

# PART A PANEL SUBMISSION

## GREATER GEELONG PLANNING SCHEME AMENDMENT C422ggee

**12-16 Kinsmead Street, Waurin Ponds**

### Part A Submission to the Independent Panel

**Panel: Jennifer Moles (Chair)**

**Date: 11 October, 2021**

**Presented by: Susan Williamson, Senior Strategic Planner  
on behalf of City of Greater Geelong**

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## **INTRODUCTION**

1. This Part A submission has been prepared by the Planning Authority, the City of Greater Geelong, in response to the Panel Direction No. 2 issued on 26 August 2021 which states:
  - a Part A submission that includes:
    - background to the Amendment including chronology of events
    - strategic context and assessment
    - issues identified in submissions
    - any suggested changes to the Amendment in response to submissions
2. The structure of this Part A submission follows the above Panel Direction. A further Part B submission will be presented at the Panel Hearing on 11 October 2021.

### **Summary of the amendment**

3. The land subject to the amendment (“the subject land”) is 12-16 Kinsmead Street, Waurin Ponds. The site is privately owned and currently subject to a sale process.
4. The proposal is to apply the heritage overlay on a permanent basis to the site and include Design and Development Guidelines as an Incorporated Document in the Planning Scheme.

## SITE AND CONTEXT

### Greater Geelong and Waurn Ponds context

5. The subject land is located in the suburb of Waurn Ponds. It is approximately 6,100 square metres in size and is surrounded by conventional residential subdivision and development to the west, north and east, and by a public open space reserve, Baum Park, to the south.
6. Waurn Ponds is on the south-west edge of urban Geelong, approximately 8.5km (as the crow flies) from the Geelong CBD, proximate to the Geelong Ring Road to the west and the Melbourne-Geelong-Warrnambool railway line to the south (see Figure 1). The land is elevated at approx. 60 metres above sea level with north facing views.
7. The land is proximate to major education and medical institutions including the Epworth Hospital and Deakin University in Pigdons Road. The site is also 2.5km by road to the Waurn Ponds Shopping Centre (a sub-regional activity centre).
8. In terms of heritage conservation within the municipality, the City has a strong record of protecting places of heritage significance through the tools available in the Greater Geelong Planning Scheme. Clause 21.06-7 of the Municipal Strategic Statement focuses on heritage and identity with the following objectives:
  - To ensure that urban development enhances Geelong's sense of place and identity
  - To identify, conserve and enhance individual places and areas of pre and post contact cultural heritage significance.
9. This is achieved through the following strategies:
  - Protect places of Aboriginal cultural heritage significance in partnership with Traditional Owners.
  - Retain culturally significant heritage places and areas recognised as being of State, regional, local and contributory heritage significance.
  - Ensure that the use and development of a heritage place respects its heritage significance and contributes to its longevity.
  - Encourage the design of new development in heritage areas to provide for a contemporary interpretation that relates to the location, bulk, form and materials of existing and/or neighbouring significant buildings.
10. This is supported by the Cultural Heritage Local Planning Policy at Clause 22.09 and many individual planning policies for heritage precincts across the municipality.

## **Local Site context**

11. The subject land contains the northward facing Claremont Homestead, oriented towards Kinsmead Street. The homestead has a substantial front setback to Kinsmead Street, with access from a curved gravelled driveway that extends along the south side of the dwelling to the rear adjoining Baum Park. A landmark landscape element is the mature Norfolk Island Pine tree on the north side of the homestead, adjacent the driveway. To the west of the homestead is the former orchard. At the rear (south) of the homestead is a detached double gabled timber weatherboard outbuilding (workshop and store) with a rear skillion wing. A brick well is located on the western side of the homestead and has been concreted over. A smaller outbuilding is located on the eastern boundary near the southern rear boundary.
12. The subject site has 4 roads leading into it: Kinsmead Street, Delgany Mews, The Vineyard and Chardonnay Court. The site is substantially reduced from its original multiple hectare landholding that has been subdivided and developed since the 1990s.
13. With the exception of the Baum Park, the surrounding area is a residential estate with a mix of single and double storey homes.

Figure 1 - Subject land in context of Geelong and Waurn Ponds (with contours)

