

THE CITY OF
GREATER GEELONG

AVONLEA HOMESTEAD HERITAGE ASSESSMENT

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Introduction

1. BACKGROUND

Creamery Road Precinct Structure Plan is a long-term plan to guide urban use and development and is the first precinct to be developed as part of the Northern and Western Geelong Growth Areas (NWGGA).

Key character objectives are the protection of cultural heritage, ensuring view corridors to significant features and neighbourhoods and buildings responding to natural features, character, and cultural heritage.

The former Moorabool Railway Station and Cowies Creek Rail Bridge No. 1 and No. 2 are listed on the Victorian Heritage Register. The Creamery Road Precinct Structure Plan Post-contact Heritage Assessment identified two additional heritage places not protected under the Greater Geelong Planning Scheme: 'Coolangatta', 20 Evans Road, Bell Post Hill and 'Avonlea', 85-105 Bluestone Bridge Road, Bell Post Hill.

2. METHODOLOGY

The 'Avonlea' Heritage Assessment involved fieldwork historical research, and comparative analysis.

Fieldwork

Site photographs were taken at 'Avonlea' facilitated by the current owner. This involved documentation of the external features of the homestead, outbuildings, mature trees, and landscape elements including views.

Research

Research was undertaken using physical and digital resources including TROVE and Geelong Library & Heritage Centre. The current owner provided access to research material and photographs.

Comparative Analysis

A comparative analysis was undertaken using an architectural and/or historical context, and with regard to Practice Note PN01: Applying the Heritage Overlay.

In line with the Practice Note comparative analysis drew on other similar places within the study area wherever possible including those previously included in a heritage register or overlay. For places identified as of potential state significance underwent an analysis on a broader (statewide) comparative basis.

Consultation

The community engagement process adopted the following steps:

- Site meeting at the invitation of the current owner
- Draft assessment shared with current owner for review and feedback
- Draft assessment presented to Heritage Advisory Committee for review and feedback
- Peer assessment by GML Heritage and final update of assessment

3. ASSESSMENT OF SIGNIFICANCE

The following heritage criteria listed in Planning Practice Note 1 were adopted as part of the assessment of heritage places in this study:

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).

Significance Thresholds

In addition to the recognition of the heritage values of the Burra Charter and the assessment criteria outlined in the Practice Note, cultural heritage 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.

State and Local significance thresholds have been applied to this study using the following thresholds:

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 of which are considered to stretch beyond local municipal boundaries.

Local Threshold

Places which are considered individually significant to a local area. 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 significance). They are considered to have sufficient significance to warrant a heritage overlay in the Geelong Planning Scheme.

Victorian Heritage Inventory referrals

Places which are not considered to meet the thresholds for state or local significance but comprise substantial historical archaeological remains and research potential, will be referred to Heritage Victoria for consideration of their addition to the Victorian Heritage Inventory of archaeological places.

First Nations' Cultural Value Threshold

Places of potential Aboriginal Cultural Value will be referred to the Wadawurrung traditional owners for confirmation of value and direction as to whether it is appropriate to include them on the heritage overlay and/or refer them for possible inclusion on the Victorian Aboriginal Heritage Register.

What is Significant? - the Physical Place

This part of the significance statement relates to the physical fabric and physical attributes of a place. It can encompass:

- **Fabric & Physical Attributes of Any Building, Structure or Group thereof** – including the overall form & layout, street presence or address, construction materials, design style/character and detailing, visual features (e.g. verandahs, joinery, chimneys, window lead lighting, panel doors, etc) finishes and colours.
- **Composition & Features of the Setting** – layout of built structures and open spaces, level changes, hard and soft landscape features including trees, outbuildings, front fencing, visibility or otherwise of vehicle accommodation, signage.
- **Vistas and views into, within or away** from the key features of the place.

Condition Thresholds

Condition is the physical state of the fabric relating to its physical appearance, structural quality and working order. The thresholds for the condition of the fabric are:

| Condition | Description |
|-----------|---|
| Good | Minor deterioration of fabric noticeable |
| Fair | Deterioration of the fabric noticeable |
| Poor | Deterioration of fabric very noticeable, with possible structural deterioration as well |

Integrity Thresholds

Integrity is the extent to which the building or structure retains its form, design and completeness of physical fabric, historic associations, social attachments and/or use which support the heritage significance of the heritage place.

Places can have more than one historical layer of development that is considered significant.

The thresholds applied for the integrity of the fabric are:

| Threshold | Integrity |
|-----------|--|
| High | Either completely intact or a small number of minor modifications noticeable |
| Moderate | Original and/or early fabric clearly discernible, but a number of minor modifications noticeable |
| Low | Original and/or early fabric only partly discernible given multiple changes |

Places with substantial additions or alterations may continue to possess significance if there is considered to be sufficient retained significant fabric to still satisfy the relevant significance threshold/s, and:

- the additions/alterations form a contributory historical layer to the significance of the building or place, and/or
- the visual character of the additions/alterations complements the visual character of the significant physical fabric, and/or
- the visual character of the additions/alterations is recessive, minor in nature; or readily reversible.

