

**PLANNING PANELS VICTORIA**  
**Greater Geelong Planning Scheme Amendment C422ggee**  
**Heritage Overlay HO2022**

**Subject Site:**  
**Claremont Homestead**  
**No. 12 – 16 Kinsmead Street**  
**Waurnd Ponds**

**Expert Heritage Evidence**

**Prepared for**

**Ms Nicole Lock**

**By**

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# “Claremont Homestead”, No. 12 – 16 Kinsmead Street, Waurn Ponds

## 1.0 Introduction and Background

1. I have been instructed by Kings Lawyers, on behalf of Ms. Nicole Lock, to prepare expert heritage evidence which addresses the proposed introduction of a Heritage Overlay over the whole of the above site as a consequence of Amendment C422ggee.
2. The site is presently included on the Schedule to Cl. 43.01 as HO2022, “Claremont Homestead”, Nos. 12 – 16 Kinsmead Street, Waurn Ponds on an interim basis which expires on 31 December, 2021. External paint controls apply. Tree controls apply to the Norfolk Island Pine tree near north boundary and no outbuildings are exempt from notice and review under Clause 43.01-4.

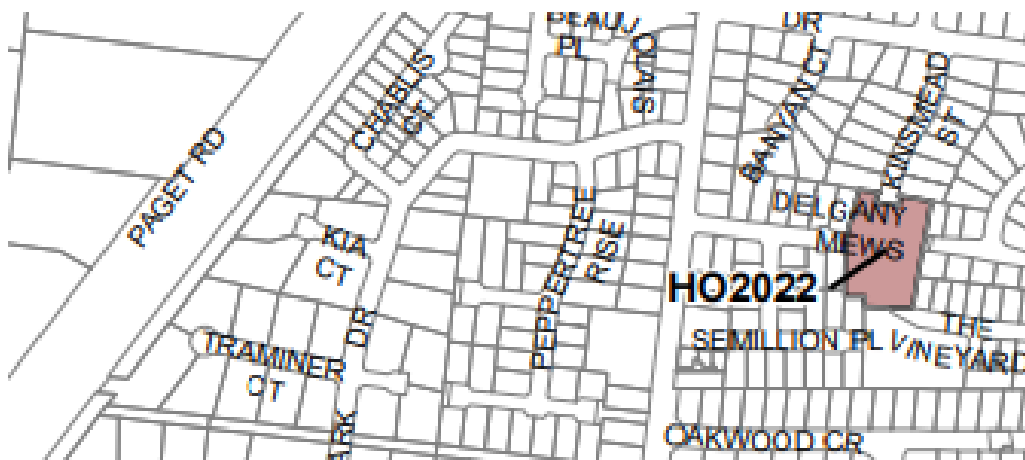


Figure 1 The existing Heritage Overlay Map.



Figure 2 The proposed heritage curtilage appears to be the same as existing on the HO map.

Source: .Extract from Greater Geelong City Council. C422ggee Delegated Authority Report. p. 7.

3. I understand that

The property was under some threat of demolition which prompted the City [of Greater Geelong] to commission Dr David Rowe, Authentic Heritage Services Pty Ltd, to undertake a review and update of the heritage assessment in the Greater Geelong Outer Areas Heritage Study Stage 2 (prepared in 2000).

- This review found that the Claremont Homestead was built in 1857 and is one of the few surviving, intact Victorian dwellings in Waurn Ponds, and one of a select number of surviving, rural verandahed Victoria styled dwellings built in the 1850s on [sic. in?] Greater Geelong.
- The review also found that the Homestead has a mature Norfolk Pine remnant of the early garden and has enduring associations with the Baum family for over 116 years. (Greater Geelong City Council. C422ggee Delegated Authority Report. p. 1.)

