Armstrong Creek Urban Growth Area

Marshall & Western Employment Precincts

Post Contact Cultural Heritage Assessments

Prepared By

[redacted], Authentic Heritage Services Pty Ltd
& [redacted], Architect & Heritage Consultant

January 2014

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THE REPORT

Commissioned by TerraCulture Pty Ltd

&

Funded by the City of Greater Geelong

Prepared By

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[redacted]**: Architect & Heritage Consultant**

Support Staff:

[redacted], **Authentic Heritage Services Pty Ltd**

January 2014

Cover Photo: Curing yard showing pipes on tram lines, c.1913. Source: Barwon Water archives.

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Executive Summary

1.0 Introduction

TerraCulture Pty Ltd commissioned [redacted], Authentic Heritage Services Pty Ltd and [redacted], Architect and Heritage Consultant in May 2013, to identify and assess the known post contact European heritage places in the Marshall and Western Employment Precincts as part of the Armstrong Creek Urban Growth Plan.

This Report provides details about the methodology, significance assessment, criteria and thresholds adopted and also provides recommendations for implementing the study results. A list of the places assessed is given as Appendix 6.01 and the heritage citations are provided in Appendix 6.02. The project also involves an assessment of known Aboriginal Places by TerraCulture, following engagement by the City of Greater Geelong. A draft of this Report was provided to TerraCulture and the City of Greater Geelong in May 2013.

2.0 Project Background & Aim

Background

In April 2000, [redacted] and [redacted] of Authentic Heritage Services Pty Ltd completed the 'Greater Geelong Outer Areas Heritage Study Stage 2' for the City of Greater Geelong. This heritage study included the Marshall and Mount Duneed areas (including the areas now known as Charlemont and Armstrong Creek). Since 2000, the City of Greater Geelong has gradually implemented parts of the Outer Areas Heritage Study through Planning Scheme amendments for the inclusion of heritage overlays. These amendments have not included the Armstrong Creek, Charlemont, Marshall and Mount Duneed areas that form part of the Armstrong Creek Urban Growth Plan precincts of Marshall and Western Employment.

Volume 13 of the Outer Areas Heritage Study identified 6 places of significance in the Marshall and Western Employment precincts within the area of the Armstrong Creek Urban Growth Plan. These places (along with others identified in the 'Outer Areas Heritage Study' in other parts of the Armstrong Creek Urban Growth Plan) were revised by [redacted] in 2006 in the 'Armstrong Creek Cultural Heritage Technical Report' (Parts A and B) prepared for the City of Greater Geelong.

The heritage assessments in this Report have considered both the 'Greater Geelong Outer Areas Heritage Study Stage 2' (1998-2000) and the 'Armstrong Creek Cultural Heritage Technical Report' (2006).

3.0 Recommendations

3.1 Victorian Heritage Register

It is recommended that the former Pipe Factory site near the Marshall Railway Station car park, off Marshalltown Road, be nominated for the Victorian Heritage Register.

3.2 Heritage Overlays

3.2.1 Individual Heritage Overlays

It is recommended that the 4 places identified as having local heritage significance be included as heritage overlays in the Schedule to the Heritage Overlay in the Greater Geelong Planning Scheme, through a planning scheme amendment. These places are:

Charlemont

- 375 Barwon Heads Road – Bluestone cottage (Site CHA01).

Marshall

- 01 Marshalltown Road – J.F. Field Play Park (Site MAR02).
- 28 Marshalltown Road – Dwelling (Site MAR03).
- 19 Mornane Road – Dwelling (Site MAR06).

3.2.2 Additional Heritage Controls in the Schedule to the Heritage Overlay

External Paint Controls

It is recommended that external paint controls apply to the cottage at 375 Barwon Heads Road, Charlemont, given its unpainted bluestone construction.

Tree Controls

It is recommended that the following 3 places be included in the Schedule to the Heritage Overlay with tree controls, given that trees are considered to contribute to significance of these places:

- 375 Barwon Heads Road – Bluestone cottage (Site CHA01) (mature pine trees in front yard).
- 01 Marshalltown Road – J.F. Field Play Park (Site MAR02) (mature cypress and pine trees only).
- 28 Marshalltown Road – Dwelling (Site MAR03) (Canary Island Palm tree in the front yard).

3.2.3 Reference Documents

It is recommended that this Report is included as a Reference Document in Clause 22.09 of the Greater Geelong Planning Scheme.

3.3 Victorian Heritage Inventory

It is recommended that Heritage Victoria is advised of the following assessment for inclusion on the Victorian Heritage Inventory:

- Drews Road, Marshall – Former Marshalltown racecourse railway reserve (Site MAR05).

3.4 HERMES

It is recommended that if a planning scheme amendment is gazetted for the inclusion of the identified places as heritage overlays in the Planning Scheme, that the heritage citations for each place are included in the HERMES database so that the information may be accessed through the Victorian Heritage Database and Council's website (Heritage Places Database).

It is therefore recommended that Council staff or the Heritage Advisor be provided with resources to include the data in HERMES at the time of the gazettal of the planning scheme amendment.

1.0 Introduction

Following engagement by the City of Greater Geelong, TerraCulture Pty Ltd commissioned [redacted], Authentic Heritage Services Pty Ltd and [redacted], Architect and Heritage Consultant in May 2013, to identify and assess the known post contact European heritage places in the Marshall and Western Employment Precincts as part of the Armstrong Creek Urban Growth Plan.

This Report provides details about the methodology, significance assessment, criteria and thresholds adopted and also provides recommendations for implementing the study results. A list of the places assessed is given as Appendix 6.01 and the heritage citations are provided in Appendix 6.02. The project also involves an assessment of known Aboriginal Places by TerraCulture, following engagement by the City of Greater Geelong. A draft of this Report was provided to TerraCulture and the City of Greater Geelong in May 2013.

All illustrations and photographs used in this heritage study are for research and guidance purposes only. Any commercial reproduction of these illustrations and photos will require Copyright clearance from the respective owners.

The Consultants recommend that this Study be implemented within two years. If the Study has not been implemented within that time frame, it is recommended that the Study be peer-reviewed to take account of any changes in condition and integrity of particular heritage places, changes in planning regulations and Council policies. The study should subsequently be updated as necessary.

1.1 The Study Team

The study team was as follows:

- [redacted], Authentic Heritage Services Pty Ltd – author.
- [redacted] Architect & Heritage Consultant – reviewer.
- [redacted], Authentic Heritage Services Pty Ltd – researcher.

1.2 Acknowledgments

The Consultants sincerely appreciated the assistance and support received throughout the course of the Study. Particular appreciation is given to:

- [redacted] Senior Strategic Planner, Urban Growth Area Planning (Inc. Armstrong Creek).
- [redacted] Senior Strategic Planner, Urban Growth Area Planning.
- [redacted] City of Greater Geelong.

1.3 Project Background & Aim

Background

In April 2000, [redacted] and [redacted] of Authentic Heritage Services Pty Ltd completed the 'Greater Geelong Outer Areas Heritage Study Stage 2' for the City of Greater Geelong. This heritage study included the Marshall and Mount Duneed areas

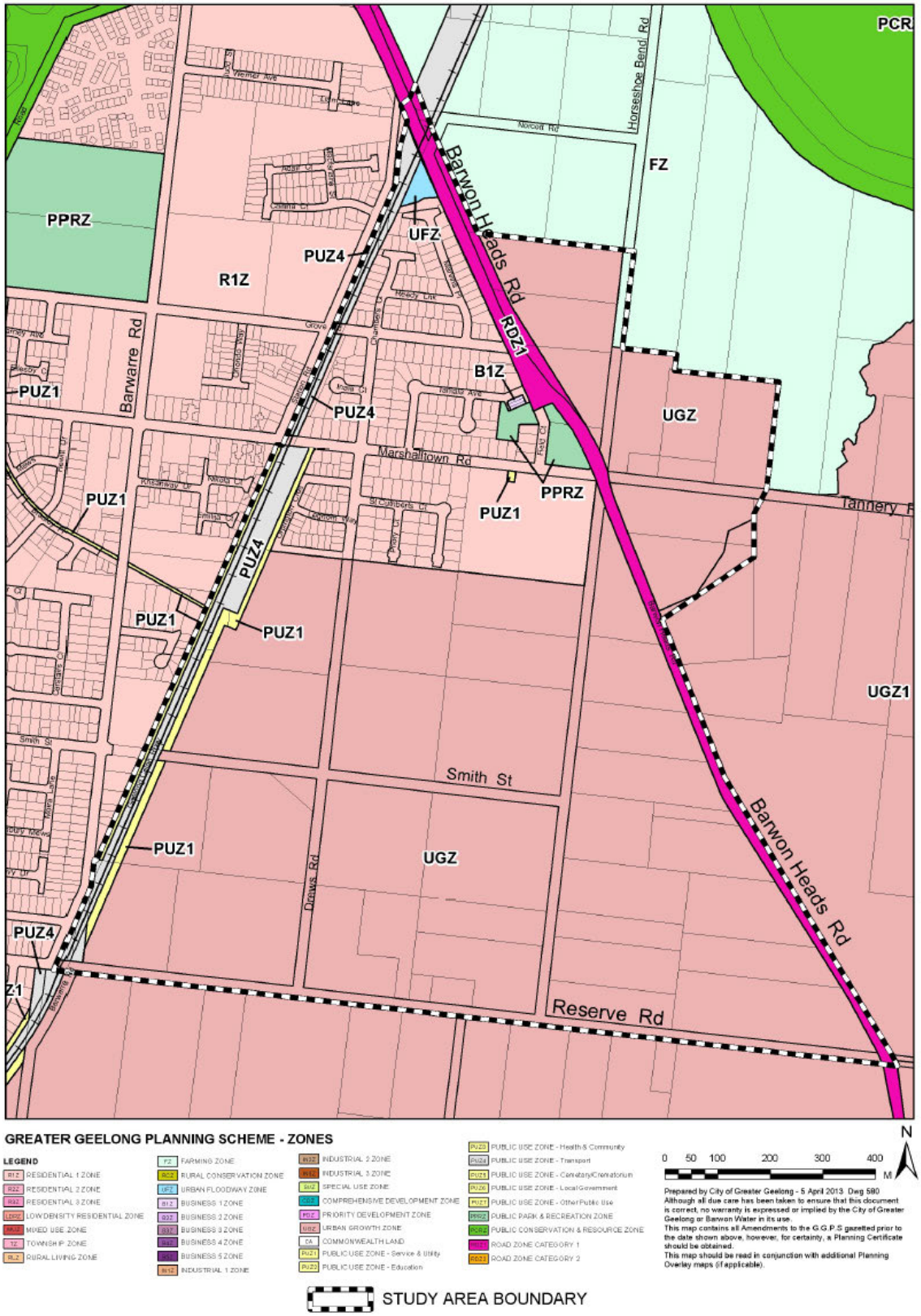
(including the areas now known as Charlemont and Armstrong Creek). Since 2000, the City of Greater Geelong has gradually implemented parts of the Outer Areas Heritage Study through Planning Scheme amendments for the inclusion of heritage overlays. These amendments have not included the Armstrong Creek, Charlemont, Marshall and Mount Duneed areas that form part of the Armstrong Creek Urban Growth Plan precincts of Marshall and Western Employment.

Volume 13 of the Outer Areas Heritage Study identified 6 places of significance in the Marshall and Western Employment precincts with the area of the Armstrong Creek Urban Growth Plan. These places (along with others identified in the 'Outer Areas Heritage Study' in other parts of the Armstrong Creek Urban Growth Plan) were revised by Lorraine Huddle in 2006 in the 'Armstrong Creek Cultural Heritage Technical Report' (Parts A and B) prepared for the City of Greater Geelong.

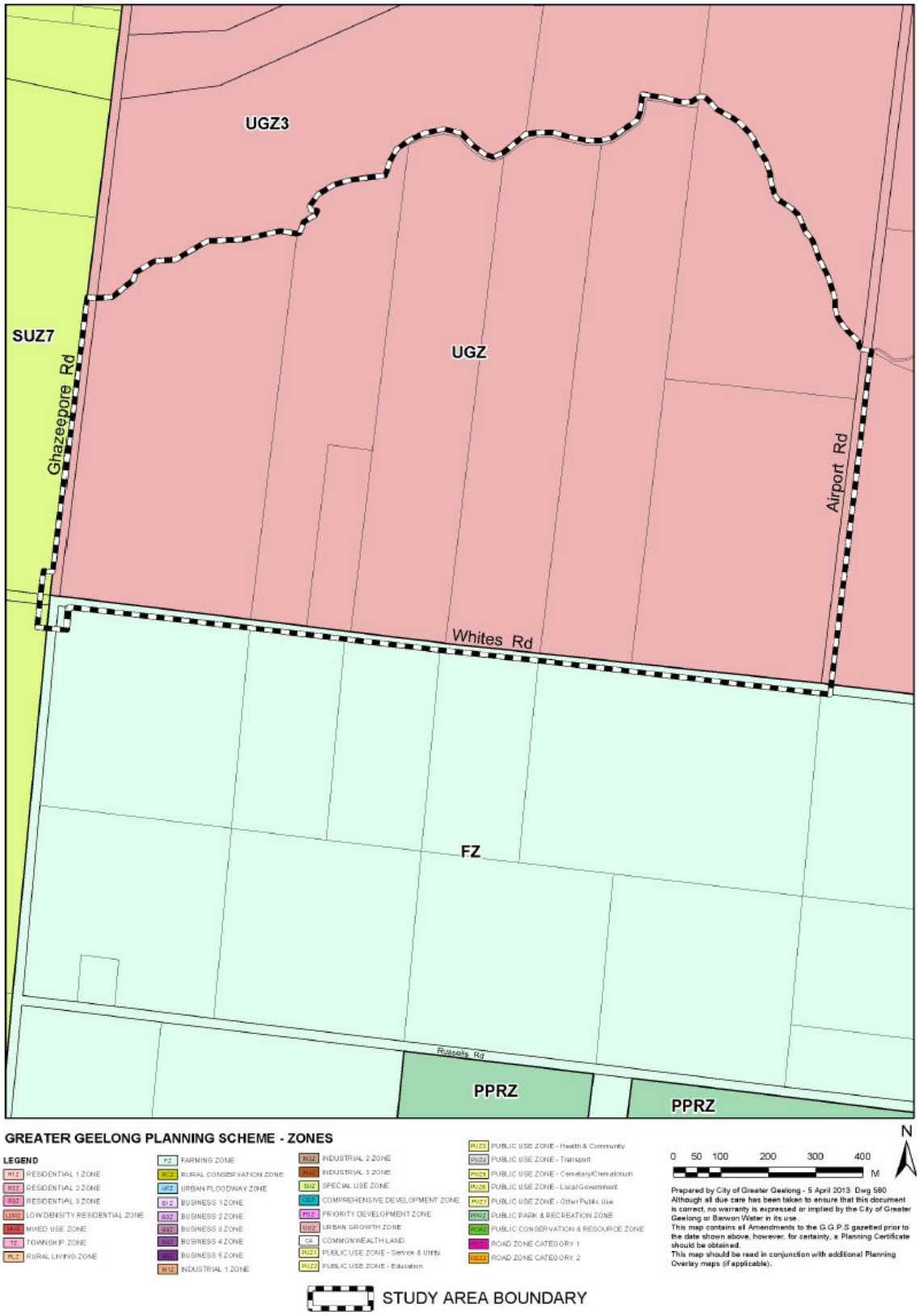
The heritage assessments in this Report have considered both the 'Greater Geelong Outer Areas Heritage Study Stage 2' (1998-2000) and the 'Armstrong Creek Cultural Heritage Technical Report' (2006).

1.4 The Study Area

The Study Area comprised the Marshall and Western Employment Precincts that form part of the Armstrong Creek Urban Growth Plan, as shown in the following maps:



Marshall Precinct Map. Source: City of Greater Geelong



Western Employment Precinct Map. Source: City of Greater Geelong.

1.5 Terminology

The terminology of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (November 1999) is used throughout this study. Refer to Appendix 6.03 for a copy of the *Burra Charter*. The identification and documentation of potential post-contact places of cultural significance has been interpreted using the definitions provided in the *Burra Charter*. Some of the critical definitions identified in the *Burra Charter* and used in this study are:

Article 1.1: *Place* means site, area, building or other work, group of buildings or other works, and may include components, contents, spaces and views. Explanatory Notes: The concept of place should be broadly interpreted. The elements described in Article 1.1 may include memorials, trees, gardens, parks, places of historical events, urban areas, towns, industrial places, archaeological sites and spiritual and religious places.

Article 1.2: *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups. Explanatory Notes: The term cultural significance is synonymous with heritage significance and cultural heritage value. Cultural significance may change as a result of the continuing history of the place. Understanding of cultural significance may change as a result of new information.

2.0 Methodology

The project has involved fieldwork, historical research, comparative analysis and written heritage assessments (and a peer review of these assessments).

2.1 Fieldwork

The initial basis to the assessment of the heritage citations included in this heritage study was fieldwork. This has involved analyzing and photographing the identified heritage places from the public realm with additional information obtained from Council's aerial imagery.

The fieldwork also identified the former Marshalltown racecourse railway reserve that was not included in the Outer Areas Heritage Study Stage 2 and the Armstrong Creek Cultural Heritage Technical Report.

2.2 Historical Research

Considerable historical research was carried out by the authors and researchers of Authentic Heritage Services Pty Ltd as part of the preparation of the Outer Areas Heritage Study in 1998-2000. It appears that no additional historical research (or verification of the existing research) was carried out as part of the Armstrong Creek Cultural Heritage Technical Report' in 2006. Given the greater availability of historical information online, further additional research was carried out using online sources (such as *Victoria Government Gazettes*, Parish Plans, Certificates of Title and Probate

details of previous owners). The existing historical information for each place in the Outer Areas Study was reviewed and where necessary, updated and corrected.

2.3 Comparative Analyses

Comparative analyses were carried out for all of the heritage places where citations were prepared, using an architectural and/or historical context, and based on other properties outlined in the Outer Areas Heritage Study Stage 2.

2.4 Heritage Citations

Heritage citations were prepared for each of the heritage places. The draft citations were also peer-reviewed prior to being provided to Council. They are included as Appendix 6.02.

Heritage overlay maps for each of the identified heritage places were prepared by the City of Greater Geelong in consultation with the consultants.

2.5 Consultation

Formal community consultation was outside the scope of the project. It is suggested that consultation with affected owners and others interested in the project be carried out as part of an informal exhibition of a draft of the project.

3.0 Heritage Places

3.1 Introduction

Of the places considered in this study, 4 of the 9 places have been assessed as having local significance and warranting inclusion as individual heritage overlays in the Greater Geelong Planning Scheme. One place has been recommended for the Victorian Heritage Register and another place for the Victorian Heritage Inventory. Another three places do not warrant heritage overlays due to demolition, an error in the Outer Areas Heritage Study and diminished integrity.

An illustrated list of all places in the Heritage Review is given as Appendix 6.01, with heritage citations for those places worthy of statutory protection given as Appendix 6.02.

3.2 Places of State Significance

The former Pipe Factory site near the Marshall Railway Station car park, off Marshalltown Road, has State significance and warrants consideration for the Victorian Heritage Register.

3.3 Places of Local Significance

The following places are of local significance warranting inclusion as heritage overlays in the Greater Geelong Planning Scheme. These places are considered to meet the relevant significance criteria and thresholds, and are associated with historic themes outlined in the Thematic Environmental History.

Charlemont

- 375 Barwon Heads Road – Bluestone cottage (Site CHA01).

Marshall

- 01 Marshalltown Road – J.F. Field Play Park (Site MAR02).

- 28 Marshalltown Road – Dwelling (Site MAR03).
- 19 Mornane Road – Dwelling (Site MAR06).

3.4 Ruinous Places

3.4.1 Places for Inclusion on the Victorian Heritage Inventory

The following place is associated with the historic themes outlined in the Thematic Environmental History of the 'Outer Areas Heritage Study' (vol.2) and its inclusion on the Victorian Heritage Inventory is encouraged:

- Drews Road, Marshall – Former Marshalltown racecourse railway reserve (Site MAR05).

3.4.2 Places already included on the Victorian Heritage Inventory

The following places are already included on the Victorian Heritage Inventory.

- 2-26 Marshalltown Road, Marshall – Horseshoe Bend Road 1 (hotel site), H7721-0010.
- Marshalltown Road, Marshall – Drews Road 1 (Cement Pipe Factory), H7721-0119 (Site MAR04).
- 46-62 Marshalltown Road, Marshall – Drews Road 2 (Cypress Pine Tree Windbreak), H7721-0120. These trees were not identified during the fieldwork, suggested that they may have been removed.
- 46-62 Marshalltown Road, Marshall – Drews Road 3 (Railway sleeper post and wire fence), D7721-0121. This fence was not identified during the fieldwork, suggesting that it may have been removed.

3.5 Places of No Heritage Value

The following places were not considered to meet the relevant heritage criteria and thresholds for inclusion as heritage overlays:

- 01 Tannery Road, Charlemont – Dwelling (Site CHA02).
- 05 Grove Road, Marshall – Dwelling (now demolished & replaced with new dwellings).
- 210 Whites Road, Mount Duneed – Uplands (Victorian styled dwelling has been relocated to the site in c.1987 and not built on the site in c.1900 as previously indicated).

4.0 Assessment of Significance

4.1 Basis of Assessment Criteria

This project has been prepared in accordance with the *VPP Practice Note 01: Applying the Heritage Overlay* (revised September 2012) (Appendix 6.04). The *Practice Note* states:

> "The heritage process leading to the identification of the place needs to clearly justify the significance of the place as a basis for its inclusion in the Heritage Overlay. The documentation for each place shall include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria."

The following heritage criteria listed in the *Practice Note* were adopted as part of the assessment of heritage places in this project:

> **Criterion A:** Importance to the course or 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 C:** Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
>
> **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 G:** Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).
>
> **Criterion H:** Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

In addition, the more detailed Assessment Criteria adopted by the Australian Heritage Commission for the Register of the National Estate (which has formed the basis to the criteria outlined in the *Practice Note*) have formed a foundation to the heritage assessment,[1] as have the principles of the Australia ICOMOS Burra Charter.

4.2 Significance, Condition & Integrity Levels and Thresholds

In addition to the recognition of the heritage values of the Burra Charter and the assessment criteria outlined in the VPP Practice Note, significance, condition and integrity thresholds were also prepared to determine the level of significance for each heritage place and whether they warranted a heritage overlay.

In relation to significance thresholds, the *Practice Note* states:

> "The thresholds to be applied in the assessment of significance shall be 'State Significance' and 'Local Significance'. 'Local Significance' includes those places that are important to a particular community or locality … "

A more definitive matrix of how the Burra Charter values, VPP Practice Note Criteria, Australian Heritage Commission Criteria and Thresholds Levels have been employed in this study is as follows:

1 The use of the more detailed Australian Heritage Commission Criteria is considered to be valid, given that the VPP Practice Note: Applying the Heritage Overlay (revised September 2012) states: "The adoption of the above [2012] criteria does not diminish heritage assessment work undertaken before 2012 using older versions of criteria."