LOCATION DETAILS & MAPS

| | |
|--|-------------|
| Heritage Place: Avonlea Homestead | UPI: |
| Address: 85-105 Bluestone Bridge Road, Bell Post Hill, Victoria, 3221 | |



Figure 1- Location Plan – homestead situation within existing rural property

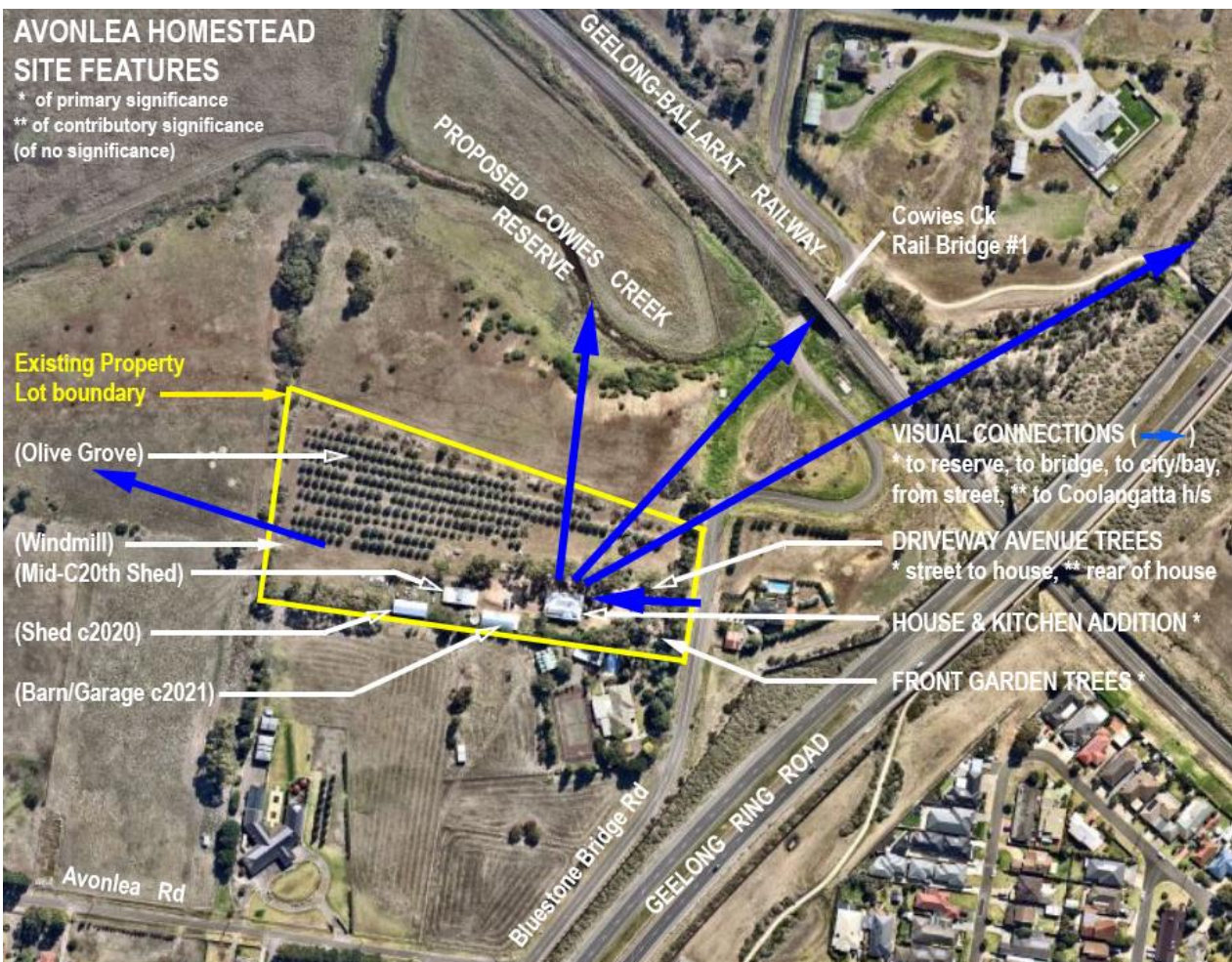


Figure 2 – Context Plan with site features and views.

