MINUTES

COUNCIL MEETING

Tuesday 24 March 2026
6:00 pm

City Hall
57 Little Malop Street, Geelong 3220

LIVE STREAMED ON THE CITY'S WEBSITE:

www.geelongaustralia.com.au/meetings

COUNCIL:

Cr S Kontelj (Kardinia Ward) - Mayor
Cr R Nelson (Barrabool Hills Ward) - Deputy Mayor
Cr E Sinclair (Charlemont Ward)
Cr M Cadwell (Cheetham Ward)
Cr E Wilkinson (Connewarre Ward)
Cr A Aitken (Corio Ward)
Cr A Katos (Deakin Ward)
Cr E Kontelj (Hamlyn Heights Ward)
Cr T Sullivan (Leopold Ward)
Cr R Story (Murradoc Ward)
Cr C Burson (You Yangs Ward)

CITY OF GREATER GEELONG

1. PROCEDURAL MATTERS 4
1.1. Acknowledgement of Country 4
1.2. Apologies 4
1.3. Leaves of Absence 4
1.4. Declarations of Conflicts of Interest 4
1.5. Confirmation of Minutes 4
1.6. Public Question and Submission Time 5
1.7. Petitions 15
2. REPORTS 16
2.1. Youth Council First Report 2026 16
2.2. New Heritage Overlays Greater Geelong Outer Areas Study 19
2.3. Draft Plan for Nature 2026-36 23
2.4. Draft Place Naming Policy 28
2.5. Councillor Expenses Policy 31
2.6. Aged Care Advisory Committee 35
2.7. Proposed sale of land - 21-25 Oakden Road, Drysdale 39
2.8. Municipal Association of Victoria (MAV) - Motion 44
2.9. Council Plan Bi-Annual Report – Half 1 2025-26 47
3. RECORD OF INFORMAL MEETINGS OF COUNCILLORS 50
4. CONFIDENTIAL 51
4.1. 2025-26 Community Infrastructure Funding Recommendations -Additional (Confidential) 51
5. CLOSE OF MEETING 52

Present: Cr S Kontelj
Cr R Nelson
Cr T Sullivan
Cr A Aitken
Cr E Wilkinson
Cr E Sinclair
Cr A Katos
Cr E Kontelj
Cr M Cadwell
Cr R Story
Cr C Burson

Also Present: A Wastie (Chief Executive Officer), T Edwards (Executive Director Corporate Services), J Randles (Acting Executive Director Growth and Place), J Stirton (Executive Director City Infrastructure), A Basford (Executive Director City Life), A Martin (Chief Governance and Risk Officer) J Douglas (Manager Council & Corporate Governance) E Ryan (Senior Governance Advisor – Council Business) D Pangrazio (Governance Advisor – Council Business).

Opening: The Mayor declared the meeting open at 6.02pm.

1. PROCEDURAL MATTERS

1.1. Acknowledgement of Country

Council acknowledges the Wadawurrung People as the Traditional Owners of the Land, Waterways and Skies. We pay our respects to their Elders, past, present and emerging. We acknowledge all Aboriginal and Torres Strait Islander people who are part of our Greater Geelong community today.

1.2. Apologies

Nil

1.3. Leaves of Absence

RESOLUTION - Item 1.3.1

Cr A Katos moved, Cr N Nelson seconded -

That Leave of Absence be granted to Cr A Aitken from 4 April 2026 to 12 April 2026, inclusive.

Carried

1.4. Declarations of Conflicts of Interest

Nil

1.5. Confirmation of Minutes

RESOLUTION - Item 1.5.1

Cr E Kontelj moved, Cr A Aitken seconded -

That the Minutes of the Special Council Meeting held on 3 March 2026 be confirmed.

Carried

2.2. New Heritage Overlays Greater Geelong Outer Areas Study

Source: **Growth & Place**
Interim Executive Director: **Jacquie Randles**

Purpose

1. To seek Council's adoption of the Outer Areas Heritage Assessment Study – Part 2 **(Attachment 1).**and

2. Support for the preparation and exhibition of a planning scheme amendment to apply Heritage Overlays to nine places and update one existing citation, and to request authorisation from the Minister for Planning to proceed with the Amendment.

Background

3. In September 2025, Council adopted the *Greater Geelong Outer Areas Heritage Study (2025)* and authorised preparation of a planning scheme amendment to apply Heritage Overlays to additional places identified through the study. At that time, several places were deferred to allow further consultation with Wadawurrung Traditional Owners, community stakeholders and property owners, or to enable additional assessment work.

4. This report represents the final stage of that process and addresses the remaining places not resolved in the September 2025 report.

5. Since completion of the earlier heritage study (1998–2000), national assessment standards have become more rigorous, resulting in a higher threshold for determining local heritage significance.

6. The places considered in this final stage have been assessed against the eight recognised heritage criteria to determine whether they meet the threshold for Heritage Overlay application.

7. Following assessment, consultation and comparative analysis, nine places are recommended for inclusion in the Heritage Overlay and one existing citation is recommended for update. Two additional places require further consultation with Wadawurrung Traditional Owners before any overlay is considered.

8. Further details of the individual properties and assessments are provided in the attached Outer Areas Heritage Assessment Study - Part 2 **(Attachment 1)** and the Draft Heritage Assessment **(Attachment 2)**.

Key Matters

9. This report forms Part 2 and finalises Council's consideration of places arising from the *Greater Geelong Outer Areas Heritage Study (2025)* that were separated from the September 2025 report.

10. The places proposed for inclusion in the Heritage Overlay have been assessed against the eight recognised heritage criteria - historical, rarity, research potential,

representativeness, aesthetic, technical, social and associative, and are considered to meet the accepted threshold for local heritage significance.

11. Between August 2025 and January 2026 further contact was made with affected owners, who were then provided with draft assessments for informal review and comment. Four submissions expressed support and no responses were received from six owners. All feedback received has been acknowledged and responded to in writing.

12. Nine places are recommended for application of a Heritage Overlay, comprising five previously assessed places and four additional priority sites located in Bell Park, Belmont, Hamlyn Heights and Portarlington.

13. One existing Heritage Overlay place (*Craigton*, Moorabool) is recommended for a citation update to include outbuilding controls.

14. One place (Sutherlands Creek Cemetery, Moorabool) is recommended for referral to Heritage Victoria for consideration for inclusion in the Victorian Heritage Inventory, and a separate place at the same location contains significant dry-stone walls already protected under Clause 52.33 of the Planning Scheme.

15. Two places (Armstrong Creek and Highton) have identified Wadawurrung cultural landscape values and require further consultation with Traditional Owners before any overlay is considered.

16. Should Council support the proposed overlays, formal notice will be issued to affected owners as part of the planning scheme amendment exhibition process, during which further submissions may be made and refinements considered.

RESOLUTION - Item 2.2

Cr A Katos moved, Cr T Sullivan seconded -

That Council:

1. **Adopts Outer Areas Heritage Assessment Study - Part 2 (Attachment 1);**

2. **Supports the preparation and exhibition of an Amendment to the Greater Geelong Planning Scheme to apply Heritage Overlays to nine places and update one existing citation, as informed by the Greater Geelong Outer Areas Heritage Study – Part 2 (2025) (Attachment 1) and Heritage Assessments (Attachment 2); and**

3. **Requests the Minister for Planning to authorise the preparation and exhibition of the Amendment.**

Carried

Financial Sustainability

17. The planning scheme amendment is Council initiated. Costs to prepare the planning scheme amendment will be met through existing recurrent planning scheme amendment budget.

Community Engagement

18. The community engagement process over the past 6 months included the following:

    18.1. Letter to property owners outlining the background of the Greater Geelong Outer Areas Heritage Study 2025 including the draft heritage assessment and Q&A;

    18.2. Consultation with the City's Heritage Advisory Committee to seek feedback on the draft Heritage Assessments;

    18.3. Site meetings with property owners;

    18.4. Consultation with property owners by letter outlining the proposed planning scheme amendment process subject to Council endorsement; and

    18.5. Further formal consultation will be undertaken with property owners as part of the planning scheme amendment process.

Social Equity and Sustainability

19. The amendment will have positive social effects through the protection of places of cultural heritage significance for the benefit of current and future generations. The protection of these places in the Planning Scheme will benefit the community by:

    19.1. Adding to the understanding of Geelong's rich cultural history;

    19.2. Recognising and realising the positive contribution that culturally significant places make to the City of Greater Geelong;

    19.3. Fostering a sense of personal, local, and national identity – a feeling that this place is different from other places;

    19.4. Protecting the built environment of Geelong; and

    19.5. Enabling the enhancement of the heritage places to be a considered process.

Relevant Law/Policy/Legal Implications

20. The creation and management of heritage overlays within the City is required by Council to satisfy its obligations in:

    20.1. Adopting Planning Practice Note 1: Applying the Heritage Overlay, Department of Transport, a guide to the heritage overlay, including recognised heritage criteria;

    20.2. Meeting the objectives of planning in Victoria a defined by the *Planning & Environment Act 1987*, including section 4 (d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical significance, otherwise of special cultural value and complying with Planning Practice Note PN01: Applying the Heritage Overlay; and

20.3. Implementing the Greater Geelong Planning Scheme, including clauses 02.03-5 Strategic Directions, 15.03 Built Environment and Heritage and 43.01 Heritage Overlay.

Alignment to Council Plan and Vision

21. This report aligns with the Council Plan 2025-29 strategic priority:
Heritage and Culture

22. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:
A destination that attracts local and international visitors.
People feel safe wherever they are.
Sustainable development that supports population growth and protects the natural environment.

Conflict of Interest

23. No officer involved in the preparation of this report declared a general or material conflict of interest

Risk Assessment

24. The risk to Council of not proceeding with applying heritage overlays through the Greater Geelong Planning Scheme is that places will not have statutory protection and part of the community’s heritage will be lost through demolition, development or other changes.

Environmental Sustainability

25. The amendment will not have any adverse effects on the environment. Protection for heritage places will retain existing infrastructure and resources. The conservation of heritage places promotes sustainable development through conserving valuable resources and economising on materials and balancing this against the demands for development.

Attachments

1. Outer Areas Heritage Assessment Study - Part 2 [**2.2.1** - 14 pages]
2. Draft Heritage Assessments [**2.2.2** - 102 pages]

2.2. New Heritage Overlays Greater Geelong Outer Areas Study

Source: **Growth & Place**
Interim Executive Director: **Jacquie Randles**

Purpose

1. To seek Council's adoption of the Outer Areas Heritage Assessment Study – Part 2 **(Attachment 1).**and

2. Support for the preparation and exhibition of a planning scheme amendment to apply Heritage Overlays to nine places and update one existing citation, and to request authorisation from the Minister for Planning to proceed with the Amendment.

Background

3. In September 2025, Council adopted the *Greater Geelong Outer Areas Heritage Study (2025)* and authorised preparation of a planning scheme amendment to apply Heritage Overlays to additional places identified through the study. At that time, several places were deferred to allow further consultation with Wadawurrung Traditional Owners, community stakeholders and property owners, or to enable additional assessment work.

4. This report represents the final stage of that process and addresses the remaining places not resolved in the September 2025 report.

5. Since completion of the earlier heritage study (1998–2000), national assessment standards have become more rigorous, resulting in a higher threshold for determining local heritage significance.

6. The places considered in this final stage have been assessed against the eight recognised heritage criteria to determine whether they meet the threshold for Heritage Overlay application.

7. Following assessment, consultation and comparative analysis, nine places are recommended for inclusion in the Heritage Overlay and one existing citation is recommended for update. Two additional places require further consultation with Wadawurrung Traditional Owners before any overlay is considered.

8. Further details of the individual properties and assessments are provided in the attached Outer Areas Heritage Assessment Study - Part 2 **(Attachment 1)** and the Draft Heritage Assessment **(Attachment 2)**.

Key Matters

9. This report forms Part 2 and finalises Council's consideration of places arising from the *Greater Geelong Outer Areas Heritage Study (2025)* that were separated from the September 2025 report.

10. The places proposed for inclusion in the Heritage Overlay have been assessed against the eight recognised heritage criteria - historical, rarity, research potential,

representativeness, aesthetic, technical, social and associative, and are considered to meet the accepted threshold for local heritage significance.

11. Between August 2025 and January 2026 further contact was made with affected owners, who were then provided with draft assessments for informal review and comment. Four submissions expressed support and no responses were received from six owners. All feedback received has been acknowledged and responded to in writing.

12. Nine places are recommended for application of a Heritage Overlay, comprising five previously assessed places and four additional priority sites located in Bell Park, Belmont, Hamlyn Heights and Portarlington.

13. One existing Heritage Overlay place (*Craigton*, Moorabool) is recommended for a citation update to include outbuilding controls.

14. One place (Sutherlands Creek Cemetery, Moorabool) is recommended for referral to Heritage Victoria for consideration for inclusion in the Victorian Heritage Inventory, and a separate place at the same location contains significant dry-stone walls already protected under Clause 52.33 of the Planning Scheme.

15. Two places (Armstrong Creek and Highton) have identified Wadawurrung cultural landscape values and require further consultation with Traditional Owners before any overlay is considered.

16. Should Council support the proposed overlays, formal notice will be issued to affected owners as part of the planning scheme amendment exhibition process, during which further submissions may be made and refinements considered.

Recommendation

That Council:

1. **Adopts Outer Areas Heritage Assessment Study - Part 2 (Attachment 1);**

2. **Supports the preparation and exhibition of an Amendment to the Greater Geelong Planning Scheme to apply Heritage Overlays to nine places and update one existing citation, as informed by the Greater Geelong Outer Areas Heritage Study – Part 2 (2025) (Attachment 1) and Heritage Assessments (Attachment 2); and**

3. **Requests the Minister for Planning to authorise the preparation and exhibition of the Amendment.**

Financial Sustainability

17. The planning scheme amendment is Council initiated. Costs to prepare the planning scheme amendment will be met through existing recurrent planning scheme amendment budget.

Community Engagement

18. The community engagement process over the past 6 months included the following:

    18.1. Letter to property owners outlining the background of the Greater Geelong Outer Areas Heritage Study 2025 including the draft heritage assessment and Q&A;

    18.2. Consultation with the City's Heritage Advisory Committee to seek feedback on the draft Heritage Assessments;

    18.3. Site meetings with property owners;

    18.4. Consultation with property owners by letter outlining the proposed planning scheme amendment process subject to Council endorsement; and

    18.5. Further formal consultation will be undertaken with property owners as part of the planning scheme amendment process.

Social Equity and Sustainability

19. The amendment will have positive social effects through the protection of places of cultural heritage significance for the benefit of current and future generations. The protection of these places in the Planning Scheme will benefit the community by:

    19.1. Adding to the understanding of Geelong's rich cultural history;

    19.2. Recognising and realising the positive contribution that culturally significant places make to the City of Greater Geelong;

    19.3. Fostering a sense of personal, local, and national identity – a feeling that this place is different from other places;

    19.4. Protecting the built environment of Geelong; and

    19.5. Enabling the enhancement of the heritage places to be a considered process.

Relevant Law/Policy/Legal Implications

20. The creation and management of heritage overlays within the City is required by Council to satisfy its obligations in:

    20.1. Adopting Planning Practice Note 1: Applying the Heritage Overlay, Department of Transport, a guide to the heritage overlay, including recognised heritage criteria;

    20.2. Meeting the objectives of planning in Victoria a defined by the *Planning & Environment Act 1987*, including section 4 (d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or

historical significance, otherwise of special cultural value and complying with Planning Practice Note PN01: Applying the Heritage Overlay; and

20.3. Implementing the Greater Geelong Planning Scheme, including clauses 02.03-5 Strategic Directions, 15.03 Built Environment and Heritage and 43.01 Heritage Overlay.

Alignment to Council Plan and Vision

21. This report aligns with the Council Plan 2025-29 strategic priority:
Heritage and Culture

22. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:
A destination that attracts local and international visitors.
People feel safe wherever they are.
Sustainable development that supports population growth and protects the natural environment.

Conflict of Interest

23. No officer involved in the preparation of this report declared a general or material conflict of interest

Risk Assessment

24. The risk to Council of not proceeding with applying heritage overlays through the Greater Geelong Planning Scheme is that places will not have statutory protection and part of the community’s heritage will be lost through demolition, development or other changes.

Environmental Sustainability

25. The amendment will not have any adverse effects on the environment. Protection for heritage places will retain existing infrastructure and resources. The conservation of heritage places promotes sustainable development through conserving valuable resources and economising on materials and balancing this against the demands for development.

Attachments

1. Outer Areas Heritage Assessment Study - Part 2 [**2.2.1** - 14 pages]
2. Draft Heritage Assessments [**2.2.2** - 102 pages]

THE CITY OF
GREATER GEELONG

ATTACHMENT 1

OUTER AREAS HERITAGE ASSESSMENT STUDY 2025

CITY OF GREATER GEELONG

Executive summary

A total of 34 places across Greater Geelong were identified as priorities in a review of the Greater Geelong Outer Areas Heritage Study 1998-2000.

In September 2025 Council adopted the *Outer Areas Heritage Study, 2025* and authorized the preparation of a planning scheme amendment to include an additional 20 places in the Heritage Overlay within the Greater Geelong Planning Scheme.

As part of the adoption of the *Outer Areas Heritage Study, 2025* by Council, 10 places were deferred to allow additional time for consultation with Wadawurrung, community stakeholders and property owners. Additionally, there were several sites that required further information before an assessment could be completed.

They have since been re-assessed and are detailed below in this final stage of the *Outer Areas Heritage Assessment Study, 2025.*

Five of the assessed heritage places are being recommended for Heritage Overlay:

- Ripley Streamside Reserve, 2505-2515 Geelong-Bacchus Road, Balliang
- St Nicolas Serbian Orthodox Church, 124 Ballarat Road, Hamlyn Heights
- St Paul's Lutheran Church, 303-307 Torquay Road, Grovedale
- 'Glen Moidant', 525-615 Robbs Road, Moorabool (cottage)
- Geelong Boundary Marker, intersection of Ballarat Road and Thompsons Road, North Geelong

One place is on the Heritage Overlay and has an updated citation to include scheduled outbuilding controls:

- 'Craigton', 283-373 Ballan Road, Moorabool

One place is recommended for referral to Heritage Victoria for Victorian Heritage Inventory decision:

- Sutherlands Creek cemetery (also known as Yowang), 525-615 Robbs Road, Moorabool

One place has significant dry stone walls protected through provision 52.33 in Greater Geelong Planning Scheme:

- Sutherlands Creek, 525-615 Robbs Road, Moorabool

Four additional places have been assessed for inclusion in the Heritage Overlay. They are located in Bell Park, Belmont, Hamlyn Heights and Portarlington.

Four places are being recommended for Heritage Overlay.

- Corio Bowls Skate Park, 258 Anakie Road, Bell Park
- 'Round House', 15 Albert Street, Belmont
- 'Pan Pacific', 4 Kirriemuir Street, Hamlyn Heights
- Oakrest, 31 The Esplanade, Portarlington

Thematically, the 9 places recommended for inclusion on the heritage overlay represent the themes of Geelong's nineteenth century development, building community life, and post war development including mid-century modern.

Two places have Wadawurrung cultural landscape values and require additional time to consult with Traditional Owners:

- Dooliebeal Reserve, Warralily Boulevard, Armstrong Creek
- Yollinko Park, 178 Montpellier Drive, Highton

REPORT CONTENT

Attachment 1 incorporates:

INTRODUCTION

- Background and methodology to the heritage assessments, in accordance with Planning Practice Note PN01, the Australia ICOMOS Burra Charter and industry best practice.

SUMMARY SCOPE OF REVIEW

- Location maps and a tabulated summary of the 10 places assessed for their significance, and incorporation of any owner feedback on draft citations for those places recommended for a heritage overlay

Attachment 2 incorporates:

HERITAGE ASSESSMENTS

- Detailed individual heritage citations for the 10 places recommended for inclusion on the heritage overlay of the Greater Geelong Planning Scheme.

Introduction

1. BACKGROUND TO THE STUDY

The Greater Geelong Outer Areas Heritage Study (GGOAHS), 1998-2000 was prepared for the City of Greater Geelong by Authentic Heritage Services Pty Ltd. This study identified 33 suburbs and 1,303 places of heritage significance that might warrant inclusion on the heritage overlay.

The strategy adopted by Council was to progress detailed assessments and heritage overlay inclusions for those GGOAHS study areas facing greatest development pressures. Consequently, the order of 570 places within Anakie, Avalon, Barwon Heads, Batesford, Belmont, Ceres, Fyansford, Lara, Lara Lake, Pt Lillias, Pt Wilson were added to heritage overlays c2000-2010.

In 2021, Council officers commenced scoping a review of the remaining places identified in the GGOAHS, the priority being identified by the Heritage Advisory Committee as properties in the suburbs of Charlemont, Marshall and Waurn Ponds, as these areas were now facing pressure from development. A key resource that was drawn upon in this review was *About Corayo. A Thematic History of Greater Geelong*, prepared for the City of Greater Geelong in 2021 by Dr David Rowe.

Since the GGOAHS recommendations were made in 2000 and the City review occurred in 2022-23, assessment standards have become more rigorous nationally and the perceived quantum of significance or threshold level for inclusion of a place on a local heritage overlay has increased.

The strategy for prioritising future heritage assessments and considering the outstanding recommendations of the GGOAHS have been prioritised toward individual places across the municipality perceived to be of greatest heritage significance and places within development pressure areas.

In September 2025 Council adopted the *Outer Areas Heritage Study, 2025* and authorized the preparation of a planning scheme amendment to include an additional 20 places in the Heritage Overlay within the Greater Geelong Planning Scheme.

As part of the adoption of the Outer Areas Heritage Study, 2025 by Council, 10 places were deferred to allow additional time for consultation with Wadawurrung, community stakeholders and property owners. Additionally, there were several sites that required further information before an assessment could be completed.

Council officers identified four other priority places that are in the Outer Areas study area for inclusion on the Heritage Overlay.

The outcomes are detailed below:

- 9 places are recommended for inclusion on the Heritage Overlay
- 1 place is on the Heritage Overlay and has an updated citation to include scheduled outbuilding controls
- 1 place recommended for referral to Heritage Victoria for Victorian Heritage Inventory decision
- 1 place (dry stone) walls have protection through provision 52.33 in Greater Geelong Planning Scheme
- 2 places do not meet significance thresholds
- 2 places require extension for consultation with Wadawurrung Traditional Owners

2. METHODOLOGY

The ***Outer Areas Heritage Assessment Study 2025*** involved a detailed review of the initial work undertaken by Authentic Heritage Services Pty Ltd in 1998-2000, augmenting those original recommendations with a fieldwork plan, historical archival research, and thorough comparative analysis, all of which was collated and informed the writing of the Heritage Assessments included at Attachment 2.

Fieldwork

Fieldwork was undertaken to confirm the status of places identified in the Outer Areas Heritage Study.

Site photographs were taken from the public realm wherever possible with some places not visible from the public realm. The draft Heritage Assessments were prepared based on this visual inspection.

Research

Research on places was undertaken according to typology using resources including other City of Greater Geelong heritage studies, and physical and digital resources including TROVE and Public Record Office Victoria. Sources are referenced in the draft heritage assessments for each place.

Comparative Analysis

Comparative analyses were carried out for all the heritage places where citations were prepared, 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.

Peer Review

The initial heritage assessments were reviewed by internal staff having extensive professional experience in assessments including the Heritage Project Officer, Built Heritage Coordinator and Heritage Advisor Mim Butcher (Heritage Conservancy).

Consultation

The community engagement process adopted the following steps:

- Letter to property owners outlining the background of the Outer Areas Heritage Study and to seek access to places not visible from the public domain.
- Meetings with the City's Heritage Advisory Committee to seek feedback on draft Heritage Assessments.
- Copy of draft heritage assessment provided to each property owner of a place proposed for inclusion in a heritage overlay, for review and comment with letter outlining the proposed planning scheme amendment process subject to Council endorsement along with a Heritage Overlay Q&A.
- Phone conversations and meetings were held with several owners who provided additional information and to discuss the proposed heritage overlay.

2. 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 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 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.

Where a place cannot be confirmed as extant

Several places identified in the original study could not be confirmed as still existing, typically from being neither visible from the public domain nor discernible in aerial photography. In such situations, those places are annotated

"On the basis of the currently available information, this place does not meet threshold for local Heritage Overlay. This does not preclude future reassessment of the place for an overlay if substantial new information becomes available, but precludes it being considered as heritage until such time."

Summary Scope of Review

1. STUDY AREA

The map below shows the locations of the properties assessed in the Outer Areas Heritage Assessment Study 2025. Each of the 9 places that are recommended for inclusion on the City of Greater Geelong Heritage Overlay has been plotted onto the map below, with the relevant Council Ward boundary named and marked. The place on the Heritage Overlay requiring an updated citation is located at number 2.

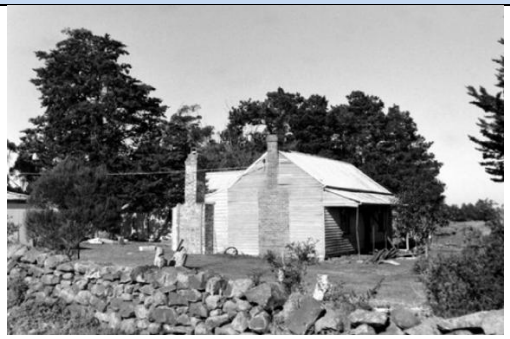
As indicated in the map below, the 10 heritage places are evenly distributed across the municipality, with higher typological concentrations in Hamlyn Heights and North Geelong. Places historically aligned with agriculture are in regional communities such as Lovely Banks and Sutherlands Creek, with one residence located in Portarlington.



2. PLACES ASSESSED FOR HERITAGE OVERLAY – PROCEEDING

#	Name/Address:	Action:	
1.	2505-2515 Geelong - Bacchus Marsh Road, Balliang	Heritage Citation Prepared: Recommended for HO:	YES YES
	Ripley Streamside Reserve		
2.	258 Anakie Road, Bell Park	Heritage Citation Prepared: Recommended for HO:	YES YES
	Corio Bowls Skate Park		
3.	15 Albert Street, Belmont	Heritage Citation Prepared: Recommended for HO:	YES YES
	Round House, Mid-Century Modern		

4. 124 Ballarat Road, Hamlyn Heights	**Heritage Citation Prepared:** **Recommended for HO:**	**YES** **YES**
St Nicolas Serbian Orthodox Church		
5. 4 Kirriemuir Street, Hamlyn Heights	**Heritage Citation Prepared:** **Recommended for HO:**	**YES** **YES**
Pan Pacific, Mid-Century Modern		
6. 303-307 Torquay Road, Grovedale	**Heritage Citation Prepared:** **Recommended for HO:**	**YES** **YES**
St Paul's Lutheran Church		

7. 525-615 Robbs Road, Moorabool	**Heritage Citation Prepared:** **Recommended for HO:**	**YES** **YES**
'Glen Moidart' **Victorian cottage** • Recommended for Heritage Overlay **Sutherlands Creek cemetery (also known as Yowang)** • Recommended for Victorian Heritage Inventory referral **Dry stone walls** • Protected through provision 52.33 in the Greater Geelong Planning Scheme		
8. Intersection of Ballarat Road and Thompsons Road, North Geelong	**Heritage Citation Prepared:** **Recommended for HO:**	**YES** **YES**
Geelong Boundary Marker		
9. 31 The Esplanade, Portarlington	**Heritage Citation Prepared:** **Recommended for HO:**	**YES** **YES**
'Oakrest', late Victorian residence		

1. 285-365 Geelong-Ballan Road, Lovely Banks	Heritage Citation Prepared: Recommended for Citation Update:	YES YES
'Craigton', Victorian residence HO310 Recommended for citation update to include scheduled outbuilding controls.		