### 1.1 Previous Involvement

4. I have not been involved in this site previously.

### 1.2 Site Inspection and Location

5. I have undertaken an inspection of the site internally and externally.
6. The site is an island site which fronts the carriageway of Kinsmead Street. It also has an interface with the carriageways of Delgany Mews, The Vineyard and Chardonnay Court. There is a small parklet abutting the south boundary. Otherwise it is surrounded by developed lots which I understand have previously been subdivided off the larger estate which I understand was approximately 100 hectares and which had been reduced to 13.5 hectares as a result of a family ownership subdivision which included an 8 hectare orchard. It is now 0.61 hectares. Apart from the Norfolk Island Pine and a small overgrown garden in front of the homestead the site is grassed. There is a large shed, divided into two at the rear of the homestead.

### 1.3 Reference Materials

7. Other than as referenced below, I have read:

Planning Panels Victoria. *Guide to Expert Evidence*.

DELWP. Planning Practice Notes. PPN1: *Applying the Heritage Overlay*. August 2018.

Heritage Council Victoria. *Assessing The Cultural Heritage Significance of Places and Objects for Possible State Heritage Listing: The Victorian Heritage Register Criteria and Threshold Guidelines*. Endorsed by Heritage Council 6 December 2012. Reviewed and updated 3 April 2020.

City of Greater Geelong. "Claremont" 12-16 Kinsmead Street, Waurn Ponds. Design Guidelines Incorporated Plan January 2021.

City of Greater Geelong. Minutes. Council Meeting Tuesday 27 July 2021.

Greater Geelong City Council. C422ggee Resolution to Exhibit. Delegated Authority Report to Gareth Smith and prepared by Susan Williamson. Dated 18 September, 2020.

Greater Geelong Planning Scheme. Cl. 22.9 Cultural Heritage. Proposed C422ggee

Block 1 Pty Ltd. *Claremont House. 12 - 16 Kinsmead Street, Waurn Paonds Vic. 3216. Structural Condition Assessment Report*. Dated 3rd May 2021 - version 1.

Galbraith & Associates. Tree Contractors and Associates. Letter to Ms Nicole Lock, Robate Pty Ltd dated 7 Sep 2021 *re* the Norfolk Island Pine.

Rowe, Dr. David. Authentic Heritage Services Pty Ltd. *Greater Geelong Outer Areas Heritage Study Stage 2 Review: Claremont Homestead 12-16 Kinsmead Street, Waurn Ponds*. Peer reviewed by Wendy Jacobs.

Other references as cited.

## 1.4 Qualifications and Expertise

8. I am a director and principal of Anthemion Consultancies and am also an architectural historian, an interior designer and a heritage consultant. I was a graduate architect member of the Royal Australian Institute of Architects, was a Deputy Chair of the Institute's (Victorian Chapter) Heritage Committee and a member of the AIA Awards Jury in the Conservation Section for the years 2000-01. I was at Lovell Chen, architects and heritage consultants for approximately 18 years and most of that time as an associate director. Within that practice and presently my responsibilities include the co-ordination and preparation of conservation management plans, heritage assessments, preparation of expert evidence, development of site interpretation and the restoration of historic interiors.
9. I am also a Past President of Australia ICOMOS (International Council on Monuments and Sites), and presently the Secretary and the Treasurer, of the ICOMOS International Scientific Committee on Risk Preparedness (ICORP); past Secretary-General of the ICOMOS Scientific Council; inaugural convenor of Blue Shield Australia and past member of the Board, and past Board member of Blue Shield (The Hague) and current Board member and immediate past Secretary of AusHeritage. I completed my term as a member of the Local Government Specialist Committee which is a committee of the Victorian Heritage Council. In the past I was a long-standing councillor of the National Trust of Australia (Victoria).
10. I have been a heritage adviser in Monash and Bayside, have undertaken heritage studies in at least 8 municipalities<sup>1</sup> and am presently a member of the Yarra Heritage Panel. I have provided expert witness statements on similar matters on numerous occasions at Heritage Victoria, VCAT, the Building Appeals Board, Planning Panels Victoria and other similar forums on behalf of councils, objectors and developers. My *Curriculum vitae* is appended.