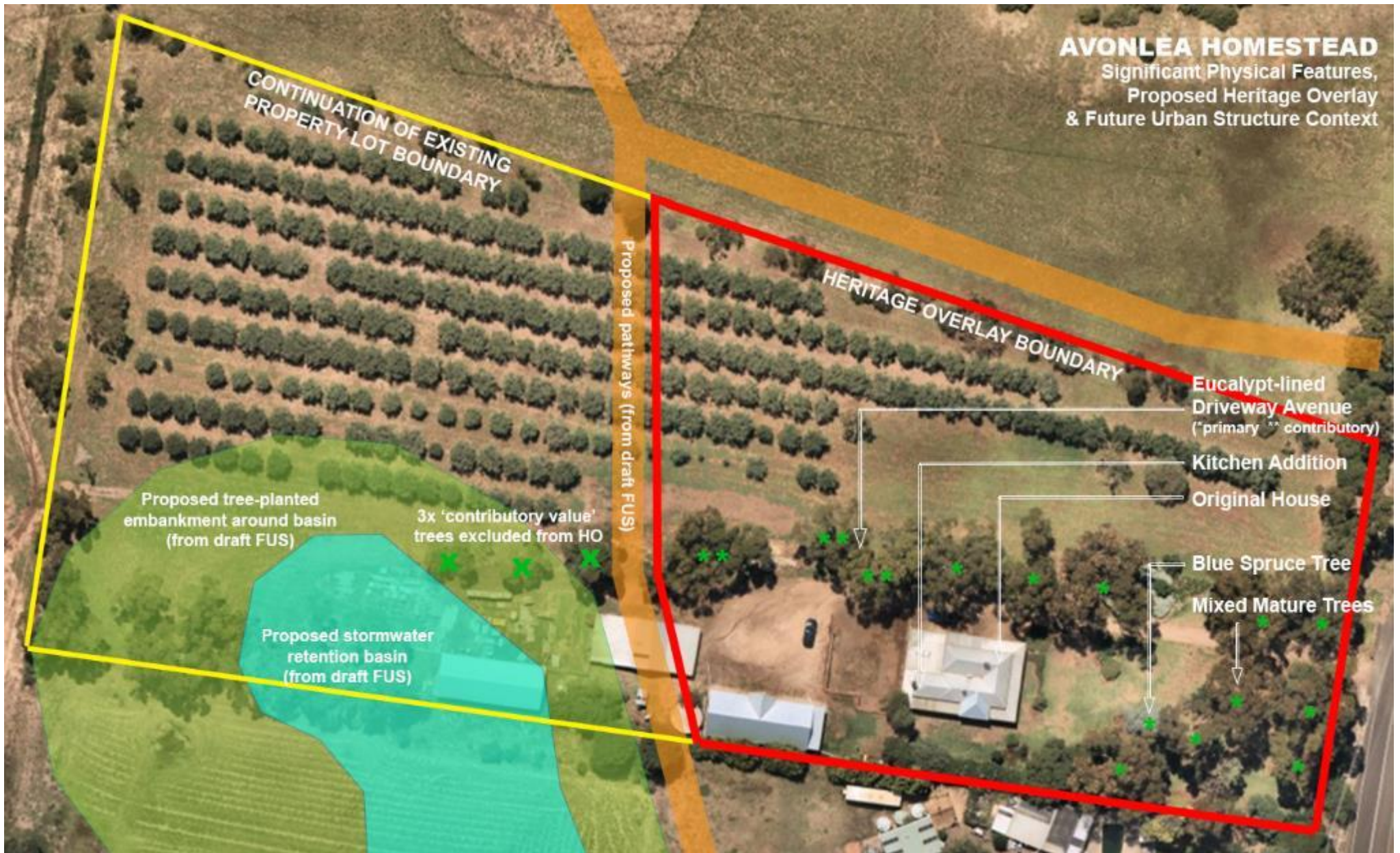


Figure 3 – Proposed Heritage Overlay Area

Note: western (left) boundary has some flexibility provided large contributory avenue tree adjoining boundary is retained.

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

'Avonlea', a Victorian-era single storey 8-roomed weatherboard homestead built in c1892 exhibiting elements of the Italianate style.

The following features contribute to the significance of the place:

- The moderate-high integrity of the homestead's original built form
- Return verandah, and concave profile roof
- Eave brackets
- Double-hung timber windows either side of an elaborate four-panelled door with side and high lights
- Two corbelled brick chimneys at the rear.
- Prominent siting among landscaped grounds with view-scapes to places of historic and cultural significance including Coolangatta Homestead, Cowie's Creek Rail Bridge No 1, You Yangs Regional Park and Corio Bay through its elevated situation above Cowie's Creek.
- Mature trees with high to moderate value inclusive of:
 - a row of Sugar Gums along the driveway (north) and eastern face of property (fronting Bluestone Ridge Road),
 - garden trees including a group of natives (including a *Casuarina* and eucalypts) and exotic trees (including a Blue Atlas Cedar of high value, two English Oaks, and a peppercorn).

Features that do not contribute to the significance of this place includes alterations and additions to the dwelling: hipped wing of the south side (added 2019); rear hipped roof additions, faceted bay addition on the north side, linking gable and flat-roofed wing between the old and the new; a large c.1950s farm shed, with progressive changes, a steel-framed windmill at the western end of the property, with introduced Victorian-like lamp post in the front garden, several major new outbuildings constructed within the late 2010s including a garage/barn structure, new farm shed, water tank and children's play house, along with an olive grove of 200 trees.

WHO ARE THE TRADITIONAL OWNERS/REGISTERED ABORIGINAL PARTY FOR THIS PLACE?

The place is located on traditional land of the Wadawurrung people. The Registered Aboriginal Party under the Aboriginal Heritage Act 2006 for this land is the Wadawurrung Traditional Owners Aboriginal Corporation (WTOAC).

HOW IS IT SIGNIFICANT?

'Avonlea', at 85-105 Bluestone Ridge Road, Bell Post Hill, is of historical, representative, aesthetic and associative significance to the City of Greater Geelong.

WHY IS IT SIGNIFICANT?

The homestead upon its pastoral block is an extant example of nineteenth and early twentieth century farming in the Bell Post Hill district. The homestead and grounds of 'Avonlea' are of historical heritage significance for their ability to demonstrate the development of the local farming community, and association with the rising importance of dairying in the Geelong Region around the end of the 19th century through the establishment of the Geelong District Butter and Cheese Factory in 1894. (Criterion A)

'Avonlea' is a representative example of a Victorian-era homestead exhibiting elements of the Italianate style that once proliferated in Greater Geelong in the later part of the nineteenth century. At eight rooms, it is a more substantial example and one of a small number of notable timber rural dwellings in Greater Geelong. (Criterion D)

'Avonlea' and its landscape setting are of aesthetic significance. The importance is enhanced by the elevated siting overlooking Cowies Creek, its outstanding views, and the substantial number of mature native and exotic trees within its grounds, including the mature Sugar Gum and the Blue Atlas Cedar located at the front of the property and row of Sugar Gums extending along the driveway past the homestead on its northern side. (Criterion E)

'Avonlea' is significant for its association with George Henry Rollins and his sons Frank and George Jnr who owned and farmed the property and worked in the Creamery. Frank and George Jnr were part of a group of local farmers who lobbied for a Creamery to be established at Lovely Banks. The property is also significant for its associations with Jane Rollins (nee Robinson) who was station mistress at the Cowie's Creek railway station, the earliest and only female station mistress in 1860 in Victoria. Rollins Road is named in honour of Frank Rollins. (Criterion H)

'Avonlea' is located on traditional land of the Wadawurrung people. The entire area proposed for inclusion within the heritage overlay is defined as an area of Aboriginal Cultural Sensitivity and specific Aboriginal Archaeological interest under the Aboriginal Heritage Act 2006. The ACHRIS data, reinforced by the places' proximity to Cowies Creek and view downstream toward the bay, indicates the place possesses cultural associations of significance and archaeological evidence of First Nation occupation. (Criteria C&G).