PLACES ASSESSED FOR HERITAGE OVERLAY – NOT PROCEEDING

#	*Name/Address:*	*Action:*	
1.	**163 Bacchus Marsh Road, Corio**	**Heritage Citation Prepared:** **Recommended for HO:**	**YES** **NO**
	'Athlone', bungalow A rigorous process of comparative analysis was undertaken, Athlone' was found not meet the standard for inclusion of the Heritage Overlay. Though the property exhibits key features of an interwar bungalow, designed by Laird & Buchan, it is part of a broader collection of interwar bungalows which are already included on the heritage overlay and as such offer no further contribution to the City's understanding of their typology. No immediate historical or social significance could be identified.		
2.	**32 Bay Street, Rippleside**	**Heritage Citation Prepared:** **Recommended for HO:**	**YES** **NO**
	'Thewa', bungalow A rigorous process of comparative analysis was undertaken, Athlone' was found not meet the standard for inclusion of the Heritage Overlay. Though the property exhibits key features of an interwar bungalow, designed by Laird & Buchan, it is part of a broader collection of interwar bungalows which are already included on the heritage overlay and as such offer no further contribution to the City's understanding of their typology.		

3. WADAWURRUNG CONSULTATION

#	*Name/Address:*	*Action:*	
1.	**Warralilly Boulevard, Armstrong Creek**	**Heritage Citation Prepared:** **Recommended for HO:**	**NO** **Wadawurrung Consultation**
	Dooliebeal Reserve (formerly Stewarts Reserve) This place has shared cultural values. Consultation with Wadawurrung required before a decision can be made.		
2.	**178 Montpellier Drive, Highton**	**Heritage Citation Prepared:** **Recommended for HO:**	**NO** **Wadawurrung Consultation**
	Yollinko Park This place has shared cultural values. Consultation with Wadawurrung required before a decision can be made.		

THE CITY OF
GREATER GEELONG

ATTACHMENT 2

Draft Heritage Assessments

OUTER AREAS ASSESSMENT STUDY 2025

CITY OF GREATER GEELONG

LOCATION DETAILS & HERITAGE OVERLAY

Heritage Place:	**Ripley Weir**	**UPI:**
Address:	Ripley Streamside Reserve, 2505-2515 Geelong-Bacchus Marsh Road, Balliang VIC 3440	
Traditional Owners:	Wadawurrung Traditional Owner Aboriginal Corporation	
Significant date range:	1884	
Architectural style:	N/A	
Typology:	Weir	
Historical Themes:	**Theme 4**: Transforming and Managing Land and Natural Resources; **Sub-theme 4.8**: Water Supply & Sewerage	
Assessed by:	Benjamin Petkov	
Peer reviewed by:	Mim Butcher, The Heritage Conservancy	



Figure 1. Aerial image of the Ripley Streamside Reserve, showing the three trees with red arrows, and the weir with the yellow arrow. The property boundary proposed for inclusion on the Heritage Overlay is the blue line. Source: Nearmap, July 2023.

STATEMENT OF SIGNIFICANCE

SIGNIFICANCE STATEMENT

WHAT IS SIGNIFICANT?

The Ripley Weir at Ripley Streamside Reserve, Balliang, is locally significant to the City of Greater Geelong. Significant elements onsite are:

- The 1884 bluestone weir and steel boundary posts.
- The three substantial and mature River Red Gums (*Eucalyptus camaldulensis*) and broader Little River environs.

Elements that are not significant to the site are:

- The 1928 bridge.
- The carpark infrastructure.
- The gazebo.
- Juvenile plantings.
- The 1930s concrete.

HOW IS IT SIGNIFICANT?

Ripley Weir is of historical significance to the City of Greater Geelong.

WHY IS IT SIGNIFICANT?

Ripley Weir is of historical significance to the City of Greater Geelong as an intact and early example of a nineteenth century bluestone weir in the municipality. The Weir was constructed in 1884 at the instruction of the Corio Shire Council and is an early example of a Shire-led water infrastructure project in the northern pastoral regions of the municipality. Further, the weir offered a safe crossing place over the Little River, linking the northern townships of Geelong with Bacchus Marsh and Exford. The age of the weir is further contextualised by the two substantial River Red Gums (*Eucalyptus camaldulensis*), located between the weir and the Ripley Streamside Reserve carpark, which have the strong potential to date to the late nineteenth century. (Criterion A)

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 (RAP) under the Aboriginal Heritage Act 2006 for this land is Wadawurrung Traditional Owner Aboriginal Corporation (WTOAC).

SCHEDULED CONTROLS

The following scheduled controls are recommended for the ongoing conservation and use of the place. They include:

Recommended Scheduled Controls			
☒ Paint	☐ Internal	☒ Trees	☐ Solar
☐ Outbuildings/Fence	☐ VHR	☒ Prohib use	☐ Aboriginal Place

HERITAGE PLACE ASSESSMENT

PHYSICAL DESCRIPTION

Ripley Weir (1884)

The Ripley Weir consists of a rough-face bluestone weir approximately 20 metres long and 10 metres wide. Constructed utilising substantial rough-cut bluestone blocks, the courses are uniform and would have also included a bluestone cobbled deck originally. The deck was likely cement rendered with a coarse granitic cement in the 1930s following the damage done during the 1933 flood. Today, the weir is in good condition.

The deck of the weir has a slight depression or spoon drain in the centre of the deck, providing an overflow point for the River during flooding. At both the approach and departure of the crossing are remnant flagstones partially covered in earth, illustrating the remnant original deck. On both the downstream and upstream edges of the weir are the original steel boundary posts which historically would have had a steel cable or rope connecting them. This tie has since been lost; however, the posts are still present.

On the downstream (eastern) side of the weir is a stone pool or gully where the overflow would pour during flooding. Remnant bluestone blocks which have historically come loose are situated amongst basalt floaters and substantial eucalyptus trees which have self-seeded.

Setting

The broader setting of the caravan park and nature reserve is greatly informed by the Little River and its plantings. When inspected, the River was low and dry, though seasonally it is known to hold water. Substantial and mature River Red Gum trees (*Eucalyptus camaldulensis*) flank both banks of the river, though the broader caravan park is populated with smaller juvenile saplings. However there are two substantial and mature River Red Gum plantings just south of the carpark which greatly inform the setting.

The 1928 bridge is a concrete bridge that has been substantially altered by means deck widening.



Figure 2. Direct view of the Ripley Weir looking north from the southern embankment. Source: City of Greater Geelong, February 2025.

PLACE HISTORY

Contextual History

As noted by Rowe in the City of Greater Geelong Thematic Environmental History, About Corayo (2021):

> 'The rural locality, Balliang, is situated in the Parishes of Balliang and Lara. The locality and Parish may have been named after the Wadawurrung word, 'Bal: Liang' meaning bulrushes, suggesting tall reeds were part of the local landscape. Balliang takes in the northern-most portion of the City of Greater Geelong and is nearby Staughton Vale and Anakie. Much of the land was first taken up by George Synnot as the 'Mowyang' Run in 1840 and Simon Staughton as the Brisbane Ranges Run in 1842, being north of the Anakie Youang. It was broken up and sold as smaller allotments in 1855. A village known as Ripley straddled both sides of the river by 1860. A township was laid out on the south side of the river in 1863 and was punctuated by the Bacchus Marsh Road… It never developed. In 1908, 780 acres of the Staughton Vale Estate on the south side of the Little River was acquired by the Government under the Closer Settlement Act of 1904 and subdivided into smaller farm lots. A small Balliang Township… was reserved on the north side of the Little River at this time, making provision for State School, Public Hall and Recreation Reserves, as well as land for the Church of England and private dwellings.' (Rowe, 2021, 753).

Thematic Place History

Following the onset of the Gold Rush in 1852 and the mass-migration of people flocking to Australia in search of wealth, by 1860 a prospective new town had been subdivided straddling Little River and dissected by Bacchus Marsh Road. Reviewing early subdivision plans, close to all allotments were purchased by the squatter family, the Chirnsides. On this basis, the town never developed as the allotments were used exclusively for grazing.

On the 10 January 1884, the Geelong Advertiser published:

> 'A BRIDGE OR WEIR AT RIPLEY. Notice was given by Cr. Spalding of his intention to move at the next meeting that a bridge or weir be constructed across the Little river at Ripley. Cr. Spalding thought that a weir would be preferable, if it could be made available for general traffic…' (Geelong Advertiser, 10 January 1884, 4).

Following Cr. Spalding's notice of intent that a weir be constructed at Ripley, one Mr. Lutz of the Water Supply Department 'fixed upon a spot…as the site for the proposed weir' in March of the same year (Geelong Advertiser, 13 March 1884, 2). By July, a reserve had been established for the new road alignment and the weir (Geelong Advertiser, 30 July 1884, 4), and by October it was complete:

> 'The weir constructed across the Little River at Ripley has been completed, according to the plans, and under the supervision of Mr. R.S. Tuffs, the engineer to the Corio shire council, at a total cost of £401, and the president of the Council (Mr. D. McHarry) has decided to formally celebrate its completion on the 10th prox. In the usual festive manner. He has accordingly invited the members and officers of the council and several residents to meet him at the shire hall, Lara, on the date named, at 9 a.m., and accompany him to the weir, a distance of some 15 miles.' (Geelong Advertiser, 29th October 1884, 3).

The construction of the Ripley Weir was well-received by the general public, who had safe access across Little River on the route to Bacchus Marsh via Lara. One such excitable, and hopeful, resident expressed that the construction of the weir was representative of a broader trend of land improvement in the district, and '…the fertility of the large pastures in the district will be doubled – quadrupled in many cases – that bathing as well as drinking places for man and beast will be common…' (Geelong Advertiser, 5 November 1884, 4).

The weir was a major piece of infrastructure for the pastoral communities north of Geelong, offering safe road access between Lara and Bacchus Marsh. With the advent of the motorcar however, and the larger number of individual pastoral properties which were established after the dissolution of the large squatter runs associated with the Staughtons of Exford and the Chirnsides of Werribee, the weir was no longer equipped to deal with the heightened road traffic.



Figure 3. C.1914 Direct view of the Ripley Weir looking south from the northern embankment. Source: Public Records Office Victoria.



Figure 4. C. 1930s. Side view of the Ripley Weir looking southwest from the road verge. Source: Public Records Office Victoria.

In 1927, one Mr. Darwin of the Country Roads Board inspected a site beside the weir for the construction of a new road bridge (Geelong Advertiser, 29 April 1927, 7). The following year in February, the Board advertised for tenders for the bridge's construction:

> 'Country Roads Board – Titles Office, Melbourne. Tenders, addressed to the Secretary of the Board, and endorsed "Tender for Contract 38D/68," will be received at this Office until 2.15 p.m. on Monday, 27th

> February, for the construction of a reinforced concrete bridge 86 feet long over the Little River at Ripley, on the Geelong-Bacchus Marsh Road, together with 1622 lineal feet of approaches. Plans and specifications may be seen at this Office and at the Shire Office, Lara. Preliminary deposit, 2 ½ per cent. The lowest or any tender not necessarily accepted.' (Geelong Advertiser, 20 February 1928, 2).

The bridge was opened to traffic the same year. In December 1933, however, the site would be devastated by a flood:

> 'The rain which fell in this district during last weekend and the beginning of this, was the heaviest ever experienced by the residents. Most of us remember the phenomenal fall in September 1916, when 10 inches were recorded over a period of eight days, but the majority of this occasion practically fell in less than 24 hours. The whole of the district suffered more or less, and considering that harvesting operations were in full swing, the position is extremely bad. "A good rain falling at a bad time" is the general feeling… The concrete bridge over the river at the junction of the Bacchus Marsh and Corio Shires stood the strain well and suffered no material damage in spite of the water being almost to the top of the guard rail. The Ripley bridge, however, was left high and dry in the middle of the stream, both approaches being washed away. The old ford also was torn up considerably, big blue-stone pitchers that have stood the strain for 50 or 60 years being scattered about like matchwood. In spite of the warning lights and barricades on venturesome motorist on Monday last is supposed to have driven around these obstructions and attempted to cross. Fortunately, the breakaway on that side was not very wide and the car was caught on the edge of the bridge otherwise there would have been a different tale to tell…' (The Bacchus Marsh Express, 9 December 1933, 2).



Figure 5. 1979 aerial image of the Ripley Streamside Reserve showing the weir (red), bridge (blue) and three Eucalyptus camaldulensis (yellow). Source: Landata.

After the damage to the weir was amended, the Ripley water reserve on the northern bank of the Little River was extensively planted in 1952 with Ash trees by members of the RACV Caravan Club. The following year, the Bacchus Marsh Express published:

> 'A pleasant little ceremony took place at Ripley Reserve last Sunday when the tablet to commemorate the planting of the trees was put in position and later unveiled and dedicated. Over 100 people were present at 3 o'clock when the President of the RACV Caravan Club opened the proceedings by extending a welcome to all and then explaining the object of the gathering. The assistant marshal was then called upon to perform the main part of the ceremony. The Corio Shire was represented by Councillors Bissell and Beggs, the latter replying on behalf of the Council. Of great interest to the city visitors, especially the young folk, was the flock of six pet lambs belonging to Mrs. Phalp.' (The Express, Bacchus Marsh, 25 April 1953, 2).

The site has been used continually since its opening as a recreation space in 1953. A 1979 aerial image shows the site, including the three mature *Eucalyptus camaldulensis.* The bridge's deck has been widened, though it retains its original 1928 abutments and piers. The 1884 weir is also still in situ, following its repairs in 1933.

INTEGRITY

The 1884 weir is still in situ following its repairs in 1933. The 1928 bridge is also still in situ, though the deck has been widened.

COMPARATIVE ANALYSIS

Water infrastructure in the City of Greater Geelong is well represented, whether in the form of paper mills, sluice channels, weirs, dams or bridges. Yet, while stone weirs are featured across the municipality, there are few examples of protections afforded to early 20th century reinforced cement bridges. As such, comparable examples include:

Comparative Analysis	Image
Bridge, over Moorabool River, Hamilton Highway Fyansford (H088, VHR No. H1108). The Bridge in Fyansford, crossing the Moorabool River, was constructed in 1899 by the Melbourne engineers, Monash and Anderson to service the Shires of Corio and Bannockburn. It is of architural, historical and scientific significance to the State of Victoria as the second oldest example of a reinforced concrete bridge in the State, after the Morell Bridge over the Yarra River in Melbourne. In comparison to the reinforced cement bridge at Ripley, the Fyansford Bridge is significantly larger, of greater architectural significance due to its three arches and ornamentation, and is of greater technical importance due to it being the second oldest example of a concrete bridge in the State. As such, the Fyansford Bridge is of greater significance than the Ripley Bridge.	 **Figure 6. Bridge, over Moorabool River, Hamilton Highway Fyansford. Source: Victorian Heritage Database**
Cowies Creek Rail Bridge No. 1, Geelong Gheringhap Railway, Bell Post Hill and Lovely Banks (HO1970 and VHR No. H2240). The 1860 Cowies Creek Rail Bridge on the Geelong-Gheringap Railway line includes water infrastructure designed to divert and control water in Cowies Creek. Though the two weir walls are included within the curtilage of the site as significiant features of the listing, they are not the primary focus of the site. Further, the weirs are ways to manage the flow of water as opposed to providing a safe crossing, like at Ripley. Both sites are intact examples of bluestone water infrastructure, however the Cowies Creek example is of greater scale, technical significance due to the presence of substantial training walls, and for its important connection to the Rail Bridge and the development of the Geelong Gheringhap Railway. On this basis, both examples are important examples of nineteenth century water	 **Figure 7. Cowies Creek Rail Bridge No. 1, Geelong Gheringhap Railway, Bell Post Hill and Lovely Banks. Source: Victorian Heritage Database**

Comparative Analysis	Image
infrastructure, however the Cowies Creek example is of greater importance and significance.	
Barwon Paper Mill Complex, 42-52 and 100 Lower Paper Mills Road, Fyansford (HO208, VHR No. H0743). The Barwon Paper Mill Complex in Fyansford is of great historical and technical significance not only to the City of Greater Geelong but to the State of Victoria as a highly intact nineteenth century paper manufactory first established in the 1870s. Though the place includes a vast collection of outbuildings and infrastructure associated with the manufacture of paper, of key interest in this comparative analysis is the original water race and weir used to divert the water to power the complex. The water race is approximately 390 metres long, constructed out of bluestone blocks, extending from a weir approximately 65 metres long, spanning the width of the Barwon River. These features are comparable with the Ripley Weir as examples of nineteenth century water infrastructure in the municipality. However, the examples at the Barwon Paper Mill Complex are significantly more important due to their connection to the broader complex, but also as a result of their greater scale and technical significance.	 **Figure 8. Barwon Paper Mill Complex, 42-52 and 100 Lower Paper Mills Road, Fyansford. Source: Collins, J. T. (1979). Fyansford Barwon River showing Diversion of Water to Paper Mills [picture].**

The above comparative analysis addresses examples of two nineteenth century bluestone weirs in the municipality as well as an early example of Monier reinforced concrete bridge. While all examples listed are protected at the State level, this does not reduce their comparable importance with a potentially locally important place. Both the Cowies Creek example as well as the Barwon Paper Mill race and weir are substantially larger and more technically important, whereas the Ripley weir is smaller, later and a standalone component with no broader connection to industry or infrastructure. However, it is still an 1884 bluestone weir and as such is significant at the local level for the City of Greater Geelong. However, the 1928 reinforced concrete bridge has been altered through the widening of the deck, has no evident technical importance, and it is significantly later than other examples. On the basis of this analysis, the 1884 weir is recognised as being important to the City of Greater Geelong, however the reinforced cement bridge is not significant.

REFERENCES

Advertising (1928, February 20). *Geelong Advertiser (Vic. : 1859 - 1929)*, p. 2.

BALLIANG (1953, April 25). *The Express, Bacchus Marsh (Vic. : 1943 - 1954)*, p. 2.

BALLIANG EAST. (1933, December 9). *The Bacchus Marsh Express (Vic. : 1866 - 1943)*, p. 2.

CORIO SHIRE COUNCIL (1927, April 29). *Geelong Advertiser (Vic. : 1859 - 1929)*, p. 7.

CORIO SHIRE COUNCIL. (1884, January 10). *Geelong Advertiser (Vic. : 1859 - 1929)*, p. 4

CORIO SHIRE COUNCIL. (1884, July 30). *Geelong Advertiser (Vic. : 1859 - 1929)*, p. 4.

Rowe, David & Greater Geelong (Vic.). Council, issuing body. (2021). About Corayo : A Thematic History of Greater Geelong

THE WEIR ACROSS THE LITTLE RIVER. (1884, November 5). *Geelong Advertiser (Vic. : 1859 - 1929)*, p. 4.

TOWN TALK. (1884, March 13). *Geelong Advertiser (Vic. : 1859 - 1929)*, p. 2.

TOWN TALK. (1884, October 29). *Geelong Advertiser (Vic. : 1859 - 1929)*, p. 3.

IMAGES



Direct view of the Ripley Weir looking north from the southern embankment. Source: City of Greater Geelong, February 2025.



Oblique view of the Ripley Weir looking southeast from the northwestern embankment. Source: City of Greater Geelong, February 2025.



Detail view of the 1930s concrete deck on the weir. Source: City of Greater Geelong, February 2025.



Oblique view of the eastern elevation of the Weir. Source: City of Greater Geelong, February 2025.



Direct view of the Ripley Weir looking south from the northern embankment. Source: City of Greater Geelong, February 2025.



Oblique view of two of the steel boundary posts. Source: City of Greater Geelong, February 2025.



One of the three mature River Red Gum plantings on the northern bank of Little River. Source: City of Greater Geelong, February 2025.



Second of the three mature River Red Gum plantings on the northern bank of Little River. Source: City of Greater Geelong, February 2025.



Oblique view of the western elevation of the Weir. Source: City of Greater Geelong, February 2025.



Non-contributory 1928 bridge. Source: City of Greater Geelong, February 2025

LOCATION DETAILS & HERITAGE OVERLAY

Heritage Place:	**Corio Bowls**	**UPI:**
Address:	258 Anakie Road, Bell Park VIC 3214	
Traditional Owners:	Wadawurrung Traditional Owner Aboriginal Corporation	
Significant date range:	1980	
Architectural style:	N/A	
Typology:	Skate Park	
Historical Themes:	**Theme 9:** Shaping Cultural and Creative Life. **Sub-theme 9.2**: Sport	
Assessed by:	Benjamin Petkov	
Peer reviewed by:	Janine Barrand, Acting Built Heritage Coordinator	



Figure 1. Aerial image showing the Corio Bowls. *Source: Nearmap, April 2019*

STATEMENT OF SIGNIFICANCE

SIGNIFICANCE STATEMENT

WHAT IS SIGNIFICANT?

The Corio Bowls skatepark at 258 Anakie Road, Bell Park, is significant to the City of Greater Geelong. The significant elements onsite include:

- The three reinforced cement skateboarding bowls.
- The concrete path connecting each bowl.

Non-significant elements include:

- The boundary fence around the Corio Bowls.
- Plantings neighbouring the bowls.

Though not in itself significant fabric, the graffiti on the Corio Bowls is considered an ongoing and authentic interpretation of the place's use.

HOW IS IT SIGNIFICANT?

The Corio Bowls are of historical, representative and social significance to the City of Greater Geelong.

WHY IS IT SIGNIFICANT?

The Corio Bowls was constructed in 1980 at a time when skateboarding boomed in interest following the invention of urethane wheels, which in turn resulted in the construction of purpose-built skateparks across the world. In Australia the Albany Snake Run Skatepark located in Western Australia was constructed in 1976 and in Victoria the Berwick Skatepark was built in 1979. The Corio Bowls in Geelong is one of the earliest examples of a skatepark in Australia. Internationally, Kona Skatepark in Jacksonville, Florida that opened in 1977 places Corio Bowls as one of oldest surviving skateparks in the world. (Criterion A)

The Corio Bowls are of representative significance to the City of Greater Geelong as a highly intact example of community skatepark constructed from 1979 and opened in 1980. The Corio Bowls comprises three distinct bowls, each of varying difficulty and shape, constructed of reinforced concrete to challenge community skateboarders. The design of the Bowls is consistent with elaborate linear or interconnected designs represented in the United States and at the Albany Snake Run. (Criterion D)

The Corio Bowls are of social significance to the City of Greater Geelong. The Bowls came to be following the formation of the Corio Skateboard Club, consisting of school children ages 12 to 16, who with the help of their parents formed a partnership with the Corio Shire and Corio Rotary Club in 1979 to construct a local skatepark. Today, original members of the Corio Skateboard Club still use the Bowls, holding anniversary events at the park. (Criterion G)

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 (RAP) under the Aboriginal Heritage Act 2006 for this land is Wadawurrung Traditional Owner Aboriginal Corporation (WTOAC).

SCHEDULED CONTROLS

No scheduled controls are recommended for the Corio Bowls. Scheduled controls included in the planning scheme are the following:

DRAFT

Recommended Scheduled Controls			
☐ Paint	☐ Internal	☐ Trees	☐ Solar
☐ Outbuildings/Fence	☐ VHR	☐ Prohib use	☐ Aboriginal Place

DRAFT

HERITAGE PLACE ASSESSMENT

PHYSICAL DESCRIPTION

The Corio Bowls at 258 Anakie Road, Bell Park, comprises a 1980 reinforced cement skatepark set in a park context. The Bowls consist of three differently shaped skate bowls of varying sizes and dimensions all poured without coping. The smallest of the three bowls is described as a 'paint tray' and is of a scalloped design with a tapering depth. This is neighboured by an open-sided trapezoid, which is joined to a hemispherical bowl. Each bowl is designed to provide varying degrees of difficulty, and each bowl is connected via a concrete path.

The site has also become widely used by local graffiti artists, with much of the concrete used for street art.



Figure 2. Oblique overview of the third, hemispherical, bowl. *Source: City of Greater Geelong, February 2025* .

PLACE HISTORY

Contextual History

The development of skateboarding is intrinsically linked to surfing communities in Hawaii and California in the 1950s. Surfers took to the public streets between tides on homemade skateboards, and by 1959 the first commercially produced skateboard had been released. The catalysing affect of this release meant that skateboarding boomed as a public interest in the 1960s, especially in seaside communities on the east and west coasts, with clothing manufacturers also emerging to service the skateboarding community – most notably Vans in 1966. However, in 1972, Frank Nasworthy invented the urethan skateboard wheel which revolutionised the sport, causing a spike in interest. This booming interest resulted in the emergence of artificially built skateparks. While the first purpose-built skatepark was constructed in 1965 in Tucson Arizona (Surf City Skatepark), the second oldest was constructed in 1976 at Albany, Western Australia followed by the Munich Neuperlach in Germany the same year. In Victoria, the Berwick skatepark was opened in 1979 and the Corio Bowls in 1980.

Thematic Place History

In 1979, the Corio Shire, Corio Rotary Club and the newly formed Corio Skateboard Club formed a partnership to design, fund and construct a community skate park to accommodate skaters of all skill levels. The Corio Skateboard Club was formed by local skateboarding enthusiasts ages 12 to 16, as well as their parents. Through their efforts, the Corio Bowls were constructed the following year in 1980, providing skaters and BMX enthusiasts a venue to congregate and practice their hobbies.

Seven years later, it was published in the Buninyong and District Community News that:

> 'Seventeen Buninyong youths were taken by Lions to Corio Skateboard Complex at Geelong, to let them experience this leisure time activity, with a view to establishing a skateboard facility in Buninyong by the Lions. The reaction of all who went was favourable to the project proceeding.' (Buninyong and District Community News, September 1987, 6).

Ten years later, following the completion and popularity of the Corio Bowls, a skatepark was completed in the township of Buninyong.



Figure 3. 1980 image showing the construction of the bowls. Source: Geelong Regional Libraries.



Figure 4. Image of the 'beginner bowl', 1980. Source: Geelong Regional Libraries.



Figure 5. Excavation of the 'expert bowl', January 1980. Source: Geelong Regional Libraries.

Today, Corio Bowls are used by members of the local community but also from the interstate skateboarding community, as people recognise the site's contribution to the sport. In 2017, several members of the original Corio Skateboard Club met at an anniversary gathering marking the opening of the Bowls in 1980.

INTEGRITY

The Corio Bowls skate park is highly intact, retaining all original fabric. Though there is extensive graffiti over most of the fabric, this is considered an authentic contribution to the significance of the place.

COMPARATIVE ANALYSIS

Within the State of Victoria, no skateparks are included on, or protected by, a municipal heritage overlay. Nationally, the closest comparable example is situated in Albany, Western Australia. The Albany Snake Run, as it is named, is the oldest skatepark in Australia, and the second oldest in the world. The Snake Run was constructed in 1976, only four years before the completion of the Corio Bowls in 1980 and shares a similar theme of youth advocacy where students from the local high school lobbied the local Council to construct the skatepark. In Victoria, the Corio Bowls is contextualised by the construction of the Berwick skatepark the year prior in 1979. However, the Berwick skatepark does not have the same elaborate design, largely comprising of a flat paved area with several ramps.

Physically, the Albany Skate Run is of a comparable size with the Corio Bowls, though it appears to be of a more complex design utilising a long and linear design rather than separate individual bowls. Both sites are of comparable material however, constructed of reinforced cement. Of the two, the Albany Snake Run is considered to be of greater significance as the earliest skatepark in Australia and the second oldest in the world. However, both skateparks are considered highly comparable as early Australian examples of skateparks constructed in suburbs, fuelled by the energy, enthusiasm and lobbying of school children.

The Albany Snake Run is the only skatepark afforded heritage protection in Australia.