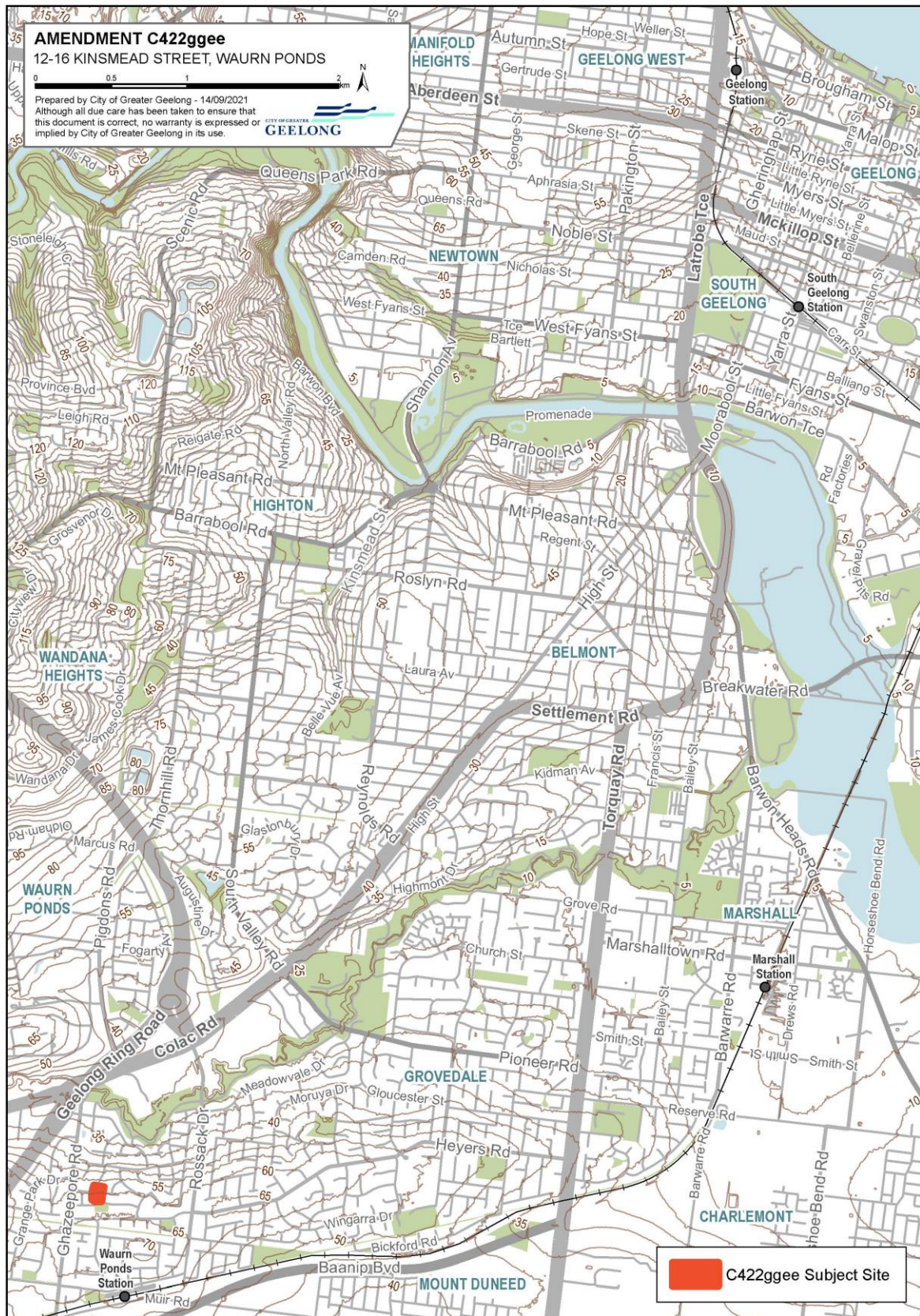


Figure 2 - Locality Plan of Subject Land

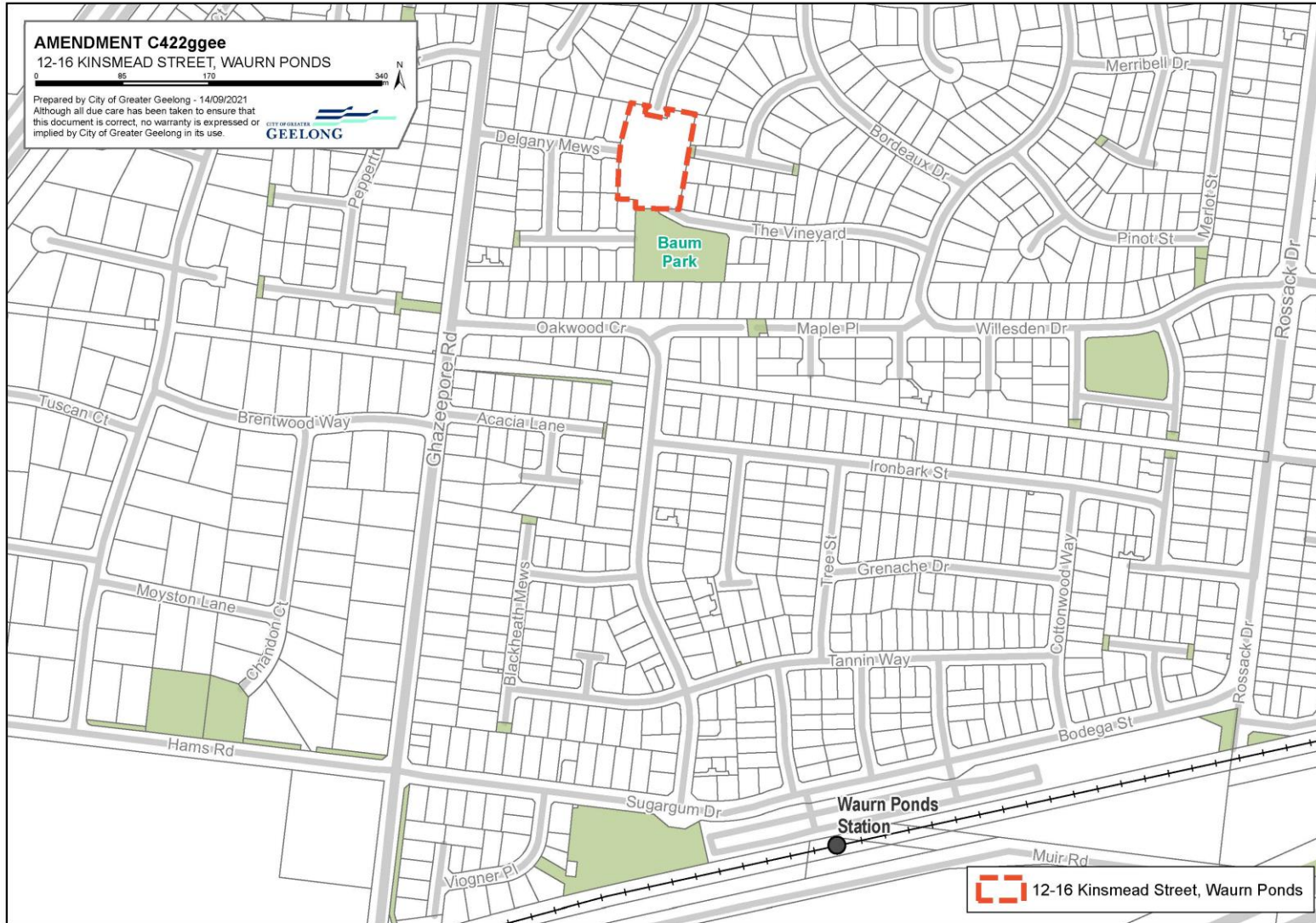


Figure 3 - Aerial Photo of Locality



Figure 4 - Aerial Photo of Subject Land



## Existing zoning

14. The zoning of the area is shown in Figure 4. The subject land and most of the surrounding area is zoned General Residential Zone Schedule 1 Zone. Baum Park to the immediate south of the subject site is zoned Public Park and Recreation Zone.

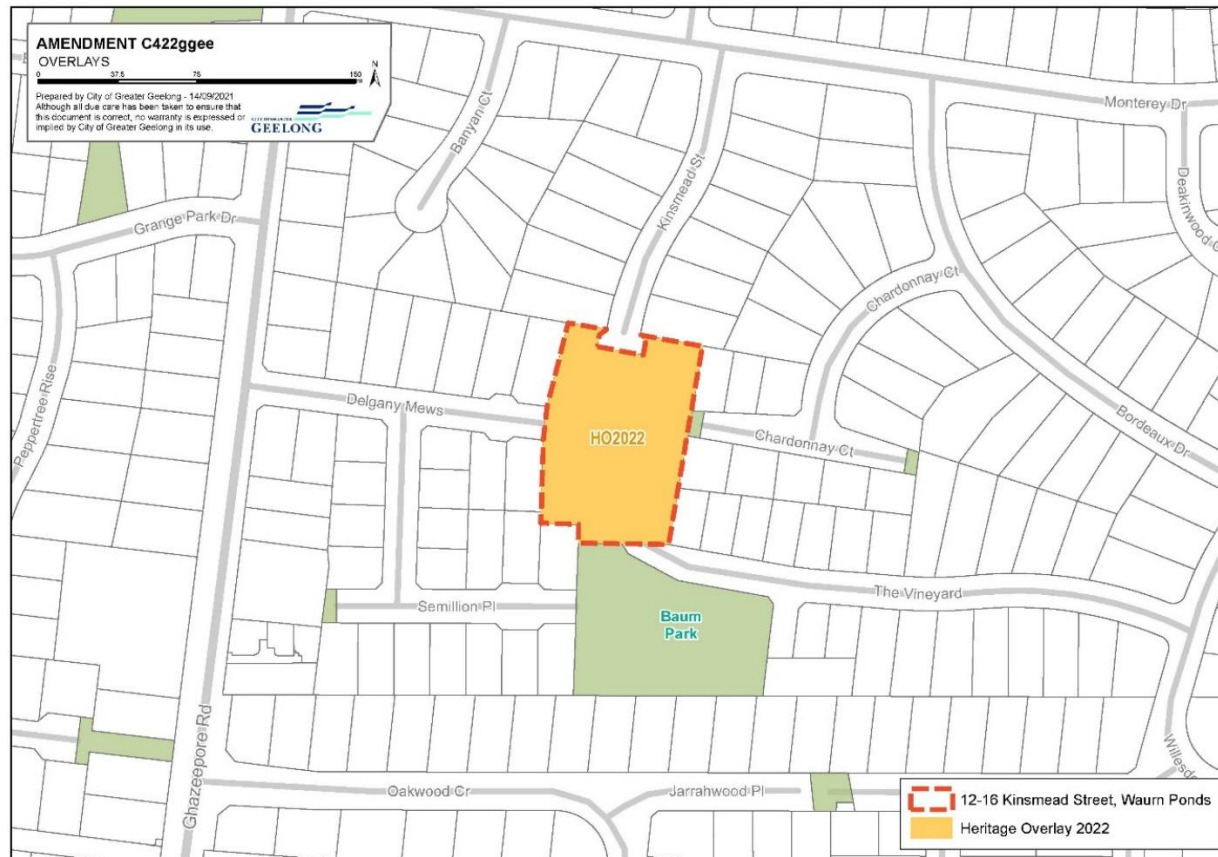
Figure 5 - Existing Zoning



## Existing Overlays

15. The subject land is currently affected by the Heritage Overlay HO on an interim basis until 31 December 2021. The subject land and surrounding area is not affected by any other overlays.

Figure 6 – Existing Overlays Map



## BACKGROUND

### Chronology of events

16. As requested in the Panel Directions, the following table outlines the chronology of the key events relating to Amendment C422ggee.