Heritage place assessment: Avonlea Homestead

PLACE HISTORY

Wadawurrung Country

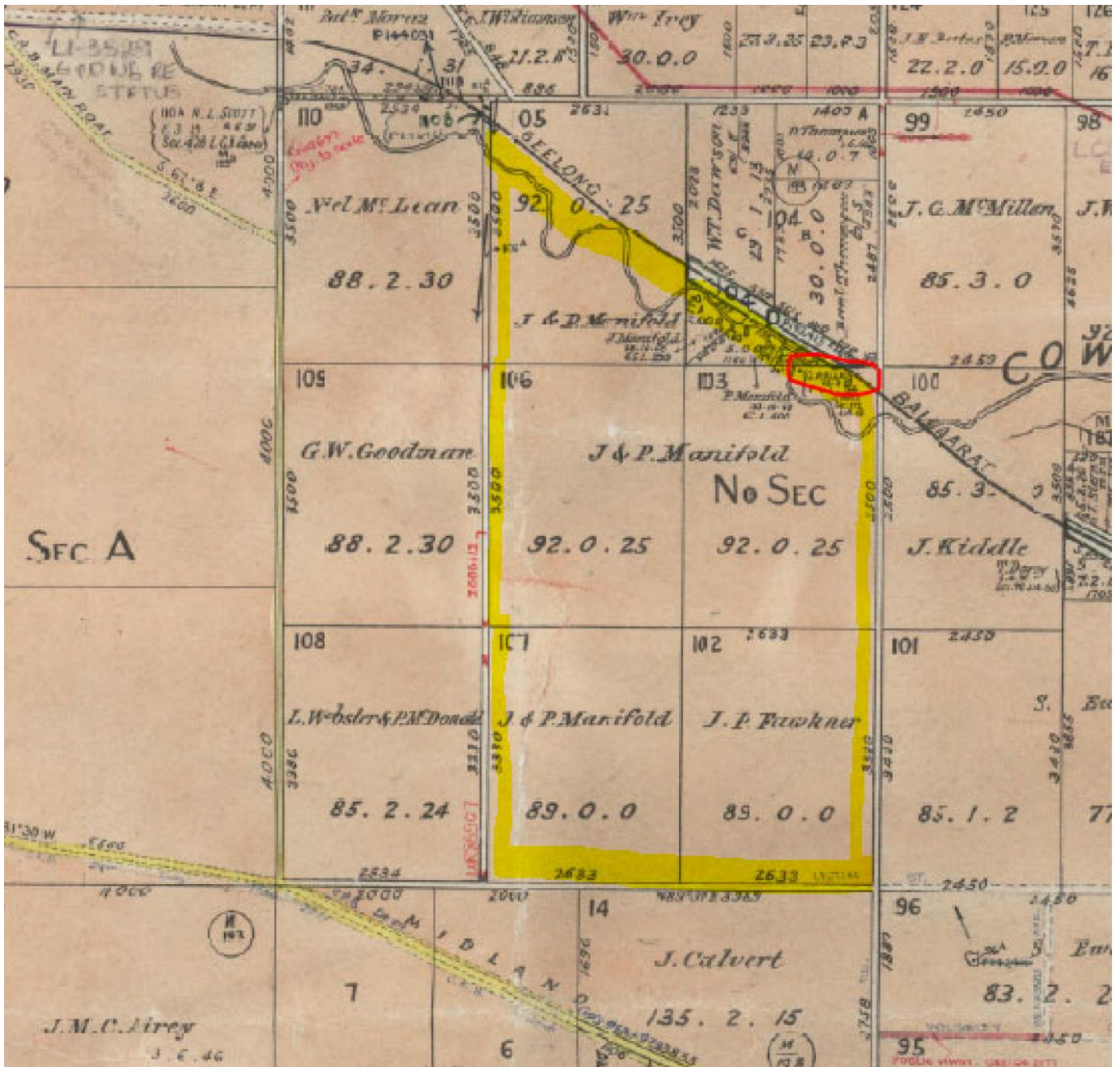
The subject site occurs within the traditional Country of the Wadawurrung people. The catchment of Cowies Creek is of cultural importance to the Wadawurrung for its natural resources, as a travel corridor between the hills and Corio Bay/former plains, and for its association and potential evidence of the traditional occupation and use of the land. Hence the catchment extending 200m from the creek line and inclusive of all the land proposed for inclusion within the heritage overlay forms part of a designated area of Aboriginal Cultural Sensitivity that is separately managed under Aboriginal Heritage Act 2006.



First Nations areas of Cultural and Archaeological sensitivity in proximity to Avonlea Homestead
– to be managed separately under the Aboriginal Heritage Act. ACHRIS & VicPlan

Post-contact Land Management

The site is City of Greater Geelong Lot 1 Ps403299. It was originally Crown Allotment 103-107.



