

**“Claremont”
12-16 Kinsmead Street,
Waurm Ponds**

**DESIGN GUIDELINES
INCORPORATED PLAN**

January 2021

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, Waurin 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:

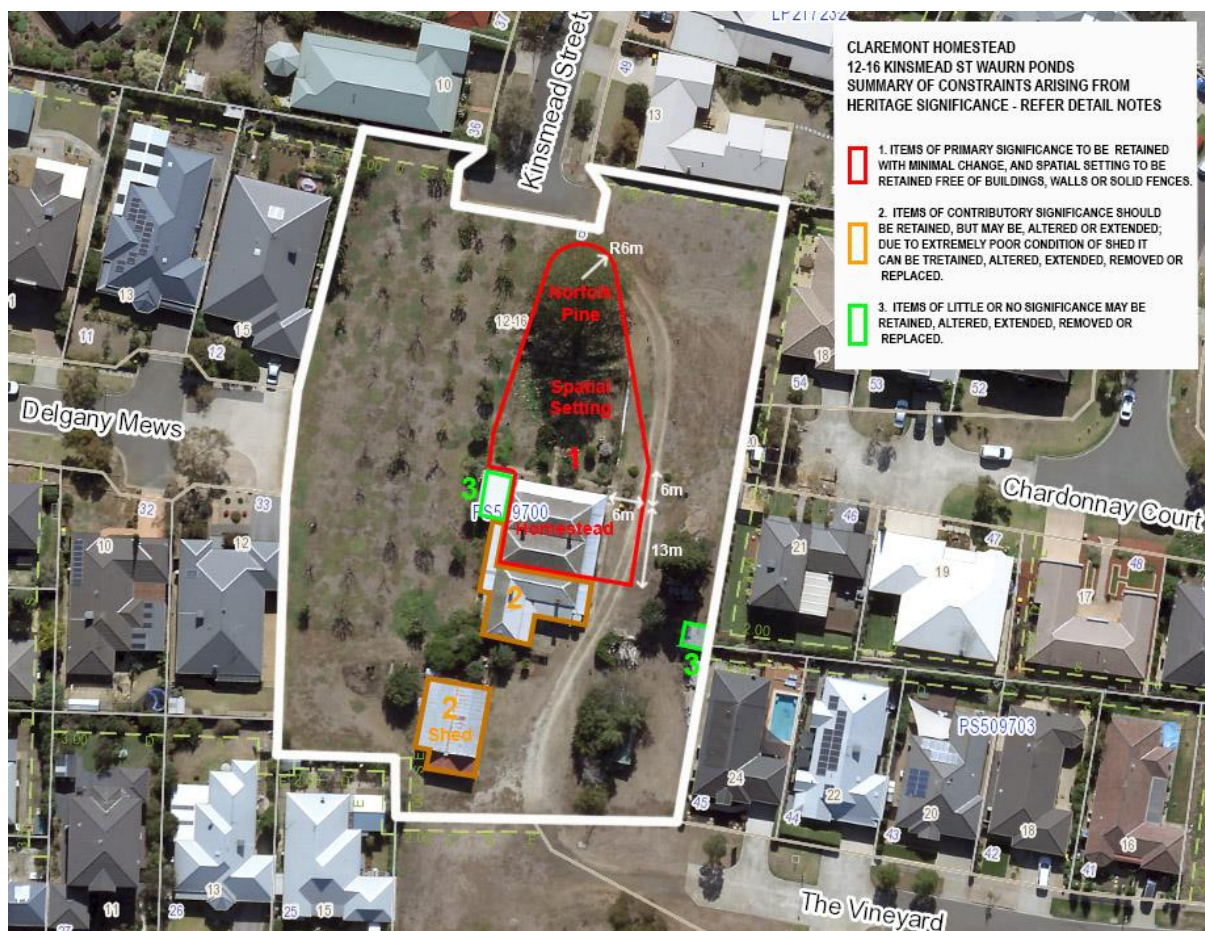
- 2.1 Remove, alter or construct driveways, pathways, car parks, and kerbs and channels with the site.
- 2.2 Demolish or alter structures listed as items of nil significance and/or the large shed to the south of the homestead.
- 2.4 Construct roof-mounted solar panels provided that the equipment is not 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 Waurm 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 Waurm 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 19th 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