DATE	EVENT/DESCRIPTION
1998	Outer Areas Heritage Study commissioned
2000	Outer Areas Heritage Study completed. Claremont Homestead at 61 Ghazeepore Road, Waurm Ponds identified as of regional significance.
10 Dec 2019	Kinsmead Street resident emails City seeking advice on who to speak to about the heritage status and protection of 12-16 Kinsmead Street, Waurm Ponds
27 Apr 2020	Kinsmead Street resident contacts the Heritage Adviser seeking advice on whether a heritage study had been undertaken for the subject land
27 Apr 2020	Another Kinsmead Street resident lodges application with Heritage Victoria requesting an Interim Protection Order be applied over the property known as Claremont Homestead at 12-16 Kinsmead Street, Waurm Ponds
30 Apr 2020	A member of the City's Heritage Advisory Committee raises with the Committee the issue that the Claremont Homestead had been listed for sale
1 May 2020	Heritage Victoria wrote to the City advising that it had determined not to issue an Interim Protection Order over the Claremont Homestead on the basis that it was not under imminent threat and could not demonstrate a <i>prima facie</i> case for inclusion in the Register
4 May 2020	Heritage Victoria decision circulated amongst City officers, with a note to be mindful of concerns regarding its demolition if a request for consent under the <i>Building Act 1993</i> was sought
25 May 2020	the City commissions Dr David Rowe, Authentic Heritage Services Pty Ltd, to undertake a review and update the heritage assessment prepared by Lorraine Huddle in the Greater Geelong Outer Areas Heritage Study Stage 2 (prepared in 2000)
25 Jun 2020	Heritage review of Claremont Homestead submitted to the City by Dr David Rowe
25 Jun 2020	City receives request under Section 29A of the <i>Building Act 1993</i> for report and consent for demolition of dwelling at 12-16 Kinsmead Street, Waurm Ponds

DATE	EVENT/DESCRIPTION
<b>26 Jun 2020</b>	The City issues consent to the proposed demolition
<b>2 Jul 2020</b>	The City writes to the Minister for Planning requesting he use his powers under section 20(4) of the <i>Planning and Environment Act 1987</i> to undertake a planning scheme amendment to apply an interim heritage overlay to 12-16 Kinsmead Street, Waurin Ponds. The letter to the Minister advised that the City would shortly draft the amendment documents and lodge these with the fee by the Amendment Tracking System (ATS)
<b>16 Jul 2020</b>	City delegate signs off on consideration and request for a Ministerial amendment for interim heritage overlay
<b>16 Jul 2020</b>	Request for interim heritage overlay lodged through ATS
<b>16 Sep 2020</b>	City writes to the landowners advising that an interim heritage overlay has been applied to the subject land
<b>17 Sep 2020</b>	Government Gazette notice of approval of C420ggee (interim heritage overlay)
<b>18 Sep 2020</b>	Council's delegate resolves to support preparation and exhibition of Amendment C422ggee to apply a permanent heritage overlay to the subject site and request Ministerial authorisation
<b>30 Dec 2020</b>	Authorisation request lodged by ATS
<b>6 Jan 2021</b>	Minister's delegate authorises amendment preparation and exhibition
<b>11 Feb - 15 Mar 2021</b>	Public Exhibition
<b>9 Mar 2021</b>	City site visit with landowners
<b>26 Mar 2021</b>	Close of extended submission time for landowners
<b>25 Mar 2021</b>	City commissions Structural Engineering Assessment by Block1
<b>27 Jul 2021</b>	Council considers report on submissions and resolves to refer submissions to a Panel
<b>28 Jul 2021</b>	City writes to Planning Panels Victoria to request Panel
<b>24 Aug 2021</b>	Panel Directions Hearing
<b>26 Aug 2021</b>	Panel issues directions version 1
<b>2 Sep 2021</b>	City engages consultant to conduct peer review of the Block 1 Structural Assessment
<b>3 Sep 2021</b>	Panel issues directions and timetable version 2

DATE	EVENT/DESCRIPTION
23 Sep 2021	Panel issues directions and timetable version 3
11 Oct 2021	Panel Hearing

## **The proposed amendment**

17. This is a Council initiated amendment and it will apply a permanent heritage control to 12-16 Kinsmead Street, Waurm Ponds. It will do this by amending the Schedule to Clause 43.01 Heritage Overlay (HO) to include the house and land in the heritage overlay on a permanent basis and to include design guidelines for new development on the site as an incorporated document to clause 72.04. The *Greater Geelong Outer Areas Heritage Study Stage 2 Review: Claremont Homestead 12-16 Kinsmead Street, Waurm Ponds, June 2020* heritage assessment report prepared by Authentic Heritage Services Pty Ltd is included as a reference document in Clause 22.09.
18. It is noted that as the heritage overlay was already applied on the Planning Scheme map by C420ggee, this amendment does not propose a map change.
19. The proposed amendment documents are included in Appendix 3.

## STRATEGIC CONTEXT AND ASSESSMENT

### Strategic Assessment

20. Minister's Direction No. 11 requires a planning authority to evaluate and discuss how an amendment addresses a number of strategic considerations. What should be considered as part of the Direction is explained in the DELWP Practice Note 46 (May 2017): "*Strategic Assessment Guidelines for preparing and evaluating planning scheme amendments.*" The exhibited Explanatory Report includes a Strategic Assessment and this is the basis for the response to the Strategic Assessment Guidelines provided in **Appendix 1**.

### The Outer Areas Heritage Study 2000

21. The Outer Areas Heritage Study (OAHS) by Authentic Heritage Services Pty Ltd was commissioned by the City in 1998. It covered a vast outer rural region to the north, west and south of central Geelong, together with some significant suburban areas including North Geelong and Belmont. The intent of the Study was to pick up those areas in the former municipalities of Shire of Corio, City of South Barwon and parts of the Bannockburn and Barrabool Shires that formed part of the City of Greater Geelong area. These areas had previously not been subject to more comprehensive and recent heritage reviews pre-amalgamation like had been undertaken for the older inner residential areas of Newtown, Geelong and Geelong West.
22. The Study identified over 1200 sites of cultural heritage significance, ranging from ruins, dwellings, complex industrial sites, schools, rural structures and churches.
23. The City determined to progress with implementation of the OAHS on a priority basis with regions and suburbs implemented earliest where high urban growth demand was occurring. This meant that the areas of Fyansford, Belmont, Barwon Heads and complex sites (such as Ford factory, Cheetham Salt, Geelong Grammar, Australian Brighton Cement, big industries and schools) were progressed to planning scheme amendments. Amendment C49 addressed Barwon Heads, Fyansford and the complex sites, and Amendment C89 addressed the Belmont sites and precincts.
24. Waurm Ponds as an area, amongst many others, was not progressed at that time as there were minimal identified sites, it was not in a priority area and the development pressure was much lower than the areas mentioned above.
25. The implementation of other strategic planning projects in the late 2000's post C49 and C89 stalled further broad implementation of the OAHS. The City continued to

undertake other heritage projects that responded to specific needs in places such as Newtown West, Ashby (Geelong West), Lara, Ceres and the City Fringe where infill and new development were pressing issues and in response to community demand.

26. As needed, the City has responded to some instances for individual sites where there is a demolition threat such as this subject site.
27. In response to a number of development issues arising with homesteads in the Waurin Ponds - Marshall areas that had been recommended in the Outer Areas Study for heritage overlays but never enacted, along with lobbying from the Geelong Heritage Advisory Panel, this year the City has allocated ongoing funding to review the places recommended within the Outer Areas Study for inclusion in a heritage overlay and proceed with planning scheme amendments as required. This program is expected to consider 700-1000 places over the next 3-5 years.

### **Consideration against the Planning Policy Framework**

28. This section of this presentation is based on the assessment in the Explanatory Report with respect to the Planning and Local Planning Policy Frameworks as they relate to the amendment.
29. The amendment will achieve the objectives of the Planning Policy Framework (PPF) as follows:

Clause 15.01-5 Cultural identity and neighbourhood character has an objective “*to recognise and protect cultural identity, neighbourhood character and a sense of place.*” Relevant strategies identified to achieve this objective include:

Ensure development responds and contributes to existing sense of place and cultural identity.