George Henry Rollins' farm encompassing allotments 103-107, c.1894. Courtesy Denis Canjuga
 Source: VPRS 16171/P0001/7 Moorpanyal County of Grant, Public Record Office Victoria

Farming in Bell Post Hill (Historic Theme 4)

Allotments 103-107 in the Parish of Moorpanyal were first subdivided in November 1849 and offered at a Government sale at which the land was purchased by pastoralists John (1811-1877) and Peter (1817-1885) Manifold.

By 1857 sheep grazing in Cowies Creek, and Lovely Banks was the predominant stock however most of the farms in the area carried out mixed farming practices including grains and other produce. Several farming

establishments in the Greater Geelong region from the 19th century also mixed dairying with different forms of cultivation.¹

In 1894² John and Peter Manifold sold 320 acres to farmer George Henry Rollins. Prior to the purchase, in 1892, the property was recorded as '320 acres and premises' and this appears to be the date that the existing homestead—known originally as 'Rosebank' was built.³

The Rollins Family (Historic Themes 4, 6)

George Henry Rollins (1831-1910) and his wife Jane (1836-1904) arrived in Australia as unassisted migrants in 1857. Rollins began life in Australia as an agricultural labourer, first leasing (from at least 1867), and then purchasing the land including the subject property in 1894.

Mrs Jane Rollins was the first station mistress in Victoria when she was stationed at North Geelong in Cowies Creek in 1860.⁴

Prior to the purchase of 'Rosebank' (now 'Avonlea') Rollins had purchased an allotment of land of 162 acres, with farming plant situated on the Anakie Road near the Lovely Banks reservoir in 1890.⁵

George Rollins brought farms for his sons as they came of age. George Jnr (b.1860) (Crown Allotments A, B, 103 Parish of Moorpanyal and the Government Reserve adjoining the Ballarat and Geelong Railway) was on a property in Lovely Banks. Francis (Frank) Rollins (b.1859), (Crown Allotment 102) purchased from John Thompson had a farm located close to 'Rosebank'.

George Henry Rollins was on the Committee of the Geelong and District Agricultural Society for 20 years, retiring in 1891 due to ill health.⁶ During his tenure Rollins judged events and won awards at the Geelong Show including prizes for his delivery, cart, and farm horses.⁷

Geelong and District Butter and Cheese Factory (Historic Theme 5)

The development of butter factories reflect the transformation of dairy farming from agricultural pursuit into a recognised, scientifically controlled, and regulated production industry.⁸ Other benefits were reported: 'The advantages of creameries to farmers are now so universally known...Farmers have less dairy work, and the new system is cleaner, and the profits however small, are sure and regular.'⁹

Rollins' sons Frank and George Jnr were part of a group of local farmers who lobbied for a Creamery to be established at Lovely Banks. The Geelong District Butter and Cheese Factory eventually settled on a half an acre allotment on the corner of Ballarat and Steiglitz Roads and opened the Creamery in 1894.

As part of the agreement with the Geelong District Butter and Cheese Factory dairy farmers were required to guarantee 300 cows and take up shares.¹⁰ The Rollins family participated in the scheme and appear to have been successful at Geelong Agricultural Show with Jane Rollins winning first prizes for her powdered and salt butter at the 1888 event¹¹.

¹ Rowe, D., *About Corayo: A Thematic History of Greater Geelong*, City of Greater Geelong, 2021

² 'Commercial', *Geelong Advertiser*, 21 April 1894.

³ Rowe, D., & Huddle, L., *Greater Geelong Outer Areas Heritage Study, 'Avonlea'*, City of Greater Geelong 1998-2000.

⁴ Op. cit. Rowe, page 175.

⁵ *Geelong Advertiser*, 24 February 1890.

⁶ 'Geelong Agricultural Society', *Geelong Advertiser*, June 26, 1891.

⁷ "Geelong Agricultural Society (From Our Special Reporter)", *The Age*, 23 October 1875.

⁸ Op. cit. Rowe, page 540.

⁹ 'Lovely Banks. From our Correspondent', *Geelong Advertiser*, 18 June 1884

¹⁰ 'Proposed Creamery at Lovely Banks', *Geelong Advertiser*, 23 June 1894

¹¹ 'The Geelong Show (By Our Special Reporter)', *The Australasian*, Melbourne, 27 October 1888.



George Rollins Jnr (centre) and other farmers with their milk cans believed to be in front of the Creamery, Geelong and District Butter and Cheese Factory, Lovely Banks, c.1894
Photograph courtesy of Gwenda Joyce.

End of the Rollins Family Era (Historic Theme 6)

When George Henry Rollins died in 1910 an obituary described his funeral procession, ‘...and the respect in which the deceased was held was demonstrated by the large attendance, many driving distances to pay their last tribute of respect.’¹² Rollins left real estate valued at £2,475.¹³

Shortly after the Rollins family sold ‘Rosebank’ in 1919, George Jnr and his family left Bell Post Hill. As to whether the death of his son Karl who had been killed in action in World War I prompted the family to leave is unknown. At their departure in 1920, almost 100 friends farewelled them at an event in which speeches were made by local councillors, ‘...who were loud in their praises of the valuable work done by the Rollins family during their long sojourn in the district.’¹⁴

Rollins Road is named in honour of the family, and in particular in honour of Frank Rollins who was prominent in community affairs during World War One.¹⁵

At the time of the sale, ‘Rosebank’ was described as an 8-roomed house situated on 102 acres. It was purchased by Mr Albert Spratt, of Ondit, Victoria, and the price was £31 per acre.¹⁶ At the time of the sale Bell Post Hill was still a rural outpost. While the transformation of this area into a residential suburb began in the later 1920s¹⁷,

¹² ‘Obituary Mr. G.H. Rollins’, *Geelong Advertiser*, 14 October 1910.