BURRA CHARTER VALUES	PRACTICE NOTE CRITERIA	AHC CRITERIA INCLUSION GUIDELINES (slightly modified for local assessments)	SIGNIFICANCE THRESHOLDS
Aesthetic &/or Architectural Value: Places where consideration is given to form, scale, colour, texture and material of the fabric.	**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).	**AHC B.2:** Scarcity may be the result of historical process (ie. few of such places were ever made) or of subsequent destruction or decay. Rarity in some cases may apply to the survival of the combination of characteristics and the place as a whole may lack integrity. **AHC D.2:** A place must clearly represent the period, method of construction, techniques, way of life, etc. of its Type. A place may be significant because it is characteristic of either an unusual, or a widely practiced Type, style, or method of construction. It may have been innovative or influential, or it may have been traditional or vernacular; the significance of the place is determined by considering it within its context. A place may be considered if one or more of the following apply: • It can be regarded as a particularly good example of its Type, by virtue of the combination of characteristics most indicative of the Type, or a significant variant of the Type equally well; • It is one of number of similar places which are all good examples of a Type, but has a higher value by virtue of its integrity, condition, association with other significant places or setting; • It is part of a group of places which collectively include a range or variation within a Type; • It represents the seminal or optimal development of	**STATE THRESHOLD:** Places which are considered significant to the State of Victoria and are worthy for inclusion on the Victorian Heritage Register. These places are the most outstanding examples either aesthetically, architecturally, historically, scientifically or socially. The place meets this threshold if it has outstanding and/or unique aesthetic and technical value/s, is highly intact and has been compared to similar places on the Victorian Heritage Register, and/or has unique historical associations with events or persons in the history of the community and Shire, the importance or which are considered to stretch beyond local municipal boundaries. **LOCAL THRESHOLD:** Places which are considered individually significant to a local area. The Greater Geelong municipality is defined by a number of urban and rural settings of varying historical developments and cultural identities that are not necessarily related to each other. Traditional municipal boundaries have changed, but the cultural identities of the different local communities that comprise the municipality are largely idiosyncratic. These heritage places are considered to have had a significant impact in shaping the cultural, architectural, historical and/or social identity of the local community and where applicable, have been compared to other places of State or Local significance (or potential

BURRA CHARTER VALUES	PRACTICE NOTE CRITERIA	AHC CRITERIA INCLUSION GUIDELINES (slightly modified for local assessments)	SIGNIFICANCE THRESHOLDS
		the Type. **AHC E.1:** A place is eligible if it articulates so fully a particular concept of design that it expresses an aesthetic ideal (eg. A place which epitomizes the design principles of an architectural style, landscape ideal, etc.) or if the place, because of its aesthetic characteristics, is held in high esteem by the community. To be eligible, a place must have a high degree of integrity so that it fully reflects the aesthetic qualities for which it is nominated. **AHC F.1:** A place is eligible if it demonstrates clearly a particularly appropriate solution to a technical problem using or expanding upon established technology, or developing new technology, that solution being outstanding due to its conceptual strength. This might occur, for example, in the fields of engineering, architecture, industrial design, landscape design, etc. A place may be considered to be outstandingly creative if it results from the innovative departure from established norms in some field of design or the arts. To be eligible, a place must have a high degree of integrity so that it fully reflects the aesthetic or technical qualities for which it is nominated.	significance). They are considered to have sufficient significance to warrant a heritage overlay in the Greater Geelong Planning Scheme.

BURRA CHARTER VALUES	PRACTICE NOTE CRITERIA	AHC CRITERIA INCLUSION GUIDELINES (slightly modified for local assessments)	SIGNIFICANCE THRESHOLDS
Historic Value: Places that have influenced or have been influenced by an historic figure, event, phase or activity. For any given place the significance will be greater where evidence of the association or event survives insitu, or where the settings are substantially intact, than where it has been changed or evidence does not survive.	**Criterion A:** Importance to the course or pattern of our cultural or natural history (historical significance). **Criterion C:** Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential). **Criterion H:** Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).	**AHC A.4:** Places associated with events or developments which contribute to or reflect the long-terms changes in Shire or local history. Places representing "landmark" cultural phases in the evolving pattern of Shire or local history. A place eligible for its association with a significant scientific theory must have a clear and important relationship to the development of that theory or its early application in the Shire or locality. A place eligible for its history of science associations must have a strong connection with the work of an historically significant scientific figure or with an historically significant scientific exploration/undertaking, or methodological development. **AHC C.2:** A place with archaeological deposits may be eligible if it can be shown that the deposits are likely to contain evidence of technological, architectural, or cultural value, that evidence not being available through other research techniques. The nature of this research should be specified. A building or engineering item may be eligible if its research value can be defined. For example, a building exhibiting a local variation on a standard design or construction technique may be eligible if study could yield important information such as how local materials	

BURRA CHARTER VALUES	PRACTICE NOTE CRITERIA	AHC CRITERIA INCLUSION GUIDELINES (slightly modified for local assessments)	SIGNIFICANCE THRESHOLDS
		and construction expertise affect the evolution of local building development, if this information is not available through documentary research. **AHC H.1:** The person's contribution must be established sufficiently by historical documentation or other firm evidence, and the association of a person with the place established clearly in a similar way. A building designed by a prominent architect may be eligible under this criterion if it expresses a particular phase of the individual's career or exhibits aspects reflecting a particular idea or theme of her/his craft. It is possible that several places may represent different aspects of the productive life of an important person. Similarly, several examples of a person's work may be considered because a different combination of criteria are satisfied. In general, the association between person and place needs to be of long duration, or needs to be particularly significant in the person's productive life. Places which contain fabric that is a direct result of the person's activity or activities, or where the place can be demonstrated to have influenced the person's life or works, are eligible, and such places are more eligible than places which lack such direct and personal associations.	

BURRA CHARTER VALUES	PRACTICE NOTE CRITERIA	AHC CRITERIA INCLUSION GUIDELINES (slightly modified for local assessments)	SIGNIFICANCE THRESHOLDS
Scientific Value: Places where data clearly indicates its rarity, quality or representativeness.	**Criterion F:** Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).	**AHC F.1:** A place is eligible if it demonstrates clearly a particularly appropriate solution to a technical problem using or expanding upon established technology, or developing new technology, that solution being outstanding due to its conceptual strength. This might occur, for example, in the fields of engineering, architecture, industrial design, landscape design, etc. A place may be considered to be outstandingly creative if it results from the innovative departure from established norms in some field of design or the arts. To be eligible, a place must have a high degree of integrity so that it fully reflects the aesthetic or technical qualities for which it is nominated.	
Social Value: Places that have a focus on spiritual, political, national or other cultural sentiment to a majority or minority group.	**Criterion G:** Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).	**AHC G.1:** Places which are held in high esteem by the Shire or local community or a segment of it, that esteem being demonstrated and special. The value to the community must be beyond normal regard felt by a community for its familiar surroundings. It is necessary to demonstrate that the strong association between a community and place is of a social or cultural nature, and not simply a local assessment of some other value more correctly assessed against another criterion.	

Condition Thresholds

- Excellent Condition (no deterioration of fabric noticeable).
- Good Condition (minor deterioration of fabric noticeable).
- Fair Condition (deterioration of fabric noticeable).
- Poor Condition (deterioration of fabric very noticeable, with possible structural deterioration as well).
- Ruins (small elements of original character & appearance only identified through remaining building ruins).

Integrity Thresholds
Thresholds

- Substantially Intact (either completely intact or a small number minor modifications noticeable).
- Moderately Intact (original character & appearance clearly discernible, but a number of minor modifications noticeable).
- Altered (original character & appearance discernible but alterations to some original fabric especially noticeable).
- Substantially Altered/Low Integrity (original character & appearance only partly discernible – multiple changes noticeable to the exterior).
- Ruinous (ruinous fabric surviving only).

Building Fabric
The integrity of places (when viewed from the public realm) may include to varying degrees the following:

- Overall form & composition.
- Construction materials.
- Building details.
- Verandahs.
- Visible windows and doors.
- Front Fencing
- Outbuildings

The place should be discernible to its creation date (or creation dates).

The integrity of landscaped settings, spaces and views may also have been considered.

Additions
Places with additions may continue to have significance if:

- The additions have been identified as contributing to the significance of the building or place (the additions being significant).

- The additions have no significance but are recessive and do not dominate over the building.

Relocated Places
Relocated places may also have significance if they have direct associations to specific historical themes identified in the Thematic Environmental History.

5.0 Recommendations

5.1 Victorian Heritage Regiester

It is recommended that the former Pipe Factory site near the Marshall Railway Station car park, off Marshalltown Road, is nominated for the Victorian Heritage Register.

5.2 Heritage Overlays

5.2.1 Individual Heritage Overlays

It is recommended that the 4 places identified as having local heritage significance are included as heritage overlays in the Schedule to the Heritage Overlay in the Greater Geelong Planning Scheme, through a planning scheme amendment. These places are:

Charlemont

- 375 Barwon Heads Road – Bluestone cottage (Site CHA01).

Marshall

- 01 Marshalltown Road – J.F. Field Play Park (Site MAR02).
- 28 Marshalltown Road – Dwelling (Site MAR03).
- 19 Mornane Road – Dwelling (Site MAR06).

5.2.2 Additional Heritage Controls in the Schedule to the Heritage Overlay

External Paint Controls

It is recommended that external paint controls apply to the cottage at 375 Barwon Heads Road, Charlemont, given its unpainted bluestone construction.

Tree Controls

It is recommended that the following 3 places be included in the Schedule to the Heritage Overlay with tree controls, given that trees are considered to contribute to significance of these places:

- 375 Barwon Heads Road – Bluestone cottage (Site CHA01) (mature pine trees in front yard).
- 01 Marshalltown Road – J.F. Field Play Park (Site MAR02) (mature cypress and pine trees only).
- 28 Marshalltown Road – Dwelling (Site MAR03) (Canary Island Palm tree in the front yard).

5.2.3 Reference Documents

It is recommended that this Report is included as a Reference Document in Clause 22.09 of the Greater Geelong Planning Scheme.

5.3 Victorian Heritage Inventory

It is recommended that Heritage Victoria is advised of the following assessment for inclusion on the Victorian Heritage Inventory:

- Drews Road, Marshall – Former Marshalltown racecourse railway reserve (Site MAR05).

5.4 HERMES

It is recommended that if a planning scheme amendment is gazetted for the inclusion of the identified places as heritage overlays in the Planning Scheme, that the heritage citations for each place are included in the HERMES database so that the information may be accessed through the Victorian Heritage Database and Council's website (Heritage Places Database).

It is therefore recommended that Council staff or the Heritage Advisor be provided with resources to include the data in HERMES at the time of the gazettal of the planning scheme amendment.

6.0 Appendices

6.01 Illustrated List of Places Assessed
6.02 Heritage Citations of Places for Heritage Protection
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6.01 Illustrated List of Places Assessed

CHA01 375 Barwon Heads Road, Charlemont

Bluestone Cottage

See Heritage Citation.

References

Heritage Significance Citation Prepared **Yes** **Recommended for HO** **Yes**

CHA02 01 Tannery Road, Charlemont

Dwelling

The poor condition of the dwelling has noticeably diminished its integrity. Consequently, the dwelling is not considered to meet the relevant thresholds for a heritage overlay. The dwelling was possibly relocated to the site in 1910 for the then owner, Edward McAteer.

References D. Rowe & L. Huddle, 'Greater Geelong Outer Areas Heritage Study Stage 2', 1998 -2000.

Heritage Significance Citation Prepared **No** **Recommended for HO** **No**

MAR01 05 Grove Road, Marshall

Dwelling

The Victorian dwelling that previously fronted onto Barwon Heads Road was demolished after 2006 and replaced with new dwellings.

References [redacted], 'Greater Geelong Outer Areas Heritage Study Stage 2', 2000. [redacted] 'Armstrong Creek Cultural Heritage Technical Report Part B', 2006.

Heritage Significance Citation Prepared **No** **Recommended for HO** **No**

MAR02 01 Marshalltown Road, Marshall

J.F. Field Play Park

See Heritage Citation.

References

Heritage Significance Citation Prepared **Yes** **Recommended for HO** **Yes**

MAR03 28 Marshalltown Road, Marshall

Dwelling

See Heritage Citation.

References

Heritage Significance Citation Prepared Yes **Recommended for HO Yes**

MAR04 Marshalltown Road, Marshall

Former Pipe Factory Ruins

See Heritage Citation. The ruins are recommended for inclusion on the Victorian Heritage Register (VHR).

References

Heritage Significance Citation Prepared Yes **Recommended for HO Yes VHR**

MAR05 Marshalltown Road & Drews Road, Marshall

Former Racecourse Railway Reserve

See Heritage Citation.

References

Heritage Significance Citation Prepared Yes **Recommended for HO No**

MAR06 19 Mornane Road, Marshall

Dwelling

See Heritage Citation.

References

Heritage Significance Citation Prepared Yes **Recommended for HO Yes**

MTD01 210 Whites Road, Mt Duneed

Uplands

Further historical research has revealed that the Victorian dwelling appears to have been relocated to this site in c.1987. The property was listed as unimproved land in the Barrabool Shire Rate Books 1879-1953. It was in 1987 when a Directory search listed an owner at this address for the first time.

References Barrabool Rate Books 1879-1953. Telephone Directories, 1955, 1959, 1968, 1979, 1985, 1986, 1987. W. Burville Probate Assets Inventory, VPRS28 Unit 4490, PROV.

Heritage Significance Citation Prepared No **Recommended for HO No**

6.02 Heritage Citations of Places for Heritage Protection

PLACE NAME : Bluestone Cottage | **Place No.** CHA01

ADDRESS : 375 Barwon Heads Road, Charlemont | 22 January 2014

Historic Theme(s):

Early Settlement - Agriculture
Townships - The Hamlets

Condition Fair

Integrity Substantially Intact

Photograph Date 01 May 2013

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS:

Victorian Heritage Register:

Heritage Inventory:

Local Planning Scheme:

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

Register of the National Estate - Database No:

National Trust (Victoria) Register:

RECOMMENDED LEVEL OF SIGNIFICANCE: Local

RECOMMENDATIONS:

- ☐ Recommended for inclusion in the Victorian Heritage Register
- ☐ Recommended for inclusion in the Victorian Heritage Inventory
- ☒ Recommended for inclusion as a Heritage Overlay in the Planning Scheme
- ☐ Not Recommended for inclusion as a Heritage Overlay

Schedule to the Heritage Overlay

- ☒ External Paint Controls Should Apply
- ☐ Internal Alteration Controls Should Apply
- ☒ Tree Controls Should Apply
- ☒ Fences &/or Outbuildings of Note

Comments

The unpainted bluestone finish and the mature pine trees at the front contribute to the significance of the place. It is recommended that the heritage overlay apply to the immediate setting of the cottage comprising the Tannery and Barwon Heads Road boundaries, southern fence line adjoining the bluestone outbuilding and the eastern fence to the rear yard (as shown on the attached image).

Opportunities are available to remove the introduced canopies over the windows and the vertical panels flanking the front door.

STATEMENT OF SIGNIFICANCE:

What is Significant?

The bluestone cottage at 375 Barwon Heads Road, Charlemont, has significance as a predominantly intact and rare example of a modest Victorian styled bluestone dwelling in the Marshall/Charlemont area associated with farming developments from the years of early settlement in the 1850s-1860s. The fabric that contributes to the Victorian design includes the hipped roof forms and slate roof cladding, unpainted bluestone wall construction with tooled bluestone blocks on the building corners and openings, symmetrical single storey composition with an original central front door opening and flanking window openings, bluestone window sills, minimal eaves, brick chimneys, timber framed transom above the front

door, panelled timber front door (albeit altered) and the flanking timber framed double hung windows. The mature pine trees in the front yard also contribute to the setting of the place. Built in c.1866, the cottage has long-serving associations with the McAteer family. Francis and Catherine McAteer established a successful farm on the property (and neighbouring land) which they tended until Francis' death in 1901. The property remained in the McAteer family until at least 1934. The locally rare use of bluestone construction for a modest cottage might have resulted from surplus stone from the erection of additions to the nearby substantial Australian Tannery in the 1860s.

How is it Significant?
The bluestone cottage at 375 Barwon Heads Road, Charlemont, is architecturally and historically significant at a LOCAL level.

Why is it Significant?
The bluestone cottage at 375 Barwon Heads Road is architecturally significant as a rare, modestly scaled example of a bluestone Victorian styled cottage in the Marshall/Charlemont, Connewarre, Breakwater, Armstrong Creek and Mount Duneed areas (Criteria D & E). Along with the former Baptist Manse at Breakwater, the bluestone cottage is also predominantly intact compared with the very few surviving examples in the area.

The bluestone cottage at 375 Barwon Heads Road is historically significant as one of the earliest surviving physical legacies of farming in the Marshall area, established after the Crown Land sales in the 1860s (Criterion A). The dwelling is historically significant for its associations with the McAteer family, with Francis and Catherine McAteer having established a successful farm on the property from 1866, which they worked until Francis McAteer's death in 1901.

DESCRIPTION:

The bluestone cottage at 375 Barwon Heads Road, Charlemont, is situated on a contextually large and elongated corner allotment at the south-east corner of Barwon Heads and Tannery Roads. The cottage has a modest front setback to Barwon Heads Road, defined by an open grassed area with perimeter plantings of agapanthas near the cottage and rows of lavender on the Barwon Heads Road boundary. In the northern and southern portions of the front yard are mature pine trees, with the north-west corner also defined by a mature gum tree. The rear yard of the cottage is screened from Barwon Heads Road by timber paling fences, with the northern boundary fronting Tannery Road having an introduced timber picket fence and pedestrian gate, and rows of trees. Several trees and a gravelled driveway define much of the rear yard. To the south of the cottage is an altered early, modestly-scaled, gabled bluestone outbuilding with an introduced bank of timber doors on the east side. There is evidence of recent mortar repairs.

The symmetrical, single storey, bluestone, Victorian styled cottage is characterised by a hipped roof form at the front and double hipped roof forms that project at the rear. These roofs are clad in early slate (except from the central inner roof faces not visible to street that are clad in corrugated sheet metal). Two original face brick chimneys adorn the roofline and assist to define the symmetry of the dwelling. The symmetry is also accentuated by the original central front doorway with bluestone lintel, and the early timber framed transom and four panelled timber door (the glazing in the upper panels has been introduced) and the flanking window openings with introduced timber framed 8 paned double hung windows (these windows have replaced the original 12 paned double hung windows shown in the photograph of 1998).

Other original features of the design include the bluestone window sills and the tooled edges to the bluestone on the building corners and door and window openings. The window canopies, vertical panels flanking the front door, and violet overpainting to the door and windows has been introduced.

Generally, the cottage appears to be in fair condition when viewed from the street. There is evidence of deteriorated and slipped roof slates and spalled mortar joints (possibly caused by raising damp).

HISTORY:

General History of Marshall

(largely taken from Greater Geelong Outer Areas Heritage Study Thematic History)

Once known as Breakwater and Connewarre and Marshalltown, this locality was an important industrial area from the mid 19th century given its close proximity to the Barwon River. It was here that the Brearley Brothers established their Australian Tannery in 1852. It became the largest tannery in the southern hemisphere and had a work force of 50. It had its rivals - Gardiner's and Victoria tanneries and Barwonside fellmongery. In 1890 Marshall had a population of 225. Brearleys' closed in 1925 and the Victoria in 1929, ending Marshall's association with tanning.

From 1886 the area had been served by a railway siding which was first known as Connewarre but was renamed Marshall in 1907 - it closed in 1964. There had also been a branch line to serve the neighbouring Geelong Racecourse from 1878 to 1906 when the course was shifted to its present site. The branch railway was then dismantled in 1909. The racecourse land was handed over to the Geelong Harbor Trust, formed in 1905, which developed it as Sparrovale Farm, named after E.R. Sparrow, auctioneer and secretary of the racing club. The development of Sparrovale Farm continued a tradition of farming in the Marshall area established in the 19th century. In 1908, the *Journal of Agriculture* described the Marshall and Connewarre area in an analysis of the newly created Sparrovale Farm as follows:

"... on the lower reaches of the Barwon River, about five miles south of Geelong ... which is known as Connewarre, there is a large area of several thousands of acres of low-lying ground that was apparently at one time a shallow bay into which the river emptied itself; but while, silting up gradually, has eventually been formed into swamps, through which the river slowly finds its ways to the sea. On either bank is water-logged land over which there is a slight tidal flow excepting when the river is in flood. Bordering on this are farms of various sizes that have been settled for quite a number of years. Some larger areas have been held by municipal and other corporations, and, at the northern end where a breakwater was constructed against the tide in 1841, there are several mills and factories treating such raw products as wool, hides, bark and the like."

When Michael Murnane opened the Breakwater Hotel at Marshall in 1856, the location was given as Connewarre; it remained in business until at least 1872. Another hotel, the Racecourse appeared at Marshall in 1886 and survived into the post-World War II era; today Rice Village, a Catholic retirement scheme, occupies the site. A denominational school was established by the Church of England in 1851 and it also served as a church from 1852 until the separate St. Cuthbert's opened in 1871. The school was replaced by a vicarage in 1904 (it was destroyed by fire in 1938) and a new church was built in 1911; the old church was demolished eleven years later and a new Sunday School was built. St. Cuthbert's was sold in 1978 and in 1987 the Church building was relocated to Cobbin Farm, Grovedale; the Church land being sold to the City of South Barwon on the condition that it be transformed and retained as a Play Park that was named in honour of J.F. Field, a well-respected member of St. Cuthbert's Church.

Marshall's second school was opened as State School No. 3917 Ash's Hill in 1915. In 1922 it was renamed Marshall; in 1940 it was destroyed by fire and was rebuilt in the following year. It closed its doors in 1948, an indication of the declining population in the area at this time. In recent years, parts of Marshall have witnessed substantial suburban residential development and the construction of a railway station off Marshalltown Road. The area east of Barwon Heads Road has been renamed as Charlemont.

PLACE NAME : Bluestone Cottage | **Place No.** CHA01

ADDRESS : 375 Barwon Heads Road, Charlemont | 22 January 2014

History of the Dwelling at 375 Barwon Heads Road

The property at 375 Barwon Heads Road, Charlemont, originally formed allotment 18 in Section 1 comprising 27 acres, 3 roods and 2 perches in the Parish of Connewarre. Situated on the south-east corner of the road junction of Barwon Heads, Tannery and Marshalltown Roads, the land was first purchased by Francis McAteer. Born in Newrey, Ireland, in c.1828, McAteer married Catherine Mulroney in 1859 and in c.1861 their first son, Michael, was born. Francis and Catherine had three other children: Margaret (born 1863 and died in 1942 at Kew), Alice (born in 1869 at Marshalltown and died in 1870), Edward (born in 1871 at Marshalltown and died in 1934) and Rose Ann (born in c.1877 and died in 1896).

It would appear that Francis McAteer first constructed a temporary dwelling on the property at 375 Barwon Heads Road as the Geelong Rate Books listed a Mrs McAteer at Breakwater as owner of a two-roomed weatherboard dwelling and garden in 1865-66. It would appear that McAteer built the existing bluestone cottage in the immediate ensuing years. The South Barwon Rate Books for 1869-1873 listed McAteer as the owner and occupier for 5 lots of land totalling 124 acres including a house. The locally unusual bluestone construction of the cottage might have emanated from surplus bluestone from the enlargement of the nearby Brearley Brothers' Australian Tannery in the 1860s.

McAteer and his family continued to reside at the bluestone cottage until his death in 1901. The *Geelong Advertiser* newspaper reported on McAteer's death on 18 November 1901, describing him as "a very old resident of Marshall" with "up to 100 vehicles and 15 horsemen" in attendance at his funeral. At this time, the inventory in the Probate of McAteer's Estate described the property as containing 27 acres, 3 roods and 12 perches "on which is erected a four roomed stone house." Catherine McAteer was listed in the South Barwon Rate Books as the owner and occupier in 1902-03, and she remained a "life tenant" of the property until her death in 1915. The second son of Francis and Catherine, Edward McAteer, continued to reside and own the bluestone cottage as well as the property directly opposite a 1 Tannery Road until his death. In the 1920s and 1930s, the South Barwon Rate Books described the property at 375 Barwon Heads Road as containing a "house and hut", the latter structure possibly referring to the bluestone outbuilding to the south of the cottage (this outbuilding appears to date from the 19th century).

By 1957, the property was owned by Reno Saccardo, a market gardener. By the late 20th century, the cottage had fallen into disrepair. In 2004, the cottage was restored and a cafe and art gallery operated there until recent years. In 2006, the roof of the bluestone outbuilding had either collapsed or had been removed. A new gabled roof has subsequently been constructed.