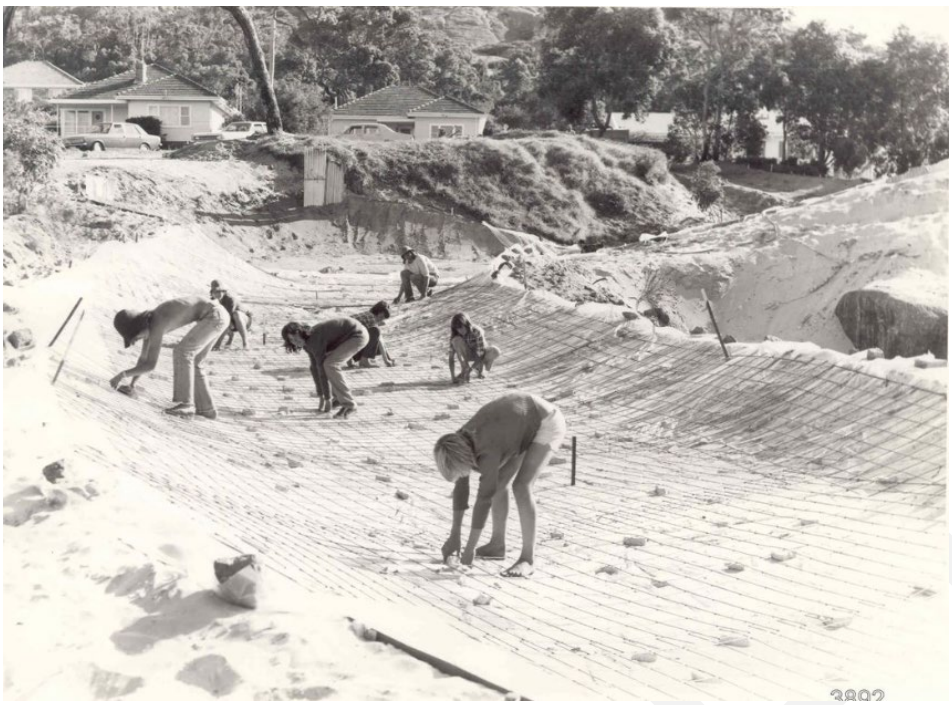


Figure 6. Construction of the Albany Snake Run. Source: Albany History Collection.



Figure 7. Contemporary view of the Albany Snake Run. Source: Government of Western Australia, Heritage Council.

REFERENCES

Borden, I. and Quinn, P. (2023) Seven original 1970s skateparks that show why these urban treasures should be protected, The Conversation.

Buninyong & District Community Association, issuing body. (Edition 132, September 1989). *Buninyong and district community news*

Buninyong & District Community Association, issuing body. (Edition 223, September 1997). Buninyong and district community news

Geelong Regional Libraries.

skatermaps (2018) Corio Bowls, Geelong Vic | Skatepark Directory - Skater Maps, Skater Maps - Skatepark Directory

IMAGES



Overview of the first, shallow, 'paint tray' bowl at Corio Bowls. Source: City of Greater Geelong, February 2025



Oblique view of the middle bowl. Source: City of Greater Geelong, February 2025



Detail view of the third, and most challenging, hemispherical bowl. Source: City of Greater Geelong, February 2025



Oblique overview of the third bowl. Source: City of Greater Geelong, February 2025

	
Oblique overview of the general setting, showing the connecting path between the bowls. Source: City of Greater Geelong, February 2025	Detail view of the coarse aggregate reinforced cement. Source: City of Greater Geelong, February 2025

DRAFT

LOCATION DETAILS & HERITAGE OVERLAY

Heritage Place:	**Round House**	**UPI:**
Address:	15 Albert Terrace, Belmont VIC 3216	
Traditional Owners:	Wadawurrung Traditional Owner Aboriginal Corporation	
Significant date range:	1963	
Architectural style:	Mid-Century Modern	
Typology:	Residential	
Historical Themes:	**Theme 6:** Building the Shire; **Sub-theme 6.8:** Other Suburbs & Settlements	
Assessed by:	Benjamin Petkov	
Peer reviewed by:	Mim Butcher, The Heritage Conservancy	



Figure 1. Aerial of the Round House, 2019, showing the property in red. Source: Nearmap, 2019.

STATEMENT OF SIGNIFICANCE

SIGNIFICANCE STATEMENT

WHAT IS SIGNIFICANT?

The Round House at 15 Albert Terrace, Belmont, is significant to the City of Greater Geelong. Elements of significance are:

- The residence.
- The setback from the street.

Elements that are not significant are:

- The garden and landscaping.
- The rooftop solar panels and railing.
- The boundary fences.
- The side garage.

HOW IS IT SIGNIFICANT?

The Round House is of aesthetic significance to the City of Greater Geelong, as well as being a rare example of its typology.

WHY IS IT SIGNIFICANT?

The Round House is significant to the City of Greater Geelong as a rare example of a circular mid-century modern residence, being the only example of a modernist round house present in the municipality. (Criterion B)

The Round House is of aesthetic significance to the City of Greater Geelong as a highly elaborate, intact and unorthodox example of a mid-century modern geometric residence. The circular double storey residence is terraced into the incline of the property, and is a major landmark overlooking the Barwon River. Features which contribute to the building's aesthetic importance include: its round shape, double-storey scale and massing; reinforced concrete pilasters with orange brick masonry brick courses in stack bond, paired with concrete besser bricks; a projecting porch matching the curvature of the building, though of staggered height; multi-pane fenestration; and a flat roof with a projecting lantern. (Criterion E)

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 (RAP) under the Aboriginal Heritage Act 2006 for this land is Wadawurrung Traditional Owner Aboriginal Corporation (WTOAC).

SCHEDULED CONTROLS

The following scheduled controls are recommended for the ongoing conservation and use of the place. They include:

Recommended Scheduled Controls			
☒ Paint	☐ Internal	☐ Trees	☐ Solar
☐ Outbuildings/Fence	☐ VHR	☐ Prohib use	☐ Aboriginal Place

DRAFT

HERITAGE PLACE ASSESSMENT

PHYSICAL DESCRIPTION

Round House

The Round House at 15 Albert Terrace, Belmont, is a double-storey cylindrical residence located on the southern elevation of Albert Terrace overlooking the Barwon River valley. The residence is in good condition, and is primarily constructed featuring brick masonry set in bays defined by projecting concrete framework, or pilasters. Constructed in both an orthodox orange clay brick and as well as a contrasting roughcast concrete brick, the masonry materials contrast again with the stark natural finish of the concrete. A projecting eave of varying depth constructed of reinforced cement overhangs the external walls, with two separate verandahs and a balcony again of varying heights and depths.

The main balcony on the northern elevation is supported by two cylindrical concrete pillars with a main concrete beam underpinning the underside of the balcony, which extends beyond said beam. The balcony is also constructed of reinforced concrete, with the edge of the clad in orange bricks matching the main form of the building. Fenestration is located between concrete pilasters, comprising rectangular timber frame windows with multiple panes.

The building has a flat roof and is accessible by an internal staircase. Steel railing is located around the circumference of the roof. In the centre of the roof is a raised cupola lantern with a slightly conical roof. The lantern lights the internal central stairwell.

The broader setting of the Round House features an established and non-contributory garden with plain concrete paving and a driveway.



Figure 2. Oblique view of the façade and garden of the Round House, looking north. Source: City of Greater Geelong, May 2025.

PLACE HISTORY

Contextual History

As noted by David Rowe in 'About Corayo':

> 'The considerable residential expansion of Belmont from the 1920s is physically manifested in the large number of surviving interwar and postwar dwellings. Modest in scale, they especially characterised several streetscapes in Belmont and include the Bungalow in Scott Street (built c.1923) ... Others survive in an altered state, such as the late interwar Bungalow at 8 Corio Street (built 1927) …. A particularly intact streetscape of late interwar and postwar brick dwellings is Culbin Avenue, where the houses were built between 1936 and 1950. In the 1950s additional land to the south of the original Belmont township was opened up to meet further housing demand throughout the second half of the 20th century…' (Rowe, 2021, 748).

Thematic Place History

The broader development of Belmont and the suburban areas south of the Barwon River is inextricably linked to post-contact pastoralism and agricultural pursuits. Market gardens and farms were established on the southern banks of the Barwon, many of which were owned by Chinese migrants, in the 19th century (Rowe, 2021, 114). However, by the late nineteenth century, Chinese-owned market gardens were diminishing in number and unfavourable, and bigoted, opinions published in local medias opined that the market gardens were responsible for the pollution and reduction of fish numbers in the Barwon – while also noting that the 'objectionable smells' were more pronounced closer to the tanneries which would dispose of their waste in the river (Rowe, 2021, 115).

In 1851, the land on which 15 Albert Terrace would later be constructed on was part of a broadscale subdivision. Lots 14, 15, 16, 17 and 18 were all purchased by one William Robert Howe Weekes. Weekes was appointed the Acting Town Surveyor of the Melbourne Town Corporation in 1844 before being made the first Town Surveyor for the Geelong Corporation the following year. He was elected one of the eight auditors for the Geelong Corporation while also working as an architect with his wife Jane Orr. 15 Albert Terrace, Belmont, is located on Weeke's property, lot 17, which comprised approximately 26 acres.

From the nineteenth century till the immediate post-war period, the land and context around 15 Albert Terrace was subject to continual pastoral use. The future property is shown cultivated in a photograph dated 1927, occupied by the remnant farmhouse at 18 Victoria Terrace on the southern boundary of 15 Albert Terrace. In 1958 the land was subdivided, and 5 years later in 1963, an aerial photo of the area shows the property mid-construction marking commencement of the first building on Albert Terrace. In 1965 the building was connected to town sewerage, the owner recorded as Mr. Zanis Rudolfs Balodis. Balodis, who also spelt his Christian name as 'Janis', was married to Aina Balodis. Zanis passed away in 1980 and four years later in 1984 the property was sold. The property would sell again in 1997, 2006 and most recently in 2023. Aina Balodis passed away in 2015.

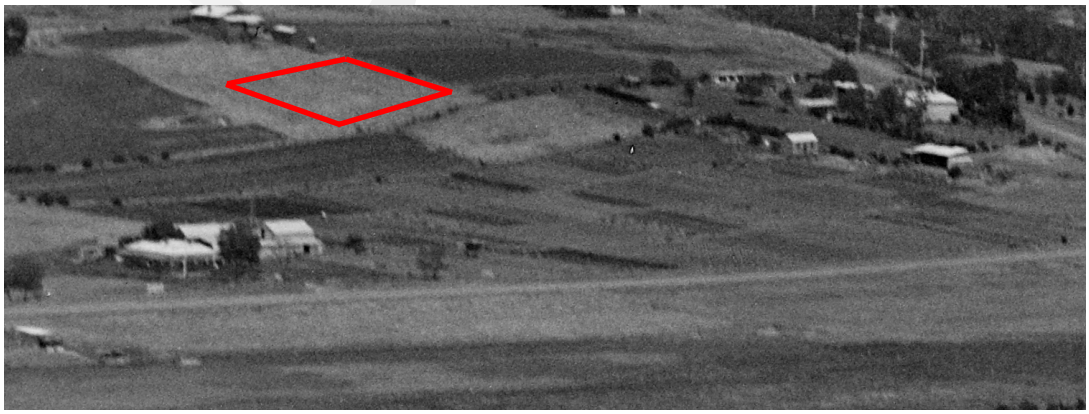


Figure 3. Cropped oblique view of the property in 1927 prior to the subdivision in 1958. Source: State Library Victoria, Pratt, C. D., & Airspy. (1927). [Geelong R. S. & S. Woollen & Worsted Co-op Manufacturing Co. looking south west towards Princes Bridge in distance] [picture].



Figure 4. Aerial photo of Belmont showing the Round House mid-construction in March 1963. Source, Landata.

Round Houses in Victoria

The emergence of circular, or round, houses in the 20th century contrasted starkly with contemporaneous sensibilities of the early to mid-twentieth century. As H. Dalton Clifford noted it the Sydney Morning Herald in 1950:

> "…We may come to regret the passing of individuality in our homes, but we will soon get over it. We'll be proud to tell our friends that we have bought a 1965 "Rolls Royce," or "Holden" home, the latest three-bed model which revolves when you press a button so that you can turn it to face the sun, or move the bedrooms round to the quiet side at night…" (Sydney Morning Herald, 17 September 1950, 5).

The concept of a round house was akin to flying saucers, a space-age phenomenon that was cutting edge and directly linked to a new way of living. Edith Ingpen, the first woman to graduate with a Bachelor of Architecture from the University of Melbourne in 1933, designed a thirteen-sided round-like residence in Gippsland which she constructed from 1933 to 1937:

> 'Ingpen planned the house on the basic principle that a circle has the smallest perimeter for the largest area: therefore, this house has the smallest amount of outside walling for the largest floor area. But it is not a pure circle, as it has 13 straight sides…' (The Sydney Morning Herald, 14 May 1936, 18).

This heralded the emergence of unorthodox geometric forms in residential design in Victoria in the 20th century. Not soon after, architect Hugh Peck designed a semi-circular residence for Mrs. G. Nopenaire on Yarradale Road, Toorak, in brick masonry (demolished). Later in 1953, three years after Clifford published the above article, Roy Grounds designed the Henty House at 581 Nepean Highway Frankston South. This time, the form of the residence was perfectly circular with a cut out for a balcony. In April 1964, the Sydney Morning Herald published, in reference to a plan drawn by Robyn Boyd for the Small Homes Service, 'Be 'different' in a round house'. Later still, following sale of the land in 1972, architect Harold David Shafer designed his personal residence as a double-storey circular residence at 1-2 Dalriada Street, Toorak. Circular houses were being constructed in Victoria, and each time they

were considered alien and otherworldly. However, what once pushed the envelope became iterative, and the practical coordinating of internal furnishings was always a concern. As such, their popularity waned.

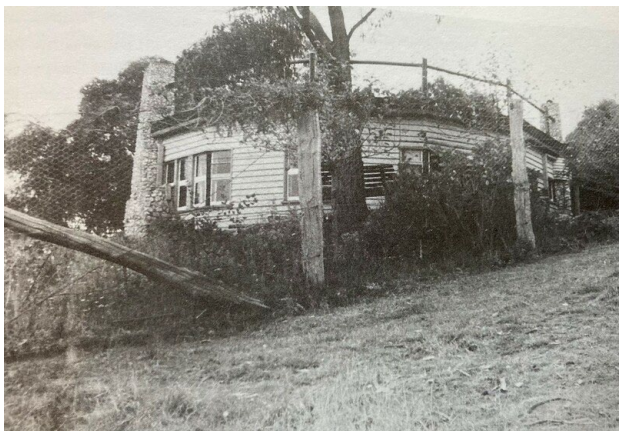


Figure 5. Ingpen Round House in Baw Baw Shire. Source: Victorian Heritage Database, place ID 208370.



Figure 6. Yarradale Road 1948. Source: The Australian home beautiful : a journal for the home builder Melbourne: United Press, 1925.

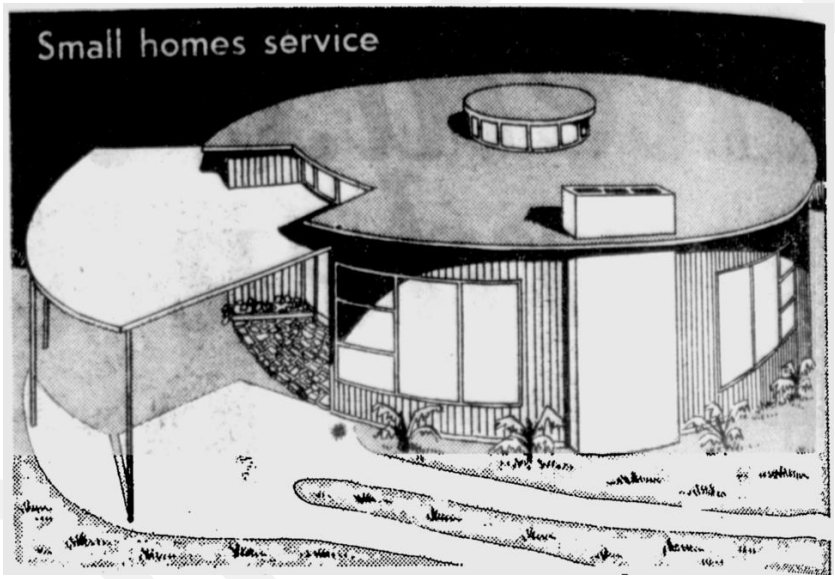


Figure 7. Plan No. S/T499 from the Small Homes Service, Sydney Morning Herald 19 April 1964.



Figure 8.Roy Grounds' Henty House in Frankston, 1952. Source: Wille, P., & Grounds, R. (1952). "Round House Nepean Highway, Frankston, Melb. Roy Grounds. 1952."



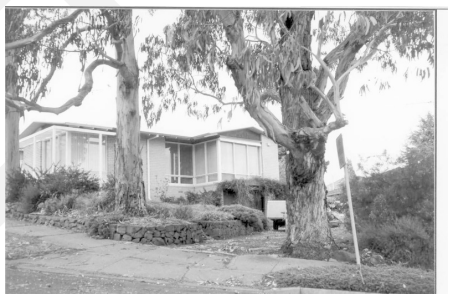
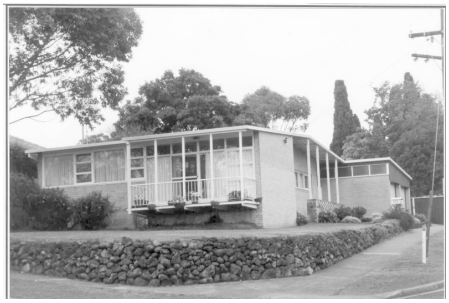
Figure 9. Shafer's Round House in 1-2 Dalriada Street, Toorak. Source: Google Streetview, January 2019.

INTEGRITY

The Round House at 15 Albert Terrace, Belmont, is of high integrity. Though solar panels have been installed, they are not visible from the public domain.

COMPARATIVE ANALYSIS

As noted above, round houses were constructed in Victoria, and Australia more broadly, predominantly from the late interwar period to the late twentieth century. However, there are no other identified round residences located in the City of Greater Geelong. On this basis, the following comparative analysis will address other mid-century modern designs in the City which were constructed contemporaneously with the Round House in Belmont. Further, the Round House will be compared with other examples of round designs located outside the municipality to address its importance typologically. Comparable examples include:

Comparative Analysis	Image
Residence, 5 Barrabool Road, Belmont (HO1755). Constructed in 1953 to designs prepared by Max Naylor, the residence on Barrabool Road Belmont is comparable to the Round House only as another example of mid-century modern residential development. Neither structure shares comparable built features or materiality, but are representative of post-war modernist residential development in Belmont.	 **Figure 10. Residence, 5 Barrabool Road, Belmont Source: Victorian Heritage Database**
Residence, 121 Mount Pleasant Road, Belmont (HO1841). Constructed in 1964 a year after the Round House to designs prepared by the owner Ian Melhuish, the residence on Mount Pleasant Road Belmont is comparable to the Round House only as another example of mid-century modern residential development. Neither structure shares comparable built features or materiality, but are representative of post-war modernist residential development in Belmont.	 **Figure 11. Residence, 121 Mount Pleasant Road, Belmont. Source: Victorian Heritage Database**
Residence, 209 Roslyn Road, Belmont (HO1882). Constructed in 1961, two years before the Round House, the residence on Roslyn Road Belmont is comparable to the Round House only as another example of mid-century modern residential development. Neither structure shares comparable built features or materiality, but are representative of post-war modernist residential development in Belmont. However, the Round House is of a higher integrity than the example on Roslyn Road, which has been unsympathetically rendered with important decorative features removed and concealed.	 **Figure 12. Residence, 209 Roslyn Road, Belmont. Source: Victorian Heritage Database**

Comparable examples located outside the City of Greater Geelong include:

Comparative Analysis	Image
Round House, 581 Nepean Highway, Frankston South (VHR No. H0966). The Statement of Significance for the Round House in Frankston South states that it is of State significance being one of the best known examples of the 1950s interest in simple geometries in form and plan. Constructed in 1953 to designs prepared by the significant modernist architect Roy Grounds, the house is comparable with the Round House in Albert Terrace as two examples of mid-century modern circular residential designs. As no architect has been identified however for the example in Belmont, and as the Frankston South example is ten years older, Grounds' design is considered of greater historical and associative significance. However, as two examples of circular modernist design, both buildings are considered highly comparable.	 **Figure 13. Round House, 581 Nepean Highway, Frankston South Source: Victorian Heritage Database**
Snelleman House, 40 Keam Street, Ivanhoe East (VHR No. H2282). The Snelleman House, designed in the mid-1950s by architect Peter McIntyre, is a state-significant modernist residence located in Ivanhoe East. Locally referred to as the 'Coil House', the house is not a perfect circle like the Round Houses in Belmont and Frankston, but still exhibits the modernist interest in curving geometric forms. However, like the example in Frankston South, as an example constructed several years earlier than the example in Belmont, and as it is a highly intact and unorthodox design from the architect Peter McIntyre, the Snelleman House is considered to be of greater significance than the Belmont Round House.	 **Figure 14. Snelleman House, 40 Keam Street, Ivanhoe East. Source: Victorian Heritage Database**

As noted above, there are several examples of highly intact mid-century modern residential developments in the City of Greater Geelong – and more locally within the suburb of Belmont. However, there are no other identified examples of circular residences in the municipality. As such, though it does not have the same associative importance as Grounds' design in Frankston South or the Snelleman House in Ivanhoe East, it is still a highly intact, unorthodox and rare example of a modernist geometric residential design in the City of Greater Geelong.

REFERENCES

"Be 'different' in a round house", Sydney Morning Herald 19 April 1964.

CIRCULAR WEEK-END HOUSE (1936, May 14). The Sydney Morning Herald (NSW : 1842 - 1954), p. 18.

Rowe, David & Greater Geelong (Vic.). Council, issuing body. (2021). About Corayo : A Thematic History of Greater Geelong

The Australian home beautiful : a journal for the home builder Melbourne: United Press, Vol. 27 No. 2 February 1948.

Would You Like To Live In A Round House? (1950, September 17). The Sunday Herald (Sydney, NSW : 1949 - 1953), p. 5

IMAGES



View of the building's façade. Source: City of Greater Geelong, May 2025.



Oblique view of the façade. Source: City of Greater Geelong, May 2025.



Detail view of the balcony. Source: City of Greater Geelong, May 2025.



View of the non-contributory garage. Source: City of Greater Geelong, May 2025.



Oblique view of the house looking West. Source: City of Greater Geelong, May 2025.



Detail view of the roof showing the railing. Source: City of Greater Geelong, May 2025.

LOCATION DETAILS & HERITAGE OVERLAY

Heritage Place:	**St. Nicholas Serbian Orthodox Church**	**UPI:**
Address:	124 Ballarat Road, Hamlyn Heights, VIC 3215	
Traditional Owners:	Wadawurrung Traditional Owner Aboriginal Corporation	
Significant date range:	1964	
Architectural style:	Post-war Linear Basilica	
Typology:	Serbian Orthodox Church	
Historical Themes:	**Theme 2**: Peopling Greater Geelong; **Sub-theme 2.12**: Postwar (post 1945) Immigration – **Theme 8**: Building Community Life; **Sub-theme 8.2**: Spiritual Life	
Assessed by:	Benjamin Petkov	
Peer reviewed by:	Mim Butcher, The Heritage Conservancy	



Figure 1. Aerial view of the St Nicholas Serbian Orthodox Church at Hamlyn Heights. The property boundary is marked in blue, location of the church marked by the red arrow. Source: Nearmap, 2019.

STATEMENT OF SIGNIFICANCE

SIGNIFICANCE STATEMENT

WHAT IS SIGNIFICANT?

The property at 124 Ballarat Road, Hamlyn Heights, otherwise known as St Nicholas Serbian Orthodox Church, is locally significant to the City of Greater Geelong. Elements of significance are:

- The 1964 church.
- The open space around the footprint of the church.

Elements that are not significant are:

- The contemporary boundary fence on all elevations of the site.
- All plantings.
- The rear tearoom.
- The extraction fan vents on the roof of the church.
- The community hall at 122 Ballarat Road.
- The residence at 120 Ballarat Road.

HOW IS IT SIGNIFICANT?

The St Nicholas Serbian Orthodox Church is of historical, representative and social significance to the City of Greater Geelong.

WHY IS IT SIGNIFICANT?

The St Nicholas Serbian Orthodox Church is historically significant to the City of Greater Geelong as a historical representation of the immediate postwar emigration of Serbian Orthodox Christians into the municipality. The Church further historically represents the formation of Hamlyn Heights and Geelong's northern suburbs more broadly, informed greatly by the huge intake of post-war migrants seeking employment in Geelong. The St Nicholas Serbian Orthodox Church, as the only denominational church within the City of Greater Geelong to be constructed in the post-war period, also represents a historical spiritual expansion from the almost exclusive Church of England and Catholic communities which had up until the end of the War been the primary faith-systems within the municipality. (Criterion A)

The St Nicholas Serbian Orthodox Church is of representative architectural significance to the City of Greater Geelong as a highly intact example of a restrained Orthodox Basilica planned Serbian Orthodox Church. This specific design of Serbian Orthodox Church is predominately informed by Byzantian influences, and utilises a rectilinear gabled form with a square tower, onion-domed cupolas, curved apse and chancel and the use of rounded-arch windows. The Church at 124 Ballarat Road, Hamlyn Heights, features all of the above key design traits representative of that style of Serbian Orthodox Church design. (Criterion D)

The St Nicholas Serbian Orthodox Church is of social significance to the local Serbian Orthodox community, as a place of spiritual and social gathering. Since its construction, led and funded exclusively by members of the congregation, the St Nicholas Serbian Orthodox Church has been the cornerstone of the local Serbian Orthodox community in the City of Greater Geelong. (Criterion G)

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 (RAP) under the Aboriginal Heritage Act 2006 for this land is Wadawurrung Traditional Owner Aboriginal Corporation (WTOAC).

DRAFT

SCHEDULED CONTROLS

The following scheduled controls are recommended for the ongoing conservation and use of the place. They include:

Recommended Scheduled Controls			
☒ Paint	☐ Internal	☐ Trees	☒ Solar
☐ Outbuildings/Fence	☐ VHR	☒ Prohib use	☐ Aboriginal Place

DRAFT

HERITAGE PLACE ASSESSMENT

PHYSICAL DESCRIPTION

Church

The St Nicholas Serbian Orthodox Church at 124 Ballarat Road, Hamlyn Heights, comprises a substantial cream brick masonry church in good condition, constructed in a traditional, though restrained, baroque-informed design based on an Orthodox Basilica plan with a central gabled rectangular nave and sanctuary, with a curved apse and chancel at one end. The church façade is greatly informed by the substantial square-based tower surmounted by a large onion-domed cupola and crucifix. The main gabled roof of the church is clad in brown-glazed terracotta roofing tiles, with two later non-significant roof vents present on the eastern façade elevation which service the internal rangehoods. The interior of the Church is greatly informed by the primary iconostasis on the far eastern wall of the church. The iconostasis was purpose-built in Serbia and was transported to Australia before being installed in the Church.

Abiding by traditional designs, fenestration on all sides of the church is consistent and symmetrical. The Church façade features a central double-door entrance with an arched fanlight with a mosaic ikon situate above the fanlight. On both sides of the entrance are two narrow rounded arch windows with coloured class and aluminium frames and mullions. On both the northern and southern elevations of the church, decoration is achieved through the use of pilasters and recessed rounded arched bays, with a stepped brick course marking a concealed box gutter and a tall and unadorned parapet. Centred in each of the four bays is an arched window of the same design represented on the façade. On the eastern elevation of the church, fronting Ballarat Road, is the curved apse. The apse features a shallow-pointed copper roof, with the eave concealed behind a short parapet. Curved windows are present on the apse, and directly above the roof of the apse, affixed to the roof of the sanctuary, is the second and smaller of the two towers fitted with a rounded dome and smaller onion-domed cupola. A second crucifix is present at the apex of this cupola.

Church Hall

The 1958-designed Church Hall was constructed prior to the neighbouring church. The hall is constructed in the same cream brick masonry and observes a similar gabled roof form. A substantial double-storey rectilinear structure, the hall fronts Ballarat Road with limited decoration. Between 2015 and 2022, the hall's façade was rendered white, resulting in the loss of the material association of the hall with the church. Both side elevations and rear elevation however show the original cream brick finish, with the northern and southern elevations showing staggered pilasters. All windows on the structures have aluminium frames.

Setting

The setting of the church is restrained, with all ground surfaces concreted save a small portion around the apse of the church. Tall and mature Italian Cypress (*Cupressus sempervirens*) are planted on the eastern and northern elevations of the church. Two flagpoles are present at the façade of the Hall, flying the Australian and Serbian flags. The boundary of the site is a cream brick fence with metal rail and spear panels. North of the Hall is a children's playground and a small open-sided tearoom for community events, constructed onsite between 2010 and 2015.