¹³ ‘Wills & Estates’, *The Argus*, Melbourne, 18 November 1910.

¹⁴ ‘Lovely Banks. Farewell Gathering’, *Geelong Advertiser*, 20 March 1920.

¹⁵ Op. cit. Rowe, page 743.

¹⁶ ‘Demand for Farmland’ *Geelong Advertiser*, 25 November 1919.

¹⁷ Op. cit. Rowe, page 743.

'Avonlea' remained a farm with the Spratt family owning and farming the property until 1954, when it appears to have been transferred to Reginald Hunt, and has since been through a succession of owners.

PHYSICAL DESCRIPTION

'Avonlea' currently forms a small rural residential holding at 85-105 Bluestone Bridge Road, Bell Post Hill. Prior to the construction of the Geelong Ring Road in early 2006, the address was 205 Rollins Road.

The house is a single-storey weatherboard house with a hipped roof of corrugated iron. As typical of Victorian Italianate style designs, the house has an M-profile hipped roof with a central box gutter. It is also typical of the mid to late Victorian period houses in its built form and in the decorative elements such as eaves brackets, double-hung timber windows either side of an elaborate four-panelled door with side and high lights, and two corbelled chimneys at the rear.

The current property has an area of 2.10 ha, situated in an elevated position on a north-facing hillside above Cowies Creek. From the homestead there are dramatic views of the Geelong-Ballarat railway line and the bluestone arched bridge of Cowies Creek Rail Bridge No.1, and toward Geelong and Corio Bay down the valley of Cowies Creek.



View of 'Avonlea' showing elevated site and Sugar Gums along the north side driveway entry.
Source: David Scott, City of Greater Geelong. 2022



View of Cowie's Creek Rail Bridge No. 1 with You Yangs in background.
Source: David Scott, City of Greater Geelong, 2022

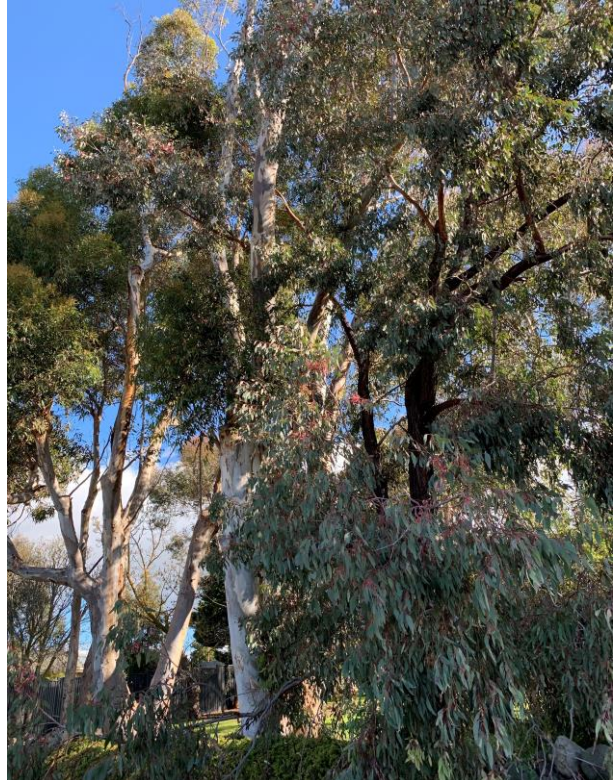


Viewline from Avonlea to You Yangs Regional Park. Reproduction concrete lamp post excluded from Heritage Overlay.
Source; David Scott, City of Greater Geelong, 2022

The front garden and property boundary feature some mature native and exotic trees. Notable examples include a mature large Sugar Gum and Blue Atlas Cedar. A group of native (including a Casuarina and eucalypts) and exotic trees (two English Oaks) are important to the foreground setting of the homestead and forming a prominent row alongside the northern property boundary and driveway entry.



Blue Atlas Cedar in front garden.
Source: David Scott, City of Greater Geelong 2022



Native trees located at the front of the property.
Source David Scott, City of Greater Geelong, 2022.

At the southwest corner of the homestead occurs an early 20th century kitchen wing addition with brick fireplace. This created an extension to one of the roof hips and matches the original detail to the point it is only discernible from a step in the roof form.

A modest flat-roofed addition adjoins the kitchen wing at the rear, as a complementary extension of the hipped form to the north. Window design of this addition suggests this was built c1950s-60s. Some exterior alterations along the north elevation and internal changes also likely date from this time.



View of southwest corner showing 20th century kitchen wing addition with brick fireplace.
Source: David Scott, City of Greater Geelong, 2022

The property includes a range of more recent changes, considered to be of little if any significance.

- To the rear/west of the homestead is a large c1950s farm shed, having a central gable form with large skillion sections on each side. Construction is typical sawn framing clad in corrugated iron. Progressive changes are apparent including several large roller doors fitted within the last 20-30 years. The steel-framed windmill at the western end of the property was purchased by the current owners in 2014.
- Several major new outbuildings have been constructed within the late 2010s including an ornate garage/barn structure and a new farm shed, plus a water tank and standard children's play house that has been adapted into a chicken shed.
- Immediately to the rear/west of the homestead, a level terrace has been excavated in the early 2020s with a timber sleeper retaining wall erected around its high/southern side.
- Along the north side of the property is an olive grove of 200 trees, planted in the 1990s by a previous owner. The grove is harvested every two years for domestic or low-scale commercial use.
- An introduced Victorian-like lamp post is situated at the front of the homestead (east side), is a recent inclusion.