Ensure development recognises distinctive urban forms and layout and their relationship to landscape and vegetation.

Ensure that development responds to its context and reinforces special characteristics of local environment and place by emphasising-

The heritage values and built form that reflect community identity.

The values, needs and aspirations of the community.

Clause 15.03-1 Heritage conservation – has an objective “*to ensure the conservation of places of heritage significance*” and includes the following strategies:

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

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

30. The amendment will achieve the objectives of the Local Planning Policy Framework (LPPF) as follows:

Clause 21.06-5 Heritage and Identity includes an objective *“to conserve and enhance individual places and areas of pre and post contact cultural heritage significance”* with relevant strategies:

Retain culturally significant heritage places and areas recognised as being of State, regional, local and contributory significance.

Ensure that the use and development of a heritage place contributes to its heritage significance and longevity.

Encourage the design of new development in heritage areas to provide for a contemporary interpretation that relates to the location, bulk, form and materials of existing and/or neighbouring significant buildings

Clause 22.09 Cultural Heritage is a local policy that applies to all properties affected by a Heritage Overlay and hence would guide decision making on areas in Newtown west if they are included in the Heritage Overlay. This amendment will help achieve the Council cultural heritage objectives and implement the strategies identified in Clause 22.09.

A key objective of Clause 22.09 is:

- *“To encourage the retention of culturally significant and contributory heritage places within Heritage Overlay areas.”*

Where a permit is required for demolition, it is policy to:

*Require an application for demolition to be supported with documentation which demonstrates:*

- *That the demolition will contribute to the long-term conservation of the fabric of the part of the building being retained.*
- *That the demolition involves the removal of later inappropriate modifications.*
- *That the cultural heritage significance of the place will be enhanced.*
- *That significant fabric removed will be re-instated when circumstances permit.*

31. These aspects of Planning Policy establish a requirement for Council to identify heritage places in its municipal area and to determine their significance on a systematic basis.

### **Does the Amendment make proper use of the Victoria Planning Provisions?**

32. The Heritage Overlay is the appropriate tool to protect places with heritage significance. Applying the Heritage Overlay to the individual place on permanent basis will conserve the place under the provisions of the Planning Scheme.
33. Inclusion of a new design guideline incorporated document will allow for the important heritage aspects of the site to be considered and respected whilst allowing further development of the site.

## EXHIBITION AND SUBMISSIONS

### Council resolution to prepare and exhibit an Amendment

34. On 18 September 2020 Council's delegate (Gareth Smith, Director Planning, Design and Development) considered a report on the proposal and made the following decision:

*Under delegation from Council it is hereby resolved: That Council:*

- 1) Supports the preparation and exhibition of Amendment C422ggee to the Greater Geelong Planning Scheme to apply a permanent Heritage Overlay to 12-16 Kinsmead Street, Waurin Ponds: and*
- 2) Requests the Minister for Planning to authorise the preparation and exhibition of Amendment C422ggee.*

### Ministerial Authorisation

35. The Minister's delegate authorised the amendment preparation and exhibition on 6 January 2021 – see **Appendix 2**.

### Exhibition

36. The amendment was exhibited from 11 February 2021 to 15 March 2021.

37. Letters and an information sheet were mailed to 34 landowners and occupiers of properties adjoining and in the vicinity of the subject site. Letters were also sent to relevant government and service authorities and prescribed Ministers.

38. Notices were published in the Independent Newspaper on 5 February 2021, the Geelong Advertiser on 6 February 202 and the Government Gazette on 11 February 2021.

### Submissions received

39. As a result of public exhibition of the proposal a total of 36 submissions were received as follows:

- Two submissions noted or made no comment on the Amendment.
- Two submissions were from affected landowners objecting to the amendment on several grounds.
- One submission from an affected landowner raised concerns about the preparation of the heritage assessment without access to the building, the City's consultation process, the comments from other submissions about continuing access to the site, providing photos about the extent of structural damage and rot in the remnants of the orchard, and sought deferral of any decisions until a

structural report is conducted by the City. This submission did not explicitly object or support the amendment.

- The balance of 33 supported the Amendment whilst seeking some changes to the proposed Design and Development Guidelines.

40. The main issues that have come out of the submissions include:

- is a permanent heritage overlay warranted?;
- the condition of the building; future development and use of the site;
- future access and traffic impacts;
- the requirements of Design Guidelines Incorporated Document; and
- consultation; and the financial impact of the heritage overlay.

### **Council Resolution considering the submissions**

41. On 27 July 2021 Council considered a report on the submissions and made the following decision:

*That Council having considered all submissions to Amendment C422ggee to the Greater Geelong Planning Scheme:*

- 1) Request the Minister for Planning to appoint an Independent Panel under Part 8 of the Planning and Environment Act 1987;*
- 2) Refer all submissions to a Panel; and*
- 3) Officers submit to the Panel its response to the submissions generally as outlined in this report.*

## **ISSUES RAISED IN SUBMISSIONS**

### **Is a permanent heritage overlay warranted?**

What is the issue?

42. .The objecting submissions oppose the application of the heritage overlay on a permanent basis for several reasons with the three key reasons being poor condition of the building, financial impact/cost of the overlay and other means of historical recognition of the Baum family. They submit that a permanent overlay is unnecessary to recognise the heritage of the Baum family in Waurm Ponds. These submissions have not addressed or challenged the significance of the place directly.

### **Building condition**

What is the issue?

43. .Submissions opposed to the permanent heritage overlay have outlined the current poor condition of the homestead with structural cracks on load bearing walls, rotten floorboards and compromised walls and veranda. Photographs and a builder's report have supported this contention, opining that there is little original material that could be re-used and a that a complete re-build would be necessary, resulting in a reproduction building. The preparation of the Heritage Review and the Statement of Significance was made without the benefit of a close-up external view and inspection of the integrity of the inside of the house.

### **Future development and use of the site**

What is the issue?

44. . Many submissions are concerned about the future use and development of the site. Submitters are opposed to more intense development, two storey dwellings and smaller subdivided lots submitting that these will impact on the privacy of adjoining properties, views to the homestead and beyond, increase local traffic, and place more strain on existing services. Some submissions are opposed to any changes on the site as they seek to retain the status quo of this quiet residential area

### **Future access and traffic impacts**

What is the issue?

45. . Many submissions have expressed concerns that new development at the site will increase the volume of traffic in the area and negatively impact on the amenity of the local streets. Submitters argue that more intense development, including two storey development, will impact on road safety for vehicles and pedestrians, especially children, moving throughout the area to access Baum Park, and increase on-street

parking use. Some submissions are opposed to any changes on the site as they seek to retain the status quo of this quiet residential area.

46. Some submitters are opposed to any changes to the truncation of the four roads leading into the site whilst others have sought the connections to be opened, either for vehicles or pedestrians, to allow for easier access to Baum Park.

### **Changes to the Design Guidelines Incorporated Document**

What is the issue?

47. . Many of the supporting submissions seek changes to the proposed Design Guidelines Incorporated Document to further protect the heritage values of the site and avoid deletion of existing heritage fabric. Changes sought include restricting additional development on the site to single storey, retention of the substantial rear outbuilding, re-instatement of the former orchard and underground well, changes to the solar panel location, requiring permits for the construction of driveways and car parks, no external alterations to rooflines, and an increase appropriate buffer to better protect the spatial setting of the house and outbuildings.

### **Consultation**

What is the issue?

48. . The submissions from the affected landowners are dissatisfied with the consultation process with the landowners at the time of the work on the heritage assessment review. They are also disappointed that there was no notification about the interim protection order finding out through local print media articles. The notice about the permanent overlay was not received by the landowners although the notice addressed to the occupier of 12-16 Kinsmead Street was, yet rates notices are correctly mailed to the owners.

### **Financial impact of the heritage overlay**

What is the issue?