Figure 2. Oblique view of the St Nicholas Serbian Orthodox Church at 124 Ballarat Road, Hamlyn Heights. Source: City of Greater Geelong, September 2024.

PLACE HISTORY

Contextual History

The twentieth century history of the Serbian Orthodox Church is one of political hardship. In 1917, the Corfu Declaration was signed by the Yugoslav Committee and Nicola Pašić, the Prime Minister of the Kingdom of Serbia, establishing an agreement to form the Kingdom of Serbs, Croats and Slovenes – the original name for Yugoslavia. The new unified nation was officially formed in December 1918 in Belgrade, with the autocephalous Serbian Orthodox Church formed in 1920, with the nation later renamed to the Kingdom of Yugoslavia in 1928. However, as noted by Mrdjenovic, within the newly unified nation, 'bitter divisions and political struggles emerged as soon as the country was formed' (Mrdjenovic, 2020, 146). These divisions and struggles resulted in a small Croatian uprising in 1920 and the attempted assassination of King Alexander 1 in 1921, with tensions further exacerbated by a Parliamentary shooting in 1928 where five Croatian members of parliament were assassinated. The constitution was ultimately suspended and King Alexander 1 established a dictatorship, coinciding with the renaming of the Kingdom of Serbs, Croats and Slovenes to the Kingdom of Yugoslavia. In 1934, King Alexander was assassinated by Vlado Chernozemski, a Bulgarian fascist, in cooperation with the Croatian Utasha terrorist cell in Marseille, France. Nine months after the assassination of King Alexander, the Kingdom of Yugoslavia signed a concordant with the Vatican establishing Catholicism as the primary national religion of the Kingdom of Yugoslavia, unseating the Serbian Orthodox Church as the primary State religion for its royalist ties. Public unrest was immense:

> 'In July 1937 the crisis reached its peak. The Serbian Orthodox Church planned a procession through the streets of Belgrade for the 19th of July but the police banned the gathering. As soon as the procession

> started, the police brutally attacked it; Bishops were beaten up together with the rest of the clergy and the faithful, and the event became known as the *Bloody Procession* ('krvava litija'). In the evening of 23 of July 1937, the Concordant was ratified by the Parliament and only a couple of hours later, the Serbian Patriarch Varnava Rosic passed away. A few days later, the Holy Synod of the Serbian Orthodox Church officially confirmed the rumours that the Patriarch was indeed poisoned' (Mrdjenovic, 2020, 147).

When Germany attacked the USSR in 1941, the Communists commenced a guerilla movement in Serbia named the Partisans. Chetnik units around Serbia were under attack, resulting in a Communist revolution within the country ultimately resulting in a full civil war between the Royalist and Communist movements. The Serbian Orthodox Church sided with the Royalist movement. However, following the end of the Second World War and the broader success of the USSR, the advancement of the Russian Red Army through Eastern Europe towards Germany displaced many Orthodox communities – including the Serbian Orthodox Church. This expansion of the Moscow Patriarchate and the subsequent absolving of Orthodox communities continued through the twentieth century and continues today.

Thematic Place History

Following the mass displacement of Serbian Royalists and the Serbian Orthodox Church from Yugoslavia in 1945, many of those who managed to escape found refuge at the Eboli refugee camp in Italy. It was from Eboli that many would emigrate to Australia. On the 6th September 1948, Father Svetozar Sekulic arrived in Sydney, the first Serbian Orthodox priest in Australia (Mrdjenovic, 2020, 152). In 1950, Teodor Demjanjuk emigrated to Melbourne as the first Serbian Orthodox priest in the state, conducting services in an Anglican church at Yallourn.

> 'They came not as missionaries but as refugees and displaced persons, sharing the troubles of their flock. There was no diocesan structure and in the beginning they were under the spiritual care of Bishop Dionisije who was in America. In 1952 the Patriarchate from Belgrade placed the Australian and similar ecclesial communities overseas under the direct supervision of the Serbian Patriarch, who was geographically equally distance, and to complicate things further, also under the oppressive Communist regime in Yugoslavia.' (Mrdjenovic, 2020, 153).

In 1960, plans were drawn for the construction of a new Serbian Orthodox Church community hall and Sunday School on Ballarat Road, North Geelong. The hall was completed in 1961, and in September the same year the foundation stone for the neighbouring St Nicholas Serbian Orthodox Church was placed onsite. President of St Nicholas Serbian Orthodox Church wrote to the State Health Department:

> 'Dear Sir, The Church Hall has been completed and the foundation for the Church was laid in September 1961. We are now commencing the construction, and the steel structure is awaiting erection, but we have come across a major obstacle. When the foundation was laid a mistake was made in measurement both in length and width. In length an extra 4' 4 ½", and in width 4' 1 ¾" has been added. We have consulted the Shire of Corio Building Inspector and the Consulting Engineer, Mr. Hamilton [?], and we have already obtained specifications for enlarging the steel framework. The Consulting Engineer has okayed he works on condition that it is in agreement with the Health Department. As we are eager to begin work immediately, we would appreciate it if you could give us the "go-ahead" as soon as possible. Thanking you … MS Mandic – President, 136 Autumn Street, West Geelong.' (PROV, VPRS 7882/P0001, 12398)

The amendments were approved by the Health Department in 1961 and construction of the Church continued to designs prepared by the Cologne-trained architect W.A. Kuellmar.

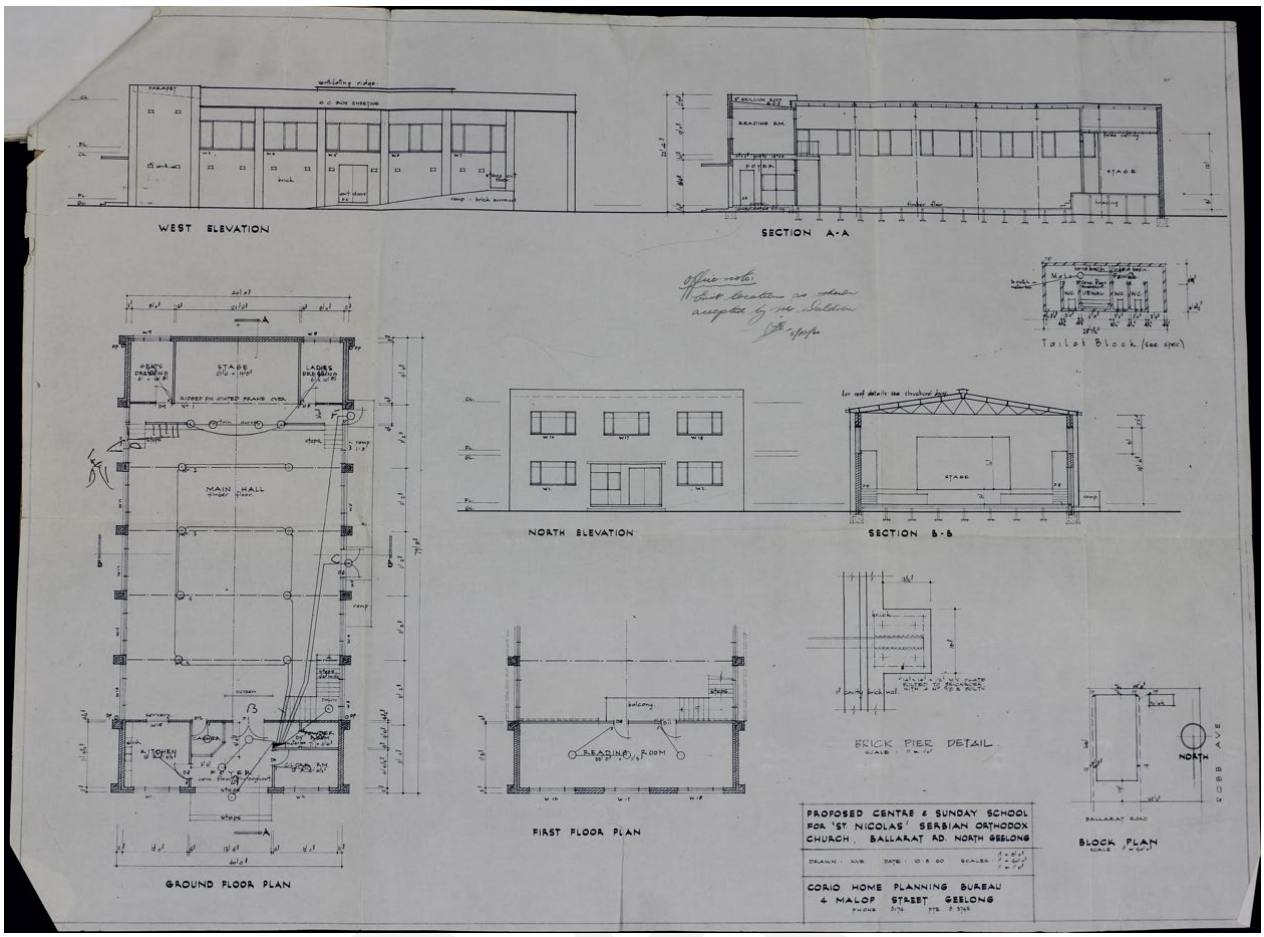


Figure 3. Architectural drawings for the Church Hall and Sunday School, 1960. Source: Public Records Office of Victoria, St Nicholas Serbian Orthodox Church Ballarat Street NORTH; Geelong Churches Church Halls Sunday Schools, VPRS 7882/P0001, 12398

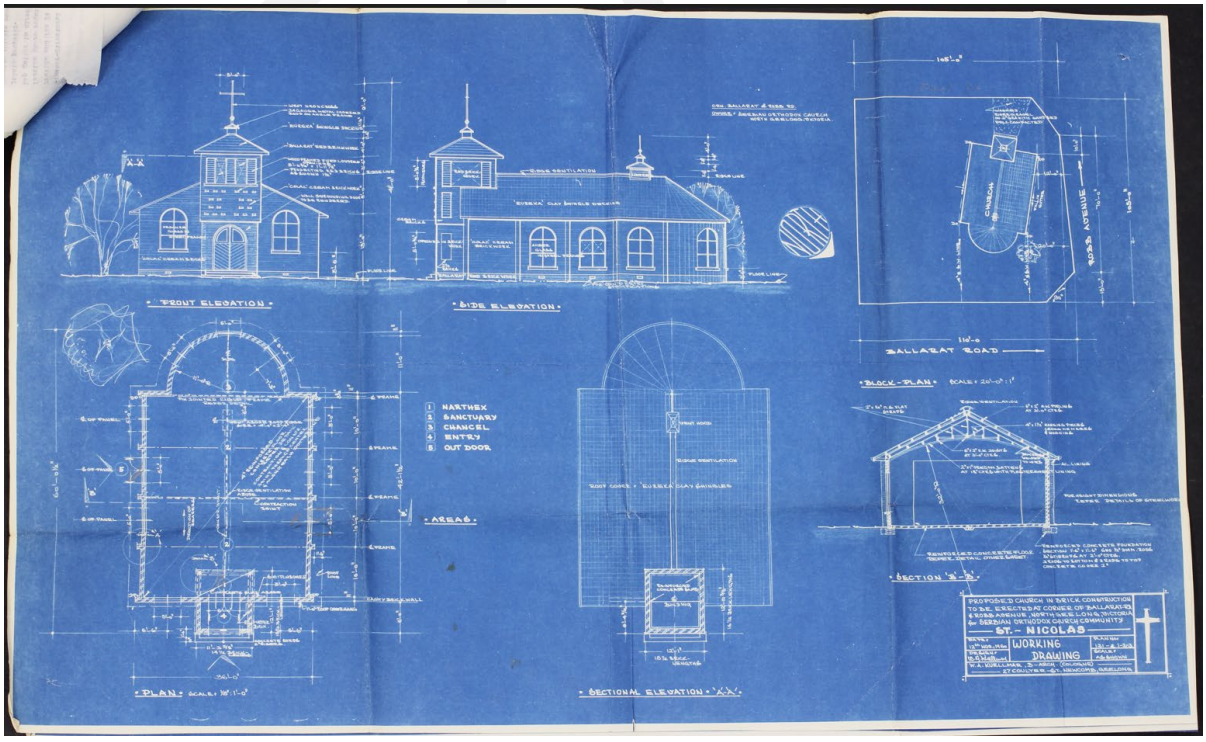


Figure 4. Architectural drawings for the Church, 1960. Source: Public Records Office of Victoria, St Nicholas Serbian Orthodox Church Ballarat Street NORTH; Geelong Churches Church Halls Sunday Schools, VPRS 7882/P0001, 12398

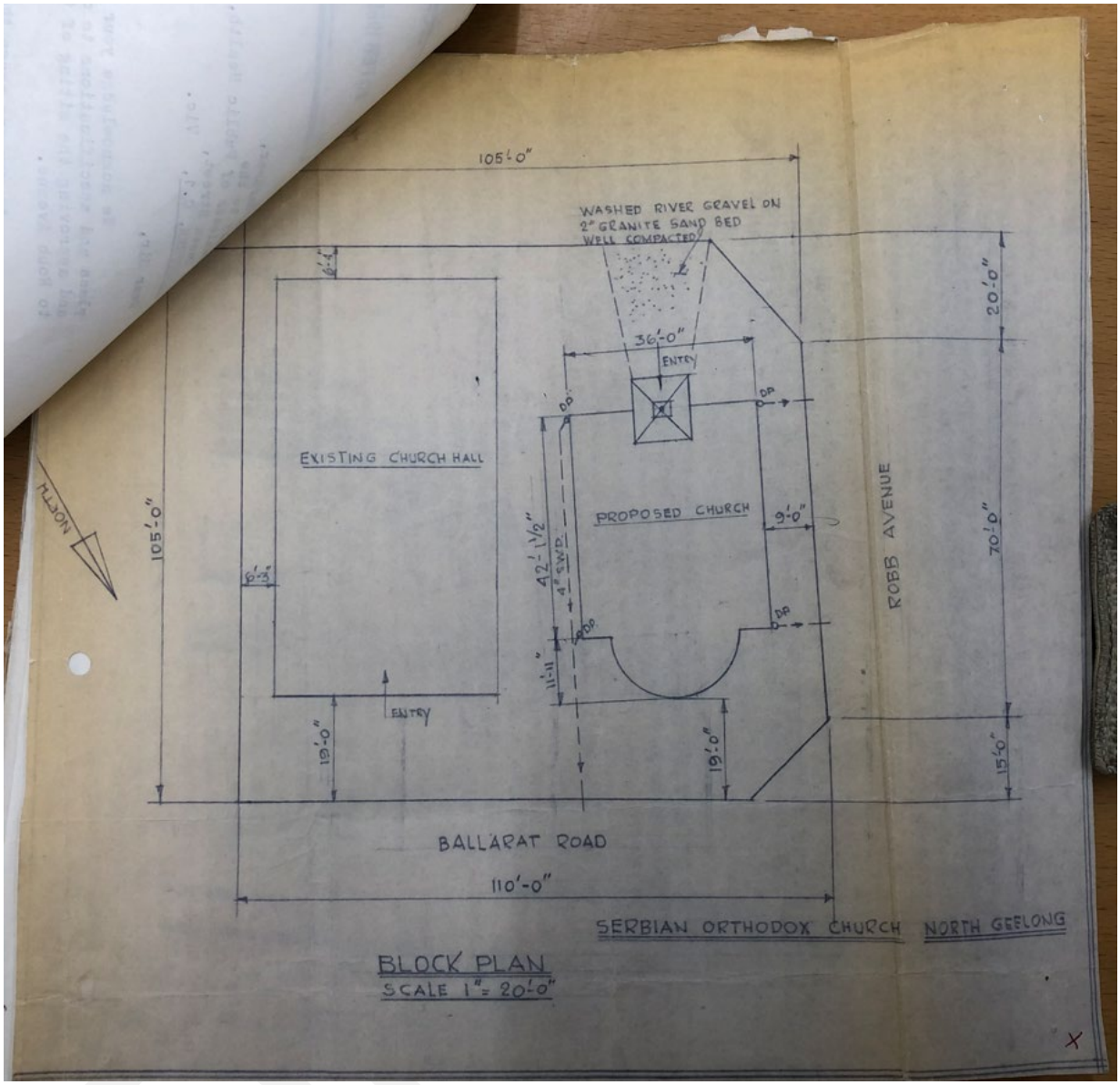


Figure 5. Setting drawings for the Church Hall and Church. Source: Public Records Office of Victoria, St Nicholas Serbian Orthodox Church Ballarat Street NORTH; Geelong Churches Church Halls Sunday Schools, VPRS 7882/P0001, 12398



Figure 6. Aerial view of the Church and Hall, 1975. Source: Geoscience Australia, Film No. CAS897, Frame 220.

Due to the above design complications detailed between MS Mandic and the Health Department, the Church structure that was ultimately completed onsite at 124 Ballarat Road, Hamlyn Heights, is not exactly to the designs prepared by W.A. Kuellmar. While the footprint is correct to the drawings, the tower and façade design was executed differently to the drawings. Further, the additions of two domed cupola is not in line with the original drawings.

Today, the Church has a very active community, partaking and performing at the annual City of Greater Geelong Pako Festa.

INTEGRITY

The St Nicholas Serbian Orthodox Church at 124 Ballarat Road, Hamlyn Heights, is a highly intact example of a post-war Serbian Orthodox church complex.

COMPARATIVE ANALYSIS

The St Nicholas Serbian Orthodox Church at 124 Ballarat Road, Hamlyn Heights, is one of six Orthodox Christian churches located within the City of Greater Geelong, yet it is the only example of a Serbian Orthodox Christian church in the municipality. Further, in the state of Victoria there are only nine operating Serbian Orthodox Christian churches represented which includes the example on Ballarat Road. On this basis, there are no examples of this typology represented on the local Heritage Overlay within the City of Greater Geelong, with limited examples of the typology represented in other municipal Heritage Overlays in the state. Other examples include:

Site and Analysis	Site Image
St George Serbian Orthodox Church, 6 Kate Street, St Albans (HO101, Brimbank City Council). St George's Serbian Orthodox Church at 6 Kate Street, St Albans, is one of two Serbian Orthodox Churches afforded heritage protections in the State of Victoria. The other example is the Holy Trinity Serbian Orthodox Cathedral at 42A Nicholson Street, Brunswick East, which is not purpose-built but is a conversion of an earlier Louis Williams-designed Anglican church. St George's Serbian Orthodox Church in St Albans was initially constructed in 1954, with later extensions completed in 1964 with funding and labour from the surrounding local community. Historically, the example in St Albans is earlier than St Nicholas Serbian Orthodox Church in North Geelong. Yet, both churches are still constructed in the same post-war period and reflect the growing presence of eastern European émigré communities in Victoria's western townships and suburbs. Physically, both churches abide by a strong rectilinear form and are both constructed of cream brick masonry. However, the example at St Albans has a higher degree of expressive detailing with Byzantium influences in the form of projecting rounded arch bays, masonry drip moulds and projecting courses, contrasting brown brick masonry and two octagonal towers. Further, the community hall adjoining the church is of greater architectural significance than that present in North Geelong, with floor to ceiling glazing and aluminium mullions designed to produce an arch, complimenting the design of the church. However, though aesthetically superior, both churches are still comparable as two highly intact post-war examples of Serbian Orthodox churches in west Victoria.	 **Figure 7. St George Serbian Orthodox Church, 6 Kate Street, St Albans. Source: Google Streetview, April 2023**

As addressed above, the Holy Trinity Serbian Orthodox Cathedral at 42A Nicholson Street, Brunswick East, is protected by the Merri-bek Heritage Overlay (HO561) for its aesthetic, social and associative significance. The rationale behind its ascribed significance is largely attributed to it being an interwar church designed by the pre-eminent church architect Louis R. Williams. However, the church is also of significance under Criterion G (social significance) for its associations with the broader Serbian Orthodox community. In this, the Holy Trinity Orthodox Cathedral has no comparable architectural features with St. Nicholas Serbian Orthodox Church in North Geelong, however its conversion from an Anglican church to a Serbian Orthodox church in the post-war period is reflective of changing demographics in Victoria and the emergence of religious denominations hitherto unrepresented in the State.

The above comparative analysis also highlights the complete omission of this typology on the City of Greater Geelong Heritage Overlay with only two other examples represented on other Victorian municipal Heritage outside of the municipality. Sites of comparable value represented in the State, though unprotected, include:

- St Sava Serbian Orthodox Church, 212 Diamon Creek Road, Greensborough (City of Banyule).
- St Steven of Dechani Serbian Orthodox Parish, 672-682 Frankston-Dandenong Road, Carrum Downs (Frankston City Council).

On the basis of the above analysis, it is understood that while the St Nicholas Serbian Orthodox Church at 124 Ballarat Road, Geelong North, might not have the same degree of ornamentation as other typological examples in other Victorian municipalities, it is still a highly intact example of a post-war Serbian Orthodox Church in the City of Greater Geelong. The church is also the only example of its denomination in the City of Greater Geelong, and the only example of a Serbian Orthodox Church on the western half of the state.

REFERENCES

Klimova, Anastasiia. “The Relationship Between the Russian Orthodox Church Outside of Russia and the Serbian Orthodox Church in Australia in the Period from 1950 until 1969.” Исторический журнал: научные исследования 1 (2020): 1–31. Web.

Mrdjenovic, Nemanja S. *History of the Serbian Orthodox Church in Australia,* in ‘A Short History of the Orthodox Church in Australia’ (Christine Chaillot). 2021. 145–155. Web.

Krakovic, Dragoljub. 2015. *A Russian Orthodox Church: An Architectural and Cultural Heritage*. University of Hawai’I, https://www.academia.edu/24928085/A_Russian_Orthodox_Church_An_Architectural_and_Cultural_Heritage?sm=b&b=vector&rhid=28682054085

Public Records Office of Victoria, *St Nicholas Serbian Orthodox Church Ballarat Street NORTH; Geelong Churches Church Halls Sunday Schools, VPRS 7882/P0001, 12398.* Archive, accessed 4 July 2024

IMAGES



Oblique view of the Church looking east. Source: City of Greater Geelong, September 2024.



Direct view of the Church tower. Source: City of Greater Geelong, September 2024.



Mosaic image of St Nicholas the patron saint of the Church. Source: City of Greater Geelong, September 2024.



Oblique view of the Church looking east. Source: City of Greater Geelong, September 2024.



Oblique view of the southern elevation of the church. Source: City of Greater Geelong, September 2024.



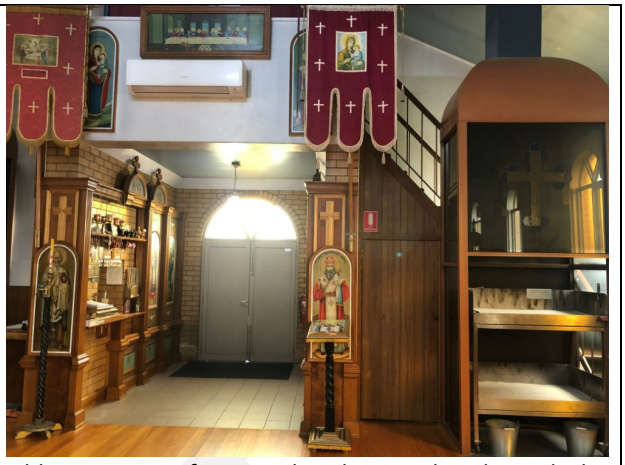
View of the eastern cupola, looking east. Source: City of Greater Geelong, September 2024.



Oblique view of the rear sanctuary, looking northwest. Source: City of Greater Geelong, September 2024.



Oblique view of the northern elevation of the Church. Source: City of Greater Geelong, September 2024.

 Internal view of the iconostasis. Source: City of Greater Geelong, September 2024.	 Oblique view of internal induction hoods and the primary entrance, with the original consecrated iconostasis. Source: City of Greater Geelong, September 2024.

DRAFT

LOCATION DETAILS & HERITAGE OVERLAY

Heritage Place:	**Pan Pacific**	**UPI:**
Address:	4 Kirriemuir Street, Hamlyn Heights VIC 3215	
Traditional Owners:	Wadawurrung Traditional Owner Aboriginal Corporation	
Significant date range:	1963	
Architectural style:	Mid-Century Modern	
Typology:	Residence	
Historical Themes:	**Theme 6:** Building the Shire; **Sub-theme 6.7:** Suburban Communities	
Assessed by:	Benjamin Petkov	
Peer reviewed by:	Mim Butcher, The Heritage Conservancy	



Figure 1. Aerial of Pan Pacific, 2019, showing the curtilage of the significant place. Source: Nearmap, 2019.

STATEMENT OF SIGNIFICANCE

SIGNIFICANCE STATEMENT

WHAT IS SIGNIFICANT?

Pan Pacific at 4 Kirriemuir Street, Hamlyn Heights, is locally significant to the City of Greater Geelong. Significant elements include:

- The 1963 mid-century modern residence.

Non-significant elements include:

- The later juvenile plantings.
- The letterbox.

HOW IS IT SIGNIFICANT?

Pan Pacific is of historical, representative and associative significance to the City of Greater Geelong.

WHY IS IT SIGNIFICANT?

Pan Pacific, at 4 Kirriemuir Street Hamlyn Heights is historically significant to the City of Greater Geelong and the suburb of Hamlyn Heights as an intact dwelling constructed in 1963 following the subdivision of the Glenpanyall estate in the post-war period. The 1950s and 1960s in the City of Greater Geelong were a period of extensive suburbanisation, with post-war industrial success and the baby-boom demanding new housing for an expanding population. Pan Pacific is historically representative of that post-war residential expansion not only as one of the first modernist examples to be constructed in Hamlyn Heights in the early 1960s, but also as a key prefabricated residential design prepared by Nino Sydney for Lend Lease Homes in 1962. Pan Pacific is directly attributable to the Carlingford Homes Fair of 1962 which sought to advertise new, cheap, small prefab homes to Australia's booming population. (Criterion A)

Pan Pacific is of representative significance to the City of Greater Geelong as a highly intact example of a mid-century modern residential building. Key elements featured on Pan Pacific which are directly attributable to the design idiom include its substantial and off-centre shallow gable roof which covers the entire width of the dwelling, providing shelter to the main residential portion of the dwelling as well as offering a covered carport, the mixed use of perforated brick screening with cream brick and 'crazy paving' stone cladding, deep eaves with projecting timber roof trusses, floor-to-ceiling glazing and a deep setback. These elements are all integral features original to the building, making it a highly intact example, and as such contributing to Pan Pacific's representative significance for the City of Greater Geelong. (Criterion D)

Pan Pacific is of associative significance to the City of Greater Geelong as a highly intact residential design prepared by Croatian-born architect Nino Sydney, or Hrvoj Oskar Ninoslav Pleminiti Somogji, for Lend Lease Homes and the 1962 Carlingford Homes Fair. (Criterion H)

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 (RAP) under the Aboriginal Heritage Act 2006 for this land is Wadawurrung Traditional Owner Aboriginal Corporation (WTOAC).

DRAFT

SCHEDULED CONTROLS

The following scheduled controls are recommended for the ongoing conservation and use of the place. They include:

Recommended Scheduled Controls			
☒ Paint	☐ Internal	☐ Trees	☒ Solar
☐ Outbuildings/Fence	☐ VHR	☒ Prohib use	☐ Aboriginal Place

DRAFT

HERITAGE PLACE ASSESSMENT

PHYSICAL DESCRIPTION

Pan Pacific (1963)

Pan Pacific, at 4 Kirriemuir Street Hamlyn Heights, is a highly intact mid-century modern residence constructed in 1963 to designs prepared by Nino Sydney – architect for Lend Lease Homes. Pan Pacific is a single-storey cream brick masonry building with a single-span shallow gable roof running the whole length of the dwelling. The gabled roof has an off-centre ridgeline and contains the main form of the residence while also providing cover for a carport, accommodating two vehicles. The carport portion of the residence is supported by a three-quarter heigh perforated brick screening wall paired with decorative hairpin posts. The residence is in good structural condition.

The primary façade of the dwelling has a full height 'crazy-paver' stone feature wall, designed to contrast and act as a foil to the floor-to-ceiling glazing on either side of it. The entrance is set on a brick and cement porch with a green unadorned door set in floor-to-ceiling glazing. Roof trusses project through the glazing and support the deep eaves of the residence.