INTEGRITY

'Avonlea' has moderate to high integrity, retaining the original built form and key architectural features of the single-storey Victorian-era weatherboard homestead. The most obvious changes are an early 20th century kitchen wing addition and a modest flat-roofed addition adjoining the kitchen wing. The subject property's raised site, viewscape, driveway, and mature tree plantings have high levels of integrity.

Most of these features occur within the eastern half of the property. Aside from the presence of a steel C20th windmill, several smaller examples of Sugar gum plantings at the western end of the driveway row and a distant view to Coolangatta, the western half contains predominantly features of little if any significance.

COMPARATIVE ANALYSIS

'Avonlea' homestead has historical associations with the development of farming in the outer rural parts of the Geelong district from the early nineteenth century. The homestead is therefore comparable historically, aesthetically, and associatively to properties associated with farming and related activities that are included as heritage overlays.

'Avonlea' is a representative example of a weatherboard Victorian-era homestead with moderate to high integrity. The neighbouring homestead, 'Coolangatta' is an aesthetic comparator sharing an elevated site with views over Cowie's Creek, a driveway avenue, and native and exotic trees of high and moderate integrity.

The most relevant comparative farming communities with extant places are Lara and Ceres. 'Erinvale', 285 Gully Road, Ceres is the best comparator due its situation on elevated ground, setback, curved driveway, mature trees, and architectural features.

Victorian Italianate houses predominated in areas of Geelong such as Belmont and Geelong West. The suburban property at 18 Francis Street, Belmont is a comparator due its visual connections to Newtown Hill and surviving Palm Tree and Norfolk Pine.



'Coolangatta', 1926-27
Source: David Scott, City of Greater Geelong, 2022

'Coolangatta', 1926-27

20 Evans Road, Bell Post Hill

'Coolangatta' is a Georgian Revival homestead, designed by prominent Geelong architecture firm, Baird & Buchan. It is built on the foundations of a c.1855 bluestone homestead.

'Coolangatta' has a formal tree-lined driveway avenue leading to a circular carriage loop, mature tree plantings, and a viewscape between the two-storey residence and Cowies Creek Reserve, to the north and east of the residence.



'Erinvale', c.1896
Source: David Rowe, Ceres Heritage Citations Project, 2018

'Erinvale', c.1896

285 Gully Road, Ceres

HO2011

'Erinvale' is a moderately intact and locally rare surviving example of a late Victorian timber dwelling situated on elevated ground above the Ceres Bridge. 'Erinvale' has a substantial setback from the front boundary, a curved driveway, and mature cypress trees along with fence line. The dwelling has hipped roof forms, corrugated galvanised steel roof, weatherboard cladding, brick chimneys, and front door opening. It is associated with second-generation farmer William Heard, the son of Thomas Heard who emigrated from England in 1844.



30 Hicks Street, Lara
Source: Victoria Heritage Database Report

30 Hicks Street, Lara, 1886

HO1978

The house and dairy is a predominately intact example of a Victorian styled dwelling in Lara. The fabric includes the hipped roof forms, front bullnose verandah, symmetrical composition, front panelled timber door with sidelights and paired eaves brackets. There are some mature Cypress trees at the back of the property.

The dwelling is associated with lime merchant, Robert Bell Walker.



'Hurley House', 100 McCann Street, Ceres
Source: David Rowe, Ceres Citation Project, 2017

'Hurley House', 1877

100 McCann Street, Ceres

HO2012

'Hurley House' is predominately intact and is an example of 19th century rural life in the Ceres Village. It was built for John Hurley, farmer, quarryman, labourer and gardener and his wife, Mary.

The dwelling is predominately intact with hipped roof forms clad in corrugated sheet metal, timber weatherboard wall cladding, side chimneys, central and door opening with four timber panelled door. There are side Barrabool stone chimneys and cast-iron verandah brackets.



18 Francis Street, Belmont, 2022
Source: Street View

18 Francis Street, Belmont

HO1793

The late Victorian house is in a suburban location with visual connections to Newtown Hill to the north and to the substantial Palm tree and the Norfolk Pine tree to the south.

The house has a hipped roof clad in galvanized corrugated iron, 2 early rendered windows, and symmetrically placed door with side lights.

HERITAGE MANAGEMENT GUIDELINES

The following are preliminary guidelines. Should the Heritage Overlay for Avonlea proceed, the final design guidelines will be listed within an Incorporated Plan linked to the Greater Geelong Planning Scheme.

