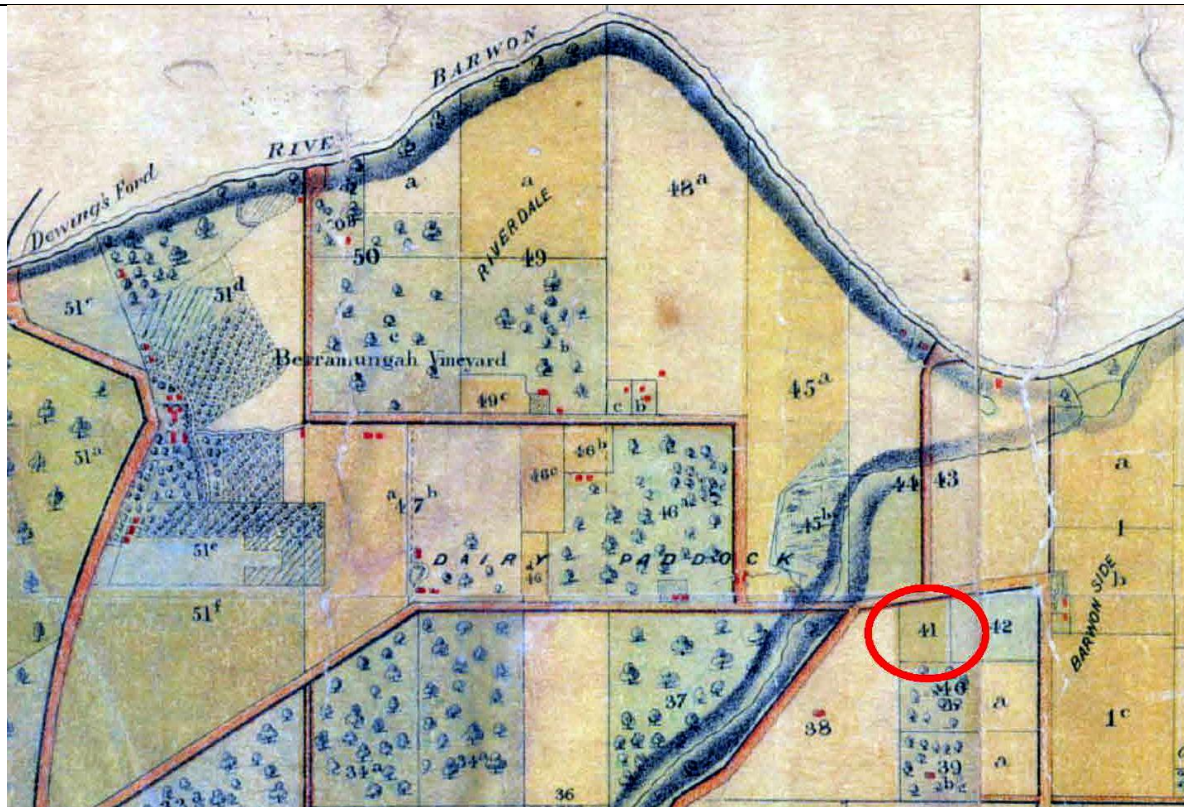


Figure 2: A. McWilliams, Plan of the Barrabool Parish, 1861, showing Thomas Heard's 'Riverdale' property (top-centre) and lots 41 (purchased 1851) and lot 38 (purchased 1859). Source: Jennifer Bantow, National Trust of Australia (Victoria) Geelong & Region Branch

Thomas Heard and his wife, Elizabeth, had eight children: Jane (1851-1912), John (c.1852-1883), Emma (1855-1920), George (1857-1907), Charles (1859-1920), Samuel (1861-1919), William (1853-1914) and Mary Elizabeth (1865-66).²⁵ Following the death of Mrs Thomas in 1865, Thomas Heard married Susanah Eldridge and they had four children: Thomas Eldridge (1867-1867), Albert (1871-1942), Maude Louisa (1875-1939) and Elizabeth Jane (1875-1948).²⁶ Increasing in age, Thomas Heard gave up farming in early 1897, auctioning his stock and farm equipment, and leasing 'Riverdale' farm.²⁷ He died at Ceres on 18 September 1903, his properties remaining in Trust for his family.²⁸

History of 'Erinvale'

Farming by the pioneering Heard brothers was continued by the next generation of Heards in the Barrabool Hills and elsewhere in Victoria. William Heard, Thomas Heard's seventh child to his first wife Elizabeth, took up his father's 44 acres on lot 44 south of the Barwon River in 1886-87.²⁹ He lived in a slab house built in 1879-80 for William's brother, Charles, who had first farmed this part of their

²⁵ Victorian Births, Deaths & Marriages Indexes, op.cit.