The yard is delineated from both neighbouring properties to the east and west by a stepped brick wall the same colour as the main form of the house. There is no boundary fence, and no mature plantings.



Figure 2. Oblique view of the building's façade, looking northwest. Source: City of Greater Geelong, 2025.

PLACE HISTORY

Contextual History

In 1849, the results of the Government land sales in North Geelong were published in The Argus. Lot No. 94, comprising 81 acres, 3 roods and 24 perches in the parish of Moorpanyal was purchased by one D. Coghill for £409 and 10 shillings (The Argus, 28 June 1849, 2). An undated plan likely dating to the mid-19th century reflects the outcomes of the land sales and shows Coghill's holdings south of Ballarat Road (Figure 3).

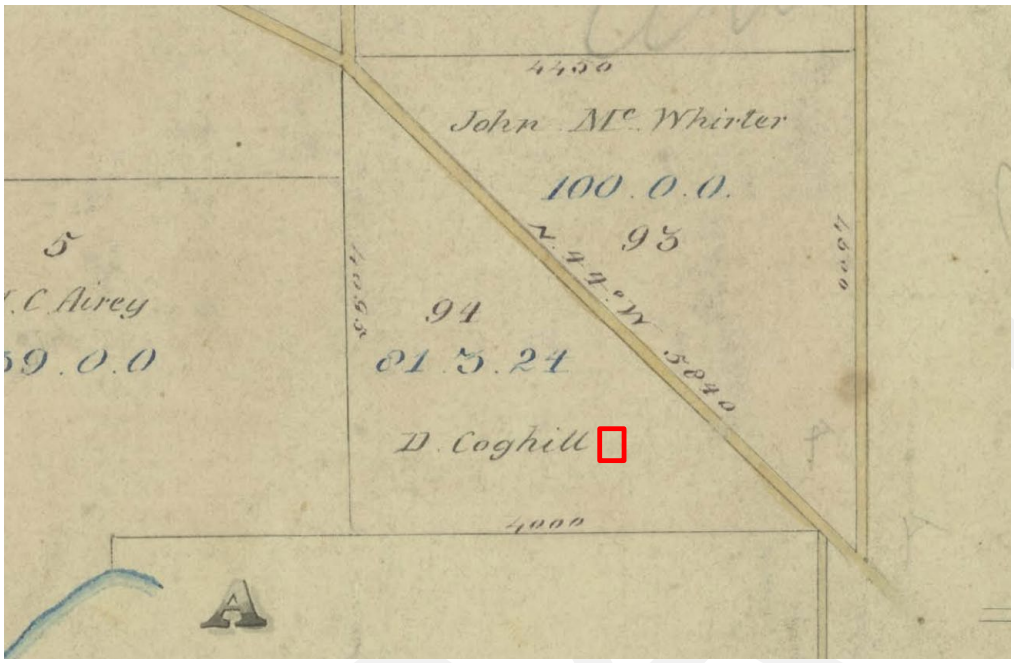


Figure 3. c.1850s plan showing Coghill's parcels and the approximate location of Pan Pacific. Source: Public Records Office Victoria, VPRS 8168/P0002, FEATR457; GEELONG; RIVERS PT GALENA CEMETERY.

David Coghill and John Manifold were both appointed District Councillors by the Colonial Secretary's Office in 1848. As noted by Rowe in 2021:

> 'David Coghill owned a substantial portion of land. In 1859, he engaged the Geelong architect, J.L. Shaw, to design a substantial Picturesque Gothic styled brick villa. Known as 'Glenpanyall', it is situated at 22 Glengate Road' (Rowe, 2021, 738).

Glenpanyall in the early 20th century was owned by the Jane and John Robb. John passed away in 1915, and Jane in 1920. Following the passing of their parents, the Robb brothers continued to farm the 400-acre property as well as other properties.

Thematic Place History

Following the passing of both John and Jane Robb, the Geelong Water and Sewerage Trust commenced the construction of a new service basin in 1925 on land associated with the Glenpanyall farm (The Age, 25 June 1925, 7). An aerial photograph from 1926 shows the service basin as well as the land which would later become Kirriemuir Street (Figure 4).



Figure 4. 1926 aerial of Hamlyn Heights and the approximate location of 4 Kirriemuir Street. Source: Pratt, C. D., & Airspy. (1926). [Hamlyn Heights, looking over water storage to Geelong] [picture].



Figure 5. Aerial photo of Hamlyn Heights in c1952 with the approximate location of 4 Kirriemuir Street in red. Source: Landata

In 1926 the property was still farmland and remained so through the 1950s till the residence was constructed in 1963. Further north in Sydney, the Croatian born architect Hrvoj Oskar Ninoslav Pleminiti Somogji – more commonly known as Nino Sydney, an anglicised version he would adopt following his emigration to Australia in 1955 – was designing prefabricated residential properties for Lend Lease Homes. In 1961, Sydney designed the 'Pan Pacific' model for Lend Lease, which was released the following year in 1962 at the Carlingford Homes Fair. The Pac Pacific model was represented with two examples built at 162 Bettington Road and another at 103 Felton Road, Carlingford. the latter example has since been demolished, however 162 Bettington Road is still extant and is a direct representation of the building constructed 4 Kirriemuir Street, Hamlyn Heights.

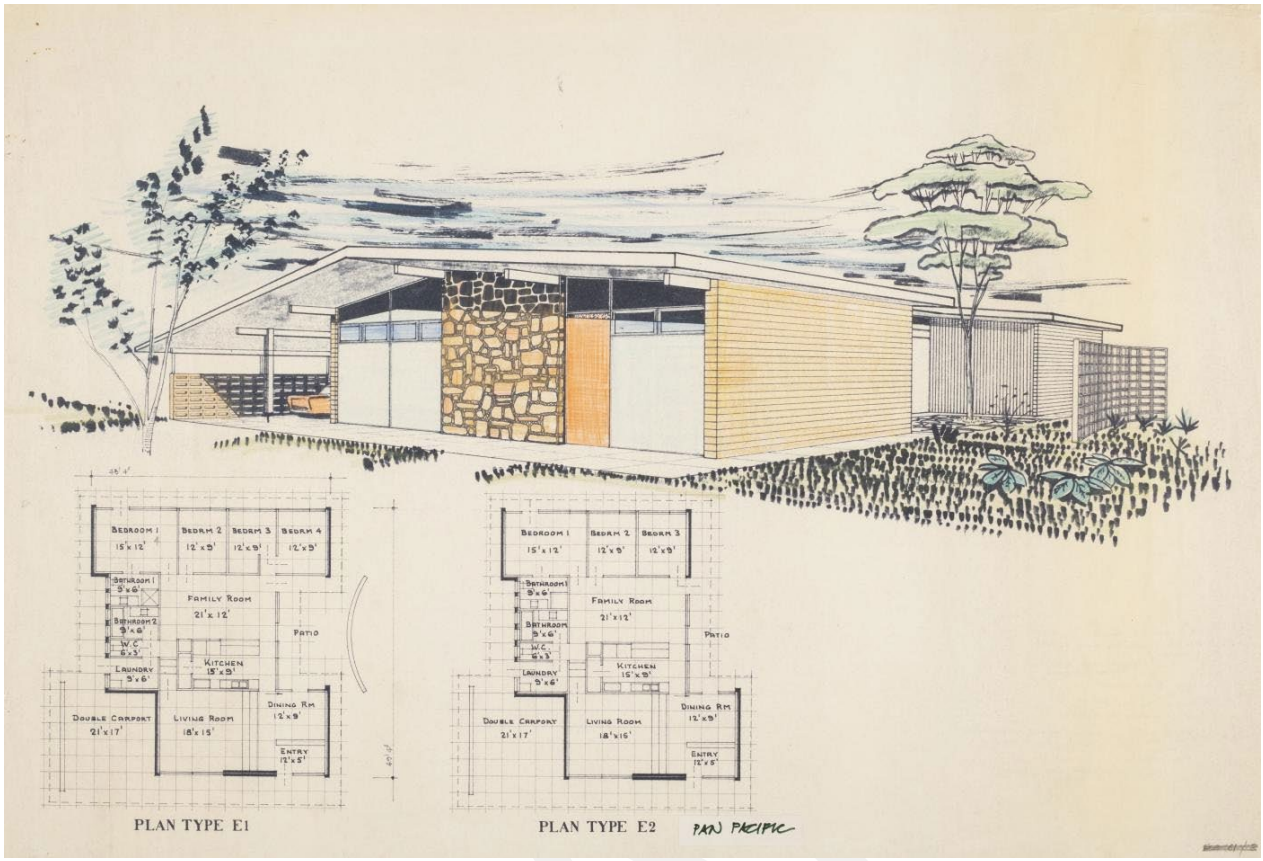


Figure 6. Architectural drawings of Pan Pacific prepared by Nino Sydney, showing two floorplan variations. Source: State Library New South Wales, Record ID: nZN2EL7n

When opened in June, the Homes Fair drew great attention with large numbers gathering in the northwestern suburb of Sydney to view cutting edge residential designs. As noted by Stephen Batey in 2013:

> 'The Carlingford Homes Fair, on the Kingsdene Estate in north-west Sydney, was a joint venture between the then fledgling Lend Lease Corporation and the former Australian Consolidated Press (ACP) publication *The Australian Women's Weekly.* Lend Lease sought to promote their Kingsdene land subdivision and their newly established Lend Lease Homes division, while the magazine wanted to stage a display of homes to promote their new Home Plan Service. It was a match made in heaven: ACP magazines promoted the homes and the homes fascinated the magazine readers. The event and marketing campaign were so successful in drawing interest from the public that an estimated 200,000 people came to visit the Fair in the six weeks it was open. In 1962, that amounted to just over 9 per cent of Sydney's population; though fairgoers came from as far afield as Wollongong, Canberra and Newcastle. There were twenty-four architect-designed homes on display. Harry Seidler, Neville Gruzman, John P. Ley, and Garry Rippon… each designed three homes in their own particular styles. Ken Woolley and Michael Dysart in collaboration designed three homes, two of which were developed into the much-lauded Pettit + Sevitt Lowline and Split-Level models. The firm of Ross A. Lightfoot and Stanton, and Don Gazzard… each contributed two homes. Clarke, Gazzard and Yeomans also planned out the Kingsdene subdivision, which was masterpiece of efficiency and innovation as well as being spacious and beautiful. Last, but certainly not least, Lend Lease Homes, whose chief architect was Nino Sydney, contributed five homes that were representative of their standard range of designs…' (Batey, 2013)

As noted, Sydney produced five designs that were exhibited by Lend Lease. Of those five designs, the Pan Pacific model was chosen by one E. E. Johnston to be constructed at 4 Kirriemuir Street, Hamlyn Heights. The example in Hamlyn Heights was constructed in 1963 for Johnston by local the builders Bell and Fulton. The Johnstons lived in Pan Pacific at 4 Kirriemuir Street till 2002, when it was sold. Ten years later, it was sold again, this time to local

architect Peter Woolard, director of Studio 101 Modernist Architects and Interiors. Woolard completed a sensitive restoration of Pan Pacific before selling the residence in 2023. The property is still in use as a private residence and has been the basis of much public attention, also acting as the venue for a show by architectural enthusiast and comedian Tim Ross and musician Kit Warhurst.



Figure 7. Aerial photo of Hamlyn Heights in 1968 showing Pan Pacific in red. Source: Landata.

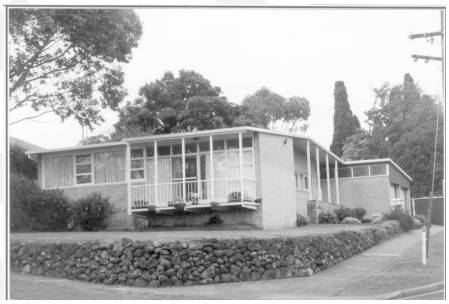
INTEGRITY

The Pan Pacific is of high integrity, retaining all original features.

COMPARATIVE ANALYSIS

Pan Pacific, at 4 Kirriemuir Street Hamlyn Heights, is a highly intact and expressive example of mid-century modern residential design. As such, though not extensively represented in the City of Greater Geelong, comparable examples include:

Comparative Analysis	Image
Residence, 5 Barrabool Road, Belmont (HO1755). The residence at 5 Barrabool Road, Belmont, is comparable with Pan Pacific as two examples of highly intact mid-century modern residential designs in the City of Greater Geelong. The Barrabool Road residence was constructed in 1953 to designs prepared by local Geelong architect Max Naylor, and includes features which are comparable with Pan Pacific. Those features include floor-to-ceiling glazing, a shallow-pitch gabled roof with deep eaves and exposed roof trusses, brick masonry construction and timber pergolas. Key differences include the use of stone cladding on Pan Pacific and its elaborate perforated brick screen adjoining the carport. Naylor's design is significantly more restrained than Sydney's, observing less ostentation than that on Pan Pacific. Of the two buildings, Naylor's design is important as a residence built by and for a local Geelong architect. However, the integrity and degree of ornamentation at 4 Kirriemuir Street means Pan	 **Figure 8. Residence, 5 Barrabool Road, Belmont Source: Victorian Heritage Database**

Comparative Analysis	Image
Pacific is of equal importance and significance to the City of Greater Geelong.	
Residence, 121 Mount Pleasant Road, Belmont (HO1841). The house at 121 Mount Pleasant Road, Belmont, is significant to the City of Greater Geelong as a highly intact mid-century modern residence constructed in 1964 to the designs of the architect and owner Ian Melhuish. The residence is comparable with Pan Pacific as two examples of post-war modernist residential developments in the City of Greater Geelong. Key differences between both buildings include their materiality and form, where the Belmont residence is timber and constructed with a skillion roof, and Pan Pacific is brick with a gabled roof. Both buildings share similar elements however, attributable to their shared school of design – including deep exposed eaves, floor-to-ceiling glazing, recessed carports and rectilinear form, as well as decorative screening. Both buildings are considered of equal significance.	 **Figure 9. Residence, 121 Mount Pleasant Road, Belmont. Source: Victorian Heritage Database**
Residence, 209 Roslyn Road, Belmont (HO1882). The residence at 209 Roslyn Road, Belmont, is an individually signficiant post-war mid-century modern dwelling constructed in 1961 for one John Thomas Meehan. The residence is substantial and observes similar design features comparable with Pan Pacific – namely the recilinear form with projecting eaves, masonry feature walls, floor-to-ceiling glazing and shallow gabled roof. Key differences however relate to integrity, with the important and contributing stone feature wall and unpainted cement brick form compromised. The stone feature wall has been removed, and the building has been extensively and unsympathetically altered through the use of grey render. On this basis, Pan Pacific is considered of greater significance due to its higher integrity.	 **Figure 10. Residence, 209 Roslyn Road, Belmont. Source: Victorian Heritage Database**

As noted above, three examples of comparable significance are located in the City of Greater Geelong. All buildings share with Pan Pacific a similar design intent, with a strong emphasis on rectilinear form, flat or shallow roofing, deep exposed eaves, floor-to-ceiling glazing and masonry or timber features walls. Key differences however relate primarily to integrity. Where Pan Pacific's integrity is higher than that represented at 209 Roslyn Road, Belmont, it is equal to those at Mount Pleasant Road and Barrabool Road. On this basis, Pan Pacific is considered to be of high integrity and significance to the City of Greater Geelong.

REFERENCES

Batey, Stephen (4 March 2013). 'Carlingford Homes Fair 50th anniversary tour', online resource, Autumn 2013 edition of Architecture Bulletin. Accessed: https://architectureau.com/articles/carlingford-homes-fair-50th-anniversary-tour/

Domestic Intelligence. (1849, June 28). The Argus (Melbourne, Vic. : 1848 - 1957), p. 2.

GEELONG. (1925, June 25). The Age (Melbourne, Vic. : 1854 - 1954), p. 7.

Rowe, David & Greater Geelong (Vic.). Council, (issuing body.) (2021). About Corayo : A Thematic History of Greater Geelong. City of Greater Geelong, [Geelong, Victoria]

IMAGES



Oblique view of the building's façade, looking northwest. Source: City of Greater Geelong, 2025.



View of entrance, looking north. Source: City of Greater Geelong, 2025.



View of porch and entrance looking north. Source: City of Greater Geelong, 2025.



Oblique view of the façade and carport, looking northeast. Source: City of Greater Geelong, 2025.



Direct view of the carport. Source: City of Greater Geelong, 2025.



Direct view of the residence looking north. Source: City of Greater Geelong, 2025.

HERITAGE ASSESSMENT - DRAFT

Heritage Place:	**St Paul's Lutheran Church**	**UPI:**
Address:	303-307 Torquay Road, Grovedale, Victoria 3216	
Traditional Owners:	Wadawurrung Traditional Owner Aboriginal Corporation	
Significant date range:	1871	
Architectural style:	Gothic Revival	
Typology:	Lutheran Church	
Historical Themes:	**Theme 8:** Building Community Life; **Sub-theme 8.2**: Spiritual Life	
Assessed by:	Benjamin Petkov	
Peer reviewed by:	Mim Butcher, The Heritage Conservancy	



Figure 1. Aerial view of St Paul's Lutheran Church at Grovedale, the property boundary marked blue with the proposed Heritage Overlay boundary marked red. All that property outside the red curtilage is considered non-significant. Source: Nearmap, 2025.

STATEMENT OF SIGNIFICANCE

SIGNIFICANCE STATEMENT

WHAT IS SIGNIFICANT?

St Paul's Lutheran Church at 303-307 Torquay Road, Grovedale is locally significant to the City of Greater Geelong. The significant elements are:

- The original Gothic Revival, brick church building.
- The vista of it from Torquay Road is significant.
- The garden setting of the church to the north and south (included within the redline boundary).

The non-significant elements are:

- The later structures and landscaping comprising the rear extension, neighbouring Sunday school and kindergarten, plantings, fence and carpark do not contribute to the significance of the site.
- The rear extension adjoining the western elevation of the original 1871 church is non-significant fabric. On this basis, its future replacement is considered acceptable on the condition that the design of the replacement structure be sensitive to the character of the original church.

HOW IS IT SIGNIFICANT?

St Paul's Lutheran Church is of historical and representative significance to the City of Greater Geelong.

WHY IS IT SIGNIFICANT?

St Paul's Lutheran Church at 303-307 Torquay Road, Grovedale, is historically significant to the City of Greater Geelong as an intact 1871 brick masonry church representing the migration and settlement in Grovedale of a German community in the mid-19th century and the historical expansion of the Lutheran denomination in Geelong and Victoria in the 1850s and 1860s. (Criterion A)

St Paul's Lutheran Church is of representative significance as an intact mid-19th century Gothic Revival church. The Church abides by all key design elements expected of a Gothic Revival church, including rectilinear form with gabled roof, rectilinear form, buttresses, pointed arch lancet windows with leadlight panes, a slate shingle roof and a belfry tower. (Criterion D)

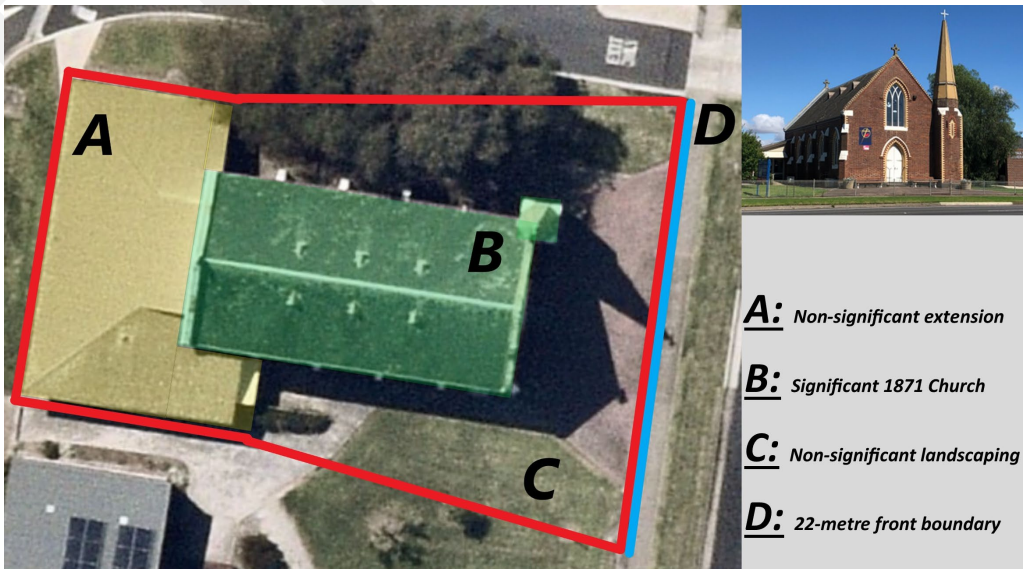


Figure 2. Significance grading plan of St Paul's Lutheran Church at Grovedale. Source: Nearmap, 2025

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 (RAP) under the Aboriginal Heritage Act 2006 for this land is Wadawurrung Traditional Owner Aboriginal Corporation (WTOAC).

SCHEDULED CONTROLS

The following scheduled controls are recommended for the ongoing conservation and use of the place, being that section of the property within the red outline of Figure 1, with a frontage to Torquay Road of 22 metres. The scheduled controls include:

Recommended Scheduled Controls			
☒ Paint	☐ Internal	☐ Trees	☒ Solar
☐ Outbuildings/Fence	☐ VHR	☒ Prohib use	☐ Aboriginal Place

DRAFT

HERITAGE PLACE ASSESSMENT

PHYSICAL DESCRIPTION

Church (1871)

St Paul's Lutheran Church at 303-307 Torquay Road Grovedale is a mid-sized Gothic Revival polychrome brick masonry church in good condition, constructed in 1871. The main form of the church is the central rectilinear gabled nave with a square-based hexagonal belfry tower on its northwestern corner. The original tower was altered in 1953 with its shortening and the addition of metal cladding. This cladding was replaced again on the 18th December 1975. The church is decorated with pointed arch lancet windows set with leadlight stained glass, the primary façade dominated by a substantial leadlight window installed in the late 1990s replacing the original. Both the northern and southern elevation feature buttresses, in keeping with Gothic Revival design, and the roof is clad in slate shingles, which replaced the original slate roof in 1998. Dormer roof vents are present on both planes of the gabled roof and the eastern and western ends of the gable are concealed by a raised parapet.

A substantial rear extension was made in the late twentieth century which is not considered significant to the site.

Setting

The setting of St Paul's is highly altered, with original plantings removed in the 1950s, the original school removed in 2011, and the manse removed between 2008 and 2010. A chain-link wire fence marks the western property boundary, and a new kindergarten is present at the former location of the school. The environmental context is greatly informed by Torquay Road as a major thoroughfare, and the surrounding postwar and contemporary residential development.

To the rear of the church is a substantial asphalt carpark.



Figure 3. St Paul's Lutheran Church at Grovedale. Source: City of Greater Geelong, November 2024.

PLACE HISTORY

Contextual History

As addressed in the 2021 About Corayo: A Thematic History of Greater Geelong:

> 'The arrival of German immigrants on the Emmy in 1849 (having been sponsored by the German Immigration Committee led locally by Dr Alexander Thomson) (see Theme 2) was impetus for the development of the Lutheran Church at Grovedale, first known as Germantown since European colonisation. Services were first held in homes until a school was built in 1854 on the site of the existing Grovedale Cemetery...' (Rowe, 2021, 998)

Thematic Place History

As noted above, the suburb of Grovedale was broadly established following the arrival of German immigrants in Geelong in 1849. Initially named Germantown due to the heightened presence of German migrants, the first Lutheran Church in Geelong was established in a school built in 1854 with a new stone church replacing it in 1858. Due to ongoing internal conflicts and the resignation of Pastoral Haussmann, a schism in the congregation formed in 1861 with some members splitting off to form St Paul's Lutheran Church at 301 Torquay Road.

On the 4th November 1870, the Geelong Advertiser published:

> 'TO BUILDERS. – TENDERS Will be received until Friday, November 18th, fort he several works required in the erection of a Church at Germantown for the Lutheran congregation. Drawings and specifications at the Town-Surveyor's Office, Belmont. Tenders to be addressed to the Rev. H. Heyer, Germantown. – R.S. TUFFS, Architect, &c.' (Geelong Advertiser, 4 Nov 1870, 4).

The following year the church was complete, and the Geelong Advertiser published:

> 'A most interesting ceremony was performed at Germantown on Sunday Inst. For some time past services have been held by the Rev. Mr Herlitz in the old schoolroom, and the accommodation thereby provided has been found totally inadequate to the requirements of the congregation, who determined to have a new Lutheran Church built. Accordingly plans were prepared by Mr. Tuffs, and the result has been the erection of as neat and commodious a sacred edifice as could be desired. This was formally opened on Sunday last, but previous to doing so the Rev. Messrs Herlitz, Heier, and Hiller, the choir, school children, and congregation, numbering about one hundred and fifty, took a formal leave of the old school building, and from thence marched in procession to the church. Here the Rev. Mr. Herlitz delivered a prayer and short but suitable addresses were delivered by the three clergymen, the choir which is a very effective one, singing at intervals. On Monday evening the opening of the church was further celebrated by a tea meeting in the parsonage, where, after five or six relays, at least 500 persons were regaled. At a public meeting afterwards held in the church, addresses were again delivered, and choice selections of sacred music rendered by the choir. Altogether a very enjoyable evening was spent, and the amount of the collections made on Sunday and Monday was said to be about £15.' (Geelong Advertiser, 30 March 1871, 2).

The name of Reverand Heier is at times anglicised and misspelled, as noted in the 1870 notice where the name is spelled Heyer. The intersecting road with Torquay Road, on the southern boundary of the Church site, is named after Reverand Heier, though spelled Heyers. The congregation continued to use St Paul's Church well into the twentieth century with no immediate changes to the site, bar the addition of a new manse in the interwar period directly neighbouring the church. By that time, the site comprised an original timber school hall, the 1871 church and the interwar manse. As communicated by members of the Church Committee during stakeholder engagement for this assessment, the western sanctuary wall, being the western gable, is constructed of infill masonry with soft render, contrasting to the permanent solid construction of the building's primary eastern gable end. This conveys an idea that the western gable end was designed as an impermanent element, and there may have been some original intent to construct an intersecting nave which would have converted the simple gable church into a larger

cruciform layout church. The reason these works were not undertaken has not been identified, the main evidence supporting this theory being the seemingly impermanent construction of the western gable end.

In the 1950s, renovations were undertaken to the Church as published in The Age:

> 'Lutheran Pioneers of Geelong District – the centenary celebration of St Paul's Lutheran church, Grovedale, this week end is a reminder of the arrival of the first eight Lutheran families in Victoria. They landed by Ship in Geelong in December 1849, and bought land on which to settle at Grovedale, about four miles south of the port. After first meeting for religious services in their pioneer homes, they built a school in 1854. From June of that year Rev. Matthias Goethe, of Melbourne, organiser and founder of the Lutheran church in Victoria, conducted services in the school which was from thenceforth also used as a church. A solid brick church, still in sound condition, was built in 1870 [1871] at a cost of £900. With its prominent hexagon bell tower, the church is a landmark to all tourists travelling by the Ocean Road to Torquay. St Paul's congregation, under the guidance of its pastor, Rev. J. M. Larsen, a prominent theologian and authority in liturgies, extensively renovated the church building last year at an approximate cost of £500. The majority of parishioners still follow the occupation of their forefathers – market gardening…' (The Age, 1 May 1954, 9).



Figure 4. View of St. Paul's Lutheran Church in 1937 with the original tower and a parishioner in the foreground. Source: State Library of Victoria, Fox, C. (1937). [Lutheran Church, Grovedale] [picture].



Figure 5. View of St. Paul's Lutheran Church in 1969 with the original school in the background. Source: National Trust Database, File Number B2265, online resource.



Figure 6. St. Paul's Lutheran Church in 1976. Source: State Library of Victoria, Collins, J. T. (1976). St. Paul's Lutheran Church, Torquay Road, Grovedale.