## 1.5 Summary of Opinions

11. In my opinion a Heritage Overlay is warranted over the homestead and a curtilage as defined below but not the broader curtilage as proposed or also included in the Heritage Overlay at present.
12. I am generally supportive of the Statement of Significance but recommend that elements which have no heritage significance in themselves be individually noted in a revised Statement of Significance and place citation and probably also in the Schedule to Clause 43.01 as not being significant.
13. I am generally in agreement with the points in the Design Guidelines other than for 3.2 and 3.5 with which I am less in agreement.

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<sup>1</sup> Fitzroy, Yarra, Bayside, Port Melbourne, Whitehorse, Bass Coast, Swan Hill, Shepparton.

## 2.0 The Citation

14. The exhibited citation was prepared by Dr David Rowe and was peer reviewed by Wendy Jacobs. Given the length of the citation only the Statement of Significance and the Recommendations are reproduced here, viz.:

### 6.0 Statement of Significance

#### What is significant?

Claremont Homestead, 12-16 Kinsmead Street, Waurm Ponds, has significance as one of very few surviving intact Victorian dwellings at Waurm Ponds. While the homestead has experience some alterations, it is of the more intact examples of a mid 19<sup>th</sup> 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 Waurin Ponds and Barrabool Hills areas in the mid 19<sup>th</sup> 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 Waurin 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 19<sup>th</sup> 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 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).

## 7.0 Recommendations

It is recommended that:

1. A heritage overlay is applied to the Claremont Homestead property. Consideration should be given to the following in the Schedule to the Heritage Overlay:

### Proposed Schedule to the Heritage Overlay

External Paint Controls Should Apply?	<b>Yes (homestead only)</b>
Internal Alteration Controls Should Apply?	<b>No</b>
Tree Controls Should Apply?	<b>Yes – Norfolk Island Pine tree near north boundary.</b>
Fences &/or Outbuildings of Note?	<b>No</b>
Prohibited Uses May be Permitted?	<b>No</b>

2. Heritage design guidelines are considered that give the opportunities and constraints for further subdivision and development. While it would be most ideal for the property to be retained insitu, Heritage design guidelines might involve design consideration for any development in the more sensitive parts of the site. As shown in the aerial image below, this could involve limiting any residential development to single storey height in the orchard and east

driveway zones, while giving opportunity for two storey dwellings in the rear zone. Landscaped areas that retain some of the orchard in the orchard zone could give interpretation of the enduring historical use of the place. This could be explored in addition to a lack of boundary fencing or low, visually permeable fencing for any new allotments in this zone and the east driveway zone.



Aerial image of Claremont Homestead showing zones.  
Source: NearMap, City of Greater Geelong, 28 March 2020.

3. The homestead is conserved into the future. Opportunities are available to remove introduced fabric, including the skillion addition in the north-west corner, and rear verandah infill; and to reconstruct the verandah posts and detailing. This could be based on the historical photograph showing the original paired verandah posts and scalloped timber valance.
4. The current and prospective owners are consulted at the earliest opportunity if the City of Greater Geelong is to pursue a heritage overlay.

### 3.0 My Response to the Statement of Significance.

15. I am generally supportive of the place citation and the Statement of Significance, in principle, and I am generally supportive of the recommendations.
16. It should be noted specifically that the following elements have little or no significance and could be demolished without having any adverse effect on the heritage significance of the homestead.
  - Existing fabric but not the plan form of the verandah.
  - The post-1950s addition to the north-west corner of the front verandah.
  - The addition to the south-east corner of the east verandah.
  - The detached double gabled timber weatherboard outbuilding (workshop and store) with a rear skillion wing which Council acknowledges is in very poor condition.
  - All fences, gates, bollards and the like.
  - The shed against the east boundary.