²⁶ Ibid. See also D. Murphy, 'Thomas Heard (1825-1903)' at WikiTree online <https://www.wikitree.com/wiki/Heard-954>

²⁷ *Geelong Advertiser*, 20 February 1897, p.3.

²⁸ This is indicated in the Barrabool Shire Valuation Book, 1910, Geelong Library & Heritage Centre. It is also confirmed in Thomas Heard's Probate where his Real Estate Inventory stated "By value of Real estate derived to William Heard and Albert Heard for their lives and them to their issue in equal shares." See T. Heard, Probate Administration files, 1903, VPRS 28/P0 Unit 1128 Public Record Office Victoria.

²⁹ See Barrabool Shire Rate Book, op.cit., 1886-1878.

father's estate.³⁰ In 1892, William Heard married Miss Jane Hill (c.1875-1931).³¹ At this time they took up a lease of John George's 104 acre farm at Ceres, originally the property of Dr Coward.³² William and Jane Heard had five children: Hetty Maud (born 1893), Emma Elizabeth (born 1895), Thomas Edwin Percival (born 1897), Roy Cuthbert William (born 1902) and Francis Lindsay (born 1913).³³

With Thomas Heard's impending retirement from farming, William Heard took up 128 acres, 3 roods and 33 perches of his father's land, part of which comprised lot 41 of Section 23.³⁴ This was the land originally purchased by Thomas Heard in 1851-52, the western portion comprising the site at 285 Gully Road today. William Heard's newly-acquired farm also took in part of the adjoining allotment 38, the property being addressed as and accessed from Merrawarp Road.³⁵

The existing timber dwelling at 285 Gully Road was built from late 1896 and completed in the early months of 1897.³⁶ The Heard family appear to have been in occupation of the dwelling by 1 April 1897 and certainly by July of that year as William Heard wrote to the Barrabool Shire Council seeking the Council to partly fund the cost of erecting of culvert opposite his gate.³⁷ Six years later in 1903 following the death of William Heard's father, Thomas, owner of the property, it was valued in Thomas Heard's Statement of Assets and Liabilities at £1543.1.0 and described as follows:

All that piece of land containing 128 ac 2 roods 13 perches being parts of Sections 22 and 23 Parish of Barrabool Country of Grant with 6 roomed weather Board House fencing Stables etc. Net annual Shire value £60 per annum and let to Mr William Heard at a rental of £70 a year.³⁸

In addition to farming, William Heard was actively involved in the nearby Holy Trinity Anglican Church. In 1914, William Heard's life was cut short, his death and the esteem to which he was held in the district, being reported in the *Geelong Advertiser*:

Quite a gloom was cast over the district when it became known that Mr. W. Heard, of Ceres Bridge, had died suddenly. Though not being in the best of health at the beginning of the week he was about as usual, but on Wednesday, having occasion to walk from the road to his home he fainted. Assistance was soon at hand and he was carried to his room, but he expired within an hour. Mr Heard was a staunch supporter of Holy Trinity Church and Sunday school: for many years he was a teacher in the school: and at the time of his death was a vestryman. The respect and sympathy of the district to the deceased and his family was shown in a very practical way on Friday last by the large number of friends who followed his remains to their last resting place. The cortege was the longest that has been seen in the district for a very long time: about 50 vehicles followed.³⁹

³⁰ Ibid., 1879 & 1879-80.

³¹ Victorian Births, Deaths & Marriages Indexes, op.cit.

³² Barrabool Shire Rate Book, op.cit., 1891-92 and *Geelong Advertiser*, 9 January 1897, p.3.

³³ Victorian Births, Deaths & Marriages Indexes, op.cit.

³⁴ See Barrabool Shire Rate Books, op.cit., 1896-97, which listed Thomas Heard as owner and occupier of 'Riverdale' on 228 acres, 3 roods and 38 perches, and the Rate Book for 1897-98, which listed William Heard as occupier of 128 acres, 3 roods and 33 perches of Thomas Heard's land. See also land application 58250, op.cit.

³⁵ Ibid. and *Geelong Advertiser*, 18 August 1897, p.4.

³⁶ John George's advertisement in the *Geelong Advertiser*, 9 January 1897, op.cit., made mention of William Thomas still in occupation of his farm, and that any prospective tenant could take occupation from 1 April 1897. Together with documentation in the Barrabool Shire Rate Book, 1897-98, this suggests that the 'Erinvale' dwelling was built in late 1896 or early 1897.

³⁷ *Geelong Advertiser*, 22 July 1897, p.4. Heard's request was referred to the Council's Inspector of works whose report published in the *Geelong Advertiser*, 19 August 1897, op.cit., confirmed that Heard was occupying the property now known as 'Erinvale' as it was addressed as 'Merriwarp-road.'

³⁸ Heard, op.cit.

³⁹ *Geelong Advertiser*, 20 October 1914, p.5.