COMPARATIVE:

Historically, the Crown Land sales of the land at Marshall (including the area now known as Charlemont) in the 1850s and 1860s brought about the creation of a number of farms for grazing and pasture. The bluestone cottage at 375 Barwon Heads Road is a rare early surviving example of a dwelling specifically associated with the development of farming in the Marshall and Connewarre areas. A small number of other former farm dwellings of the later Victorian era survive including the dwelling at 28 Marshalltown Road (built 1889-90 for J.A. Quinn), dwelling at 43-71 Sparrovale Road (built in 1891 for Thomas Mallett and leased to John Allen, farmer), and "Holanthe", 61 Tannery Road (built in c.1885 for James Canty, farmer). Further afield at Mt Duneed (including the area now known as Armstrong Creek), a number of other farm dwellings were constructed in the later years of the 19th century. They included the dwelling at 282-400 Horseshoe Bend Rd (built in 1884-85 for John Ford who had first established his farm on this site by 1865) and the dwelling at 568 Surf Coast Highway (built in 1883-84 for Alfred Hewitt). Some of these farm houses no longer survive, including the former Mt Colite farm house of Thomas Batten at 5 Grove Road (built in c.1875), while others have substantially deteriorated which in turn has reduced their integrity. These farm dwellings include the dwelling at 1 Tannery Road (built c.1902-03 for Edward McAteer) and "Affair", 46 Tannery Road (also built in c.1902-03 or relocated to the site at this time for James Canty and

leased to John Collins, farmer).

Architecturally, the bluestone cottage at 375 Marshalltown Road is a rare, intact and modest example of a Victorian styled masonry dwelling in the Marshall, Connewarre and Breakwater areas. Most other masonry examples share similar Victorian stylistic traits with hipped roof forms, slate roof cladding, symmetrical compositions with central front door openings and flanking window openings and minimal eaves. Other surviving examples include:

- "Greenbank" at 40 Jendes Lane, Charlemont: built in 1852 as the Manager's residence to the Australian Tannery, this dwelling has a hipped slate roof with a returned galvanised corrugated steel concave verandah. It is constructed of rendered brick with similarly constructed chimneys. The dwelling has experienced a number of alterations including the replacement of the original front window openings with banks of interwar era timber framed double hung windows.

- Former Baptist Manse, 45 Tanner Street, Breakwater: built in 1852 as an outstation for the Aberdeen Street Baptist Church in Geelong, the regular coursed squared basalt Victorian Italianate styled Manse is characterised by a hipped roof form having projecting rendered chimneys, stone quoinwork, early panelled timber front door and early timber framed double hung windows. The dwelling is substantially intact.

- "Calder Park", 20 Mount Duneed Road, Mount Duneed: built in 1858, the dressed bluestone Victorian styled dwelling has a hipped roof form clad in slate, with substantial extensions at the rear. There are early but altered chimneys. The original design is especially defined by the symmetrical composition of the front early door opening with a fanlight above, and the flanking timber framed double hung windows. These openings are distinguished by the rendered quoinwork.

- "Oak Trade", 50 Whites Road, Mount Duneed: built in c.1873 by Joseph and Elizabeth Rainford, the Victorian styled bluestone dwelling is defined by gabled roof forms clad in corrugated sheet metal, hipped bullnosed verandah with cast iron valance (this verandah may have been added later), bluestone chimney and central front doorway with flanking windows. There is a gabled weatherboard addition at the rear that may be early, as well as later additions.

REFERENCES:

D. Rowe & L. Huddle, 'City of Greater Geelong Outer Areas Heritage Study Stage 2', vol. 13, prepared for the City of Greater Geelong, 1998-2000.
I. Wynd, 'Environmental History' in D. Rowe & L. Huddle, 'City of Greater Geelong Outer Areas Heritage Study Stage 2', vol.2, prepared for the City of Greater Geelong, 1998-2000.
J. Pescott, *South Barwon 1857 - 1985*, City of South Barwon, Belmont, 1985, pp.112-129.
J.S. McFadzean, 'A Farm in the Making: The Geelong Harbor Trust's Farm, Sparrovale, Geelong' in *Journal of Agriculture*, Department of Agriculture, Melbourne, vol.6, 1908, p.490.
L. Huddle, 'Armstrong Creek Cultural Heritage Technical Report' Part B, prepared for the City of Greater Geelong, 24 February 2006.
Geelong Advertiser, 18 November 1901.
The Argus, 29 May 1934, p.1.
McAteer, C., Will & Probate Inventory, 8 May 1915, VPRS 28/P3, Unit 526, Public Record Office Victoria.
McAteer, F., Will & Probate Inventory, 10 January 1902, VPRS 28/P0, Unit 4095, Public Record Office Victoria.
Geelong Rate Books, 1865-66, Geelong Heritage Centre.
South Barwon Rate Books, 1869-73, 1874, 1879, 1880-1900, 1902-03, 1923-38, Geelong Heritage Centre.

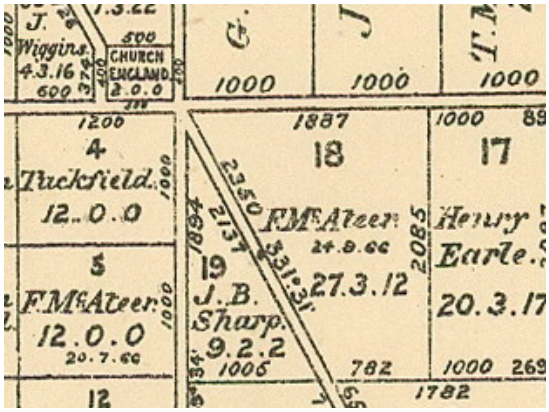
PLACE NAME : Bluestone Cottage | **Place No.** CHA01

ADDRESS : 375 Barwon Heads Road, Charlemont | 22 January 2014

Victorian Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.
City of Greater Geelong Planning Permit 433/2004.

Bluestone outbuilding, 2013.

Bluestone outbuilding, 2013.



Lot 18 purchased by F. McAteer in Plan of the Parish of Connewarre, 1888. Source: State Library of Victoria.

Bluestone cottage, 1998. Source: [redacted], 'Outer Areas Heritage Study Stage 2'.

Marshalltown Rd
Tannery Rd
Barwon Heads Rd
Horseshoe Bend Rd
7-9
11-19
375-389

PLACE NAME : J.F. Field Play Park

Place No. MAR02

ADDRESS : 01 Marshalltown Road, Marshall

22 January 2014

Historic Theme(s):

Townships - The Hamlets
Community Life - Churches
Community Life - Leisure

Condition Good

Integrity Moderately Intact

Photograph Date 03 May 2013

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS:

Victorian Heritage Register:

Heritage Inventory:

Local Planning Scheme:

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

Register of the National Estate - Database No:

National Trust (Victoria) Register:

RECOMMENDED LEVEL OF SIGNIFICANCE: Local

RECOMMENDATIONS:

- ☐ Recommended for inclusion in the Victorian Heritage Register
- ☐ Recommended for inclusion in the Victorian Heritage Inventory
- ☒ Recommended for inclusion as a Heritage Overlay in the Planning Scheme
- ☐ Not Recommended for inclusion as a Heritage Overlay

Schedule to the Heritage Overlay

- ☐ External Paint Controls Should Apply
- ☐ Internal Alteration Controls Should Apply
- ☒ Tree Controls Should Apply
- ☐ Fences &/or Outbuildings of Note

Comments

The surviving cypress and pine trees contribute to the significance of the park. It is recommended that the heritage overlay apply to the whole site (as shown on the attached image).

Opportunities are available to provide some interpretation of the former St. Cuthbert's Church associations with the site.

STATEMENT OF SIGNIFICANCE:

What is Significant?

The J.F. Field Play Park, 1 Marshalltown Road, Marshall, has significance as an important recreation ground established in 1988 after the relocation of St. Cuthbert's Anglican Church that had occupied the site since 1854. The site has been a central focus for the development and witness of the Anglican Church for over 125 years and from the late 20th century, public recreation. Tennis has been a sporting activity at this site since 1907 and the tennis court (although resurfaced) survives in its original location. The surviving mature cypress and pine trees are a physical legacy of the former Church occupation of the site and they continue to contribute to the landscape qualities of the reserve today. The reserve was

named the J.F. Field Play Park in 1988 in memory of James Frederick Field (c.1910-1972), a long serving and well-respected member of the former St. Cuthbert's Church. In the south-west corner of the Park is a post-supported "J.F. Field Play Park" sign, giving some interpretation of the commemorative importance of the Park, while the introduced tennis pavilion also displays a sign in memory of J.F. Field.

How is it Significant?
The J.F. Field Play Park at 1 Marshalltown Road, Marshall, is historically, socially and aesthetically significant at a LOCAL level.

Why is it Significant?
The J.F. Field Play Park at 1 Marshalltown Road is historically significant for its associations with the life and development of St. Cuthbert's Anglican Church between 1854 and 1988, and especially with James Frederick Field (c.1910-1972), a long serving and well-respected member of St. Cuthbert's who contributed much to the life and witness of the Church, including St. Cuthbert's Tennis Club (Criteria A & H). The park and the tennis pavilion are named in honour of J.F. Field who resided opposite the site at 19 Mornane Road.

The J.F. Field Play Park at 1 Marshalltown Road is socially significant as it is recognised by sections of the local community for its former Church use, and particularly for the important recreational role it plays in the area today (Criterion G). Tennis has been played on this site since 1907 and this continuing sporting activity is also valued by sections of the community in the existing original tennis court (albeit resurfaced). Equally importantly, the Play Park and the tennis pavilion have commemorative value for their associations with James Frederick Field, a well respected member of the community recognised for his sporting achievements and his devotion to the St. Cuthbert's Anglican Church that was previously on this site.

The surviving mature cypress and pine trees in the J.F. Field Play Park, 1 Marshalltown Road, are aesthetically significant for the important contribution they make to the landscape values of the reserve (Criterion E). While these trees are a physical embodiment of the previous occupation on the site of St. Cuthbert's Anglican Church, they continue to contribute to the landmark qualities of the reserve in this prominent corner location at Marshall.

DESCRIPTION:

The J.F. Field Play Park at 1 Marshalltown Road, Marshall, is bound by the Barwon Heads Road to the east, Marshalltown Road to the south and Mornane Road to the west. The Park is especially characterised by two mature cypress trees at the southern end, a surviving mature pine tree to the west and several gum trees, other vegetation and open grassed areas.

A feature of the park is the tennis court. It is centrally located and has a bitumen surface and is bound by a high, black cyclone wire fence. A late 20th century skillion tennis pavilion constructed of Colorbond tray deck is located on the west side of the tennis court, having an large opening on the east side with a built-in timber seat. The structure is identified as the J.F. Field Memorial Pavilion.

To the west of the tennis pavilion is a children's playground having a bark surface and timber border surround.

In the south-west corner of the park is a timber sign that reads "J.F. Field Play Park" while to the north-west of this sign is another tubular steel framed sign that reads "Marshall Reserve".

PLACE NAME : J.F. Field Play Park | **Place No.** MAR02

ADDRESS : 01 Marshalltown Road, Marshall | 22 January 2014

HISTORY:

General History of Marshall

(largely taken from Greater Geelong Outer Areas Heritage Study Thematic History)

Once known as Breakwater, then Marshalltown, this locality was an important industrial area from the mid 19th century. It was here that the Brearley Brothers established their Australian Tannery in 1852. It became the largest tannery in the southern hemisphere and had a work force of 50. It had its rivals - Gardiner's and Victoria tanneries and Barwonside fellmongery. In 1890 Marshall had a population of 225. Brearleys' closed in 1925 and the Victoria in 1929, ending Marshall's association with tanning.

From 1886 the area had been served by a railway siding which was first known as Connewarre but was renamed Marshall in 1907 - it closed in 1964. There had also been a branch line to serve the neighbouring Geelong Racecourse from 1878 to 1906 when the course was shifted to its present site. The branch railway was then dismantled in 1909. The racecourse land was handed over to the Geelong Harbor Trust, formed in 1905, which developed it as Sparrovale Farm, named after E.R. Sparrow, auctioneer and secretary of the racing club. The development of Sparrovale Farm continued a tradition of farming in the Marshall area established in the 19th century.

When Michael Murnane opened the Breakwater Hotel at Marshall in 1856, the location was given as Connewarre; it remained in business until at least 1872. Another hotel, the Racecourse appeared at Marshall in 1886 and survived into the post-World War II era; today Rice Village, a Catholic retirement scheme, occupies the site. A denominational school was established by the Church of England in 1851 and it also served as a church from 1852 until the separate St. Cuthbert's opened in 1871. The school was replaced by a vicarage in 1904 (it was destroyed by fire in 1938) and a new church was built in 1911 (further details are given in the following subsection).

Marshall's second school was opened as State School No. 3917 Ash's Hill in 1915. In 1922 it was renamed Marshall; in 1940 it was destroyed by fire and was rebuilt in the following year. It closed its doors in 1948, an indication of the declining population in the area at this time. In recent years, parts of Marshall have witnessed substantial suburban residential development and the construction of a railway station off Marshalltown Road.

History of St. Cuthbert's Church of England & J.F. Field Play Park

A rectangular 2 acre site at the corner of Barwon Heads and Marshalltown Roads (then known at Mt Colite Road and Gardiners Lane) was set aside for Anglican Church purposes on 28 December 1854. A school room and dwelling was subsequently built for the Denominational Church School and the school room served as a place of worship. On 14 July 1870, a licensed lay reader, J. Brown, commenced duties. On 23 September 1870, the *Victoria Government Gazette* listed the first Trustees of the Anglican Church site. They were The Lord Bishop of Melbourne, James Wilberforce Stephen, and Thomas Turner A'Beckett.

It was on 29 January 1871 when the Marshalltown Church was officially opened by Canon Goodman. Mr Sharp Brearley of the Australian Tannery had previously chaired a fundraising committee to repair the school room and install 20 seats, a platform and reading desk. The Church was named St. Cuthbert's.

By 1901, the St. Cuthbert's Church congregation had decided to construct a new Church building. At this time, a meadow fete was held on 23 October to raise funds for the new building. In 1904, the Geelong architects, Laird and Barlow, called tenders for the construction of a Parsonage on the site. Three years later in 1907 an open air tea meeting, sacred concert and sale of work was held in aid of the Parsonage fund.

Also in 1907 was the opening of the St. Cuthbert's tennis court. Those involved with the establishment of the court were Messrs A.G. White, N. Hirst (Belmont); Misses Adamson and Walker (Mt. Duneed), Rev. D. Weir and Archdeacon Hindley. The establishment of the St. Cuthbert's Tennis Club not only brought about the sporting activity of tennis to the Church site, but also social events. In 1908, the Tennis Club held a concert.

In 1908, a special meeting of the congregation was held to discuss the construction of a new timber Church building. It was designed by the Geelong architects, Laird and Barlow and built by Mr Kelly at a cost of £530. The Federation Carpenter Gothic styled building, with its steeply pitched gabled roof was situated near the south-west corner of the

site with a frontage to Marshalltown Road.

In 1922, the old school room and dwelling were demolished and replaced with a new hall. It was located to the south-east of the Church building, immediately south of the tennis court.

In 1968, the north-east corner of the Church site was excised as part of the realignment of the Barwon Heads Road. With a declining congregation, St. Cuthbert's Church relocated to a new building in Grovedale in 1982. The old timber Church was removed to Cobbin Farm, Grove Road, Grovedale in 1987 and in the following year the hall was demolished. The Church land at 1 Marshalltown Road was sold to the South Barwon City Council for $30,000, which, according to Joy Durran in *The History of St. Cuthbert's Church*, was "on condition it remain a recreation area." Durran also stated that:

"The old trees and tennis court, the J.F. Field Memorial Pavilion, the new play equipment and seating on land almost lost to a council subdivision, were saved by a determined effort by local people."

Contributing much to the development and witness of St. Cuthbert's Church was the Field family. James Frederick Field (c.1833-1905) and Mary (nee Kemp) (c.1834-1923) had emigrated from England and first came to Marshalltown in 1876. They had seven children, with Charles Ryder Field (c.1868-1953) being the fourth child. Charles Field married Sarah Ann Riley in 1902 and they had one child, James Frederick Field, who was born in c.1910. A clerk/accountant, J.F. Field married Gertrude (nee Seiffert) and they had a daughter, Bernice (Mrs O'Leary). The Field family home was situated opposite the Church site at 19 Mornane Road. It was built for Charles and Sarah Field in 1904-05 and it was later the home of James and Gertrude Field.

The esteem held to the Field family by the Church congregation was noted upon the death of Charles Field in 1953. As Joy Durran in *The History of St. Cuthbert's Church* states:

"the death of Mr Charles Ryder Field, a vestry man since 1899, was mentioned in high tribute to his loyal service. Members of the vestry stood in silence as a mark of respect to him."

Another early member of the Church was Jim Field (senior). He served as Secretary for 10 years between 1877 and 1887. His grandson, James Frederick Field was also a long serving member of St. Cuthbert's. He donated a notice board in memory of his parents, Charles and Sarah in 1953. His service to the Church included a term as Secretary between 1961 and 1972, Peoples' Warden in 1970, and involvement in the St. Cuthbert's Tennis Club. On his death in 1972, the Vestry, Guild and Parishioners of St. Cuthbert's Church published a notice in the *Geelong Advertiser* as "A tribute of respect to James Frederick (Jim) who gave a lifetime of devoted service to St. Cuthbert's Church of England, Marshall."

James Field's wife, Gertie Field, was Church Organist in 1942-1952, 1954-1958 and 1961-82, Sunday School Superintendent, Ladies' Guild office bearer and a member of the St. Cuthbert's Tennis Team.

A tennis pavilion at St. Cuthbert's was subsequently named in memory of James Field. After the Church site was sold to the South Barwon City Council and transformed into a recreation ground, it was named the J.F. Field Play Park, in memory of James Frederick Field. Since 1998, a post-supported sign has been erected in the south-west corner of the site, recognising the name of the reserve as the J.F. Field Play Park.

COMPARATIVE:
The J.F. Field Play Park is one of few historically recognised small public recreation reserves south of the Barwon River in the former municipality of South Barwon. Other comparable reserves include:

- Alsop Park, 2-4 Mt Pleasant Road, Belmont: set on a triangular piece of land with roads to all sides of the site, the park is characterised by two mature Canary Island Palm trees, perimeter garden beds having bluestone borders and open grassed areas. The land was first temporarily reserved from sale in 1880 and in 1909 it was described as "a reserve for road purposes." It was not until 1941 when the reserve was officially opened as Alsop Park, having been named after Councillor Alsop, past (and then current) President of the South Barwon Shire.

- Belmont Heights Neighbourhood Park, Regent Street, Belmont: rectangular in plan, the park is characterised by an open, grassed playground and substantial pine, cypress, palm peppercorn, silky oak and Moonah-Meleleuca trees. There is some public seating and children's play equipment. It appears that the site was designated for a park as early as 1913 when the Belmont Height Estate residential subdivision was created and the first of many homes constructed.

REFERENCES:

I. Wynd, 'Environmental History' in D. Rowe & L. Huddle, 'City of Greater Geelong Outer Areas Heritage Study Stage 2', 1998-2000, volume 2, prepared for the City of Greater Geelong.
J. Pescott, *South Barwon 1857 - 1985*, City of South Barwon, Belmont, 1985, pp.112-129.
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Geelong Advertiser, 6 September 1901, 13 August 1904, 15 October 1904, 19 October 1907, 12 November 1907, 14 July 1908, 10 November 1908 and 19 June 1913,
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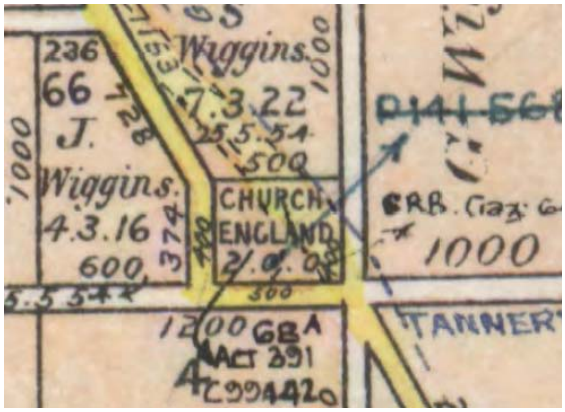
J. Durran, *The History of St. Cuthbert's Church,* Joy Durran & Geelong Historical Records Centre, Geelong, 1993.
Church of England, Connewarre, file, VPRS 242 Unit 19, Public Record Office Victoria.
St. Cuthbert's Church of England Marshalltown, Public Building file, VPRS 7882, Units 707 & 1431, Public Record Office Victoria.

J.F. Field Play Park, looking north from Marshalltown Road.

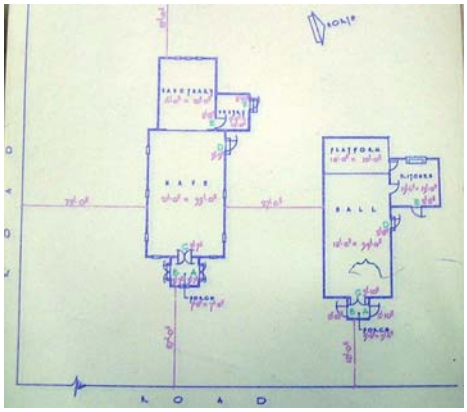
J.F. Field Memorial Tennis Pavilion, east elevation.

PLACE NAME : J.F. Field Play Park | **Place No.** MAR02

ADDRESS : 01 Marshalltown Road, Marshall | 22 January 2014



Connewarre Parish Plan showing 2 acres of land reserved for the Church of England, Source: VPRS161, Public Record Office Victoria.



Floor plans of St. Cuthbert's Church & Hall, 17 December 1964. Source: VPRS 7882, Unit 1431, Public Record Office Victoria.

St. Cuthbert's Church (left) & Hall (right) fronting Marshalltown Road, c.1928. Source: Holmes collection c/o [redacted].

J.F. Field (standing) with his parents, Charles and Sarah Field, n.d. Source: Pescott, *South Barwon 1857-1985*, p.120.

RECREATION RESERVE
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1A
1-2
3
13
15
17
19
15
17
19
1
1
Mornane Rd
Marshalltown Rd
Barwon Heads Rd
Horseshoe Bend Rd
1-5
20

PLACE NAME : Dwelling

Place No. MAR03

ADDRESS : 28 Marshalltown Road, Marshall

22 January 2014

Historic Theme(s):

Early Settlement - Agriculture
Townships - The Hamlets

Condition Good

Integrity Moderately Intact

Photograph Date 03 May 2013

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS:

Victorian Heritage Register:

Heritage Inventory:

Local Planning Scheme:

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

Register of the National Estate - Database No:

National Trust (Victoria) Register:

RECOMMENDED LEVEL OF SIGNIFICANCE: Local

RECOMMENDATIONS:

- ☐ Recommended for inclusion in the Victorian Heritage Register
- ☐ Recommended for inclusion in the Victorian Heritage Inventory
- ☒ Recommended for inclusion as a Heritage Overlay in the Planning Scheme
- ☐ Not Recommended for inclusion as a Heritage Overlay

Schedule to the Heritage Overlay

- ☐ External Paint Controls Should Apply
- ☐ Internal Alteration Controls Should Apply
- ☒ Tree Controls Should Apply
- ☐ Fences &/or Outbuildings of Note

Comments

The mature Canary Island Palm tree contributes to the significance of the place. It is recommended that the heritage overlay apply to the land identified as 28 Marshalltown Road, excluding a portion of the rear yard addressed as 19 St Cuthberts Court (as shown in the attached aerial).

STATEMENT OF SIGNIFICANCE:

What is Significant?