*Figure 3 The post-1950s addition to the north-west corner of the front verandah.*



*Figure 4 The timber and cement sheet additions to the south-east corner of the east verandah.*



*Figure 5 The east and south elevations of the detached double gabled timber weatherboard outbuilding.*



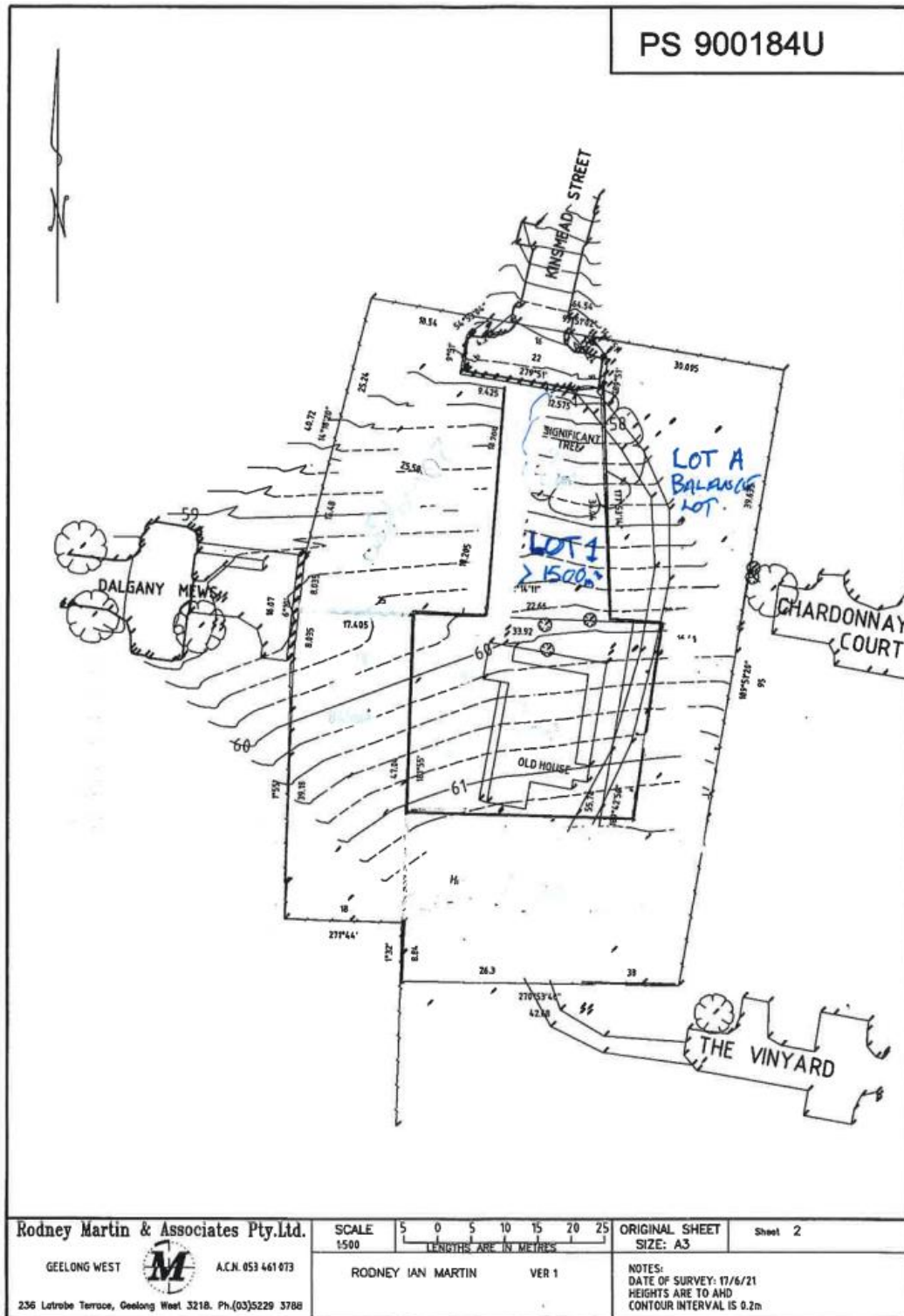
*Figure 6 The west elevation of the detached double gabled timber weatherboard outbuilding.*



*Figure 7 The shed against the east boundary.*

#### **4.0 Curtilage**

17. Most of the original holding has been subdivided off already and now, other than for the front garden, the site is grassed with the principal heritage features being the homestead and the Norfolk Island Pine. As such the proposed curtilage does not add anything meaningful to any interpretation of the original property which once contained fruit trees, grape vines etc. It is my recommendation that the proposed Heritage Overlay curtilage be reduced to the area from the Kinsmead Street interface to say 1 metre to the rear (south) of the timber portion of the homestead and north of the detached sheds i.e. a boundary between the two, and say the driveway on the east side forming a boundary and say 10 metres of land on the west side. This is generally in accord with the Plan of Subdivision PS 900184U prepared by Rodney Martin & Associates Pty Ltd.