49. . One of the points of objection to the heritage overlay is the financial cost and impact of the restriction on the landowner. Submission 35 submits that the interim heritage overlay has affected the land value by approximately \$500,000 based on real estate estimates and prospective purchaser offers. The submission further estimates that rebuild costs and compliance with the heritage overlay would be hundreds of thousands of dollars. The remaining land around the homestead would be largely unusable for subdivision due to access and size restrictions causing a further financial impact. The Baum family owners/inheritors should not be expected to bear

the financial cost and personal cost of a place of little or no heritage value to the Geelong community

## **CHANGES TO THE AMENDMENT IN RESPONSE TO SUBMISSIONS**

50. The City has not made any changes to the amendment following the consideration of submissions.

## **CONCLUSION**

51. This completes the Part A submissions of the Council.

# APPENDICES

## Appendix 1 - Response to Strategic Assessment Guidelines

### Why is the Amendment required?

The amendment is required to provide permanent heritage protection to the residence and Norfolk Island Pine at 12-16 Kinsmead Street, Waurin Ponds.

A Ministerial Amendment C420ggee applied the heritage overlay to the land on an interim basis with an expiry date of 31 December 2021. This has allowed time for the City to pursue the preparation of a permanent heritage overlay.

A demolition application was received and consent issued for the residence on the land in mid-2020.

The City of Greater Geelong commissioned Dr David Rowe, Authentic Heritage Services Pty Ltd in June 2020 to undertake a review and update of the heritage assessment prepared by Lorraine Huddle in the *Greater Geelong Outer Areas Heritage Study Stage 2* (prepared in 2000).

The review found that the Claremont Homestead was built in 1857 to a design by local architects, Shaw and Dowden, for Thomas Powell. The Homestead has associations with the crop farming and vine and fruit growing in Waurin Ponds and the Barrabool Hills.

Claremont Homestead is one of the few surviving, intact Victorian dwellings in Waurin Ponds, and one of a select number of surviving, rural verandahed Victorian styled dwellings built in the 1850s in Greater Geelong. It is a representative example of the Victorian Georgian type in Greater Geelong. It has similar integrity to other comparable dwellings of its type in Greater Geelong included as heritage overlays.

The review also found that the Homestead has a mature Norfolk Island Pine, a local landmark, remnant of the early garden and has enduring associations with the Baum family for over 116 years.

The review recommends a heritage overlay for the site.

The threat of imminent demolition of the dwelling demonstrated the need for interim heritage protection and now this is in place, it is appropriate to apply the permanent Heritage Overlay via a full planning scheme amendment process.

### How does the Amendment implement the objectives of planning in Victoria?

Section 4 of the Act sets out the objectives of planning in Victoria. Those that are directly related to this Amendment are:

*“(b) to provide for the protection of natural and man-made resources and the maintenance of ecological process and genetic diversity;*

*(d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historic interest or otherwise of special cultural value; and*

*(g) to balance the present and future interests of all Victorians.”*

### How does the Amendment address any environmental, social and economic effects?

The amendment will not have any adverse effects on the environment.

The amendment will have positive social effects through the protection of this place in the Planning Scheme. This will benefit the community by:

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

The application of the Heritage Overlay may have an economic impact by constraining development of the site.

### **Does the Amendment address relevant bushfire risk?**

The residence is not within the designated bushfire prone area.

The amendment is consistent with Clause 13.02-1S Bushfire planning as the proposed Heritage Overlay does not increase the development potential of the land.

### **Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Act and Ministerial Direction No. 11 – Strategic Assessment of Amendments.

### **How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?**

The amendment supports and implements the following elements of the Planning Policy Framework (PPF).

Clause 15.01-5S Neighbourhood character has the objective “to recognise, support and protect neighbourhood character, cultural identity and sense of place.” Strategies identified to achieve this objective include:

- Ensure development responds and contributes to existing sense of place and cultural identity.
- Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the:
  - Heritage values and built form that reflect community identity.
  - The values, needs and aspirations of the community.

Clause 15.03-1S Heritage conservation – has the objective “to ensure the conservation of places of heritage significance”. Strategies identified to achieve this objective include:

- Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
- Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

### **How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The amendment supports and implements the following elements of the Local Planning Policy Framework (LPPF):

Clause 21.06-5 Heritage and Identity includes an objective “to conserve and enhance individual places and areas of pre and post contact cultural heritage significance”. Strategies identified to achieve this objective include:

- Retain culturally significant heritage places and areas of pre and post contact cultural heritage significance.
- Ensure that the use and development of a heritage place contributes to its heritage significance and longevity.
- Encourage the design of new development in heritage areas to provide for a contemporary interpretation that relates to the location, bulk, form and materials of existing and /or neighbouring significant buildings.

Clause 22.09 Cultural Heritage is a local policy that applies to all properties affected by a Heritage Overlay and hence would guide decision making on 12-16 Kinsmead Street, Waurin Ponds if it was included in the Heritage Overlay. This amendment will help achieve the Council cultural heritage objectives and implement the strategies identified in Clause 22.09.

### **Does the Amendment make proper use of the Victoria Planning Provisions?**

The Heritage Overlay is the appropriate tool to protect places with heritage significance. Applying the Heritage Overlay to 12-16 Kinsmead Street, Waurin Ponds on an interim basis will provide the opportunity for the preparation and processing of a planning scheme amendment to apply a permanent Heritage Overlay.

The Authentic Heritage Services assessment of the cultural heritage significance of the property was undertaken in accordance with the VPP Practice Note: Applying the Heritage Overlay. The values used in the identification and assessment of places of historic, scientific, aesthetic, social and spiritual values are drawn from the Burra Charter. The Authentic Heritage Services assessment established the threshold of 'Local Significance' for the site. Places of local significance include those places that are important to a particular community or locality. It is therefore appropriate to seek the application of the heritage overlay. The Statement of Significance prepared by Authentic Heritage Services on 25 June 2020 is included in Clause 22.09 Cultural Heritage as a reference document.

**How does the Amendment address the views of any relevant agency?**

The views of Heritage Victoria were sought in relation to an interim heritage protection order. Heritage Victoria and any other relevant agencies will be consulted as part of this amendment for a permanent Heritage Overlay.

**Does the Amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment does not impact on the *Transport Integration Act 2010*.

**Resource and administrative costs**

**What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment will have a negligible impact on Council's resource and administrative costs.

## Appendix 2 – Authorisation for C422ggee from the Minister’s delegate



Department of Environment,  
Land, Water and Planning

8 Nicholson Street  
East Melbourne, Victoria 3002  
PO Box 500  
East Melbourne, Victoria 8002

Mr Martin Cutter  
Chief Executive Officer  
Greater Geelong City Council  
Email address: [swilliamson@geelongcity.vic.gov.au](mailto:swilliamson@geelongcity.vic.gov.au)

Dear Mr Cutter

### PROPOSED AMENDMENT C422GGEE TO THE GREATER GEELONG PLANNING SCHEME

I refer to the council’s application for authorisation to prepare an amendment to the Greater Geelong Planning Scheme. The amendment proposes to apply the Heritage Overlay on a permanent basis to the land at 12-16 Kinsmead Street, Waurm Ponds.

Under delegation from the Minister for Planning, in accordance with section 8A of the *Planning and Environment Act 1987* (the Act), I authorise the council as planning authority to prepare the amendment.

The amendment must be submitted to the Minister for approval.

The authorisation to prepare the amendment is not an indication of whether or not the amendment will ultimately be supported.

Please note that [Ministerial Direction No. 15](#) sets times for completing steps in the planning scheme amendment process. This includes the council:

- giving notice of the amendment within 40 business days of receiving authorisation; and
- before notice of the amendment is given, setting Directions Hearing and Panel Hearing dates with the agreement of Planning Panels Victoria. These dates should be included in the Explanatory Report ([Practice Note 77: Pre-setting panel hearing dates](#) provides information about this step).

The Direction also sets out times for subsequent steps of the process following exhibition of the amendment.

The Minister may grant an exemption from requirements of this Direction. Each exemption request will be considered on its merits. Circumstances in which an exemption may be appropriate are outlined in [Advisory Note 48: Ministerial Direction No. 15 – the planning scheme amendment process](#).

In accordance with sections 17(3) and (4) of the Act, the amendment must be submitted to the Minister at least 10 business days before council first gives notice of the amendment.

Please submit the amendment electronically using the Amendment Tracking System (ATS).