The dwelling at 28 Marshalltown Road, Marshall, has significance as an historical legacy of 19th century farming in the Marshall area, and as moderately intact and locally elaborate example of a Late Victorian styled timber house. Built in c.1889-90 for J.A. Quinn and subsequently owned by Charles Crisp, farmer and gentleman, the significant fabric includes the symmetrical composition and front hipped and rear double hipped roof forms, face brick chimneys with corbelled tops, modest eaves, central door doorway (with a four panelled timber door and sidelights and highlight) and flanking timber framed double hung windows. Although the existing return bullnosed verandah may have replaced an earlier verandah, the bullnosed profile, stop chamfered timber posts and decorative cast iron valances and brackets are consistent with Late Victorian design. Other fabric that contributes to the Late Victorian style include the

corrugated profile sheet metal roof cladding, timber weatherboard wall cladding and the modest eaves with paired brackets and panelling between. The mature Canary Island Palm tree centrally located in the front yard contributes to the setting of the property.

How is it Significant?
The dwelling at 28 Marshalltown Road is historically significant at a LOCAL level.

Why is it Significant?
The dwelling at 28 Marshalltown Road is historically significant for its associations with farming in Marshall from the late 19th century (Criterion A). The area was once characterised by outlying farms south of the Barwon River and this dwelling is an historical legacy of the agricultural progress of the district at the time of its construction in c.1889-90. Originally built for J.A. Quinn, it was soon owned by Charles Crisp, farmer and gentleman. The significance of the dwelling is embodied in the surviving Late Victorian style fabric.

The property at 28 Marshalltown Road is one of few surviving 19th century properties in the Marshall area with a mature Canary Island Pam tree that contributes to the setting of the place (Criterion E).

DESCRIPTION:

The dwelling at 28 Marshalltown Road, Marshall, is set on a contextually substantial elongated allotment with generous front and side setbacks. An early and substantial Canary Island Palm tree forms a centrepiece of the front garden, being surrounded by a circular gravelled pedestrian path connected to gravelled paths providing access to the front gate and the dwelling respectively. Flanking the Palm tree are open grassed areas with perimeter garden beds including low hedging near the dwelling. Other mature trees are located near the front boundary, with mature Peppercorn trees situated near the front north-east corner of the dwelling. On the east side is a wide driveway providing access to an introduced gabled garage that is set back from the dwelling. The front is bound by an introduced fence having stop chamfered timber posts with decorative metal cappings and bays of visually permeable powder-coated aluminium palisades. The fence has been introduced and is approximately 1500 mm high. The western portion of the front boundary has an introduced high capped timber paling fence that screens private open space comprising another open grassed area with perimeter garden beds, central garden features and other plantings and pathways. At the rear is a tennis court and gabled outbuilding, as well as perimeter trees and other plantings.

The symmetrical, single storey, timber weatherboard, Late Victorian styled dwelling is characterised by a hipped roof form and return bullnosed verandah. Behind the front hipped roof, the original double hipped roof forms have been considerably extended to the south (rear), with projecting faceted bays on the east and west sides also comprising additions. These additions feature bullnosed verandahs. It is unclear whether the original front verandah has been extended with the return verandahs along the sides or whether it originally only projected at the front. The roof forms appear to be clad in corrugated zincalume. A large face brick chimney with a corbelled top adorns the roofline near the front on the east side, while a smaller, similarly-designed chimney is a feature on the west side.

The symmetry of the design is especially defined by the original central front doorway (with a four panelled timber door and timber framed sidelights and highlights) and flanking timber framed double hung windows. The timber framed front screen door has been introduced, as may have been the windows front portions of the side elevations. The timber verandah floor appears to be a replacement for the original timber floor.

Other features of the design include the stop chambered timber verandah posts and decorative cast iron verandah valances and brackets, and the modest eaves with timber panelling and paired timber brackets.

PLACE NAME :	Dwelling	**Place No.** MAR03
ADDRESS :	28 Marshalltown Road, Marshall	22 January 2014

Overall, the dwelling appears to be in good condition, with little evidence of deterioration when viewed from Marshalltown Road. The original Late Victorian design of the dwelling is intact when viewed from Marshalltown Road although the overall three dimensional integrity has been compromised by the rear addition.

HISTORY:

General History of Marshall
(largely taken from Greater Geelong Outer Areas Heritage Study Thematic History)
Once known as Breakwater and Connewarre and Marshalltown, this locality was an important industrial area from the mid 19th century given its close proximity to the Barwon River. It was here that the Brearley Brothers established their Australian Tannery in 1852. It became the largest tannery in the southern hemisphere and had a work force of 50. It had its rivals - Gardiner's and Victoria tanneries and Barwonside fellmongery. In 1890 Marshall had a population of 225. Brearleys' closed in 1925 and the Victoria in 1929, ending Marshall's association with tanning.

From 1886 the area had been served by a railway siding which was first known as Connewarre but was renamed Marshall in 1907 - it closed in 1964. There had also been a branch line to serve the neighbouring Geelong Racecourse from 1878 to 1906 when the course was shifted to its present site. The branch railway was then dismantled in 1909. The racecourse land was handed over to the Geelong Harbor Trust, formed in 1905, which developed it as Sparrovale Farm, named after E.R. Sparrow, auctioneer and secretary of the racing club. The development of Sparrovale Farm continued a tradition of farming in the Marshall area established in the 19th century. In 1908, the *Journal of Agriculture* described the Marshall and Connewarre area in an analysis of the newly created Sparrovale Farm as follows:

"... on the lower reaches of the Barwon River, about five miles south of Geelong ... which is known as Connewarre, there is a large area of several thousands of acres of low-lying ground that was apparently at one time a shallow bay into which the river emptied itself; but while, silting up gradually, has eventually been formed into swamps, through which the river slowly finds its ways to the sea. On either bank is water-logged land over which there is a slight tidal flow excepting when the river is in flood. Bordering on this are farms of various sizes that have been settled for quite a number of years. Some larger areas have been held by municipal and other corporations, and, at the northern end where a breakwater was constructed against the tide in 1841, there are several mills and factories treating such raw products as wool, hides, bark and the like."

When Michael Murnane opened the Breakwater Hotel at Marshall in 1856, the location was given as Connewarre; it remained in business until at least 1872. Another hotel, the Racecourse appeared at Marshall in 1886 and survived into the post-World War II era; today Rice Village, a Catholic retirement scheme, occupies the site. A denominational school was established by the Church of England in 1851 and it also served as a church from 1852 until the separate St. Cuthbert's opened in 1871. The school was replaced by a vicarage in 1904 (it was destroyed by fire in 1938) and a new church was built in 1911; the old church was demolished eleven years later and a new Sunday School was built. St. Cuthbert's was sold in 1978 and in 1987 the Church building was relocated to Cobbin Farm, Grovedale; the Church land being sold to the City of South Barwon on the condition that it be transformed and retained as a Play Park that was named in honour of J.F. Field, vestry man of St. Cuthbert's Church.

Marshall's second school was opened as State School No. 3917 Ash's Hill in 1915. In 1922 it was renamed Marshall; in 1940 it was destroyed by fire and was rebuilt in the following year. It closed its doors in 1948, an indication of the declining population in the area at this time. In recent years, parts of Marshall have witnessed substantial suburban residential development and the construction of a railway station off

Marshalltown Road.

History of the Dwelling at 28 Marshalltown Road

The property at 28 Marshalltown Road, Marshall, originally formed allotment 3 of Section 2, comprising 10 acres in the Parish of Connewarre. The first Crown Land purchaser on 28 Feburary 1854 was William Tuckfield who had emigrated from Cornwall, England. In later years, this site and Tuckfield's adjoining 10 acres had been sold to Richard William Tozer. A foreman, Tozer lived 'below the Breakwater' with his wife, Anna, on five acres of land in a 7 roomed timber house with a shingled roof. They had six children and were members of St. Cuthbert's Anglican Church at Marshalltown. At the time of Tozer's death in 1882, his Probate Inventory included a description of allotments 3 (subject site) and 6 of Section 2 comprising 20 acres of land with "no building thereon, is fenced and occupied by widow of deceased, would let at £5 per annum, valued at £90."

By 1886-87, Mrs Tozer had leased the land in Marshalltown Road (then known as Gardiners Lane) to John Arthur Quinn. It appears that the existing dwelling at 28 Marshalltown Road was constructed in 1889-90 and it was let to E.A. Crisp. By 1890-91, Charles Crisp, farmer and gentleman, was the owner and occupier. In 1902-03, Crisp had relocated to Belmont and he leased the dwelling and land to James Harcourt Reeves, farmer. By 1923-24, the house and land had been sold to Herbert John Earle, a farmer and he lived there until at least the 1940s.

It was possibly in 1993 when substantial additions were constructed at the rear of the dwelling. It may have also been at this time when a tall timber paling fence was constructed on the front boundary. In 2000, a building permit was granted for the construction of a verandah and deck and in the following year, 2001, another permit was issued for the building of the garage and carport to the east of the dwelling. Between 1998 and 2006 the front paling fence was removed and replaced with the existing timber post and aluminium palisade front fence, once again revealing the setting and front of the dwelling to public view.

COMPARATIVE:

Historically, the Crown Land sales of the land at Marshall (including the area now known as Charlemont) in the 1850s and 1860s brought about the creation of a number of farms for grazing. Like the dwelling at 28 Marshalltown Road, most of the timber farm houses appear to have been built in the later 19th century. Some of these farm houses no longer survive, including the former Mt Colite farm house of Thomas Batten at 5 Grove Road (built in c.1875), while others have substantially deteriorated which in turn has reduced their integrity. These farm dwellings include the dwelling at 1 Tannery Road (built c.1902-03 for Edward McAteer) and "Affair", 46 Tannery Road (also built in c.1902-03 or relocated to the site at this time for James Canty and leased to John Collins, farmer). Other surviving 19th century farm houses in the area include the dwelling at 43-71 Sparrovale Road (built in 1891 for Thomas Mallett and leased to John Allen, farmer), and "Holanthe", 61 Tannery Road (built in c.1885 for James Canty, farmer). The earliest surviving farm dwelling in the area is the bluestone cottage at 375 Barwon Heads Road (built in c.1866 for Francis McAteer). Further afield at Mt Duneed (including the area now known as Armstrong Creek), a number of other farm dwellings were constructed in the later years of the 19th century. They included the dwelling at 282-400 Horseshoe Bend Rd (built in 1884-85 for John Ford who had first established his farm on this site by 1865) and the farm dwelling at 568 Surf Coast Highway (built in 1883-84 for Alfred Hewitt).

Architecturally, the dwelling at 28 Marshalltown Road is one of a select number of surviving weatherboard Late Victorian styled dwellings in the once rural outskirts south of the Barwon River in the Marshall, Connewarre and Mt Duneed districts. Most other examples are of similar design, having hipped roof forms clad in corrugated sheet metal, front post-supported hipped and concave or bullnosed verandahs, corbelled face red brick chimneys, symmetrical compositions defined by central four panelled timber doors

and flanking timber framed double hung windows. The more intact comparable examples include the dwellings at 43-71 Sparrovale Road, 568 Surf Coast Highway and 282-400 Horseshoe Bend Road. These dwellings also feature decorative cast iron front verandah brackets and valances. Other moderately intact examples in the local Marshall area have been altered and/or extended and they include the dwelling at 19 Mornane Road (built in c.1892-93 for Richard Zelley), and "Holanthe" at 61 Tannery Road. Like the dwelling at 28 Marshalltown Road, the Late Victorian design qualities of these other examples are clearly discernible when viewed from the front. Another earlier comparable example featuring a hipped roof form, return post-supported bullnosed verandah and face red brick chimneys is "Barwonside" at 81 Tannery Road, Charlemont. The earliest portion of the dwelling may date to c.1855 but the main hipped portion visible from Tannery Road is defined by mid-late Victorian design. On Bluestone School Road at Connewarre are two other surviving mid-late Victorian styled dwellings, both of which have been altered. They are the dwelling at 357-451 Bluestone School Road (built in c.1888-89, possibly for John Cameron, farmer) and the dwelling at 570 Bluestone School Road (built in c.1875-1880). Overall, the dwelling at 28 Marshalltown Road, while altered and extended, is one of the more elaborate local examples in good condition, and one of few with a mature Canary Island Palm tree that continues to contribute to the setting.

REFERENCES:

I. Wynd, 'Environmental History' in D. Rowe & L. Huddle, 'City of Greater Geelong Outer Areas Heritage Study Stage 2', 1998-2000, volume 2, prepared for the City of Greater Geelong.
J. Pescott, *South Barwon 1857 - 1985*, City of South Barwon, Belmont, 1985, pp.112-129.
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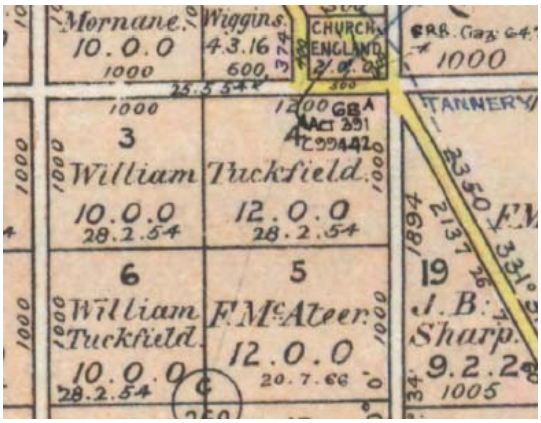
J. Durran, *The History of St. Cuthbert's Church,* Joy Durran & Geelong Historical Records Centre, Geelong, 1993.

28 Marshalltown Road, 1 May 2013.



Connewarre Parish Plan showing lot 3 owned by W. Tuckfield.
Source: VPRS161, Public Record Office Victoria.

PLACE NAME : Dwelling

ADDRESS : 28 Marshalltown Road, Marshall

Place No. MAR03

22 January 2014

28 Marshalltown Road, 19 May 1998. Source: [redacted], 'Outer Areas Heritage Study Stage 2'.

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St Cuthberts Ct

PLACE NAME : Former Pipe Factory Ruins

Place No. MAR04

ADDRESS : Marshalltown Road, Marshall

22 January 2014

Historic Theme(s):

Transport - Rail
Urbanisation - Water Supply

Condition Ruins

Integrity Ruinous

Photograph Date 01 May 2013

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS:

Victorian Heritage Register: H7721-0119

Heritage Inventory:

Local Planning Scheme:

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

Register of the National Estate - Database No:

National Trust (Victoria) Register:

RECOMMENDED LEVEL OF SIGNIFICANCE: State

RECOMMENDATIONS:

- ☒ Recommended for inclusion in the Victorian Heritage Register
- ☐ Recommended for inclusion in the Victorian Heritage Inventory
- ☐ Recommended for inclusion as a Heritage Overlay in the Planning Scheme
- ☐ Not Recommended for inclusion as a Heritage Overlay

Schedule to the Heritage Overlay

- ☐ External Paint Controls Should Apply
- ☐ Internal Alteration Controls Should Apply
- ☐ Tree Controls Should Apply
- ☐ Fences &/or Outbuildings of Note

Comments

STATEMENT OF SIGNIFICANCE:

What is Significant?

The former Pipe Factory site and surviving concrete remnants above and below ground, off Marshalltown Road, Marshall, are significant for their associations with the development of the temporary ovoid reinforced cement pipe making factory established by the renowned engineers, E.G. Stone and E.J. Siddeley in 1912. The factory represented one of the earliest reinforced cement pipe making sites in Victoria, during a time of great invention in cement pipe manufacturing by several engineers and companies. Of particular physical significance are the remnant 28 reinforced cement pipe moulds, reinforced cement pipe ends, reinforced cement frame and the cement flooring and installations (above and below ground) of the factory building that once formed part of the unique pipe manufacturing process. The pipes were made as part of the Geelong Waterworks and Sewerage Trust's major Ocean Outfall

Sewerage Scheme, whereby a network of reinforced cement sewerage pipes in Geelong and surrounding areas were connected to an ovoid pipeline to the ocean outfall at Blackrock. Established on a railway reserve associated with the Geelong to Colac Railway Line and the nearby Marshall Railway Station (which closed in 1964), the pipe factory at Marshall was dismantled and a new factory established in South Geelong in January 1915. However the reinforced cement fabric at the Marshall factory site survives as evidence of the extraordinary pipe manufacturing process.

How is it Significant?
The surviving reinforced cement pipe moulds, pipe ends, frame and pavements are of scientific significance to the State of Victoria.

The former Pipe Factory site is of historical significance to the Greater Geelong region.

Why is it Significant?
The surviving reinforced cement remnants at the former Pipe Factory site off Marshalltown Road has scientific significance (Criteria B & F). The approximately 28 reinforced cement pipe moulds, pipe ends, reinforced cement frame and cement floors in themselves demonstrate some understanding of the unique reinforced cement pipe manufacturing process established by Stone and Siddeley in 1912. This surviving fabric, when considered in the context of the development of the Geelong Waterworks and Sewerage Trust's Ocean Outfall Scheme and the development of reinforced cement pipe manufacturing technology in Australia in the very early 20th century, have exceptional scientific interest and are in danger of being lost. The buried remnants of the site itself also has the potential to illustrate further physical remnants of the unique reinforced cement pipe making process that formed part of the Geelong Waterworks and Sewerage Trust's ocean outfall sewerage scheme between 1912 and 1914.

The former Pipe Factory site off Marshalltown Road is historically significant for its associations with the development of the pipe factory where oviform reinforced cement sewerage pipes were manufactured for the Geelong Waterworks and Sewerage Trust's Ocean Outfall Sewerage Scheme between 1912 and 1914 (Criteria A & C). The process of pipe manufacture, which was a departure from standard practice for the time, involved dispensing with manual labour as much as possible, and the mechanical mixing of raw materials that were then transferred by compressed air to a huge cast steel mould inside which was placed wire reinforcing. The pipe factory site also has associations with the manufacture of 80 piles for the Ovoid Sewerage Aqueduct that spans the Barwon River nearby. The aqueduct is considered to be of national significance. The piles were made using the most exotic reinforced cement construction system at the time, the French Considère system. The site has further associations with the inventive and renowned engineers, E.G. Stone and E.J. Siddeley. This historical significance is embodied in the surviving concrete remnants. The site is also associated with the development of the Geelong-Colac Railway Line from c.1874.

DESCRIPTION:

The former Pipe Factory site is located off Marshalltown Road, Marshall, to the south of the Marshalltown Railway Station and station car park. The site is bound by post and wire fencing on the east side and cyclone wire fencing on the north side and it now forms part of the railway reserve that is bisected by the Melbourne to Warrnambool Railway Line. An archaeological assessment of the site was carried out by Terra culture Pty Ltd in May 2004 with the following results:
The largely open grassed flat area of approximately 300 m in length and 20-50 m in width has reinforced concrete remnants and debris that directly relate to the early pipe factory use. These remnants survived the deliberate dismantling of the factory complex and tramway system in 1915. The remnants include:

** An in situ reinforced concrete gantry, rectangular in plan and rising several metres above the ground;

PLACE NAME : Former Pipe Factory Ruins | **Place No.** MAR04

ADDRESS : Marshalltown Road, Marshall | 22 January 2014

** Some 28 large reinforced concrete pipe moulds and ends. The pipe moulds occur in half sections, each measuring up to 10ft long by 3 ft 8 in wide and are of two types: (1) an angular shaped cover and (2) semi-circular shaped base. When fitted together the pipe moulds form an ovoid shaped cavity with a smooth internal finish. Threaded bolts protrude from the ends and the sides of the moulds and a series of metal lined holes occur along their sides. Shallow indentations on the external surface show that the moulds had been formed using metal and/or timber planks as boxing. The moulds are scattered around the above noted concrete frame; most of them prostrate and several standing upright; and also in two further scatters to the south west and south east;

** Three reinforced concrete mould ends measuring 4 ft 8 in by 6 ft 3 in with an ovoid hole in their center;

** Concrete slabs and pavements underlying and located to the north of the above noted gantry;

The gantry and many of the pipe moulds are located within an area of approximately 10 x 10 m, an area that does not include concrete pavements extending some 50 m to the north.

The surface of the ground through the area, particularly north of the concrete remnants, was covered with gravel, sand and areas of dumped cement, representing debris from the workings of the previous pipe factory.

Since 2004, the Marshalltown Railway Station and car park has been constructed. This has resulted in the removal of the row of mature Cypress trees along the eastern boundary as well as Hawthorn bushes that were extant in 2004. It would appear that much of the remnant pipe factory fabric survives (as recorded in 2004), apart from possibly the removal or relocation of remnants at the northern end.

Aboriginal archaeological testing was also carried out at the former pipe factory site by Terra culture in 2004, with assistance from [redacted], site worker representing the Wathaurong Aboriginal Co-operative and [redacted], back hoe driver. No artefacts were noted.

Further details, including annotated maps of all the remnants on the site are given in TerraCulture Pty Ltd, 'Grovedale Cement Pipe Factory Heritage Assessment', May 2004.

PLACE NAME : Former Pipe Factory Ruins | **Place No.** MAR04

ADDRESS : Marshalltown Road, Marshall | 22 January 2014

HISTORY:

General History of Marshall

(largely taken from Greater Geelong Outer Areas Heritage Study Thematic History)

Once known as Breakwater, then Marshalltown, this locality was an important industrial area from the mid 19th century. It was here that the Brearley Brothers established their Australian Tannery in 1852. It became the largest tannery in the southern hemisphere and had a work force of 50. It had its rivals - Gardiner's and Victoria tanneries and Barwonside fellmongery. In 1890 Marshall had a population of 225. Brearleys' closed in 1925 and the Victoria in 1929, ending Marshall's association with tanning.

From 1886 the area had been served by a railway siding which was first known as Connewarre but was renamed Marshall in 1907 - it closed in 1964. There had also been a branch line to serve the neighbouring Geelong Racecourse from 1878 to 1906 when the course was shifted to its present site. The branch railway was then dismantled in 1909. The land was handed over to the Geelong Harbor Trust, formed in 1905, which developed it as Sparrovale Farm, named after E.R. Sparrow, auctioneer and secretary of the racing club. The development of Sparrovale Farm continued a tradition of farming in the Marshall area established in the 19th century.

When Michael Murnane opened the Breakwater Hotel at Marshall in 1856, the location was given as Connewarre; it remained in business until at least 1872. Another hotel, the Racecourse appeared at Marshall in 1886 and survived into the post-World War II era; today Rice Village, a Catholic retirement scheme, occupies the site. A denominational school was established by the Church of England in 1851 and it also served as a church from 1852 until the separate St. Cuthbert's opened in 1871. The school was replaced by a vicarage in 1904 (it was destroyed by fire in 1938) and a new church was built in 1911; the old church was demolished eleven years later and a new Sunday School was built. St. Cuthbert's was sold in 1978 and in 1987 the Church building was relocated to Cobbin Farm, Grovedale; the Church land being sold to the City of South Barwon on the condition that it be transformed and retained as a Play Park that was named in honour of J.F. Field, vestry man of St. Cuthbert's Church.

Marshall's second school was opened as State School No. 3917 Ash's Hill in 1915. In 1922 it was renamed Marshall; in 1940 it was destroyed by fire and was rebuilt in the following year. It closed its doors in 1948, an indication of the declining population in the area at this time. In recent years, the north-western portion of Marshall has witnessed substantial suburban residential development and the construction of a railway station off Marshalltown Road.

History of the Pipe Factory

Establishment of the Geelong Sewerage Scheme

Sanitary Conference

With a large increase in the population of Geelong in 1854 came the considerable deterioration in the local water supply and sanitation. However, it was not until after the passing of the Water Act in 1890 when agitation increased for a proper sewage disposal system. In December 1906, a Sanitary Conference was held at Geelong to explore the options for the establishment of a sewerage scheme for the town. At the Conference were members of the Geelong Town Council and representatives of the Borough of Newtown and Chilwell, Borough of Geelong West and the Shires of South Barwon and Corio.

A critical outcome of the Conference was the securing of the services of the Sydney Civil Engineer, J. Hayden Cardew. He visited Geelong and prepared a report that was published in 1907 on the possibilities of establishing a sewerage system in Geelong. Cardew 'reported on three schemes the basis of which was sewers draining to septic tanks on the foreshores of Corio Bay near Limeburners' Point and on the Barwon River at the foot of Swanston Street.'