Figure 7. St Paul's Lutheran Church in 2013. Source: Australian Christian Church Histories, online resource.



Figure 8. Interior view of St. Paul's Lutheran Church in October 2025. Note: no internal controls are proposed, as such no furnishing or material finishes are proposed for protection. Source: City of Greater Geelong, October 2025.

During these renovations in 1953, the tower was clad in metal sheeting to prevent against water ingress. This cladding was replaced in December 1975, followed by the construction of a rear extension. In 1998 the entire slate roof was replaced with new slate. It was in this period that the original leadlight window on the façade of the church was also replaced.

INTEGRITY

The integrity of St Paul's Lutheran Church in Grovedale is medium-to-high. Though the tower has been altered through its shortening and the addition of metal cladding, these alterations do not diminish the building's capacity for public interpretation. The overwhelming majority of the church retains its original form and materiality. The setting of the church has been greatly altered through the introduction of a chainlink wire fence and the removal of the original plantings, as well as the removal of the school hall and the interwar manse.

COMPARATIVE ANALYSIS

St Paul's Lutheran Church at 303-307 Torquay Road, Grovedale, is representative of a broader period of vernacular brick masonry church development in the City of Greater Geelong and Victoria more broadly. On this basis, typologically, it is a design of church well represented on the City of Greater Geelong's Heritage Overlay. However there are no comparable Lutheran denomination churches included on the City of Greater Geelong Heritage Overlay. Comparable Judeo-Christian churches include:

Site and Analysis	Site Image
St Francis Xavier Catholic Church, 1022-1030 Portarlington Road, Leopold (HO1587 City of Greater Geelong). The former St Francis Xavier Catholic Church in Leopold is individually significant to the City of Greater Geelong as a Catholic Church constructed in 1873 to service the needs of the local community. The former St Francis Xavier Catholic Church compares favourably with St Paul's Lutheran Church as two early 1870s Judeo-Christian Churches constructed in regional communities in the Geelong. Both Churches are constructed in brick masonry and based on an orthodox Gothic Revival rectilinear gabled nave with a steep roof pitch, slate shingles, buttresses and leadlight windows, with hexagonal belfry towers. Key differences however include the render at Leopold and its conversion into a private residence. The example in Grovedale retains its original form and layout, though with an altered tower, and was constructed two years prior to St Francis Xavier. However, the example in Leopold retains signs of original landscaping, with its conifer plantings intact and healthy. Yet, due to the extent of similarities, it is highly likely that the example in Leopold was also designed by R. S. Tuffs. On this basis, both buildings are considered of equal significance.	 **Direct view of the church at 1022-1030 Portarlington Road, Leopold. *Source*: Google Streetview, June 2023**
St James Anglican Church, 45 Collins Street, Drysdale (HO81 City of Greater Geelong). St James Anglican Church in Drysdale is significant to the City of Greater Geelong as a substantial Church of England brick masonry Gothic Revival church constructed in 1872. The highly intact church was opened by Bishop Perry in 1872, abiding by all key design elements consistent with the Gothic Revival style. Those elements include a steeply pitched gabled roof form, clad with slate shingles, the use of polychrome brickwork, buttresses, pointed arch lancet windows and a stepped square-formed tower and belfry, complete with pointed finials and castellations. Comparable features shared by both St James and St Paul's include the emphasis on a rectilinear gabled nave and the use of a share-based tower, pointed arch lancet windows, buttresses and a slate roof. A key shared	 **Oblique view of St James Anglican Church, 45 Collins Street, Drysdale. *Source*: Google Streetview, October 2023**

Site and Analysis	Site Image
element is the mutual use of polychrome brickwork. Key differences include the tower designs and general integrity of both structures and their settings. The tower at St Paul's is greatly altered, and the surrounding site context has been disturbed, where St James' context retains an early timber hall and intact gardens. Of the two churches, St James' is considered to be of greater significance though both churches are still significant.	
St John's Anglican Church, 269 Roslyn Road, Highton (HO225 City of Greater Geelong). St John's Anglican Church at 269 Roslyn Road Highton is an individually significant church constructed in 1866 to designs prepared by Joseph Lowe Shaw. Both St John's and St Paul's compare favourably as two churches designed in the mid-nineteenth century, with common features including a strong rectilinear form with a gabled nave, pointed arch lancet windows on the main façade, slate roofing with a steeply pitched gable, buttresses, a raised parapet, projecting transepts and towers. Key differences include the post-1926 tower at St John's which is squatter than the tower at St Paul's and more reminiscent of the Arts and Crafts movement, with a substantial rear extension behind St John's impacting the original churches' integrity. However, of the two, St John's is of greater significance due to it being an older example of church the presence of a decorative tower and its slightly larger scale. However, both buildings still compare favourably.	 **Direct view of the church at 269 Roslyn Road, Highton.** ***Source*: Google Streetview, October 2023**

Based on the above comparative analysis, St Paul's Lutheran Church in Grovedale is recognised as an intact example of a Judeo-Christian church constructed during a period of great spiritual expansion in the State with many churches constructed in the 1860s and 1870s. Further, the complete lack of comparable Lutheran examples further highlights a low representation of the denomination in the municipalities' Heritage Overlay. St Paul's still compares favourably as an intact example of a substantial Gothic Revival church with similar significant features to those already protected on the HO.

REFERENCES

Advertising (1870, November 4). Geelong Advertiser (Vic. : 1859 - 1929), p. 4.

Advertising (1870, November 5). Geelong Advertiser (Vic. : 1859 - 1929), p. 4.

Advertising (1871, February 11). Geelong Advertiser (Vic. : 1859 - 1929), p. 1.

Lutheran Pioneers of Geelong District (1954, May 1). The Age (Melbourne, Vic. : 1854 - 1954), p. 9.

NEWS AND NOTES. (1874, November 2). The Ballarat Star (Vic. : 1865 - 1924), p. 2.

Rowe, David & Greater Geelong (Vic.). Council, issuing body. (2021). About Corayo : A Thematic History of Greater Geelong

The Beginnings Of The Lutheran Church In Victoria (1935, March 1). Pinnaroo and Border Times (SA : 1911 - 1954), p. 3.

TOWN TALK. (1871, March 30). Geelong Advertiser (Vic. : 1859 - 1929), p. 2.

IMAGES



Oblique view of St Paul's Lutheran Church looking northwest. Source: City of Greater Geelong, November 2024.



Oblique view of St Paul's Lutheran Church looking northwest. Source: City of Greater Geelong, November 2024.



Detail view of entrance. Source: City of Greater Geelong, November 2024.



Overview of the leadlight window. Source: City of Greater Geelong, November 2024.



Oblique overview of the altered tower, looking southwest. Source: City of Greater Geelong, November 2024.



Detail view of filled in archers slit. Source: City of Greater Geelong, November 2024.



Overview of the northern side elevation. Source: City of Greater Geelong, November 2024.



Overview of the southern side elevation. Source: City of Greater Geelong, November 2024.



Detail view of repointing work and steel-ties. Source: City of Greater Geelong, November 2024.



Overview of the dormer roof vents, crucifix and introduced cladding to the rear parapet. Source: City of Greater Geelong, November 2024.



Overview of the facade. Source: City of Greater Geelong, November 2024.



Overview of the setting and frontage. Source: City of Greater Geelong, November 2024.

LOCATION DETAILS & HERITAGE OVERLAY

Heritage Place:	**Glen Moidart**	**UPI:**
Address:	525-615 Robbs Road, Moorabool VIC 3213	
Traditional Owners:	Wadawurrung Traditional Owner Aboriginal Corporation	
Significant date range:	c.1855	
Architectural style:	Victorian	
Typology:	Residential	
Historical Themes	**Theme 6:** Building the City, Suburbs & Outlying Towns; **Sub-theme 6.8:** Other Suburbs & Settlements	
Assessed by:	Benjamin Petkov	
Peer reviewed by:	Janine Barrand	

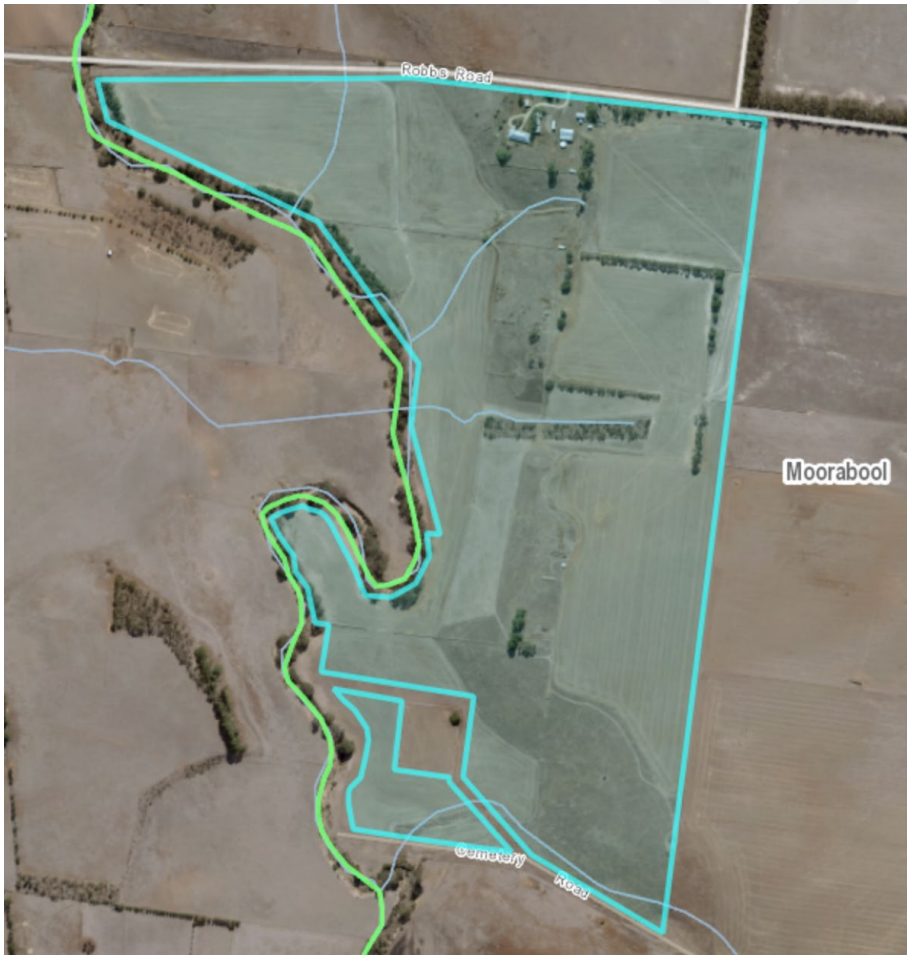


Figure 1. 2019 Aerial image of 525-615 Robbs Road, Moorabool, showing the property boundary in blue. The extent of proposed heritage controls is shown in Figure 2. Source: Nearmap 2019

STATEMENT OF SIGNIFICANCE

SIGNIFICANCE STATEMENT

WHAT IS SIGNIFICANT?

Glen Moidart at 525-615 Robbs Road, Moorabool, is locally significant to the City of Greater Geelong. Significant elements include:

- The 1855 weatherboard cottage.
- All drystone walls across the property.
- Sightlines from the cottage to Sutherlands Creek.

Non-significant elements include:

- The new Harkaway Homes residence.
- All outbuildings.
- All plantings.
- All other farm infrastructure.

HOW IS IT SIGNIFICANT?

Glen Moidart is of historical and representative significance to the City of Greater Geelong.

WHY IS IT SIGNIFICANT?

Glen Moidart is of historical significance as a highly intact 1855 weatherboard cottage, constructed by Angus and Mary McDonald following their assisted migration to Geelong from Scotland by the Highland and Island Emigration Society during the Highland Potato Famine of 1846-1856. Angus and Mary were among a large number of McDonalds who emigrated from Moidart in Scotland and established new lives at Sutherlands Creek, named after migrants from Sutherlandshire in Scotland. Glen Moidart is of historical significance as it represents one of the earliest waves of Scottish migration to the City in the mid-19th century, while also being a highly intact and rare example of a mid-Victorian Gold Rush era weatherboard cottage. (Criterion A)

Glen Moidart is of representative significance to the City of Greater Geelong as a highly intact example of a vernacular 1855 mid-Victorian weatherboard cottage. Key features include its rectilinear form and main gabled roof, oriented running north-south with a façade facing West overlooking Sutherlands Creek. The house retains two original chimneys constructed of early soft bricks, the primary also accommodating space for an oven. External to the cottage, Glen Moidart is contextualised by a vast complex of highly intact and technically advanced drystone walls which cross the entirety of the property, demarcating early paddocks and yarding. The combination of these early drystone walls and the weatherboard cottage make for a highly intact representation of early Scottish pastoral practice in the municipality. (Criterion D)

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 (RAP) under the Aboriginal Heritage Act 2006 for this land is Wadawurrung Traditional Owner Aboriginal Corporation (WTOAC).

DRAFT



Figure 2. 2019 Aerial image of 525-615 Robbs Road, Sutherlands Creek, showing the significant elements. The drystone walls marked in red, the 1855 cottage marked in yellow. Source: Nearmap 2019

SCHEDULED CONTROLS

The following scheduled controls are recommended for the ongoing conservation and use of the place. They include:

Recommended Scheduled Controls			
☒ Paint	☐ Internal	☐ Trees	☒ Solar
☒ Outbuildings/Fence	☐ VHR	☒ Prohib use	☐ Aboriginal Place

DRAFT

HERITAGE PLACE ASSESSMENT

PHYSICAL DESCRIPTION

Glen Moidart (Cottage) (c.1855)

Glen Moidart at 525-615 Robbs Road, Moorabool, is a highly intact c.1855 weatherboard cottage. The cottage has a footprint of approximately 73m² and is oriented facing west overlooking the escarpment and eastern flats of Sutherlands Creek. The cottage is rectilinear with a gabled roof, oriented running north-south. The façade comprises two sash windows and a central door. The façade has been altered from its original design through conservation works. The original windows are in the same location, however have been replaced with simple sash windows as opposed to the original multi-paned windows which had 12 individual panes of glass set in separate mullions.

The cottage has two brick chimneys on the northern elevation of the building. The chimney breast for the main chimney is taller than the rear, indicating it may have accommodated both an open fire and an oven. The rear chimney is shorter and has a chimney hat. As part of conservation works, the original skillion verandah was removed.

Setting

The broader setting of Glen Moidart reflects both the agricultural and migration narrative of the McDonald family. Located on the upper ridgeline of Sutherlands Creek, overlooking the flats on the eastern bank of the creek, the property is intricately subdivided into separate paddocks by means of highly intact and technically proficient drystone walls constructed as full single layer walls. These walls are still present across the entirety of the property, in varying states of condition, with some stretches highly intact and running in contiguous lengths. There are sections that have been broken through for vehicle access and areas which have been broken to convert smaller paddocks into larger ones for cultivation.

The construction of the walls including their technical significance is evidenced by their construction on inclines running along Robbs Road down to the west towards Sutherlands Creek. This is also evidenced deeper in the property where walls descend from the houseblock on the ridgeline down south towards the creek. Walls have been constructed across the property not only to segregate paddocks but also for livestock yarding, with some examples of pens. Given the technical significance of these walls, it is believed that they date to the initial land clearing following the purchase of the property by Angus and Mary McDonald in 1855.

PLACE HISTORY

Contextual History

As addressed by Rowe in the 2021 thematic environmental history for the City of Greater Geelong, 'About Corayo':

> 'In 1842-43, Joseph and Robert Sutherland were the first European squatters to occupy land adjacent to the creek north of Batesford which fed off the Moorabool River. It was from these brothers where the Sutherlands Creek named derived. The Sutherlands Creek Pre-emptive Right was taken up by Dr Robert Culbertson Hope with his brothers, Robert and James. The Hope brothers, and particularly Dr Hope, were some of the first viticulturists in the Western District (see Theme 4). Hope's bluestone homestead (built in 1856), along with a wine-making house, are extant and known today as 'Darriwill'.' (Rowe, 2021, 773).

Thematic Place History

In October 1854, the Parish of Yowang was extensively subdivided and sold at Government auctions for farming properties – or 'Country Lots'. Portions 39 and 40 were auctioned amounting to a total of 218 acres (Geelong Advertiser and Intelligencer, 2 October 1854, 7). Both portions were purchased by the land speculator Thomas Fulton before being subject to further subdivisions the following year in 1855. Within portions 39 and 40, Angus and Mary McDonald purchased approximately 36 acres which straddled portions 39 and 40.

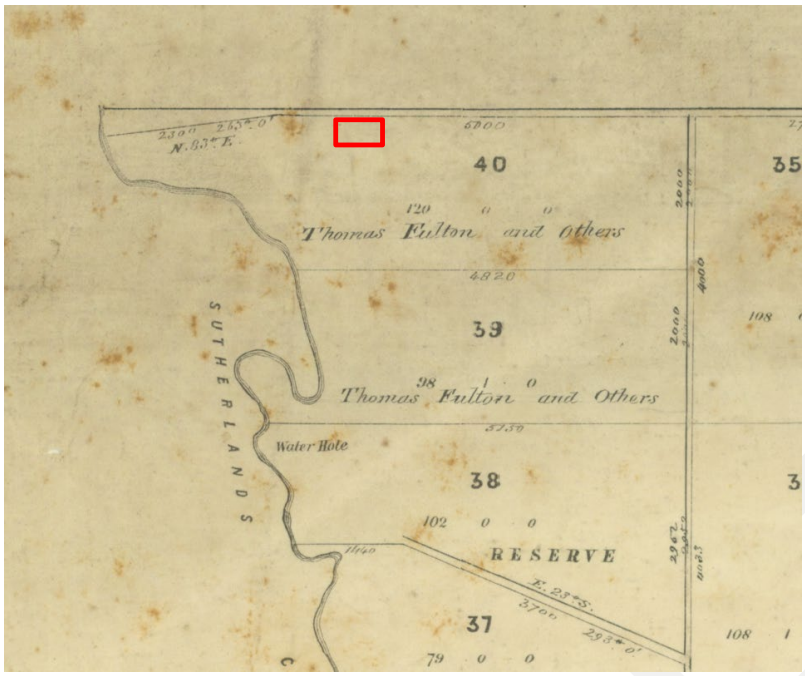


Figure 3. 1854 survey plan of the Parish of Yowang, showing portions 39 and 40. The approximate location of the houseblock marked in red Source: Nearmap 2019

The McDonalds arrived in Geelong in 1852 aboard the ship the *Allison* from Liverpool (The Argus, 29 December 1852, 8). On the Allison, those migrating included Angus and Mary McDonald, as well as Alexander McDonald, Donald McDonald, another two men named Alexander McDonald, John McDonald and Norman McDonald. The McDonalds were among many Scottish refugees assisted by the Highland and Island Emigration Society fleeing the Highland Potato Famine of 1846-1856. Those emigrating from Scotland in this period had previously occupied tenancies on broader estates, and the British owners of those estates were known to eagerly pay the Society to remove tenants from their steadings seeking to divest themselves of small tenants who were no longer profitable. The *Allison* was among the first ships to leave Liverpool as part of the assisted migration scheme, preceded and followed by the *Mangerton*, *Georgiana*, *Ticonderago*, *Blanche*, *Mangerton*, *Borneuf* and *Araminta*. The majority of those emigrating to Geelong were from the Scottish Highlands and Sutherlandshire, with a large majority arriving from the Moidart region, near Kinlochmoidart and Ardmolich. Sutherlandshire informed the future naming of Sutherlands Creek.

Angus passed away in 1872, and his will and probate describes his assets as comprising:

> 'All that piece of land being parts of Crown portions thirty-nine and forty containing thirty six acres one rood and twenty perches sold to Flora McDonald - £200. 0. 0.' (Public Records Office Victoria, 28/P0000, 44/044).

The property described in Angus' will is understood to be the property at 525-615 Robbs Road, Sutherlands Creek, named Glen Moidart after the ancestral home of the McDonalds.

Flora was married to Donald McDonald, who emigrated from Scotland in 1852 as part of the first wave of migrants leaving Moidart, arriving on either the *Allison*, *Georgiana*, *Borneuf* or *Araminta*. Donald passed in 1908, and when he died his obituary stated that he was 76 years old and a former resident of Sutherlands Creek for over 40 years (Geelong Advertiser, 31 December 1908, 1). Eight years later, the neighbouring property being a secondary subdivision of portions 39 and 40 was advertised for sale, and described as 'adjoining the property of Mrs. Flora McDonald' (Geelong Advertiser, 12 December 1916, 6). The property went to her nephew Donald after her passing.

Today, the property is still in use for agricultural purposes however the original weatherboard house is in a partially ruinous state. Works have been conducted to the original weatherboard residence with the replacement of the building's western elevation weatherboards, and the removal of the original verandah. A fusebox has also been installed, indicating that the wiring installed in the early 20th century has been replaced. Many of the original dry-

stone walls are still in situ and in use across the whole of the property. In the late 1990s to early 2000s a Harkaway home was constructed south of Glen Moidart.



Figure 4. 1947 aerial view of Glen Moidart. The approximate location of the houseblock marked in red Source: Department of Energy, Environment and Climate Action



Figure 5. Oblique view of Glen Moidart in 1998, photographed by David Rowe. Source: Rowe, 2021, 773



Figure 6. Oblique view of Glen Moidart in 2016, photographed as part of the property's advertising listing. Source: Realestate.com



Figure 7. Oblique aerial view of Glen Moidart in 2016, photographed as part of the property's advertising listing. Note the intact dry-stone walls across the northern portion of the property. Source: Realestate.com

INTEGRITY

Since its sale in 2016, Glen Moidart has had some renovation works done to the cottage likely to make sound the structure which was in a ruinous state. These works comprise the replacement of the entrance door, the two façade windows and new weatherboards on the primary façade. However, these works are considered consistent with basic maintenance of the cottage and as such pose a minimal impact to the cottage's integrity. Furthermore the whole of the property still retains many of its original drystone walls which include stretches of high integrity.

COMPARATIVE ANALYSIS

Glen Moidart at 525-615 Robbs Road, Moorabool, is a single storey weatherboard cottage set on a large agricultural property populated with a vast complex of full height Galloway drystone walls – a typology that is not well represented in the City of Greater Geelong. Though this would have historically been a common feature across the municipality, especially in regional farming communities, largely these properties have not survived. This makes Glen Moidart and especially rare example of an 1855 farming property. Further, the majority of farming properties present across the municipality dating from this period that are of a smaller vernacular design, if still present, are constructed of stone. On this basis, the following comparative analysis has drawn on examples contemporaneous to Glen Moidart, both in ruinous states as well as in good condition. Comparable examples include:

Comparative Analysis	Image
German Cottage, 222-224 Torquay Road, Grovedale (HO98 and VHR No. H0714). German Cottage in Grovedale is of significance to the City of Greater Geelong, and State of Victoria more broadly, as an especially early example of a timber weatherboard cottage in the municipality. Constructed in 1857, three years after Glen Moidart, the residence abides by the same design principles of a rectilinear cottage with a gabled roof and a façade based on Victorian symmetrical design with two windows and a central entrance. Key differences include the pitch and height of the roof at German Cottage, and its internal attic space. Another shared element for both places' are their direct relationship with European migration, where German Cottage is directly connected to early German ad Lutheran migration in the Geelong in the mid nineteenth century, and Glen Moidart is directly connected to the early Scottish migration of the 1850s. Both properties historically would have had pastoral contexts, however German Cottage has lost its agricultural environment through broader subdivisions and surrounding development. Glen Moidart and German Cottage are directly comparable, however German Cottage is of greater integrity and condition.	 **Figure 8. German Cottage, 222-224 Torquay Road, Grovedale. Source: Victorian Heritage Database**
"Glenomra", 27 O'Connell Street, Geelong West (Significant in HO1962 Waterloo Heritage Area). Glenomra at 27 O'Connell Street, Geelong West, comprises a single-storey two room weatherboard cottage constructed in 1856 a year after Glen Moidart. Glenomra is likely named after the Irish territory 'Gleann Omra', located partly in County Clare and County Tipperary. There is the potential that the original owners of the property were migrants to Geelong from Ireland, fleeing the Great Famine which lasted from 1845 to 1852, coinciding with the Highland Potato Famine in Scotland which lasted from 1846 to 1856. In this period, vast numbers of people fled both Scotland and Ireland with many arriving in Australia via Geelong. Glenomra is contemporaneous to Glen Moidart, shares a similar theme and is the same design. Key differences include the condition of both	 **Figure 9. "Glenomra", 27 O'Connell Street, Geelong West. Source: Victorian Heritage Database**

Comparative Analysis	Image
buildings, with Glen Moidart being partially ruinous and Glenomra being a fully renovated residence. Another difference is the integrity of Glenomra, which is missing its original chimneys. Of the two, Glen Moidart is considered to be of greater significance on account of its pastoral context and the presence of drystone walls, as well as the general integrity of the cottage.	
Cottage, 85 Curletts Road, Lara (HO1995). The Cottage at 85 Curletts Road, Lara, is a rare example of a surviving vernacular farm cottage in Lara. Key similarities between the Curletts Road Cottage and Glen Moidart are their pastoral histories and development, as well as their vernacular Victorian design. Both buildings are simple rectangular buildings with a gabled roof clad in corrugated iron sheeting, with unornamented brick chimneys. Key differences relate to the date of construction, with Glen Moidart constructed in 1855 and the Curletts Road cottage constructed in 1874; and the materiality of both buildings, with Curletts Road constructed of limestone and Glen Moidart constructed on timber weatherboards. Of the two, Glen Moidart is considered to be of greater historical importance on account of its earlier construction date as well as for its connection with assisted Scottish emigration in the 1850s.	 **Figure 10. Cottage, 85 Curletts Road, Lara. Source: Victorian Heritage Database**

As illustrated above, Glen Moidart is part of a very rare typology in the City of Greater Geelong, being Gold Rush era timber weatherboard cottages. There are very few examples remaining in the municipality, and even fewer in their original pastoral contexts. Further, Glen Moidart's drystone walls are amongst the most significant walls in the municipality, with very few other examples of comparable technical significance. On this basis, Glen Moidart (being the cottage and drystone walls) is considered be of heritage significance to the City of Greater Geelong.

REFERENCES

Advertising (1852, December 29). The Argus (Melbourne, Vic. : 1848 - 1957), p. 8.

Advertising (1854, October 2). Geelong Advertiser and Intelligencer (Vic. : 1851 - 1856), p. 7

Advertising (1916, December 12). Geelong Advertiser (Vic. : 1859 - 1929), p. 6.

Family Notices (1908, December 31). Geelong Advertiser (Vic. : 1859 - 1929), p. 1.

Public Records Office Victoria, 28/P0000, 44/044 Angus McDonald: Grant of administration.

Rowe, David & Greater Geelong (Vic.). Council, (issuing body.) (2021). About Corayo : A Thematic History of Greater Geelong. City of Greater Geelong, [Geelong, Victoria]

LOCATION DETAILS & HERITAGE OVERLAY

Heritage Place:	**Geelong Boundary Marker**	**UPI:**
Address:	104 metres southeast of the intersection of Ballarat Road and Thompsons Road, North Geelong VIC 3215	
Traditional Owners:	Wadawurrung Traditional Owner Aboriginal Corporation	
Significant date range:	1860	
Architectural style:	Victorian	
Typology:	Boundary marker	
Historical Themes	**Theme 7:** Governing in Greater Geelong; **Sub-theme 7.3:** Evolution of European Local Government in Greater Geelong.	
Assessed by:	Benjamin Petkov	
Peer reviewed by:	Janine Barrand	



Figure 1. 2025 Aerial image of the Boundary Marker, on the northern road verge of Ballarat Road. Source: Nearmap 2025

STATEMENT OF SIGNIFICANCE

SIGNIFICANCE STATEMENT

WHAT IS SIGNIFICANT?

The Boundary Marker at Ballarat Road, North Geelong, is locally significant to the City of Greater Geelong. Significant elements include:

- The 1860 timber post.

Elements that are not significant:

- The bluestone bus stop.

HOW IS IT SIGNIFICANT?

The Boundary Marker is of historical, rarity and social significance to the City of Greater Geelong.

WHY IS IT SIGNIFICANT?