Although the property remained part of the late Thomas Heard's Estate,⁴⁰ Mrs Jane Heard and her family continued to reside at 285 Gully Road until 1921-22 when the dwelling and 72 acres was sold to William Mann, farmer.⁴¹ The property then had a net annual value of £72.⁴² He lived there with his wife, Margaret, until his death in 1943.⁴³ Erinvale was occupied by Frank Grenvel Hill, farmer in the 1940s before he later purchased the property.⁴⁴ By 1947, an aerial image (Figure 3) showed mature trees lined the northern, eastern and western boundaries of the adjoining allotment that was then part of the property (lot 38). There was a vehicular driveway from Merrawarp Road and what appears to have been farm outbuildings. Apart from some young trees in the large setback fronting the dwelling and trees and garden immediately surrounding the dwelling, the front setting was largely open and grassed. Trees were planted on the western fence line to the dwelling in the following years, they being mature by 1970 (Figure 4) when a large shed had been built near the northern (Gully Road) boundary.



Figure 3: Aerial image of 'Erinvale' 1947. The dwelling is in the lower left corner. Source: Part aerial of Ceres, 1947, Landata, with Creative Commons Copyright <https://creativecommons.org/licenses/by-nc/4.0/>



Figure 4: Aerial image of 'Erinvale', 1970. The dwelling is in on the left. Source: Part aerial of Ceres, film 2457, Landata, with Creative Commons Copyright <https://creativecommons.org/licenses/by-nc/4.0/>

The property was subdivided into two lots in 1971, the 'Erinvale' dwelling being located on lot 1 comprising 8 acres, 1 rood and 28 perches.⁴⁵ 'Erinvale' appears to have been purchased by Frank Hill by this time and it formed part of his Estate on his death in 1979.⁴⁶ [Ownership was transferred to Hill's widow, Margaret, in 1985.](#)⁴⁷ [Soon after in c.1986-87, the property was acquired by the Charlesworth family.](#)⁴⁸ [The of the property, 'Erinvale', derived from associations with the family of Mrs](#)

⁴⁰ See T. Heard, Probate Administration files, op.cit.

⁴¹ Barrabool Shire Rate Books, 1914-22, op.cit.

⁴² Ibid.

⁴³ Victorian Births, Deaths & Marriages Indexes, op.cit.

⁴⁴ Barrabool Shire Rate Book, op.cit., 1942-44 & Land Application, op.cit.

⁴⁵ Land Application 58250, op.cit.

⁴⁶ Certificate of Title, vol. 9598 fol. 387.

⁴⁷ [Ibid.](#)

⁴⁸ [Verbal information kindly provided by the current owner at a site meeting on 2 November 2017.](#)

[Charlesworth](#).⁴⁹ From this time, a number of alterations were carried out to the dwelling. They included re-stumping, replacement of verandah floor boards, replacement of original timber verandah balustrade (with a contemporary interpretation of the original design) (Figure 5), replacement of cast iron valances with lattice (on east side) possible replacement of cast iron valance with existing valance at front (north), replacement of the two upper timber panels of the original front four paneled timber door with a large single glazed panel, painting of the corrugated sheet metal roof in green (it had previously been red) and the terracing of the rear garden in low concrete block retain walls.⁵⁰ ~~By 1997, it appears that the original windows at the front and east side had been replaced and works were being carried out to the east side of the verandah (Figure 5).~~



Figure 5: 'Erinvale', 285 Gully Road, 1997. Source: David Rowe.

COMPARATIVE

Other Comparable Dwellings in Barrabool, Ceres and Highton Area

[Architecturally](#), 'Erinvale' represents one of a number of Victorian styled hipped roofed dwellings constructed in the Barrabool, Ceres and Highton areas. In Barrabool and Ceres, it is not comparable to the majority of surviving dwellings given that they are associated with the first generation of farmer tenants and owners to the area from the mid 19th century.

[The most comparable of the surviving timber Victorian houses in the area is the dwelling at 230 Merrawarp Road, Barrabool, situated in the Surf Coast Shire. This dwelling seems to have been constructed about the same time as 'Erinvale'. The Barrabool Shire Rate Books suggest that the dwelling in Merrawarp Road was built in c.1896 \(possibly as an addition to a two roomed timber dwelling erected on the site in c.1893\) for James Russell, farmer.⁵¹ It was situated on land previously](#)

⁴⁹ [Ibid.](#)

⁵⁰ [Ibid.](#)

⁵¹ [The first listing of a dwelling at 230 Merrawarp Road was in 1893-94 when James Russell was recorded as owner and occupier in the Barrabool Shire Rate Book of a wood house and garden. This dwelling \(on 92 acres\) was listed in 1894-95 and 1895-96 as being owned and occupied by James Russell's brother, Joseph Russell. On his death in 1896, his Probate described the property as comprising 72 acres 'on which is erected a two roomed weather board house.' James Russell was again owner and occupier by 1896-1897, and the Rate Books listed a £10 increase in the Net Annual Value of the property \(there being no increase in land size\), which might suggest it was at this time when the existing house \(as viewed from Merrawarp Road\) was built. See Barrabool Shire Rate Books and Barrabool](#)