Geelong Waterworks & Sewerage Trust

Just twelve months later on 27 January 1908, the inaugural meeting of the Geelong Water Trust (later known as the Geelong Waterworks and Sewerage Trust) was held. In subsequent years, the Trust concentrated on obtaining information about sewerage schemes in other parts of Australia and in New Zealand.

On 1 June 1910, the Geelong Waterworks and Sewerage Trust appointed Charles Campbell Breen, an experienced surveyor from the Melbourne and Metropolitan Board of Works (M.M.B.W.). His role was to carry out surveys and

ground tests to ascertain where the proposed sewers should be laid. Calder E. Oliver, engineer of M.M.B.W. also reported on the feasibility of a sewerage farm for Geelong at Point Henry at this time. This latter proposal was however not recommended.

Ocean Outfall Scheme

In May 1911, the Trust appointed R.T. McKay, civil engineer of the Public Works Department in Sydney, to design and carry out a sewerage scheme. His first task was to review the other reports and recommendations by the previously appointed engineers and surveyors. In his report to the Trust in 1911, McKay 'dealt exhaustively with various methods of sewage disposal' and submitted schemes for Septic tanks, Sewage Farm and Ocean Outfall.

In The Chairman's Fifth Report for year ended 30 June 1912, the Trust reported on McKay's findings and it was the ocean outfall scheme that he found to be the most practical and economical. The Trust had accepted McKay's recommendation for an ocean outfall scheme in October 1911.

On 23 February 1912, tenders were called for the manufacture, supply and delivery of oviform reinforced concrete pipe sewers (as Contract No. 1) and for the construction of the main outfall sewer from Marshall to the ocean at Blackrock (as Contract No. 1B). The successful tenderer for both contracts was the newly formed partnership of Messrs. Stone and Siddeley, specialist concrete engineers. Stone had designed the Dennys Lascelles Austin store in Brougham Street, Geelong, in 1909, which was built on the Considère system – a French system of concrete construction.

Pipe Making Factory

Construction of Buildings & Tram Line Infrastructure

In June 1912, Stone and Siddeley commenced the establishment of a pipe making factory 'at the Marshalltown Railway Station, where a lease of Railway property alongside the siding' was granted by the Railway Commissioners. The *Geelong Advertiser* reported on 6 June 1912 that:

"Mr. Stone, one of the contractors for the ocean outfall sewer, is expected in Geelong this week to make preparations for the erection of the pipe making plant at Marshalltown. Some of the material is ready on the site adjoining the Marshalltown railway station."

By August 1912, the factory was virtually completed. A tram line had also been laid along the former racecourse railway reserve for the purpose of transporting the pipes from the factory to the excavation sites and for handling the materials for the manufacturing process and excavation (including the removal of surplus soil). On 24 August 1912, the *Geelong Advertiser* favourably reported on the factory complex:

"Messrs. Stone and Siddeley's best enterprise in the contract is the construction of the pipe factory at Marshalltown, adjoining the railway station, at a cost of £8000. It is an iron building 180 ft. long by 50 ft. wide, and has a railway platform siding immediately at its doors."

The large, two storey, unassuming pipe factory building followed a northeast-southeast axis (aligned to the train line). It was characterized by an irregular gable roof form that had an expansive sloped roof to one side, elevated small gable (with timber ventilators in the gable ends), an elongated single storey gable roof at one end and a modest skillion wing at the other end. The building was clad completely in lapped galvanized corrugated steel, with a timber and steel structure. At both ends were large, hinged timber doors that allowed for the factory tramline. There was also a round chimney stack for the boiler at one end.

Adjacent to the factory building were rudimentary open skillion sheds clad in galvanized corrugated steel, testing equipment and structures, and the curing yard for the pipes on the former racecourse railway reserve.

Nearby the pipe factory and along the route of the sewer to Blackrock, poppet heads, 'reminiscent of the mining days, were erected' 'as miners from the recently closed deep lead mines in central Victoria and elsewhere, sank shafts and commenced tunneling operations.' A further reference to the earlier central Victorian goldfields were the tents which the *Geelong Advertiser* described as 'canvas towns.'

Concrete Pipes: Method of Manufacture
Manufacture of Oviform Concrete Sewer Pipes

The contract for the manufacture, supply and delivery of approximately 40,000 feet of 4 ft. 3 in. Oviform Reinforced Concrete pipes represented a departure from standard practice. The Chief Engineer of the Trust had specified a minimum length of 8 feet that was twice the length of any pipes constructed in Australia. The Chairman's Fifth Annual Report described this unique specification as follows:

"The use of the longer length of pipe makes for greater efficiency with the consequent lessening of the number of joints to be made on the sewer. This innovation on the part of the Chief Engineer is one which will have far-reaching effects, and is one to which all the pipe makers must subscribe in order to be able to compete for the large trade in Reinforced Concrete Pipes."

The purpose of the oviform pipe was to reduce fouling. As the *Geelong Advertiser* described on 24 August 1912:

"The selection of oviform pipes is the result of modern experience that this design means less fouling. The pipes will be laid with the smaller end down; it will be better understood by the illustration of an egg being stood on its point. When the flow of sewerage is at minimum there is less surface of pipe to be fouled than in a spheroid, where the smallest section would be more flat than the oviform."

Of further innovation was the method of pipe manufacture by E.G. Stone. Again, this was a departure from the accepted methods of the time and the factory and its equipment were claimed to have been unrivalled in Australia, dispensing with manual labour 'as far as possible'. The *Geelong Advertiser* gave a detailed description of the innovative manufacturing process as follows:

"Sand, metal and cement can be landed [by rail] at the spot at a great reduction on road cartage, and once delivered go through the process of manufacture into pipes without any further handling by manual labor. In this respect the factory is unique. Elevators convey the materials into large bins, whence it gravitates in required quantities into the concrete mixer. Water is injected automatically into the huge iron concern – one of the largest in Australia. The next stage of travel is into the concrete receiver, where compressed air steps in and forces the mixture into the steel mould in which reinforcement has already been placed. The mould is of Mr. Stone's own design, in fact, the whole system of manufacture is original, and has been patented by the firm throughout Australia. The mould is a massive steel structure, with inner and outer skins, the latter detachable so that after the necessary period of compression the pipe can be drawn out without damage. The process takes far less time than any other system and will turn out a better and longer reinforced pipe than any hitherto attempted in Australia. Each mould weighs three tons, and is mounted on wheels, so that they can traverse any part of the complete factory tramway. This tramway is another great economy of the undertaking. Road cartage would work out at 6'- per ton, and the bill would be immense. With the cost of locomotive and track thrown in the haulage bill under this modern method will not run into more than £8000. The engine is a sturdy midget, with mushroom-like boiler, and at the end of next week a track will have been laid for it to travel almost up to Black Rock. It is only a surface track 2 ft. 6 in. gauge, without ballasting, and the tiny engine does not attempt speed records. Still it can haul pipes to any point along the sewer line, whose contour the rails follow. Power for the factory is furnished by a simple non-condensing engine with "Jackass" boiler. The plant, apart from the casting appliances, is simple though there is a very neat air compressor, which is an important feature. It might be mentioned that Mr. Stone has made tests with Fyansford concrete and several specimen blocks of concrete made from it have turned out remarkably well. He has, therefore, decided to use the Geelong article right through the works."

The first pipe manufactured for the outfall sewer was on 5 September 1912. The Trust Commissioners Small and Christopher, together with R.T. McKay and J.S. Sharland, visited the factory for the event. Manufacture of the pipes commenced slowly at first due to a lack of moulds. Although the initial expectation was to produce 178 feet of pipe daily, the maximum daily length after additional moulds were made appears to have been 120 feet. This was from November 1912 when the employees worked double shifts once a small electric light plant had been installed.

Throughout 1913, Stone and Siddeley were successful in securing contracts for supplying, delivering, laying and

joining oviform concrete pipes for the construction of the sewer from the racecourse at Breakwater to Mercer Street, and from the Geelong Railway Station (Mercer Street) to the Abattoirs at North Geelong.

By August 1913, two new types of moulds were made of concrete for casting concrete pipes at the factory. Claimed to be 'the first of their kind in the world' with the inner surfaces being 'as smooth as planed wood', the moulds produced small pipes to be laid on the city side of the Barwon River.

Manufacture of Piles for Aqueduct

On 5 September 1912, the Geelong Waterworks and Sewerage Trust called tenders for the construction of a sewer aqueduct over the Barwon River at Marshall in either steel or concrete. The tender of Stone and Siddeley for £18,450 was provisionally accepted on 1 October 1912 for a reinforced concrete aqueduct, subject to working drawings and specifications being submitted for approval. These drawings and specifications were approved in February 1913.

Stone's design for the aqueduct was derived from the coathanger trusses found in the Fowler and Baker design of the iron Forth Bridge across the Firth of Forth near Queensferry in Scotland. While the design in itself was highly unusual, the method of reinforced concrete construction and manufacture was inventive for Australia at that time.

At the factory, eighty piles for the construction of the aqueduct were made in the early months of 1913. These piles were 'octagonal in shape' and measured '18 inches across the flats'. They were cast in various lengths to suit the varying depths of the rock line along the line of the aqueduct. Like the manufacture of other structural members of the aqueduct, these piles were based on the Considère system of reinforced concrete construction. Prof Miles Lewis has considered Considère construction to be the most exotic of all the reinforced concrete systems of the early 20th century. Named after the French engineer, Armand Considère, the system of reinforcing was confined to the compression members of the frame, the rest being derived from the Hennebique system, a well-known French reinforced concrete construction method. Lewis provides the following description of the Considère system:

"Considère's columns were octagonal or round, and the vertical bars were wound around spirally with a bar much heavier than would be required for simple ligature. The theory was derived from experiments by Considère in which he established that the compressive strength of the core concrete was increased by this peripheral constraint, and he introduced his helical winding wherever there was compression, such as sloping up the angles of haunched beams."

The spiral reinforcing and completed piles for the aqueduct, based on the Considère system, are clearly shown in early photographs. The Commonwealth Engineer described the reinforcing system for the piles in 1916:

"The reinforcement is of ordinary commercial steel rods. The disposition of the bars throughout the structure is of interest, the full tensile strength being taken up by laps; in no place are they mechanically connected. The rods in the upper boom are arranged in concentric rings, the laps of which break joint along its length. The diagonals are in tension, and the ends of the rods through them are accurately bent around the rods in the upper and lower booms."

Events at the Pipe Factory

Visits by Dignitaries

On 21 February 1913 as a public relations exercise for Trust officials, Municipal representatives and journalists, E.G. Stone organized a midnight fete at Black Rock. Before leaving for the ocean outfall section of the scheme (by a tram of nine pipe trucks fitted with benches), the 100 guests assembled at the pipe factory for an inspection and demonstration of pipe manufacture.

In May 1913, further interest was shown in the scheme and manufacturing process. Members of the Melbourne and Metropolitan Board of Works including the Board Commissioners, Mr Oliver (engineer in chief), other Board engineers, and the Geelong Waterworks and Sewerage Trust Commissioners, Sharland and McKay (Trust engineers), Messrs Bergin and Bayor of Adelaide and a Mr Jobbins (manager of the Melbourne Electric Supply Company), arrived at the factory and were immediately shown the large cement piles for the construction of the aqueduct. The *Geelong Times*

reported the visit on 9 May 1913 as follows:

"The first call was at the pipe factory at Marshall, where there is something new to be seen every week. Mr. Oliver was amused at the drawing board, where every piece of constructive work is laid out to scale … The party saw a plan of the river aqueduct with its 176 ft. spans, and then examined the reinforced concrete piles – huge octagonal pencils they look like, with their steel points set in concrete … In the main building all the processes which precede the making of 8 ft. oviform pipes were seen. Outside there were 1000 pipes standing on end to mature, each of them weighting two tons. A feature that was investigated with keen interest was the testing of a pipe. The contract specifies a test at any time after two months of making. In the test yesterday was a pipe made ten weeks ago. The machine for exerting the pressure is very simple. At the ends of two parallel girders, poised over a supporting shaft, are hung water tanks filled with water to the quantity required for certain tonnages. The pipe is placed on its apex under the pressure bar, and as the tanks are filled the weight is thrust on the arched top of the sewer … Messrs Oliver and Barger were delighted at the system of producing and the quality of the pipes."

Picket Line at the Factory

Industrial unrest caused delays with the excavation works for the sewer scheme from 24 June 1913. Workers demanded an increase in wages for labourers and the lack of suitable miners prevented the completion of tunnelling works at Connewarre. A picket line was established at the factory that was unsympathetically reported by the *Geelong Advertiser*:

"Only outside the pipe factory at Marshalltown was there an indication of the dispute. Half a dozen pickets camped round a fire at the roadside in the shelter of a stunted acacia hedge. In the establishment, everything was going at full pressure, and all around it were signs of new activities … It is complained generally by loyalists at the works that pickets taunt them with the phrase, "You will be remembered for this," as much as to say unionists will reveal their records later on. It is suggested that the argument could be applied the other way. The names of the pickets are known, and could be circulated amongst employers of labour."

Death at the Factory

Tragedy struck the factory in February 1913 when John Madson, a labourer, was killed. A description of the accident was given in the *Geelong Times*:

"He [John Madson] was employed in the pipe factory, and about 8 a.m. yesterday he was in charge of a gang of five men who were engaged in removing between 300 and 400 barrels of cement from one stack to another. The barrels were being rolled up two parallel planks, when suddenly one slipped off and struck Mason, who was busy with another barrel underneath on the head. The unfortunate man's skull was crushed, and portions of his body badly injured. He lingered for half an hour, and died without regaining consciousness."

Closure and Dismantling of Pipe Factory

By the beginning of 1915, most of the work on the main outfall had been completed. On 30 January 1915, the *Geelong Advertiser* reported that the pipe factory at Marshall was being dismantled.

Prior to the closure of the factory at Marshall in October 1914, Stone and Siddeley applied for some land for a pipe factory at another location. This new factory site was established at the corner of Bellerine and Carr Streets in South Geelong, a site owned by the Geelong Waterworks and Sewerage Trust that is currently the location of Barwon Water's South Geelong office and depot. According to the *Geelong Advertiser*, 'pending the completion of the Bellerine-street factory … The contractors state that they will be in a position to manufacture pipes at the new factory within a fortnight. Twenty-five men are employed at the factory.' On 5 October 1915, the Geelong Waterworks and Sewerage Trust Minutes record that Stone and Siddeley were 'granted an extension of the lease of their pipe factory site [South Geelong] so as to increase the term to twenty five (25) years, at a rental of £26 per annum for the first five years and thereafter the rent to increase to the extent of £2:10:0 per annum every five years.

By the end of 1915 with the completion of the aqueduct, Stone and Siddeley wound up their contracts with the Trust and removed the tramway.

The Principal Engineers: Stone & Siddeley

E.G. Stone

Edward Giles Stone was born on 17 February 1873 in Sydney and he served a cadetship under his father, J.J. Stone, also apparently an engineer. He subsequently worked for the New South Wales Roads and Bridges Department for 6-7 years. Stone then entered the Sewerage Construction Department, apparently immediately after the completion of the sewerage aqueduct at Annandale which represented the first major aqueduct of Monier concrete construction. This structure appears to have inspired Stone. In 1900, he was transferred to the newly formed Sydney Harbour Trust, taking up the position of Chief Designing Officer. He resigned this position in about 1907 and entered private practice as a 'Consulting Engineer and Structural Architect, specializing in reinforced concrete.' Twelve months later in 1908, Stone had designed his first patent for the construction of silos. Stone's second patent of 1909 was the first indication of his specialized interest in concrete engineering. It described 'improvements relating to storage chambers' such as silos made up from precast reinforced concrete plates. These plates were curved, with panelled faces, and with the edges formed with flanges and gussets to assist in their assembly. It was also in 1909 when Stone established a plant at Emu Plains, New South Wales, for the manufacture of reinforced concrete houses, silos, water troughs, bins and other products. He received one of the first commissions from the Emu Gravel Company and built a five-roomed cottage to house the company's chief clerk. The construction of this house was based on the same system of panelled plates as described in his second patent, although the panels were flat instead of being curved. It was also before the end of 1909 when Stone designed the highly innovative Dennys Lascelles Austin store in Brougham Street, Geelong. Until its controversial demolition in the late 1980s, this building represented just one of two known structures in Victoria built using the exotic reinforced concrete construction system: the French Considère system. The other structure of the same system following was the Ovoid Sewer Aqueduct (also designed and constructed by Stone, in partnership with Siddeley) in 1914-15. Between 1912 and 1914, Stone advocated the construction of reinforced concrete ships and during this time the partnership of Stone and Siddeley built a number of reinforced concrete floating pontoons. Two were built for the Sydney Harbour Trust, with one pontoon claimed to be the largest of its type in the world. Stone died in 1947.

E.J. Siddeley

Ernest Joshua Siddeley was born at Kew, Victoria on 9 November 1872, the son of William Siddeley. He was educated at Melbourne Grammar School before undertaking an engineering and electrical course at the Working Men's College in Melbourne. Siddeley first worked as an engineer for Austral Otis in South Melbourne for 5 years and subsequently at the Smelting Works of Australia for 9 years. Returning from South Africa in c.1905, Siddeley was appointed as Chief Engineer of the Chillagoe Mine and Railway in Queensland. He moved to Sydney in c.1908. With the calling of tenders for the Geelong Waterworks and Sewerage Trust's Ocean Outfall Scheme in 1912, he entered into partnership with E.G. Stone. Other projects carried out by this partnership are given in the biography on Stone. After the dissolution of the partnership in c.1920, Siddeley purchased the Teralba Gravel Quarry. He acted as both proprietor and general manager. In the late 1930s or early 1940s, Siddeley joined the Plywood Manufacturing Company at Leichardt, Sydney, as joint managing director with his brother in law, Francis Bligh. Siddeley died in 1964.

COMPARATIVE ANALYSIS:

Other Surviving Cement Fabric of the Geelong Sewerage Scheme

Other original fabric that formed part of the outfall sewerage scheme constructed by or associated with Stone and Siddeley survives throughout Geelong. This fabric is listed as follows.

Reinforced Cement Ovoid Sewer Pipes

Stone and Siddeley won all but one of the contracts for the construction of the cement pipes for the sewer scheme and these ovoid pipes appear to be intact in various parts of Geelong, including the outfall route between Marshall and Blackrock. Other circular reinforced cement pipes that were manufactured by another firm may also exist within Geelong, but no physical or further documentary evidence has been ascertained in support of the integrity of these pipes.

Other Pipe Factories

The site of the Pipe Factory established by Stone and Siddeley at the corner of Bellerine and Carr Street, South Geelong, now forms part of the South Geelong office of Barwon Water. Details of any surviving fabric at the site have

not been ascertained, although the site has experienced extensive change with the construction of new buildings and depot yard in the mid-late 20th century.

Ovoid Sewer Aqueduct, Marshall/Breakwater

The reinforced cement aqueduct that spans the Barwon River at Marshall and built in 1914-15 is included on the Victorian Heritage Register and is considered to be of Naional significance for its unique and innovative use of reinforced concrete in a form derived from the Firth of Forth rail bridge in Scotland. According to the Victorian Heritage Register, the structure 'has remarkable aesthetic and technical qualities [and] is dramatically situated in the landscape of the Barwon River floodplain.' Unlike the factory site, the aqueduct is highly intact, although in fair-poor condition.

Sewer Ventilation Stack, Blackrock Road, Connewarre

This circular, reinforced concrete ventilation stack is approximately five metres high and around 800mm in diameter. It is characterised by a conical base and has both vertical and horizontal ribbing, forming rectangular patterns. A projecting capping supported by dentils form the top to the stack.

The ventilation stack appears to have been constructed in 1914 as part of the Ocean Outfall Scheme. It is possible that this ventilation stack was constructed in the Marshalltown factory of Stone and Siddeley in 1914, although no documentary evidence has been ascertained in support of this claim. The design and concrete construction of the stack directly relates to E.G. Stone's precast reinforced concrete patents of 1908 for the construction of concrete silos and of 1909 which comprised curved concrete plates with panelled faces, having edges formed with flanges and gussets to assist in their assembly. The ventilation stack is included in a heritage overlay in the Greater Geelong Planning Scheme although a permit for its demolition has recently been received by the Council.

Other late 19th & early 20th Century Cement Pipe Making Factory Sites

Contextual Background

Cement pipe making has its Australian origins in the late 19th century. Original patents for cement pipes established by Joseph Monier in 1867 in Europe were set up by Monier licensees in 1896, when W.J. Baltzer brought the first Monier pipe making machine to Australia for Carter Gumnow and Co. Pipes were first manufactured by this company in 1897 on a small scale site near Darling Harbour in Sydney. This company was subsequently succeeded by Gumnow, Forrest and Co. It established the Monier Pipe Factory in Alexandria, although it is not known whether it survives today. In 1899, Gumnow, Forrest and Co. was responsible for the manufacture of the first oval pipes for the Lever Brothers works at Balmain.

The early 20th century witnessed major developments and innovative processes in the construction of reinforced concrete pipe manufacture by several Australian companies. The regular tenderers for the contracts of manufacturing, supplying and delivering the reinforced concrete pipes for the Geelong Waterworks and Sewerage Trust's Ocean Outfall Scheme between 1912 and 1915: Stone and Siddeley, Reinforced Concrete & Monier Pipe Construction Company, Messrs. Hume Brothers and Mr Richard Taylor, represented some of the principal pipe manufacturers and engineers in Victoria at that time. By 1920, the Rocla Pipes Ltd company had also been formed.

Throughout the 1920s and 1930s, the market for concrete pipes had changed substantially. By this time there were two principal companies: Humes Ltd – which captured 63% of the market; and Rocla Pipes Ltd – which supplied 29% of the market. Details of each of the early 20th century concrete pipe manufacturing companies are given as follows.

Reinforced Concrete & Monier Pipe Construction Company

In 1894, the well-known engineer John Monash went into partnership with Joseph T.N. Anderson. They offered design and construction services in civil, mining and mechanical engineering, engaging in a wide variety of work. Three years later in 1897, Anderson established relations with Gumnow and Co. (later Gumnow, Forrest and Co.) that led to Monash and Anderson becoming the sole Victorian licensees of the Monier pipe-making machine under license from their engineer, W.J. Baltzer. By 1905, Monash had become Engineering Director of the Reinforced Concrete and Monier Pipe Construction Company (later also known as the Reinforced Concrete Company) and business began to boom. He was also effectively chief engineer of the South Australian Reinforced Concrete Co.

In 1911, all formal relations with the Gumnow company had ended and the unexpected growth in the demand for pipes in 1912 from local authorities including the Melbourne and Metropolitan Board of Works enabled the Reinforced Concrete and Monier Pipe Construction Co. to consolidate its pipe manufacturing interests. However, the loss of the contract for the ovoid sewer aqueduct in 1912-13 at Geelong was a major setback. Monash was apparently 'furious to lose the contract' to the rival firm of Stone and Siddeley 'although his own price was well below theirs.' Indeed, Monash's price was the lowest of all the tenderers.

With an increase in knowledge of reinforced concrete design spreading throughout the profession and industry, competition for pipe manufacturing became more intense. This led to the Reinforced Concrete and Monier Pipe Construction Co. reducing its capacity as a specialist in reinforced concrete and in September 1920 the company was sold to Humes Ltd. However, the South Australian company prospered.

No details have been ascertained whether any of the pipe factories of the Reinforced Concrete and Monier Pipe Construction Co., including its factory site in Port Melbourne, Victoria, and the South Australian Concrete Co. site survive today.

Hume and Co.

In 1910, the Hume Brothers Cement Iron Company Limited was formed to patent and manufacture concrete pipes. A small factory was established at 78 Western Beach Road (now Sir Donald Bradman Drive), Keswick, South Australia. The early innovations in concrete pipe making by the Hume brothers have been described as follows:

"The first efforts produced straight tubes of concrete about 1.8 metres in length but with very low strength even after adequate curing. To increase the strength, a grid of wire reinforcement was introduced into the pipe and incorporated into the concrete during spinning. As the reinforcement was being used well before pot welding was available, much ingenuity was brought to bear on equipment design before satisfactory pipes were produced. At this stage, development was a straight pipe or barrel and loose collars were made on the same spinning principle for use as connectors. The next innovation was the incorporation of a collar unit on one end of each pipe and the introduction of steam curing."