*Figure 9 The area around the Norfolk Island Pine and the front garden and homestead should all be in a single lot. The east and west boundaries should be as recommended above and the rear (south) boundary should be between the homestead curtilage as recommended and the gabled shed.*

## **5.0 Justification for a Heritage Overlay?**

18. As discussed above, in my opinion a Heritage Overlay is warranted over the entire homestead to 1 metre south of the timber (kitchen) section, front garden to Kinsmead Street and the Norfolk Island Pine. These should all be on a single lot which preferably should also contain the tree protection zone. In addition it should also apply to a sufficient curtilage as set out above. Further as the other elements specifically listed above would be included in the Heritage Overlay even though they are not of any heritage significance in themselves, they should be noted in a revised Statement of Significance and place citation and probably also in the Schedule to Clause 43.01 as not being significant.

## **6.0 Design Guidelines**

19. I am supportive of the works listed under the Heading "2. No Permit Required". (p. 2)
20. At Heading "3 Heritage Management Objectives, 3.1": I am supportive also of retaining "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". [Emphasis added.]
21. Whilst I accept Cl 3.1, insofar as "Retain[ing] the external envelope of the two northernmost hipped roof forms", in my opinion consideration should be given also to retaining and conserving the rear kitchen wing.
22. At 3.2, I am supportive of retaining and conserving the Victorian Georgian style and materials of the original dwelling over at least the two northernmost hipped roof forms and adjoining verandahs. However, in my opinion, this should also be considered relation to the third hipped roof form and the kitchen wing insofar as original elements are concerned. [Emphasis added.]
23. I am supportive of 3.3, 3.4 and 3.6.

24. Insofar as 3.5 is concerned I am not supportive of "attic room [i.e. double-storey] additions to the southern elevation of the homestead". This would be out-of-proportion with the retained part of the homestead. It would also be contingent upon demolition of the kitchen wing and potentially would be in conflict with 3.4 i.e. "allow[ing] viewing and interpretation of the original homestead form and style from these sides".



*Figure 10 The existing kitchen (arrowed). Note that the kitchen walls remain behind the additions which are only included here to indicate this (See also Figure 11). If 3.2 of the Design Guidelines were implemented all of this fabric could be lost. The rear hipped roofed weatherboard section is the only old kitchen. It is not clear whether or not it is the original kitchen or a later 19<sup>th</sup> century kitchen. Nevertheless it forms a significant part of the homestead and retains its chimney and chimney breast and cooking alcove. It also contains an indoor/outdoor well on the west side.*



*Figure 11 The south elevation of the kitchen wing.*



*Figure 12 The west elevation of the homestead and the kitchen wing. While is poor but repairable condition, it is mostly intact. The well is about the location of the join in the verandahs.*



*Figure 13 The kitchen is highly intact and retains its timber-boarded ceiling, wide lining boards to the walls, chimney breast, hobs and solid fuel stove and old cupboards. The dilapidation is repairable. Most probably the chimney would need to be taken down and reconstructed and a new floor installed.*



*Figure 14 The kitchen is highly intact and is probably unique in Waurn Ponds and probably rare in Victoria. The indoor part of the well is in the blue "box". Note the wide lining boards.*

25. I am generally in agreement with 3.6 other than for the extent of the curtilage of the homestead.
26. Otherwise I am generally in agreement with the other points in the Design Guidelines.

## **7.0 Declaration**

27. I have made all the inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.

**APPENDIX A *Curriculum vitae***