Ceres Heritage Citations Project 2017

PLACE NAME: Erinvale

Place No. CER04

ADDRESS: 285 Gully Road, Ceres

Assessment Date: Mar 2017 ([updated Feb 2018](#))

owned by James Russell's late father and local pioneer farmer of Ceres, Samuel Russell, who established the nearby Rocky Spring farm in the mid-late 1840s.⁵² The dwelling at 230 Merrawarp Road has experienced a number of noticeable alterations and additions, including rear hipped roofed additions, removal of chimneys and introduction of new openings. Like 'Erinvale', the dwelling at 230 Merrawarp Road has an elevated setting with hipped roof forms and a return verandah. The balustrade design and construction is especially of interest, and it may reflect the original design and detail of the verandah at 'Erinvale' prior to it being replaced with the existing balustrade. Compositionally, 'Erinvale' would appear to be more intact.

The only other known surviving timber dwelling built in the Ceres area in the 19th century is 'Hurley House', 100 McCann Street. It shares similar hipped roofs as 'Erinvale', but it was built almost 20 years earlier in 1877⁵³ and therefore expresses a different era in its more rudimentary verandah detailing, windows and chimney construction.

~~More Other late Victorian styled timber dwellings~~ comparable ~~withwith~~ 'Erinvale' are ~~surviving-late Victorian styled timber dwellings in at~~ Highton, originally a nearby farming centre and now a suburb of Greater Geelong. The house at 47 Barrabool Road (built in 1916⁵⁴) has a similar hipped roof form, brick chimneys and return post-supported convex verandah with decorative cast ironwork as 'Erinvale' but the verandah returns to a projecting gabled wing. This dwelling now has a suburban setting.

Most comparable to 'Erinvale' is Thornbury Grange, 13 Brassey Avenue, Highton (Figure 6). Possibly built in 1905 for Councillor Edward Philpott and Mrs Blanche Phillipott.⁵⁵ Located on elevated ground, 'Thornbury Grange' has a similar composition of hipped roof forms and return post-supported verandah as 'Erinvale', including the cast iron valances and brackets, and verandah balustrading. Unlike 'Erinvale', 'Thornbury Grange' is more substantial in scale and also features arched timber verandah fretwork. However, both dwellings have experienced alterations, with recent restoration at 'Thornbury Grange' returning it further to its original late Victorian appearance.

[Shire Valuation-Rate Books 1885-1902-03, Geelong Heritage Centre collection & Russell, Joseph, Probate Administration files, 1896, VPRS 28/P2 Unit 447, Public Record Office Victoria.](#)

⁵² [The earliest record of Samuel Russell at Ceres is in 1847 when he was listed as a subscriber to the Irish Relief Fund in the *Geelong Advertiser and Squatter's Advocate*, 17 September 1847, p.2. His 'Rocky Spring' farm was situated to the south of the property at 230 Merrawarp Road, on the east side of the road on allotment 5a of Section 23 as shown in Andrew McWilliams' Plan of the Barrabool Parish, 1861, State Library of Victoria. There, he built a five roomed stone dwelling. See Russell, Samuel, Probate Administration file, 1885, VPRS 28/P2 Unit 186 Public Record Office Victoria.](#)

⁵³ See heritage citation for 'Hurley House'.

⁵⁴ The house was built for Alexander McDonald, grazier of Anglesea. See South Barwon Shire Rate Books, 1910-17, Geelong Library & Heritage Centre collection, and Certificate of Title vol. 3616 fol. 164. On McDonald's death in 1918, the property was valued at £600 and was described as containing a seven roomed weatherboard house and outbuildings let to W.E. Worland, farmer. See A. McDonald, Probate Administration files, 1918, VPRS 28/P3 Unit 857 Public Record Office Victoria.

⁵⁵ See South Barwon Rate Books, 1893-1911, Geelong Library & Heritage Centre collection, and Land Applications 52835 & 53882, General Law Library, Laverton & extensive research notes by Margaret Baensch, Belmont.



Figure 6: 'Thornbury Grange', Highton, c.1915. Source: Heather Lyons.

Historically, 'Erinvale' is one of two surviving 19th century dwellings associated with the Heard farming family in the Barrabool Hills. The other dwelling is 'Ballanlea', Ballanlea Road, Barrabool, built in c.1860 for John Heard (1813-1899), brother of Thomas Heard (and Uncle of William). 'Ballanlea' is associated with the pioneering years of farming by the Heard family in the Barrabool Hills, with 'Erinvale' being a legacy of the next generation of farming by the family.