The Humes concrete pipe was a dramatic step forward, replacing inferior quality hand made pipes with a cheaper, stronger and more reliable means of constructing water supply, sewerage and drainage systems. The pipes were cast into a spinning mould and the centrifugal force achieved an even distribution and high density of concrete in the pipe wall, providing strength and durability.

While a Royal Commission inquiring into a cheaper method of constructing Adelaide's water supply facilities brought the innovative centrifugally spun concrete pipes to public attention in 1911, it was not until 1916 when Humes' product was accepted for the Eudunda and Murray Flats Water Supply.

The First World War caused a serious shortage of imported wire for reinforcing, and the ingenious solution to its replacement was to collect all the old cable discarded at mine sites, etc. and other places where cable was used. As these were wire-wound cables, the Hume brothers had to devise a machine to untwist the wire after it had been softened by annealing. Nothing survives of the original Keswick factory site today.

By 1915, the Hume brothers had established pipe-making works in Victoria and by 1921-25 other similar factories associated with the Hume Brothers company were operating throughout Australia and New Zealand. By this time, the Humes Ltd was the largest manufacturer of steel reinforced concrete pipes in Australia. Indeed, in September 1920, Humes had purchased John Monash's Concrete Constructions company (which had a factory at Port Melbourne).

Other known Humes factory sites are as follows:

** Pipemakers Park, Van Ness Avenue, Maribyrnong. This site consists of three large bluestone buildings dating from 1868 and 1874, and other attached structures and also the remains of the brick and bluestone boiler chimney. Unlike the Marshall pipe factory, the Maribyrnong site was not a purpose-built pipe-manufacturing complex. Throughout the 1860s and 1870s, it was the largest and most successful of the meat preserving and canning works in

Victoria and the buildings are a rare physical legacy of a 19th century meat preserving and canning factory. Between 1912 and 1915, the bluestone buildings were taken over by the Hume brothers and they became the Victorian operations of the pipe manufacturing business. It may have been from the Maribyrnong site where the first centrifugally spun reinforced concrete pipes in Australia were manufactured. Little early pipe making equipment and fittings survive at the site today. Humes Ltd moved from the Maribyrnong factory to a new site in Laverton in 1978. However, examples of concrete outdoor furniture and plumbing fixtures were still in existence in c.1981 when the Historic Buildings Council of Victoria recommended their preservation 'at all costs.' Pipemakers Park is of STATE significance and is included on the Victorian Heritage Register as H1503.

** Hobart, Tasmania, c.1916 (permanent site), existence of site today is not known;
** Home Hill (near Townsville), Queensland, c.1916 (permanent site), existence of site today is not known;
** Cobdolgla, South Australia, 1920-21 (permanent site), site no longer extant;
** Perth (Subiaco), Western Australia, 1920-21 (permanent site), still functions as manufacturing plant;
** Brisbane, Queensland, 1920-21 (permanent site), existence of site today is not known;
** Queanbeyan, A.C.T., (permanent site), site no longer extant. The site also operated from the early 1960s until 1998. During that time a variety of precast concrete products, were manufactured, although the vast majority of production was for concrete pipes. The main market for the pipe was the significant development occurring in the A. C.T.;
** Corryong, Victoria, 1922-23 (temporary site);
** Apollo Bay, 1924-25 (temporary site);
** Coleraine, 1924-25 (temporary site);
** Casterton, 1924-25 (temporary site);
** Mildura, 1924-25 (temporary site);
** Echuca, 1924-25 (temporary site);
** Oakleigh, 1924-25 (temporary site);
** Wodonga, 1924-25 (temporary site);
** Croxton, 1929-30 (temporary site).

In the 1930s, there was also the establishment of 25 small Hume Pipe Factories in New South Wales and a further 14 in Victoria.

Richard Taylor
Richard Taylor, originally of the Fyansford Cement Works, appears to have invented a new type of concrete pipe in the early 1900s. In partnership with Keilberg, Taylor won a large pipe contract from the Melbourne and Metropolitan Board of Works in 1905. One year later, Taylor was Manager of the American Hollow Concrete Wall Co. in Williamstown Road, Port Melbourne where he manufactured the pipes. Taylor was successful in being awarded the contract to manufacture 60,000 feet of circular reinforced concrete pipes for the Geelong Waterworks and Sewerage Trust as part of the Geelong Sewerage Scheme in 1913-14. These pipes were made at Taylor's factory in Port Melbourne. Research has failed to identify and locate this site today.

Rocla Pipes Ltd
Concrete pipes for water pressure work were manufactured by Rocla Pipes Ltd, a company that had formed in 1920. First established by Robertson and Clark to make precast lintels, window sills and gutterings, in 1928 the company began manufacturing precast pipes and drainage ancillaries. Further achievements in 1932 were the development of a jointing system using rubber rings for concrete pipes and non-steel cylinder prestressed concrete pipes. Prof. Miles Lewis provides further details on the Rocla Pipes Ltd company as follows:

"This system was used in the construction of a pipeline at Hamilton (Victoria) and was the first reinforced concrete pressure line so joined in this country, and as far as known, in the world. Because of the elimination of rigidity at joints it represented a significant development in reinforced concrete pressure lines. So effective and economical did this joint prove that it is now used worldwide."

No details have been ascertained in support of any Rocla factory sites with surviving pipe making equipment. However, the Rocla site was established several years after the Marshall factory of Stone and Siddeley.

Archaeological Comparisons

Apart from Pipe Makers' Park, no other archaeological investigations of cement pipe factories are known to have been carried out and as such there is no comparative data which would assist with the interpretation of the present site. In this way the Marshalltown factory is unique.

Other Late 19th and Early 20th Century Factory Sites at Marshall (now also known as Charlemont)

The 'Greater Geelong Outer Areas Heritage Study Stage 2' (April 2000) prepared by Authentic Heritage Services Pty Ltd has identified three 19th century ruinous factory sites at Marshall. Details of these factory sites are given below.

Australian Tannery Ruins, 40 Jendes Lane, Charlemont

The ruins to the former Brearley Brothers Australian tannery are situated on a site immediately south of the Barwon River. These ruins appear to span over a few hundred square metres, and comprise scattered bluestone blocks, concrete floors and other remnants to freestanding roofless pits. The walls are constructed of bluestone ashlar blocks, with segmentally arched window and door openings. The sills of the openings also appear to be of bluestone construction, with some of the openings having a double course of brick voussoirs. The Australian Tannery was constructed in 1852 for Sharpe and Joseph Brearley. Claimed to be the largest tannery in the southern hemisphere, there were 140 tan and 40 lime pits and about 100 men employed at the site during the late 19th century. The tannery closed in the 1940s leaving the buildings to fall into disrepair. The ruins have been assessed as being of State significance and have been included on the Victorian Heritage Inventory, H7721-0440.

Barwonside Tannery Ruins, 81 Tannery Road, Charlemont

The former Barwonside Tannery consists of brick foundations on the edge of the flood plain, about 80 metres south of the Barwon River. The remains of the tannery cover an area of approximately 20m x 10m. The remains of four vaulted structures can still be clearly seen on the north face. Some of the bricks used in the construction are marked "Northcote". Most of the site has been razed and buried. The site appears to have been first owned by Thomas M. Marshall in c.1855, where he operated a woolscour establishment. By the early 1860s, it appears that Marshall had sold the woolscouring works to Alfred Douglass, merchant and proprietor of the Geelong Advertiser. He operated the Barwonside wool washing and tannery from the 1860s. In 1867, he leased all or part of the works to James Munday, a tanner and leather merchant from Ireland. By 1901-02, the property had been sold to George Gardiner of 'Sunnyside'. He operated the Victoria Tannery and Bone Mill from this site, which was managed by Charles Palmer. This operation continued until at least the 1920s. The Barwonside Tannery Ruins have been assessed as being of local significance and they have been included on the Victorian Heritage Inventory, H7721-0439.

Former Woolscour Works, 55 Woolscour Lane, Charlemont

This site contains remnants of a possible woolscour works. They consist of one 3- metre length of brick wall (with vertical metal reinforcing bars exposed) approximately 1.2 metres high, and other scattered brick wall construction fragments. It is possible that this former woolscour site dates from the c.1860s. The site has been recommended for inclusion on the Victorian Heritage Inventory.

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Gantry and other remnants.

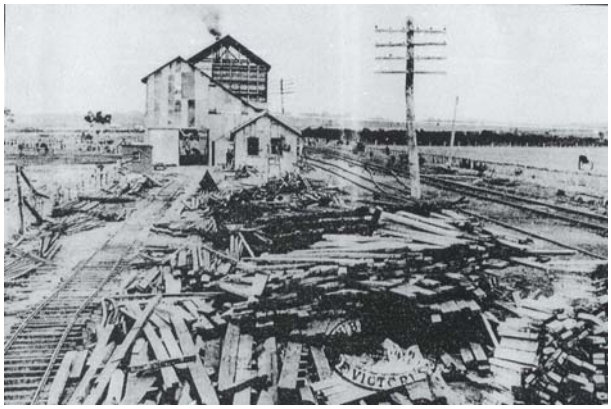
Ovoid concrete plate remnant.

PLACE NAME : Former Pipe Factory Ruins

ADDRESS : Marshalltown Road, Marshall

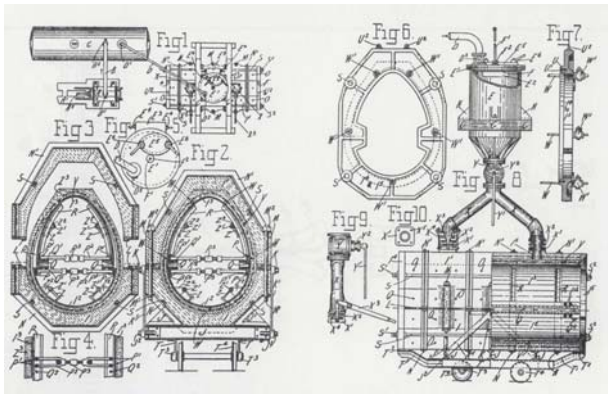
Place No. MAR04

22 January 2014

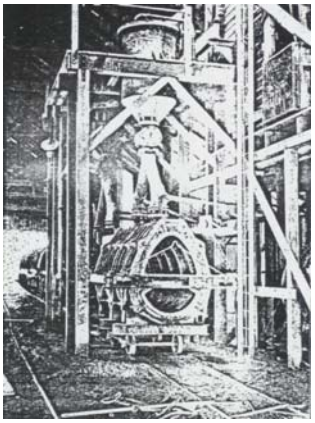


Pipe factory under construction, 1912. Source: *News of the Week*, 22 August 1912, p.15.

Curing yard showing recently manufactured pipes, c.1913. Source: Barwon Water archives.



Stone & Siddeley's Patent concrete castings, 15.3.1912. Source: Willingham, 'Ovoid Sewer Aqueduct', 1991.



Factory production line, 1912-13. Source: The Chairman's 6th Report & Statement of Accounts, GWST. 1913.

Barwarre Rd
Krisanway Dr
Emilija Ct
Leghorn Way
Orphington Cr
Drews Rd
127
129-131
135
137
145-147
40-60
46-62

PLACE NAME : Former Racecourse Railway Reserve | **Place No.** MAR05

ADDRESS : Marshalltown Road & Drews Road, Marshall | 22 January 2014

Historic Theme(s):

Transport: Rail

Condition Ruins

Integrity Ruinous

Photograph Date 14 May 2013

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS:

Victorian Heritage Register:

Heritage Inventory:

Local Planning Scheme:

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

Register of the National Estate - Database No:

National Trust (Victoria) Register:

RECOMMENDED LEVEL OF SIGNIFICANCE: Local

RECOMMENDATIONS:

- ☐ Recommended for inclusion in the Victorian Heritage Register
- ☒ Recommended for inclusion in the Victorian Heritage Inventory
- ☐ Recommended for inclusion as a Heritage Overlay in the Planning Scheme
- ☒ Not Recommended for inclusion as a Heritage Overlay

Schedule to the Heritage Overlay

- ☐ External Paint Controls Should Apply
- ☐ Internal Alteration Controls Should Apply
- ☐ Tree Controls Should Apply
- ☐ Fences &/or Outbuildings of Note

Comments

It is recommended that the inventory site include the narrow, lineal and curved land identified in the attached image.

STATEMENT OF SIGNIFICANCE:

What is Significant?

The remnant curved and lineal railway reserve, defined by the slightly elevated grassed land and tree lines to the south of the Marshall Railway Station car park off Marshalltown Road, and especially in the avenue of gum trees to the east of Drews Road (89-109 Drews Road), has significance for its vestigial representation of the former Marshalltown racecourse railway line that opened in 1878. The line once carried thousands of people to the highly popular races at the Marshalltown racecourse. With the relocation of the racecourse to Breakwater in 1906, the racecourse line was closed in 1909. A kilometre of the line was reused as a storage yard (with narrow gauge tram tracks laid) between 1912 and 1915 for the storage of concrete pipes manufactured at the adjacent Pipe Factory as part of the Geelong Waterworks and Sewerage Trust's ocean outfall scheme. The factory was operated by the engineers, Stone and

Siddley. The railway line was officially made redundant in 1955.

How is it Significant?
The remnant curved and lineal railway reserve is historically significant at a LOCAL level.

Why is it Significant?
The remnant railway reserve at Marshall has historical associations with the highly popular Marshalltown racecourse, as the railway spur line from the main Geelong to Warrambool railway line to the racecourse. It was constructed in 1877 and opened in 1878, serving many thousands of visitors to the races during the height of popularity of the Marshalltown racecourse in the 1880s and early 1890s. The remnant curved and lineal reserve, parts of which are bordered by gum trees, is an embodiment of this once important transport infrastructure to the racecourse that closed in 1909.

DESCRIPTION:

Evidence of the former Marshalltown racecourse railway line is identified in the narrow, curved and lineal, slightly elevated land to the south of the Marshall Railway Station car park (off Marshalltown Road), tree lines of gums, and especially by the avenue of gum trees on the east side of Drews Road (on the land at 89-109 Drews Road). The surviving extent and layout of the line is especially identifiable in aerial imagery. Further archaeological investigations are required to determine any surviving railway infrastructure (most of which appears to have been removed from 1909). Some remnant railway sleepers appear to have been used to construct a post and wire fence along the south-east border of the Marshall railway reserve adjacent to Marshalltown Road (as identified on the Victorian Heritage Inventory D7721-0121). This fence no longer appears to survive.

HISTORY:

General History of Marshall
(largely taken from Greater Geelong Outer Areas Heritage Study Thematic History)
Once known as Breakwater, then Marshalltown, this locality was an important industrial area from the mid 19th century. It was here that the Brearley Brothers established their Australian Tannery in 1852. It became the largest tannery in the southern hemisphere and had a work force of 50. It had its rivals - Gardiner's and Victoria tanneries and Barwonside fellmongery. In 1890 Marshall had a population of 225. Brearleys' closed in 1925 and the Victoria in 1929, ending Marshall's association with tanning.

From 1886 the area had been served by a railway siding which was first known as Connewarre but was renamed Marshall in 1907 - it closed in 1964. When Michael Murnane opened the Breakwater Hotel at Marshall in 1856, the location was given as Connewarre; it remained in business until at least 1872. Another hotel, the Racecourse appeared at Marshall in 1886 and survived into the post-World War II era; today Rice Village, a Catholic retirement scheme, occupies the site. A denominational school was established by the Church of England in 1851 and it also served as a church from 1852 until the separate St. Cuthbert's opened in 1871. The school was replaced by a vicarage in 1904 (it was destroyed by fire in 1938) and a new church was built in 1911.

Marshall's second school was opened as State School No. 3917 Ash's Hill in 1915. In 1922 it was renamed Marshall; in 1940 it was destroyed by fire and was rebuilt in the following year. It closed its doors in 1948, an indication of the declining population in the area at this time. In recent years, the north-western portion of Marshall has witnessed substantial suburban residential development and the construction of a railway station off Marshalltown Road.

History Marshalltown Racecourse Train Line
According to John Pescott in South Barwon 1857-1985, the first horse race in Geelong was held in 1841 on a course at Bell Post Hill. Given the unsatisfactory nature of the course, racing was relocated to a site near the Moorabool River known as Airey's flat in 1843. Racing continued at this site until the land was surrendered for agricultural use. It was from this time in the late 1840s when a site at Marshalltown, on the banks of the Barwon River near Lake Connewarre, became the location for local horse racing.

PLACE NAME : Former Racecourse Railway Reserve | **Place No.** MAR05

ADDRESS : Marshalltown Road & Drews Road, Marshall | 22 January 2014

On 1 October 1851, 634 acres of land beside the Barwon River at Marshalltown were proposed to be reserved for a race course. However, it was not until 1 August 1864 when 250 acres were temporarily reserved for this purpose. A Committee of Management was formed, with Thomas Austin, James Haimes, Frank Griffith and Patrick McDonald appointed. In March 1870, two further portions of land were temporarily reserved for the racecourse site on the condition that the land was planted with trees.

In 1862, a new grandstand was opened at the race course for the Grand Champion meeting. By this time, race attendances were considerable. The numbers of those attending and the methods of transport to the Marshalltown course are given in W.R. Brownhill in *The History of Geelong and Corio Bay*:

"The crowd at the racecourse, in lovely weather, included several thousand people who arrived by special trains from Melbourne and Ballarat. On the road to the racecourse, before the racing started, there was an unbroken line of cabs, buggies, carriages, wagons and other vehicles. Many people walked the whole distance to the racecourse. The advice given for their guidance is of peculiar interest now, for it shows how open was the land between Geelong and the Breakwater in 1862. Walkers were advised as follows: "Take the Gaol as the starting point [in Myers Street, Geelong] and get a vision of Brearley's tannery new chimney stack on the Barwon as an objective. This provides the shortest route for the walkers. The chimney can be distinctly seen, and there is no other tall chimney near it. Make straight for the chimney. There are no fences in the way, so no beaten track may be followed. From the Gaol to the tannery is not quite three miles, and from the tannery to the racecourse a mile and a half. At the tannery there is an unlicensed punt. There is no fixed fare, but the owner of the punt will be satisfied with threepence per head. Some may prefer to cross at the Breakwater, but considerable agility and a thick pair of water tights will be indispensable on that route: the water flows freely over the stones in some places."

Impetus for a railway line to the Marshalltown racecourse came in 1876, when the main south-western railway reached Winchelsea from Geelong. In July 1877, it opened as far as Colac. A platform was built at Marshalltown and the first race trains stopped there for the meeting held on Friday 26 January and Saturday 27 January 1877. It was anticipated that race meetings could attract larger crowds if the trains could transport passengers to the racecourse itself. Surveys were subsequently carried out construction commenced on the branch railway line throughout 1877. On 12 January 1878, an inspection of the line and the racecourse was made by Mr Robinson, secretary of the Geelong Racing Club, Alexander Davidson, architect, and several officials from the railways who made the journey by train. According to Pescott, "The railway line curved away from the main Colac line about ten chains from the Marshalltown Road level crossing, it then ran straight for slightly over one mile, crossed the Mt. Colite Road (now Barwon Heads Road) and curved to the north into the racecourse grounds. The siding, which could accommodate twelve carriages and an engine, was situated behind the grandstand. A platform, 340 feet in length and 25 feet wide, had nearly been completed."

The formal opening of the railway line was arranged for Tuesday 22 January 1878. A special train, conveyed the Hon. John Woods, Commissioner of Railways, Geelong Racing Club officials and other guests from the Geelong Railway Station to the new siding at the racecourse. The first race meetings with the racecourse line in operation occurred on 1 and 2 February 1878. Pescott describes the occasion:

"On both days a special train left Melbourne at 10.15 a.m., stopping where required on both the down and up journeys. Trains also ran to Geelong from Ballarat and Colac. On the first day about 1000 people travelled on local trains from Geelong to the racecourse platform. Passengers from Melbourne missed the Grandstand Stakes, the last race on the programme, as both the train departure and the race start were scheduled for 5.10 p.m. The first day was also marred by tedious delays in the departure of trains. The arrangements on the second day were generally better than the first. Improvements however were still needed in the punctuality of train departures. An unfortunate incident occurred when the train from Melbourne was departing from Geelong, bound for the racecourse, the engine stalled in the tunnel due to the weight of the thirteen carriage train. The assistance of another engine was obtained and the train was soon on its way. Getting stuck on the "oven", as one passenger termed the tunnel, was anything but agreeable, the smoke and darkness not being at all enjoyable, however ... the utmost good humour prevailed among the passengers."

The large crowds that were attracted to the races at Marshalltown was due to the course being regarded as the "best

outside of Flemington." Leading jockeys and trainers would stay in the district for up to two weeks in order to prepare their horses for the important race meetings.

On 21 July 1890, the Marshalltown racecourse was permanently reserved for racing purposes. The existence and permanency of the racecourse railway line may have been a reason for the consideration of extending the railway line from the racecourse to Barwon Heads in 1892, but this proposal never eventuated. Although the racecourse land might have been permanently reserved, its long term tenure came under a cloud throughout the 1890s. The Geelong Racing Club was in considerable debt, verging on insolvency on several occasions. The Marshalltown racecourse was felt to be too isolated from the city proper, and on 13 January 1906, the last race meeting was held at Marshalltown. The Geelong Racing Club relocated to a new racecourse at Breakwater. The land of the former racecourse at Marshalltown was acquired by the Geelong Harbour Trust, leading to the establishment of Sparrovale Farm.

The branch racecourse line at Marshalltown was closed in 1909. Material that was recovered from the line at this time included points and iron and steel rails. The racecourse railway reserve to the south east of the Geelong to Warrnambool Railway line was used as a storage yard (with narrow gauge tracks laid) for the concrete pipes manufactured by Stone and Siddley for the Geelong Waterworks and Sewerage Trust's ocean outfall sewerage scheme between 1912 and 1915. The tramway traversed approximately one kilometre of the former racecourse line, where it crossed the path of the sewer.

The official closure of the line did not occur until the passing of the Railway Dismantling Act of 1955.

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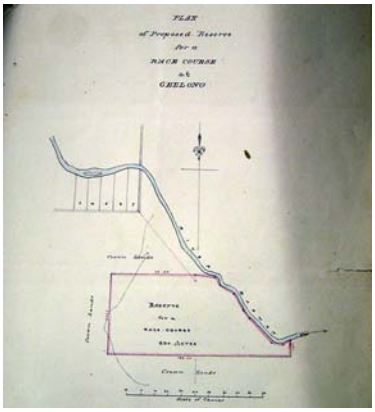
PLACE NAME : Former Racecourse Railway Reserve | **Place No.** MAR05

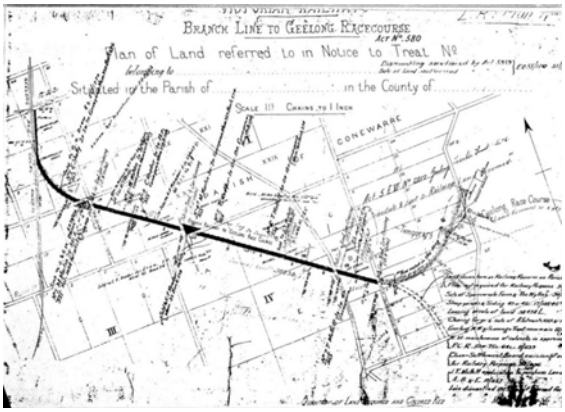
ADDRESS : Marshalltown Road & Drews Road, Marshall | 22 January 2014

Former Marshalltown Racecourse Railway reserve looking south-east from Drews Road, 2013.

Former Marshalltown Racecourse Railway reserve looking north-west from Drews Lane to the Marshall Railway Station.