#### Privacy Statement

*Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002*



OFFICIAL

If you have any further queries in relation to this matter, please contact Mark Gregory, Senior Planner, Department of Environment, Land, Water and Planning, on 0418561093 or email [mark.gregory@delwp.vic.gov.au](mailto:mark.gregory@delwp.vic.gov.au).

Yours sincerely



**Kim McGough**  
Manager Barwon South West - Regional Planning Services

06/01/2021

## **Appendix 3 – Exhibited Amendment**

This policy applies to all properties affected by a Heritage Overlay.

This policy includes an overall Heritage Policy and 53 individual local planning policies that apply to particular heritage areas within the municipality.

#### Policy Basis

The Municipal Strategic Statement identifies the need for a local policy to ensure the cultural heritage attributes and assets of the City of Greater Geelong are recognised and preserved.

The City of Greater Geelong's heritage, comprising individual buildings, precincts, structures, monuments, significant gardens and trees, natural environments and aboriginal sites, is a significant part of the City's attraction as a place in which to live, visit, do business and invest. It is through this heritage diversity that the City's community expresses its rich culture. The cultural heritage of the region brings economic and cultural benefits and improves the community's quality of life. The diversity of heritage places allows for interpretation of the region's development and the tastes and lifestyles from the past. It assists in understanding the City's foundation and growth from wool sales and exports, to gold discovery, through to expansion in industry and manufacturing. It also enables appreciation of individual house design and neighbourhoods that contribute to the character, image and sense of place of each of the City's heritage areas.

The largest concentration of these heritage assets is found in the inner area of Geelong and broadly defines the character of the inner City area. Beyond, there are significant concentrations of heritage places, namely within the suburban areas of Belmont, Hamlyn Heights and North Geelong together with concentrations in the rural/coastal townships of Lara, Barwon Heads, Drysdale and Fyansford. These have largely shaped the character of the City of Greater Geelong as it is known today.

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.

#### Objectives

- To encourage the retention of culturally significant and contributory heritage places within Heritage Overlay areas.
- To encourage development to be undertaken in accordance with the accepted conservation standards of the ICOMOS Burra Charter.
- To conserve and enhance the natural or cultural features of an area or site and to ensure that any alterations or development complement their form and appearance.
- To ensure that new development and external alterations of existing buildings make a positive contribution to the built form and amenity of the area.
- To encourage the retention or re-instatement of streetworks including street trees and bluestone kerbs, street construction form, asphalt footpaths, channels and crossovers.

#### Policy

##### Exercising discretion

Where a permit is required for demolition, it is policy to:

- Require an application for demolition to be supported with documentation which demonstrates:
  - That the demolition will contribute to the long-term conservation of the fabric of the part of the building being retained.
  - That the demolition involves the removal of later inappropriate modifications.

## GREATER GEELONG PLANNING SCHEME

- That the cultural heritage significance of the place will be enhanced.
- That significant fabric removed will be re-instated when circumstances permit.
- Discourage demolition of sites that are not of cultural heritage significance within a heritage area until a planning permit for the replacement development is approved and a bona-fide contract for the new work has been confirmed.

Where a permit is required for subdivision, use or development, it is policy to:

- Require that all buildings and works should be in accordance with the City of Greater Geelong Heritage and Design Guidelines, 1997.
- In the case of major development and subdivision of a large or complex site, the preparation of a Conservation Management plan for the whole place should precede the application. The plan should be prepared in accordance with the principles of the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter).
- In the case of any development that causes ground disturbance that may impact on a known post contact archaeological site, an archaeological survey to assess the impact of the proposed development on the archaeological significance of the area should precede the application.
- Encourage replanting of a similar type of tree where the removal of a significant street tree is unavoidable.
- Encourage all new and replacement street furniture to be established in accordance with the City of Greater Geelong Urban Furniture Manual.
- Support the retention and maintenance of existing bluestone kerb and channel within the Heritage Areas (except in the Rocky Point, Gorton Crescent, The Dell, Drydale and McLeods Waterholes Heritage Areas). Where this is not possible, Council will support the following:
  - Where a street is predominantly bluestone (70%), re-instatement of original street detailing should occur.
  - Where a street is fragmented between bluestone and concrete, this should form the basis of the kerb and channel in the street.
  - Where a street is predominantly concrete, this should form the basis of the kerb and channel in the street.
  - In laneways with bluestone detail, the bluestone detail should be retained and pavements should be reconstructed with either a chip seal and gravel or asphalt surface.
  - Where a concrete tray is used with bluestone kerb, the concrete should be treated with a colour mix to give a faded grey colour.
- Require an application to subdivide land to provide documentation which demonstrates:
  - That the pattern of the proposed subdivision will not adversely affect the significance of the original subdivision.
  - How the subdivision will enhance/conservate the significance of the surrounding heritage buildings and/or precinct.
  - That the effects of the subdivision on the cultural heritage significance of the place are minimised.

### References

Geelong Region Historic Buildings and Objects Study Volumes 1-3, prepared by Allan Willingham for the Geelong Regional Commission, (1986).

Geelong City Urban Conservation Study, Volume 1, prepared by Graeme Butler for the City of Geelong, (1993).

## GREATER GEELONG PLANNING SCHEME

- Geelong City Urban Conservation Study, Volumes 2-5, prepared by Graeme Butler for the City of Geelong, (1991).
- Geelong City Urban Conservation Study, Volume 4(a), prepared by Helen Lardner for the City of Greater Geelong, (1995).
- City of Geelong West Urban Conservation Study, Volumes 1-2, prepared by Huddle, Aitken and Honman for the City of Geelong West, (1986).
- City of Newtown Urban Conservation Study, Volumes 1-4, prepared by Context Pty Ltd for the City of Newtown, (1991).
- City of Newtown Urban Conservation Study, Volumes 5(a) and 5(b), prepared by Richard Peterson for the City of Greater Geelong, (1997).
- Bellarine Heritage Study, Volumes 1-3, prepared by Huddle, Howe, Lewis and Francis for the City of Greater Geelong, (1996).
- City of Greater Geelong Heritage and Design Guidelines, (1997).
- The Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter), Australia ICOMOS (1988).
- Greater Geelong Outer Areas Heritage Study, Volume 1 (excluding Belmont precincts) and Volume 2, prepared by Authentic Heritage Services Pty Ltd (2000).
- Belmont Heritage Areas Report, Volume 1*, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007).
- Belmont Heritage Areas: Inventory of Places, Volume 2*, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007) & peer reviewed by Wendy Jacobs, Architect & Heritage Consultant
- Belmont Heritage Report: Individual Citations, Volume 3*, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007).
- Statement of Significance for the former stables to Armytage House and classrooms 19-21 Hermitage Road, Newtown, prepared by Dr David Rowe and Kevin Krastins (2003).
- Geelong Sale Yards Conservation Management Plan*, prepared by Dr David Rowe and Wendy Jacobs (September 2007).
- Newtown Heritage Study*, Volumes 1-3, Adopted July 2009, prepared by the City of Greater Geelong (2008).
- Ashby Heritage Review, Stage 2, 2009*, Adopted January 2010, prepared by Dr David Rowe and Wendy Jacobs.
- Batman Park & Boat Sheds, The Esplanade, Indented Head, Heritage Review* prepared by Dr David Rowe: Authentic Heritage Services & Wendy Jacobs, Architect & Heritage Consultant (August 2013)
- Lara Heritage Review Phase 2, Volumes 1, 2 & 3* (August 2013, Revised May 2016) prepared by Dr David Rowe and Wendy Jacobs.
- Heritage citation sheet for the Vietnam Veterans Memorial and Avenue of Honour, City of Greater Geelong (December 2016)
- Heritage citation sheet for the Osborne Park bluestone pillar and cast/wrought iron gates, City of Greater Geelong (December 2016)
- Heritage Report 9 Bridge Road, Barwon Heads (Post-Panel Version)* prepared by Context Pty Ltd (May 2017).
- Newtown West Heritage Review, Volumes 1, 2, 3, 4 & 5* prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd & Wendy Jacobs, Architect and Heritage Consultant (October 2016).