- 1.1 Retain and conserve the Victorian-era style and predominantly intact exterior fabric of the single-storey house inclusive of its:
 - overall concave roof form and return verandah around the north, east and south elevations;
 - detailing including eave brackets, timber-framed double-hung sash windows and four-panelled doors with high and side lights;
 - claddings including weatherboard walls and corrugated iron roofing.
- 1.2 Retain significant vistas to and from the single-storey house northward into the Cowies Creek reserve and toward Cowies Creek Rail Bridge No.1; northeast toward the city and Corio Bay; and east to Bluestone Bridge Road. Fences along east (street-front) and north property boundaries should either be predominantly transparent or should be less than 1m in height if solid.
- 1.3 Retain and conserve significant aspects of the landscape setting of the original homestead inclusive of:
 - the mature trees identified as significant to be retained; replace with trees of similar species and/or appearance when senescent.
- 1.4 Encourage reinstatement (based on available records, i.e. photographs or architectural plans) of lost historical details on the homestead and modifications to complement the appearance, including:
 - reinstatement of a bull-nose verandah with turned timber posts;
 - provision of decking, paving or other treatment of the verandah floor and visible floor structure to better complement the style of the building and remove the utilitarian presence of a massive concrete floor.
- 1.5 Allow changes and upgrades to the homestead building to accommodate contemporary standards of living to provide for a sustainable future use of the single-storey house, including:
 - additions or detached buildings to the rear (west) side of the building;
 - minor additions to the north side of the homestead, west of the verandah;
- 1.6 Any new development within the heritage overlay area should comply with the following:
 - Siting: rearward/west of the house, well set back and concealed from the public domain (from the driveway and north of the tree line along the driveway).
 - Scale & Massing: form/massing of any new construction should not be larger than that of the existing house or visible behind the primary roof form from the public domain, and the height should not exceed two-storeys.
 - Architectural style/character: detached new building development may adopt a modern architectural treatment on the proviso it remains visually subservient in scale and character to the existing two storey house in any views from the adjoining reserve over an arc from southeast to northeast.
 - Vehicle access: vehicle access into the property should be along the existing tree-lined driveway.
- 1.8 Subdivision of the property may be undertaken to create a new lot that conforms to, or is not less than, the heritage overlay area but no subdivision within the heritage overlay area should be permitted.
- 1.9 The *Aboriginal Cultural Sensitivity* and archaeological potential across the heritage overlay area and along the adjoining section of Cowies Creek need to be managed in accordance with the Aboriginal Heritage Act 2006 and consideration of the significance of the place to the Wadawurrung traditional land owners.

APPENDIX A

ARBORICULTURAL NOTES

Steve Watt, Senior Parks Planning Arborist, August 2022

| SIGNIFICANT TREES IDENTIFIED IN PRECINCT STRUCTURE PLAN TECHNICAL ASSESSMENT | | | | |
|--|-----------------------------------|------------------|----------------|-----------|
| ENSPEC id | Species | Common name | Origin | Retention |
| 2429 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | High |
| 2484 | <i>Cedrus atlantica f. glauca</i> | Blue Atlas Cedar | Exotic | High |
| 2490 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | High |
| | <i>Eucalyptus macrocarpa</i> | | | |
| 3219 | <i>Casuarina</i> | Grey Box | Planted native | Moderate |
| 2320 | <i>Cunninghamiana Eucalyptus</i> | River She-Oak | Planted native | Moderate |
| 2322 | <i>Camaldulensis Eucalyptus</i> | River Red Gum | Planted native | Moderate |
| 2323 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2324 | <i>Eucalyptus astringens</i> | Brown Mallet | Planted native | Moderate |
| 2325 | <i>Eucalyptus leucoxylon</i> | Yellow Gum | Planted native | Moderate |
| 2337 | <i>Camaldulensis Eucalyptus</i> | River Red Gum | Planted native | Moderate |
| 2338 | <i>Camaldulensis Eucalyptus</i> | River Red Gum | Planted native | Moderate |
| 2339 | <i>Eucalyptus leucoxylon</i> | Yellow Gum | Planted native | Moderate |
| 2344 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2345 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2346 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2347 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2348 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2349 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2413 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2414 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2415 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2416 | <i>Eucalyptus leucoxylon</i> | Yellow Gum | Planted native | Moderate |
| 2417 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2418 | <i>Eucalyptus melliodora</i> | Yellow Box | Planted native | Moderate |
| 2422 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2423 | <i>Eucalyptus melliodora</i> | Yellow Box | Planted native | Moderate |
| 2425 | <i>Camaldulensis Eucalyptus</i> | River Red Gum | Planted native | Moderate |
| 2426 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2427 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2430 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2431 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2432 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2433 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2434 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2435 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2436 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2439 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2442 | <i>Eucalyptus leucoxylon</i> | Yellow Gum | Planted native | Moderate |
| 2444 | <i>Eucalyptus leucoxylon</i> | Yellow Gum | Planted native | Moderate |
| 2447 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2448 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2449 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2451 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |

| | | | | |
|------|-------------------------------|---------------|----------------|----------|
| 2452 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2454 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2481 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2485 | <i>Quercus robur</i> | English Oak | Exotic | Moderate |
| 2486 | <i>Quercus robur</i> | English Oak | Exotic | Moderate |
| 2487 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2489 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2491 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2492 | <i>Eucalyptus cladocalyx</i> | Sugar Gum | Planted native | Moderate |
| 2495 | <i>Eucalyptus leucoxydon</i> | Yellow Gum | Planted native | Moderate |
| 2496 | <i>Eucalyptus sideroxylon</i> | Red Iron Bark | Planted native | Moderate |

APPENDIX B

References

Key Secondary Sources

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APPENDIX C

FUTURE URBAN STRUCTURE MAP (FUS)

CREAMERY ROAD PRECINCT STRUCTURE PLAN

The heritage potential of Avonlea arose during the initial planning phase for the Creamery Road PSP.

The heritage assessment, developed in parallel with the planning, has confirmed the need for Avonlea to be conserved within a heritage overlay and this has been incorporated into the proposed Future Urban Structure as per the plan below (DRAFT FUS as of January 2023), retaining the significant viewscapes and setting with an outlook over the Cowies Creek watercourse and open space.



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