Proposed Racecourse Reserve, 1 October 1851. Source: VPRS 242, Unit 461, Public Record Office Victoria.



Drawing of racecourse branch line (Geelong-Warrnambool line is on the left), 1890. Source: Wynd collection c/o [redacted].

Edna Way
Bradley Pl
Emilija Ct
Hewitt Dr
Alan St
Barwarre Rd
Drews Rd
Charlemont
Marshall
Grovedale
Smith St
Barwon Heads Rd
Bailey St
Muscovy Dr
Horseshoe Bend Rd
Reserve Rd
Lansdowne Ct

PLACE NAME : Dwelling

Place No. MAR06

ADDRESS : 19 Mornane Road, Marshall

22 January 2014

Historic Theme(s):

Townships - The Hamlets
Industry - Processing Primary Products
Community Life - Churches
Community Life - Leisure

Condition Good

Integrity Moderately Intact

Photograph Date 03 May 2013

CURRENT HERITAGE STATUS ON STATUTORY REGISTERS:

Victorian Heritage Register:

Heritage Inventory:

Local Planning Scheme:

CURRENT HERITAGE STATUS ON OTHER REGISTERS:

Register of the National Estate - Database No:

National Trust (Victoria) Register:

RECOMMENDED LEVEL OF SIGNIFICANCE: Local

RECOMMENDATIONS:

- ☐ Recommended for inclusion in the Victorian Heritage Register
- ☐ Recommended for inclusion in the Victorian Heritage Inventory
- ☒ Recommended for inclusion as a Heritage Overlay in the Planning Scheme
- ☐ Not Recommended for inclusion as a Heritage Overlay

Schedule to the Heritage Overlay

- ☐ External Paint Controls Should Apply
- ☐ Internal Alteration Controls Should Apply
- ☐ Tree Controls Should Apply
- ☐ Fences &/or Outbuildings of Note

Comments

It is recommended that the heritage overlay apply to the whole property (as shown in the attached aerial image).

Opportunities are available to reconstruct the early timber fretwork verandah (as shown in the photograph of 1998), front timber framed two paned double hung windows and the brick chimneys.

STATEMENT OF SIGNIFICANCE:

What is Significant?

The dwelling at 19 Mornane Road, Marshall, has significance for its historical associations with worker's dwellings connected with the former 19th century industries south of the Barwon River, and more particularly for its associations with the Field family and especially James Frederick Field whose memory is bestowed in the name of the adjacent Play Park at 1 Marshalltown Road. Built in 1904-05 for Charles Ryder Field, an oil maker probably employed at Charles Gardiner's oil and glue factory that was located at 128 Tannery Road, the dwelling was the home of the Field family who contributed much to the life and witness of St. Cuthbert's Anglican Church that was previously situated on the J.F. Field Play Park until the

late 1980s. James Frederick Field (c.1910-1972) was a long serving member of St. Cuthbert's Church, serving as Secretary and People's Warden, as well as a member of the St. Cuthbert's Tennis Club. With the closure of the Church in 1982 and the relocation of the old Church building to Cobbin Farm, Grovedale, the former Church site became a recreation ground that was named in honour of J.F. Field. The dwelling appears to be in good condition and while the chimneys, front windows and verandah valance have been altered, the historical significance is embodied in the surviving Late Victorian style building fabric.

How is it Significant?
The dwelling at 19 Mornane Road, Marshall, is historically significant at a LOCAL level.

Why is it Significant?
The dwelling at 19 Mornane Road is historically significant for its associations with residential development resulting from the industrial progress at Marshall near the Barwon River from the 19th century (Criterion A). Built in 1904-05, the dwelling is a rare surviving example of a worker's cottage, the original owner, Charles Ryder Field, an oil maker, probably having been employed at the nearby oil and glue factory operated by Charles Gardiner. The dwelling is also historically significant for its associations with the Field family and particularly James Frederick Field (c.1910-1972) who contributed much to local community life and especially the development and witness of St. Cuthbert's Anglican Church that was situated on the adjacent reserve (now a Play Park) at 1 Marshalltown Road (Criterion H). The high esteem of J.F. Field held by parishioners of St. Cuthbert's Church led to the naming of the Play Park to his memory after the closure of the Church in the 1980s.

DESCRIPTION:

The dwelling at 19 Mornane Road, Marshall, is situated on a corner allotment having a frontage to Mornane Road, with views to J.F. Field Play Park opposite (east), with the southern side boundary fronting Marshalltown Road. The dwelling has a modest front setback characterised by an open grassed area punctuated by a recent brick pedestrian path flanked by recently planted lavender. There is a concrete driveway on the south side that leads to an introduced Colorbond deck fence towards the rear of the dwelling. This fence returns along the southern (Marshalltown Road) boundary). In the rear (west) portion of the site is a garden shed and a recent gabled Colorbond garage with vehicular access from Marshalltown Road.

The symmetrical, single storey, timber weatherboard, Late Victorian styled dwelling is characterised by a hipped roof form at the front and a hipped bullnosed front verandah, with double hipped roof forms behind. At the rear are shallower-pitched hipped roof additions that project beyond the southern wall plane of the original dwelling. These roof forms appear to be clad in corrugated zincalume. The symmetry of the front facade is defined by the original timber framed central front doorway with a four panelled timber door and sidelights and highlights, and the flanking introduced and paired timber framed double hung windows (which have replaced single two-paned timber framed double hung windows possibly in the late 1930s or early 1940s). The face red brick and cream chimneys also emphasise the symmetry of the design. These chimneys are early (possibly dating from the early 1900s) but they have been altered.

An early feature of the design is the front bullnosed verandah. It is supported by introduced square timber posts with introduced decorative brackets. These brackets have replaced the early timber fretwork valance shown in the attached photograph of 1998. The original timber verandah floor has also been removed and replaced with paving.

Other early features include the modest eaves with paired timber brackets and panelling between.

The aluminium framed windows on the south side of the dwelling visible from the public realm have been

introduced.

HISTORY:

General History of Marshall

(largely taken from Greater Geelong Outer Areas Heritage Study Thematic History)

Once known as Breakwater and Connewarre and Marshalltown, this locality was an important industrial area from the mid 19th century given its close proximity to the Barwon River. It was here that the Brearley Brothers established their Australian Tannery in 1852. It became the largest tannery in the southern hemisphere and had a work force of 50. It had its rivals - Gardiner's and Victoria tanneries and Barwonside fellmongery. In 1890 Marshall had a population of 225. Brearleys' closed in 1925 and the Victoria in 1929, ending Marshall's association with tanning.

From 1886 the area had been served by a railway siding which was first known as Connewarre but was renamed Marshall in 1907 - it closed in 1964. There had also been a branch line to serve the neighbouring Geelong Racecourse from 1878 to 1906 when the course was shifted to its present site. The branch railway was then dismantled in 1909. The racecourse land was handed over to the Geelong Harbor Trust, formed in 1905, which developed it as Sparrovale Farm, named after E.R. Sparrow, auctioneer and secretary of the racing club. The development of Sparrovale Farm continued a tradition of farming in the Marshall area established in the 19th century. In 1908, the Journal of Agriculture described the Marshall and Connewarre area in an analysis of the newly created Sparrovale Farm as follows:

"... on the lower reaches of the Barwon River, about five miles south of Geelong ... which is known as Connewarre, there is a large area of several thousands of acres of low-lying ground that was apparently at one time a shallow bay into which the river emptied itself; but while, silting up gradually, has eventually been formed into swamps, through which the river slowly finds its ways to the sea. On either bank is water-logged land over which there is a slight tidal flow excepting when the river is in flood. Bordering on this are farms of various sizes that have been settled for quite a number of years. Some larger areas have been held by municipal and other corporations, and, at the northern end where a breakwater was constructed against the tide in 1841, there are several mills and factories treating such raw products as wool, hides, bark and the like."

When Michael Murnane opened the Breakwater Hotel at Marshall in 1856, the location was given as Connewarre; it remained in business until at least 1872. Another hotel, the Racecourse appeared at Marshall in 1886 and survived into the post-World War II era; today Rice Village, a Catholic retirement scheme, occupies the site. A denominational school was established by the Church of England in 1851 and it also served as a church from 1852 until the separate St. Cuthbert's opened in 1871. The school was replaced by a vicarage in 1904 (it was destroyed by fire in 1938) and a new church was built in 1911; the old church was demolished eleven years later and a new Sunday School was built. St. Cuthbert's was sold in 1978 and in 1987 the Church building was relocated to Cobbin Farm, Grovedale; the Church land being sold to the City of South Barwon on the condition that it be transformed and retained as a Play Park.

Marshall's second school was opened as State School No. 3917 Ash's Hill in 1915. In 1922 it was renamed Marshall; in 1940 it was destroyed by fire and was rebuilt in the following year. It closed its doors in 1948, an indication of the declining population in the area at this time. In recent years, parts of Marshall have witnessed substantial suburban residential development and the construction of a railway station off Marshalltown Road.

History of the Dwelling at 19 Mornane Road

The property at 19 Mornane Road, Marshall, originally formed allotment 66 of Section 2 comprising 4 acres, 3 roods and 16 perches in the Parish of Connewarre. The first Crown Land purchaser was John Wiggins on 25 May 1854, although he appears to have occupied the land from as early as 1851. A farmer, Wiggins and his wife, Jane (nee Fountain), soon built a timber dwelling on the land which was then addressed as Mt Colite Road (Mt Colite being an early name for Barwon Heads). Upon his death in 1883, Wiggins' Real Estate Assets were listed in his Probate in 1884 - his property was described as "containing about 5 acres on which is erected a three roomed weatherboard house occupied by the widow of the deceased, the house is about 30 years old." Jane Wiggins continued to occupy the cottage until 1898. At this time, she appears to have relocated to Highton.

The South Barwon Rate Books for 1899-1900 listed Charles Ryder Field (c.1868-1953) as the owner of a cottage and

land on part allotment 64 and allotment 66 of Section 2 in the Parish of Connewarre. This suggests that Field had purchased Mrs Wiggin's property. The Net Annual Value of Field's cottage and land was £8 in the 1902-04 Rate Books. The following year, 1904-05, the Rate Books gave the net annual value as £15, suggesting that the existing dwelling had been constructed at this time, replacing the earlier dwelling built in the 1850s by John Wiggins. The Edwardian era red and cream brick chimneys, although altered, also suggest that the dwelling was been built at this time.

The Field family first came to Marshalltown in the 1870s. The parents of Charles Field, James Frederick Field (c.1833 -1905) and Mary (nee Kemp) (c.1834-1923) had emigrated from England. Field was first listed as a dairyman at St. Albans (near Moolap) in 1871, before being listed as a farmer and labourer at Marshalltown in 1876. They had seven children, with Charles Ryder Field being the fourth child. Charles Field married Sarah Ann Riley in 1902 and they had one child, James Frederick Field, who was born in c.1910. A clerk/accountant, J.F. Field married Gertrude (nee Seiffert) and they had a daughter, Bernice (Mrs O'Leary). J.F. and Gertrude Field resided at 19 Mornane Road until at least 1960 and possibly until J.F. Field's death in 1972. Upon his death, Field was recognised as a former committee member and life member of the Grovedale Cricket and Football Club.

The Field family contributed much to the life and witness of the neighbouring St. Cuthbert's Anglican Church opposite the family home at 19 Mornane Road throughout the 20th century. The esteem held to the Field family by the Church congregation was noted upon the death of Charles Field in 1953. As Joy Durran in the *History of St. Cuthbert's Church* states:

"the death of Mr Charles Ryder Field, a vestry man since 1899, was mentioned in high tribute to his loyal service. Members of the vestry stood in silence as a mark of respect to him."

Another early member of the Church was Jim Field (senior). He served as Secretary for 10 years between 1877 and 1887. His grandson, James Frederick Field was also a long serving member of St. Cuthbert's. He donated a notice board in memory of his parents, Charles and Sarah in 1953. His service to the Church included a term as Secretary between 1961 and 1972, Peoples' Warden in 1970, and involvement in the St. Cuthbert's Tennis Club. On his death in 1972, the Vestry, Guild and Parishioners of St. Cuthbert's Church published a notice as "A tribute of respect to James Frederick (Jim) who gave a lifetime of devoted service to St. Cuthbert's Church of England, Marshall."

James Field's wife, Gertie Field, was Church Organist in 1942-1952, 1954-1958 and 1961-82, Sunday School Superintendent, Ladies' Guild office bearer and a member of the St. Cuthbert's Tennis Team.

A tennis pavilion at St. Cuthbert's was subsequently named in memory of James Field. After the opening of a new Anglican Church in Grovedale in 1982 and the relocation of the old Church building at Marshall to Cobbin Farm, Grovedale, in 1987, the Church land was sold to the City of South Barwon on the condition that it remain a recreation area. It was named the J.F. Field Play Park, in memory of James Frederick Field, formerly of 19 Mornane Road.

COMPARATIVE:

Historically, the Crown Land sales of the land at Marshall (including the area now known as Charlemont) in the 1850s and 1860s brought about the creation of a number of farms for grazing and pasture as well as other properties associated with tanning and other industries beside the Barwon River. Most of the surviving dwellings of the 19th and early 20th centuries in the Marshall area are associated with farming, with few directly associated with 19th century industrial development. The dwelling at 19 Mornane Road is one of the few known Late Victorian dwellings with historical associations with the local industries in the area. In particular, given Charles Field's occupation as an oil maker, it would appear that he was employed at the nearby glue factory owned by George Gardiner from the c.1870s. Disaster struck Gardiner's permises on 29 March 1894, for W.R. Brownhill in *The History of Geelong and Corio Bay* recorded that there had been a large fire at "George Gardiner's oil and glue factory at Marshalltown ... the wooden buildings and the inflammable material burnt fiercely and brilliantly, illuminating the countryside and river." Physical evidence of Gardiner's factory survives today in the substantial single storey bluestone and red brick dwelling at 128 Tannery Road, Marshall, that was his private home. First built in the c.1850s, it was destroyed in the glue factory fire and rebuilt and extended with its gambrel-roofed forms in 1902-03. Known as "Sunnyside", the dwelling represents the affluence of the original owner.

PLACE NAME : Dwelling | **Place No.** MAR06

ADDRESS : 19 Mornane Road, Marshall | 22 January 2014

The dwelling at 19 Mornane Road, while historically associated with the glue factory, is considerably more modest and a physical embodiment of a worker's home. Another more affluent Victorian dwelling associated with 19th century industry at Marshall is "Barwonside", 81 Tannery Road. A portion of the timber dwelling appears to have been built in c.1855, being the original residence of Thomas M. Marshall, operator of a woolscour establishment in the 1850s. The dwelling was later the manager's residence of the Barwonside wool washing and tennery from the 1860s. It appears that major alterations and additions were carried out to "Barwonside" in c.1902-03 when the manager's house of Gardiner's Victoria Tannery and Bone Mill. At 40 Jendes Lane is "Greenbank", built in 1852 as the manager's residence of the Brearley Brothers' Australian Tannery. The rendered brick Victorian dwelling has experienced some alterations. However, apart from the dwelling at 19 Mornane Road, no other surviving 19th and early 20th century worker's dwellings associated with the industries at Marshall have been identified.

Architecturally, the dwelling at 19 Mornane Road is one of a select number of surviving weatherboard Late Victorian styled dwellings in the once rural outskirts south of the Barwon River in the Marshall, Connewarre and Mt Duneed districts. Most other examples are of similar design, having hipped roof forms clad in corrugated sheet metal, front post-supported hipped and concave or bullnosed verandahs, corbelled face red brick chimneys, symmetrical compositions defined by central four panelled timber doors and flanking timber framed double hung windows. The more intact comparable examples include the dwellings at 43-71 Sparrovale Road (built in 1891 for Thomas Mallett and leased to John Allen), 568 Surf Coast Highway (built in 1883-43 for Alfred Hewitt) and 282-400 Horseshoe Bend Road (built in 1884-85 for John Ford). These dwellings also feature decorative cast iron front verandah brackets and valances. Other moderately intact examples in the local Marshall area have been altered and/or extended and they include the dwelling at 28 Marshalltown Road (built in 1889-90 for J.A. Quinn), and "Holanthe" at 61 Tannery Road (built in c.1885 for James Canty). Like the dwelling at 19 Mornane Road, the Late Victorian design qualities of these other examples are clearly discernible when viewed from the front. On Bluestone School Road at Connewarre are two other surviving mid-late Victorian styled dwellings, both of which have been altered. They are the dwelling at 357 -451 Bluestone School Road (built in c.1888-89, possibly for John Cameron, farmer) and the dwelling at 570 Bluestone School Road (built in c.1875-1880). Overall, the external hipped roof forms and verandah form of the dwelling at 19 Mornane Road are more intact than some of the other moderately intact examples, although the changes to the front windows and verandah have diminished its integrity.

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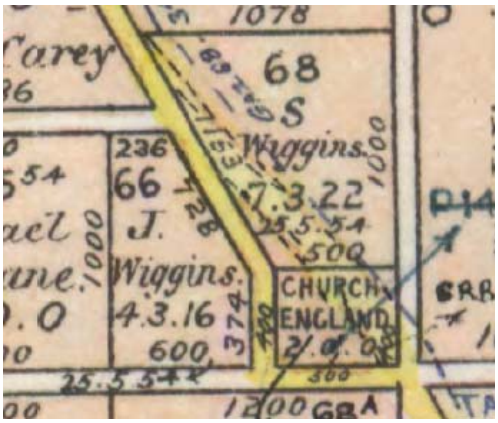
PLACE NAME : Dwelling

ADDRESS : 19 Mornane Road, Marshall

Place No. MAR06

22 January 2014

19 Mornane Road, 1 May 2013.



Connewarre Parish Plan showing lot 66 owned by J. Wiggins. Source: VPRS161, Public Record Office Victoria.

19 Mornane Road, 19 May 1998. Source: D. Rowe & L. Huddle, 'Outer Areas Heritage Study Stage 2'.

17
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33
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Mornane Rd

6.03 Australia ICOMOS Burra Charter

THE BURRA CHARTER

The Australia ICOMOS Charter for Places of Cultural Significance 2013

AUSTRALIA ICOMOS
International Council on Monuments and Sites

Australia ICOMOS Incorporated
International Council on Monuments and Sites

ICOMOS

ICOMOS (International Council on Monuments and Sites) is a non-governmental professional organisation formed in 1965, with headquarters in Paris. ICOMOS is primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation. It is closely linked to UNESCO, particularly in its role under the World Heritage Convention 1972 as UNESCO's principal adviser on cultural matters related to World Heritage. The 11,000 members of ICOMOS include architects, town planners, demographers, archaeologists, geographers, historians, conservators, anthropologists, scientists, engineers and heritage administrators. Members in the 103 countries belonging to ICOMOS are formed into National Committees and participate in a range of conservation projects, research work, intercultural exchanges and cooperative activities. ICOMOS also has 27 International Scientific Committees that focus on particular aspects of the conservation field. ICOMOS members meet triennially in a General Assembly.

Australia ICOMOS

The Australian National Committee of ICOMOS (Australia ICOMOS) was formed in 1976. It elects an Executive Committee of 15 members, which is responsible for carrying out national programs and participating in decisions of ICOMOS as an international organisation. It provides expert advice as required by ICOMOS, especially in its relationship with the World Heritage Committee. Australia ICOMOS acts as a national and international link between public authorities, institutions and individuals involved in the study and conservation of all places of cultural significance. Australia ICOMOS members participate in a range of conservation activities including site visits, training, conferences and meetings.

Revision of the Burra Charter

The Burra Charter was first adopted in 1979 at the historic South Australian mining town of Burra. Minor revisions were made in 1981 and 1988, with more substantial changes in 1999.

Following a review this version was adopted by Australia ICOMOS in October 2013.

The review process included replacement of the 1988 Guidelines to the Burra Charter with Practice Notes which are available at: australia.icomos.org

Australia ICOMOS documents are periodically reviewed and we welcome any comments.

Citing the Burra Charter

The full reference is *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*. Initial textual references should be in the form of the *Australia ICOMOS Burra Charter, 2013* and later references in the short form (*Burra Charter*).

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The Burra Charter consists of the Preamble, Articles, Explanatory Notes and the flow chart.

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Cover photograph by Ian Stapleton.

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The Burra Charter

(The Australia ICOMOS Charter for Places of Cultural Significance, 2013)

Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988, 26 November 1999 and 31 October 2013.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

Using the Charter

The Charter should be read as a whole. Many articles are interdependent.

The Charter consists of:

- Definitions — Article 1
- Conservation Principles — Articles 2–13
- Conservation Processes — Articles 14–25
- Conservation Practices — Articles 26–34
- The Burra Charter Process flow chart.

The key concepts are included in the Conservation Principles section and these are further developed in the Conservation Processes and Conservation Practice sections. The flow chart explains the Burra Charter Process (Article 6) and is an integral part of the Charter. Explanatory Notes also form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained, in a series of Australia ICOMOS Practice Notes, in *The Illustrated Burra Charter*, and in other guiding documents available from the Australia ICOMOS web site: australia.icomos.org.

What places does the Charter apply to?

The Charter can be applied to all types of places of cultural significance including natural, Indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the *Australian Natural Heritage Charter*, *Ask First: a guide to respecting Indigenous heritage places and values* and *Significance 2.0: a guide to assessing the significance of collections*.

National and international charters and other doctrine may be relevant. See australia.icomos.org.

Why conserve?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations in accordance with the principle of inter-generational equity.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

Articles

Explanatory Notes

Article 1. Definitions

For the purposes of this Charter:

1.1 *Place* means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Place has a broad scope and includes natural and cultural features. Place can be large or small: for example, a memorial, a tree, an individual building or group of buildings, the location of an historical event, an urban area or town, a cultural landscape, a garden, an industrial plant, a shipwreck, a site with in situ remains, a stone arrangement, a road or travel route, a community meeting place, a site with spiritual or religious connections.

1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*.

Places may have a range of values for different individuals or groups.

The term cultural significance is synonymous with cultural heritage significance and cultural heritage value.

Cultural significance may change over time and with use.

Understanding of cultural significance may change as a result of new information.

1.3 *Fabric* means all the physical material of the *place* including elements, fixtures, contents and objects.

Fabric includes building interiors and sub-surface remains, as well as excavated material.

Natural elements of a place may also constitute fabric. For example the rocks that signify a Dreaming place.

Fabric may define spaces and views and these may be part of the significance of the place.

1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.

See also Article 14.

1.5 *Maintenance* means the continuous protective care of a *place*, and its *setting*.

Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

Examples of protective care include:

- maintenance — regular inspection and cleaning of a place, e.g. mowing and pruning in a garden;
- repair involving restoration — returning dislodged or relocated fabric to its original location e.g. loose roof gutters on a building or displaced rocks in a stone bora ring;
- repair involving reconstruction — replacing decayed fabric with new fabric

1.6 *Preservation* means maintaining a *place* in its existing state and retarding deterioration.

It is recognised that all places and their elements change over time at varying rates.

1.7 *Restoration* means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.

1.9 *Adaptation* means changing a *place* to suit the existing *use* or a proposed use.

1.10 *Use* means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Use includes for example cultural practices commonly associated with Indigenous peoples such as ceremonies, hunting and fishing, and fulfillment of traditional obligations. Exercising a right of access may be a use.

Articles	Explanatory Notes
1.11 *Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.	
1.12 *Setting* means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.	Setting may include: structures, spaces, land, water and sky; the visual setting including views to and from the place, and along a cultural route; and other sensory aspects of the setting such as smells and sounds. Setting may also include historical and contemporary relationships, such as use and activities, social and spiritual practices, and relationships with other places, both tangible and intangible.
1.13 *Related place* means a *place* that contributes to the *cultural significance* of another place.	
1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.	Objects at a place are encompassed by the definition of place, and may or may not contribute to its cultural significance.
1.15 *Associations* mean the connections that exist between people and a *place*.	Associations may include social or spiritual values and cultural responsibilities for a place.
1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses to people.	Meanings generally relate to intangible dimensions such as symbolic qualities and memories.
1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.	Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.