## GREATER GEELONG PLANNING SCHEME

*City Fringe Heritage Area Review Part 1 and Part 2* prepared by RBA Architects + Conservation Consultants Pty Ltd (May 2017)(updated October 2018)

*Ceres Heritage Citations Project(updated September 2018)* prepared by Dr David Rowe: Authentic Heritage Services Pty Ltd & Wendy Jacobs: Architect & Heritage Consultant (May 2017)

*Former Denny's Lascelles Woolstore 20 Brougham Street, Geelong Heritage Assessment* prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd & Wendy Jacobs, Architect & Heritage Consultant (March 2017)

*Greater Geelong Outer Areas Heritage Study Stage 2 Review: Claremont Homestead 12-16 Kinsmead Street, Waurn Ponds,* prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd & Wendy Jacobs, Architect & Heritage Consultant (25 June 2020)



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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1567	"Kalimnar" Residence, 63 Kensington Road, Leopold	Yes	No	No	No	No	No	No
HO1568	<b>Leopold Cemetery</b> 69-77 Kensington Road, Leopold	No	No	No	No	No	No	No
HO232	"Shoubra" Residence, 6A Keram Crescent, Highton	Yes	Yes	Yes	No	No	Yes	No
HO958	<b>Stable/Workshop</b> 5 Kilgour Street, Geelong	Yes	No	No	Yes- outbuilding (stable)	No	Yes	No
HO959	<b>Residence</b> 104-106 Kilgour Street, Geelong	Yes	No	No	No	No	No	No
HO241	<b>Bell &amp; Son Baker (former)</b> 121 Kilgour Street, Geelong	Yes	No	No	No	No	Yes	No
HO164	<b>Residence</b> 126 Kilgour Street, Geelong	Yes	No	No	No	No	No	No
HO2022	<b>Claremont Homestead</b> 12-16 Kinsmead Street, Waurin Ponds - <del>interim controls expire 31 December 2024</del> <b>Incorporated Plan:</b>	Yes	No	Yes - Norfolk Island Pine tree near north boundary	Yes - outbuilding	No	No	No

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31/01/2019  
C376pt1ggee

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0 Incorporated documents

23/12/2020  
GC476 Proposed C422ggee

Name of document	Introduced by:
3 Bridge Road, Barwon Heads, June 2020	C415ggee
"Claremont" 12-16 Kinsmead Street, Waum Ponds Design Guidelines Incorporated Plan, January 2021	C422ggee
14 Shepherd Court, North Geelong, Cotton On Office Redevelopment, July 2011	C257
Adventure Park Comprehensive Development Plan, May 2014	C288
Advertising Sign Guidelines, City of Greater Geelong, November 1997, Amended October 2014	C296
Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan, May 2016	C316
Armstrong Creek East Native Vegetation Precinct Plan, May 2010	C206
Armstrong Creek East Precinct Structure Plan, May 2010, Amended November 2011	C214
Armstrong Creek East Precinct Development Contributions Plan, Version 4.1 Alternate Version November 2011	C214
Armstrong Creek Horseshoe Bend Precinct Structure Plan, September 2014	C259
Armstrong Creek North East Industrial Precinct Development Contributions Plan, May 2010	C207
Armstrong Creek North East Industrial Precinct Growling Grass Frog Conservation Management Plan, May 2010	C207
Armstrong Creek North East Industrial Precinct Native Vegetation Precinct Plan, May 2010	C207
Armstrong Creek North East Industrial Precinct, Precinct Structure Plan, May 2010	C207
Armstrong Creek South Precinct Structure Plan, February 2016	C301
Armstrong Creek Town Centre Precinct Structure Plan, March 2014	C267
Armstrong Creek Town Centre Development Contributions Plan, March 2014	C267
Armstrong Creek Town Centre Native Vegetation Precinct Plan, March 2014	C267
Armstrong Creek Urban Growth Plan Framework Plan, November 2008, updated September 2012 and June 2015	C301
Armstrong Creek West Precinct Development Contributions Plan, February 2013	C240
Armstrong Creek West Precinct Native Vegetation Precinct Plan, November 2012	C240
Armstrong Creek West Precinct Structure Plan, September 2012	C240
Australian Standard AS 2021-1994, Acoustics - Aircraft Noise Intrusion - Building Siting and Construction. Standards Association of Australia 1994	NPS1
Barwon Heads Road (Settlement Road, Belmont to Reserve Road, Marshall) Duplication Project Incorporated Document, October 2020	C413ggee
Batman Park, Indented Head Incorporated Plan, June 2015	C274
BUPA Aged Care Facility, Bellarine Lakes, May 2016	C336
Chisholm Road Prison Project, Lara, Incorporated Document, June 2019	C389ggee
Commercial Tenancies at 55, 57 & 59 Kilgour Street, Geelong, July 2017	C358

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<b>Name of document</b>	<b>Introduced by:</b>
Drysdale Bypass, November 2017	C369
Environmental Weeds, City of Greater Geelong, September 2008	C129 (Part 1)
Fibre Optic Project, Integrated Approval Requirements, December 2002	VC17
Geelong City Urban Conservation Study Vol. 1 Restoration and Infill Guidelines, Commercial and Civic Buildings, Graeme Butler for the City of Geelong, 1993	C258
Geelong Library and Heritage Centre Redevelopment, March 2013	C287
Geelong Ring Road – Section 4C Incorporated Document, June 2010	C232
Geelong TAC Office Development, October 2006	C142
Geelong Waterfront Safe Harbour Precinct Project Incorporated Document, July 2019	C398ggee
Great Western Hotel Heritage Place 177-179 Aberdeen Street, Newtown Incorporated Plan, December 2017	C365
Heritage and Design Guidelines, City of Greater Geelong, 1997	NPS1
Horseshoe Bend Precinct Development Contributions Plan, September 2014	C259
Jetty Road Urban Growth Area Development Contributions Plan, September 2011	C230
Lara West Development Contributions Plan, Final Version – C246/C285, March 2014	C285
Lara West Growth Area, Lara, Native Vegetation Precinct Plan, September 2013	C246
Lara West Precinct Structure Plan, Revision J, 25 September 2013	C246
Melbourne Geelong Interconnection Project, June 2010	C229
Manzeene Village, Lara, Native Vegetation Precinct Plan, June 2014	C285
Mental Health Beds Expansion Program Incorporated Document, November 2020	GC176
Native Vegetation Precinct Plan, Geelong Ring Road Employment Precinct, March 2013	C243
Native Vegetation Precinct Plan, Horseshoe Bend Precinct, Armstrong Creek Urban Growth Area, August 2014	C259
Newtown Heritage Study Review Report, Volume 3, City of Greater Geelong, 2008	C191
New Station Estate Restructure Plan, July 2010 (Amended December 2017)	C376pt1ggee
Rail Gauge Standardisation Project, Integrated Approval Requirements, December 2002	VC17
Regional Fast Rail Project, Integrated Approval Requirements, December 2002	VC17
Rail Upgrades at Geelong Port Project, May 2010	C211
Rippleside Comprehensive Development Plan, February 2000	C2
Rippleside Urban Design Guidelines, June 2000	C2
Small Lot Housing Code, December 2012	C267
Specialist Training Facility Incorporated Document, June 2019	C392ggee
Thirteenth Beach Golf Resort Barwon Heads, Barwon Heads Comprehensive Development Plan, Land Design Partnership, Anthony Cashmore & Associates and the Planning Group, May 2001 amended September 2006	C54
Warmambool Line Upgrade - Incorporated Document, December 2019	GC121
Waterfront Geelong Design and Development Code, Keys Young, July 1996	NPS1

**GREATER GEELONG PLANNING SCHEME**

<b>Name of document</b>	<b>Introduced by:</b>
Waum Ponds Train Maintenance and Stabling Facility Project Incorporated Document, May 2020	GC104
West Fyans-Fyans Street Precinct Structure Plan, June 2009	C205



## ▪ 1. Application

This plan is incorporated into the Greater Geelong Planning Scheme under the Schedule to Clause 72.04. It applies to the Claremont Homestead, 12-16 Kinsmead Street, Waurn Ponds, identified in the Schedule to the Heritage Overlay of the Greater Geelong Planning Scheme as HO2022.