The Boundary Post on Ballarat Road, North Geelong, is of historical significance to the City of Greater Geelong as the last tangible historical boundary marker of the original Geelong council boundary. The marker was first installed on this site in 1860 after the passing of the Geelong Boundaries Act in 1858. It marked the northwestern boundary of Geelong, at the original intersection of Thompsons Road and Ballarat Road. It is of historical importance to the City as a representation of the initial colonial development and expansion of the City in the mid-nineteenth century. (Criterion A)

The Boundary Marker is rare as the only known example remaining of the original Geelong boundary markers first installed in 1860 after the passing of the Geelong Boundaries Act in 1858. (Criterion B)

The Boundary Marker is of social significance to the City of Greater Geelong for its connection to the Council tradition of 'Beating the Bounds'. Council were legally required every 3 years following the election of the new Mayor, Councilmen and Aldermen, to inspect the council boundary markers. In Geelong, this became 'Bumping the Bounds', where Councillors took it in turns to knock each other's heads into the boundary markers. This was a tradition only exercised in Geelong. (Criterion G)

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 (RAP) under the Aboriginal Heritage Act 2006 for this land is Wadawurrung Traditional Owner Aboriginal Corporation (WTOAC).

SCHEDULED CONTROLS

The following scheduled controls are recommended for the ongoing conservation and use of the place. They include:

Recommended Scheduled Controls			
☒ Paint	☐ Internal	☐ Trees	☐ Solar
☐ Outbuildings/Fence	☐ VHR	☐ Prohib use	☐ Aboriginal Place

HERITAGE PLACE ASSESSMENT

PHYSICAL DESCRIPTION

Boundary Post (c.1860)

The boundary post located 104 metres southeast of the intersection of Ballarat Road and Thompsons Road in North Geelong comprises a single log roughly hewn into a four-sided post with a domed top. The post is approximately 1 ½ metres tall, painted white, and initialled in black lettering with C – CB. The C – CB denote the boundary of the Geelong and Corio Road Board. The post is at the original intersection of Ballarat Road and Thompsons Road. It is currently located directly behind a bus stop and is largely concealed from the passing public.



Figure 2. Oblique view of the boundary marker, looking west. Source: City of Greater Geelong, 2025.



Figure 3. Direct view of the boundary marker, looking south. Source: City of Greater Geelong, 2025.

PLACE HISTORY

Contextual History

As addressed by Rowe in the 2021 thematic environmental history for the City of Greater Geelong, 'About Corayo':

> 'On 23 April 1849, a public meeting was held in the long room of Elmes' Royal Hotel, Malop Street, 'for the purpose of "adopting such measures as might be considered most desirable for the future local government of the town."' The meeting was chaired by Captain Foster Fyans. A second public meeting was held, with Dr John Dickson presiding and afterwards the system of Government that was recommended was for a Corporation 'composed of a Mayor, Aldermen and Councillors, to be elected by and from the resident ratepayers.' Those involved in these early beginnings of self-government for Geelong had ruled out a system with a directly-elected Mayor.' (Rowe, 2021, 860)

Thematic Place History

Following the initial establishment of the Corporation of Geelong in 1849, Geelong's boundaries were defined as:

> 'Bounded by a line drawn from a point on the Eastern shores of Corio Bay near Point Henry, at a distance of two miles from the North-East corner of the township of Geelong, as a centre bearing Southerly to a point bearing East from the said corner; thence by a line South crossing a small portion of Corio Bay, parallel with and at a distance of two miles from the Eastern boundary of the said township to a point bearing. East from the South-East corner of the said township of Geelong; thence by a line drawn Westerly at a distance of two miles from the Southern boundary of the said township, crossing the Barwon river and Waurn Chain of Ponds to a point two miles West of the South-West corner of the said township; thence by a line bearing North parallel with and at a distance of two miles from the Western boundary of the said township of Geelong to a point bearing West, from the North-West corner of the said township; thence by a line drawn at a distance of two miles from the North-West corner of the said township as a centre to the Western shore of Corio Bay, near Cowie's Creek.' (New South WALES Government Gazette, 6 July 1849 [Issue No. 98], 1008)

Nine years later on the 4 June 1858, the *Geelong Boundaries Act* was passed. The result of Boundaries Act being passed was the combined ratification of the existing four wards of the City, those being Villamanta, Kardinia, Barwon and Bellarine, it also made permanent the local government boundaries of Geelong. Schedule A of the *Geelong Boundaries Act* describes:

> 'SCHEDULE A. Commencing at a point on Corio Bay bearing north fifty links from the northeast angle of allotment fifty-nine parish of Moorpanyal **thence by the centre of a Government road [Victoria Street] bearing west to the centre of another Government road [Thompson Road] forming the western boundary to allotments seventy-nine and eighty-one thence by the centre of the said Government road bearing south to its intersection with the north-east side of Batesford road [Ballarat Road] bearing southeasterly to the south-east angle of allotment eighty-one thence by a line bearing south fifty links thence by the centre of a Government road known as Church street bearing west to its intersection with the centre of another Government road [Shannon Avenue] forming the western boundary to section eight thence by the centre of the said road bearing south to its intersection with the centre of Aberdeen street** thence by the centre of Aberdeen street bearing east to the centre of LaTrobe terrace by the centre of LaTrobe Terrace bearing south to the north bank of the River Barwon thence by a line bearing south to the centre of the river thence by a line down the centre of the River Barwon bearing southerly and easterly to a point intersected by the extension of the west side of the Government road forming the western boundary to the parish of Moolap thence bearing north by the west side of the said road to it intersection with Corio Bay thence by Corio Bay bearing westerly and northerly at ordinary low water mark to the point of commencement.' (Geelong Boundaries Act, 1858, 3)

Two years later following the passing of the Geelong Boundaries Act, the Geelong Advertiser published on the 9th February 1860 the orders of the day for the Town Council of Geelong. The second order of the day stated:

'…2 – To consider and order on report from the Public Works' Committee, No. 13, recommending that the following works be performed, viz:-

1.- That the Channell Crossing from the west side of Moorabool-st. to Little Malop-st. be repaired and made a level crossing.

2.- That Boundary Posts be erected to define the present limits of the Corporation, under the provisions of the Act 21st, Vic. No. 54.' (Geelong Advertiser, 9 February 1860, 3)

As part of this broadscale erection of boundary posts by the Corporation, a post was erected at the original intersection of Thompsons Road and Ballarat Road (then known as Batesford Road). The Corio District Road Board published a tender for public works in 1864, calling for tenders to:

'…repair pitched crossing and culvert, make up the footpath, fill in the gully, and construct one hundred and fifty-six (156) feet of pitched channel, near the town boundary post Batesford Road' (Geelong Advertiser, 17 May 1864, 1).

This post is still in situ, on the northern road verge of Ballarat Road.

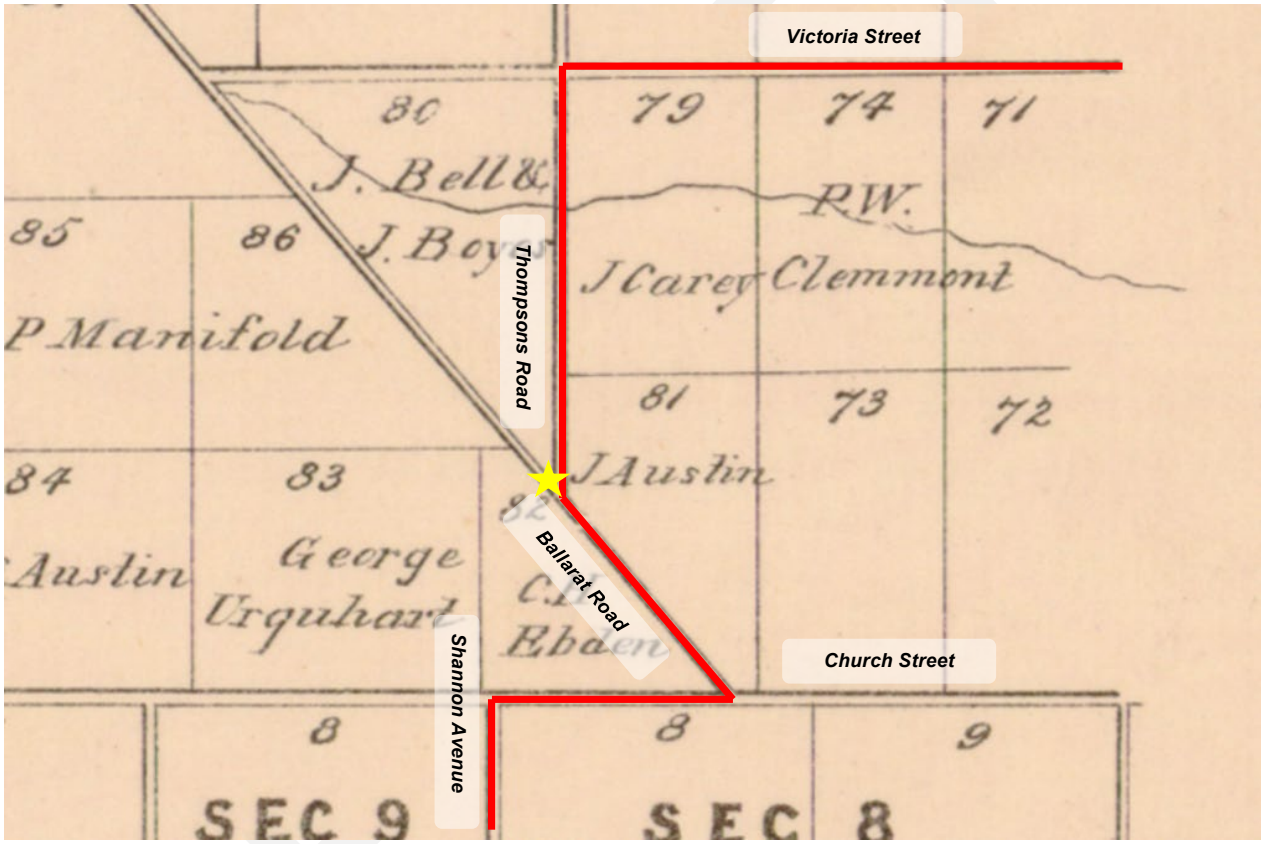


Figure 4. 1866 Moorpanyal Parish Plan, marked up to show the boundary referenced above in Schedule A of the Geelong Boundaries Act. The gold star notes the location of the boundary marker, extant today. Source: State Library of Victoria, Parish of Moorpanyal [cartographic material] / exd. by H. R. (1866). Melbourne: Dept. of Lands and Survey].

Several decades after the erection of the boundary posts, with multiple additional posts erected with the expansion of the City, the Geelong Advertiser published in January 1919:

'GEELONG'S BOUNDARY POSTS. When the ceremony of beating the city's bounds takes place there are about 30 points to be visited. Some of the principal are at the following places: North end of Moorabool-street; Eastern Beach, near Limeburner's Point; intersection, Portarlington and Boundary-roads; intersection, Queenscliff and Boundary road; Barwon River at end of Boundary-road; Breakwater; Barwon Bridge (iron plate; Latrobe-terrace, near Albion Mills; intersection, Latrobe-terrace, Ryrie Street, and

> Aberdeen-streets (iron plate); Griffin's Gully; Church-street and Batesford-road (several posts); Ballarat and Batesford-roads (several posts); North Shore (several posts); Victoria-street, bay end; intersection, Melbourne-road and Victoria-street; Fishermen's Gully.' (Geelong Advertiser, 16 January 1919, 2).

'Beating the Bounds' was also described 'Bumping the Bounds' with:

> 'GEELONG'S ANCIENT FUNCTION TO BE REVIVED THIS YEAR. It may not be generally known that this city's boundaries are clearly defined by posts, except in Latrobe-terrace, where an iron plate takes the place of the post. By law it is required that once in every three and a half years the Mayor and Town Clerk shall inspect these boundary marks, and see that they are in order. The last inspection took place on March 9th, 1916, during Ald. Holden's mayoralty, so that another round must be made this year before September 9th. In the old days the ceremony of "beating the bounds" was made an important function. It was customary for the youngest councillor to be unceremoniously bumped against each post. Ex-Ald. W. P. Carr says he has vivid recollections of many such scenes… There were no hosiers with willows to do the beating, but a substitute was improvised such as would probably fix the exact position of the post in the minds of the councillors and other visitors in a most painfully vivid manner. This consisted in an operation known as "bumping," and we can safely predict that it caused as much, if not more, fun than the old-fashioned "beating." The process at each post was to catch an alderman or a councillor, as the case might be. Three or four of the most stalwart persons present would then lift him bodily from the ground and make a sort of battering ram of his body, which was three or four times brought in violent contact with the post. The sensations produced may be better imagined than described. None were allowed to escape, with the exception of one councillor, who fought very shy, and he had to make use of his legs pretty briskly. Another councillor, who objected to his comfortable looking physical development being used as a battering ram, fought very hard, but was conquered after damage had been done to his coat and a slight injury inflicted to his hand… His Worship [the Mayor] then explained the mode of keeping up the custom adopted there, and expressed himself as desirous of making the occasion a more general holiday for the school children. The party then proceeded to the last post they had to visit, and there a venerable ex-Alderman was considerately delt with, but a councillor who had only just put in an appearance declined the honour, and in spite of all persuasion refused to leave the vehicle he was in, clutching to it with the tenacity of despair… Eventually it had to be given up as a bad job, and the councillor took the first occasion to slip away from his tormentors…' (Geelong Advertiser, 15 January 1919, 4).

It appears that 'beating' or 'bumping' the bounds stopped in 1933 with the passing of the Melbourne and Geelong Corporations Act, removing the legal obligation to inspect the boundary posts and in turn, the bumping. The boundary post at Ballarat Road is the last of the original 1860 boundary markers.

INTEGRITY

The boundary marker at Ballarat Road is intact and in situ, at the original intersection of Thompsons Road and Ballarat Road. No information has been identified to establish whether it has been replaced, and as such, it is understood as the original 1860 boundary marker.

COMPARATIVE ANALYSIS

There are no boundary markers protected on the City of Greater Geelong Heritage Overlay. As such, the boundary post on Ballarat Road is understood as the one and only example of the typology in the City.

REFERENCES

Advertising (1864, May 17). *Geelong Advertiser* (Vic. : 1859 - 1929), p. 1.

BEATING THE CITY BOUNDS. (1919, January 15). *Geelong Advertiser* (Vic. : 1859 - 1929), p. 4.

Geelong Boundaries Act (1858). Online resource, from Australasian Legal Information Institute. https://classic.austlii.edu.au/au/legis/vic/hist_act/aatrtbottogatmfpfdtwt1041.pdf

GEELONGS BOUNDARY POSTS. (1919, January 16). *Geelong Advertiser* (Vic. : 1859 - 1929), p. 2.

Lord Mayor's plea for old tradition (1949, August 9). *The Argus (Melbourne, Vic. : 1848 - 1957)*, p. 8.

OCCUPATION OF CROWN LANDS WITHIN THE SETTLED DISTRICTS. (1849, July 6). *New South Wales Government Gazette* (Sydney, NSW : 1832 - 1900), p. 1008.

Rowe, David & Greater Geelong (Vic.). Council, (issuing body.) (2021). About Corayo : A Thematic History of Greater Geelong. City of Greater Geelong, [Geelong, Victoria]

TOWN COUNCIL OF GEELONG. (1860, February 9). *Geelong Advertiser (Vic. : 1859 - 1929)*, p. 3.

IMAGES



Oblique view of the boundary marker, looking west. Source: City of Greater Geelong, 2025.



Direct view of the boundary marker, looking south. Source: City of Greater Geelong, 2025.

LOCATION DETAILS & HERITAGE OVERLAY

Heritage Place:	**Oakrest**	**UPI:**
Address:	31 The Esplanade, Portarlington 3223	
Traditional Owners:	Wadawurrung Traditional Owner Aboriginal Corporation	
Significant date range:	1888	
Architectural style:	Late Victorian	
Typology:	Residential	
Historical Themes:	**Theme 6:** Building the City, Suburbs & Outlying Towns**; Sub-theme 6.7:** Suburban Communities	
Assessed by:	Benjamin Petkov	
Peer reviewed by:	Janine Barrand	



Figure 1. Aerial view of Oakrest at 31 The Esplanade, Portarlington, the extent of the proposed Heritage Overlay marked in red. Property boundary marked in blue. Source: Nearmap, August 2025.

STATEMENT OF SIGNIFICANCE

SIGNIFICANCE STATEMENT

WHAT IS SIGNIFICANT?

The property at 31 The Esplanade, Portarlington, otherwise known as Oakrest, is locally significant to the City of Greater Geelong. Significant elements comprise:

- The 1888 weatherboard residence.
- The façade, fenestration, verandah and lacework, roof form, chimneys and bay window.
- Sightlines to and from The Esplanade and the foreshore.

Non-significant elements comprise:

- The boundary fence.
- Plantings.
- The rear yard, lean-to extension and decking.

HOW IS IT SIGNIFICANT?

Oakrest is of historical, representative and associative significance to the City of Greater Geelong.

WHY IS IT SIGNIFICANT?

Oakrest is historically significant to the City of Greater Geelong, and more locally the township of Portarlington, as a highly intact 1888 waterfront Italianate boom-era villa representing the historical resort expansion of Portarlington in the late nineteenth century. Oakrest was constructed by Montague and Maria Druce Oakes in 1888 and is one of several examples in Portarlington representing this period of luxury nineteenth century expansion in the township. (Criterion A)

Oakrest is of representative significance to the City of Greater Geelong as a highly intact example of a Late Victorian Italianate villa constructed in 1888 in the middle of Victoria's post-Gold Rush boom-era. As such, key features which establish Oakrest's representativeness include its off-centre façade with projecting bay and bay window, hipped roof, twin brick chimneys with rendered drip moulds, sash windows, centred entrance with fanlight and sidelights, convex verandah with wrought and cast iron lacework, and timber bracketry in the eaves. All of these features combine to create a highly intact example of the typology, establishing Oakrest's representative significance. (Criterion D)

Oakrest is of associative significance to the City of Greater Geelong as a highly intact seaside villa designed by the local Geelong-based architect Joseph Watts. (Criterion H)

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 (RAP) under the Aboriginal Heritage Act 2006 for this land is Wadawurrung Traditional Owner Aboriginal Corporation (WTOAC).

SCHEDULED CONTROLS

The following scheduled controls are recommended for the ongoing conservation and use of the place. They include:

Recommended Scheduled Controls			
☒ Paint	☐ Internal	☐ Trees	☒ Solar
☐ Outbuildings/Fence	☐ VHR	☐ Prohib use	☐ Aboriginal Place

DRAFT

HERITAGE PLACE ASSESSMENT

PHYSICAL DESCRIPTION

Oakrest, at 31 The Esplanade, Portarlington, is a rectilinear weatherboard villa residence with a footprint covering approximately 215m². The building was constructed in 1888 to designs prepared by the Geelong-based architect, Joseph Watts, responsible for numerous late nineteenth century Victorian villas across the municipality. Oakrest is constructed featuring Italianate design cues typically found on Late Victorian Boom Era residences between 1875 and 1891. These include the projecting bay on the façade and three-sided bay window, covered by its own independent hipped roof. Additional features typical of this typology include the off-centred convex verandah with cast iron lacework and posts, the central entrance with fanlight and sidelights, the sash windows, turned timber brackets under the eaves and the two tall brick chimneys with rendered drip moulds.

The setting of the property is informed by a row of mature pittosporum, or Victorian Box, trees planted on the northern property boundary. Only one of the trees is in the boundary of 31 The Esplanade, the remaining plantings in the windrow located in the neighbouring block at No. 32. An external element informing the broader context and setting of Oakrest is the Portarlington foreshore, with Oakrest situated less than 100 metres from the waterfront. The rear of the property behind the house, comprising approximately 900m², is vacant save for a small and contemporary outbuilding.

PLACE HISTORY

Contextual History

As addressed in the City of Greater Geelong Thematic History prepared by David Rowe, *About Corayo* describes Portarlington as:

> 'Originally called Drayton, the township of Portarlington was first laid out following a grid plan on the southern shores of Port Phillip Bay in 1850, the location of William Harding's former sheep station. Harding's Beach on the foreshore at the north end of Simson Street marks the location of Harding's former station. In 1851, the name of the township was changed to Portarlington, possibly in recognition the Earl of Portarlington (given that Marcus Hill was also named after British aristocracy at this time). Streets were originally named after the early European squatters: Batman, Newcomb, Drysdale, Fairfax, Fenwick, Harding, Langdon, Simson, Mercer, Fisher and Gellibrand. Situated on the northern-most point of the Bellarine Peninsula, Portarlington developed as a seaside resort and a port town (as a supplier for the rural farming hinterland). A flour mill was built near the foreshore to the north-west of the town in 1857 to service the surrounding wheat farms. A public jetty was also built in 1859 for the conveyance of other farm produce including potatoes and onions. The early growth of the fledgling township led to further land sales and subdivisions from the late 1850s to the late 1880s. In 1870, T.D. Widdicombe began a brickworks factory, manufacturing red and white bricks, patent bond bricks, floor tiles, drainpipes and garden edging tiles. This further enhanced the local economy. However, it was the picturesque marine setting that gave impetus for Portarlington to become a marine resort for holiday makers. In 1882-83, it was described as a 'healthy watering place' and 'being situated on a slope facing Port Phillip Bay, within view of the surrounding shores, unfolds scenery of remarkable beauty.' Much of the early development centred on Newcombe Street, with residences behind on the elevated land to the south. Hotels and other accommodation houses were soon built.' (Rowe, 2021, 819)

Thematic Place History

On the 24 April 1888, the *Geelong Advertiser* published an article seeking tenders:

> 'TO BUILDERS. – TENDERS are invited until 12 noon Wednesday, May 2nd, for erecting a Villa Residence (wood) at Portarlington, for M.C. Oaks, Esq., of Queenscliff. Specifications and plans may be seen at my office, Ryrie-street. Joseph Watts, Architect. Geelong, April 23rd, 1888.' (*Geelong Advertiser*, 24 April 1888, 4).

Oakes had previously operated from Maitland in New South Wales in the 1860s but had emigrated to Victoria to reside at his 664 acre property named Wooyenong, located 13 miles from Port Fairy (*The Australasian,* 6 November 1886, 45). Two years later, he commissioned the Geelong-based architect Joseph Watts to design a residence for he and his wife in Portarlington. This development coincides with broader historical trends of people establishing recreational residences in Portarlington in

DRAFT

the 1870s and 1880s, as noted by Rowe in the excerpt above. Joseph Watts was a prolific and very active architect operating in the region, producing both commercial and residential designs.

Joseph Watts was responsible for a great number of designs and developments across the municipality in the late nineteenth century, varying in scale and ornament. Some of his key works include the gatehouse for Eastern Cemetery in East Geelong, Austin Hall and the neighbouring terrace residences on Yarra Street Geelong, and the manager's house and worker's cottages at the Barwon Paper Mill complex at Fyansford.

However, only seven years later after Oaks commissioned Watts, *The Argus* published:

> 'Fatal Riding Accident. – PORTARLINGTON, Tuesday. A fatal accident occurred here yesterday to Mr. Montague Oakes. When returning from the post-office to his home the pony he was riding bolted with him and collided with a cow in the street. Mr. Oakes was thrown, and sustained concussion of the brain. He never regained consciousness and died this afternoon.' (*The Argus*, 14 November 1895, 1).

Following the passing of Montague Oakes, his wife Maria Druce Oakes moved to 72 Mathoura Road, Toorak (since demolished) and advertised Oakrest for rent as:

> 'PORTARLINGTON – Furnished Cottage, garden, fruit, best situation, beach. Apply Oakrest, Portarlington, or 72 Mathoura-rd., Toorak.' (*The Argus,* 21 December 1896, 8).

It was again advertised for rent in 1903 before being advertised for sale in 1915 (*The Argus*, 26 November 1903, 10):

> 'FRIDAY, MARCH 12, AT THE GRAND HOTEL, PORTARLINGTON. At Four O'Clock. "OAKREST," on the ESPLANADE. - A substantially-built W.B. VILLA, of 9 rooms, with stabling, large barn, a summer house, in splendid condition, situated on an acre of land and surrounded by garden. Containing choicest of fruit trees, shrubs, and flowers. Facing the Esplanade, quite close to baths, and a few minute's walk from pier. Also 3 acres of land adjoining, which will be offered with "Oakrest" as one lot or separately, to suit buyers. To those in search of a seaside residence, week-enders, Run-down city business men, or those who wish to send their families to the seaside in a climate and locality always bracing and invigorating, this nicely-appointed home, where "the Only Disturbance is the singing of the birds, and the only disorder the litter of rose leaves," may be commended… E. J. DIXON AND SONS, 179 Greville street, Prahran, are instructed by Mrs. Oakes, to sell by auction, as above.' (*The Argus*, 6 March, 1915).

In addition to above, only two years before this auction, it is noted in the will and testament of Maria Oakes that after she had left 72 Mathoura Road in Toorak, she moved to the cul-de-sac, Vivian Grove, in Hawthorn where she resided in a house she named Oakrest, in keeping with her former residence in Portarlington. Oakrest was purchased by a Melbourne-based merchant named Thomas Heron Steel who leased the property, comprising six and a half acres, to Clarence and George Hardwick (*The Age*, 21 December 1920, 7). Ten years later, in the midst of the Great Depression, Steel filed for bankruptcy and Oakrest was assigned to the creditors (Commonwealth of Australia Gazette, 5 June 1930, 1156). During this period, Oakrest is seen in a broader overview of Portarlington perched on the escarpment overlooking the foreshore (Figure 2). The property is still in situ at 31 The Esplanade and is in use as a private residence.

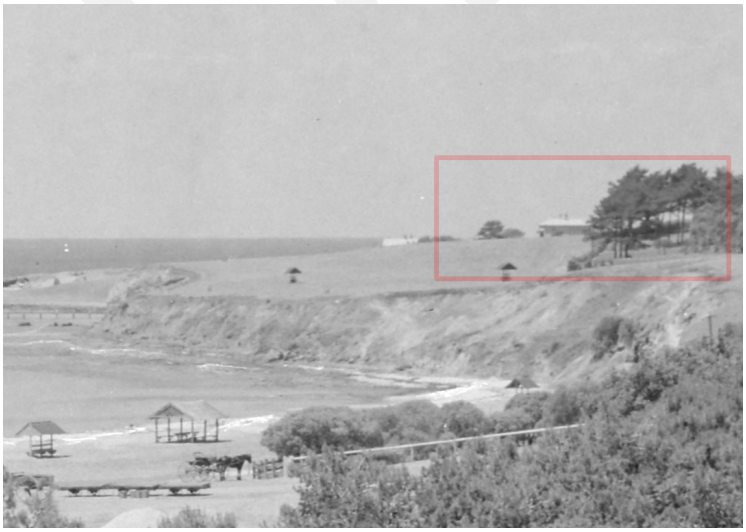


Figure 2. Overview of Portarlington foreshore, showing Oakrest in the distance. Source: State Library Victoria, View At Portarlington, Victoria. (1920).

INTEGRITY

Oakrest at 31 The Esplanade, Portarlington, is of high integrity.

