

## Statement of Significance: Coolangatta, 20 Evans Road, Bell Post Hill

<b>Heritage Place:</b>	Coolangatta Homestead	<b>PS ref no:</b>	HO2027
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(D.Scott, 2022)

### What is significant?

The following features contribute to the significance of the place:

'Coolangatta', a double storey homestead with ten main rooms constructed in c.1855 and re-built in 1927 in the Georgian Revival style.

Elements that contribute to the significance of the place include (but are not limited to):

- Extensive use of symmetry in the plan roof form, roofscape, and especially the primary (eastern) façade with its central portico, vertical format windows and whitewashed masonry;
- The Servants' Quarters dating from c.1855, a single storey wing connected to the rear of the main residence;
- Underground Water Tank;
- Potential archaeological sites of a c.1855 underground cellar and a late nineteenth-early twentieth century chapel;
- Prominent siting with commanding view of Corio Bay and Cowies Creek reserve;
- Timber gateposts and circular carriage loop; and

Fabric of the c.1920s-40s garden layout including:

- Symmetrical patterns in hard and soft landscaping, including remnant windbreaks, garden walls and rose garden of concentric circles;
- Six mature tree plantings of high natural value: Lemon Scented Gum, Kaffir Plum, Bunya Bunya Pine, Bhutan Cypress, Kurrajong, and Peppercorn; and
- Various mature tree plantings (mostly evergreen) of medium value including Bunya Pine (*Araucaria bidwillii*) (1), Bhutan Cypress (*Cupressus torulosa*) (2), Kaffir Plum (3), pair of Norfolk Island Hibiscus (*Lagunaria pattersonii*) (4), Monterey Cypress remnant of former hedge (5), oaks (6), mature conifers (7), Magnolia (8), Jacaranda (9), peppercorn (10) and the Stone Pines lining the driveway.

Fabric that does not contribute to the significance of this place include modern farm sheds to the west of the Residence, the tennis court, swimming pool, spa and gazebo, summer house and several recreated garden features. Though of contributory value, the poor condition and separation from the main complex of the Woolshed and the driveway avenue of Stone Pines renders the inclusion of these features impractical.

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**How is it significant?**

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'Coolangatta' at 20 Evans Road, Bell Post Hill is of historical, research, representative, aesthetic, social and associative significance to the City of Greater Geelong.

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**Why is it significant?**

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The homestead upon its pastoral block is an extant example of nineteenth and twentieth century farming, sheep, and racehorse breeding in the Bell Post Hill district. The homestead and grounds of 'Coolangatta' are of historical significance as the headquarters of the Guthrie Corriedale Stud from 1927 to 1952 and as an example of the growth of Greater Geelong's sheep breeding and export trade. (Criterion A).

'Coolangatta' is significant for its scientific/research potential in containing the archaeological sites an underground cellar dating from the occupancy of Belle Vue Select Boarding School from 1855 to 1864 and a late nineteenth-early twentieth century chapel (Criteria C).

'Coolangatta' is of representative significance as a pastoral estate. Its position on a high ground and with expansive views, and visual connections with neighbours is demonstrative of important aspects of land selection of early pastoralists in the region. The extant 1927 two-storey residence with early Victorian servant's quarters is significant as a fine example of an intact Georgian Revival style homestead from the 1920s designed by prolific Geelong architects, Laird & Buchan. (Criterion D).

'Coolangatta' and its garden and landscape setting are of aesthetic significance. The importance is enhanced by the elevated siting, commanding views of Corio Bay and viewsapes between the two-storey homestead and Cowies Creek reserve, to the north and east. The substantial number of mature native and exotic trees within its grounds, including six graded of high natural quality, and formal tree-lined (Stone Pines) driveway avenue with timber gateposts, leading to a circular carriage loop are of aesthetic significance demonstrating visual qualities associated with James Guthrie era of the property. (Criterion E).

'Coolangatta' is significant for its association with Senator James Guthrie who commissioned the 1927 works and lived with his family at the property for at least two decades. Guthrie made a major contribution to the wool industry. Guthrie was a Federal Senator for Victoria and undertook charitable work for returned service personnel particularly organisations supporting servicemen with disabilities. (Criterion H).

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**Primary source**

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*Creamery Road Precinct Structure Plan, Post Contact Heritage Assessment FINAL, David Scott, Built Heritage Coordinator 29 May 2023, peer reviewed by GML Heritage 28 February 2023.*

*Coolangatta Homestead Heritage Assessment, Janine Barrand 24 May 2023, peer reviewed by GML Heritage 28 February 2023, updated 14 August 2024.*

This document is an incorporated document in the Greater Geelong Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*