## ▪ 2. No permit required

Pursuant to Clause 43.01-2, for land in HO2022, a permit is not required to:

- 2.1 → Remove, alter or construct driveways, pathways, car parks, and kerbs and channels with the site.
- 2.2 → Demolish or alter structures listed as items of nil significance and/or the large shed to the south of the homestead.
- 2.4 → Construct roof-mounted solar panels provided that the equipment is not situated on the northernmost hip roof form of the homestead, extend beyond roof ridgelines and/or the northern and eastern verandahs.
- 2.5 → Construct boundary fencing and internal fencing so long as the fencing is non-reflective.

## ▪ 3. Heritage Management Objectives

- 3.1 → Retain and conserve the overall appearance of the dwelling as a single storey c19th homestead.
  - → Retain the external envelope of the two northernmost hipped roof forms, external walls and verandahs at the northern and eastern sides, free from additions and alterations.
  - → Encourage removal or alteration the northwestern skillion addition to complement the original form and character of the building.
- 3.2 → Retain and conserve the Victorian-Georgian style and materials of the original dwelling over at least the two northernmost hipped roof forms and adjoining verandahs, including:
  - → Hipped roof forms clad in slate over internal spaces and concave formed corrugated iron roofing to verandahs.
  - → Face brick exterior walling and early period timber verandah joinery.
  - → Brick chimneys and capping details (external) and fireplaces (internal).
  - → External timber joinery including 12 pane double hung windows and timber framed front doorway on north façade.
  - → Consider reinstatement of the earlier verandah timberwork design and details if this can be reasonably ascertained.
- 3.3 → Retain the mature Norfolk Island Pine Tree situated north of the dwelling and avoid development or construction disturbance of the root zone within 2 metres of the dripline. Some encroachment within the dripline may be

possible subject to a suitably qualified arborist report and a tree protection management plan.¶

- 3.4 → Retain sufficient open space adjoining the principal northern and eastern verandahed facades to allow viewing and interpretation of the original homestead form and style from these sides, comprising at least:¶
- → A broad area between the northern façade and Norfolk Pine;¶
  - → A long narrow area along the eastern side.¶
- 3.5 → Allow changes and upgrades to accommodate contemporary standards of living to provide for a sustainable future use of the heritage building, including:¶
- → Allow external alterations, single storey or single storey with attic room additions to the southern elevation of the homestead.¶
- 3.6 → Allow subdivision and redevelopment of the property outside of the immediate environs of the heritage area as shown on the plan.¶
- → limit built development to single storey or single storey plus attic (if presented with an outward single storey appearance) within 10 metres of the northern, eastern and western sides of the homestead;¶
  - → allow two storey development elsewhere on the site.¶



## APPENDIX 1 CLAREMONT HOMESTEAD STATEMENT OF SIGNIFICANCE¶

¶

### 6.0 Statement of Significance¶

#### What is significant?¶

Claremont Homestead, 12-16 Kinsmead Street, Waurn Ponds, has significance as one of very few surviving intact Victorian dwellings at Waurn Ponds. While the homestead has experienced some alterations, it is of the more intact examples of a mid-19th century homestead associated with farm cultivation and wine and fruit growing in the outer parts of Greater Geelong. It was constructed of bricks produced on-site in 1857 to a design by local architects, Shaw and Dowden, for Thomas Powell. The property also has more enduring associations with four generations of the Baum family, farmers and¶ orchardists, whose ownership from 1894 has spanned over 116 years. The fabric of significance is the single storey, Victorian Georgian styled dwelling with its hipped roofs clad in slate, brick wall construction and freestone plinths, brick chimneys, extent and concave form of the return verandah, front timber framed doorway and the timber framed double hung twelve paned windows. The setting, including the homestead garden to the front (north) of the dwelling, mature Norfolk Island Pine tree and the remnant orchard to the west also contribute to the significance of the place. The rear gabled timber outbuilding is of interest as an early survivor, but its very poor condition has undermined its integrity.¶

¶

#### Who are the Traditional Owners/Registered Aboriginal Party for this place?¶

The place is located on the traditional land of the Wathaurung people (known as Wadawurrung). The Registered Aboriginal Party under the Aboriginal Heritage Act 2006 for this land is the Wathaurung Aboriginal Corporation (Wadawurrung).¶

¶

#### How is it significant?¶

Claremont Homestead has local historic, aesthetic and scientific significance to the City of Greater Geelong.¶

¶

#### Criterion A:¶

Importance to the course of pattern of our cultural or natural history (historical significance).¶

¶

#### Criterion B:¶

Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).¶

¶

#### Criterion D:¶

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).¶

¶

#### Criterion E:¶

Importance in exhibiting particular aesthetic characteristics (aesthetic significance).¶

¶

#### Criterion F:¶

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).¶

¶

#### Criterion H:¶

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).¶

¶

#### How is it significant?¶

Claremont Homestead has historic significance for its associations with crop, vine and fruit growing in the Waurn Ponds and Barrabool Hills areas in the mid-19th century. The area

became synonymous for wine growing and cultivated the largest quantity of vines in Victoria, and a significant quantity of fruit, at the time of the building of Claremont Homestead in 1857. Claremont Homestead is a physical embodiment of this previous historic and enduring land use. With its associations with Thomas Powell, original owner, it is also legacy of the British Imperial Government's Free Bounty Immigration Scheme of the late 1830s, which encouraged skilled males to immigrate to Australia. Powell, an Irish carpenter (and later a successful brewer and farmer,) was induced to immigrate in 1839 as part of the Free Bounty Immigration Scheme (Criterion A).¶

¶  
Claremont Homestead is one of very few surviving, intact Victorian dwellings at Waurn Ponds built in the 1850s, and one of a select number of surviving rural, Victorian styled dwellings built in the 1850s in Greater Geelong (Criterion B).¶

¶  
Claremont Homestead is aesthetically significant as a representative and relatively intact example of a verandahed Victorian-Georgian styled hipped roofed dwelling type. Of this type, it is one of a select number of surviving examples in the more rural (and previously rural) parts of Greater Geelong, and outer suburban Newtown (Criteria D & E). Like Claremont, most of the comparable examples of experienced some form of alteration.¶

¶  
The mature Norfolk Island pine tree, open front (north) homestead garden and to a lesser degree, the existing orchard are aesthetically significant as remnants of the early rural homestead setting and land use (Criterion E).¶

¶  
The mature Norfolk Island pine tree has scientific (botanical) significance as a remnant of an early rural homestead landscape in Greater Geelong, and a local heritage landmark on the property and immediate residential area (Criterion F).¶

¶  
Claremont Homestead is scientifically significant for its brick construction, the bricks having been made on the site. Together with the dwelling at 35 Lemins Road, it is one of two surviving mid-19th century homesteads at Waurn Ponds constructed of brick, the majority of comparable homesteads in the nearby Barrabool Hills being built of the locally ubiquitous Barrabool stone (Criterion F).¶

¶  
Claremont Homestead has historical significance for its associations with the prolific 19<sup>th</sup> century architect, J.L. Shaw, and the architectural practice of Shaw and Dowden. While numerous examples of the work of Shaw and Shaw and Dowden survive, Claremont Homestead is a rare rural example of its type in Greater Geelong associated with the architects (Criterion H).¶

¶  
Claremont Homestead has historical significance for its associations with the original owner, Thomas Powell, immigrant carpenter who became a successful business as owner of brewery. Prior to his residency at Claremont Homestead, Powell also contributed to community life as a Geelong Town Councillor (Criterion H).¶

¶  
Claremont Homestead has historical significance for its enduring associations with the Baum family, farmers and orchardists at the property from 1894 for over 116 years (Criterion H).¶

¶  
Source: Greater Geelong Outer Areas Heritage Study Stage 2 Review: June 2020 Claremont Homestead, Dr David Rowe, Authentic Heritage Services Pty Ltd, Peer Review by Wendy Jacobs, Architect & Heritage Consultant, 25 June 2020¶