Conservation Principles

Article 2. Conservation and management

2.1 *Places* of *cultural significance* should be conserved.

2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.

2.3 *Conservation* is an integral part of good management of *places* of *cultural significance*.

2.4 *Places* of *cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

Article 3. Cautious approach

3.1 *Conservation* is based on a respect for the existing *fabric*, *use*, *associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.

The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.

3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 4. Knowledge, skills and techniques

4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.

Articles

4.2 Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

Explanatory Notes

The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.

Article 5. Values

5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.

Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biodiversity and geodiversity for their existence value or for present or future generations, in terms of their scientific, social, aesthetic and life-support value.

In some cultures, natural and cultural values are indivisible.

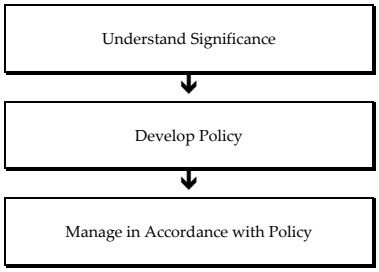
5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a place.

A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.

Article 6. Burra Charter Process

6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy. This is the Burra Charter Process.

The Burra Charter Process, or sequence of investigations, decisions and actions, is illustrated below and in more detail in the accompanying flow chart which forms part of the Charter.



6.2 Policy for managing a *place* must be based on an understanding of its *cultural significance*.

6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

6.4 In developing an effective policy, different ways to retain *cultural significance* and address other factors may need to be explored.

Options considered may include a range of uses and changes (e.g. adaptation) to a place.

6.5 Changes in circumstances, or new information or perspectives, may require reiteration of part or all of the Burra Charter Process.

Article 7. Use

7.1 Where the *use* of a *place* is of *cultural significance* it should be retained.

7.2 A *place* should have a *compatible use*.

The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of activities and practices which contribute to the cultural significance of the place.

Article 8. Setting

Conservation requires the retention of an appropriate *setting*. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Setting is explained in Article 1.12.

Article 9. Location

9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other element of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.

9.2 Some buildings, works or other elements of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other elements do not have significant links with their present location, removal may be appropriate.

9.3 If any building, work or other element is moved, it should be moved to an appropriate location and given an appropriate *use*. Such action should not be to the detriment of any *place* of *cultural significance*.

Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

For example, the repatriation (returning) of an object or element to a place may be important to Indigenous cultures, and may be essential to the retention of its cultural significance.

Article 28 covers the circumstances where significant fabric might be disturbed, for example, during archaeological excavation.

Article 33 deals with significant fabric that has been removed from a place.

Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

Article 12. Participation

Conservation, interpretation and management of a *place* should provide for the participation of people for whom the place has significant *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the place.

Article 13. Co-existence of cultural values

Co-existence of cultural values should always be recognised, respected and encouraged. This is especially important in cases where they conflict.

For some places, conflicting cultural values may affect policy development and management decisions. In Article 13, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.

Conservation Processes

Article 14. Conservation processes

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*; and will commonly include a combination of more than one of these. Conservation may also include retention of the contribution that *related places* and *related objects* make to the *cultural significance* of a *place*.

Conservation normally seeks to slow deterioration unless the significance of the place dictates otherwise. There may be circumstances where no action is required to achieve conservation.

Article 15. Change

15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* and its *use* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.

When change is being considered, including for a temporary use, a range of options should be explored to seek the option which minimises any reduction to its cultural significance.

It may be appropriate to change a place where this reflects a change in cultural meanings or practices at the place, but the significance of the place should always be respected.

15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.

15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

Article 16. Maintenance

Maintenance is fundamental to *conservation.* Maintenance should be undertaken where *fabric* is of *cultural significance* and its maintenance is necessary to retain that *cultural significance*.

Maintaining a place may be important to the fulfilment of traditional laws and customs in some Indigenous communities and other cultural groups.

Article 17. Preservation

Preservation is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance,* or where insufficient evidence is available to allow other *conservation* processes to be carried out.

Preservation protects fabric without obscuring evidence of its construction and use. The process should always be applied:

- where the evidence of the fabric is of such significance that it should not be altered; or
- where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 22.

Articles

Explanatory Notes

Article 18. Restoration and reconstruction

Restoration and *reconstruction* should reveal culturally significant aspects of the *place*.

Article 19. Restoration

Restoration is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

Article 20. Reconstruction

20.1 *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In some cases, reconstruction may also be appropriate as part of a *use* or practice that retains the *cultural significance* of the place.

Places with social or spiritual value may warrant reconstruction, even though very little may remain (e.g. only building footings or tree stumps following fire, flood or storm). The requirement for sufficient evidence to reproduce an earlier state still applies.

20.2 *Reconstruction* should be identifiable on close inspection or through additional *interpretation*.

Article 21. Adaptation

21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the *place*.

Adaptation may involve additions to the place, the introduction of new services, or a new use, or changes to safeguard the place. Adaptation of a place for a new use is often referred to as 'adaptive re-use' and should be consistent with Article 7.2.

21.2 *Adaptation* should involve minimal change to significant *fabric*, achieved only after considering alternatives.

Article 22. New work

22.1 New work such as additions or other changes to the *place* may be acceptable where it respects and does not distort or obscure the *cultural significance* of the place, or detract from its *interpretation* and appreciation.

New work should respect the significance of a place through consideration of its siting, bulk, form, scale, character, colour, texture and material. Imitation should generally be avoided.

22.2 New work should be readily identifiable as such, but must respect and have minimal impact on the *cultural significance* of the *place*.

New work should be consistent with Articles 3, 5, 8, 15, 21 and 22.1.

Article 23. Retaining or reintroducing use

Retaining, modifying or reintroducing a significant *use* may be appropriate and preferred forms of *conservation*.

These may require changes to significant fabric but they should be minimised. In some cases, continuing a significant use, activity or practice may involve substantial new work.

Article 24. Retaining associations and meanings

24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.

For many places associations will be linked to aspects of use, including activities and practices.

Some associations and meanings may not be apparent and will require research.

24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

Articles

Explanatory Notes

Article 25. Interpretation

The *cultural significance* of many *places* is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and engagement, and be culturally appropriate.

In some circumstances any form of interpretation may be culturally inappropriate.

Conservation Practice

Article 26. Applying the Burra Charter Process

26.1 Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

The results of studies should be kept up to date, regularly reviewed and revised as necessary.

26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.

Policy should address all relevant issues, e.g. use, interpretation, management and change.

A management plan is a useful document for recording the Burra Charter Process, i.e. the steps in planning for and managing a place of cultural significance (Article 6.1 and flow chart). Such plans are often called conservation management plans and sometimes have other names.

The management plan may deal with other matters related to the management of the place.

26.3 Groups and individuals with *associations* with the *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in identifying and understanding the *cultural significance* of the place. Where appropriate they should also have opportunities to participate in its *conservation* and management.

26.4 Statements of *cultural significance* and policy for the *place* should be periodically reviewed, and actions and their consequences monitored to ensure continuing appropriateness and effectiveness.

Monitor actions taken in case there are also unintended consequences.

Article 27. Managing change

27.1 The impact of proposed changes, including incremental changes, on the *cultural significance* of a *place* should be assessed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes to better retain cultural significance.

27.2 Existing *fabric, use, associations* and *meanings* should be adequately recorded before and after any changes are made to the *place*.

Article 28. Disturbance of fabric

28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.

Articles

28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

Article 29. Responsibility

The organisations and individuals responsible for management and decisions should be named and specific responsibility taken for each decision.

Article 30. Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

Article 31. Keeping a log

New evidence may come to light while implementing policy or a plan for a *place*. Other factors may arise and require new decisions. A log of new evidence and additional decisions should be kept.

Article 32. Records

32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

Article 33. Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

Article 34. Resources

Adequate resources should be provided for *conservation*.

Words in italics are defined in Article 1.

Explanatory Notes

New decisions should respect and have minimal impact on the cultural significance of the place.

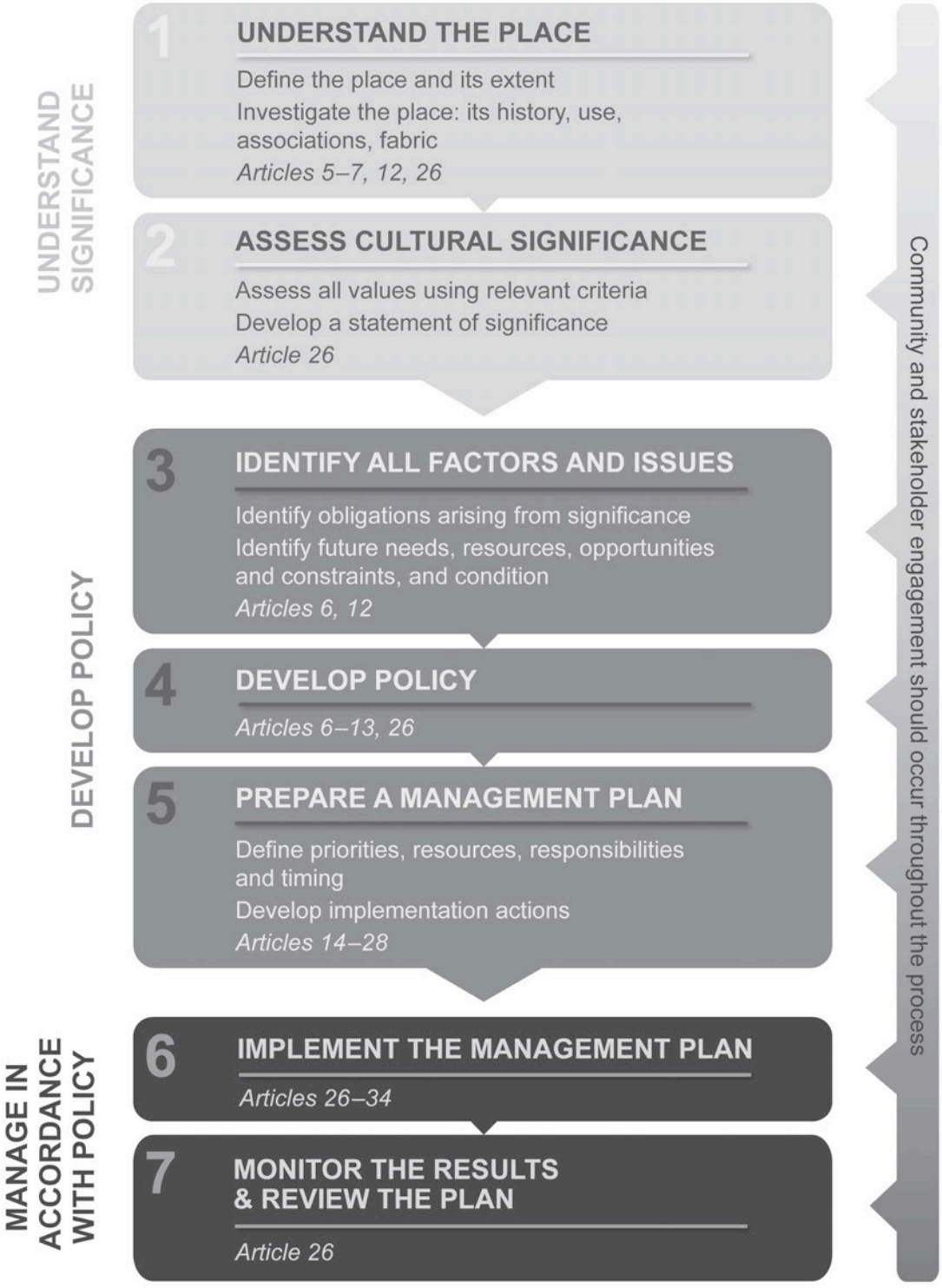
The best conservation often involves the least work and can be inexpensive.

The Burra Charter Process

Steps in planning for and managing a place of cultural significance

The Burra Charter should be read as a whole.

Key articles relevant to each step are shown in the boxes. Article 6 summarises the Burra Charter Process.



6.04 VPP Practice Note: Applying the Heritage Overlay

Practice Note | 01
Revised September 2012

Applying the Heritage Overlay

This practice note provides guidance about the use of the Heritage Overlay.

What places should be included in the Heritage Overlay?

- Any place that has been listed on the Australian Heritage Council's now closed *Register of the National Estate*.
- Any place that has been referred by the Heritage Council for consideration for an amendment to the planning scheme.
- Places listed on the *National Trust Register* of the National Trust of Australia (Victoria), provided the significance of the place can be shown to justify the application of the overlay.
- Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay.

Places listed on the former *Register of the National Estate* or on the *National Trust Register* of the National Trust of Australia (Victoria) do not have statutory protection unless they are protected in the planning scheme.

The heritage process leading to the identification of the place needs to clearly justify the significance of the place as a basis for its inclusion in the Heritage Overlay. The documentation for each place shall include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria.

What are recognised heritage criteria?

The following recognised heritage criteria shall be used for the assessment of the heritage values of the heritage place. These model criteria have been broadly adopted by heritage jurisdictions across Australia and should be used for all new heritage assessment work.

Criterion A: Importance to the course or 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 C: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

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).

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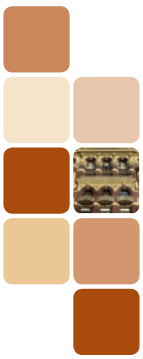


Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

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

The adoption of the above criteria does not diminish heritage assessment work undertaken before 2012 using older versions of criteria.

The thresholds to be applied in the assessment of significance shall be 'State Significance' and 'Local Significance'. 'Local Significance' includes those places that are important to a particular community or locality. Letter gradings (for example, "A', "B', "C') should not be used.

In order to apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay. Places identified to be of potential State significance should undergo limited analysis on a broader (Statewide) comparative basis.

Places of significance for historical or social reasons

Planning is about managing the environment and changes to it. An appropriate test for a potential heritage place to pass in order to apply the Heritage Overlay is that it has 'something' to be managed. This 'something' is usually tangible but it may, for example, be an absence of built form or the presence of some other special characteristic. If such things are present, there will be something to manage and the Heritage Overlay may be applied. If not, a commemorative plaque is an appropriate way of signifying the importance of the place to the local community.

Group, thematic and serial listings

Places that share a common history and/or significance but which do not adjoin each other or form a geographical grouping may be considered for treatment as a single heritage place. Each place that forms part of the group might share a common statement of significance; a single entry in the Heritage Overlay Schedule and a single Heritage Overlay number.

This approach has been taken to the listing of Chicory Kilns on Phillip Island in the Bass Coast Planning Scheme. The kilns are dispersed across the island but share a common significance. Group listing of the kilns also draws attention to the fact that the kilns are not just important on an individual basis, but are collectively significant as a group.

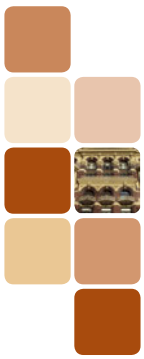
The group approach has also been used for the former Rosella Factory Complex in the Yarra Planning Scheme. This important factory complex had become fragmented through replacement development making it hard to justify a precinct listing. The group listing, with a single Heritage Overlay number, has meant that the extent and significance of the complex can still be appreciated.

Writing statements of significance

For every heritage place (that is, a precinct or individual place) a statement of significance should be prepared using the three-part format of 'What is significant?'; 'How is it significant?' and 'Why is it significant?'.

What is significant? - This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Mention could also be made of elements that are not significant.

How is it significant? - A sentence should be included to the effect that the place is important because of its historical significance, its rarity, its research potential, its representativeness, its



aesthetic significance, its technical significance and/or its associative significance. These descriptors are shown in brackets at the end of the heritage criteria listed above. The sentence should indicate the threshold for which the place is considered important.

Why is it significant? - This should elaborate on the criteria that makes the place significant. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion should be inserted in brackets after each point or paragraph. Each point or paragraph may include the threshold for which the place is considered important.

Saving and displaying statements of significance

All statements of significance should be securely stored in the Department of Planning and Community Development's HERMES heritage database.

Where a place (either a precinct or individual place) is included in the Heritage Overlay, the statement of significance for that place should be publicly viewable through the Department of Planning and Community Development's Victorian Heritage Database.

Additional resources may be required

When introducing the Heritage Overlay, a council should consider the resources required to administer the heritage controls and to provide assistance and advice to affected property owners. This might include providing community access to a heritage adviser or other technical or financial assistance.

Drafting the Heritage Overlay schedule

What is a heritage place?

A heritage place could include a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other place of natural or cultural significance and its associated land. It cannot include movable or portable objects such as machinery within a factory or furniture within a house.

What is the planning scheme map reference number?

In column one of the schedule, the Planning Scheme Map Reference prefix should read HO1, HO2, HO3 and so on. Each heritage place in the schedule will have its own identifying number. The planning scheme maps should also record these numbers as a cross reference between the maps and the schedule.

Street numbers and location descriptions

Street numbers and locality addresses should be included for properties wherever possible. Where a street address is not available, plan of subdivision details (for example, Lot 1 of PS12345) should be used. Avoid using Crown Allotment details, Certificate of Title details or obscure location descriptions if possible.

How should the Heritage Overlay schedule be arranged?

There are two preferred options for arranging the schedule. Heritage places may be grouped according to their suburb, town or location and then arranged alphabetically by street address within each grouping. Alternatively, all places may be listed alphabetically by their street address irrespective of their location. Use the method which most assists users of the planning scheme to find the relevant property by a simple search through the schedule.

Applying external painting controls

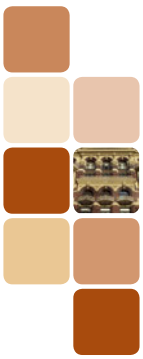
External painting controls over particular heritage places can be applied in the schedule by including a 'yes' in the External Paint Controls Apply? column.

Applying internal alterations controls

Internal alteration controls over specified buildings can be applied in the schedule by including a 'yes' in the Internal Alteration Controls Apply? column. This provision should be applied sparingly and on a selective basis to special interiors of high significance. The statement of significance for the heritage place should explain what is significant about the interior and why it is important.

Applying tree controls

The schedule can apply tree controls over heritage places. The tree controls could apply to



the whole of a heritage place (for example, over a house site or an area) or a tree or group of trees could be specifically nominated as the heritage place. Tree controls are applied by including a 'yes' in the Tree Controls Apply? column.

The control is designed to protect trees that are of intrinsic significance (such as trees that are included on the National Trust Register or trees that contribute to the significance of a heritage place (for example, trees that contribute to the significance of a garden or area). The control is not meant to protect trees for their amenity value. See Practice note 7 – *Vegetation Protection in Urban Areas* for alternative methods of vegetation protection.

How should places on the Victorian Heritage Register be treated in the schedule?

Under Clause 43.01-3, places on the *Victorian Heritage Register* are subject to the requirements of the *Heritage Act 1995* and not the planning provisions of the Heritage Overlay. Places included on the *Victorian Heritage Register* should be listed in the schedule.

A dash should be recorded in columns three (external paint controls), four (internal alteration controls), five (tree controls) and six (outbuildings and fences) to avoid any possible confusion as to whether planning provisions apply to these properties. In column seven ('Included on the *Victorian Heritage Register* ...') the reference number of the property on the *Victorian Heritage Register* should be included as an aid to users of the planning scheme.

Allowing a prohibited use of a heritage place

It is possible to make a prohibited use permissible at specific places by including a 'yes' in the Prohibited uses may be permitted? column.

This provision should not be applied to significant areas because it might result in the *de facto* rezoning of a large area. The provision should only be applied to specific places. For example, the provision might be used for a redundant church, warehouse or other large building complex where it is considered that the normally available range of permissible uses is insufficient to provide for the future conservation of the building. Currently this provision applies in the metropolitan area of Melbourne to places that are included on the *Victorian Heritage Register.*

Aboriginal heritage places

Scarred trees, stone arrangements and other places significant for their Aboriginal associations can be identified by including a 'yes' in the Aboriginal Heritage Place? column. As with any place listed in the Schedule to the Heritage Overlay, supporting justification is expected to apply this provision.

The standard permit requirements of Clause 43.01-1 of the Heritage Overlay apply to Aboriginal heritage places included in the schedule. Clause 43.01-6 reminds a responsible authority that the requirements of the *Aboriginal Heritage Act 2006* apply to these places.

How are heritage precincts and areas treated?

Significant precincts and areas should be identified in the schedule as well as being mapped.

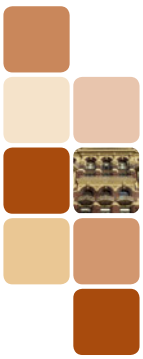
How are individual buildings, trees or properties of significance located within significant areas treated?

The provisions applying to individual buildings and structures are the same as the provisions applying to areas, so there is no need to separately schedule and map a significant building, feature or property located within a significant area.

The only instance where an individual property within a significant area should be scheduled and mapped is where it is proposed that a different requirement should apply. For example, external painting controls may be justified for an individual building of significance but not over the heritage precinct surrounding the building.

Alternatively, tree controls may be justified for a specific tree or property within a significant precinct but not over the whole precinct. In such situations the individual property or tree should be both scheduled and mapped.

Significant buildings or structures within a significant precinct can be identified through a local planning policy.



How is a building, tree or feature on a large parcel of land listed and mapped?

The Heritage Overlay applies to both the listed heritage item and its associated land (refer Clause 43.01 - Scope). It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any new development does not adversely affect the setting or context of the significant feature. In most situations, the extent of the provision will be the whole of the property (for example, a suburban dwelling and its allotment).

However, there will be occasions when the area to which the provision applies should be reduced so that it does not apply to the whole of the property. Examples might include:

- a homestead on a large pastoral property where only the buildings and their immediate surroundings are important but not the remainder of the property
- a significant specimen tree on an otherwise unimportant property
- a horse-trough, fountain or monument in a road reservation
- a grandstand or shelter in a large but otherwise unimportant public park.

Where a heritage place does not encompass the whole of the property, care should be taken to accurately show the area to which the provision applies. For instance, if a homestead is affected by the Heritage Overlay but not the whole of the farm, a polygon should be allocated to the area of affected buildings and associated land. The wording to describe the Heritage Place in the schedule should be specific to identify the area covered by the overlay. (See the example of Heritage Place HO4 in the attached schedule.)

Mapping Heritage places

All heritage places must be both scheduled and mapped.

In each case, care should be taken to ensure that there is an accurate correlation between the Heritage Overlay schedule and the Heritage Overlay map.

If there is a discrepancy between the schedule and the map, the description of the place given in the schedule to the Heritage Overlay, supported by the statement of significance, should be the predominant means of identifying the areas to which the overlay applies.

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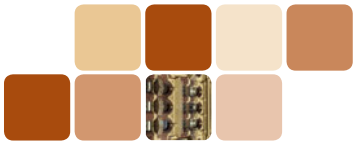

Schedule to the Heritage Overlay

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are Not exempt under Clause 43.01-3?	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2
HO1	House 1 Albert Street, Belmont	Yes	No	No	No	No	No	
HO2	Athol House 57 Albert Street, Belmont	-	-	-	-	-	Yes	
HO3	Jones Foundry 4 William Street, Breakwater		Yes	No	No	No	No	
HO4	Moreton Bay Fig Tree 26 Bryant Street, Ceres The heritage place is the Moreton Bay Fig Tree and land beneath the canopy edge of the tree for a distance of five metres from the canopy edge.	No	No	Yes	No	No	No	
HO5	House 13 Albert Street, Geelong	Yes	No	No	Yes	No	No	
HO6	Bay Villa 122 Middle Street, Geelong	Yes	Yes	No	No	No	No	
HO7	Barwon River Bridge Station Street, Geelong	-	-	-	-	Yes Ref No H789	No	
HO8	William Street Precinct William Street, Geelong	Yes	No	No	No	No	No	
HO9	Mount Rothwell Stone Arrangement Mount Rothwell Station Little River-Ripley, Little River	No	No	No	No	No	No	