COMPARATIVE ANALYSIS

Oakrest, as a late nineteenth century boom-era weatherboard villa designed by Joseph Watts is an example of a typology well represented across the municipality and along the Bellarine Peninsula. As such, comparable examples include:

Comparative Analysis	Image
Fmr. Mansell Lodge, 6 Drysdale Street Portarlington (HO1557). The residence formally known as Mansell Lodge at 6 Drysdale Street, Portarlington, was constructed in 1889, a year after Oakrest. It is comparable to Oakrest as another example of a Late Victorian double-fronted weatherboard villa, with a hipped roof clad in corrugated iron sheeting. Both structures are built with a verandah, supported with cast iron pillars and decorated with wrought iron lacework. Both buildings have sash windows, intact chimneys, fanlights and sidelights around their entrances and decorative timber brackets in their eaves. Both buildings are highly comparable, and architect designed where Mansell Lodge was designed by the Geelong-based architect Albert Derrick. However, due to Oakrest's position directly opposite the waterfront and its front-facing polygonal bay window, as well as being a year older, it is considered to be of greater significance.	 **Figure 3. Fmr. Mansell Lodge, 6 Drysdale Street Portarlington. Source: Google Streetview, March 2023**
Residence "Claremont", 17 Drysdale Street, Portarlington (HO1558). Claremont, at 17 Drysdale Street Portarlington, was constructed in 1875-1876 and comprises a substantial and elaborate combination of structures contributing to an intact and eclectic residential complex. The original façade of the building is oriented to face north, towards the waterfront. However, historical subdivisions and post-war development have obstructed the original sightlines to the residence from The Esplanade. Both buildings share similar design features, including weatherboard construction, verandahs supported by cast iron posts and lacework. Both facades also show an emphasis on a projecting bay and bay window. Claremont however is considered to be of greater significance than Oakrest, due to its complex nature, scale and earlier date of construction. However, both properties are still considered comparable as examples of Late Victorian residential development in the suburb in the late nineteenth century as part of Portarlington's 'resort town' expansion.	 **Figure 4. Residence "Claremont", 17 Drysdale Street, Portarlington. Source: Victorian Heritage Database**
Carrick, 30 The Esplanade, Portarlington (HO1603). Carrick was constructed in c.1854, 34 years before Oakrest. However, it neighbours Oakrest to the west. Both buildings are comparable for their shared location on The Esplanade, fronting the waterfront and constructed in weatherboards in the Victorian style. Architecturally, Carrick is significantly more restrained than Oakrest, consisting of a simple rectangular weatherboard residenceece with a substantial gabled roof running east-west, covering the entrance with a deep verandah which is supported by chamfered timber posts. The façade of Carrick has two bay windows flanking the central entrance, and little other ornament beyond fenestration. The gable ends are decorated with Gothic Revival inspired bargeboards. The setting is significantly larger than that at Oakrest, with Carrick serviced by a large carriage drive and a highly intact garden informed most importantly by a substantial and mature Moreton Bay Figtree. Due to the age of Carrick, its restrained ornamentation and intact setting, it is considered to be of greater significance than Oakrest. However, as two nineteenth century residences fronting The Esplanade and foreshore, both buildings are considered	 **Figure 5. Carrick, 30 The Esplanade, Portarlington. Source: Google Streetview, October 2023**

Comparative Analysis	Image
to be highly significant Victorian residences illustrating the early development and expansion of Portarlington.	

As noted in the history, Oakrest was designed by the local Geelong-based architect Joseph Watts. Examples of Watts' work in the municipality is largely contained to residential designs of varying materiality. Examples of his work that are afforded heritage properties are predominately protected at the State level, and include:

- Eastern Cemetery Gatehouse, 141 Ormond Road East Geelong (HO193 and VHR No. H1170);
- Austin Hall and Terrace Complex, 217A Yarra Street Geelong (HO101 and VHR No. H0841); and
- Barwon Paper Mill Complex, 42-52 and 100 Lower Paper Mills Road Fyansford (HO208 and VHR No. H0743).

The properties are all protected on the Victorian Heritage Register for their significant contribution to the historical development of the State. They include residential designs of varying ostentation, with the workers cottages at the Barwon Paper Mill being the most rudimentary and the Gatehouse at the Eastern Cemetery being a highly ornamented Gothic Revival structure. Suburban structures associated with Watts include 240 and 242 Malop Street, Geelong, comprising two early Edwardian sandstone villas constructed in 1890-1891 out of recycled sandstone from the old Geelong post office. Of all the structures attributed to Watts, Oakrest is the only identified example of a timber building, and the only identified example of Watts' work on the Bellarine Peninsula.

Based on the above comparative analysis, it is understood that Oakrest is not the largest or most elaborate example of a boom-era Late Victorian villa in the township of Portarlington, or the most elaborate example of Joseph Watts' work. However, it is still highly intact and compares favourably with already protected examples in the town, illustrating the late nineteenth century resort-expansion of the township. As such, Oakrest is considered to be of significance to the township of Portarlington and more broadly the City of Greater Geelong and should be included on the Heritage Overlay.

REFERENCES

A FIRST and Final Dividend is intended to be declared in the above matter. Creditors who have not proved their (1930, June 5). Commonwealth of Australia Gazette (National : 1901 - 1973), p. 1156

Advertising (1886, November 6). The Australasian (Melbourne, Vic. : 1864 - 1946), p. 45.

Advertising (1888, April 24). Geelong Advertiser (Vic. : 1859 - 1929), p. 4.

Advertising (1896, December 21). The Argus (Melbourne, Vic. : 1848 - 1957), p. 8.

Advertising (1903, November 26). The Argus (Melbourne, Vic. : 1848 - 1957), p. 10.

Classified Advertising (1915, March 6). The Argus (Melbourne, Vic. : 1848 - 1957), p. 2.

Family Notices (1895, November 14). The Argus (Melbourne, Vic. : 1848 - 1957), p. 1.

Helms, David. (2023). *Heritage Advice – Oakrest, 31 The Esplanade, Portarlington*. Preliminary Heritage Assessment.

Rowe, David,City of Greater Geelong (Vic.). (2021). *About Corayo : A Thematic History of Greater Geelong.*

TENANCY OF A PORTARLINGTON FARM. (1920, December 21). The Age (Melbourne, Vic. : 1854 - 1954), p. 7.

Public Records Office Victoria, VPRS 7591/P0002, 218/297 Maria D Oakes: Will; Grant of probate.

DRAFT

IMAGES



Oblique view of Oakrest. Source: City of Greater Geelong, February 2026.



Direct view of Oakrest from the boundary fence. Source: City of Greater Geelong, February 2026.



Direct view of Oakrest. Source: City of Greater Geelong, February 2026.



Oblique view of Oakrest showing the rear yard. Source: City of Greater Geelong, February 2026.



View of the waterfront from Oakrest. Source: City of Greater Geelong, February 2026.



Direct view of the Oakrest in the context of The Esplanade. Source: City of Greater Geelong, February 2026.

LOCATION DETAILS & HERITAGE OVERLAY

Heritage Place:	**Craigton**	**UPI:**
Address:	283-373 Ballan Road, Moorabool VIC 3221	
Traditional Owners:	Wadawurrung Traditional Owner Aboriginal Corporation	
Significant date range:	1859	
Architectural style:	Victorian	
Typology:	Residential	
Historical Themes	**Theme 3:** Transport and Communications; **Sub-theme 3.4:** Railway Network in Greater Geelong - **Theme 4:** Transforming and Managing Land and Natural Resource; **Sub-theme 4.2:** Farming & Agriculture	
Assessed by:	Benjamin Petkov	
Peer reviewed by:	Janine Barrand	



Figure 1. 2019 Aerial image of 283-373 Ballan Road, Moorabool, showing the current extent of HO310 in the red outline, with two smaller HO boundaries marking HO312 and HO36 – respectively the former Moorabool Train Station and the Moorabool Viaduct. In blue is in the new consolidated boundary proposed, covering the houseblock comprising the residence and lockup. Source: Nearmap 2019

STATEMENT OF SIGNIFICANCE

SIGNIFICANCE STATEMENT

WHAT IS SIGNIFICANT?

Craigton at 283-373 Ballan Road, Moorabool, is locally significant to the City of Greater Geelong. Significant elements include:

- The 1859 bluestone house.
- The 1859 bluestone lockup.
- Sightlines from the residence to the Moorabool Viaduct.

Non-significant elements include:

- The new rear extensions.
- The tennis court.
- All plantings.
- All other outbuildings and farm infrastructure, including windrows.

HOW IS IT SIGNIFICANT?

Craigton is of historical and representative significance to the City of Greater Geelong.

WHY IS IT SIGNIFICANT?

Craigton is of historical significance as a highly intact 1859 bluestone residence, constructed as the primary residence for the Victorian Railways superintendent, Edmund Duxbury, overseeing the construction of the Moorabool Viaduct directly south of the house. Craigton is important as it represents the historical temporary township of approximately 1,500 to 2,000 people who lived at the Viaduct's construction site in temporary accommodation. The township comprised of a schoolhouse, temperance hall, library and other buildings. Included in that collection of buildings and public structures is the original bluestone watchhouse or lockup, located in the rear yard of Craigton. Both the residence and lockup are historically important for their direct connection to the construction of the Viaduct as well as being historical remnants of the former temporary township. (Criterion A)

Craigton is of representative significance to the City of Greater Geelong as a highly intact Italianate Victorian residence constructed in bluestone. The house is a long, rectilinear structure with a hipped roof partially clad in slate shingles, with four original rendered chimneys and two bays on its façade with ashlar render. Raised render quoining around the windows and corners of the residence apply a degree of ornament, which is further highlighted by the wrought iron and lacework verandah on the building's façade and rear elevation. Furthermore, the property is of representative significance, as it includes a remnant outbuilding being the original lockup for the Moorabool Viaduct temporary township, which was later repurposed as a dairy when the site transitioned from use by Victoria Railways and became a farmhouse. (Criterion D)

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 (RAP) under the Aboriginal Heritage Act 2006 for this land is Wadawurrung Traditional Owner Aboriginal Corporation (WTOAC).

DRAFT

SCHEDULED CONTROLS

The following scheduled controls are recommended for the ongoing conservation and use of the place. They include:

Recommended Scheduled Controls			
☒ Paint	☐ Internal	☐ Trees	☒ Solar
☒ Outbuildings/Fence	☐ VHR	☐ Prohib use	☐ Aboriginal Place

DRAFT

HERITAGE PLACE ASSESSMENT

PHYSICAL DESCRIPTION

Craigton (c.1859)

Craigton is a single-storey bluestone residence, constructed in 1859 as the superintendent's residence overseeing the construction of the Moorabool Aqueduct approximately 730m south of the house. The main form of the house comprises a rectangular structure constructed in bluestone and equipped with a hipped roof. The hipped roof has slate shingles on the southern and eastern inclines, with corrugated metal sheeting on the northern and western inclines. The primary façade on the southern elevation, facing the aqueduct, is symmetrical with a wrought iron verandah and cast-iron lacework supporting a concave verandah. The façade under the verandah, approximately 11m of the 24m long façade, is natural finish roughcut bluestone. The bays either side of the verandah are ashlar render, a remnant Georgian influence. Rendered raised quoining is present on each of the windows and on the corners of the building. The northern elevation historically would have serviced the rear courtyard and is also covered by a wrought iron verandah. The stonework on this side of the residence is more rubble-course than the formally laid stonework on the façade. There are four intact rendered brick chimneys.

Behind the original house are two new residential extensions comprising large gabled wings running north-south and east-west.

Setting

The broader setting of Craigton informs the historical development not only of the house but also the construction of the Moorabool Viaduct. Surrounding the residence are large and mature plantings of varying genus. Large conifer plantings are present beside native eucalypts, surrounding a carriage drive directly in front of the residence's façade.

However, of primary interest is the rear lockup comprising a small gabled bluestone outbuilding sharing a wall with a stable and buggy house. The lockup features small slit windows on its southern elevation, comparable with other examples of lockups across the State, designed for security and defence.

DRAFT

PLACE HISTORY

Contextual History

As addressed by Rowe in the 2021 thematic environmental history for the City of Greater Geelong, 'About Corayo':

> 'The railway workers' camp for the Geelong end of the line construction was situated at Moorabool, at the location of the construction of a viaduct to traverse the substantial Moorabool River valley. A community of 1,400-2,000 was employed on the construction of the viaduct and this section of the railway line. Hotels, a post office, a literary institute, a Protestant church, a National school, a temperance hall, and a hospital were all established at the fledgling, temporary settlement. Of more permanent bluestone construction was the residence of Mr Duxbury, superintendent of works and a nearby lockup (see Theme 7). Work began on the construction of the viaduct in 1858 under the direction of Darbyshire. Nine monolithic bluestone piers and two bluestone abutments supported ten deck type warren iron trusses, the whole structure being 396m long. Bluestone was procured from the Moorabool valley hillside, the Geelong Advertiser reporting in 1859 that 'the whole of the ground on the hill appears to be one vast quarry'. This was supplemented by stone from Lethbridge. The immense scale of the construction was outlined in the Geelong Advertiser in 1860:
>
> > Unquestionably the greatest of our colonial engineering works which have as yet been taken in hand is the construction of the Moorabool Viaduct. Everybody who has inspected this work must have been struck with admiration at the massive and finished manner in which the piers are being erected, every stone being perfectly dressed on the bed. There will be in all nine of these magnificent pieces of masonry, ascending 85 feet from the base course, each being at a distance of 130 feet from centre to centre, making with the abutments a length of 1300 feet across the valley of the Moorabool. These piers, three of which are in a forward state of progress, are constructed upon a foundation of piles, filled in with concrete. The stonework rests on a platform on the top of the piles and is thence carried up to the level of the surface of the ground. The majority of these stones are at least 6 ft. long, 3 ft. wide by 2 ft. deep. Arriving at about 4 feet from the surface, the top course of stones is wreathed off and axed in the most workmanlike manner to form a base course. The dimensions of the plinth are 14 feet 3 inches by 32 feet 3 inches by 32 feet 3 inches diminished to 10 feet by 28 feet. The height of the stonework from planning to plinth in piers No. 1 and No. 2, is 15 feet; Nos, 2, 4, 5, 67, the height is 20 feet; and in No. 8, 18 feet, 3 inches. The stone is supplied from the Lethbridge quarries, at the rate of 40 cubic yards per day, and there are already 1000 cubic yards of stone on the ground and ready to be set.
>
> Completed by July 1862, it was regarded as the greatest engineering feat in Australasia as the largest metal truss bridge in the Colonies.' (Rowe, 2021, 256-257).

Thematic Place History

The residence and lockup at 283-373 Ballan Road, Moorabool, were constructed in 1859 as the primary residence and watchhouse for the superintendent overseeing the construction and erection of the Moorabool Viaduct. The superintendent, Edmund Duxbury, is noted as the superintendent in an article detailing the works:

> '… it is immediately observable that if there be small protection against the weather in the hospital, there is plenty of it in the watchhouse, a solid bluestone structure, twelve by twelve, securely roofed. The neat residence of Mr. Duxbury, the superintendent of the works, may be classed also as among the "public buildings". From its threshold a good view is obtained of the "diggins'". (Geelong Advertiser, 3 March 1859, 2).

Following the completion of the Moorabool Viaduct in 1862, the superintendent's residence was sold and purchased by a local farmer named John Thompson. Thompson renamed the property to 'Craigton' and resided at the property till passing in 1908. While living at Craigton, he was a member of the local Shire of Corio council and would

occasionally pen open letters to the Geelong Advertiser. When he passed away in 1908, his will and probate described Craigton as:

> 'Firstly – ALL THAT piece of freehold land being part of Crown Section Twelve and Allotments B, C, parts of D, and E, Section thirteen Parish of Moorpanyal County of Grant all known as 'Craigton' containing 293 acres and 13 perches upon which are the following improvements: Dwelling house built of bluestone containing 10 rooms, detached men's room, washhouse, stone dairy, weatherboard and iron stable, machinery shed, chaff house, two buggy sheds, two implement sheds, cow and sheep sheds, workshop, blacksmith's shop etc, small dams, fences of post and wires and stone surround and subdivide property into eleven paddocks. Valued at £15 per acre - £4396: 4: 4.' (Public Records Office Victoria, VPRS 28/P0002, 109/709).

Beyond the descriptions of the residence, the will also shows that the former lockup was in use as a stone dairy. Following John's passing in 1908, the property went to his son Alexander Thompson, who married Elizabeth Madden of Holbrook in North Shore. Alexander and Elizabeth are attributed to the property well into the late interwar period, before the farm is occupied by John Forsyth (The Argus, 28th October 1947, 15). After this, in 1953, the property is advertised for lease:

> 'TO LEASE BY TENDER – 451 ACRES 451 – Choice Moorabool property known as 'CRAIGTON' – Situated 6 miles from Geelong, adjoining Moorabool Railway Station, with frontage to Geelong-Anakie bitumen road and Moorabool River. Ideal grazing, fattening and cultivation country with rich river flats, town water supply, etc. Good bluestone homestead and outbuildings. May be tendered as a whole, or the homestead portion of 255 acres and or 196 acres on eastern portion of the property. Term 3 years, commencing on 15th December 1953…' (Weekly Times, 25 November 1953, 71).



To Lease By Tender

451 ACRES 451

Choice Moorabool property known as

"CRAIGTON"

Situated six miles from Geelong, adjoining Moorabool Railway Station, with frontage to Geelong-Anakie bitumen road and Moorabool River.

Ideal grazing, fattening and cultivation country, with rich river flats, town water supply, etc. Good bluestone homestead and outbuildings.

May be tendered for as a whole, or the homestead portion of 255 acres and or 196 acres on eastern portion of property.

Term 3 years, commencing on 15th December, 1953

INSPECTION MUST BE ARRANGED WITH

STRACHAN & Co. Limited,

MOORABOOL STREET, GEELONG

with whom tenders close 10 a.m. December 5, 1953

Figure 2. Lease advertisement for Craigton, 1953. Source: Weekly Times, 25 November 1953, 71

The property continues to operate as a sheep station well into the post-war period and is photographed extensively in September 1977.

The farm was subsequently afforded local heritage protections in 1986 by Allan Willingham in the *Greater Geelong - Geelong Region Historic Buildings and Objects Study*. It continued to be used as a residence and sheep property, before being advertised for sale in 2019. By this point, the property was severely deteriorated. It was purchased by the current owners, who removed the rear weatherboard outbuildings and constructed a large gabled extension, undertaking immense amounts of conservation work including the complete like for like replacement of the original roof.

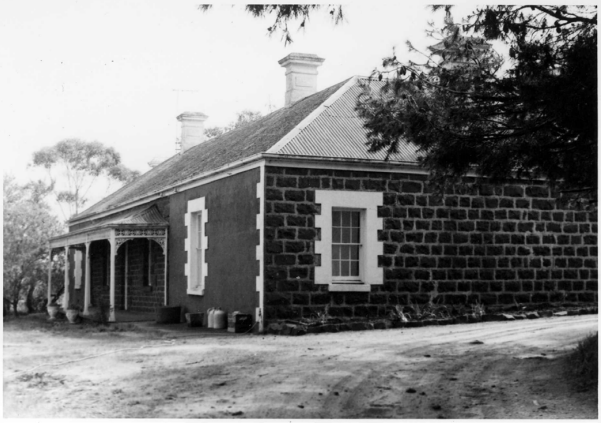


Figure 3. Oblique view of the façade and eastern side elevation. Source: State Library Victoria, Collins, J. T. (1977). Moorabool Craigton.



Figure 4. Oblique view of the façade. Source: State Library Victoria, Collins, J. T. (1977). Moorabool Craigton.

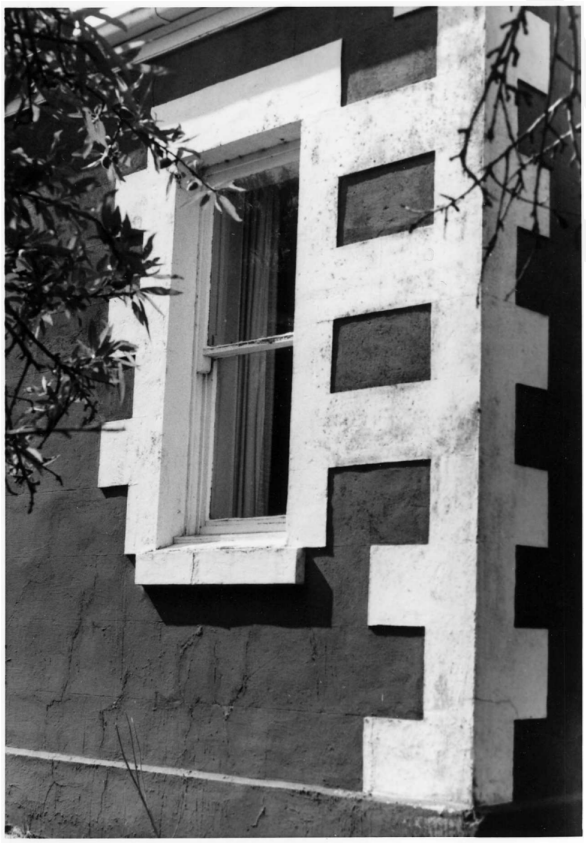


Figure 5. Detail view of the rendered quoining. Source: State Library Victoria, Collins, J. T. (1977). Moorabool Craigton.

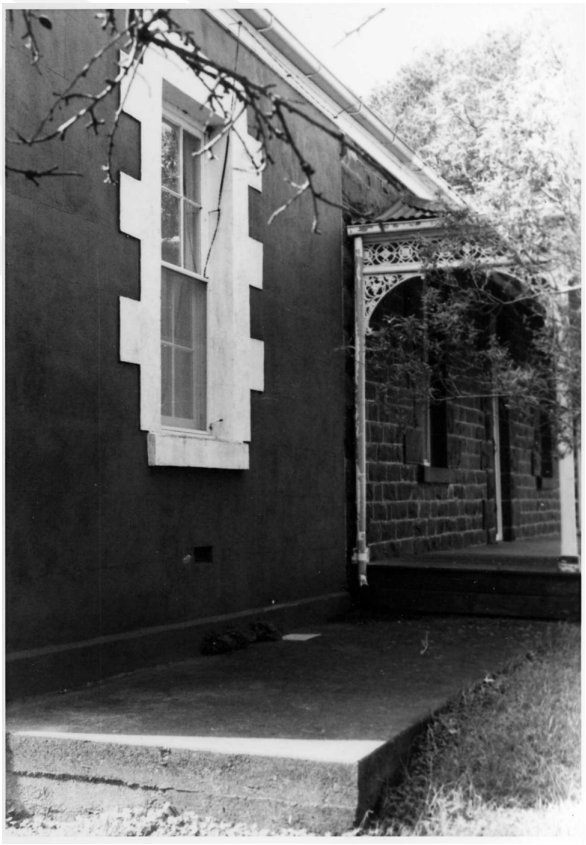


Figure 6. Oblique view of the façade. Source: State Library Victoria, Collins, J. T. (1977). Moorabool Craigton.



Figure 7. Oblique view of the rear of the property. Source: State Library Victoria, Collins, J. T. (1977). Moorabool Craigton.



Figure 8. Oblique view of the rear of the property and since-removed sheds. Source: State Library Victoria, Collins, J. T. (1977). Moorabool Craigton.



Figure 9. Oblique view of the façade of the house in 1998. Source: Rowe, About Corayo, 2021.



Figure 10. Direct view of the façade of Craigton in 2019. Source: HomeHound, online resource.



Figure 11. Aerial view of Craigton looking northwest. Source: HomeHound, online resource.



Figure 12. View of the rear of the dwelling, looking south. Source: HomeHound, online resource.

INTEGRITY

Since its sale in 2019, Craigton has been partially renovated. These works comprise the removal of a rear skillion shed, replacing it with two large gabled extensions to the rear of the residence. The exterior finish of the residence has been altered, with the rendered portions of the walls painted white. The residence has been completely re-roofed, with all degraded slate and corrugated metal sheeting replaced. The rear stables adjoining the lockup have also been rebuilt. All of these works, save for the residential extension, appear to have been done largely like-for-like and as such, have conserved the 1859 residence very faithfully. On this basis, Craigton is considered to be of high integrity.

COMPARATIVE ANALYSIS

Craigton at 283-373 Ballan Road, Moorabool, is a single storey bluestone Victorian residence – a typology that is well represented across the City of Greater Geelong and readily noted on the local Heritage Overlay. Though thematically the property is unique to the City as the former superintendent's residence for the contribution of the Moorabool Viaduct, its later pastoral history is comparable with early farming properties in the municipality. Comparable examples include:

Comparative Analysis	Image
Former Travellers Rest Inn, 750 Midland Highway Batesford (HO44 City of Greater Geelong, Victorian Heritage Register H0846). The Former Travellers Rest Inn in Batesford was erected in 1849, ten years before the construction of Craigton in Moorabool. Both structures are highly comparable as two early examples of vernacular Victorian residential structures in the municipality, representing some of the earliest structures in the City of Greater Geelong. Key shared features relate to roof forms, with both structures constructed with a hipped roof, and their stone construction. Key differences relate to the style of stone, with the Travellers Rest Inn built in sandstone as opposed to bluestone, and the roofing material with Craigton featuring a slate and corrugated metal	 **Figure 13. Former Travellers Rest Inn, 750 Midland Highway Batesford. Source: Victorian Heritage Database.**

Comparative Analysis	Image
roof. Of the two, the Travellers Rest Inn is considered a more significant structure due to its earlier construction date and significant plantings, however both buildings are still considered highly intact examples of mid-19th century residential buildings in the municipality and Craigton is of individual importance not only as an early bluestone residence but also for its connection with the Moorabool Viaduct.	
"Lynnburn" Homestead and outbuildings, 600 Ballarat Road, Batesford (HO42). Lynnburn, at 600 Ballarat Road, Batesford, comprises a single storey, bluestone, Victorian farmhouse constructed in 1857. Completed approximately two years before Craigton, Lynnburn is a highly expressive structure with two unorthodox bay windows on one elevation. Craigton's orientation and small portico illustrate remnant Georigan influences, similar to Craigton's remnant ashlar render on two bays. Comparable elements include the rectilinear design, bluestone construction, hipped slate roofing and several intact chimneys. Lynnburn, though described above as single storey, does have a portion to the rear of the building which has a second storey annex. Both Lynnburn and Craigton are set in original garden settings with some evidence of original landscaping. As such, both buildings are considered contemporaries of each other and highly comparable, and as such equal in significance.	 **Figure 14. "Lynnburn" Homestead and outbuildings, 600 Ballarat Road, Batesford. Source: Victorian Heritage Database**
Frogmore, 425-465 Hamilton Highway, Fyansford (HO89 and VHR No. H0696). Frogmore, at 425-465 Hamilton Highway Fyansford, is a large Victorian property constructed in 1857 as part of a larger vineyard and nursery on the Barwon River. The property is of significance to the State as an early Victorian residence in the municipality, and as one of the first nurseries established in the State. The property is comparable with Craigton as two examples of 1850s bluestone Victorian residences constructed in the municipality, featuring hipped slate roofing and decorative ashlar render. Of the two, Frogmore is considered to be of greater ornamentation on account of its projecting gable and bay window, as well as its rendered quoining and window surrounds. However, historically, both buildings are considered to be of highly comparable significance as large single storey early examples of residential developments in the municipality. Further, they also both have early outbuildings, with Craigton being equipped with the original lockup and Frogmore including pastoral outbuildings.	 **Figure 15. Frogmore, 425-465 Hamilton Highway, Fyansford. Source: Victorian Heritage Database**

As illustrated above, Craigton is part of a broader collection of bluestone Victorian residences present across the municipality. It compares favourably with buildings protected at the local level, as well as at the State level. It is of great historical and aesthetic significance, on account of its connection with the construction of the Moorabool Aqueduct as well as being an 1859 bluestone residence.

REFERENCES

Advertising (1947, October 28). *The Argus (Melbourne, Vic. : 1848 - 1957)*, p. 15.

Advertising (1953, November 25). *Weekly Times (Melbourne, Vic. : 1869 - 1954)*, p. 71.

Public Records Office Victoria, 109/709 John Thompson: Grant of probate

Rowe, David & Greater Geelong (Vic.). Council, (issuing body.) (2021). About Corayo : A Thematic History of Greater Geelong. City of Greater Geelong, [Geelong, Victoria]

THE RAILWAY WORKS AT THE MOORABOOL (1859, March 3). *Geelong Advertiser (Vic. : 1859 - 1929)*, p. 2.

DRAFT

CITY OF GREATER GEELONG
WADAWURRUNG COUNTRY
PO Box 104, Geelong VIC 3220
P: 5272 5272
E: contactus@geelongcity.vic.gov.au
www.geelongaustralia.com.au

CUSTOMER SERVICE CENTRE
100 Brougham Street
Geelong VIC 3220
8.00am – 5.00pm

LATEST NEWS:

@CityofGreaterGeelong
@GreaterGeelong
@CityofGreaterGeelong
CityofGreaterGeelong

CITY OF GREATER GEELONG